

LRB-2023-22
23/00101/FLL - Extension to dwellinghouse, Wester
Hassendean, Montrose Road, Auchterarder, PH3 1BZ

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LRB-2023-22

**23/00101/FLL - Extension to dwellinghouse, Wester
Hassendean, Montrose Road, Auchterarder, PH3 1BZ**

**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 100615391-004

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:

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Building Name:

Last Name: *

Building Number:

Telephone Number: *

Address 1 (Street): *

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Fax Number:

Country: *

Postcode: *

Email Address: *

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="Ms"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Wester Hassendean"/>
First Name: *	<input type="text" value="Jane"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Martin"/>	Address 1 (Street): *	<input type="text" value="Montrose Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Auchterarder"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Perth"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PH3 1BZ"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="info@asassociatesltd.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="WESTER HASSENDEAN"/>
Address 2:	<input type="text" value="MONTROSE ROAD"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="AUCHTERARDER"/>
Post Code:	<input type="text" value="PH3 1BZ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="712691"/>	Easting	<input type="text" value="294854"/>
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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)

Extension to dwelling house

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.

Please see attached a statement of reasons for seeking review

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)

Plan 3335-PP-001B Existing drawings; Plan 3335-PP002 B Plan and elevations; Plan 3335_PP_003A-Location plan; Statement of reasons for seeking review

Application Details

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

23/00101/FLL

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

06/02/2023

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

29/03/2023

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

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: Mrs Alison Arthur

Declaration Date: 14/06/2023



85 High Street
Newburgh. KY14 6DA

Tel: 01337 840088

www.asassociatesltd.co.uk/
info@asassociatesltd.co.uk

Notice of Review – Perth and Kinross Council Local Review Body

Statement of Reasons for Seeking Review

Application 23/00101/FLL

Extension to dwellinghouse

Wester Hassendean, Montrose Road, Auchterarder

We have been asked by our client, Mr and Mrs Martin, to prepare a submission for consideration by Perth and Kinross Council's Local Review Body regarding the refusal of planning permission for an extension to their property in Auchterarder.

Their property, Wester Hassendean, is a two storey semi-detached dwellinghouse located on Montrose Road, Auchterarder. It is constructed in stone with a slated hipped roof and incorporates a modern, timber conservatory on the front roadside elevation. A modern timber shed/garage is located to the side of the dwelling fronting onto the road with a smaller timber shed located directly behind it. The property is bounded by a combined short wall and established hedgerow on the roadside elevation. The building is not listed and is not located within a conservation area.

The applicant has recently moved into the property and wishes to replace the existing dilapidated, modern conservatory extension on the front elevation with a new small sunroom and another small extension to the side which would incorporate a utility and shower room. The extensions would be constructed in render with a slate pitched roof and a flat felt roof.



The application was validated on 6th February and refused on 3rd April 2023. The Planner refused the application without discussion with the Agent or the applicant, for the following reason:

Reason 1: The proposal, by combination of its unsympathetic design, excessive projection and inappropriate materials, would have a detrimental impact on the historic integrity of the house and an adverse impact upon the character, appearance and visual amenity of the place.

Refusal would therefore be in line with Policy 14(c) of NPF4 and approval would be contrary to Policies 7(a), 7(o), 14(a) and 16(g) of NPF4, Policies 1A, 1B(c), 17(c) and 31 of Perth & Kinross Local Development Plan 2 2019 and Perth & Kinross Placemaking Guide 2020, which seek to ensure that developments contribute positively to the quality of the surrounding built environment in terms of proportions, appearance and materials in order to safeguard its historic interest and respect the character and appearance of the area.

The Planner in his Report advises that alterations and extensions to existing domestic dwellings are considered generally acceptable. However, consideration 'must be given to the scale, form, massing, design, position, proportions and external appearance of the proposed development, within the context of the application site, and whether it would have an adverse impact upon visual or residential amenity'.

The Office further advises that the proposal would not result in any disamenity to any neighbouring properties and would not cause any overshadowing or loss of daylight/sunlight. Therefore, the sole reason for refusal is the design/appearance of the extension.

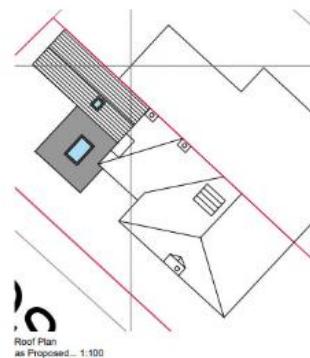
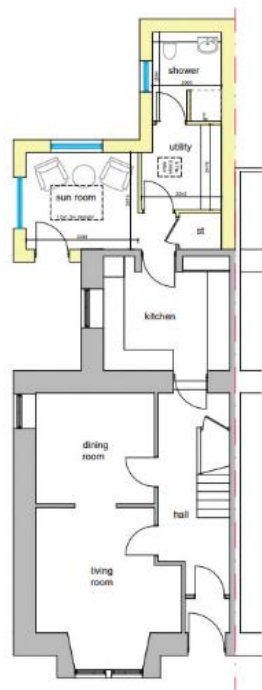
The main issues of concern according to the Officer's Report are as follows:

- The size of the projection of the extension out to the side

The Planner advises that: *'The projection of the proposed pitched roof extension is 6.75 metres from the rear of the two-storey off-shoot. Whilst its single storey height would be significantly lower than the host dwellinghouse, its projection from the rear of the building is excessive.'*

The proposal involves extending the building to the side to incorporate a small utility and a shower room. This single storey extension largely replaces part of the existing conservatory that is intended to be demolished and also a small timber shed (see photos on previous page).

The extension is also positioned behind an existing timber garage which faces onto the road and behind the boundary wall and hedge. As a result, the proposed extensions will not be significantly visible from the street. The property also incorporates additional garden ground to the east. The extension has purposely been kept at a single storey and in this position so as to reduce any impact. There are various examples of extensions on the front elevation of properties on Montrose Road. Therefore the applicant is confused by what negative impact the proposed extension has in terms of its size and why it is considered to be excessive.



- The use of inappropriate materials, unsympathetic design and impact on historic integrity of the building

The Planner advises that *'The flat roofed sunroom extension be built predominantly onto the proposed pitched roof extension. However, it would also wrap around the corner of the two-storey off-shoot and project towards the public road. This would create an awkward appearance which is unsympathetic to the traditional dwellinghouse. Its unacceptable visual impact would be exacerbated by the choice of inappropriate finishing materials. Therefore, the proposal, by combination of its unsympathetic design, excessive projection and inappropriate materials, would have a detrimental impact on the historic integrity of the house and an adverse impact upon the character, appearance and visual amenity of the place.'*

The proposed extension does not wrap around the front elevation of the building as can be viewed by the plans above, only marginally impinging on the corner of the building to allow an external wall to be constructed to allow for a small sunroom. The sun room only measures 3.2m x 2.8m in size and is proposed to be single storey. The applicant is again therefore confused as to why the proposed extension is unacceptable in this case.

The proposed materials are considered to be completely acceptable in this case; those being natural slate and render. The use of slate and render are wholly suitable for a stone building and, whilst the building is not listed or within a conservation area, are recommended to be used in relevant Historic Environment Scotland policy guidance documents. Nevertheless, should the use of alternate materials have been preferred by the Officer in this case the applicant would have happily considered them had the Planner been in contact.

Photographs of other properties on Montrose Road constructed in render and set amongst other stone built properties are provided on the following page.

In conclusion, the applicant wishes the Local Review Body to review this application and consider the points made in the proposal's favour. The applicant only wishes to invest in and improve the appearance of their property and to remove the existing dilapidated extension that is currently there. Should minor changes be required to the proposal as noted above the applicant would be more than happy to make them.



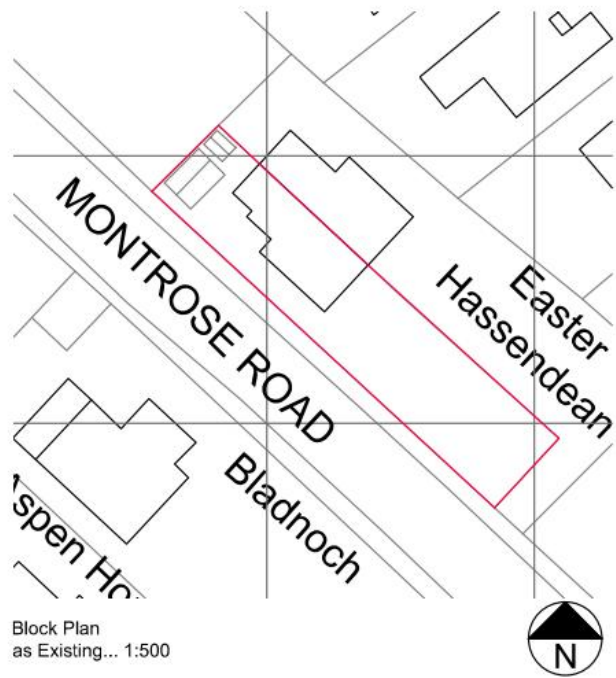
Properties located on Montrose Road that are constructed with render finishing materials. These buildings are all set amongst a mixture of properties, including stone properties



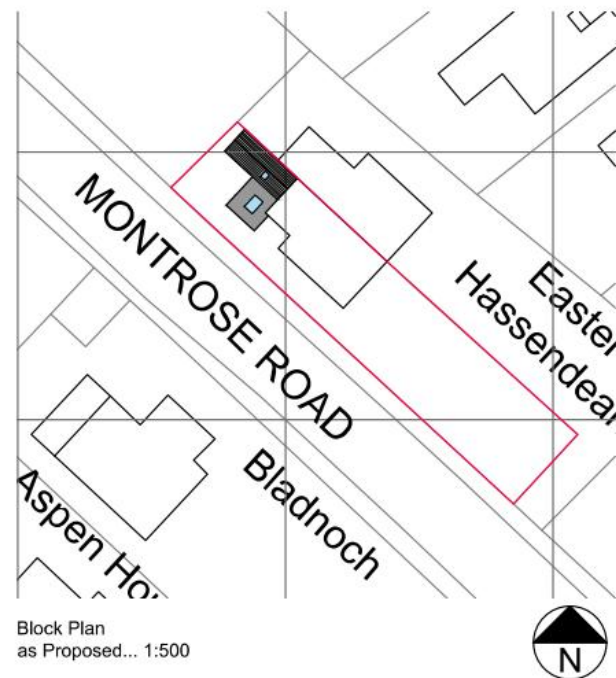


Examples of extensions on
Montrose Road

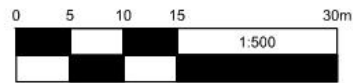




Block Plan
as Existing... 1:500



Block Plan
as Proposed... 1:500



Location Plan
... 1:1250

Rev. A - Existing block plan	GP 26/01/23
REVISION	INT DATE

THIS DRAWING HAS BEEN PREPARED TO OBTAIN STATUTORY LOCAL AUTHORITY CONSENT. ALL SIZES TO BE CONFIRMED ON SITE PRIOR TO COMMENCING WORK. DO NOT SCALE FOR CONSTRUCTION PURPOSES.



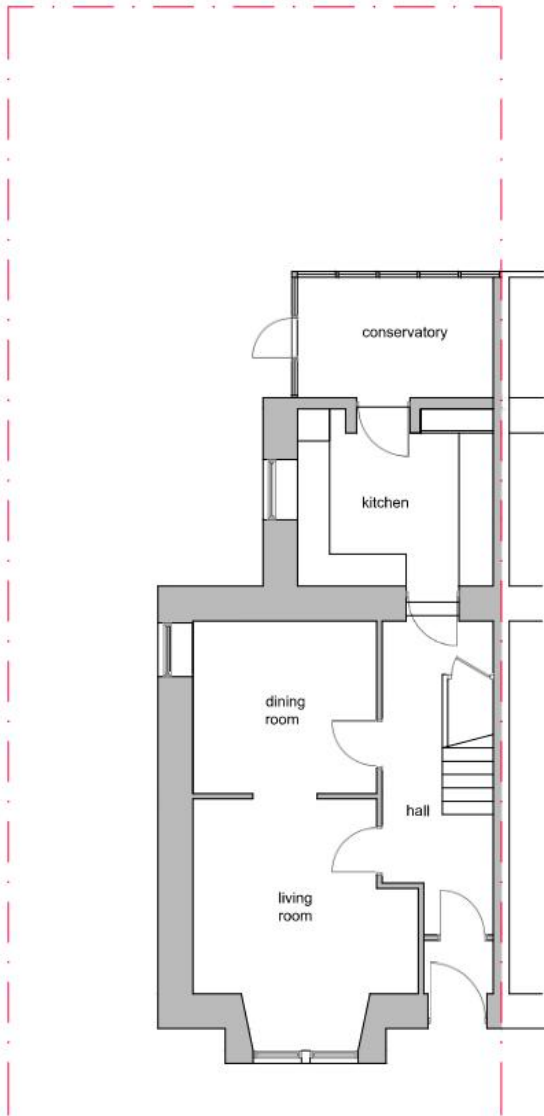
A.S. ASSOCIATES

E: INFO@ASASSOCIATESLTD.CO.UK T: 01337 840088
A: 85 HIGH STREET, NEWBURGH, KY14 6DA

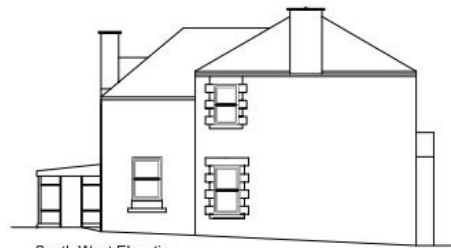
PROJECT:
Martin,
Wester Hassendean,
Montrose Road,
Auchterarder, PH3 1BZ

TITLE:
Block and Location Plans

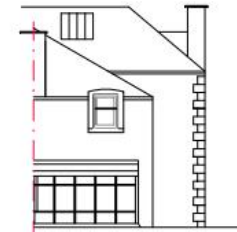
DRAWN BY: GP	SCALE(S): 1:500	SHEET: A3
DATE: 16/01/23	PROJECT NO: 3335-PP-003	REV: A



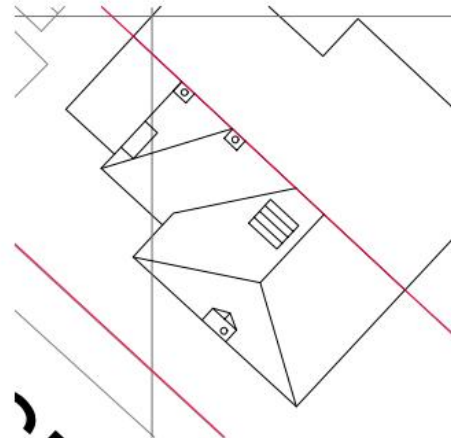
Ground Floor Plan
as Existing 1:50



South West Elevation
as Existing 1:100



North West Elevation
as Existing 1:100



Roof Plan
as Existing... 1:100

Rev. B - Roof plan	03/10/2019
Rev. A - Roof plan	03/10/2019
DISCUSSION	REV. DATE

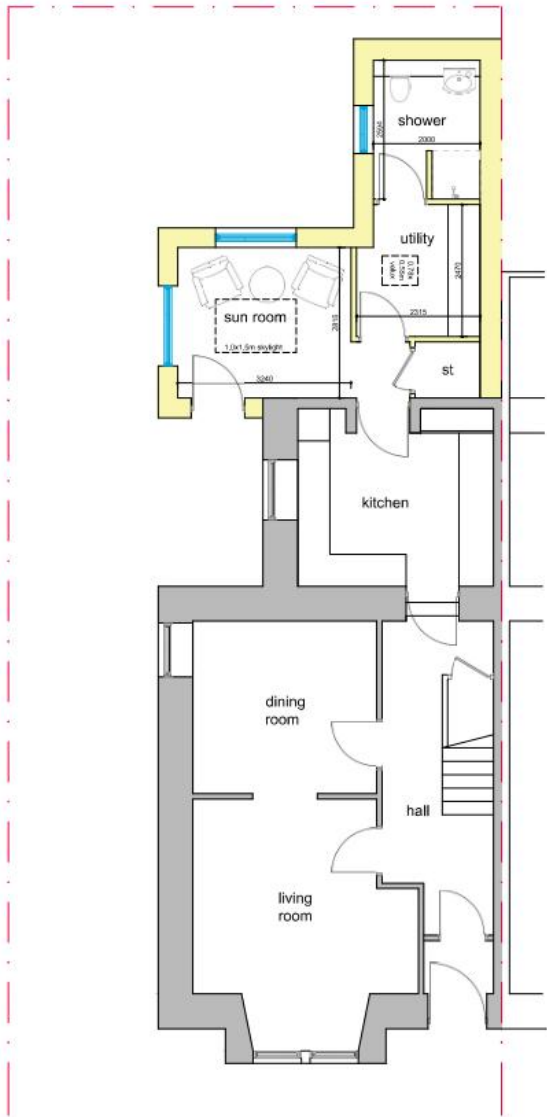
THIS DRAWING HAS BEEN PREPARED TO OBTAIN STATUTORY LOCAL AUTHORITY CONSENT. ALL WORKS TO BE COMPLETED ON THIS PROJECT TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS. DO NOT SCALE FOR CONSTRUCTION PURPOSES.



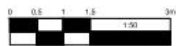
PROJECT:
Martin
Wieder Hausendorf,
Montrose Road,
Auchterarder, PH15 1BZ

TITLE:
Existing drawings

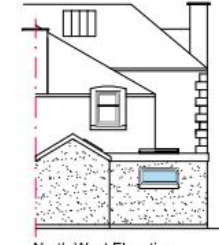
DRAWN BY: JSP	SCALE(S): 1:50	SHEET: A1
DATE: 05/12/22	PROJECT NO.: 3336-DES-01	REV.: B



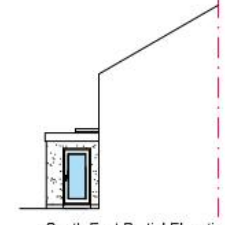
Ground Floor Plan
as Proposed 1:50



South West Elevation
as Proposed 1:100

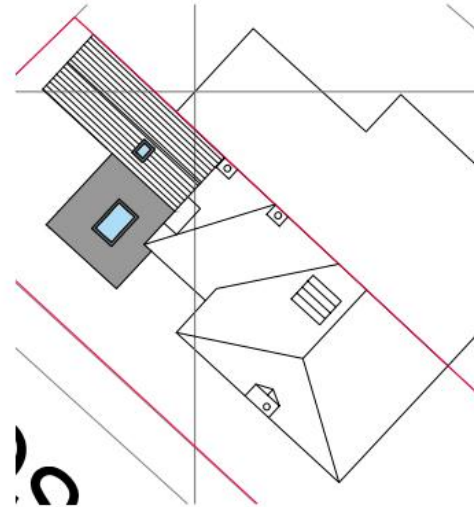


North West Elevation
as Proposed 1:100



South East Partial Elevation
as Proposed 1:100

EXTERNAL FINISHES
 Slate roof finish and grey single ply membrane to full roof.
 Off white wet stain on render to walls.
 Stained redwood fascia and bargeboard.
 White UPVC windows.
 Grey UPVC gutters and downpipes.



Roof Plan
as Proposed... 1:100

Rev. B - Roof Plan
 Rev. A - Ground Floor Plan
 DISCUSSION
 NO DATE
 NO DATE

THIS DRAWING HAS BEEN PREPARED TO OBTAIN
 STATUTORY LOCAL AUTHORITY CONSENT. ALL WORKS TO
 BE COMPLETED IN ACCORDANCE WITH THE DRAWING.
 DO NOT SCALE FOR CONSTRUCTION PURPOSES.



PROJECT:
 Martin
 Wicker Haselstrand,
 Montrose Road,
 Auchterarder, PH15 1BZ

TITLE:
 Plan and Elevations

DRAWN BY: JSP	SCALE(S): 1:50	SHEET: A1
DATE: 18/01/23	PROJECT NO.: 3335-PP-002	REV.: B

LRB-2023-22

**23/00101/FLL - Extension to dwellinghouse, Wester
Hassendean, Montrose Road, Auchterarder, PH3 1BZ**

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS *(included in applicant's
submission, pages 173-175)*



Mr and Mrs Martin
c/o A.S Associates Ltd
Alison Arthur
85 High Street
Newburgh
Fife
KY14 6DA

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **29th March 2023**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **23/00101/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 6th February 2023 for Planning Permission for **Extension to dwellinghouse Wester Hassendean Montrose Road Auchterarder PH3 1BZ**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. The proposal, by combination of its unsympathetic design, excessive projection and inappropriate materials, would have a detrimental impact on the historic integrity of the house and an adverse impact upon the character, appearance and visual amenity of the place.

Refusal would therefore be in line with Policy 14(c) of NPF4 and approval would be contrary to Policies 7(a), 7(o), 14(a) and 16(g) of NPF4, Policies 1A, 1B(c), 17(c) and 31 of Perth & Kinross Local Development Plan 2 2019 and Perth & Kinross Placemaking Guide 2020, which seek to ensure that developments contribute positively to the quality of the surrounding built environment in terms of proportions, appearance and materials in order to safeguard its historic interest and respect the character and appearance of the area.

Justification

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

Notes

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

REPORT OF HANDLING

DELEGATED REPORT

Ref No	23/00101/FLL	
Ward No	P7- Strathallan	
Due Determination Date	5th April 2023	
Draft Report Date	22nd March 2023	
Report Issued by	KS	Date 22nd March 2023

PROPOSAL: Extension to dwellinghouse

LOCATION: Wester Hassendean Montrose Road Auchterarder
PH3 1BZ

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

Wester Hassendean is an un-listed semi-detached period dwellinghouse which is located on Montrose Road in Auchterarder. This application seeks detailed planning permission for alterations and extensions to the northwest.

SITE HISTORY

None

PRE-APPLICATION CONSULTATION

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 7(a)+(o): Historic assets and places
Policy 14(a)+(c): Design, quality and place
Policy 16(g): Quality homes

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 17: Residential Areas
Policy 31: Other Historic Environment Assets

Statutory Supplementary Guidance

- [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

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

Scottish Water
No objections – informative note recommended.

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 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 existing domestic dwellinghouse are generally considered to be acceptable in principle. Nevertheless, consideration must be given to the scale, form, massing, design, position, proportions and external appearance of the proposed development, within the context of the application site, and whether it would have an adverse impact upon visual or residential amenity.

Design and Layout

Wester Hassendean is an un-listed semi-detached period dwellinghouse which is located on Montrose Road in Auchterarder. This application seeks detailed planning permission for alterations and extensions to the northwest.

The property is two storeys in height, and it has a hipped slated roof. Whilst it has been subject to some modern interventions, it retains many of its traditional features which contribute positively to its strength of character.

The proposed extensions would replace an existing conservatory on the northwest elevation. The proposals include an elongated pitched roof extension along the boundary with the adjoining semi-detached house, and a flat roofed extension would wrap around the two storey off-shoot and project to the southwest towards the road.

The extensions would be finished with off-white wet dash render to the walls, white upvc windows, grey upvc rainwater goods, redwood fascia's and bargeboards, slate to the pitched roof and grey single-ply membrane to the flat roof.

Visual Amenity

The projection of the proposed pitched roof extension is 6.75 metres from the rear of the two-storey off-shoot. Whilst its single storey height would be significantly lower than the host dwellinghouse, its projection from the rear of the building is excessive.

The flat roofed sunroom extension be built predominantly onto the proposed pitched roof extension. However, it would also wrap around the corner of the two-storey off-shoot and project towards the public road. This would create an awkward appearance which is unsympathetic to the traditional dwellinghouse. Its unacceptable visual impact would be exacerbated by the choice of inappropriate finishing materials.

Therefore, the proposal, by combination of its unsympathetic design, excessive projection and inappropriate materials, would have a detrimental impact on the historic integrity of the house and an adverse impact upon the character, appearance and visual amenity of the place.

Refusal would therefore be in line with Policy 14(c) of NPF4 and approval would be contrary to Policies 7(a), 7(o), 14(a) and 16(g) of NPF4, Policies 1A, 1B(c), 17(c) and 31 of Perth & Kinross Local Development Plan 2 2019 and Perth & Kinross Placemaking Guide 2020, which seek to ensure that developments contribute positively to the quality of the surrounding built environment in terms of proportions, appearance and materials in order to safeguard its historic interest and respect the character and appearance of the area.

Residential Amenity

The proposed pitched roof extension would project 4.35 metres beyond the adjoining neighbours rear extension. Whilst the proportions of the extension may have a slightly imposing appearance when viewed from the neighbouring extension/garden, it would not have a significant detrimental impact upon residential amenity, nor would it significantly worsen the daylighting impact from the existing garden shed and garage.

Drainage and Flooding

There are no significant drainage or flooding implications associated with this proposed development. However, Scottish Water requested that an informative note be included on any approval.

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.

Conditions and Reasons

- 1 The proposal, by combination of its unsympathetic design, excessive projection and inappropriate materials, would have a detrimental impact on the historic integrity of the house and an adverse impact upon the character, appearance and visual amenity of the place.

Refusal would therefore be in line with Policy 14(c) of NPF4 and approval would be contrary to Policies 7(a), 7(o), 14(a) and 16(g) of NPF4, Policies 1A, 1B(c), 17(c) and 31 of Perth & Kinross Local Development Plan 2 2019 and Perth & Kinross Placemaking Guide 2020, which seek to ensure that developments contribute positively to the quality of the surrounding built environment in terms of proportions, appearance and materials in order to safeguard its historic interest and respect the character and appearance of the area.

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

Not Applicable.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01

02

03

LRB-2023-22

**23/00101/FLL - Extension to dwellinghouse, Wester
Hassendean, Montrose Road, Auchterarder, PH3 1BZ**

REPRESENTATIONS

From: Planning Consultations <PlanningConsultations@scottishwater.co.uk>
Sent: 10 February 2023 10:57
To: Development Management <DevelopmentManagement@pkc.gov.uk>
Subject: Scottish Water – Application Response 23/00101/FLL- Wester Hassendean Montrose Road Auchterarder PH3 1BZ

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23/00101/FLL | Extension to dwellinghouse | Wester Hassendean Montrose Road Auchterarder PH3 1BZ

[Audit of Proposal](#)

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

For all extensions that increase the hard-standing area within the property boundary, you must look to limit an increase to your existing discharge rate and volume. Where possible we recommend that you consider alternative rainwater options. All reasonable attempts should be made to limit the flow.

No new connections will be permitted to the public infrastructure. The additional surface water will discharge to the existing private pipework within the site boundary.

I trust the above is acceptable however if you require any further information regarding this matter please contact us on 0800 389 0379 or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Kind regards,

Ruth Kerr

Technical Analyst
North Regional Team

Strategic Development
Development Services
Dedicated Freephone Helpline: 0800 389 0379

DevelopmentOperations@scottishwater.co.uk

Scottish Water.

Trusted to serve Scotland.

----- Original Message -----

From: Local Planner <developmentmanagement@pkc.gov.uk>
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Scottish Water

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