

LRB-2024-20

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

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS



Mr And Mrs Burt
c/o W J Beatson Architect
William Beatson
2 Island View
Dundee Road
Perth
PH2 7HS

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **26th January 2024**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **23/02046/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 7th December 2023 for Planning Permission for **Alterations to dwellinghouse 41 Coltward Holding Campmuir Blairgowrie PH13 9LN.**

David Littlejohn
Strategic Lead (Economy, Development and Planning)

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.

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

04

05

06

07

08

09

10

REPORT OF HANDLING

DELEGATED REPORT

Ref No	23/02046/FLL	
Ward No	P2- Strathmore	
Due Determination Date	6th February 2024	
Draft Report Date	22nd January 2024	
Report Issued by	KS	Date 22 nd January 2024

PROPOSAL: Alterations to dwellinghouse

LOCATION: 41 Coltward Holding Campmuir
Blairgowrie PH13 9LN

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 site is 41 Coltward Holding, which is a detached cottage in the rural hamlet of Campmuir, to the east of Woodside village. This application seeks detailed planning permission for alterations and the upward extension of a previous extension to the side (west) of the house.

SITE HISTORY

11/02137/FLL Erection of a garage
Application Approved – 20 February 2012

19/01253/FLL Alterations and extension to dwellinghouse
Application Refused – 18 September 2019
Review Dismissed – 26 March 2020

PRE-APPLICATION CONSULTATION

Pre application Reference: 21/00107/PREAPP

Various concerns raised with respect to inappropriate design and excessive proportions.

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 14: Design, Quality and Place

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 33A: New Proposals for Renewable and Low-Carbon Energy

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

CONSULTATION RESPONSES

Scottish Water

No objections – informative note requested in the event of approval.

REPRESENTATIONS

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

ADDITIONAL STATEMENTS

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

APPRAISAL

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

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, detailed

consideration must be given to the scale, form, massing, design, position, proportions and external finishing materials of the proposed development, within the context of the application site, and whether it would have an adverse impact on visual or residential amenity or the character and appearance of the place.

Design and Layout

The original dwellinghouse is a 30-degree pitched, hipped roof cottage of modest proportions. The cottage has previously been extended to the side (west) with a large flat roofed extension, which has its roof edges defined with a slated, pitched and hipped parapet. By comparison, the principal elevation of the house is 9.9 metres wide (78sqm footprint) and the extension is 7.2 metres wide (54sqm).

The cottage is located in an area which has generously proportioned gardens and houses of varied design and scale, although most of them are characterised by a single storey appearance. Nevertheless, any extension to this cottage should be respectful to its design, shape, scale and proportions.

The proposal seeks to build on top of the existing flat roofed extension, to form a pitched roof with a gabled end (which isn't hipped), to form a clerestory cupola and a large box dormer window to the rear.

Visual Amenity

The formation of a gabled end would unbalance and distort the character and appearance of the hipped roof bungalow. Additionally, the ridge length of the extension, which would significantly exceed that of the bungalow, would result in a disproportionate appearance. Furthermore, the formation of a high-level clerestory/cupola and large box dormer window, both of which project above the roof ridge, would emphasise the incongruous nature of the gabled extension, to the detriment of its visual amenity.

The Council's Placemaking Guide 2020 states that: *"Extensions should respect the shape, scale and proportions of the existing building... In most cases an extension should be a subordinate addition in all respects... Detailing is key to the successful integration of designs for extensions... 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"*.

Although it is appreciated that the houses in the surrounding area do vary in design and proportions, any extension to this house should be respectful to the host building.

Approval would therefore be contrary to Perth & Kinross Council's Placemaking Guide 2020 and Policies 1A and 1B(c) and (g) of the Perth & Kinross Local Development Plan 2, 2019, 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.

Residential Amenity

The proposed development would not have an adverse impact upon surrounding residential amenity, in terms of overlooking or overshadowing, given their relative positions, orientations and distances.

Roads and Access

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

Drainage and Flooding

There are no significant drainage or flooding implications associated with this proposed development. However, Scottish Water has requested that the applicant's attention be brought to its advice, in the event that planning permission is granted.

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 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.

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

04

05

06

07

08

09

10



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 100653764-001

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)

PROPOSED FIRST FLOOR EXTENSION TO HOUSE TO FORM ROOM-IN-ROOF BEDROOM WITH EN-SUITE SHOWER ROOM AND ADDITION OF SOLAR PV PANELS

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:	W J Beatson Architect		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	William	Building Name:	<input type="text"/>
Last Name: *	Beatson	Building Number:	2
Telephone Number: *	<input type="text"/>	Address 1 (Street): *	Island View
Extension Number:	<input type="text"/>	Address 2:	Dundee Road
Mobile Number:	<input type="text"/>	Town/City: *	Perth
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	PH2 7HS
Email Address: *	<input type="text"/>		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Other	
Other Title:	Mr and Mrs	
First Name: *	Allan	
Last Name: *	Burt	
Company/Organisation	<input type="text"/>	
Telephone Number: *	<input type="text"/>	
Extension Number:	<input type="text"/>	
Mobile Number:	<input type="text"/>	
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text"/>	

Site Address Details

Planning Authority:

Perth and Kinross Council

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

Address 1:

41 COLTWARD HOLDING

Address 2:

CAMPMUIR

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

BLAIRGOWRIE

Post Code:

PH13 9LN

Please identify/describe the location of the site or sites

Northing

737771

Easting

321756

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

A Pre-application enquiry was submitted in March 2021, however, the feedback and comments were rather negative suggesting that the proposals would be contrary to local planning policy.

Title:

Mr

Other title:

First Name:

Keith

Last Name:

Stirton

Correspondence Reference Number:

21/00107/PREAPP

Date (dd/mm/yyyy):

18/03/2021

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

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: William Beatson

On behalf of: Mr and Mrs Allan Burt

Date: 06/12/2023

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 William Beatson

Declaration Date: 06/12/2023





LOCATION PLAN - 1/2500

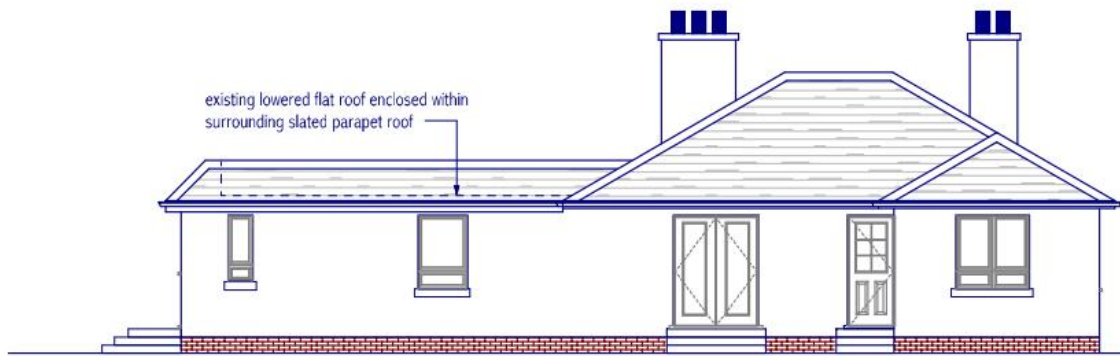
© Crown copyright. All rights reserved. Licence number - AR100038873

This drawing is copyright. All dimensions and site sizes to be site verified.

TITLE	JOB/DRG.NO. 549/
PROPOSED FIRST FLOOR EXTENSION TO HOUSE AT	SCALE 1/2500
41 COLTWARD HOLDING CAMPMUIR BLAIRGOWRIE PH13 9LN	DATE 03/12/23

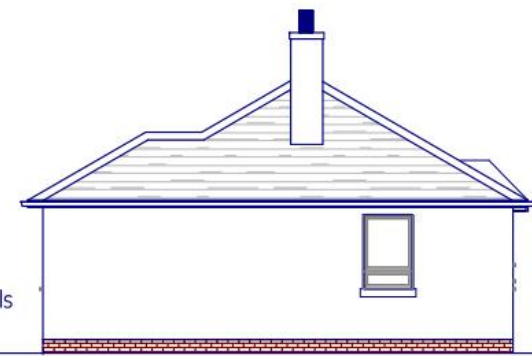
· W J BEATSON · ARCHITECT · 

2 ISLAND VIEW, DUNDEE ROAD, PERTH PH2 7HS - tel. 01738 633659



EXISTING SOUTH ELEVATION

existing natural slates
white painted timber casement windows
white painted roughcast walls

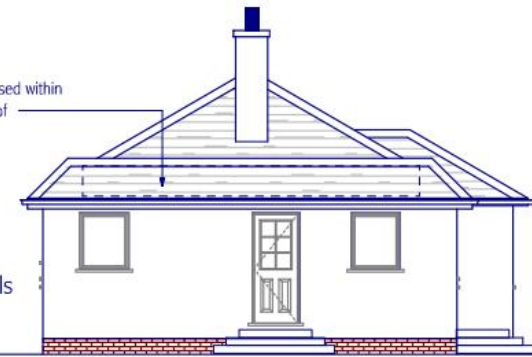


EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION

existing lowered flat roof enclosed within surrounding slated parapet roof
white painted timber casement windows
white painted roughcast walls



EXISTING WEST ELEVATION

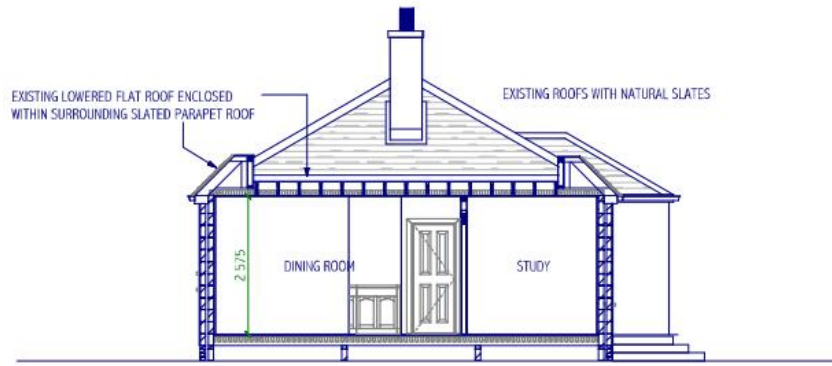
This drawing is copyright. All dimensions and site sizes to be site verified.

JOB TITLE
PROPOSED FIRST FLOOR EXTENSION TO HOUSE AT
41 COLTWARD HOLDING CAMPMUIR BLAIRGOWRIE PH13 9LN

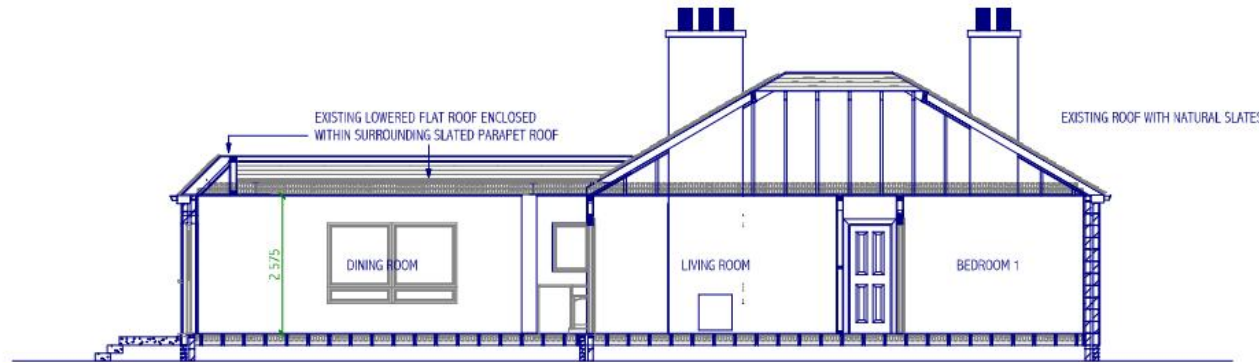
SCALE @ A3 DATE DRAWN BY
1/100 28 November 2023

DRAWING TITLE JOB/DRG.NO.
EXISTING ELEVATIONS 549/ 03





EXISTING SECTION A-A



EXISTING SECTION B-B



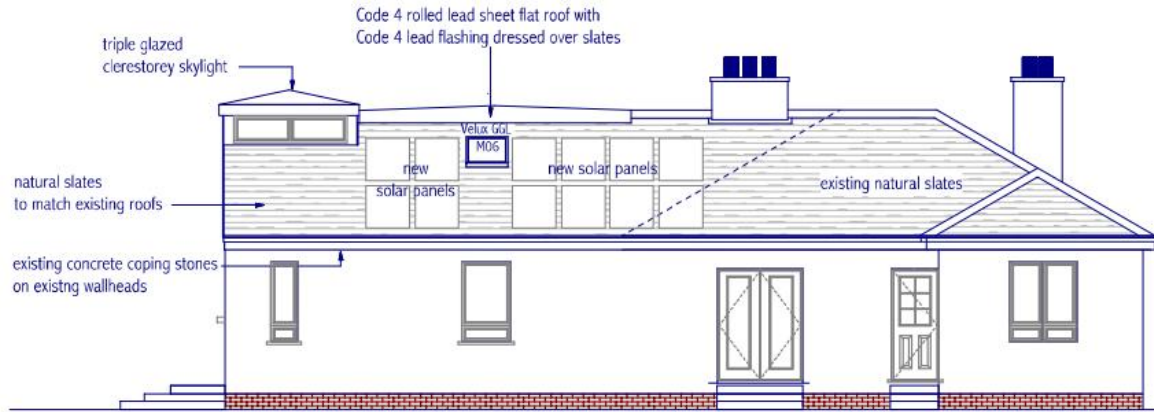
This drawing is copyright. All dimensions and site sizes to be site verified.

JOB TITLE	PROPOSED FIRST FLOOR EXTENSION TO HOUSE AT 41 COLTWARD HOLDING CAMPMUIR BLAIRCOWRIE PH13 9LN	
-----------	---	--

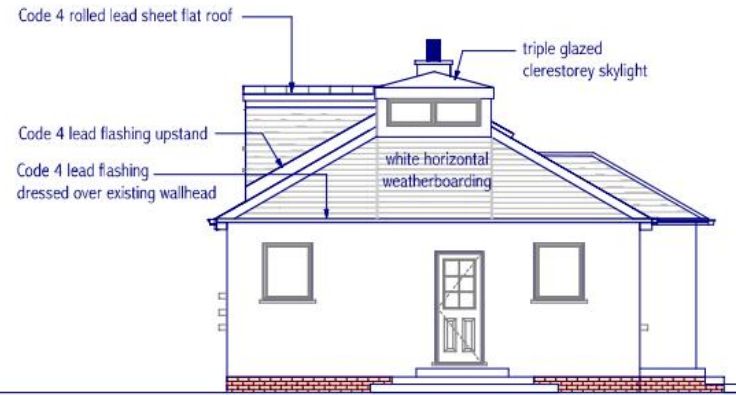
SCALE # A3	DATE	DRAWN BY
1/100	28 November 2023	

DRAWING TITLE	JOB/DRG. NO.
EXISTING SECTION A-A EXISTING SECTION B-B	549/04

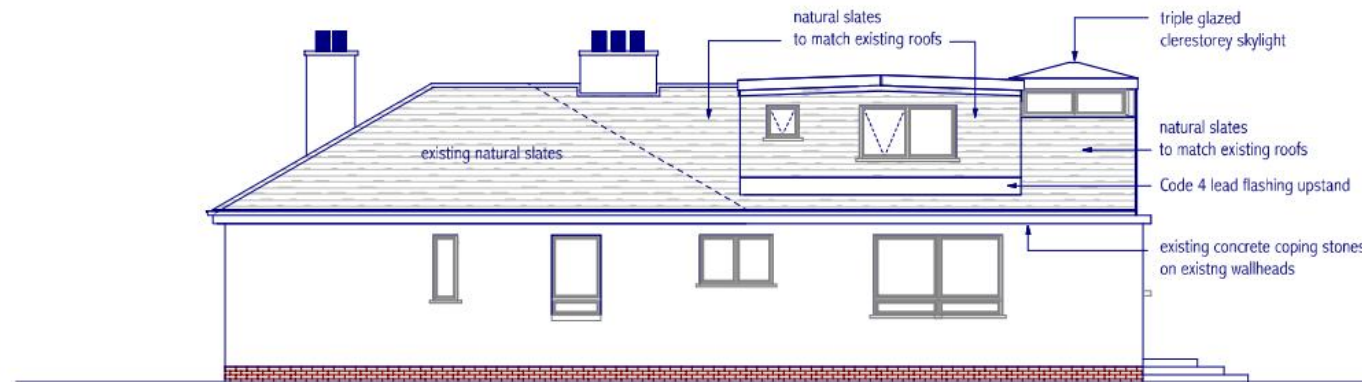




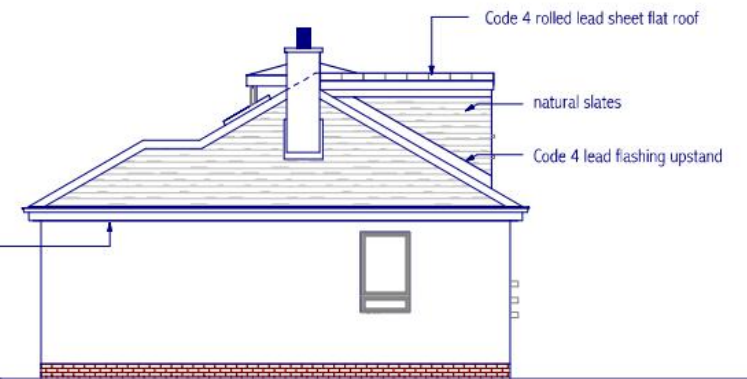
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



A - (03-12-23) - solar panels added to roof

This drawing is copyright. All dimensions and site sizes to be site verified.

JOB TITLE
**PROPOSED FIRST FLOOR EXTENSION TO HOUSE AT
 41 COLTWARD HOLDING CAMPMUIR BLAIRGOWRIE PH13 9LN**

SCALE @ A3

1/100

DATE

28 November 2023

DRAWN BY

DRAWING TITLE

PROPOSED ELEVATIONS

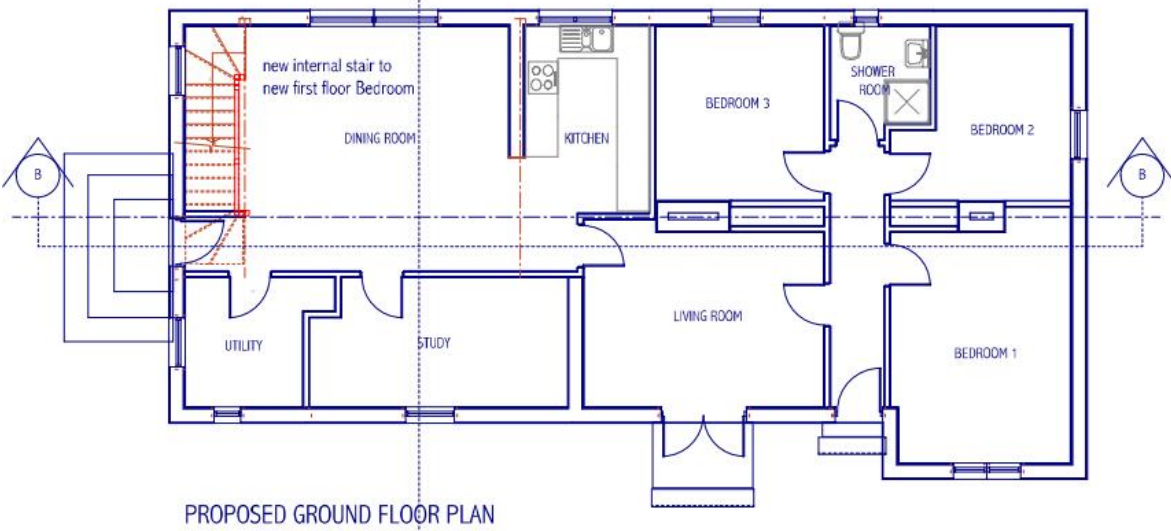
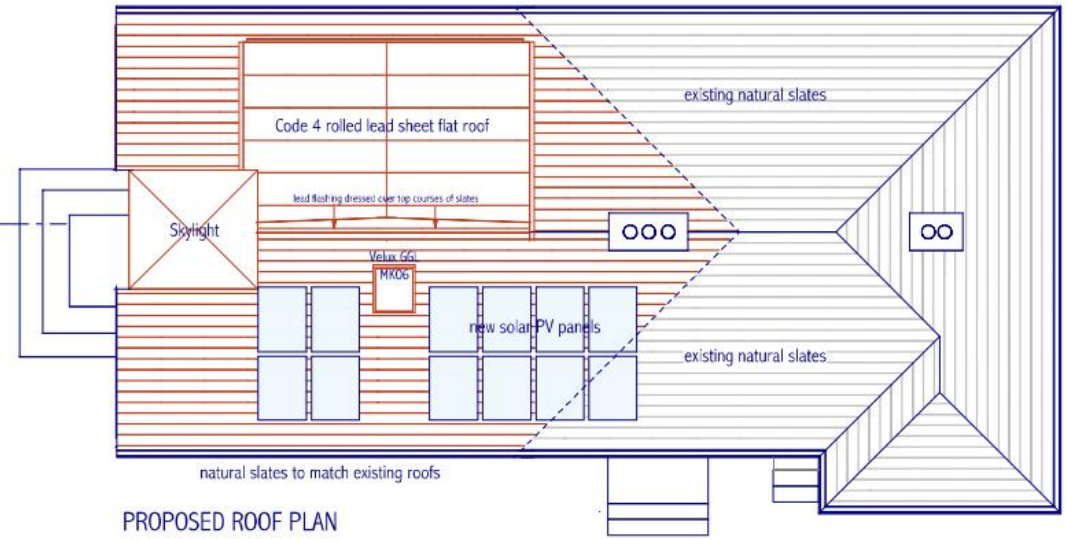
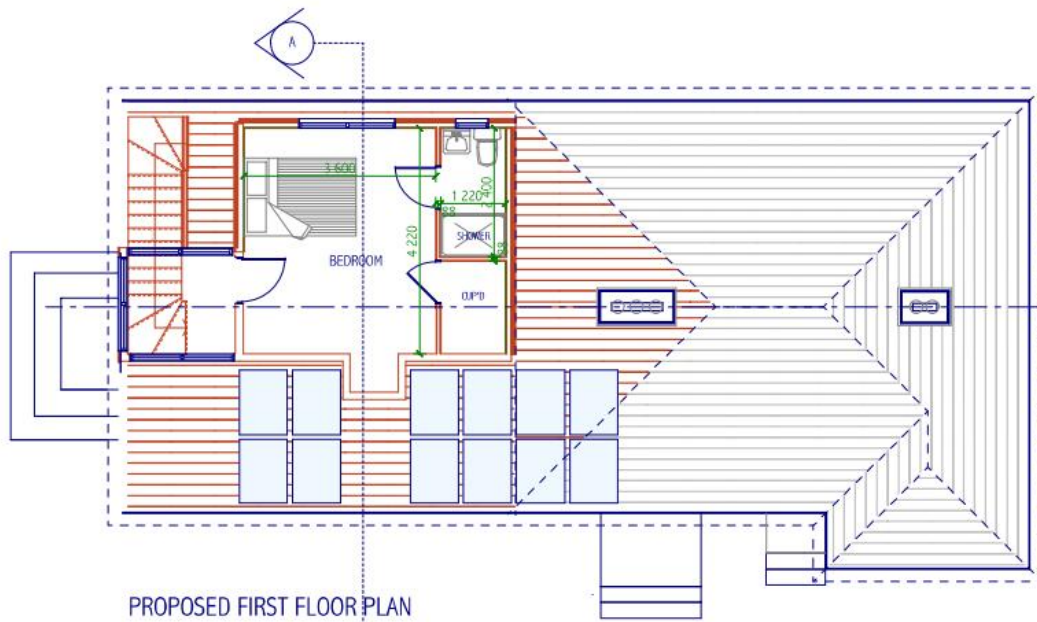
JOB/DRG. NO.

549/13-A



W J BEATSON ARCHITECT

2 ISLAND VIEW, DUNDEE ROAD, PERTH PH2 7HS - tel. 01738 633659



A - (03-12-23) - solar panels added to roof

This drawing is copyright. All dimensions and site sizes to be site verified.

JOB TITLE
 PROPOSED FIRST FLOOR EXTENSION TO HOUSE AT
 41 COLTWARD HOLDING CAMPMUIR BLAIRGOWRIE PH13 9LN

SCALE: A3 1/100 DATE 28 November 2023 DRAWN BY

DRAWING TITLE
 PROPOSED GROUND FLOOR PLAN
 PROPOSED FIRST FLOOR PLAN AND ROOF PLAN

JOB/DRG. NO.
 549/12-A



- *William James Beatson Dip Arch (Mackintosh) RIBA ARIAS Chartered Architect 2 Island View Dundee Road Perth PH2 7HS*
- *tel/fax. 01738 633659 ~ e-mail - wjbeatson@gmail.com*
- *Royal Scottish Academy Gold Medal for Architecture 1989 ~ Dundas and Wilson Architectural Award Commendation - 1989*



PLANNING STATEMENT

IN SUPPORT OF

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

This planning application seeks permission for a first floor extension to be built upon an existing ground floor extension to a traditional bungalow. The existing ground floor extension was constructed many years ago in such a way as to allow first floor "room-in-roof" accommodation to be added at a future date. The existing bungalow with its ground floor extension is now established as the south facing principal elevation seen from the main road. The proposed first floor accommodation originally planned by the applicants is now long overdue and the enclosed proposals will be a significant improvement to the principal elevation and much more in keeping with surrounding properties and amenity.

Householder Pre-Application Advice - 18 March 2021

A Householder Pre-Application Enquiry for these proposals was submitted in March 2021 and the Planning Case Officer's Report received on 18 March 2021 was very disappointing as it contained several negative comments. While we should hope that the drawings and illustrations need no explanation this Planning Statement aims to address the Case Officer's points of concern by fully explaining the design concept, the philosophy and the merits of the proposals.

Design and Layout

The existing ground floor extension, completed many years ago, is joined seamlessly at ground floor level to the original bungalow and is finished with white/cream painted roughcast to match the existing house. The existing ground floor extension is covered by a flat roof cleverly hidden behind a pitched parapet slated perimeter roof running around all three exposed sides. It is perhaps this flat roofed extension that appears rather incongruous and an alien element when viewed alongside the more familiar traditional pitched and hipped roof of the original bungalow.

The aim of the proposals submitted herewith seeks to add the first floor room-in-roof accommodation with a traditional pitched roof finished with natural slates to match the existing house which will improve the visual impact of the principal elevation. This transformation will rectify the present unbalanced character and appearance of the existing house to create a dwelling much more in keeping with the surrounding houses and will contribute positively to the principal elevation and the established character of the street.

The proposed room-in-roof accommodation is to be located entirely to the rear of the house on the north elevation behind the existing roof ridge out of sight from the main street. The proposed new Bedroom and En-Suite at the rear will be covered by a flat roofed dormer finished with traditional Code 4 rolled lead sheet. This roof extension, on the north elevation, faces the open countryside completely obscured from view by large established trees on the hidden side of the property and so it cannot be considered to have a negative impact on visual or residential amenity.

Internally the new first floor Bedroom is reached by way of a new internal staircase which arrives at first floor level within the proposed gable end of the new roof under a delightful triple-glazed clerestory cupola feature giving wonderful panoramic views of the surrounding countryside and which also brings much needed natural daylight into the stairwell at all hours of the day. The Bedroom itself has a large

PI

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



- William James Beatson Dip Arch (Mackintosh) RIBA ARIAS Chartered Architect 2 Island View Dundee Road Perth PH2 7HS
- tel/fax. 01738 633659 ~ e-mail - wjbeatson@gmail.com
- Royal Scottish Academy Gold Medal for Architecture 1989 ~ Dundas and Wilson Architectural Award Commendation - 1989



well proportioned window facing north with views over the open countryside and the room is provided with an En-Suite Shower Room for additional amenity .

It must be emphasised that the height and profile of the new roofs and the clerestory skylight barely exceed the height of the existing roofs and can have absolutely no adverse impact upon the visual or residential amenity already stated as characterised by *“generously proportioned gardens and houses of varied design and scale”* in this area.

It is also worth mentioning that houses with a gable ended roof at one end and a pitched hipped roof at the other end is not an unusual feature in Campmuir and is also a quite traditional feature of many country cottages in Scotland and so we believe the Planning Case Officer’s concerns on that issue are not justified. It should also be noted that the new gable end of the first floor extension is not part of the “principal elevation” but faces west towards an existing large double gabled garage building and there is a similar gable ended bungalow in the neighbouring property at Dylan Cottage.

In order to future-proof the property as an environmentally and energy efficient sustainable dwellinghouse this planning application also seeks permission to install an array of Photovoltaic Solar Panels. It is recognised that the use of Photovoltaic Solar Panels is very much encouraged nowadays and their development has improved greatly both in terms of energy efficiency and appearance such that they are now a very common addition to residential properties. It is proposed that these P.V Panels will be mounted on the south elevation of the proposed new roof to maximise solar gain throughout the year and with their extremely slim profile and primarily black appearance they will blend very well with the proposed natural slated roofs.

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 very 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 as there are already similar properties in this area. We would argue to the contrary that the submitted proposals will restore the balance, character and appearance of the original bungalow and that the carefully considered design and use of materials contribute positively to the street scene in terms of design, shape, scale and proportions.

Therefore, in conclusion, we submit that the proposals are not contrary to the Perth & Kinross Council’s Placemaking Guide 2020 or Policies 1A and 1B(c) and (g) of the Perth & Kinross Local Development Plan 2, 2019 as the proposals shall 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 Campmuir.

We trust that this planning application will receive the support of the Perth & Kinross Council as Planning Authority and that the application will be recommended for approval.

W J Beatson Architect



Date - 06 December 2023

Building Standards
Approved Certifier

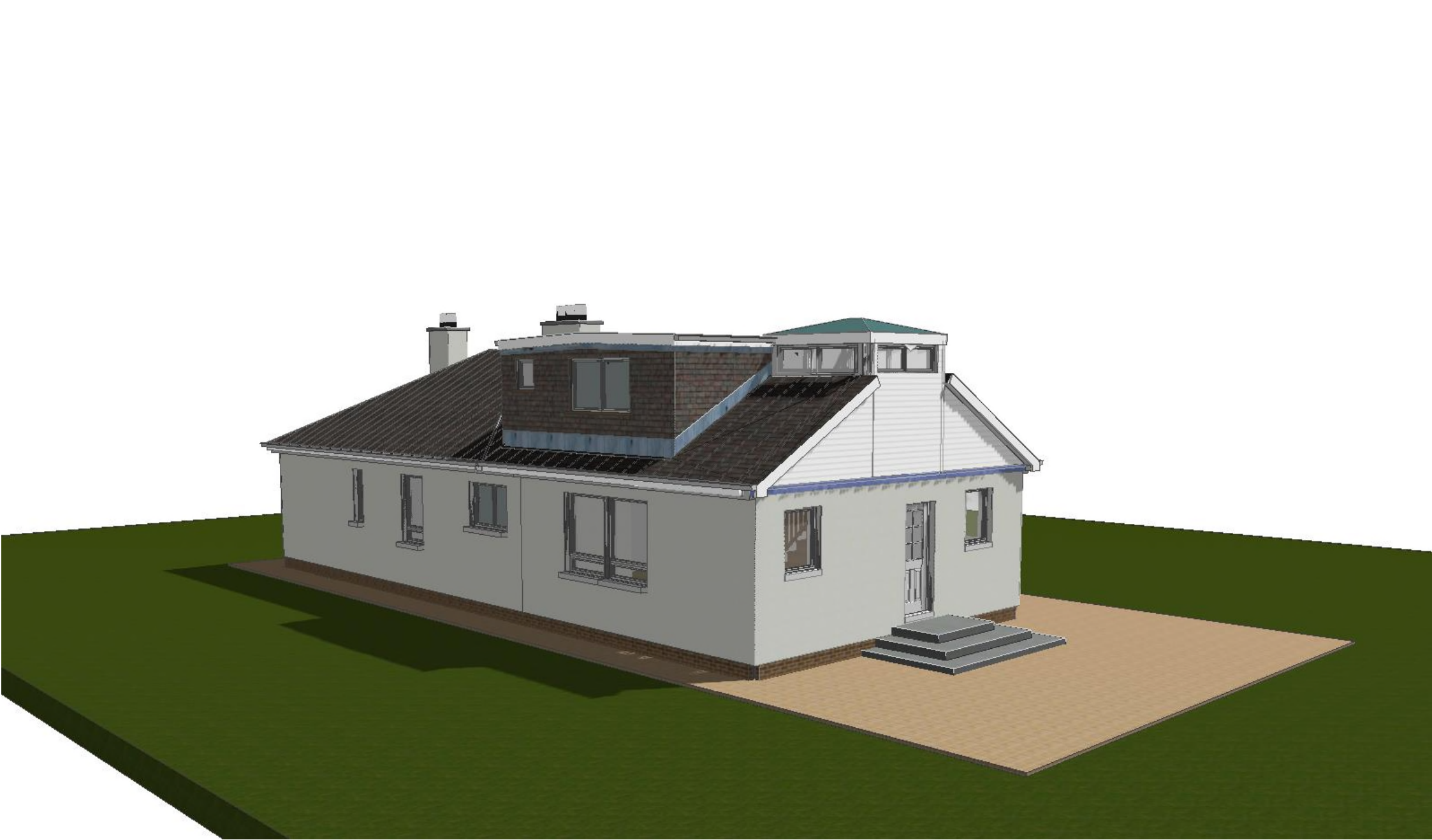


The Scottish
Government



P2

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











Coltward Lintrose Holding, Blairgowri

41 Coltward Lintrose Holding
Scotland
Google Street View
Oct 2009

