

LRB-2024-18

**23/02019/FLL - Alterations and extension to dwellinghouse,
Cairn Cottage, Kinnochtry, Coupar Angus, Blairgowrie,
PH13 9PN**

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS



Mr And Mrs Grant Cargill
c/o JWM Design Architectural Services
Hamish McKelvie
The Studio
4 Denwell Court
Alyth
Blairgowrie
PH11 8FB

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **23rd February 2024**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **23/02019/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 8th December 2023 for Planning Permission for **Alterations and extension to dwellinghouse Cairn Cottage Kinnochtry Coupar Angus Blairgowrie PH13 9PN**

David Littlejohn
Strategic Lead (Economy, Development and Planning)

Reasons for Refusal

1. The proposed extension, by virtue of its siting, scale, design and materials, would have a detrimental impact on the character of the dwellinghouse. Approval would therefore be contrary to Policy 16(g)(i): Quality Homes of National Planning Framework 4.
2. The proposed extension, by virtue of its design and siting, would not respect the traditional character of the existing dwellinghouse and would not contribute positively to the quality of the built environment. Approval would therefore be contrary to Policy 1A: Placemaking of the Perth and Kinross Local Development Plan 2.
3. The proposed extension, by virtue of its appearance, scale, materials, finishes and colours, would not complement its surroundings, namely the modest traditional dwellinghouse. Approval would therefore be contrary to Policy 1B(c): Placemaking of the Perth and Kinross Local Development Plan 2.
4. The proposed extension, by virtue of its siting, scale, design and materials, would dominate the principal elevation of the modest dwellinghouse and would not be a harmonious addition to the dwellinghouse. Approval would therefore be contrary to the Perth & Kinross Placemaking Supplementary Guidance 2020.

Justification

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

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	23/02019/FLL	
Ward No	P2- Strathmore	
Due Determination Date	7th February 2024 Extended to 1st March 2024	
Draft Report Date	22nd February 2024	
Report Issued by	David Rennie	Date 22 nd February 2024

PROPOSAL: Alterations and extension to dwellinghouse

LOCATION: Cairn Cottage Kinnochtry Coupar Angus, Blairgowrie PH13 9PN

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

The application property is a traditional single storey detached dwellinghouse forming part of a small group of houses situated in a rural area to the southeast of Burrelton.

Full planning permission is sought to erect a single storey extension on the southeast (front) elevation of the house. An accessible bedroom is to be provided within the extension and there is to be a level access on to a proposed patio. There are no other proposed internal or external alterations shown on the drawings that would improve accessibility at the property.

The submitted drawings include the formation of a patio and the erection of fences and gates. These are permitted development and do not form part of this assessment.

SITE HISTORY

None

PRE-APPLICATION CONSULTATION

Pre application Reference: n/a

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 16: 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 39: Landscape

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

National Roads Development Guide 2014

This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

CONSULTATION RESPONSES

Scottish Water

No objection but advise the applicant to investigate private treatment options for any additional surface water as there is no public Scottish Water, Waste Water infrastructure within the vicinity of the proposed development

Development Contributions Officer

No comments on this proposal in terms of the Developer Contributions and Affordable Housing Supplementary Guidance.

REPRESENTATIONS

No representations were received.

Additional Statements Received:

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment under Habitats Regulations	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.

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.

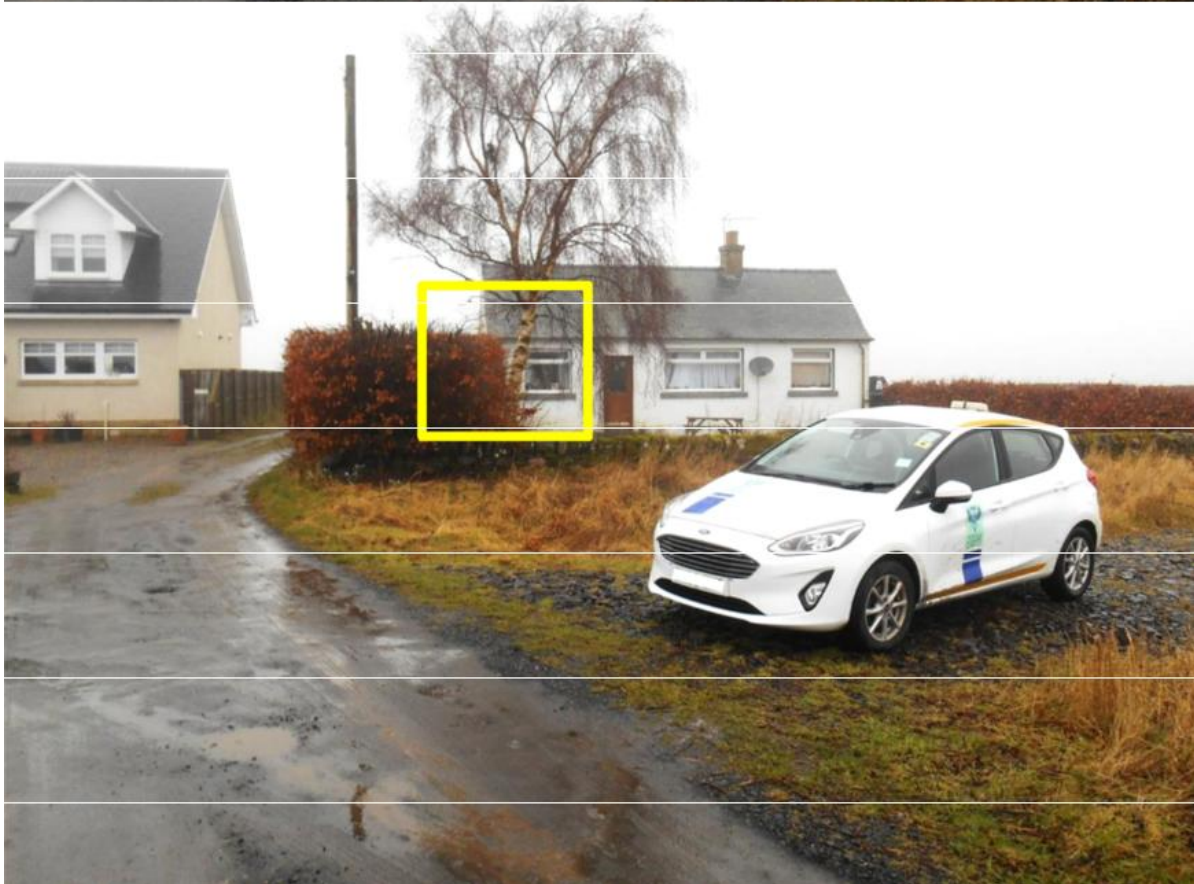
Policy Appraisal

Alterations and extensions to existing domestic dwellinghouses are generally considered to be supportable in principle. Nevertheless, consideration must be given to the specific details of the proposed development, within the context of the application site, and whether it would have an adverse impact upon visual or residential amenity or the character and appearance of the place. Assessment of the proposal against the relevant policies is provided below.

Design, Layout and Visual Amenity

The existing dwellinghouse is a traditional cottage that is modest in scale.

The proposed extension is to be erected on the left-hand side of the principal elevation and is to project beyond the gable of the original house. The extension is to be erected adjacent to a shared access track. The siting means that the proposed extension would be visually prominent when approaching the house on the access road opposite the house – see photographs below with the site of the proposed extension highlighted.



The scale of the proposed extension is substantial in comparison to the existing house. The footprint of the extension is almost one third of the footprint of the existing house (30 square metres versus 95 square metres including a lean-to store). The width of the extension (5 metres) is over one third of the width of the existing house (13.8 metres, including the lean-to store) and almost one half of the width of the original cottage (11.5 metres). The extension is to project 6.4 metres forward of the front of the house; this depth is almost as deep as the existing house (8 metres).

The main element of the extension has a pitched roof with a ridge running parallel to the ridge of the house. The secondary element of the extension has a pitched roof which sits perpendicular to the house and lower than the adjacent roofs.

The roofs of the extension are to be finished in slate to match the existing house. Whilst the walls of the existing house have white render, the walls of the extension are to be finished in horizontal larch cladding.

Due to its siting, scale, and timber-clad walls, the proposed extension would dominate the principal elevation of the existing dwellinghouse and would be detrimental to the traditional character of the existing cottage. The L-shaped footprint and the roof layout of the extension mean that the proposed extension would not integrate visually with the existing house. The use of timber cladding would further increase the visual dominance of the extension and would further highlight that the extension would not be a harmonious addition to the front of the house.

As the proposed extension would have a detrimental impact on the character of the dwellinghouse, the proposal is contrary to Policy 16(g)(i): Quality Homes of National Planning Framework 4.

As the proposed extension would not respect the traditional character of the existing dwellinghouse and would not contribute positively to the quality of the built environment, the proposal is contrary to Policy 1A: Placemaking of the Perth and Kinross Local Development Plan 2.

As the proposed extension, would not complement its surroundings, namely the modest traditional dwellinghouse, the proposal is contrary to Policy 1B(c): Placemaking of the Perth and Kinross Local Development Plan 2.

As the proposed extension, would dominate the principal elevation of the modest dwellinghouse and would not be a harmonious addition to the dwellinghouse, the proposal is contrary to the Perth & Kinross Placemaking Supplementary Guidance 2020.

Personal Circumstances

Policy 16(h) of NPF4 supports householder development proposals that provide adaptations relating to people with health conditions that lead to particular accommodation needs. Where a proposal complies with Policy 16(h), it must also comply with other relevant policies and guidance, including those relating to design, layout and visual amenity.

During the assessment of the application, the case officer has had extensive discussions with the agent and the applicants. The applicants' requirement for a large bedroom is fully understood.

Concerns about the siting and design of the proposed extension were raised with the agent and the applicants, and alternative options for extending the house have been discussed. There appears to be scope to erect an extension to the house which pushes the limits of acceptability in terms of size but, to respect the character of the house, the extension would need to have an alternative design and be in a different location at the property. Unfortunately, there has not yet been a formal submission of any revised designs.

It is regretted that, on balance, the unacceptability of the proposed design outweighs the applicants' requirements, and it is hoped that the agent and applicants are considering alternative options to extend the property.

Landscape

As the proposal involves an extension to an existing dwellinghouse, there are no concerns about impacts on the landscape of the area. As such, the proposal is in accordance with Policy 4(d) of NPF4 and Policy 39 of LDP2.

Residential Amenity

Given the floor area of the proposal in relation to the area of the application site, the proposal will not result in overdevelopment of the application property and, as such, will not have an adverse effect on the residential amenity of the application property.

Given the positioning of the windows and the scale of the proposed extension, the proposal will not result in undue overlooking or overshadowing of neighbouring residential properties.

As such, the proposal is in accordance with Policy 16(g)(ii) of NPF4.

Natural Heritage and Biodiversity

To facilitate the erection of the proposed extension, there would be a loss of approximately 5 metres of an established hedge, which would be detrimental to the biodiversity of the area.

Roads and Access

The proposal does not increase the total number of bedrooms in the house and the existing parking and access arrangements are unaffected. As such, there are no implications for the parking provision at the property.

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 proposed extension, by virtue of its siting, scale, design and materials, would have a detrimental impact on the character of the dwellinghouse. Approval would therefore be contrary to Policy 16(g)(i): Quality Homes of National Planning Framework 4.
2. The proposed extension, by virtue of its design and siting, would not respect the traditional character of the existing dwellinghouse and would not contribute positively to the quality of the built environment. Approval would therefore be contrary to Policy 1A: Placemaking of the Perth and Kinross Local Development Plan 2.
3. The proposed extension, by virtue of its appearance, scale, materials, finishes and colours, would not complement its surroundings, namely the modest traditional dwellinghouse. Approval would therefore be contrary to Policy 1B(c): Placemaking of the Perth and Kinross Local Development Plan 2.
4. The proposed extension, by virtue of its siting, scale, design and materials, would dominate the principal elevation of the modest dwellinghouse and would not be a harmonious addition to the dwellinghouse. Approval would therefore be contrary to the Perth & Kinross Placemaking Supplementary Guidance 2020.

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

There are no relevant informatives.

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 100653675-001

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)

break trough from existing bedroom to erect single storey, timber clad, slate roofed bedroom extension to front of dwelling

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:	JWM Design Architectural Services	
Ref. Number:		You must enter a Building Name or Number, or both: *
First Name: *	Hamish	Building Name: The Studio
Last Name: *	McKelvie	Building Number: 4
Telephone Number: *		Address 1 (Street): * Denwell Court
Extension Number:		Address 2: Alyth
Mobile Number:		Town/City: * Blairgowrie
Fax Number:		Country: * Scotland
		Postcode: * PH11 8FB
Email Address: *		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *
Other Title:	Mr & Mrs	Building Name:
First Name: *	Grant	Building Number:
Last Name: *	Cargill	Address 1 (Street): *
Company/Organisation		Address 2:
Telephone Number: *		Town/City: *
Extension Number:		Country: *
Mobile Number:		Postcode: *
Fax Number:		
Email Address: *		

Site Address Details

Planning Authority:

Perth and Kinross Council

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

Address 1:

CAIRN COTTAGE

Address 2:

KINNOCHTRY

Address 3:

COUPAR ANGUS

Address 4:

Address 5:

Town/City/Settlement:

BLAIRGOWRIE

Post Code:

PH13 9PN

Please identify/describe the location of the site or sites

Northing

736196

Easting

320952

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: Hamish McKelvie

On behalf of: Mr & Mrs Grant Cargill

Date: 01/12/2023

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

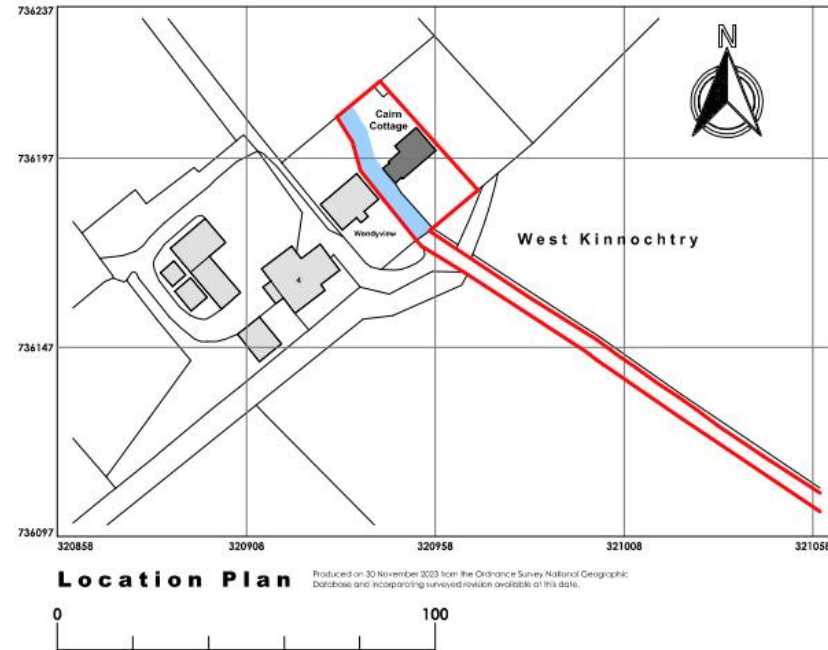
You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

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 Hamish McKelvie

Declaration Date: 01/12/2023



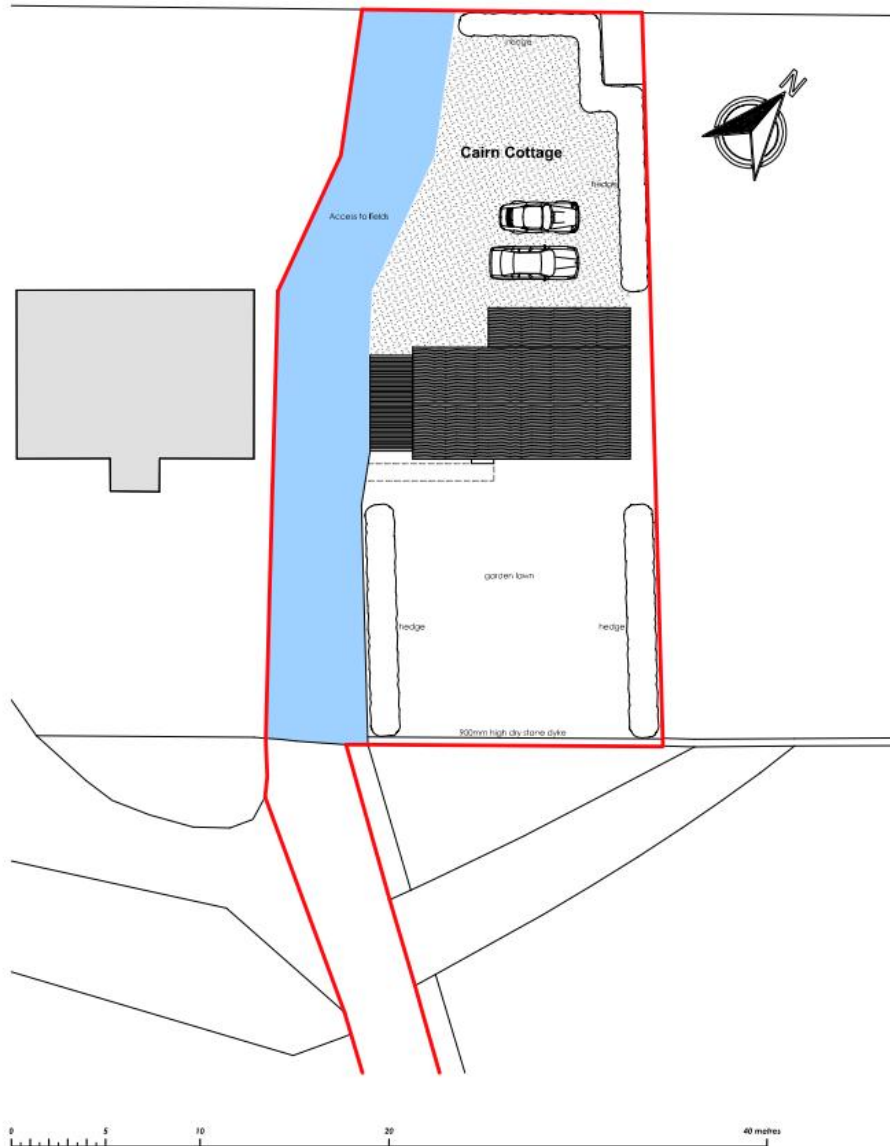
EXTERNAL FINISHES:

Roof: Re-clained Welsh slate with zinc ridge and code 5 lead flashings. Timber fascias, barge boards & ventilated soffits. Coping to weather finish with off white stain.

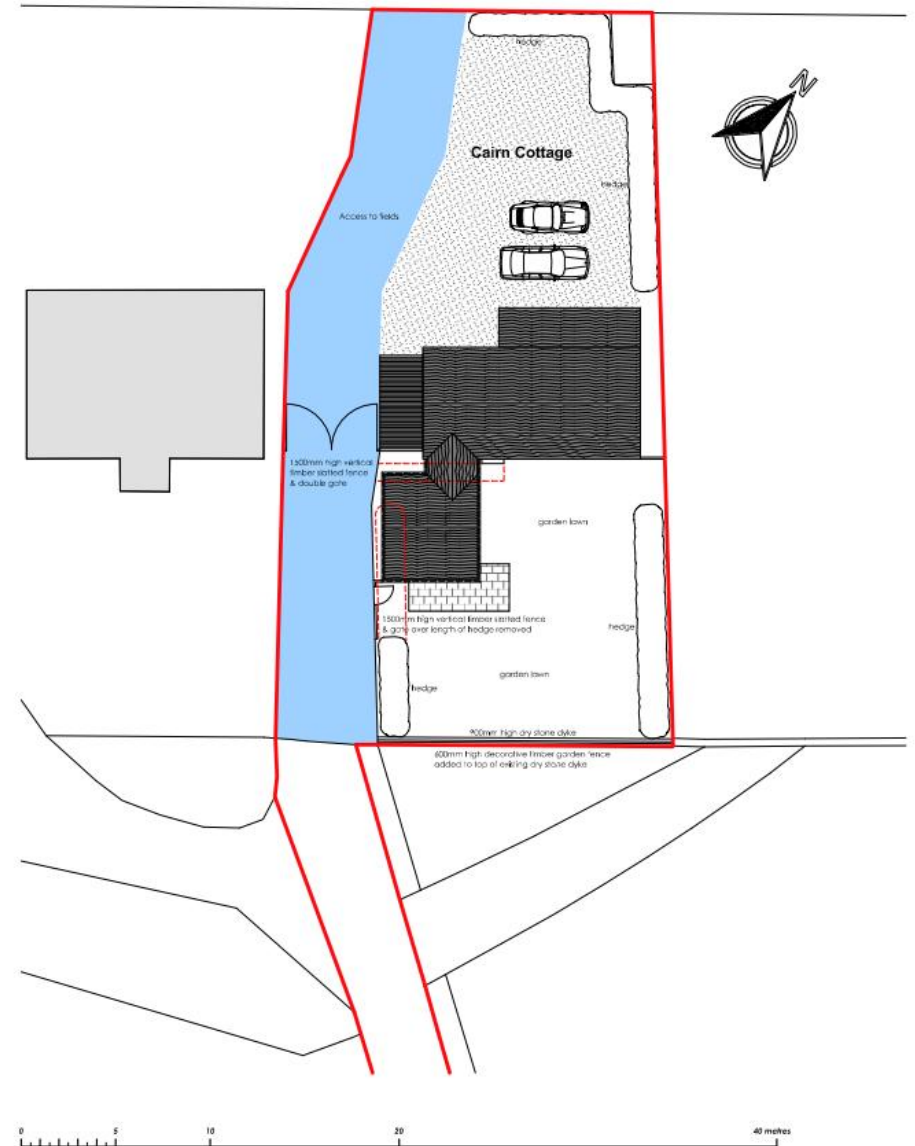
Rainwater: Monkey Deepflow uPVC rainwater goods colour black.

Walls: 145 x 20mm Silestone Larch horizontal cladding (Rustwood RW119 or equivalent) with natural silver finish. Smooth corner basecourse & 1.40m high pre-cast concrete transition gills with off white masonry paint finish.

Windows & Doors: Side Veko-kalo System 10 French casals & Side Veko-kalo System 10 uPVC double glazed windows colour Charwell Green.



Existing Site Plan



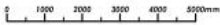
Proposed Site Plan

Proposed Extensions & Alterations to Cairn Cottage, West Kinnochry for Mr & Mrs Grant Cargill
Drawing title: Existing & Proposed Site Plans
Scale: 1:200
Status: Planning
Drawing no: 355 / PL / 002

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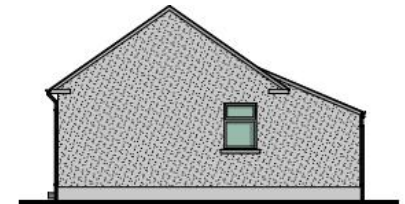
Existing south East Elevation



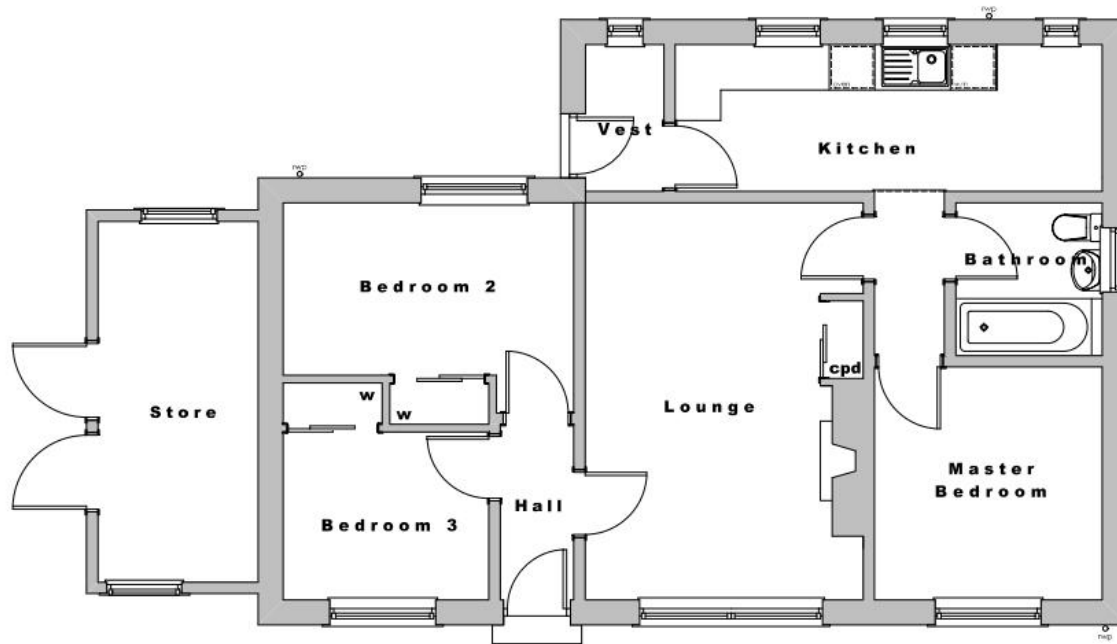
Existing South West Elevation



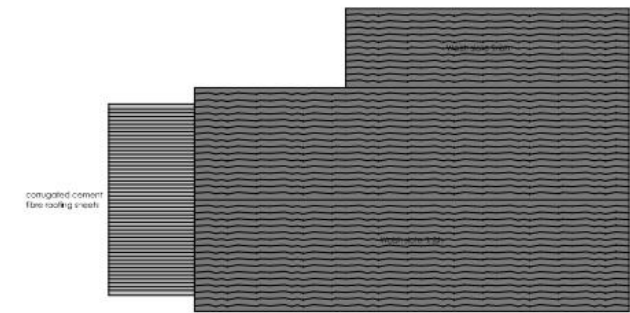
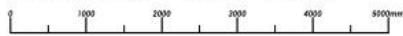
Existing North West Elevation



Existing North East Elevation



Existing Floor Plan



Existing Roof Plan



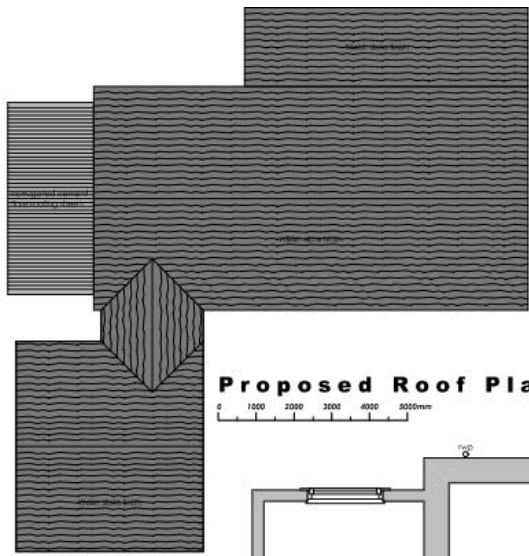
Proposed Extensions & Alterations to
Cairn Cottage, West Kinnochry for
Mr & Mrs Grant Cargill

Drawing title: Existing Floor Plan & Elevations
Scale: 1:50 & 1:100
Status: Planning
Drawing no: 355 / PL / 003

Date: Dec 2023
Size: A2
Rev:

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architectural services

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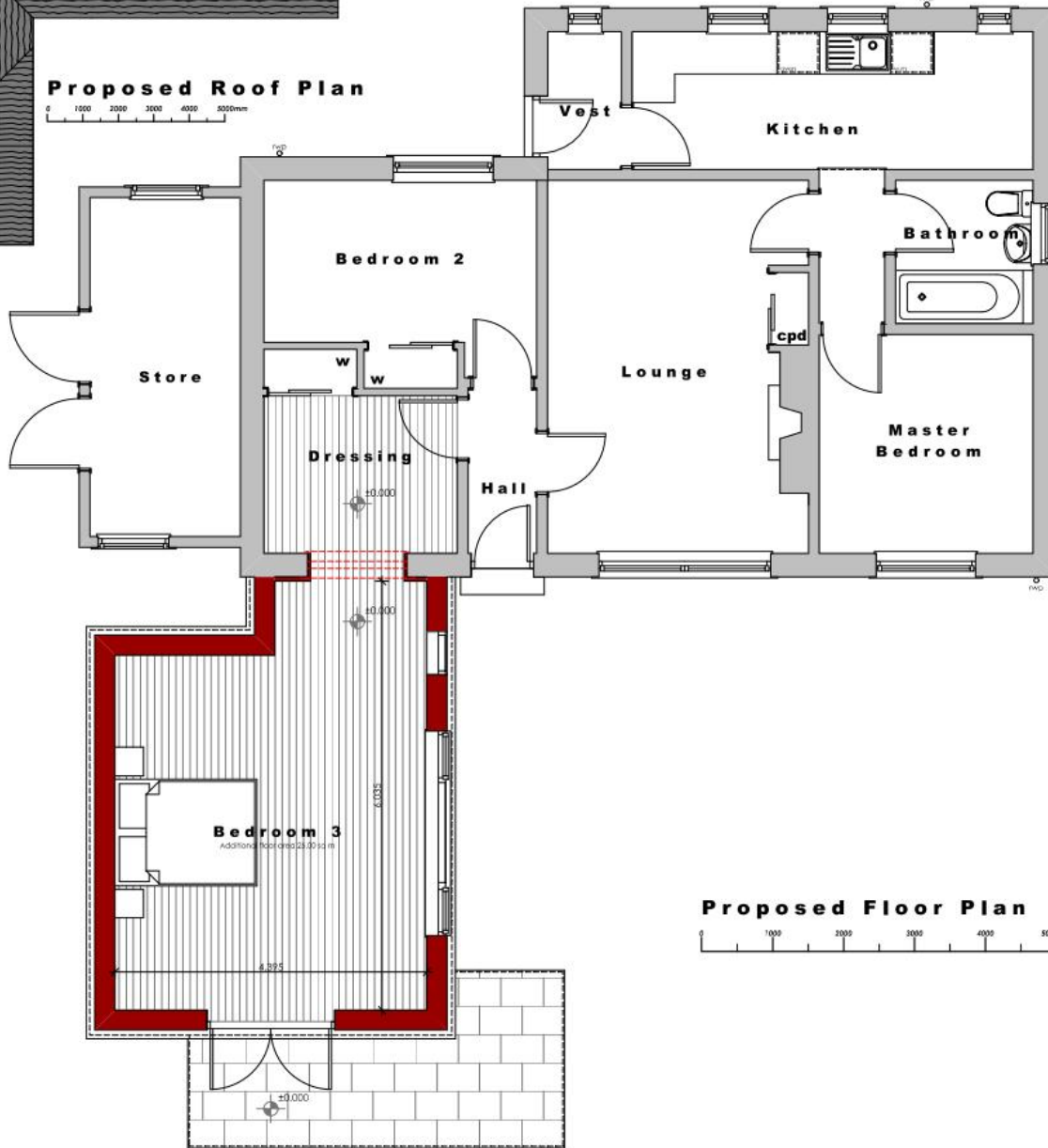


Proposed Roof Plan

0 1000 2000 3000 4000 5000mm

EXTERNAL FINISHES:

- Roof:** Re-cladned Welsh slate with zinc ridge and code 5 lead flashings, Timber fascias, barge boards & ventilated soffits. Orange woodrain trim with off white finish.
- Rainwater:** Makley Deepflow uPVC rainwater goods colour black.
- Walls:** 145 x 20mm Siberian Larch horizontal cladding (Kasewood RW119 or equivalent) with natural/aker trim. Smooth cement basecourse & 140mm high pre cast concrete transition cills with off white masonry paint finish.
- Windows & Doors:** Sidel: Veka-Ida System 10 uPVC double glazed window colour Charwell Green.



Proposed Floor Plan

0 1000 2000 3000 4000 5000mm



Proposed South East Elevation

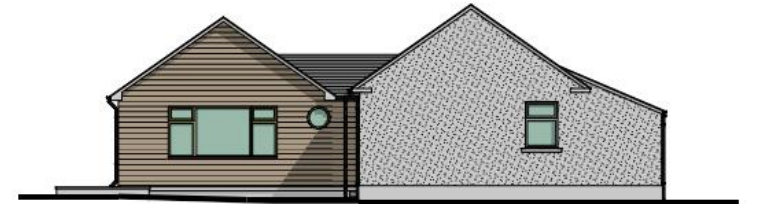
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Proposed South West Elevation



Proposed North West Elevation



Proposed North East Elevation

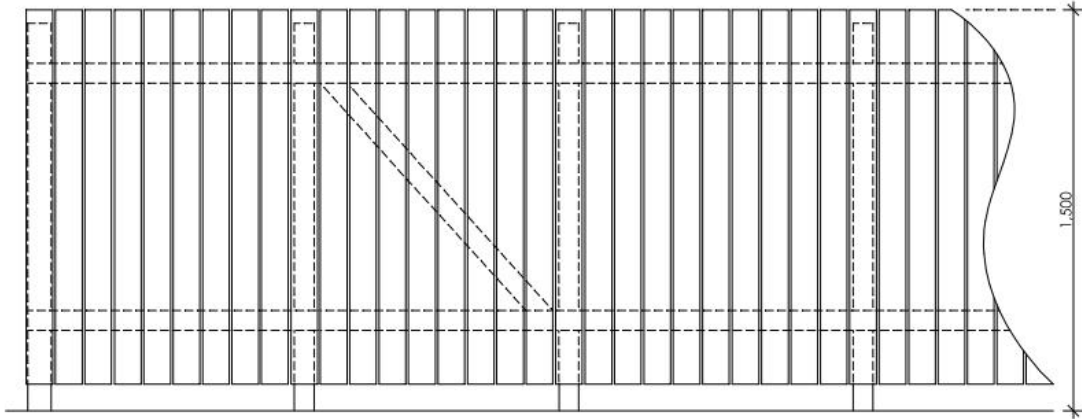
Proposed Extensions & Alterations to
Cairn Cottage, West Kinnochry for
Mr & Mrs Grant Cargill

Crawing title: Proposed Floor Plan & Elevations
Scale: 1:50 & 1:100
Status: Planning
Crawing no: 355 / PL 1004

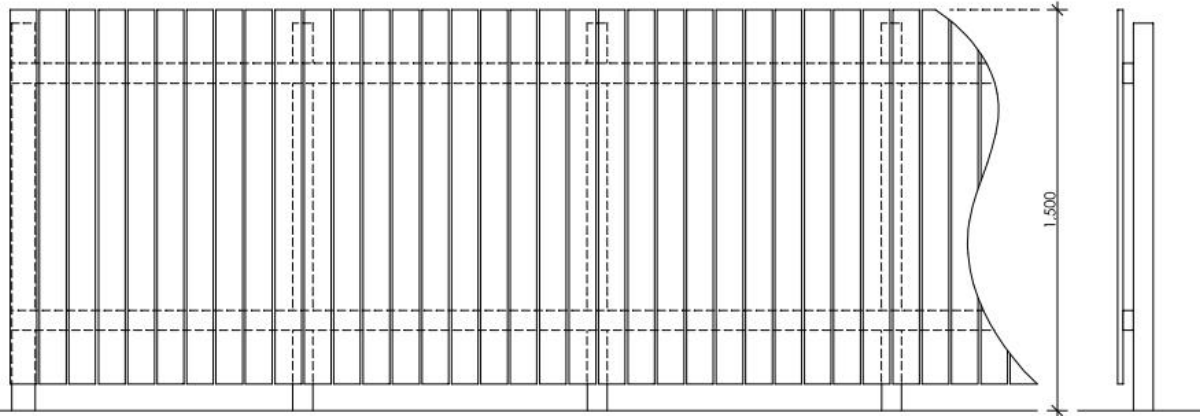
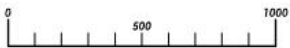
Date: Dec 2023
Size: A2
Rev:

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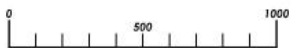
Single Gate



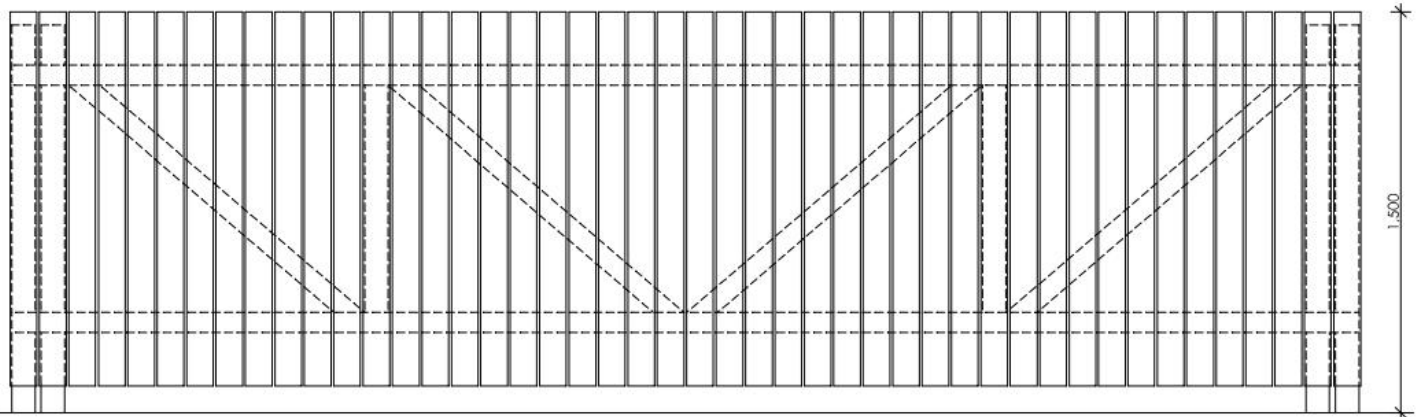
1500mm High Fence & Single Gate Elevation



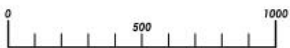
1500mm High Fence Front & Side Elevations



Double Gate



1500mm High Fence & Double Gate Elevation



Proposed Extensions & Alterations to
Cairn Cottage, West Kinlochry for
Mr & Mrs Grant Cargill

Drawing title: *Proposed Fence & Gate Details*
Scale: 1:20 Date: Dec 2023
Status: Planning Size: A3
Drawing no: 355 / PL / 005 Rev:

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architectural services

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