

LRB-2023-26

**23/00655/FLL - Alterations and extension to dwellinghouse,
Gean Tree Cottage, Rait, Perth, PH2 7SA**

**PAPERS SUBMITTED
BY THE
APPLICANT**



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100637302-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Wright Planning & Development Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	John	Building Name:	Norma Villa
Last Name: *	Wright	Building Number:	26
Telephone Number: *	07980992740	Address 1 (Street): *	Wilson Street
Extension Number:		Address 2:	Lower Flat
Mobile Number:		Town/City: *	Perth
Fax Number:		Country: *	United Kingdom
		Postcode: *	PH2 0EX
Email Address: *	john@wrightpdl.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="The Estate Office"/>
First Name: *	<input type="text" value="Andrew"/>	Building Number:	<input type="text" value="0"/>
Last Name: *	<input type="text" value="Threipland"/>	Address 1 (Street): *	<input type="text" value="Fingask Castle"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Rait"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PH2 7SA"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="john@wrightpdl.co.uk"/>		

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="GEAN TREE COTTAGE"/>
Address 2:	<input type="text" value="RAIT"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="PERTH"/>
Post Code:	<input type="text" value="PH2 7SA"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="727484"/>	Easting	<input type="text" value="322714"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Alterations and extension to dwellinghouse

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See attached Statement setting out grounds of appeal.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Application forms; Decision Notice; Delegated Report; Design Statement; Site and Location Plans; Existing and Proposed Plans and Elevations; Appeal Statement; Photographs; Numbered Plan.

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

23/00655/FLL

What date was the application submitted to the planning authority? *

21/04/2023

What date was the decision issued by the planning authority? *

27/06/2023

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr John Wright

Declaration Date: 28/07/2023

Notice of Local Review - Statement

Full planning reference: 23/00655/FLL
Proposed alterations and extension to dwellinghouse
Gear Tree Cottage, Rait, Perth, PH2 7SA

Refusal dated 27.06.2023

Full Planning Permission was refused on 27th June 2023 with two reasons for refusal stated. The Delegated Report expands on the consideration of issues leading to this decision which we would seek to challenge through this appeal.

The **first reason** is that the extension, by combination of its proportions, position, design, and external finishing materials, would result in an awkward addition which is unsympathetic to the traditional character and architectural and historic interest of the category B-listed former laundry building.

The proposal has been positioned to have the minimal impact on the setting of the Castle as possible considering site constraints (slope etc.) and the curtilage listed nature of the property.

The proposal has been designed as subordinate as possible to Gear Tree Cottage, whilst achieving the necessary expanded accommodation. The ridge height has been kept below the current ridge whilst the eaves match the existing eave height.

The materials are in keeping with the character of the curtilage listed buildings, and no different to those approved to similarly curtilage B Listed buildings within the same property and setting (Ref: 12/01992/FLL; 20/01605/FLL; 21/01991/LBC and 21/00053/LBC). It is unclear why, having been considered acceptable within the same setting before they would be unacceptable here. The materials are also considered to be more sustainable (being locally sourced) than alternative materials, as recommended in the PKC Placemaking Guide.

The proposal is considered the minimum extension necessary to improve accessibility of the holiday let to wider range of occupant by providing a level access to a bedroom with ensuite bathroom (which was not previously possible, with three steps up to the door).

We believe it is unreasonable for the Conservation Officer when commenting on this proposal to rely on an aerial photograph dated 1993 when an up to date image is freely available online demonstrating considerable new planting having been established since then which would serve to remove the view that the Officer considered might be impacted of the rear of the Castle. It is also unclear what view point the Officer was considering this view might be achieved from. We have submitted with this appeal a series of photographs with numbered locations on a plan demonstrating this point.

It is important when reading NPF4 to do so as a whole and to bear in mind the Policy Principles for each and in line with the requirements of Policy 14 we believe that this extension is the minimum necessary to secure disabled access to the property utilising materials consented elsewhere on the property on similarly curtilage listed structures. This is considered to improve the adaptability of the building and secure its long-term future. In terms of Policy 7, whilst there is a presumption in favour of preservation this is balanced against the acceptance that the best guarantee of that preservation is the continued beneficial use of the building and where acceptable the evolution of its structure and surroundings to accommodate this.

It is our view that the key features of the heritage asset that this property is within the curtilage of will be preserved, given the limited visibility of the property from the listed features or public vantage points.

The **second reason** is that the extension, by combination of its proportions, position, design, and external finishing materials, would have an adverse impact on the character and appearance of the designated Garden and Designed Landscape of Fingask Castle and the Sidlaw Hills Local Landscape Area.

The Documents associated with the Garden and Designed Landscape incorrectly identify Fingask Castle as a Category A Listed building, which should correctly refer to it as Category B Listed. Nevertheless, the documents refer to the extensive views to the south of the property from the terraces which stretch southwards from the castle. There is no reference to any particular view within the landscape. This building is referred to in the documents as *“other buildings and cottages near the kitchen garden.”*

In terms of the wider Sidlaw Hills Local Landscape Area, the impact of this proposal would be very localised given the extensive and established woodland cover and therefore considered to be a minor impact outweighed by the other benefits of the proposal.

It is important when considering Policies 4(d) and 7(i) of NPF4 to bear in mind that it is proposals likely to have a significant adverse impact that should be resisted, we do not believe that the impact is adverse, or significantly adverse enough (as required by Policy 4(d)) to warrant a refusal of permission. Similarly, in respect of Policy 7(i), we do not consider the contained nature of the site with limited visibility within the property, would result in a significant impact on important views to, from, or within the Local Landscape Area, and certainly not significant enough to support a refusal of permission.

Other **material considerations** include the positive economic impact (beyond the construction phase) of this by adding a third bedroom and increasing the occupancy of the property whilst facilitating disabled access there is a

corresponding increase in economic impact of the existing property, not only to the wider Estate Business but also to the local economy which is worth considering.

Should Full Planning Permission be granted at appeal then an application for LBC will follow, and works could not commence without that in place.



Mr Andrew Threipland
c/o John Manning Chartered Architect
John Manning
Dirnanean
1 Enochdhu
Blairgowrie
Perthshire
PH10 7PD

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **27th June 2023**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **23/00655/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 16th May 2023 for Planning Permission for **Alterations and extension to dwellinghouse Gean Tree Cottage Rait Perth PH2 7SA**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

- 1 The extension, by combination of its proportions, position, design and external finishing materials, would result in an awkward addition which is unsympathetic to the traditional character and architectural and historic interest of the category B-listed former laundry building.

Refusal would therefore be in line with Policy 14(c) of National Planning Framework 4. Furthermore, approval would be contrary to Policies 7(c), 14(a)+(b) of National Planning Framework 4, Policies 1A and 1B(c) of Perth and Kinross Local Development Plan 2 2019 and Perth & Kinross Council's Placemaking Guide 2020, which seek to ensure that development contributes positively to the quality of the surrounding built environment in terms of design, proportions and appearance, in order to respect the character and amenity of the place and to safeguard listed buildings from inappropriate development.

- 2 The extension, by combination of its proportions, position, design and external finishing materials, would have an adverse impact on the character and appearance of the designated Garden and Designed Landscape of Fingask Castle and the Sidlaw Hills Local Landscape Area.

Approval would therefore be contrary to Policies 4(d) and 7(i) of National Planning

Framework 4 and Policies 29 and 39 of Perth & Kinross Local Development Plan 2 2019, which seek to protect and enhance the integrity of designated Garden and Designed Landscapes and Local Landscape Areas.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

- 1 Gean Tree Cottage is the former laundry building at Fingask Castle, and it is listed by association. If a suitable alternative scheme is achieved, it will also require listed building consent.

The plans and documents relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page.

Plan Reference

01

02

03

04

05

REPORT OF HANDLING

DELEGATED REPORT

Ref No	23/00655/FLL	
Ward No	P1- Carse Of Gowrie	
Due Determination Date	15th July 2023	
Draft Report Date	20th June 2023	
Report Issued by	KS	Date 20th June 2023

PROPOSAL: Alterations and extension to dwellinghouse

LOCATION: Gean Tree Cottage Rait Perth PH2 7SA

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

BACKGROUND AND DESCRIPTION OF PROPOSAL

Gean Tree Cottage is the former laundry building at Fingask Castle, which is presently used for holiday let accommodation. This application seeks detailed planning permission for the erection of an extension on the northwest elevation.

SITE HISTORY

None

PRE-APPLICATION CONSULTATION

Pre application Reference: Not requested.

DEVELOPMENT PLAN

The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

National Planning Framework 4

The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.

NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan. The Council's assessment of this application has considered the following policies of NPF4:

Policy 4: Natural Places

Policy 7: Historic assets and places

Policy 14: Design, quality and place

Perth and Kinross Local Development Plan 2 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance. The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 2: Design Statements

Policy 29: Gardens and Designed Landscapes

Policy 39: Landscape

Statutory Supplementary Guidance

- [Supplementary Guidance - Landscape](#) (adopted in 2020)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

NATIONAL GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework, Planning Advice Notes, Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

Planning Advice Notes

The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:

- PAN 40 Development Management
- PAN 68 Design Statements

Creating Places 2013

Creating Places is the Scottish Government's policy statement on architecture and place. It sets out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

Designing Streets 2010

Designing Streets is the policy statement in Scotland for street design and changes the emphasis of guidance on street design towards place-making and away from a

system focused upon the dominance of motor vehicles. It was created to support the Scottish Government's place-making agenda, alongside Creating Places.

CONSULTATION RESPONSES

Historic Environment Scotland

No comments

INTERNAL COMMENTS

Conservation Team

The proposed extension would dominate the existing modest cottage. The proposed material of vertical boards is unsympathetic to the stone cottage as are the vertically proportioned windows and roof form. The siting of the extension, to the front of the cottage would dominate views when approached from the north-west of the garden. Overall, the proposal would be overbearing in size to the modest cottage with unsympathetic details and materials.

REPRESENTATIONS

No letters of representation have been received in relation to this proposal.

ADDITIONAL STATEMENTS

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not Applicable
Appropriate Assessment	Habitats Regulations – AA Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises NPF4 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, involving considerations of the Council's other approved policies and supplementary guidance, these are discussed below only where relevant.

In this instance, section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining such an application as this to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

Alterations and extensions to an established holiday let are generally considered to be acceptable in principle. Nevertheless, consideration must be given to the scale, form, massing, design, position, proportions and external finishing materials of the proposed development, within the context of the application site, and whether it would have an adverse impact upon visual amenity, the character and appearance of the place or the special interest of the category B-listed building.

Design and Layout

Gean Tree Cottage is the former laundry building at Fingask Castle, which is presently used for holiday let accommodation. The stone-built cottage is of modest proportions, and it has a T-plan footprint with timber sash and case windows and pitched slate roofs. The laundry building is within the curtilage of the category B-listed castle, and it directly served the function of the castle. The laundry building (not known as Gean Tree Cottage) meets all tests associated with being listed by association with the castle; the cottage is therefore B-listed itself.

This application seeks detailed planning permission for the erection of an extension on the northwest elevation. The proposed extension projects 6.3 metres from the northwest elevation and measures 5.6 metres in width. The proposed extension has a pitched slate roof with a half-hip. It would have a recessed, open-sided entrance porch canopy and it would be finished in vertically lined timber cladding, with single-pane windows of varying proportions.

No equivalent application for listed building consent has been submitted.

Visual Amenity and Conservation Considerations

As noted above, the building is of modest proportions. The proposal to add a third bedroom, with en-suite, porch and lobby corridor would be a significant addition to a building of such modest proportions. It would also disrupt the symmetry of the T-plan footprint, and its roof design, external finishing materials and window proportions are at odds with the host building. The proposed extension results in an awkward addition which is unsympathetic to the traditional character and architectural and historic interest of the category B-listed former laundry building.

Refusal would therefore be in line with Policy 14(c) of National Planning Framework 4. Furthermore, approval would be contrary to Policies 7(c), 14(a)+(b) of National Planning Framework 4, Policies 1A and 1B(c) of Perth and Kinross Local Development Plan 2 2019 and Perth & Kinross Council's Placemaking Guide 2020, which seek to ensure that development contributes positively to the quality of the surrounding built environment in terms of design, proportions and appearance, in order to respect the character and amenity of the place and to safeguard listed buildings from inappropriate development.

Landscape

The application site is also located within the Sidlaw Hills Local Landscape Area and within the Garden and Designed Landscape of Fingask Castle. Given the concerns noted above with respect to design, proportions, finishing materials and adverse impact on the listed building, the proposal would also not protect and enhance the integrity of the Fingask Castle Garden and Designed Landscape.

Approval would therefore be contrary to Policies 4(d) and 7(i) of National Planning Framework 4 and Policies 29 and 39 of Perth & Kinross Local Development Plan 2019, which seek to protect and enhance the integrity of designated Garden and Designed Landscapes and Local Landscape Areas.

Residential Amenity

The proposed development would not have an adverse impact upon surrounding residential amenity.

Roads and Access

There are no road or access implications associated with this proposed development.

Drainage and Flooding

There are no significant drainage or flooding implications associated with this proposed development.

Developer Contributions

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that

would justify overriding the Development Plan. Accordingly, the proposal is refused on the grounds identified below.

Reasons for Refusal

- 1 The extension, by combination of its proportions, position, design and external finishing materials, would result in an awkward addition which is unsympathetic to the traditional character and architectural and historic interest of the category B-listed former laundry building.

Refusal would therefore be in line with Policy 14(c) of National Planning Framework 4. Furthermore, approval would be contrary to Policies 7(c), 14(a)+(b) of National Planning Framework 4, Policies 1A and 1B(c) of Perth and Kinross Local Development Plan 2 2019 and Perth & Kinross Council's Placemaking Guide 2020, which seek to ensure that development contributes positively to the quality of the surrounding built environment in terms of design, proportions and appearance, in order to respect the character and amenity of the place and to safeguard listed buildings from inappropriate development.

- 2 The extension, by combination of its proportions, position, design and external finishing materials, would have an adverse impact on the character and appearance of the designated Garden and Designed Landscape of Fingask Castle and the Sidlaw Hills Local Landscape Area.

Approval would therefore be contrary to Policies 4(d) and 7(i) of National Planning Framework 4 and Policies 29 and 39 of Perth & Kinross Local Development Plan 2 2019, which seek to protect and enhance the integrity of designated Garden and Designed Landscapes and Local Landscape Areas.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informative Notes

- 1 Gean Tree Cottage is the former laundry building at Fingask Castle, and it is listed by association. If a suitable alternative scheme is achieved, it will also require listed building consent.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01
02
03
04
05



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100625970-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Extension comprising an additional bedroom and en-suite shower room and internal alterations

Has the work already been started and/ or completed? *

No Yes - Started Yes – Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="John Manning Chartered Architect"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="John"/>	Building Name:	<input type="text" value="Dirnanean"/>
Last Name: *	<input type="text" value="Manning"/>	Building Number:	<input type="text" value="1"/>
Telephone Number: *	<input type="text" value="REDACTED"/>	Address 1 (Street): *	<input type="text" value="Enochdhu"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text" value="Blairgowrie"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Perthshire"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
		Postcode: *	<input type="text" value="PH10 7PD"/>
Email Address: *	<input type="text" value="REDACTED"/>		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="REDACTED"/>
First Name: *	<input type="text" value="Andrew"/>	Building Number:	<input type="text" value="REDACTED"/>
Last Name: *	<input type="text" value="Threipland"/>	Address 1 (Street): *	<input type="text" value="REDACTED"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="REDACTED"/>
Telephone Number: *	<input type="text" value="REDACTED"/>	Town/City: *	<input type="text" value="REDACTED"/>
Extension Number:	<input type="text" value="REDACTED"/>	Country: *	<input type="text" value="REDACTED"/>
Mobile Number:	<input type="text" value="REDACTED"/>	Postcode: *	<input type="text" value="REDACTED"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:

Perth and Kinross Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Gean Tree Ciottage Fingask Castle Rait Perth PH2 7SA

Northing

Easting

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

Yes No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: John Manning

On behalf of: Mr Andrew Threipland

Date: 21/04/2023

Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? * Yes No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * Yes No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * Yes No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. Yes No
- e) Have you provided a certificate of ownership? * Yes No
- f) Have you provided the fee payable under the Fees Regulations? * Yes No
- g) Have you provided any other plans as necessary? * Yes No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- Existing and Proposed elevations.
- Existing and proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. Yes No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * Yes No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr John Manning

Declaration Date: 21/04/2023

Payment Details

Pay Direct

Created: 21/04/2023 12:37

DESIGN STATEMENT

Gan Tree Cottage – Fingask

Background

Gean Tree Cottage formerly the Laundry is a fine example of its type being stone built T plan with a larger section running North-West South-East and a smaller section facing North East under pitched slate roofs with a large stone chimney and separate ventilator. The building was probably built in the late 18th early 19th century. The windows are large sash and case with an arch headed window in the centre of the North East Elevation in a small projection and has a classical feel typical of early 19th century.

The Laundry was converted to a cottage about 20 years ago for a member of the family the much-loved actor Richard Marnier and his wife – commemorated by the plaque. After Richard Marnier died the cottage became a holiday cottage.

Little remains visible of the original internal layout. This is an example of an estate building and is of very good quality. Gean cottage is not specifically included in the Inventory of Designed Landscape and Gardens under Fingask Castle although the adjacent Kennels NO22NW 7.05 NO2271 2745 and Stables NO22NW 7.05 NO2271 2755 are.

The walls are coursed random with dressed quoins and ingoes to the South West and South East elevations and banding round the windows including the central arched window on the North East Elevation. All the windows and sash and case; the stonework is of warm coloured limestone probably locally quarried locally. The roof is covered with Welsh slate with lead ridges and hips.

There is a fireplace in the sitting room with a marble surround which was introduced when the Laundry was converted to a house. There is minimal insulation under the floor, in the walls and roofspace.

The Proposal

The proposal is to add another bedroom with an en-suite shower room. There are two bedrooms at the moment with a single bathroom with a shower. Another bedroom would make the house more attractive to visitors to the events, weddings and as a holiday let which it is at the moment for which there is considerable demand.

Materials

The external cladding is to be in estate grown off-saw boarding – larch or Douglas fir, board on board with high performance double glazed factory finished windows in Wild Thyme.

The roof in slate to match the existing with zinc roll ridge and hips and galvanised Lindab rhones and downpipes in galvanised finish.

The larger bedroom window in the extension is to be an escape window with minimum 450 clear opening.

Services

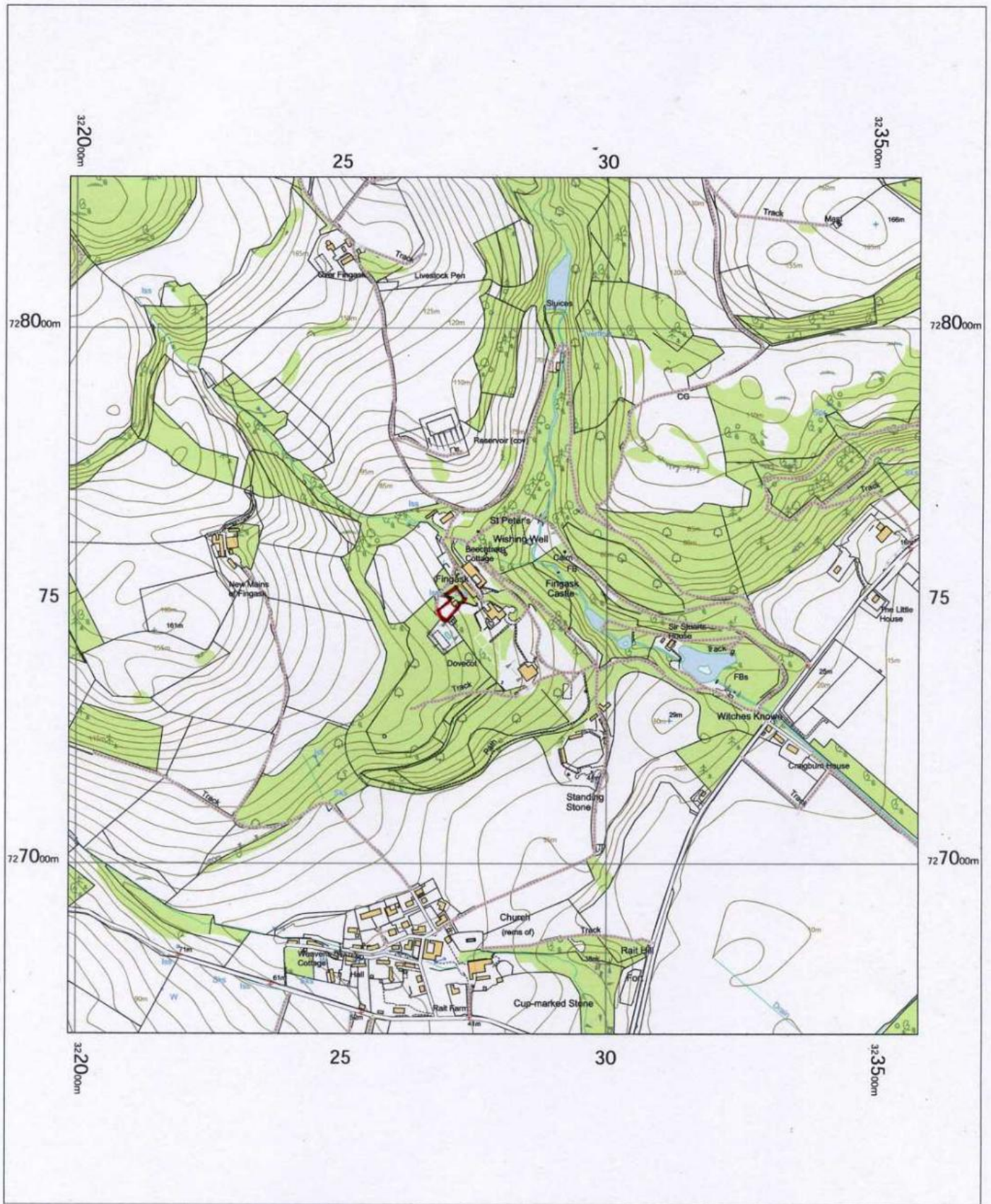
It is intended to use the existing septic tank which was installed 20 years ago. There is mains water and electricity to existing building.

Parking and access

The existing parking adjacent to the entrance and access arrangements are adequate and will remain unaltered.

Ref: 564DS01

18.04.2023



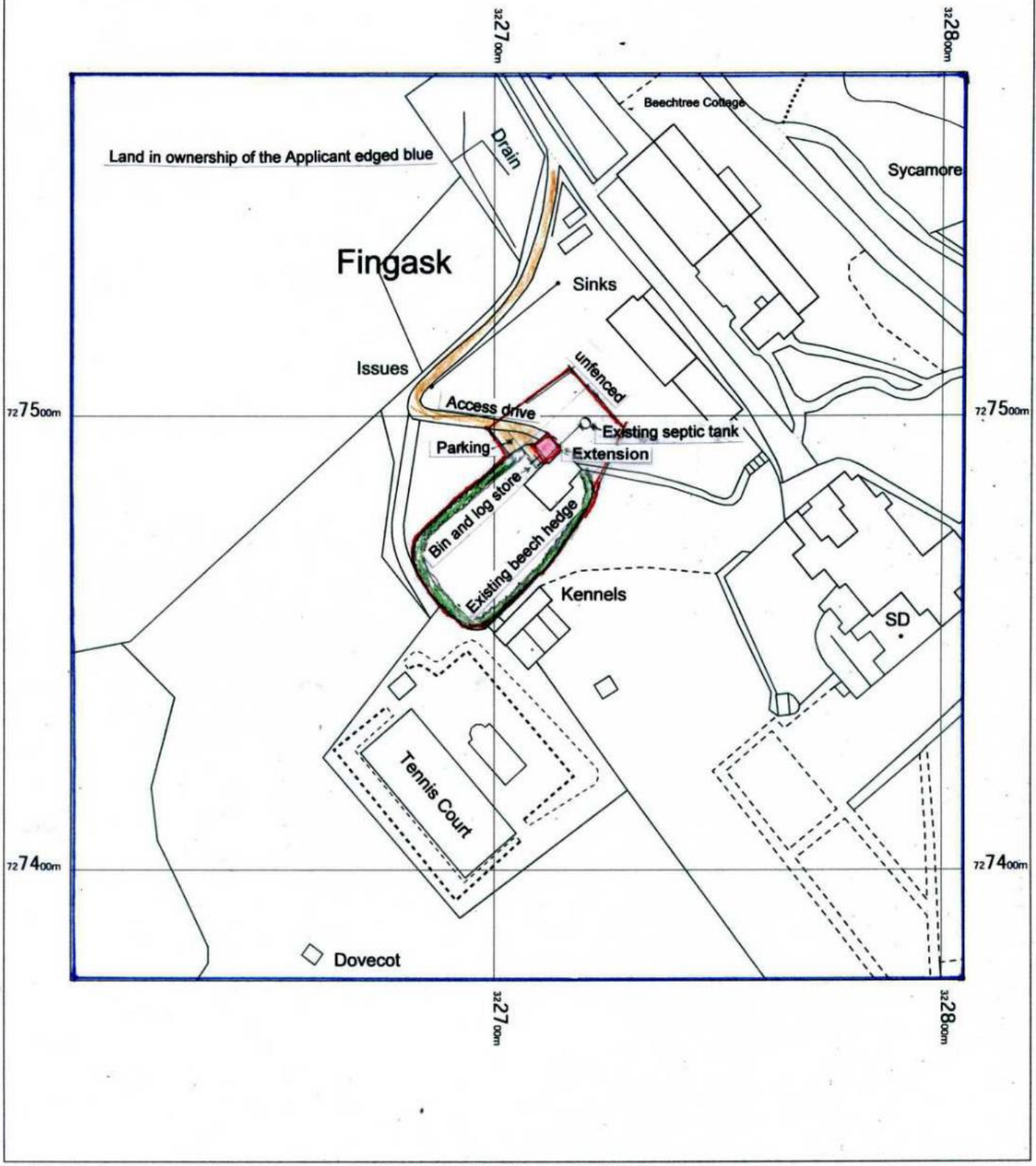
Extension to Gean Cottage
Fingask Rait Perth PH2 7SA
Location Plan **564/LPA**

OS VectorMap Local - Landplan Style
 Tuesday, April 18, 2023, ID: M4P-01098745
www.nicolsondigital.com

1:10000 scale print at A4, Centre: 322787 E, 727482 N
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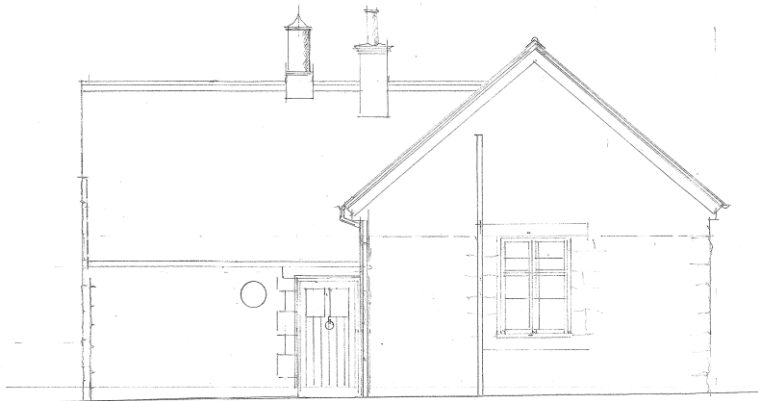
Extension to Gean Cottage
 Fingask Rait Perth PH2 7SA
 Site Plan as proposed 564/SPB

OS MasterMap 1250/2500/10000 scale
 Tuesday, April 18, 2023, ID: M4P-01098744
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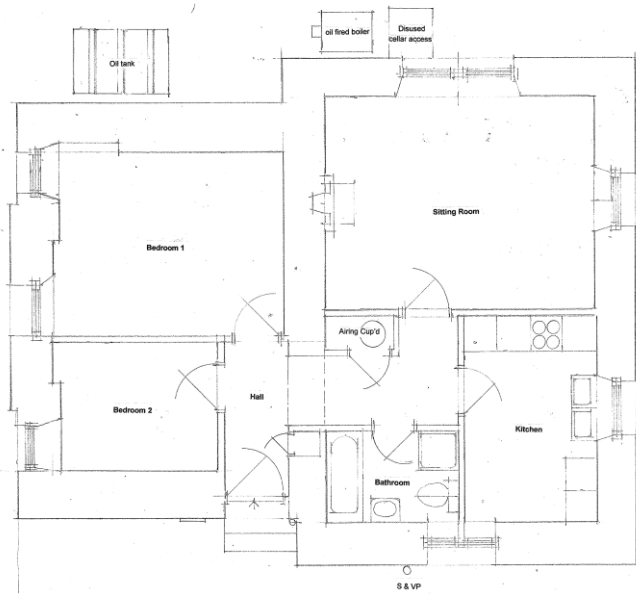
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NORTH WEST ELEVATION



SOUTH EAST ELEVATION



GROUND FLOOR PLAN



NORTHEAST ELEVATION



SOUTHWEST ELEVATION

Geen Tree Cottage
Fingask Rait Perth PH2 7SA

Plan and Elevations as existing

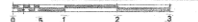
564/01

Scale @ 1:50
Date: 21.10.2022

Revision

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Scale Bar 1:50





NORTH WEST ELEVATION

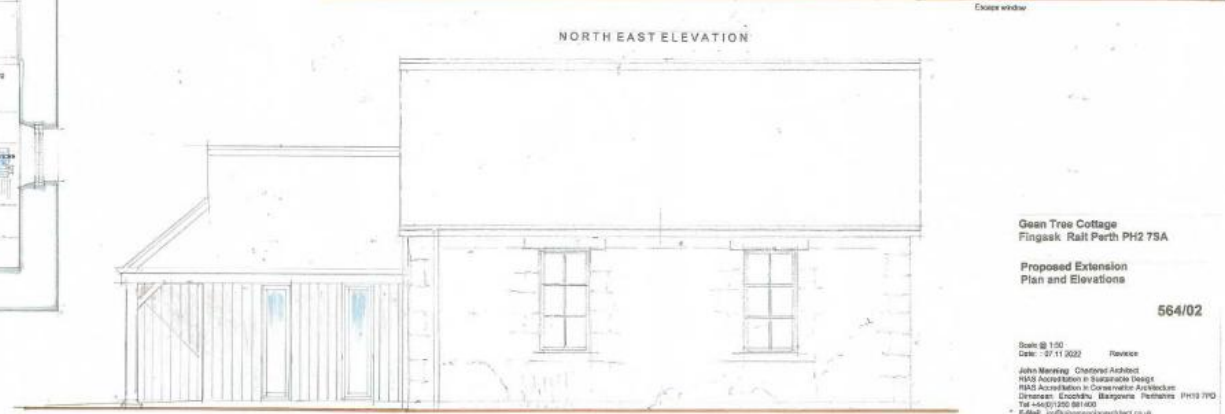


SOUTH EAST ELEVATION

Materials
 Slate - new to match existing
 Clay covered roof ridge and hips
 Valflex and Roofings in color to suit to LDP details
 Windows and Glazing - timber framed
 Cladding 150 x 22 vertical of saw boarding
 4000 or Douglas fir used on lower
 Veneers Timber factory finished White
 Larch/Noirwood



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



GROUND FLOOR PLAN

Gen Tree Cottage
 Fingask Rail Perth PH2 75A

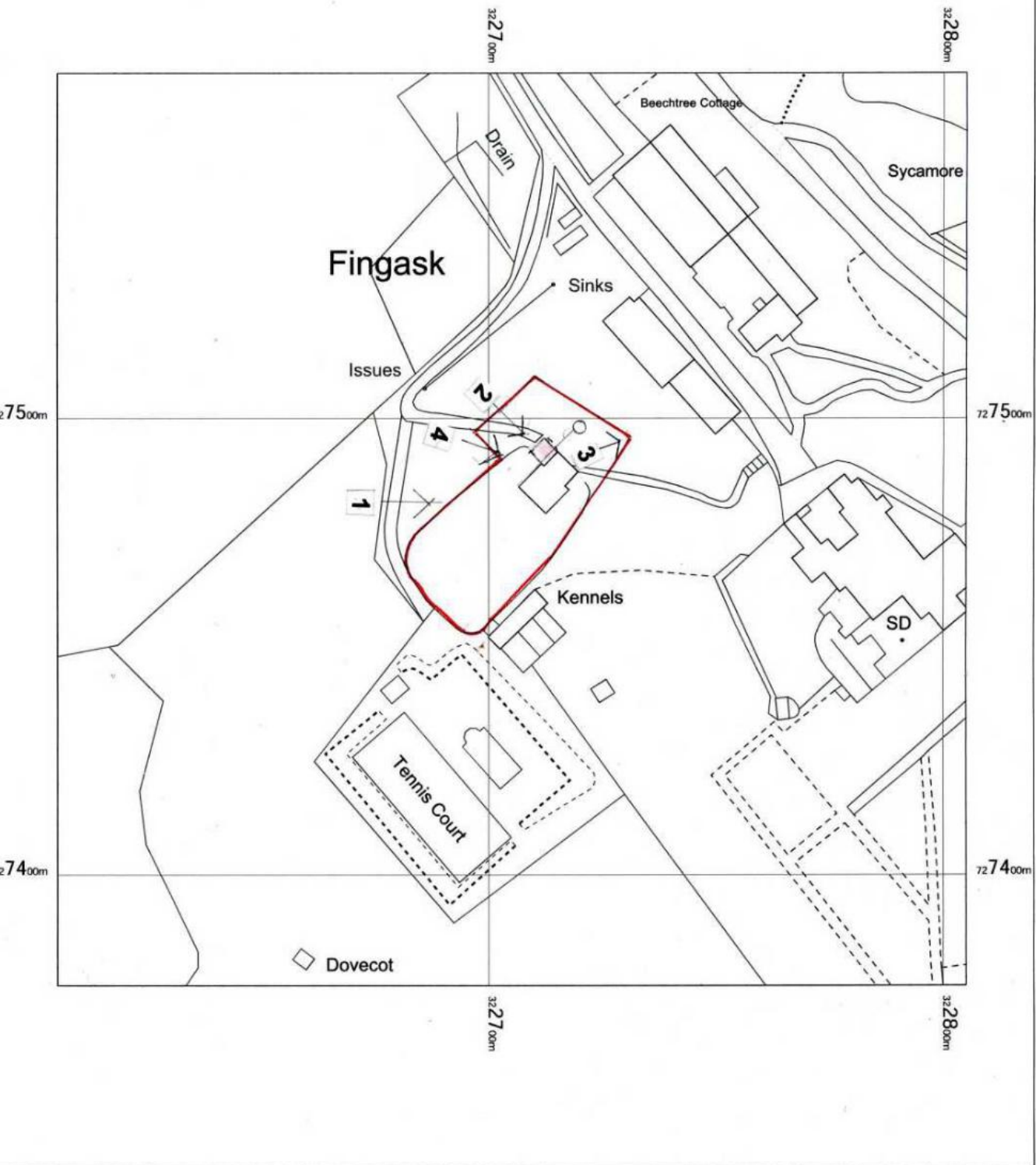
Proposed Extension
 Plan and Elevations

564/02

Scale 1:50
 Date: 27/11/2022
 Author: John Manning
 Checked: Catherine Ashford
 RIBA Accredited in Sustainable Design
 RIBA Accredited in Conservation Architecture
 Drawn by: Elizabeth Wainwright
 Design: Elizabeth Wainwright, Perthshire PH10 7PD
 Tel: +44(0)1843 891400
 E-Mail: info@pertharchitects.co.uk



Views of Fingask Castle from Gean Tree Cottage



**Extension to Gean Cottage
Fingask Rait Perth PH2 7SA
Site Plan 564/SP**

OS MasterMap 1250/2500/10000 scale
Tuesday, April 18, 2023, ID: M4P-01098744
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Views of Fingask Castle from Gean Tree Cottage

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