

TCP/11/16(299)
Planning Application 14/00133/FLL – Alterations and extension to dwellinghouse, Long Mile, Muirton, Auchterarder, PH3 1ND

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TCP/11/16(299)

Planning Application 14/00133/FLL – Alterations and extension to dwellinghouse, Long Mile, Muirton, Auchterarder, PH3 1ND

**PAPERS SUBMITTED
BY THE
APPLICANT**



Pullar House 35 Kinnoull Street Perth PH1 5GD

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Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000085956-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

Applicant or Agent Details

Are you an applicant, or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation: MBM Planning & Development

Ref. Number:

First Name: * Mark

Last Name: * Myles

Telephone Number: * 01738 450506

Extension Number:

Mobile Number:

Fax Number: 01738 450507

Email Address: * mm@mbmplanning.co.uk

You must enter a Building Name or Number, or both:*

Building Name: Algo Business Centre

Building Number:

Address 1 (Street): * Glenearn Road

Address 2:

Town/City: * Perth

Country: * UK

Postcode: * PH2 0NJ

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both:*	
Other Title:	<input type="text"/>		
First Name: *	<input type="text" value="C"/>	Building Name:	<input type="text" value="Long Mile"/>
Last Name: * Company/	<input type="text" value="Wilson"/>	Building Number:	<input type="text"/>
Organisation:	<input type="text"/>	Address 1 (Street): *	<input type="text" value="Muirton"/>
Telephone Number:	<input type="text"/>	Address 2:	<input type="text"/>
Extension Number:	<input type="text"/>	Town/City: *	<input type="text" value="Auchterarder"/>
Mobile Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Fax Number:	<input type="text"/>	Postcode: *	<input type="text" value="PH3 1ND"/>
Email Address:	<input type="text"/>		

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="Long Mile"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text" value="Muirton"/>	Town/City/Settlement:	<input type="text" value="Auchterarder"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text" value="PH3 1ND"/>
Address 4:	<input type="text"/>		

Please identify/describe the location of the site or sites.

Northing	<input type="text" value="711806"/>	Easting	<input type="text" value="292280"/>
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Description of the Proposal

Please provide a description of the proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *

(Max 500 characters)

Alterations and extension to dwellinghouse

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time of expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to statement attached and photographs

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? *

☐ Yes ☒ No

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Planning applications forms, existing and proposed plans, report of handling, decision notice, notice of review statement and photographs

Application Details

Please provide details of the application and decision.

What is the application reference number? *

14/00133/FLL

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

29/01/14

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

12/03/14

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

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

Can the site be clearly seen from a road or public land? *

☒ yes ☐ no

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ yes ☐ no

Checklist - Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

☒ yes ☐ no

Have you provided the date and reference number of the application which is the subject of this review? *

☒ yes ☐ no

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ yes ☐ no

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and drawings) which are now the subject of this review *

☒ yes ☐ no

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare - Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mark Myles

Declaration Date: 25/03/2014

Submission Date: 25/03/2014

1. Introduction

- 1.1 This appeal statement should be read in conjunction with the Notice of Review submitted on 25th March 2014, on behalf of Mr & Mrs Wilson for alterations and extension to dwellinghouse at Long Mile, Muirton, Auchterarder. The planning application (14/00133/FLL) was refused by PKC on 17th March 2014.
- 1.2 The proposal requires to be considered under the terms of the Perth & Kinross Local Development Plan (Policies RD1, PM1A and PM1B) which was adopted in February 2014.
- 1.3 We contest the council's grounds for refusal of the planning application and the justification given for those reasons within the Report of Handling for the reasons set out in this statement.

2. Response to PKC Reasons for Refusal

Introduction

- 2.1 As highlighted above the planning application was refused on 17th March 2014 for three reasons.
1. The proposed extension, by virtue of its proportions, cumulative massing and unsympathetic design, is not considered to be compatible with the existing house. Approval would have an adverse impact on the visual amenity of the area, to the detriment of the established village character and contrary to Policy RD1 of the P&K Local Development Plan
 2. The proposed development is contrary to Policy PM1A/PM1B of the P&K Local Development Plan, as it does not contribute positively to the character of the surrounding built environment, nor does it complement its surroundings in terms of appearance, massing or established building line.
 3. The proposed extension, by virtue of its proportions, cumulative massing and unsympathetic design, is not considered to be compatible with the existing house. Approval would therefore be contrary to the P&KC Placemaking Guide, which seeks to secure a satisfactory standard of design in built developments.
- 2.2 The first and third reasons for refusal are in effect identical (stating that the proportions, cumulative massing and unsympathetic design is not considered compatible with the existing house) but that the two reasons simply refer to different policy documents i.e. reason 1 refers to the PKCLDP and reason 3 refers to the council's Placemaking Guide. We have therefore grouped our rebuttal to these two objections under one sub-section below.
- 2.3 The second reason for refusal suggests that the extension does not complement its surroundings in terms of appearance, massing and building line and as such does not contribute positively to the surrounding built environment.
- 2.4 In support of this appeal we have included a series of photographs showing the existing property and also how it fits into the surrounding area. We believe that these help to show that the reasons for refusal by the appointed officer are not justified as: they do not take account of the location of the extension on a property that is set back by 20 metres from the public road, is set behind the building line of all other properties on either side on this part of the street, and is also set within plot that has a good landscape setting. The photos of neighbouring properties also confirm that the proposed plans are of similar or less massing, proportion and scale to neighbouring properties.

Context to application

- 2.5 As way of background to the application; two design options were initially considered by the applicants. The first was with no integral garage and a new detached double garage and the second option was with an integral garage. It was considered that it would be better to have an integral garage, as it would only involve one building with less impact and avoid two buildings being spread over the site. This option would also work better for the occupants of the house and it was also a better financial solution.
- 2.6 We would also point out that several factors restricted the ability to extend behind and to the rear of Long Mile, and meant that the proposed plans of extending sideways to the east were the most suitable. These restrictions included:
- (a) The sewage plant to the North East of the site (to which there is a restriction on how close habitable accommodation or building works can get);
 - (b) The tall trees to the north of the property (as there are insurance restrictions on building closer than 5 metres from such tall trees); and
 - (c) The wish for natural light from the south facing elevation given the positioning of the new house in the plot to the east of Long Mile, which will be substantially in front of the existing Long Mile elevation and building line.

Rebuttal to Reasons for Refusal 1 and 3

- 2.7 We highlight that the house was built in 1968, so in many ways suffers from poor design plus the symptoms of age. The proposed works will rectify these defects, including
- (a) Poor environmental credentials and insulation. These have already partly been resolved through new double glazing but will be enhanced further through proposed loft works and through having at least the east side of the building meeting modern building quality standards in terms of insulation and cavity wall depths etc;
 - (b) Poor design, in terms of general aesthetics and unappealing materials such as concrete tiles. The proposed works will rectify these defects;
 - (c) A leaky roof, which needs re-tiled in any event and so the applicants would like to take the opportunity to replace the poor quality concrete tiles with a more sympathetic and environmentally sustainable building material in natural slate.
- 2.8 The proposed design will also address several flaws in the layout from a house built in 1968 that does not account for modern living arrangements. For example:
- (a) There is currently no provision for a family living area or large kitchen/diner, which are standard features of modern houses;

(b) The current house does not accommodate en-suite bathrooms - again a key feature of modern living; and

(c) The current house does not include an integrated garage, again a key feature of modern living (as well as being a health and safety point in winter for elderly residents at the property).

- 2.9 The architect who acted as agent for the planning application had spoken to the appointed officer on the phone prior to the refusal being issued, to gauge any feedback. The reply was that the design was too elaborate for the existing house design, the small proposed bay window to the front elevation was beyond the building line and the proposal was out of character to the rest of the properties within the surrounding streetscape.
- 2.10 The view expressed by the appointed officer is that the extension will create 'visual chaos' between a two storey house and an extension with an appearance of varying levels and projection. In contrast we consider that the proposed extension has been sympathetically designed to improve the existing 1960's house and the extension, new entrance porch feature and attic dormers all help to provide greater interest and appeal as well as a respectful design solution to a building which by the applicants own admission is currently bland and uninteresting.
- 2.11 Overall, the architect considers that his sympathetic and interesting design, which sought to improve substantially on what is otherwise a rather banal and plain house, was a key aspect in him winning the commission.
- 2.12 The proposed plans show that the extension will read as being subservient to the main house, helped by the fact that the ridge level is lower than the existing house. The roof pitch of the extension also matches that of the existing house.
- 2.13 Given that the house and the extension will be set back from the frontage of the plot by around 20 metres, the appointed officers concerns about the cumulative visual impact of the extended principal elevation, have not taken any account of the context of the wider street scene and also the approvals for new houses on either side.
- 2.14 Furthermore if you take account of the existing garage footprint, then the proposed extension isn't materially extending sideways by much more than the footprint of the current house and garage as they currently stand. The house sits on a substantial plot and there is sufficient garden ground to accommodate a large extension on this site.

Rebuttal to Reasons for Refusal 2

- 2.15 The appointed officer raised an issue about respecting the building line, however a simple look at the OS location plan confirms that Long Mile has a building line that is set the furthest back from the public road on the whole street frontage. The small bay window projection beyond the current building line will be completely indiscernible when viewed from the public road which is 20 metres away. The bay window of the lounge extension will also tie in with the new entrance porch projection that is proposed on the main part of the existing house.
- 2.16 The proposed plans are considered to be proportionate to neighbouring properties and the Long Mile plot itself. As can be seen from the accompanying photographs the two houses on either side will sit forward of the front elevation of Long Mile, as do nearly all others on the street.
- 2.17 As for the concerns relating to proportion and massing we disagree with the appointed officer's opinion given what already exists and what has been approved elsewhere in the street including the examples across the road which have extensive roof areas facing the road frontage using two different roofing materials i.e. pan tiles and slate.
- 2.18 As for the character of the surrounding built environment we would argue that there is no coherent character or design. The building is not listed and this is not a Conservation Area. The surrounding built environment is characterised by a complete mix of styles from bungalows, 60's style properties to care home-esque brutalism. Properties are of different sizes, massing, proportions and styles with a variety and mixture of materials, renders, facing bricks, tiles, slates etc.
- 2.19 For further context, the architect involved in this proposal has also designed the two houses that were approved either side of Long Mile and when these are completed, the three houses will complement each other and will arguably be the more attractive and interesting houses on the whole street. Through this proposal the applicants are trying to improve the "look" of the property vis a vis its neighbours and the fact that the architect has designed the two immediate neighbours on either side helps in this regard, and should create a little enclave of similar designed and sympathetic properties.

Additional considerations

- 2.20 There were no objections from any member of the public or any consultee to this proposal. The appointed officer confirms that no neighbouring properties would be adversely affected by the proposals in terms of overlooking or overshadowing, given their relative positions and orientation.

- 2.21 The above grounds of appeal together with the photographs show that for whatever reason the council adopted a much stricter approach when assessing the merits of this particular application for an extension to an existing house compared to other applications for large detached properties that have already been approved in the surrounding area.
- 2.22 We therefore ask that the LRB take all of the above into account and if necessary visit the property and surrounding area to consider how the proposed alterations and extension fits with the existing house and also into the context of the surrounding area.

3	Conclusion
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- 3.1 The reasons for refusal are not considered to be valid as the proposed alterations and extension are considered acceptable in terms of scale, massing, proportions and building line and its overall relationship with the existing house and the neighbouring properties is such that there would be no adverse impact or detriment to the environment of the surrounding area.
- 3.2 No objections were received from any neighbouring property to the application and there would be no loss of amenity or privacy to any neighbouring property.
- 3.3 We would therefore respectfully request that this Notice of Review is determined as being in accordance with Policy RD1 and PM1A/PM1B of the Local Development Plan and that the appointed officers decision is overturned subject to any conditions that may be considered necessary by the Local Review Body.

PERTH AND KINROSS COUNCIL

Mrs Carol Wilson
c/o StudioKarchitects
FAO Kaz Kwiatkowski
14 Hunter Street
Auchterarder
PH3 1PA

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 12th March 2014

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **14/00133/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 29th January 2014 for permission for **Alterations and extension to dwellinghouse Long Mile Muirton Auchterarder PH3 1ND** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The proposed extension, by virtue of its proportions, cumulative massing and unsympathetic design, is not considered to be compatible with the existing house. Approval would have an adverse impact on the visual amenity of the area, to the detriment of the established village character and contrary to Policy RD1 of the Perth & Kinross Local Development Plan.
2. The proposed development is contrary to Policy PM1A/PM1B of the Perth & Kinross Local Development Plan, as it does not contribute positively to the character of the surrounding built environment, nor does it complement its surroundings in terms of appearance, massing or established building line.
3. The proposed extension, by virtue of its proportions, cumulative massing and unsympathetic design, is not considered to be compatible with the existing house. Approval would therefore be contrary to the Perth & Kinross Council Placemaking Guide, which seeks to secure a satisfactory standard of design in built developments.

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

14/00133/1

14/00133/2

14/00133/3

14/00133/4

REPORT OF HANDLING

DELEGATED REPORT

Ref No	14/00133/FLL	
Ward No	N7- Strathallan	
Due Determination Date	28.03.2014	
Case Officer	Keith Stirton	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Alterations and extension to dwellinghouse

LOCATION: Long Mile Muirton Auchterarder PH3 1ND

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: 6 February 2014

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

Long Mile is a large detached dwellinghouse which occupies a spacious plot in the residential area of Muirton, Auchterarder. In recent years the garden ground to either side of the house has been sub-divided in order to form adjoining house plots on each side. The superstructure of the property to the Southwest has been built (Plot 1, Ref: 13/00809/FLL), whilst the development to the Northeast is yet to be implemented (Plot 2, Ref: 11/02126/FLL).

This detailed application seeks planning permission to alter and extend the house to the Northeast and to alter and extend the entrance porch and form two dormer windows on the Southeast elevation.

SITE HISTORY

09/01212/OUT Formation of 2 building plots (in outline) 24 July 2009 Application Withdrawn

09/01358/IPL Sub-division of existing residential garden and erection of a house with formation of associated access (Plot 1) (in outline) 1 September 2009 Application Withdrawn

09/01359/IPL Sub-division of existing residential garden and erection of a house with formation of associated access (Plot 2) (in principle) 1 September 2009 Application Withdrawn

09/01740/IPL Sub-division of existing residential garden and erection of a house with formation of associated access (Plot 1) (in principle) 6 April 2010 Application Permitted

09/01741/IPL Sub-divide existing house plot to form a smaller plot for the existing house and a further Plot 2 plus access (in principle) 6 April 2010 Application Permitted

11/02122/FLL Erection of a dwellinghouse at Plot 1 29 March 2012 Application Permitted

11/02126/FLL Erection of a dwellinghouse at Plot 2 29 March 2012 Application Permitted

12/02009/FLL Modification of existing consent (11/02122/FLL - Change of house type) Erection of a dwellinghouse 16 January 2013 Application Permitted

PRE-APPLICATION CONSULTATION

Pre application Reference: Not applicable

NATIONAL POLICY AND GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework 1 & 2, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Designing Places, Designing Streets, 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 RD1 - Residential Areas

In identified areas, residential amenity will be protected and, where possible, improved. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area.

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. The design and siting of development should respect the character and amenity of the place.

Policy PM1B - Placemaking

All proposals should meet all of the placemaking criteria;

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

OTHER POLICIES

Perth & Kinross Council Placemaking Guide

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.

This does not however rule out a contemporary approach which contrasts with, yet enhances, the original building by being distinct. It is nearly always necessary to avoid overwhelming existing buildings, bearing in mind that some buildings have greater 'street' presence than others. If an extension begins to match or exceed the size of the original building the architectural integrity of the original structure can often become lost. Large extensions call for particular ingenuity and imagination in order to reduce the apparent bulk of the desired additional floor space.

Side extensions

The setting back of the extension from the frontage of the building being extended can contribute towards the retention of separate identity. Projecting the extension beyond the principle elevation will rarely be acceptable. To avoid being visually obtrusive, extensions should generally be clearly subordinate to the appearance of the existing house.

CONSULTATION RESPONSES

Scottish Water No objections, but they have requested that an informative note be attached to any planning permission.

REPRESENTATIONS

No letters of representation have been received.

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

Whilst some general policies are contained within the approved Strategic Development Plan, TAYplan 2012, the most specific policies of direct relevance to this application are policies RD1 and PM1 of the Perth & Kinross Local Development Plan 2014. Policy RD1 seeks to protect and where possible improve residential amenity and the character of the village, whilst PM1 seeks to ensure that development respects the appearance, massing and building lines of the existing built environment.

Additionally, the Placemaking guide is particularly relevant in this case, given the detailed content of its design guidance.

Design and Layout

The proposal results in a substantial extension to the side of the house, almost doubling the length of the principal elevation. This creates an element of imbalance as the extension does not read as a subservient feature; notwithstanding the fact the apex level is lower than the existing house. The footprint of the house would more than double as a result of the proposals, however, it is accepted that there is sufficient garden ground to accommodate a large extension.

However, the following features of the proposal combine to read as an entirely different design from the house, which creates an element of visual confusion in an extension of this massing and adopted building line;

The proposed dining area projects beyond the principal elevation with an extended roof slope above. This results in top-heavy roof-to-wall proportions, which changes when the garage steps back in line with the principal elevation. The wall-head dormer with Juliette balcony above the garage emphasises the change in wall-head level, which results in unsympathetic 'visual chaos' between a two storey house and an extension with an appearance of varying levels and projection and different architectural language/approach. The horizontal, squat proportions of the proposed extension (when compared with the original house) and its overall situation, almost 'wrapping' itself round the original building on both sides, compete with the original building in an unsympathetic manner.

Residential Amenity

No neighbouring properties would be adversely affected by the proposals in terms of overlooking or overshadowing, given their relative positions and orientation.

Visual Amenity

As stated above, it is acknowledged that the proposed roof line has been lowered at apex level in an effort to create a degree of separation and subservience from the host building. However, this is insufficient mitigation for the bulk and massing of the proposed extension and the overall cumulative visual impact of the extended principal elevation, which almost reads as two separate semi-detached units.

The existing house is certainly capable of being extended in some way within the available curtilage. However, whilst the existing house is not of significant architectural merit, in the context of this site and the wider street scene, it is considered appropriate that any extension should be more complimentary (in respecting the existing architectural style) and subservient in terms of its bulk, massing and respecting existing building lines (in this case sitting back from) and its design should be more sympathetic.

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.

Application Processing Time

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

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 not considered to comply with the approved TAYplan 2012 or 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 refusal.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Reasons for Recommendation

1. The proposed extension, by virtue of its proportions, cumulative massing and unsympathetic design, is not considered to be compatible with the existing house. Approval would have an adverse impact on the visual amenity of the area, to the detriment of the established village character and contrary to Policy RD1 of the Perth & Kinross Local Development Plan.
2. The proposed development is contrary to Policy PM1A/PM1B of the Perth & Kinross Local Development Plan, as it does not contribute positively to the character of the surrounding built environment, nor does it complement its surroundings in terms of appearance, massing or established building line.
3. The proposed extension, by virtue of its proportions, cumulative massing and unsympathetic design, is not considered to be compatible with the existing house. Approval would therefore be contrary to the Perth & Kinross Council Placemaking Guide, which seeks to secure a satisfactory standard of design in built developments.

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

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

14/00133/1
14/00133/2
14/00133/3
14/00133/4

Date of Report 11.03.2014

14/00133/FLL

RECEIVED

22 JAN 2014

APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Please refer to the accompanying Guidance Notes when completing this application
 PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS
 ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MRS	Ref No.	
Forename	CAROL	Forename	KAZ
Surname	WILSON	Surname	KWIATKOWSKI
Company Name		Company Name	STUDIO K ARCHITECTS
Building No./Name	LONG MIVE	Building No./Name	
Address Line 1	MURTON	Address Line 1	14 HUNTER ST
Address Line 2		Address Line 2	
Town/City	AUCHTERBARDER	Town/City	AUCHTERBARDER
Postcode		Postcode	PH3 1PA
Telephone		Telephone	01764 663795
Mobile		Mobile	07902 164566
Fax		Fax	
Email		Email	STUDIOK@BTINTERNET.COM
3. Postal Address or Location of Proposed Development (please include postcode)			
LONG MIVE, MURTON, AUCHTERBARDER.			
NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.			
4. Type of Application			
What is the application for? Please select one of the following:			
Planning Permission			<input checked="" type="checkbox"/>
Planning Permission in Principle			<input type="checkbox"/>
Further Application*			<input type="checkbox"/>
Application for Approval of Matters Specified in Conditions*			<input type="checkbox"/>
Application for Mineral Works**			<input type="checkbox"/>
NB. A 'further application' may be e.g. development that has not yet commenced and where a time limit has been imposed a renewal of planning permission or a modification, variation or removal of a planning condition.			
*Please provide a reference number of the previous application and date when permission was granted:			
Reference No:		Date:	

****Please note that if you are applying for planning permission for mineral works your planning authority may have a separate form or require additional information.**

5. Description of the Proposal

Please describe the proposal including any change of use:

REFURBISHMENT AND PROPOSED EXTENSION TO EXISTING HOUSE.

Is this a temporary permission?

Yes ☐ No ☒

If yes, please state how long permission is required for and why:

Have the works already been started or completed?

Yes ☐ No ☒

If yes, please state date of completion, or if not completed, the start date:

Date started:

Date completed:

If yes, please explain why work has already taken place in advance of making this application

6. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal?

Yes ☐ No ☒

If yes, please provide details about the advice below:

In what format was the advice given?

Meeting ☐ Telephone call ☐ Letter ☐ Email ☐

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes ☐ No ☒

Please provide a description of the advice you were given and who you received the advice from:

Name:

Date:

Ref No.:

7. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha):

Square Metre (sq.m.)

1200m²

8. Existing Use

Please describe the current or most recent use:

EXISTING DWELLINGHOUSE

9. Access and Parking

Are you proposing a new altered vehicle access to or from a public road?

Yes ☐ No ☒

If yes, please show in your drawings the position of any existing, altered or new access and explain 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 changes to public paths, public rights of way or affecting any public rights of access?

Yes ☐ No ☐

If yes, please show on your drawings the position of any affected areas and explain 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?

4

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total number of existing spaces plus any new spaces)

0

Please show on your drawings the position of existing and proposed parking spaces and specify if these are to be allocated for particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)

10. Water Supply and Drainage Arrangements

Will your proposals require new or altered water supply or drainage arrangements?

Yes ☒ No ☐

Are you proposing to connect to the public drainage network (e.g. to an existing sewer?)

Yes, connecting to a public drainage network

☐

No, proposing to make private drainage arrangements

☒

Not applicable – only arrangement for water supply required

☐

What private arrangements are you proposing for the new/altered septic tank?

Discharge to land via soakaway

☒

Discharge to watercourse(s) (including partial soakaway)

☐

Discharge to coastal waters

☐

Please show more details on your plans and supporting information

What private arrangements are you proposing?

Treatment/Additional treatment (relates to package sewer treatment plants, or passive sewage treatment such as a reed bed)

☐

Other private drainage arrangement (such as a chemical toilets or composting toilets)

☐

Please show more details on your plans and supporting information.

Do your proposals make provision for sustainable drainage of surface water?

Yes ☒ No ☐

Note:- Please include details of SUDS arrangements on your plans

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

Yes ☒ No ☐

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

11. Assessment of Flood Risk

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

Yes ☐ No ☒

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 ☐ No ☐ Don't Know ☐

If yes, briefly describe how the risk of flooding might be increased elsewhere.

12. Trees

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

Yes ☒ No ☐

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

13. Waste Storage and Collection

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

Yes ☐ No ☒

If yes, please provide details and illustrate on plans.

If no, please provide details as to why no provision for refuse/recycling storage is being made:

14. Residential Units Including Conversion

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

Yes ☐ No ☒

If yes how many units do you propose in total?

Please provide full details of the number and types of units on the plan. Additional information may be provided in a supporting statement.

15. For all types of non housing development – new floorspace proposed

Does your proposal alter or create non-residential floorspace?

Yes ☐ No ☐

If yes, please provide details below:

Use type:

If you are extending a building, please provide details of existing gross floorspace (sq.m):

Proposed gross floorspace (sq.m.):

Please provide details of internal floorspace(sq.m)

Net trading space:

Non-trading space:

Total net floorspace:

16. Schedule 3 Development

Does the proposal involve a class of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008?

Yes ☐ No ☒ Don't Know ☐

If yes, your proposal will additionally have to be advertised in a newspaper circulating in your area. Your planning authority will do this on your behalf but may charge a fee. Please contact your planning authority for advice on planning fees.

17. Planning Service Employee/Elected Member Interest

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority?

Yes ☐ No ☒

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority?

Yes ☐ No ☒

If you have answered yes please provide details:

DECLARATION

I, the applicant/agent certify that this is an application for planning permission. The accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, the applicant/agent hereby certify that the attached Land Ownership Certificate has been completed



I, the applicant /agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants

Yes ☐ No ☐ N/A ☒

Signature:



Name:

K KWIATKOWSKI

Date:

16/01/14.

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997
Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

CERTIFICATE A, B, C OR CERTIFICATE D MUST BE COMPLETED BY ALL APPLICANTS

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than ~~myself~~ APPLICANT was owner 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 application. ☒
- (2) None of the land to which the application relates constitutes or forms part of agricultural land ☐

Signed:

On behalf of:

Date:

CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are: ☐

Name	Address	Date of Service of Notice

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

or

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

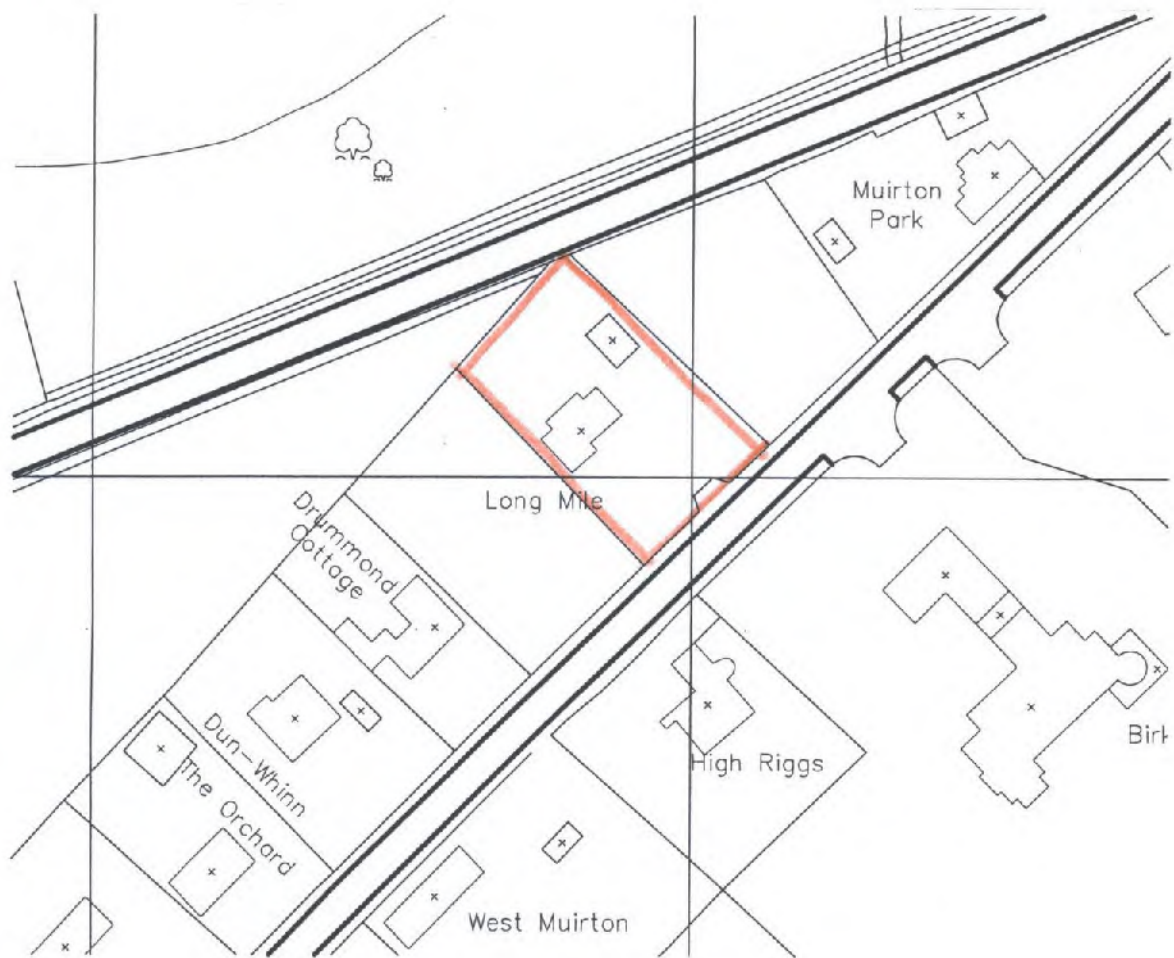


Location Plan

PERTH AND KINROSS COUNCIL

DRAWING REF: 14/00133/1

<p>Client</p> <p>Mr & Mrs Wilson</p>	<p>StudioK Architects 14 Hunter Street, Auchterarder PH3 1 PA Tel 01764 663795 Mob 07902 164566 e-mail - studiok@btinternet.com</p>	
<p>Project</p> <p>Proposed Refurbishment and Extension to Long Mile, Muirton, Auchterarder.</p>	<p>Scale</p> <p>n/a</p>	<p>Drawn</p> <p>KK</p>
	<p>Date</p> <p>Jan 14</p>	<p>Rev Date</p>
<p>Drawing</p> <p>Location Plan</p>	<p>Job No</p> <p>1308</p>	<p>Dwg No</p> <p>LP01</p>

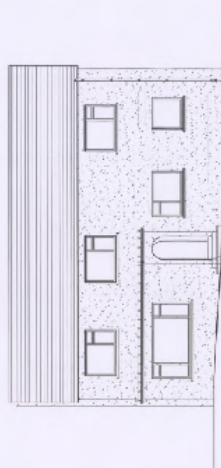


Location Plan 1:1250

PERTH AND KINROSS COUNCIL

DRAWING REF: 14/00133/2

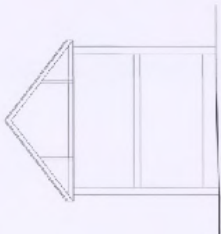
Client	Mr & Mrs Wilson	StudioK Architects 14 Hunter Street, Auchterarder PH3 1 PA Tel 01764 663795 Mob 07902 164566 e-mail - studiok@btinternet.com	
Project	Proposed Refurbishment and Extension to Long Mile, Muirton, Auchterarder.		
Drawing	Location Plan	Scale	1:1250
		Date	Jan 14
		Job No	1308
		Drawn	KK
		Rev Date	
		Dwg No	LP02



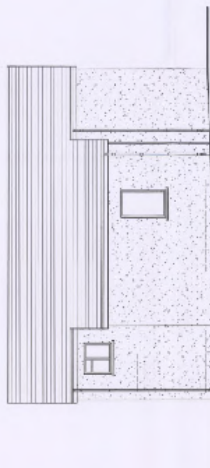
South East Elevation



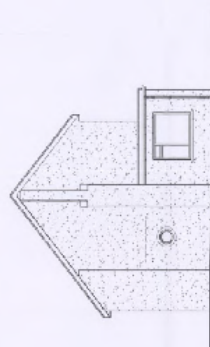
North East Elevation



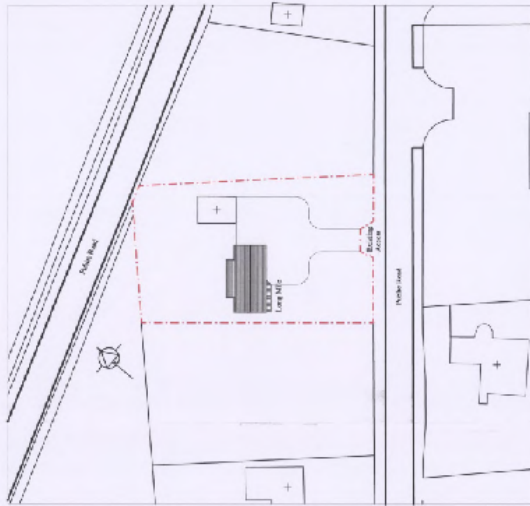
Typical Section



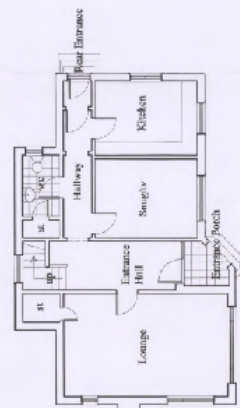
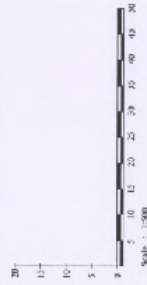
North West Elevation



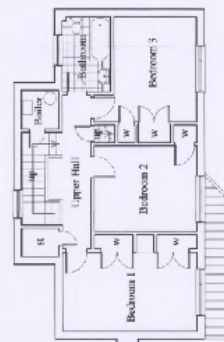
South West Elevation



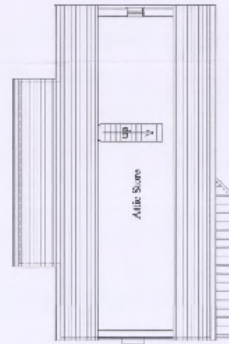
Site Plan 1:500



Ground Floor Plan



First Floor Plan



Attic Floor Plan

PERTH AND KINROSS COUNCIL

DRAWING REF: M0015313

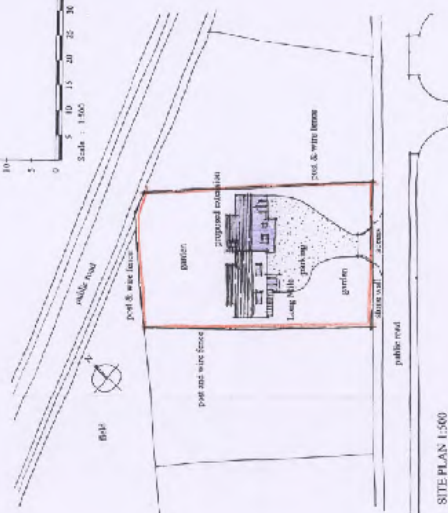
StudioK Architects
101 BATH STREET, PERTH, WA 6000
TEL: 08 9442 2222 FAX: 08 9442 2222
WWW.STUDIOKARCHITECTS.COM.AU

Client: Mr & Mrs Wilson

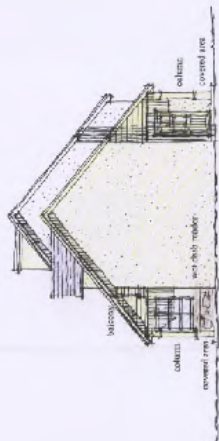
Project: Proposed Extension to
Long Mile, Murrumbidgee,
Auchtermuchty.

Drawings: Existing Plans & Elevations

Scale: 1:100/1:500	Drawn: KCC
Plan: Date: 13	Per: Date:
13 Nov 13005	1301



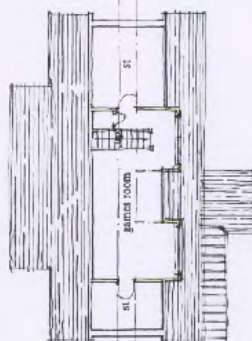
SITE PLAN 1:500



NORTH EAST ELEVATION



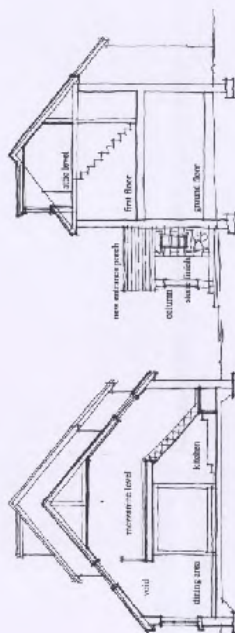
SOUTH EAST ELEVATION



ATTIC FLOOR PLAN

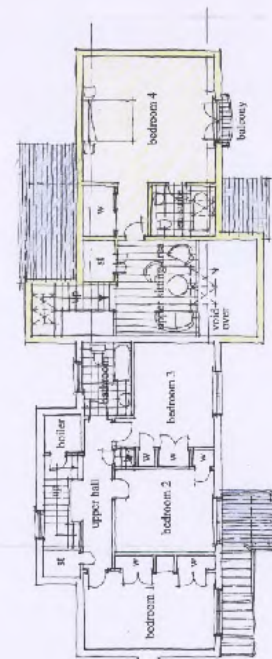


NORTH WEST ELEVATION

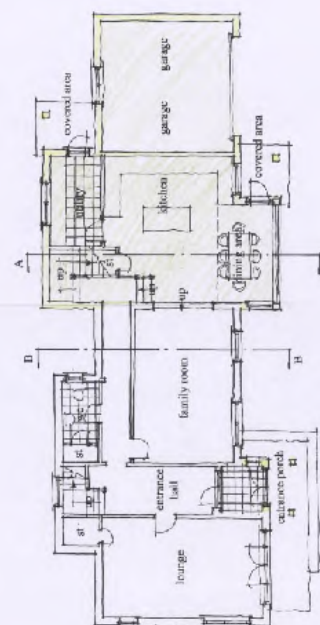


SECTION A:A

SECTION B:D



FIRST FLOOR PLAN



GROUND FLOOR PLAN

PERTH AND KINROSS COUNCIL
DRAWING REF: 40013314

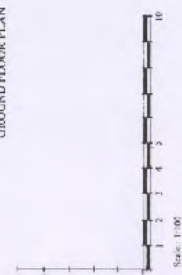
StudioK Architects
14141st St., Austin, TX 78704
Tel: 512-444-4444 Fax: 512-444-4444
e-mail: studiok@aol.com

Mr & Mrs Wilson

Proposed Refurbishment
and Extension to
Long Mile, Muirton,
Auchterarder.

Proposed Plans & Elevations

Count	1:100	Count	KK
Value	Just 1.4	Rate Count	
Unit Price	1.00	Unit Price	1.00











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TCP/11/16(299)

Planning Application 14/00133/FLL – Alterations and extension to dwellinghouse, Long Mile, Muirton, Auchterarder, PH3 1ND

PLANNING DECISION NOTICE *(included in applicant's submission, see pages 195-196)*

REPORT OF HANDLING *(included in applicant's submission, see pages 197-203)*

REFERENCE DOCUMENT *(included in applicant's submission, see pages 211-214)*

TCP/11/16(299)

Planning Application 14/00133/FLL – Alterations and extension to dwellinghouse, Long Mile, Muirton, Auchterarder, PH3 1ND

REPRESENTATIONS

- Representation from Scottish Water, dated 28 February 2014

28th February 2014



Perth & Kinross Council
Property Department Pullar House
35 Kinnoull Street
Perth
PH1 5GD

SCOTTISH WATER

Customer Connections
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Customer Support Team
T: 0141 414 7162
W: www.scottishwater.co.uk
E: individualconnections@scottishwater.co.uk

Dear Sir Madam

PLANNING APPLICATION NUMBER: 14/00133/FLL
DEVELOPMENT: Auchterarder Muirton Long Mile
OUR REFERENCE: 657825
PROPOSAL: Alterations and extension to dwellinghouse

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application. This response is made based on the information available to us at this time and does not guarantee a connection to Scottish Water's infrastructure. A separate application should be submitted to us made for connection to our infrastructure after full planning has been granted.

Turret Water Treatment Works may have capacity to service this proposed development.

Auchterarder Waste Water Treatment Works may have capacity to service this proposed development.

In some circumstances it may be necessary for the Developer to fund works on existing infrastructure to enable their development to connect. Should we become aware of any issues such as flooding, low pressure, etc the Developer will be required to fund works to mitigate the effect of the development on existing customers. Scottish Water can make a contribution to these costs through Reasonable Cost funding rules.

A totally separate drainage system may be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements installed, subject to compliance with the current water byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.

If the connection to public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s). This should be done through a deed of servitude.

Should the developer require information regarding the location of Scottish Water infrastructure they should contact our Property Searches Department, Bullion House, Dundee, DD2 5BB. Tel – 0845 601 8855.

If the developer requires any further assistance or information on our response, please contact me on the above number or alternatively additional information is available on our website:
www.scottishwater.co.uk.

Yours faithfully

Lisa Main
Customer Connections Administrator