

TCP/11/16(360)
Planning Application 15/00060/FLL – Extension to dwellinghouse, Nether Dalkeith Farm, Rumbling Bridge, Kinross, KY13 0PT

INDEX

- (a) Papers submitted by the Applicant (***Pages 223-234***)
- (b) Decision Notice (***Pages 237-238***)
 - Report of Handling (***Pages 239-245***)
 - Reference Documents (***Pages 247-256***)

TCP/11/16(360)
Planning Application 15/00060/FLL – Extension to
dwellinghouse, Nether Dalkeith Farm, Rumbling Bridge,
Kinross, KY13 0PT

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form.
Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name DUNCAN CARMICHAEL

Address NETHER DALKEITH FARM
RUMBLING BRIDGE

Postcode KY13 0PT

Contact Telephone 1 [REDACTED]

Contact Telephone 2 [REDACTED]

Fax No [REDACTED]

E-mail* [REDACTED]

Agent (if any)

Name JAMES THOMSON

Address ROBBSHOWE
STAR

Postcode GLENROTHES, FIFE
KY17 6JX

Contact Telephone 1 07715 118 045

Contact Telephone 2 01592 619748

Fax No [REDACTED]

E-mail* thomson-timber.co@gmail.com

Mark this box to confirm all contact should be
through this representative: ☒

Yes ☒ No ☐

* Do you agree to correspondence regarding your review being sent by e-mail?

Planning authority

PERTH & KINROSS

Planning authority's application reference number

15/00060/FFL

Site address

NETHER DALKEITH FARM, RUMBLING BRIDGE,
KINROSS KY13 0PT

Description of proposed
development

SUNROOM EXTENSION

Date of application

27.01.2015

Date of decision (if any)

26.03.2015

Note. This notice must be served on the planning authority within three months of the date of the decision
notice or from the date of expiry of the period allowed for determining the application.

Nature of application

1. Application for planning permission (including householder application) ☒
2. Application for planning permission in principle ☐
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for seeking review

1. Refusal of application by appointed officer ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

1. Further written submissions ☒
2. One or more hearing sessions ☐
3. Site inspection ☒
4. Assessment of review documents only, with no further procedure ☐

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

I FEEL THE PLANNER CONCERNED HAS FAILED TO APPRECIATE THE REASONS THAT THIS SUNROOM CAN ONLY BE SITED TO THE ARCHITECTURAL FRONT OF THIS FARMHOUSE. A FURTHER SUBMISSION IS NEEDED TO CONSIDER ALL THE RELEVANT FACTS.

Site inspection

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

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

APPARENTLY THE PERSON WHO CONDUCTED THE SITE VISIT ORIGINALLY INDICATED THERE WAS A GOOD CHANCE OF GAINING APPROVAL, YET IT WAS REFUSED. THE OWNER COULD EXPLAIN MORE FULLY WHY HE FEELS THIS APPLICATION SHOULD BE ACCEPTED IF HE WERE PRESENT. Page 2 of 4

Statement

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. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

THE SUNROOM CAN ONLY BE CONSTRUCTED ON THE SOUTH ELEVATION BECAUSE THERE IS A ROADWAY ADJACENT TO THE EAST SIDE OF THE FARMHOUSE. THERE IS A COURTYARD TO THE NORTH ELEVATION WHICH IS IN CONSTANT USE BY LORRIES & FARM MACHINERY TRANSPORTING FEED & LIVESTOCK TO THE FARM. THERE IS A 10 METRE HIGH HAY STORE APPROXIMATELY 10 METRES FROM THE WEST SIDE OF THE FARMHOUSE. THE PLANNER CONCERNED INDICATED THAT BY BUILDING A WALL TO THE WEST & NORTH, THIS WOULD RENDER THE WEST ELEVATION AS A VIABLE POSITION FOR A SUNROOM. MY CLIENT & MYSELF DISAGREE. ANOTHER REASON FOR REFUSAL WAS THE INCONGRUOUS NATURE OF THE SUNROOM EXTENSION COMPARED TO THE EXISTING FARMHOUSE. THE FARMHOUSE WAS BUILT IN 1812 WITH SMALL WINDOWS & RESULTING DARK ROOMS THROUGHOUT. MY CLIENT WISHES TO IMPROVE THE QUALITY OF HIS HOME & THE EXPERIENCE OF HIS FAMILY (INCLUDING HIS VISITING GRANDCHILDREN). AS A HARDWORKING FARMER I FEEL HE HAS A RIGHT TO ASPIRE TO THIS IMPROVEMENT IN HIS QUALITY OF LIFE. THE SIZE & MATERIALS USED SEEM TO BE APPROPRIATE GIVEN THE DESIRED OUTCOMES FOR BOTH THE APPLICANT & THE LOCAL DEVELOPMENT PLAN. I HAVE ATTACHED ADDITIONAL DOCUMENTATION TO SUPPORT THIS APPLICATION, INCLUDING EVIDENCE OF MUCH LESS SYMPATHETIC DEVELOPMENTS OF A SIMILAR NATURE IN RUMBLING BRIDGE ITSELF.

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 new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

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.

2 PAGES OF PHOTOGRAPHS INDICATING WHY THE SOUTH ELEVATION IS THE ONLY PRACTICAL SITING FOR THE SUNROOM.

1 PAGE OF PHOTOGRAPHS SHOWING LESS SYMPATHETIC DEVELOPMENTS APPROVED IN NEARBY RUMBLING BRIDGE.

OPTION 1 - ARTIST'S IMPRESSION INDICATING THE VISUAL IMPACT OF THE CLIENT'S ORIGINAL APPLICATION.

OPTION 2 - ARTIST'S IMPRESSION INDICATING THE VISUAL IMPACT OF A LESS INCONGRUOUS PROPOSED SUNROOM. THIS SHOWS MATCHING THE NON-TRADITIONAL PEBBLEDASH WALLS (WET-DASH IS MORE TRADITIONAL). ALSO SHOWS WHITE PAINTED TIMBER FRAME TO MATCH EXISTING WHITE PVC WINDOWS.

OPTION 3 - SMALLER LESS INCONGRUOUS SUNROOM.

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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 from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

[Redacted Signature]

Date

7/5/15



COURTYARD TO THE ARCHITECTURAL REAR OF THE PROPERTY CLEARLY SHOWS THE IMPRACTICALITY OF EXTENDING TO THE REAR OF THE FARMHOUSE.



EXAMPLE OF A SIMILAR STYLE SUNROOM IN RUMBLING BRIDGE WHICH HAS BEEN APPROVED RECENTLY. IT COULD BE ARGUED THIS HAS BEEN ATTACHED TO THE ARCHITECTURAL FRONT OF THIS BUILDING BUT FOR SIMILAR REASONS, IT WAS IMPRACTICAL TO ATTACH IT ANYWHERE ELSE.



EXAMPLE OF ANOTHER EXTENSION IN RUMBLING BRIDGE WHICH APPEARS TO HAVE BEEN APPROVED YET IS ALSO ATTACHED THE FRONT OF THE BUILDING!





VIEW OF THE NORTH ELEVATION OF THE FARMHOUSE WHICH LOOKS DIRECTLY ONTO COURTYARD. BUILDING HERE WOULD BE IMPRACTICAL GIVEN THE ROUTINE MOVEMENT OF FARM VEHICLES AND LIVESTOCK.



VIEW SHOWING THE ONLY PRACTICAL SITE FOR A SUN-ROOM EXTENSION WHICH IS TO THE ARCHITECTURAL FRONT OF THE FARMHOUSE., IE THE SOUTHERLY ASPECT.



VIEW OF THE WEST ELEVATION OF THE FARMHOUSE WHICH LOOKS DIRECTLY ONTO THE REAR OF A HAY SHED. BUILDING HERE WOULD INCREASE THE RISK OF ANY FIRE FROM THE HAYSHED ENGULFING THE HOUSE.

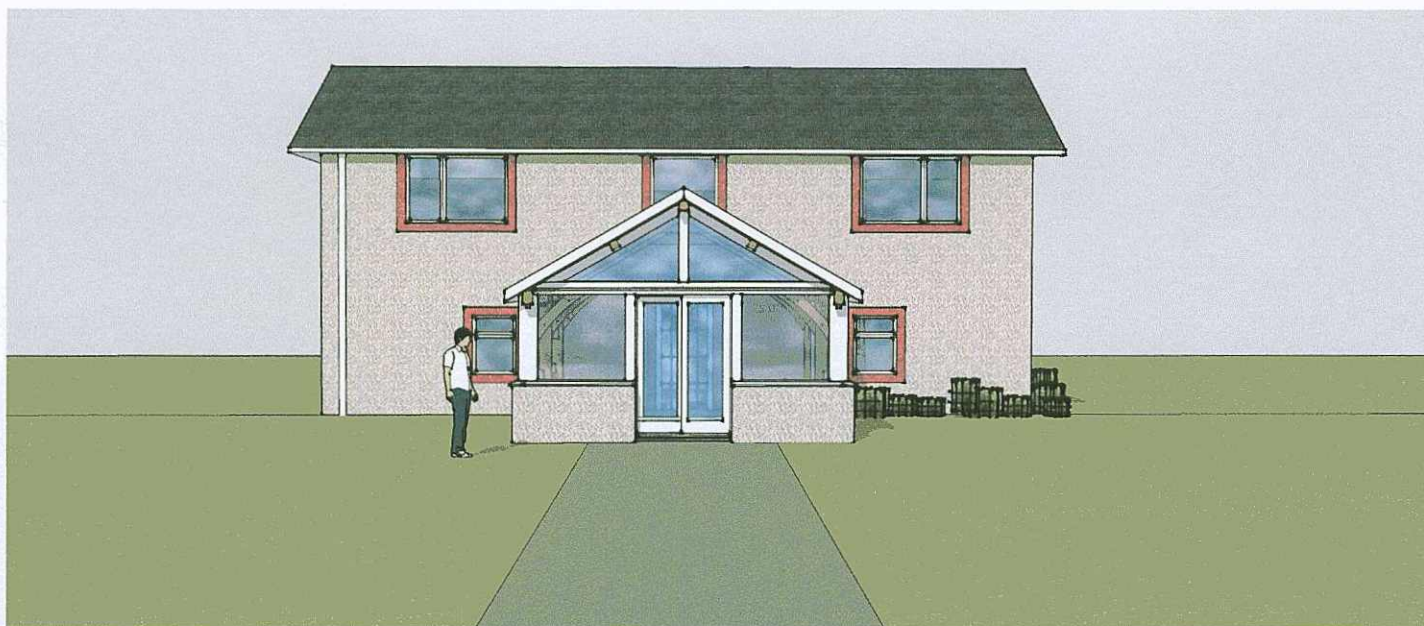


VIEW OF THE EAST ELEVATION CLEARLY SHOWING THE ACCESS ROAD TO THE STEADING PREVENTS ANY POSSIBLE SITING OF THE EXTENSION HERE

Option 1 - Clients preferred option as per the original
application



Option 2 - same size extension but with less incongruous materials used. ie external timbers painted white to match existing white pvc windows and pebble dash to match existing building



Option 3 - smaller extension removing small hip roof detail, but with less incongruous materials used. ie external timbers painted white to match existing white pvc windows and pebble dash to match existing building



TCP/11/16(360)
Planning Application 15/00060/FLL – Extension to
dwellinghouse, Nether Dalkeith Farm, Rumbling Bridge,
Kinross, KY13 0PT

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENT

PERTH AND KINROSS COUNCIL

Mr Duncan Carmichael
c/o Thomson Timber
James Timber
Robb's Howe
Glenrothes
KY7 6JX

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 10th March 2015

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **15/00060/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 27th January 2015 for permission for **Extension to dwellinghouse Nether Dalkeith Farm Rumbling Bridge Kinross KY13 0PT** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The extension, by virtue of its inappropriate scale, design and external finishing materials, would have a detrimental impact on the visual amenity of the existing dwellinghouse. Approval would therefore be contrary to Policies PM1A and PM1B of the Perth & Kinross Local Development Plan 2014, which seek to ensure that development contributes positively to the built environment by complementing its surroundings in terms of appearance, scale, massing, materials, finishes and colours.
2. Approval would be contrary to the Perth & Kinross Placemaking Guide, which seeks to ensure that development has an appropriate design, shape, scale and proportions by discouraging particularly large and unsuitable additions which can destroy the composition of existing buildings, particularly on the front elevation of a house.

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 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

15/00060/1

15/00060/2

15/00060/3

15/00060/4

15/00060/5

15/00060/6

15/00060/7

15/00060/8

15/00060/9

15/00060/10

REPORT OF HANDLING

DELEGATED REPORT

Ref No	15/00060/FLL	
Ward No	N8- Kinross-shire	
Due Determination Date	26.03.2015	
Case Officer	Keith Stirton	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Extension to dwellinghouse

LOCATION: Nether Dalkeith Farm Rumbling Bridge Kinross KY13 0PT

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.

DATE OF SITE VISIT: 11 February 2015

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

Nether Dalkeith is a detached farmhouse which sits approximately 450m Southwest of Rumbling Bridge in rural Kinross-shire. This detailed application seeks planning permission to extend the principal (South) elevation.

SITE HISTORY

PK/89/0662 Erection of house to South of farm buildings
Application approved – 29 June 1989

PRE-APPLICATION CONSULTATION

Pre application Reference: Not applicable

NATIONAL POLICY AND GUIDANCE

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

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2012-2032 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *“By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice, where more people choose to live, work and visit and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

The Local Development Plan was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

Policy PM1A - Placemaking

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

Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

OTHER POLICIES

Perth & Kinross Council's Placemaking Guide

The placemaking guide is not intended to limit imaginative and innovative design but discourage particularly large, unsuitable or overly cost-conscious additions and alterations which can destroy the composition of existing buildings and their surroundings.

An extension which recognises and respects the form of the existing building is more likely to be successful than one which ignores the design of the original. Similarly, extensions which distort the shape, scale and proportions of the existing building are less acceptable than those which respect details like roof pitch and original building span depth.

It is nearly always necessary to avoid overwhelming existing buildings in order to ensure that the architectural integrity of the original structure does not become lost.

Extensions in front of buildings are generally not favoured as they often detract from the design of what is frequently the most important and prominent 'principal' elevation of the property. However, modest porches or canopies may be an acceptable addition. A well designed porch can occasionally enhance the character and appearance of a dwelling. Front extensions should generally be avoided.

Conservatories & sun rooms

This form of extension deserves separate consideration because of its widespread popularity and the unfortunate resultant poor quality of design and materials often proposed. In general:

- Designs should be carefully considered
- The usual and best siting is to the rear of properties
- Lean-to forms are usually the most appropriate but very shallow pitched roofs and fancy architectural embellishments should generally be avoided
- In many cases the construction of a 'sun room', (i.e. a conservatory with a solid/opaque roof), may be more appropriate, sustaining round year use and adding greater value to a property.

CONSULTATION RESPONSES

None required

REPRESENTATIONS

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

ADDITIONAL STATEMENTS RECEIVED:

Environment Statement	Not Required
Screening Opinion	Not Required
Environmental Impact Assessment	Not Required
Appropriate Assessment	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 for the area comprises the approved TAYplan 2012 and the adopted Perth and Kinross Local Development Plan 2014.

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

In general terms developments which are ancillary to an existing domestic dwelling are considered to be acceptable in principle. However, consideration must be given to the scale, form, massing, design, position, proportions and external finishes of any proposal and whether it would have an adverse impact on visual or residential amenity.

Design and Layout

The proposed extension is of single storey, pitched roof design. It is to have a slate roof and, from discussions with the applicant, it is understood that the extension would have an exposed oak frame. However, there is no detail on the application drawings to confirm this. The extension would be centred on the South elevation of the property, in the area which is considered to be the front garden ground.

Landscape

The application site has a small area of grassed garden ground to the front, with a farm track passing by it. Beyond the farm track sits an agricultural field which is enclosed by a post and wire fence. The house has a backdrop of agricultural buildings of mixed scale, design and materials. None of this would be affected by the proposed development.

Residential Amenity

Given the isolated nature of the site, no neighbouring properties would be adversely affected in terms of overlooking or overshadowing.

Visual Amenity

Measuring 4.6m in width and 4.6m in projection, the extension is considered to have a poor relationship with the principal elevation of the existing house, resulting in an adverse impact on visual amenity. Although the extension in its own right would appear to have a high quality specification, when viewed against the existing house, the design, proportions and external finishing materials would appear incongruous.

Roads and Access

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

Drainage and Flooding

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

Developer Contributions

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

Economic Impact

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

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with the approved TAYplan 2012 and the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for approval subject to conditions.

APPLICATION PROCESSING TIME

The recommendation for this application has been made within the statutory determination period.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Reasons for Recommendation

- 1 The extension, by virtue of its inappropriate scale, design and external finishing materials, would have a detrimental impact on the visual amenity of the existing dwellinghouse. Approval would therefore be contrary to Policies PM1A and PM1B of the Perth & Kinross Local Development Plan 2014, which seek to ensure that development contributes positively to the built environment by complementing its surroundings in terms of appearance, scale, massing, materials, finishes and colours.
- 2 Approval would be contrary to the Perth & Kinross Placemaking Guide, which seeks to ensure that development has an appropriate design, shape, scale and proportions by discouraging particularly large and unsuitable additions which can destroy the composition of existing buildings, particularly on the front elevation of a house.

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

Not Applicable.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

15/00060/1

15/00060/2

15/00060/3

15/00060/4

15/00060/5

15/00060/6

15/00060/7

15/00060/8

15/00060/9

15/00060/10

Date of Report 06.03.2015

Location Plan of ky13 Opt



PERTH AND KINROSS COUNCIL

DRAWING REF: 15/00060/1

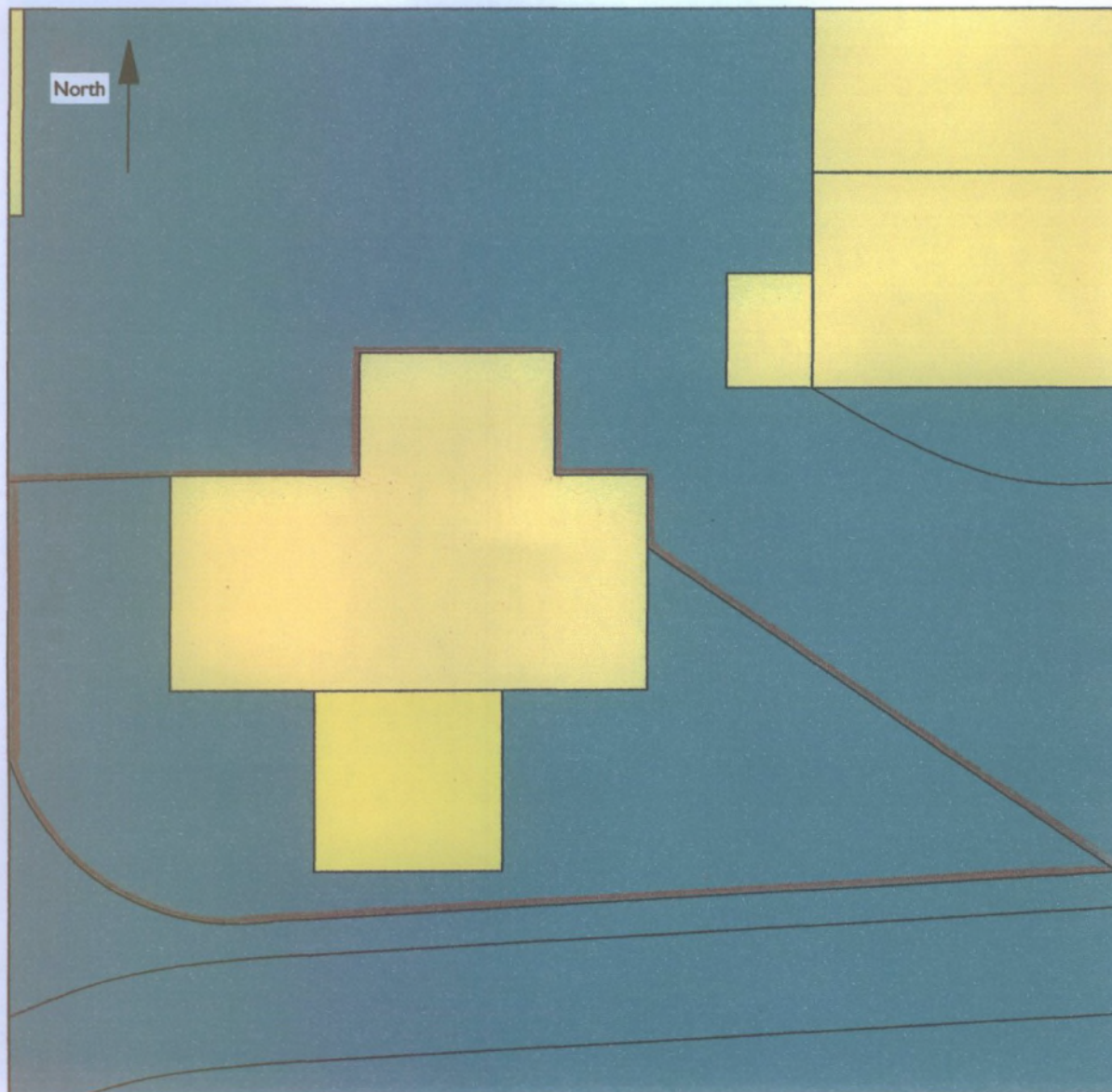
This Plan Includes the following Licensed Data: OS MasterMap Colour PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2015. Ordnance Survey 0100031673

Scale: 1:2500, paper size: A4

plans ahead by emapsite™

Prepared by: James Thomson, 06-01-2015

Location Plan of Nether Dalkieth Farm, Rumbling Bridge, KY13 0PT



This Plan includes the following Licensed Data: OS MasterMap Colour PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2014. Ordnance Survey 0100031673

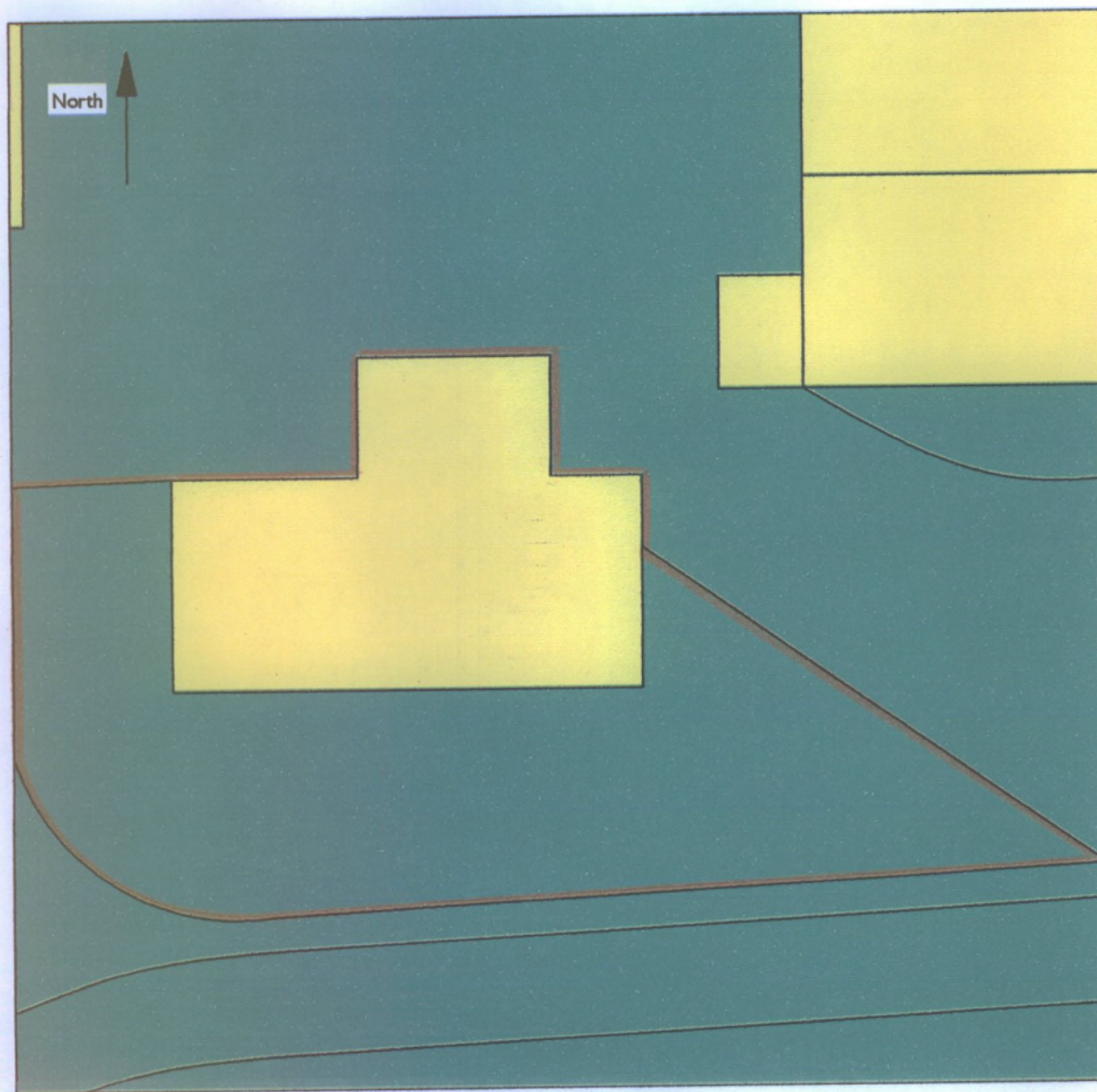
0m 2m 4m 6m 8m 10m 12m 14m 16m

Scale: 1:200, paper size: A4

PERTH AND KINROSS COUNCIL

DRAWING REF: 15/00060/2

Location Plan of Nether Dalkieth Farm, Rumbling Bridge, KY13 0PT



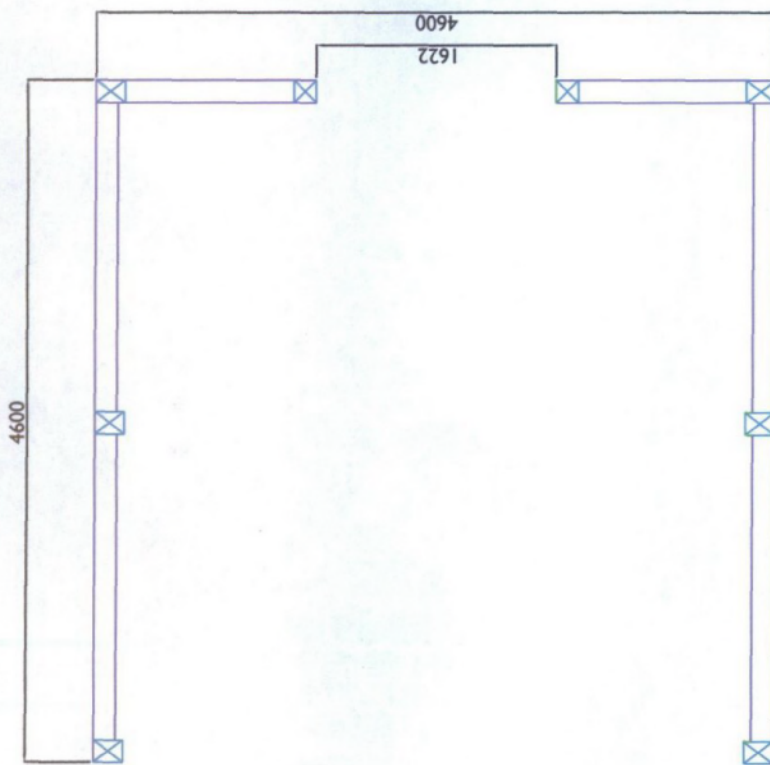
This Plan includes the following Licensed Data: OS MasterMap Colour PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2014. Ordnance Survey 0100031673

0m 2m 4m 6m 8m 10m 12m 14m 16m

Scale: 1:200, paper size: A4

PERTH AND KINROSS COUNCIL

DRAWING REF. 15/60060/3

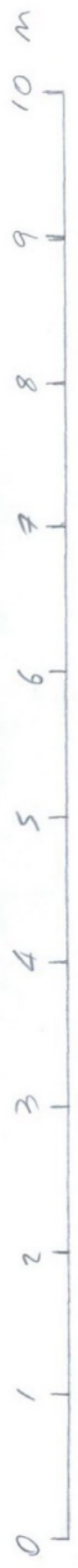


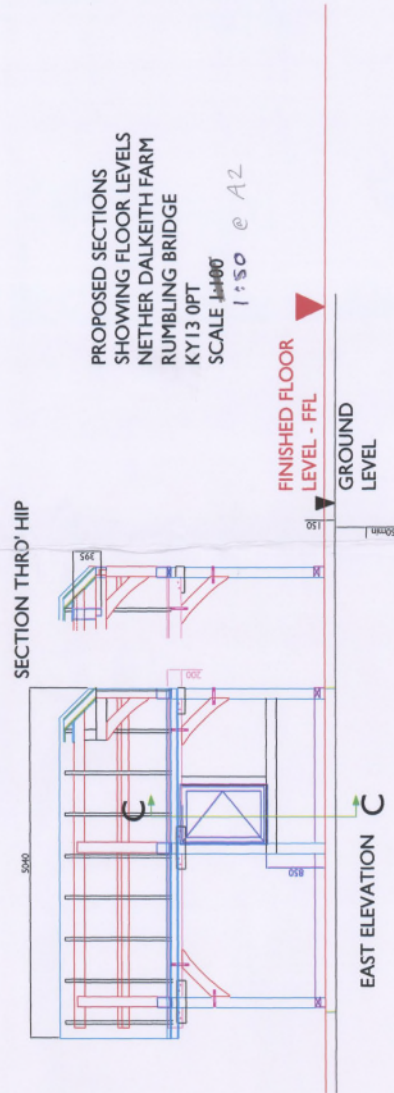
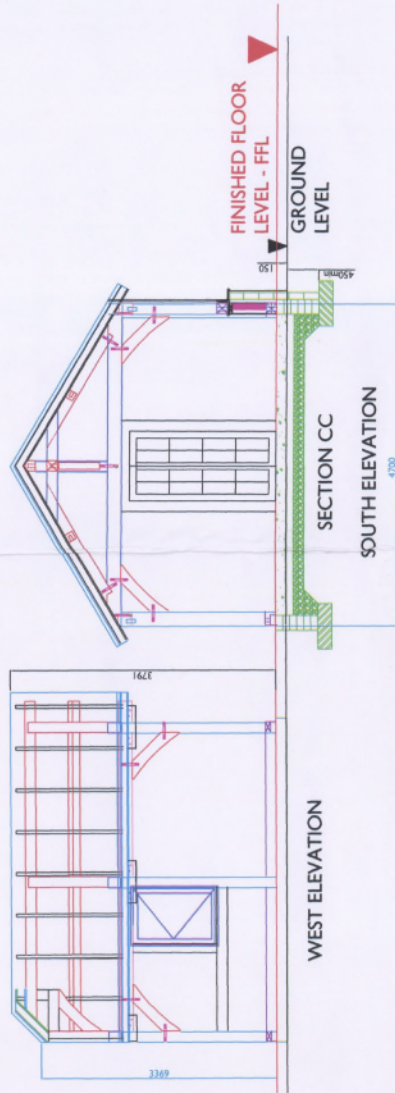
FLOOR PLAN

PERTH AND KINROSS COUNCIL

DRAWING REF: 15/00060/4

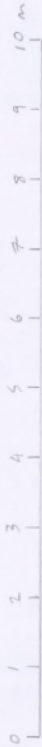
PROPOSED FLOOR PLAN
 NETHER DALKEITH FARM
 RUMBLING BRIDGE
 KY13 OPT
 SCALE 1:50 @ A4.



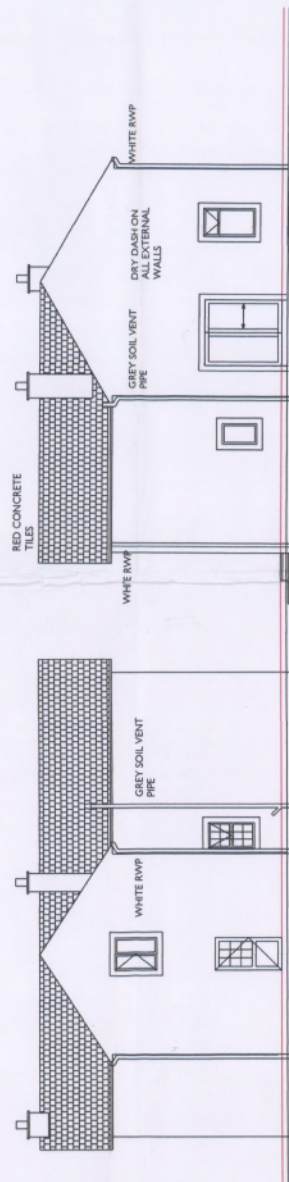


PROPOSED SECTIONS
SHOWING FLOOR LEVELS
NETHER DALKEITH FARM
RUMBLING BRIDGE
KY13 0PT
SCALE 1:100
1:50 @ A2

PERTH AND KINCROSS COUNCIL
DRAWING REF: 15/00060/S



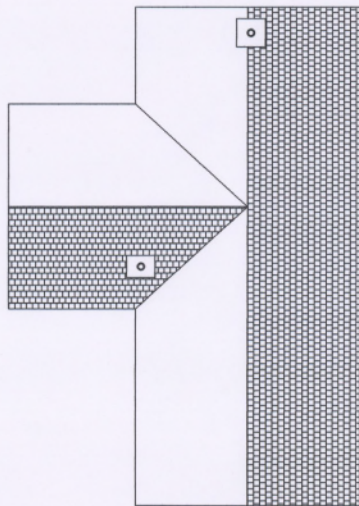
NOTES:
ALL EXISTING WINDOWS ARE
WHITE UPVC



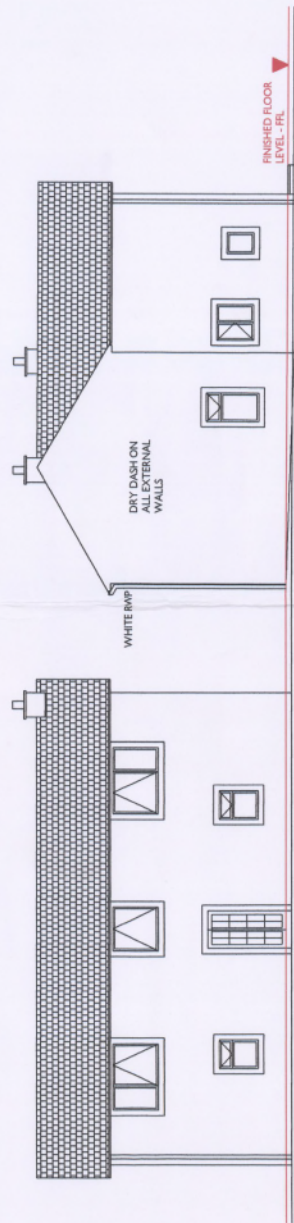
EXISTING ELEVATIONS
KINROSS CROFT FARM
RUNNING BRIDGE
KY13 9PT
SCALE 1:100 @ A2

PERTH AND KINROSS COUNCIL

DRAWING REF: 15/00060/6



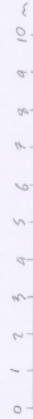
ROOF PLAN



SOUTH ELEVATION

EAST ELEVATION

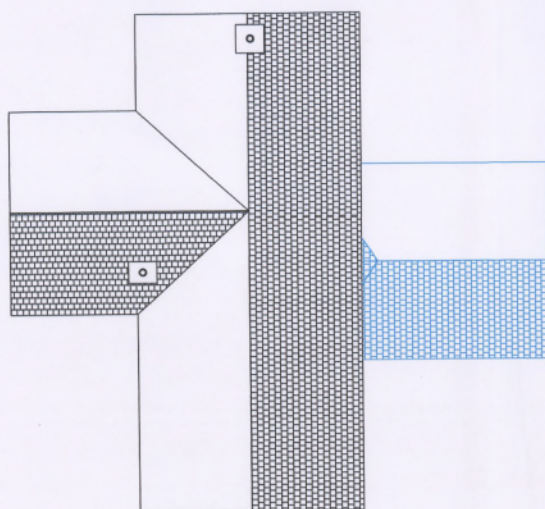
EXISTING ELEVATIONS
 NETHER DALETH FARM
 RUMBLING BRIDGE
 KY13 8PT
 SCALE 1:100 @ A2



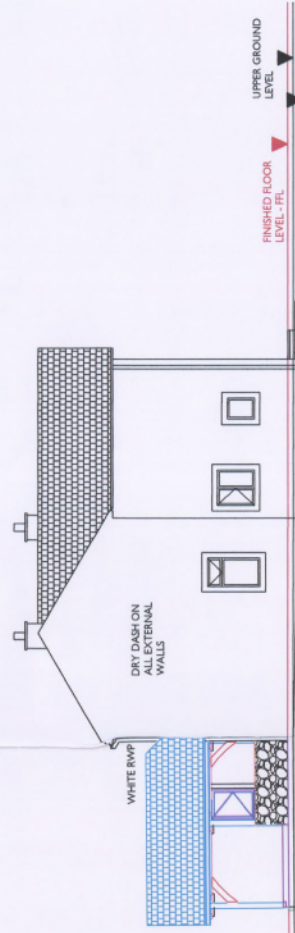
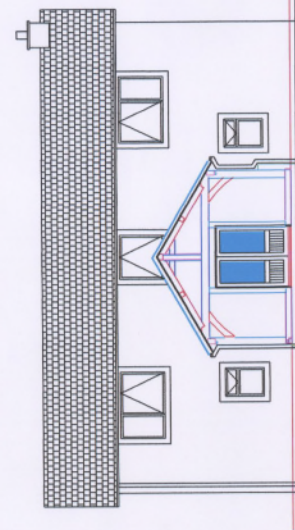
PERTH AND KINROSS COUNCIL

DRAWING REF: 15/00060/2

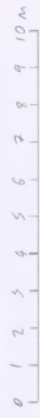
2



ROOF PLAN

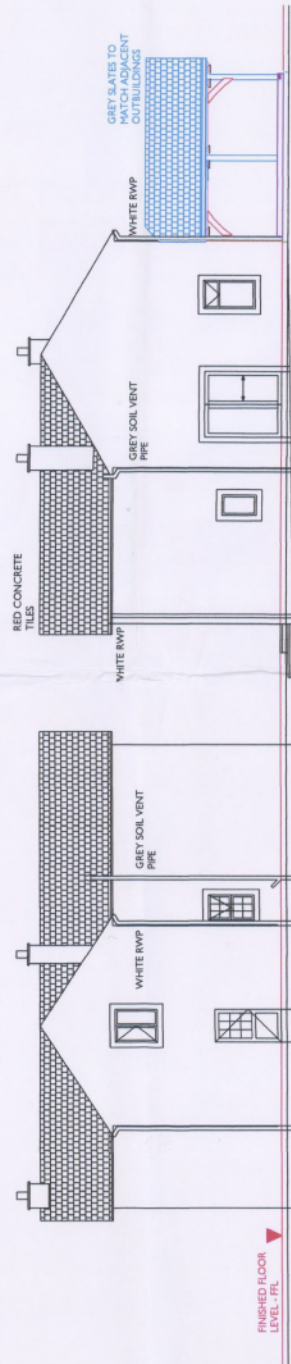


PROPOSED ELEVATIONS
 NETHER DAKETH FARM
 KIRKBY BRIDGE
 KY13 9PT
 SCALE 1:100 @ A2



PERTH AND KINROSS COUNCIL
 DRAWING REF: 15/60060/8

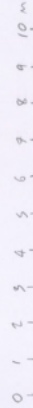
NOTES:
ALL EXISTING WINDOWS ARE
WHITE UPVC



WEST
ELEVATION

NORTH
ELEVATION

PROPOSED ELEVATIONS
NETHER DALKETH FARM
RUMBLING BRIDGE
KY13 8PT
SCALE 1:100 @ A2



PERTH AND KINROSS COUNCIL

DRAWING REF: 15/0006019



Scale : 1:50, paper size A2

GROUND FLOOR
FLOOR PLAN - PROPOSED

GROUND FLOOR
FLOOR PLAN - EXISTING

