

LRB-2023-48

**23/00924/FLL – Part change of use of dwellinghouse to
nursery business, Dalshian House, Croftinloan, Pitlochry,
PH16 5TD**

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS



Mrs Lois Brown
Dalshian House
Old Perth Road
Pitlochry
PH16 5TD

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **11th October 2023**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **23/00924/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 13th July 2023 for Planning Permission for **Part change of use of dwellinghouse to nursery business Dalshian House Croftinloan Pitlochry PH16 5TD**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. Approval would be contrary to National Planning Framework 4 Policy 22 criteria (a) (i - iv) where, particularly under criteria iii, the proposal would not result in an equal or less vulnerable use in respect of flood risk.
2. Approval would be contrary to the Perth and Kinross Local Development Plan 2 Policy 52 where the proposal does not avoid an overall increase, reduce overall or manage flood risk with an increased land use vulnerability classification; and as informed by Flood Risk and Flood Risk Assessments Supplementary Guidance.

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

- 1 This application was varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended. The variations incorporate changes to additional details and statement.
- 2 The applicant is advised to refer to Perth & Kinross Council's Supplementary Guidance on Flood Risk and Flood Risk Assessments 2021 as it contains advice relevant to your development. <https://www.pkc.gov.uk/ldp2floodrisk>

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
03
04
05
06
07
08

REPORT OF HANDLING

DELEGATED REPORT

Ref No	23/00924/FLL	
Ward No	P4- Highland	
Due Determination Date	12th September 2023 Extended to 12th November 2023	
Draft Report Date	9th October 2023	
Report Issued by	AR	Date 11.10.23

PROPOSAL: Part change of use of dwellinghouse to nursery business

LOCATION: Dalshian House Croftinloan Pitlochry
PH16 5TD

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

Dalshian House is a traditional estate dwellinghouse and former hotel, with associated permission for its change of use to dwellinghouse under approved planning ref. 20/01897/FLL. The property is a category B listed building (HES ref. LB11853) and located within the Croftinloan settlement boundary between the C503 and A9. It can be accessed via driveway connecting to the nearby public road (C503). The application seeks detailed planning permission for the part change of use from dwellinghouse to a nursery business.

SITE HISTORY

93/00886/FUL	ERECTION OF A DWELLINGHOUSE 27 July 1993 Application Approved
00/00448/PPLB	Erection of a garage and alterations to house 3 July 2000 Application Approved
20/01530/LAW	Alterations (proposed) 8 January 2021 Application Withdrawn

PRE-APPLICATION CONSULTATION

Pre application Reference: 23/00064/PREAPP.

The pre-application enquiry requested advice as to whether planning permission would be required for running a childminding business from home.

DEVELOPMENT PLAN

The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

National Planning Framework 4

The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.

NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.

The Council's assessment of this application has considered the following policies of NPF4:

- Policy 7: Historic Assets
- Policy 14: Design, Quality and Place
- Policy 18: Infrastructure First
- Policy 22: Flood Risk and Water Management
- Policy 26: Business and Industry

Perth and Kinross Local Development Plan 2 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance. The principal policies are:

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- Policy 17: Residential Areas
- Policy 27A: Listed Buildings
- Policy 56: Noise Pollution
- Policy 52: New Development and Flooding

- Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

Statutory Supplementary Guidance

- [Supplementary Guidance - Flood Risk and Flood Risk Assessments](#) (adopted in 2021)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

OTHER POLICIES

Non Statutory Guidance

None relevant.

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
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 69 Planning and Building standards Advice on Flooding
- PAN 1/2011: Planning and Noise

CONSULTATION RESPONSES

External

Scottish Environment Protection Agency
Objection in principle with recommended refusal.

Scottish Water
No concerns or objection.

Internal

Structures And Flooding

Objection received. Increased vulnerability per SEPA Flood Risk and Land Use Vulnerability Guidance.

Conservation Team

No concerns or objection.

Transportation And Development

No concerns or objection.

Environmental Health (Noise)

Internal Discussion. No concerns or objection subject to condition if minded to approve.

REPRESENTATIONS

No representations were received.

Additional Statements Received:

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

In this instance, section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining such an application as this to have special regard to

the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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

Consideration must be given to the type, nature and effect of the proposed change of use, within the context of the application site, and whether it would have an adverse impact upon established amenity of the area and within the building's context.

In this instance the proposals are considered inappropriate and cannot be approved due to increased flood risk concerns as informed by SEPA's Flood Risk and Land Use Vulnerability Guidance and as consequence to the proposal's increased vulnerability.

Use and Layout

The application seeks to part change the established dwellinghouse's use to form a nursery business. As can be seen on the submitted site plans (plan 07 and 08), part of the property, outdoor space and parking space would also be subject to the part change of use to allow the nursery business to function for customer pick-up and drop-off, visitors and staff parking. The identified existing amenity space would be use as an outdoor play area.

The applicant, who owns Dalshian House, to support the submission, has provided a supporting statement (plan 03) on request which confirmed and clarified that the proposed business would consist of two childminders. The business would operate throughout the year with two main closures, one being a week at Christmas and one in the summer. The business will be open Monday to Friday with proposed opening hours from 07:30am to 18:30pm. During this time there would be up to twelve children in attendance (including two of the childminders' own).

Ultimately, the proposed part change of use and associated business intention and space is considered acceptable in principle however the conflicts relating to land use vulnerability, with flood risk concerns, lead to the position that the part change of use itself cannot be supported. The latter point cannot be overlooked and is discussed later in the 'Drainage and Flooding' section.

Residential Amenity

Due to the nature of development, it is important to consider any adverse impact to surrounding residential amenity relating to the proposed use's hours of operation and noise.

There are no concerns that there would be an impact to neighbouring residential amenity in terms of additional noise disturbance. Limited and supervised use of the children's outdoor play area would not present a significantly detrimental noise impact to neighbouring properties, especially given the property and properties are situated between two busy main roads. However, consultation was sought with our Environmental Health team who presented no concerns or objection subject to relevant conditions being applied if recommended to approve the application. No letters of objection were received from neighbours.

Ultimately, the proposed part change of use and associated business intention and space is considered acceptable in principle in residential amenity and business terms however, once again, the conflicts relating to land use vulnerability, with flood risk concerns, lead to the position that the part change of use itself cannot be supported. The latter point cannot be overlooked and is discussed later in the 'Drainage and Flooding' section.

Roads and Access

Again, due to the nature of the business, increased vehicular and pedestrian activity to and from the site would be expected.

On consultation with Transportation and Development colleagues, they noted the extant parking area at the front of the dwellinghouse is proposed for the purposes of drop off and pick up, with the business operating between 07:30 and 18:30. The vehicular access to the site would be taken via the current access onto the C503 public road network. No concerns or objections were raised against the proposal.

Conservation Considerations

The application site relates to a category B listed building (HES ref. LB11853) however no internal or external works are proposed that would affect the listed property's internal or external fabric or setting.

On consultation with Conservation Team colleagues, there are no concerns that the proposal would impact the listed building.

Drainage and Flooding

There are flooding implications associated with the proposed development. According to SEPA flooding data and information, the application site suffers from a medium to high likelihood for surface water flooding and river flooding risk where each year the area has a 0.5% - 10% chance of flooding.

Consultation was also undertaken with SEPA and our Flood Team where both parties raised concerns and objections.

SEPA's response, which can be viewed in full on the public file, concludes that the proposed development is expected to put people or property at risk of

flooding, which is contrary to the duties set out under the Flood Risk Management (Scotland) Act 2009, and the policy principles of National Planning Framework 4. The current dwellinghouse use is considered a 'Highly Vulnerable Land Use' whereas the proposed part-use as a nursery would be considered a 'Most Vulnerable Land Use'. As such, there would be an increase in vulnerability as a result of the proposed change. Furthermore, the entirety of the site is shown to be at risk of flooding from the River Tummel in addition to two small watercourses to the north and east of the site which, historically, were catalysts to a flood event in the area and carried damage-causing debris as a result of heavy rain and swollen rivers.

Our Flooding Team commented that the site and access/egress sit in a 200-year flooding extent for surface and river flooding with River Tummel, Middlehaugh and Croftinloan Burn bounding the site. Echoing SEPA, the proposal represents increased property vulnerability per the SEPA Flood Risk and Land Use Vulnerability Guidance with dwellinghouses being 'highly vulnerable uses' and nurseries as 'most vulnerable uses' emphasising concern with the proposal. From PKC records, there has been a history of flooding at the site and surrounding plots. The proposal is noted within PKC 'Pitlochry flood study 2018' at 'Dalshian and Ballyoukan Area'. The conclusion indicates that the site could be at risk of flooding from frequent high-flow events.

Ultimately, the proposal does not comply with NPF4 Policy 22 (a) (i – iv); LDP2 Policy 52; and as informed by Flood Risk and Flood Risk Assessments Supplementary Guidance.

VARIATION OF APPLICATION UNDER SECTION 32A

This application was varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended. The variations incorporate changes to include additional detail and statement.

CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the Development Plan.

Accordingly the proposal is refused on the grounds identified below.

Reasons

1. Approval would be contrary to National Planning Framework 4 Policy 22 criteria (a) (i - iv) where, particularly under criteria iii, the proposal would not result in an equal or less vulnerable use in respect of flood risk.
2. Approval would be contrary to the Perth and Kinross Local Development Plan 2 Policy 52 where the proposal does not avoid an overall increase, reduce overall or manage flood risk with an increased land use vulnerability classification; and as informed by Flood Risk and Flood Risk Assessments Supplementary Guidance.

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

- 1 This application was varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended. The variations incorporate changes to include additional detail and statement.
- 2 The applicant is advised to refer to Perth & Kinross Council's Supplementary Guidance on Flood Risk and Flood Risk Assessments 2021 as it contains advice relevant to your development.
<https://www.pkc.gov.uk/ldp2floodrisk>

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01 03 04 05 06 07 08



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 100630963-001

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.

Type of Application

What is this application for? Please select one of the following: *

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

I propose to use part of the property to run a childminding business. This will not involve making any changes to the house. I am completing this proposal as I wish to run it is a joint venture and therefore would have more children, which according to the Perth and Kinross website I need to obtain planning permission for. The dwelling is detached and I do not believe such a business would be a nuisance to any neighbours.

Is this a temporary permission? * ☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * ☐ Yes ☒ No

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

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Dalshian House"/>
First Name: *	<input type="text" value="Lois"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Brown"/>	Address 1 (Street): *	<input type="text" value="Old Perth Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value=""/>	Town/City: *	<input type="text" value="Pitlochry"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PH16 5TD"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value=""/>		

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="DALSHIAN HOUSE"/>
Address 2:	<input type="text" value="CROFTINLOAN"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="PITLOCHRY"/>
Post Code:	<input type="text" value="PH16 5TD"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="756550"/>	Easting	<input type="text" value="295624"/>
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Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

69.49

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

it is currently our residential home. It has previously been a B&B.

Access and Parking

Are you proposing a new 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 propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

7

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

7

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

☐ Yes ☒ No

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

☐ Yes ☒ No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

☐ Yes

☒ No, using a private water supply

☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

≤ Yes **T** No ≤ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

≤ Yes **T** No ≤ Don't Know

Trees

Are there any trees on or adjacent to the application site? *

T 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.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

≤ Yes **T** No

If Yes or No, please provide further details: * (Max 500 characters)

I do not propose to make any changes to the structure of the house, so that same recycling and waste management facilities will be used as are currently.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

≤ Yes **T** No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

≤ Yes **T** No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

≤ Yes ≤ No **T** Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

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 **T** 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 **T** No

Is any of the land part of an agricultural holding? * ≤ Yes **T** No

Are you able to identify and give appropriate notice to ALL the other owners? * **T** Yes ≤ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] 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;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Mr James Ewan

Address:

[REDACTED]

Date of Service of Notice: *

05/06/2023

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed: Mrs Lois Brown

On behalf of:

Date: 05/06/2023

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

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) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☐ T Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☐ T Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☐ T Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

☐ Site Layout Plan or Block plan.

☐ Elevations.

☐ Floor plans.

☐ Cross sections.

☐ Roof plan.

☐ Master Plan/Framework Plan.

☐ Landscape plan.

☐ Photographs and/or photomontages.

☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. * ☐ Yes ☐ T N/A

A Design Statement or Design and Access Statement. * ☐ Yes ☐ T N/A

A Flood Risk Assessment. * ☐ Yes ☐ T N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * ☐ Yes ☐ T N/A

Drainage/SUDS layout. * ☐ Yes ☐ T N/A

A Transport Assessment or Travel Plan ☐ Yes ☐ T N/A

Contaminated Land Assessment. * ☐ Yes ☐ T N/A

Habitat Survey. * ☐ Yes ☐ T N/A

A Processing Agreement. * ☐ Yes ☐ T N/A

Other Statements (please specify). (Max 500 characters)

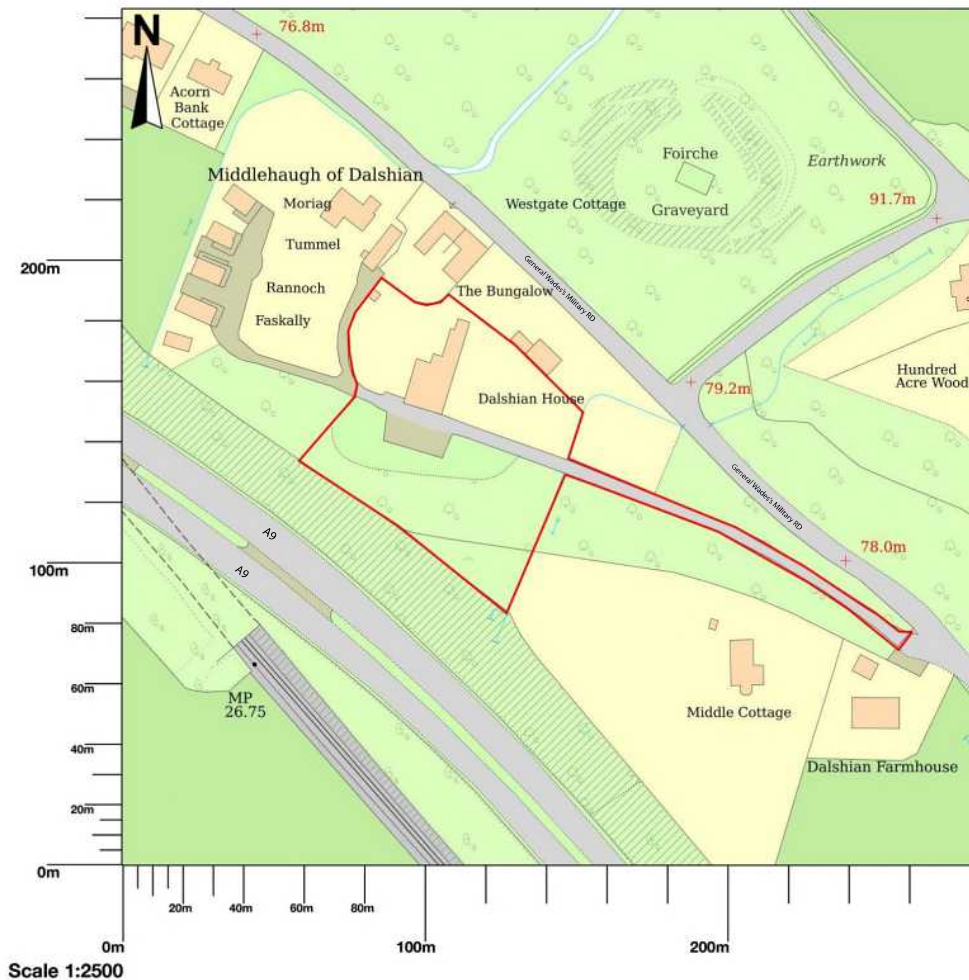
Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mrs Lois Brown

Declaration Date: 05/06/2023

Dalshian House, Dalshian, Pitlochry, PH16 5TD



Supporting statement for Dalshian House, proposed part change of use dwellinghouse for the purposes of childminding.

Lois Brown and Helen Sanderson wish to create a new childminding business serving the residents of Pitlochry. This is sorely needed in the town as two of the current childminders are closing their businesses after the summer, leaving significant childcare needs in the town.

There will be two childminders (in a business partnership) who will work day to day childminding from the property. I (Lois Brown) have two of my own children who will also be in attendance during childminding hours.

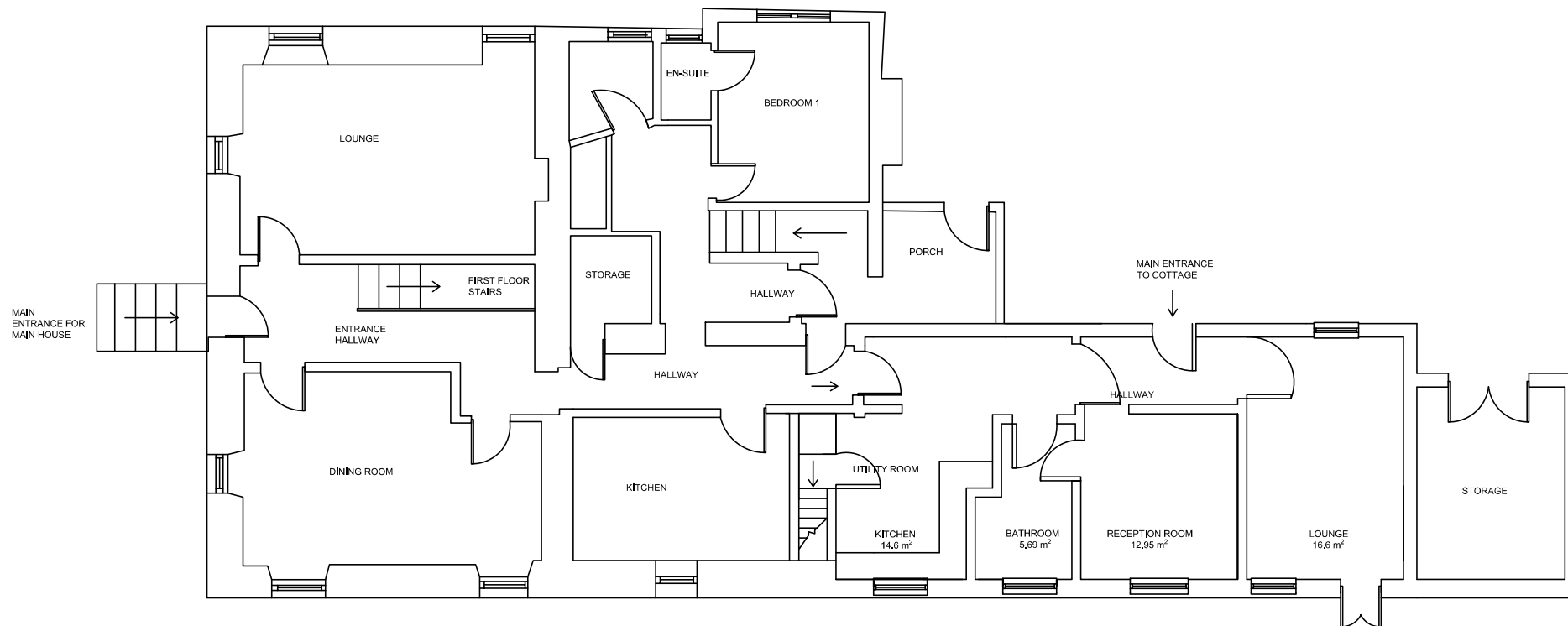
The business would operate throughout the year with two main closures, one being a week at Christmas and one in the summer. There would also be another two weeks where there would be limited capacity during the summer so the childminders could each have another week off.

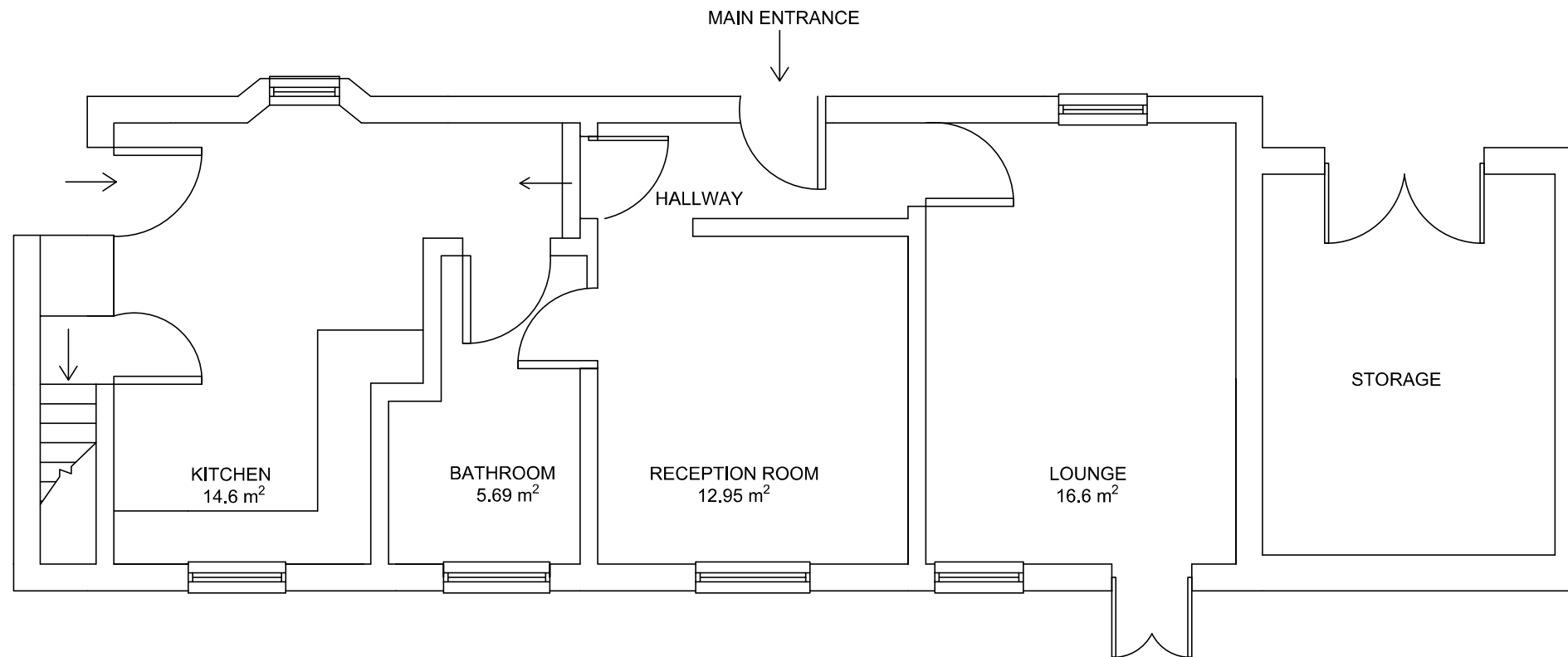
The business will be open Monday to Friday with proposed opening hours from 7:30 a.m. to 6:30 p.m. During this time there would be up to twelve children in attendance (including two of the childminders own). This is the maximum capacity allowed between two childminders, it would be lower during the school day when older children in our care would go to school. We will ensure that during unsociable early morning hours (Before 8:30 a.m.) Children remain inside the property and do not use the garden area to limit any noise to neighbouring properties. However, there is a significant distance between properties so we do not foresee noise being an issue, but it is something we will remain mindful of. We will also remain mindful of the neighbours in other ways, for example if we notice that they are hosting friends in their garden we would choose to take the children to the playground rather than play in the garden.

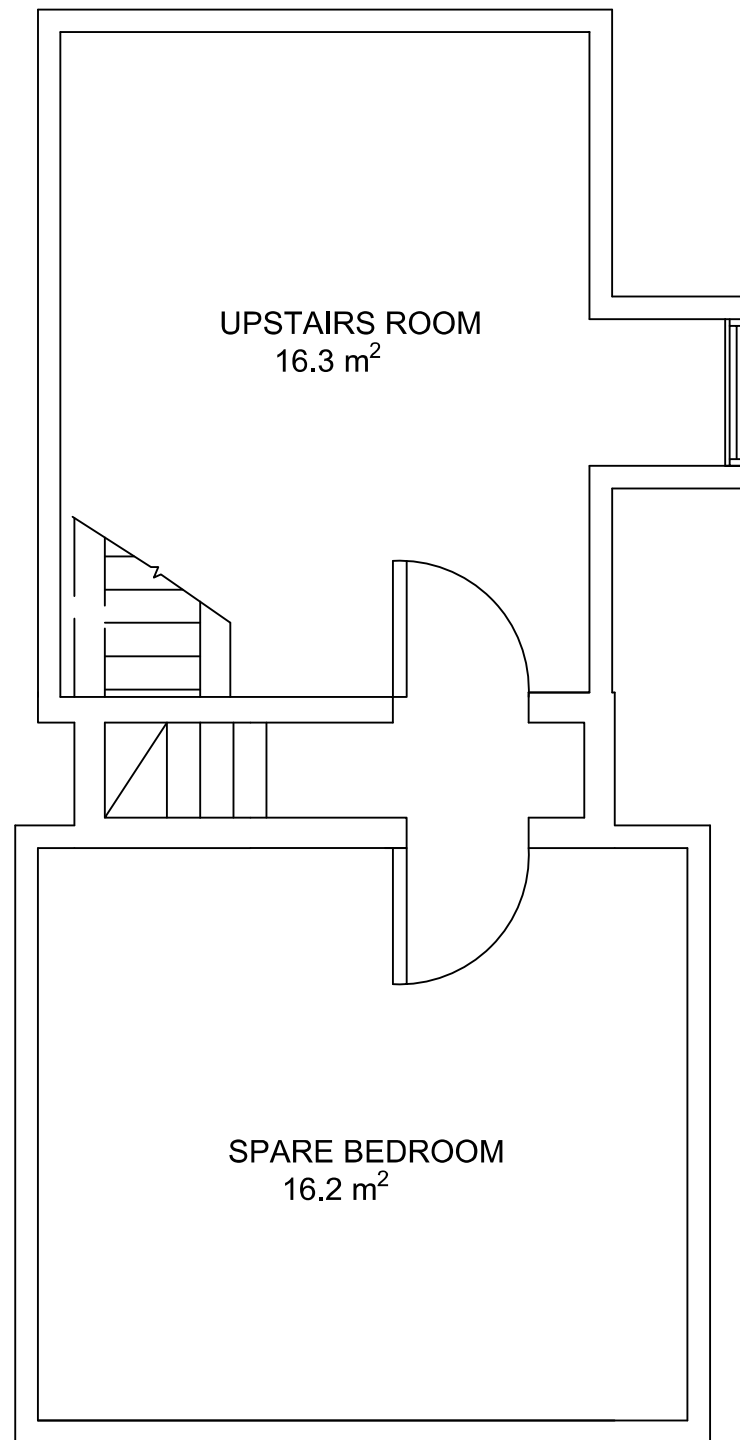
The ages of the children would be in line with the statutory rules, that is no more than 6 under five years old and only two of those under one year old.

The entrance to the part of the house to be used for childminding is separate from the main entrance of the house and there will be a small sign on a gate to show parents where to enter the property. There will also be a sign on the door to the property. We do not foresee the need for any signage on the shared drive to the property.

We will advertise our business online, with a Facebook page and possibly a website. We assume in our small community that word of mouth will be the most significant way our business grows.



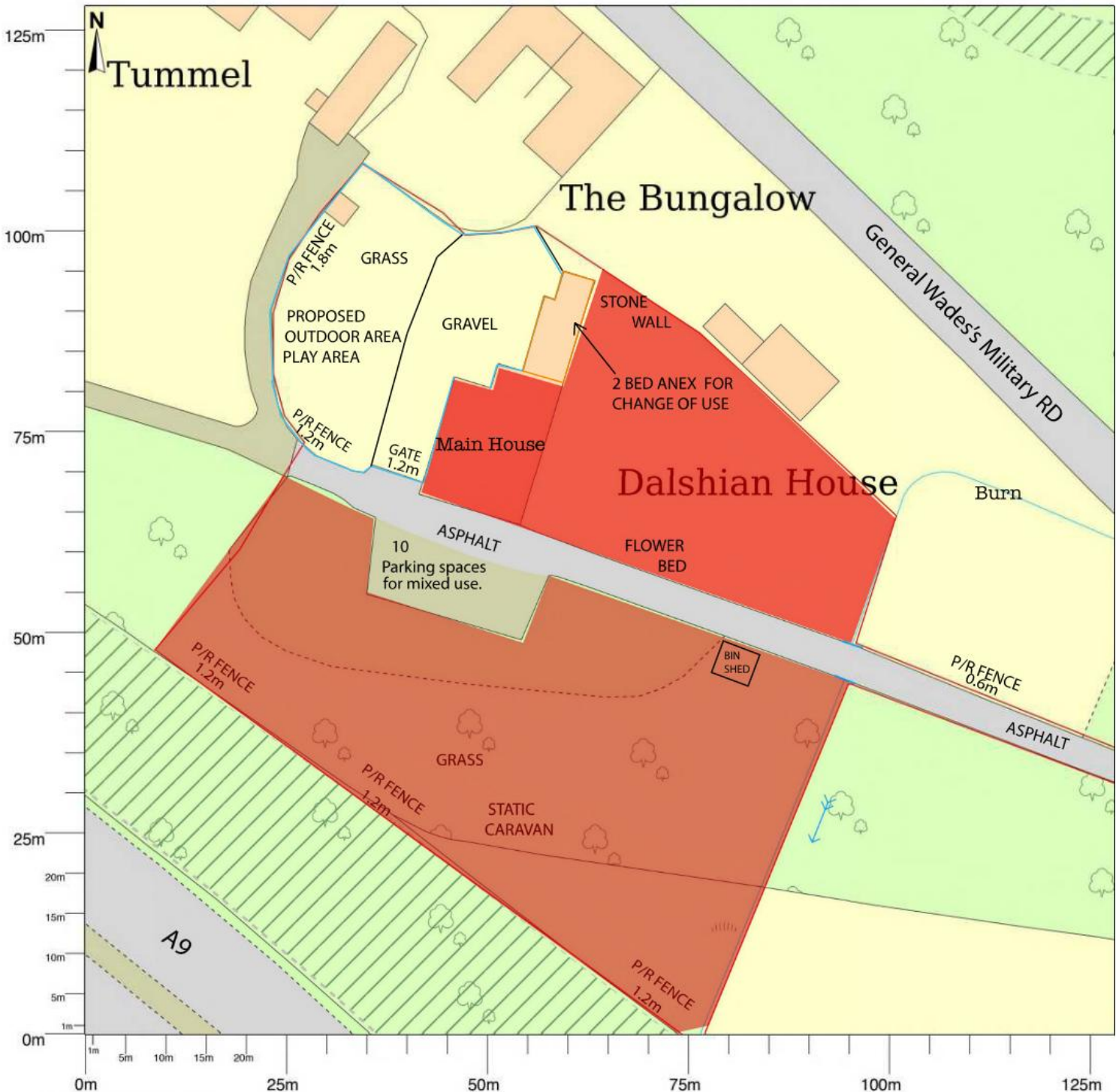




UPSTAIRS ROOM
16.3 m²

SPARE BEDROOM
16.2 m²

Dalshian House, Dalshian, Pitlochry, PH16 5TD



- AREA OUTSIDE DEVELOPMENT
- OUTDOOR AREA FOR CHANGE OF USE
- PART OF RESIDENCE FOR CHANGE OF USE

Dalshian House, Dalshian, Pitlochry, PH16 5TD

