

LRB-2024-20

**23/02046/FLL – Alterations to dwellinghouse, 41 Coltward
Holding, Campmuir, Blairgowrie, PH13 9LN**

**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 100668676-001

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:	W J Beatson Architect		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	William	Building Name:	
Last Name: *	Beatson	Building Number:	2
Telephone Number: *	01738 633659	Address 1 (Street): *	Island View
Extension Number:		Address 2:	Dundee Road
Mobile Number:		Town/City: *	Perth
Fax Number:		Country: *	Scotland
		Postcode: *	PH2 7HS
Email Address: *	wjbeatson@gmail.com		

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="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr and Mrs"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Allan"/>	Building Number:	<input type="text" value="41"/>
Last Name: *	<input type="text" value="Burt"/>	Address 1 (Street): *	<input type="text" value="Coltward Holding"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Campmuir"/>
Telephone Number: *	<input type="text" value="[REDACTED]"/>	Town/City: *	<input type="text" value="Blairgowrie"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PH13 9LN"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="Burt238@btinternet.com"/>		

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="41 COLTWARD HOLDING"/>
Address 2:	<input type="text" value="CAMPMUIR"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="BLAIRGOWRIE"/>
Post Code:	<input type="text" value="PH13 9LN"/>

Please identify/describe the location of the site or sites

Northing

Easting

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)

Replacement of existing flat roof with traditional pitched roof with new room-in-roof accommodation to an existing 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 Supporting Documents In Support of Appeal together with letters from adjoining neighbours in support of the proposals. In summary we submit that the proposals are not contrary to the Perth & Kinross Council's Placemaking Guide 2020 in terms of the proposed dormer roof design and that Policies 1A and 1B (c) and (g) of the Perth & Kinross Local Development Plan 2, 2019 should not apply in the case of a simple room-in-roof extension to a house.

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)

1. Applicant's appeal statements with photographs in support of appeal. 2. Architect/Agent appeal statements in support of appeal. 3. Neighbour letter in support of the proposals - Mr Gowrie - Dylan Cottage, Campmuir 4. Neighbour letter in support of the proposals - Mr & Mrs Eales - Darach Lodge, Campmuir 5. Neighbour letter in support of the proposals - Mr & Mrs Sandeman - Hillview Cottages, Campmuir

Application Details

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

23/02046/FLL

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

06/12/2023

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

26/01/2024

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: Mr William Beatson

Declaration Date: 23/04/2024

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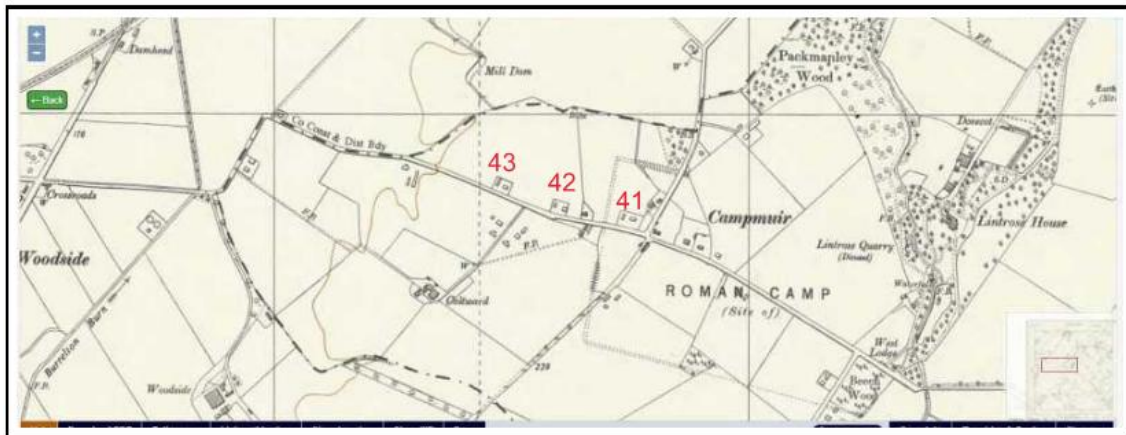
**STATEMENTS IN SUPPORT OF APPEAL TO
THE LOCAL REVIEW BODY AGAINST REFUSAL
OF PLANNING PERMISSION REF 23/02046/FLL**

**PROPOSED FIRST FLOOR EXTENSION TO HOUSE TO FORM ROOM-IN-ROOF BEDROOM
WITH EN-SUITE SHOWER ROOM AND ADDITION OF SOLAR PV PANELS
AT
41 COLTWARD HOLDINGS, CAMPMUIR, BLAIRGOWRIE PH13 9LN**

Introduction

The planning application for the above which was refused permission by the Perth & Kinross Council on 26 January 2024 sought approval for a simple room-in-roof extension upon an existing ground floor extension added about forty years ago. The original 4-apartment bungalow at No.41 Coltward Holdings is one of three agricultural holdings at Nos.41, 42 and 43 Coltward Holdings built during the 1930's.

ORDNANCE SURVEY MAP CIRCA - 1930



Over recent decades the viability of holdings declined and Campmuir has since grown into a Hamlet with one and two-storey houses of varied design and scale built on both sides of the road and in the gaps between the holdings resulting in a disjointed and incoherent pattern of dwellings such that the original identity of the holdings is now lost. Furthermore, directly opposite the application site recently built large steel framed agricultural sheds overshadow the site dominating the "street scene" much to the detriment of the local residential amenity. (see photos Appendix P4)

Driving eastwards through Campmuir rising steadily upwards along a winding country road the irregular pattern of buildings form an "incoherent structure of streets, spaces and buildings" with no common street frontage and no common building line. Many of these houses, including No.41, sit back from the roadside adding to an altogether disjointed and irregular pattern of dwellings with no consistent or common theme. (see photos Appendix P1)

The existing ground floor extension at No.41 was purposefully built many years ago to allow first floor "room-in-roof" accommodation to be added at a future date and so the incomplete extension has an unbalanced appearance to the extent that the identity of the original bungalow is already lost.

Householder Pre-Application Advice - 18 March 2021

A Householder Pre-Application Enquiry for these proposals was submitted by the applicants in March 2021 and the Planning Case Officer's Report received on 18 March 2021 contained several negative comments neglecting all the positive improvements proposed. Nevertheless, a full planning application

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was submitted together with detailed Planning Statements addressing the Case Officer's points of concern fully explaining the strengths and merits of the design in support of the proposals.

Design and Layout

The existing ground floor extension built approximately 40 years ago is attached to the original bungalow at ground floor level with external walls finished to match the existing house. The flat roof of this extension hidden behind a pitched parapet slated perimeter roof running around three exposed sides has badly deteriorated and is leaking. [It is this existing flat roofed extension that is clearly the incongruous and alien element attached to the original hipped roof bungalow.](#)

Therefore, the aim of the current proposals is to remove the flat roof element completely and replace it with conventional room-in-roof accommodation with a traditional pitched roof finished with natural slates to match the existing house which will vastly improve the property. This transformation will rectify the present unbalanced appearance of the existing house and will create a habitable dwelling much more in keeping with the surrounding area and will contribute positively to the south facing principal elevation.

The proposed new room-in-roof accommodation will be located entirely to the back of the house on the north elevation completely out of sight. The proposed new Bedroom and En-Suite will have a new high quality flat dormer roof finished with traditional Code 4 rolled lead sheet. [This roof extension, on the north elevation facing the open countryside, completely obscured from view on the hidden side of the property, cannot possibly have any impact on visual or residential amenity.](#)

Internally the new first floor Bedroom is reached by way of a new internal staircase arriving at first floor level under a skylight bringing natural daylight into the stairwell where the skylight feature provides the headroom required for Building Regulations compliance. The Bedroom has a large well proportioned window facing north with views over the open countryside and an En-Suite Shower Room provides the essential internal amenity desperately needed as the property has only one existing WC and Shower on the ground floor. It must be stressed that the profiles of the new roofs and skylight which barely exceed the height of the existing ridge can have no adverse impact upon the visual or residential amenity.

We wish to challenge the Perth & Kinross Council's Reasons for Refusal as follows.

P&KC Reasons for Refusal

1. *"The proposal, by virtue of its uncharacteristic gabled end, disproportionately long ridge length, bulky dormer window which projects above the roof ridge and incongruous clerestory feature, would unbalance and distort the character and appearance of the hipped roof bungalow, to the detriment of its visual amenity.*

Approval would therefore be contrary to Policies 14 and 16(g) of National Planning Framework 4 2023, Policies 1A and 1B(c) and (G) of the Perth & Kinross Local Development Plan 2, 2019 and Perth & Kinross Council's Placemaking Guide 2020 which seek to ensure that developments contribute positively to the quality of the surrounding environment in terms of design, proportions, shape, form and appearance, in order to respect the character and amenity of the place.

Firstly - it is quite wrong to claim that houses with a gable ended roof at one end and a pitched hipped roof at the other end is "uncharacteristic" as that is a quite common feature of many houses in Perthshire and across Scotland. (see photos Appendix P2). Furthermore, the house sits significantly further back than its neighbours from the main road and the gable end of the extension does not form any part of the south facing "principal elevation" but instead faces inwards towards an existing double gabled outbuilding within the application site.

Secondly - we do not accept that there is a "disproportionately long ridge length". The existing footprint of the house will be unchanged and the new roof is shorter than several neighbouring bungalows and so the claimed "disproportionately long ridge length" is quite wrong and misleading and it is unreasonable to be brought as a reason for refusal. (aerial view Appendix P1 and photos P3).

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We attach below Page 49 from the *Perth & Kinross Council's Adopted Placemaking Guide 2020* and it is important to note the language and the intended application of the guidelines which it should be stressed are not "Prescriptive" but are intended as a guide.

Adopted Placemaking Guide - P 49

Householder Applications

An extension to a building can be conceived to either appear as an integral part of the original architecture or, alternatively, it may be of a contemporary or contrasting design. In the former, an extension may go unnoticed. In the latter case the extension would purposefully be different yet aim to be equally compatible and complementary. It is not often appreciated that the best extensions are architecturally attractive in their own right. Both approaches require particular skill and the Council recommends that you seek professional advice from someone trained and experienced in designing buildings. A well designed extension can enhance a property.

Permitted Development

Certain types of development can be carried out without planning permission. This is known as permitted development, and covers a wide range of minor developments. While there may be instances where planning permission is not required, the following Council guidelines are best practice and should be considered in the context of any proposal. You can find more out about permitted development rights here.

Effects on Neighbouring Property

Extensions can intrude, to a greater or lesser extent, on the privacy and amenity of neighbours. The more closely spaced dwellings are, the more important it is to consider the amenities of occupiers of adjoining houses and gardens. Privacy may be infringed through the construction of an extension which allows direct views into a neighbouring property or a secluded garden.

Extensions must be carefully sited to avoid undue loss of daylight or sunlight to the habitable room windows and private garden ground of the neighbouring property (particularly when affected garden is small); the appearance and orientation of the extension must be considered from the neighbour's house or garden.

An extension built directly along a boundary line may be acceptable with the agreement of the neighbouring property but you need to think about long term access and maintenance. There may be an opportunity for neighbours to share a party wall and consequent drainage arrangements for their mutual benefit.

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Householder Applications

"An extension to a building can be conceived to either appear as an integral part of the original architecture or, alternatively, it may be of a contemporary or contrasting design. In the former, an extension may go unnoticed. In the latter case the extension would purposefully be different yet aim to be equally compatible and complementary. **It is not often appreciated that the best extensions are architecturally attractive in their own right. Both approaches require particular skill and the Council recommends that you seek professional advice from someone trained and experienced in designing buildings. A well designed extension can enhance a property.**"

Does the Perth & Kinross Council only support applications for extensions which go unnoticed!

The clerestory skylight can be justified by the architectural term "**FORM FOLLOWS FUNCTION**" - i.e. where the exterior form of a building expresses the internal function of spaces and activities. Under Building Regulations the internal stair must have a minimum 2.0m headroom over the full area of the topmost landing and so the transparent glazed skylight is purposefully designed to fulfill that primary function while adding an interesting feature. The transparent skylight is of very modest proportions and will have a negligible effect on the "street scene" (see photos Appendix P3).

The claim that the *"incongruous clerestory feature, would unbalance and distort the character and appearance of the hipped roof bungalow"* is quite absurd because the character and appearance of the original hipped roof bungalow was distorted and forever lost forty years ago when the existing ground floor extension was added.

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P3

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We attach below Page 54 from the *Perth & Kinross Council's Adopted Placemaking Guide 2020* and it is important to note the language regarding roof extensions and alterations -

Adopted Placemaking Guide - P 54

Types of Householder Applications

There are a range of householder applications that require careful thought before making an application. The following section provides some guidance on the issues that a planning officer will consider when assessing a submission.


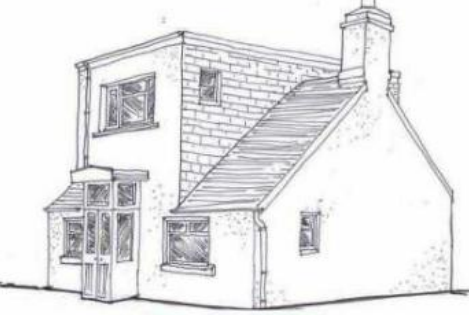
Roof extensions and alterations

It is important that roof extensions and alterations fit with the local street character. Think carefully about the context before:

- Converting an existing hipped roof into a gabled roof.
- Altering the streetscene by changing the roofscape and space between buildings.
- Creating over dominant dormer windows.

An appropriate dormer extension should as a minimum:

- Be set below the ridgeline of the roof.
- Be set back from the wall-head.
- Be generally of pitched roof form.
- Be physically contained within the roof pitch.
- Relate to windows and doors in the lower storey(s) in terms of character, proportion and alignment.
- Have the front face predominantly glazed.
- Not extend more than half the length of the roof plane.

Poor responses to roof pitch

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Roof Extensions and Alterations

"An appropriate dormer extension should be -

- "Set below the ridge line of the roof" - the proposed new dormer is an integral part of the proposed new room-in-roof trusses finished at ridge level with a barely noticeable slim lead flashing detail. The examples in the Adopted Placemaking Guide illustrates types of "bulky" roof dormer extensions which are clearly unacceptable but do not remotely resemble the proposed dormer roof in our planning application.
- "Set back from the wall head" - the proposed new dormer is set back from the wall head on the north elevation.
- "Be physically contained within the roof pitch" - the proposed new dormer will be physically contained within the roof pitch.
- "Relate to windows and doors in the lower storeys in terms of character, proportion and alignment" - the proposed new dormer windows do relate to the lower storey windows character, proportion and alignment.
- "Not extend more than half the length of the roof plane" - the proposed new dormer is less than 1/3rd the length of the roof plane.

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It is also important to understand the language and interpretation of the following Policies in the National Planning Framework 4 2023.

Policies 1A and 1B(c) and (G) of the Perth & Kinross Local Development Plan 2, 2019

Placemaking

Policy 1: Placemaking

Policy 1A

Development must contribute positively to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation.

The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.

Policy 1B

All proposals should meet all the following placemaking criteria:

- (a) Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.
- (b) Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.
- (c) The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.
- (d) Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.
- (e) All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport.
- (f) Buildings and spaces should be designed with future adaptability, climate change and resource efficiency in mind wherever possible.
- (g) Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.

(continued)



Local Development Plan 2: 2019

20

Policy 1A

*"Development must contribute positively to the surrounding built environment. All developments should be planned and **designed with reference to climate change, mitigation and adaptation.***

***The design, density and siting of development** should respect the character and amenity of the place and **should improve links within and, where practical, beyond the site.** Proposals **should also incorporate new landscape and planting works** appropriate to the local context and the scale and nature of the development."*

Q1 - In what respects does the foregoing Policy 1A apply to a "House Extension"??

Policy 1B

*(c) **The design and density should complement its surroundings in terms of its appearance, height, scale, massing, materials, finishes and colours.***

*(g) **Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.***

Q2 - In what respects does the foregoing Policy 1B (c) and (g) apply to a "House Extension"??

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Solar Panels

In order to future-proof the property as an environmentally and energy efficient sustainable dwelling this planning application also seeks permission to install Photovoltaic Solar Panels upon the new roofs. It is proposed that Photovoltaic Solar Panels will be mounted on the south elevation of the proposed new roofs to maximise solar gain throughout the year and it is notable that no comments were made about an array of 12 new solar panels when their visual impact on the “*character and appearance of the street scene*” will be more significant than that of the modestly proportioned glazed skylight or the slim lead flashing at ridge level.

Conclusion

It was noted in the Planning Case Officer’s Report dated 18 March 2021 that neighbouring properties in Campmuir are characterised by “*generously proportioned gardens and houses of varied design and scale*” which is also evident from Google Maps aerial views of Campmuir. Therefore, the assertion that the proposals would “*unbalance and distort the character and appearance of the hipped roof bungalow*” is completely unjustified when viewed in the context of Campmuir. ([aerial view Appendix P1](#)).

The Planning Case Officer also fails to acknowledge that the original 1930’s detached hipped roof bungalow became forever lost decades ago after the addition of the existing oddly shaped ground floor extension. Therefore, we would strongly argue that the submitted proposals will greatly improve the balance, character and appearance of the property and that the “*carefully considered design and use of materials*” is very much consistent with neighbouring houses and contributes positively in terms of design, shape, scale and proportions.

Also, in terms of “Placemaking”, directly opposite the application site stands large steel framed agricultural sheds overshadowing and dominating the “street scene” with significant detrimental effect on the residential amenity of the area and so [it is unreasonable to claim that a simple room-in-roof extension with modest clerestory skylight will have such negative effect compared to the impact of the dominant agricultural sheds directly opposite.](#) (see photos Appendix P4).

Planning Applications for extensions to houses are considered primarily in terms of potential visual impact on residential amenity. The house at No.41 Coltward Holdings is quite detached from the street scene frontage with no common alignment or relationship with any other houses. This simple room-in-roof extension with clerestory glazed feature has been carefully considered to have no impact whatsoever on neighbouring amenity. The skylight is not a gimmick but is essential to allow access via an internal stair to the new upper floor room-in-roof Bedroom. The Placemaking Guide aims to avoid the calamitous mistakes of the past but the proposed rear facing dormer roof extension bears no resemblance to the examples illustrated and so it is quite misleading to suggest the proposals are contrary to those Guidelines and to use that as a reason for refusal. Also, [describing the skylight as “uncharacteristic” is purely subjective with no architectural justification and such individual opinion should not be allowed to determine the planning decision making process.](#)

It must be remembered that Campmuir is not in a conservation area and there are no buildings worthy of any real architectural merit. We argue, most strongly, that the reasons given for refusal cannot be justified and that the proposals cannot be contrary to the Perth & Kinross Council’s Placemaking Guide 2020 in terms of the proposed dormer roof design. We would also submit that Policies 1A and 1B (c) and (g) of the Perth & Kinross Local Development Plan 2, 2019 should not apply in this case to a simple room-in-roof extension to a house.

We trust that members of the Local Review Body will give due consideration to our case.

W J Beatson Architect



Date - 22 April 2024

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APPENDIX P1



CAMPUIR - AERIAL VIEW 2024
(note incoherent pattern of houses)



Campmuir approach from West
(1 and 2-storey houses with conflicting hipped and gabled roofs)



Campmuir approach from East
(1 and 2-storey houses with gable ends facing application site)
(application site is on the right opposite agricultural sheds)

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APPENDIX P2



Glamis - New Build -
(combined gable and hipped roofs)



Rosemount - New Build
(combined gable and hipped roofs)



Rosemount - New Build
(combined gable and hipped roofs)



Rosemount - 1930's
(combined gable and hipped roofs)



Uncharacteristic Turret roof extension



Ridge roof clerestory lanterns



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- *Royal Scottish Academy Gold Medal for Architecture 1989 ~ Dundas and Wilson Architectural Award Commendation -*



APPENDIX P3



Application Site -
Proposed roof extension
viewed from the East



Proposed roof extension
ridge shorter than
neighbouring houses and
gable end consistent with
existing houses.



“Dylan Cottage”
immediately next door
Roof ridge much longer
than proposed new roof at
No.41



APPENDIX P4



P9

*RIAS Energy Design Certification Scheme Approved Body
Approved Certifier of Design (Section 6 - Energy) Domestic
New Build Domestic Energy Assessor*

- *William James Beaton Dip Arch (Mackintosh) RIBA ARIAS Chartered Architect 2 Island View Dundee Road Perth PH2 7HS*
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Darach Lodge
(100m from application site)
“uncharacteristic” Turret and Oriel
Windows features?



“Placemaking Guide?”
Agricultural sheds in Campmuir
dominate the “street scene”
(application site is on the right)



“Placemaking Guide?”
Agricultural sheds in Campmuir
dominate the “street scene”
(application site is on the left)



41 Coltward Holding
Campmuir
Blairgowrie
PH13 9LN

Dear Sir/Madam,

Proposed new room-in-roof at 41 Cotlward Holding, Campmuir.

Existing Property:

The property at 41 Coltward Holdings was constructed in the 1930's as a dwelling attached to a Board of Agricultural and Fisheries Small Holding. The current flat roofed extension was constructed to the west end of the property in the mid-1980's and has features incorporated into the design to facilitate future development for an upper dwelling area with pitched roof. A steel beam was fitted to be able to accommodate a stair well, the existing flat roof joists are sized to be able to take an upper floor, and the perimeter roofs were constructed with a sloping slated pitch to resemble what a future roof would be like.

Proposed Roof Extension:

We wish to construct a new pitched roof with an integral dormer to the rear, facing an open agricultural field. The new roof would be designed to match the existing roof slopes and material specifications of the original dwelling. The length of the ridge would be intersected by the existing central chimney which would naturally break up its linear length. Furthermore, the dormer roof would have an indiscernible raised flashing sloped at the front elevation to align with the existing roof slope thus mitigating any adverse visual impact.

Dormer Roof:

The design of the rear dormer roof provides for a double pitch sloping roof albeit of minimal pitch and the vertical dormer cheeks would be clad with natural slates with leadupstand flashings to break up and reduce any sense of bulk whilst remaining true to the finishes of the existing property.

Clerestory Skylight

The clerestory skylight provides the necessary headroom to the stairwell whilst adding an interesting design feature to the property. The unit is designed to be fully triple-glazed to allow full appreciation of the wonderful, scenic landscape and the dark, light pollution free, skies at night. This feature is not that dissimilar in nature to the existing turreted projection on the rear of the adjacent property at Darach Lodge (photos attached).

Pitched Hipped and Gabled Roofs:

The construction of a gabled end to the attached roof extension over the existing flat roof area is in balance and in keeping with the immediately adjacent garage barn within the property and with the immediate neighbouring dwelling at Dylan Cottage. Dwellings utilising a roof design with pitched/hipped roof at one end and gable to the opposite end are prevalent throughout the district and geographical area. (photos attached).

Yours faithfully
Mr and Mrs Allan Burt
(applicants)



DARACH LODGE
TURRET AT
CAMPMUIR



NEW BUILD AT
ROSEMOUNT



NEW BUILD AT
ROSEMOUNT



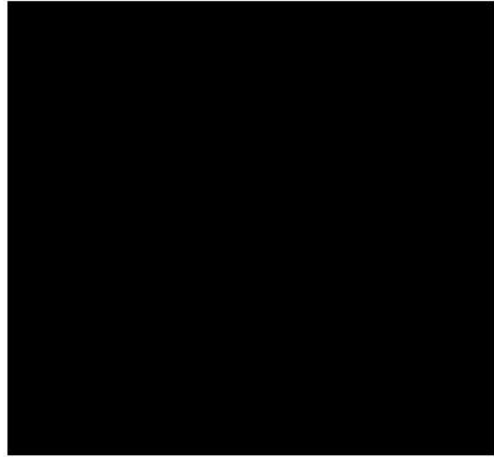
NEW BUILD AT
GLAMIS



PRE-WAR SLATED
ROOFS AT
ROSEMOUNT



UNCHARACTERISTIC
TURRET DESIGN



22nd February 2024

Dear Sir / Madam

Ref. Roof extension on 41, Coltward Linrose Holding.

We confirm that as owners of the property that adjoins the back garden of the above property, that we have no objections to the present proposed extension from going ahead.

Yours faithfully.

Christine and David Eales.





13TH February, 2024

Dear Sir,

Regarding the application for Planning consent by Mr A Burt of 41 Coltward, Lintrose, I see no apparent reason to deny the application being consented.

I, myself and others see what is being proposed to be an improvement to the building in terms of looks and to its ability to provide better weathering and durability purposes.

Its aesthetics are by no means obtrusive to the nearby surroundings or local area, so therefore I have no qualms whatsoever of these works being granted and going ahead.

Regards,

Mr R.Gowrie



17th April 2024

Dear Sir/Madam,

✦ We are contacting you regarding the planning permission for an extension for Mr and Mrs Burke at 41 Lintrose, Campmuir.

Our property looks out onto the rear of 41, Lintrose. We have seen the architects proposed plans and we would like to inform you that we have no concerns or objections regarding the drawings.

The window lights which would be facing our property would be an interesting and unusual feature which would enhance the roof space.

Yours Sincerely

A black rectangular redaction box covering the signature area, with a thin diagonal line extending from the bottom left corner of the box towards the right.

James and Jennifer Sandeman

