

LRB-2021-16**Planning Application – 21/00099/FLL – Alterations and extension to dwellinghouse and erection of a garden building (in retrospect), 1 Blairfordel Steading, Kelty****INDEX**

(a) Papers submitted by the Applicant (***Pages 11-24***)

(b) Decision Notice (***Pages 27-28***)

Report of Handling (***Pages 29-36***)

Reference Documents (***Pages 37-42***)

(c) Representations (***Pages 43-50***)

LRB-2021-16

Planning Application – 21/00099/FLL – Alterations and extension to dwellinghouse and erection of a garden building (in retrospect), 1 Blairfordel Steading, Kelty

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect of Decisions on Local Developments

The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND) Regulations 2013

The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

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

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title	Mr	Ref No.	
Forename	Fraser	Forename	Robert
Surname	Sneddon	Surname	Hutton
Company Name		Company Name	
Building No./Name		Building No./Name	The Malt Kiln
Address Line 1		Address Line 1	2 Factors Brae
Address Line 2		Address Line 2	
Town/City		Town/City	Limekilns
Postcode		Postcode	KY11 3HG
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email		Email	
3. Application Details			
Planning authority		Perth and Kinross Council	
Planning authority's application reference number		21/00099/FUL	
Site address			
1 Blairfordel Steading, Kelty. KY4 0HP			
Description of proposed development			
Alterations to dwellinghouse and erection of a garden building (in retrospect).			

Date of application

9th February 2021

Date of decision (if any)

1st April 2021

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

4. Nature of Application

Application for planning permission (including householder application)

☒

Application for planning permission in principle

☐

Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)

☐

Application for approval of matters specified in conditions

☐

5. Reasons for seeking review

Refusal of application by appointed officer

☒

Failure by appointed officer to determine the application within the period allowed for determination of the application

☐

Conditions imposed on consent by appointed officer

☐

6. Review procedure

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

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

Further written submissions

☐

One or more hearing sessions

☐

Site inspection

☒

Assessment of review documents only, with no further procedure

☐

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

7. Site inspection

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

Can the site be viewed entirely from public land?

☒

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

☐

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

8. Statement

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

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

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

Please see separate statement attached.

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes ☐ No ☒

If yes, please explain below a) why you are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

- 1 Photograph of garden building from the public road
- 2 Photograph of upvc garage doors on adjacent listed building
- 3 Photograph of upvc doors of garage within the curtilage of the adjacent listed farmhouse

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

10. Checklist

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

Full completion of all parts of this form ☒

Statement of your reasons for requesting a review ☒

All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review. ☒

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

DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:

Name:

Date:

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

**STATEMENT IN SUPPORT OF THE APPLICATION FOR REVIEW OF THE
DECISION TO REFUSE THE PLANNING APPLICATION FOR
ALTERATIONS AND EXTENSION TO DWELLINGHOUSE AND
ERECTION OF A GARDEN BUILDING (IN RETROSPECT) AT 1
BLAIRFORD DEL STEADING, KELTY.**

COUNCIL REFERENCE 21/00099/FLL.

Background

The property which is the subject of this application for review was constructed following the grant of planning permission in December 2005. That permission granted consent for the conversion of existing farm steading buildings to residential use and the erection of a new house which is now the subject of this application. The only other building adjacent to the application site is the former Blairfordel Farmhouse which was listed category C in 2004.

The planning application which was refused (21/00099/FLL) was submitted when the house was being sold as that was when it came to light that there was no permission for the house extension and garden building. The extension forms a garage on the south elevation of the property, and the garden building is situated in the garden area to the north. They were erected without the necessary permission as the applicant had been advised by his designer that such was not required. The retrospective application was refused, with 1 reason given for that decision, and that was based upon the use of upvc on both the extension and the garden room.

At the design stage the applicant was conscious of the need to ensure that the choice of external finishing materials was both effective in performance, and also appropriate in the local architectural context. The garden room north of the house, is in close proximity to the B996 in a position where water from traffic splashes onto the west elevation. It is for this reason that upvc was chosen as this was seen as the most effective material in providing water resistance with little if no maintenance. The gable of the garage extension, whilst in a position less susceptible to water thrown up from the road, is exposed and as such requires a suitable weather resistant

material.

The decision to use upvc was taken on the basis that it has been used extensively throughout Blairford Steading, and this development clearly forms the context within which the application must be assessed.

Comment on the reasons given for refusal.

The single reason given for refusal of the application states:

“The proposal, by combination of its prominent location, widespread use of white upvc cladding and inter-visibility with the principle elevation of the adjacent category C-listed Farmhouse and Steading, has an adverse impact visual amenity and results in an adverse impact on the setting of the listed building which also erodes local distinctiveness.”

The decision notice then goes on to explain that approval would be seen as contrary to policies 1A, 1B, 27A and 39 of the Perth and Kinross Local Development Plan.

The reason given for refusal is based upon a subjective opinion with which the applicant does not share, and also on an erroneous assessment of the proposal.

Looking firstly at the garden room, it is obvious that because of its location behind a well established high hedge, that it is not readily visible from the public road, and cannot be seen as having any impact on the setting of the listed building. The applicant's production 1 is a photograph taken from the main road at a time when the planting is not in full bloom, and from this it is clear that views of this structure are very limited and cannot be seen as having any significant impact on the immediate locality or the wider environment.

Turning now to the garage extension, it is clear from the decision notice that it is the proximity of its gable to the adjacent farmhouse and the use of white upvc cladding that is the reason for refusal.

The applicant would argue that both the proximity of the buildings and the use of upvc are appropriate within the context formed by the Steading development and the farmhouse.

As with many steading developments, those at Blairfordel form a tight building group. It is the sense of enclosure formed by the tight arrangement of buildings that forms much of the attractions of such developments. Therefore, to have the gable of the house next to the farmhouse in close proximity is entirely in keeping with the context formed by the local environment. This respect for local character is what is required by policy 1A.

External finishing materials is a matter addressed in policy 1B where it states that the design of new development should compliment the surroundings in terms of materials and finishes. It is within the context of this policy that the applicant wishes to address the use of upvc.

Upvc is a modern material in common use throughout the country, but more specifically it is used extensively in Blairfordel Steadings. The applicant's production 2 is a photograph of the garage doors on the listed steading immediately adjacent to the application site. It can be seen that these are constructed in white upvc. A large double garage has been built in front of the listed farmhouse, and the applicant's production 3 is a photograph of this showing the large white upvc door. The farmhouse itself has upvc fascias and plastic gutters and downpipes.

Policy 27A "Listed Buildings" requires that any development which will affect a listed building or its setting should be appropriate. It can therefore only be assumed that the Council considered such materials appropriate when granting the necessary planning and listed building approvals for the previous developments at the steading and the farmhouse. Their objection to the material now seems inconsistent with previous decisions.

The applicant acknowledges that the gable wall, newly formed, is bright. However, with the inevitable weathering it will dull down and be less obvious. If the Council consider that this is insufficient to mitigate what they see as a problem, the applicant is willing to have the gable painted with a matt finish in a colour agreed with the Council.

The decision notice makes reference to the garage gable being inter-visible with the principle elevation of the farmhouse. This is not a statement that the applicant accepts. The principle elevation of the

farmhouse is actually away from the application property and cannot be seen at the same time as the gable of the garage extension.

The final point the applicant would like to make is in relation to the final policy referred to in the decision notice. Policy 39 is headed "Landscape" and the applicant finds it difficult to understand the relevance of this policy to an application for a domestic proposal, the scale of which is such that it cannot have any significant impact on the local landscape.

Conclusion.

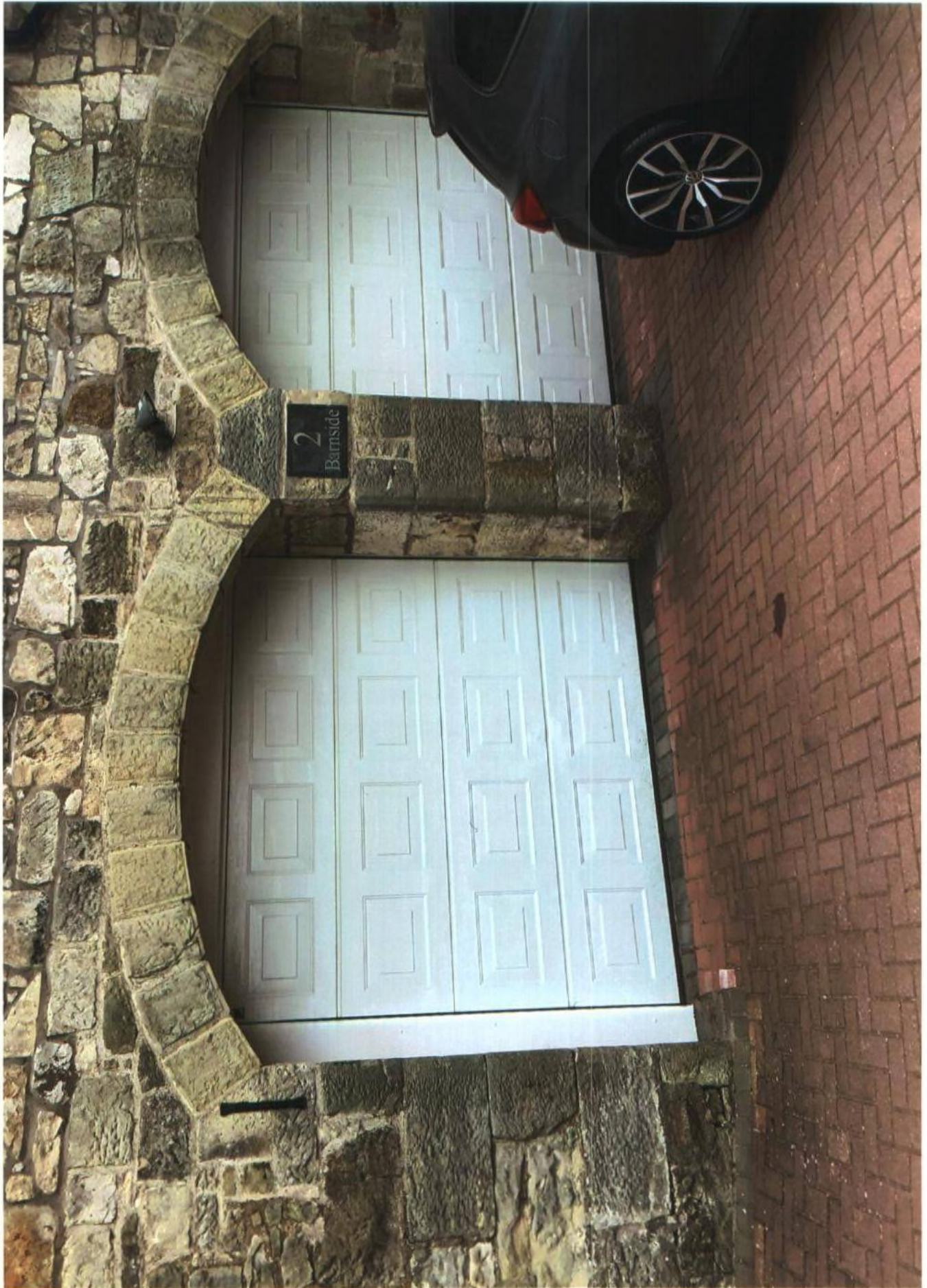
The delegated report makes clear that the application was decided without the benefit of a site visit due to the ongoing pandemic. This is unfortunate as it is difficult to fully appreciate visual impact and local context from photographs alone.

The context for this application is a group of houses, some listed, in a tight pattern of development. In light of this, the proximity of the new garage gable to the farmhouse can be seen as entirely respectful of this character. Similarly the use of upvc throughout the development, including on listed buildings, shows an acceptance by the Council of this being an appropriate material. This was in the mind of the applicant when his proposals were being designed, and as such he considers the view now being taken is inconsistent with their previous decisions on the immediate buildings.

In light of this the applicant requests that this application be permitted, and would be prepared to accept a condition requiring the painting of the gable of the garage if members of the Review Body consider this to be beneficial.



P&K; KC IDM29/4/202110:41:57



2

P&K; KC IDM29/4/202110:42:07



LRB-2021-16

Planning Application – 21/00099/FLL – Alterations and extension to dwellinghouse and erection of a garden building (in retrospect), 1 Blairfordel Steading, Kelty

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS



Mr Fraser Sneddon
c/o Gateside Design
James Watters
34 Millhill Street
Dunfermline
KY11 4TG

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **1st April 2021**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **21/00099/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 9th February 2021 for Planning Permission for **Alterations and extension to dwellinghouse and erection of a garden building (in retrospect) 1 Blairfordel Steading Kelty KY4 0HP**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

- 1 The proposal, by combination of its prominent location, widespread use of white upvc cladding and inter-visibility with the principal elevation of the adjacent category C-listed Farmhouse and Steading, has an adverse impact on visual amenity and results in an adverse impact on the setting of the listed building which also erodes local distinctiveness.

Approval would therefore be contrary to Policies 1A, 1B(b)(c)and(g), 27A and 39 of Perth and Kinross Local Development Plan 2 2019, which seek to safeguard the setting of listed buildings from inappropriate development and ensure that development contributes positively to the quality of the surrounding built and natural environment by respecting important townscape landmarks and the character and amenity of the place.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

- 1 None required for Refusal; however, a High Risk Coal Mining informative note should be included in any subsequent approval.

Notes

The plans and documents relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

01

02

03

04

05

06

REPORT OF HANDLING

DELEGATED REPORT

Ref No	21/00099/FLL	
Ward No	P8- Kinross-shire	
Due Determination Date	8th April 2021	
Draft Report Date	30th March 2021	
Report Issued by	KS	Date 30 th March 2021

PROPOSAL: Alterations and extension to dwellinghouse and erection of a garden building (in retrospect)

LOCATION: 1 Blairfordel Steading Kelty KY4 0HP

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: N/A due to Coronavirus pandemic restrictions.

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

1 Blairfordel Steading is a modern dwellinghouse which was erected as part of the re-development of the category C-listed Blairfordel Farmhouse and associated steading (HES Ref: LB49958). This application seeks detailed planning permission for the erection of a car port extension to the southeast gable end of the house and for the erection of a detached outbuilding. The development has already taken place; therefore, the application is submitted in retrospect.

In accordance with the on-going restrictions of the coronavirus pandemic, the application site has not been visited by the case officer. The application site and its context have, however, been viewed by StreetView and aerial imagery and through photographs provided by the applicant's agent.

This means that it is possible and appropriate to determine this application as it provides an acceptable basis on which to consider the potential impacts of this proposed development.

SITE HISTORY

04/02157/PPLB	Alterations and extension to convert existing steadings and shed buildings to form 6 dwellings, demolition of existing sheds and proposed erection of 4 dwellinghouses with integral garages, also erection of 3 double garages Application Withdrawn – 6 May 2005
05/00909/FUL	Alterations and extension to convert existing steadings and shed buildings to form 6 dwellings, demolition of existing sheds and proposed erection of a dwellinghouse and erection of 3 double garages Application Approved – 12 December 2005
05/00910/LBC	Alterations and extension to convert existing steadings and shed buildings to form 6 dwellings, demolition of existing sheds and proposed erection of a dwellinghouse and 3 double garages Application Approved – 12 December 2005
15/00494/FLL	Erection of a dwellinghouse with integral garage Application Approved – 29 April 2015

PRE-APPLICATION CONSULTATION

Pre application Reference: Not Applicable.

NATIONAL POLICY AND GUIDANCE

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

Scottish Planning Policy (2014) Listed Buildings (paragraph 141) states that;

“Where planning permission and listed building consent are sought for development to, or affecting, a listed building, special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest.

The layout, design, materials, scale, siting and use of any development which will affect a listed building should be appropriate to the character and appearance of the building and setting. Listed buildings should be protected from demolition or other work that would adversely affect it or its setting”.

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2 (2019).

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Policy 2: “Shaping Better Quality Places” states that proposals should be;

“Place-led to deliver distinctive places by ensuring that the arrangement, layout, design, density and mix of development are shaped through incorporating and enhancing natural and historic assets, natural processes, the multiple roles of infrastructure and networks, and local design context”.

Policy 9: “Managing TayPlan’s Assets” states that proposals should;

“Safeguard the integrity of natural and historic assets [through] understanding and respecting the regional distinctiveness and scenic value of the TAYplan area through safeguarding the integrity of natural and historic assets; including... townscapes and historic buildings”.

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 + 1B: Placemaking

Policy 27A: Listed Buildings

Policy 39: Landscape

Policy 58B: Contaminated and Unstable Land: Unstable Land

OTHER POLICIES

None

CONSULTATION RESPONSES

The Coal Authority

High Risk Area – informative note required for any approval.

INTERNAL COMMENTS

Transport Planning
No objections.

Conservation Team
Concerns over design and inappropriate finishing materials, which have an adverse impact on the setting of the C-listed farmhouse and steading.

REPRESENTATIONS

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

ADDITIONAL STATEMENTS

Screening Opinion	Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not Applicable
Appropriate Assessment	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 for the area comprises the approved TAYplan and the adopted LDP2.

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.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

In general terms, developments which are ancillary to an existing domestic dwelling are considered to be acceptable in principle. Nevertheless, consideration must be given to the specific details of the proposed development within the context of the application site, and whether it would have an adverse impact on visual amenity, the landscape or the special interest of the adjacent Listed Buildings.

Design and Layout

1 Blairfordel Steading is a modern dwellinghouse which was erected as part of the re-development of the category C-listed Blairfordel Farmhouse and associated steading (see HES Ref: LB49958 for its significance noted within the descriptive listing).

This application seeks detailed planning permission for the erection of a pitched roof car port extension to the southeast gable end of the house. This is finished in materials to match the existing house, with the addition of upvc cladding on the gable end. The erection of a detached upvc-clad cuboidal outbuilding is also proposed to the northwest of the house. The development has already taken place; therefore, the application is submitted in retrospect.

Visual Amenity and Impact on Setting of Listed Buildings

The application site is prominently located on the east side of the B996, Kinross to Kelty Road. The southeast gable end of the house was kept 3.92 metres from the boundary with the Farmhouse, which afforded some space for the category C-listed building and respected its setting.

However, the retrospectively proposed carport has been built virtually up to the boundary, significantly reducing the spacing between the modern dwellinghouse and the category C-listed Farmhouse. The combination of this close proximity, specification of upvc cladding to the carport gable end and inter-visibility with the principal elevation of the category C-listed Farmhouse has a detrimental impact on the setting of the Listed Building.

Similarly, a flat roofed cuboidal garden room to the northwest of the house has had its walls clad entirely in white upvc. Whilst some soft landscaping is present on the roadside verge, it does not adequately mitigate the visual impact of the white upvc-clad structure or its adverse impact on the setting of the category C-listed Farmhouse.

Accordingly, approval would be contrary to Policies 1A, 1B(b)(c) and (g) and 27A of Perth and Kinross Local Development Plan 2 2019, which seek to safeguard the setting of listed buildings from inappropriate development and ensure that development contributes positively to the quality of the surrounding built and natural environment by respecting important townscape landmarks and the character and amenity of the place.

These concerns were raised with the applicant's agent, with the invitation of an alternative, more appropriate, specification of finishing material for both the gable end and the outbuilding. The applicant's response cited upvc window frames and rainwater goods in the re-developed steading. However, the limited use of upvc material in these circumstances does not have a similar visual impact, or impact on the setting of the category C-listed Farmhouse and Steading, as the widespread cladding proposed within this application.

The applicant's agent has indicated that his client could be prepared to forward an alternative white-painted timber-clad specification for the carport gable end, however, the white upvc-clad outbuilding would remain unchanged in any revisions. The agent has been advised that the concerns over visual impact and impact on the setting of the listed building relate to both elements, that a change to the gable end only would be insufficient to overcome these concerns and that the proposal would not be supported. Accordingly, the application is recommended for refusal.

Landscape

The application site is located within the Loch Leven and Lomond Hills Special Landscape Area, where Policy 39 of the Local Development Plan applies. Policy 39 requires that development is *"compatible with the distinctive characteristics and features of Perth and Kinross's landscapes... [so that]*

- (a) *they do not erode local distinctiveness, diversity and quality of Perth and Kinross's landscape character areas, the historic and cultural dimension of the area's landscapes, visual and scenic qualities of the landscape, or the quality of landscape experience, and*
- (f) *they incorporate measures for protecting and enhancing the ~~ecological, geological, geomorphological, archaeological,~~ historic, cultural and visual amenity elements of the landscape"*

As the proposal would have an adverse impact on the setting of the adjacent category C-listed building, it would erode the local distinctiveness of the area and would not comply with Policy 39.

Roads and Access

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

Drainage and Flooding

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

Coal Working Area

The application site is located within a High Risk Area and an informative note would be required on any approval.

Developer Contributions

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

Economic Impact

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

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the adopted 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 adopted Development Plan. Accordingly, the proposal is refused on the grounds identified below:

Reasons

- 1 The proposal, by combination of its prominent location, widespread use of white upvc cladding and inter-visibility with the principal elevation of the adjacent category C-listed Farmhouse and Steading, has an adverse impact on visual amenity and results in an adverse impact on the setting of the listed building which also erodes local distinctiveness.

Approval would therefore be contrary to Policies 1A, 1B(b)(c)and(g), 27A and 39 of Perth and Kinross Local Development Plan 2 2019, which seek to safeguard the setting of listed buildings from inappropriate development and ensure that development contributes positively to the quality of the surrounding built and natural environment by respecting important townscape landmarks and the character and amenity of the place.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informative Notes

None required for Refusal; however, a High Risk Coal Mining informative note should be included in any subsequent approval.

Procedural Notes

The case is to be passed to the Development Management Enforcement Officer for further action, given the retrospective nature of the application.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01

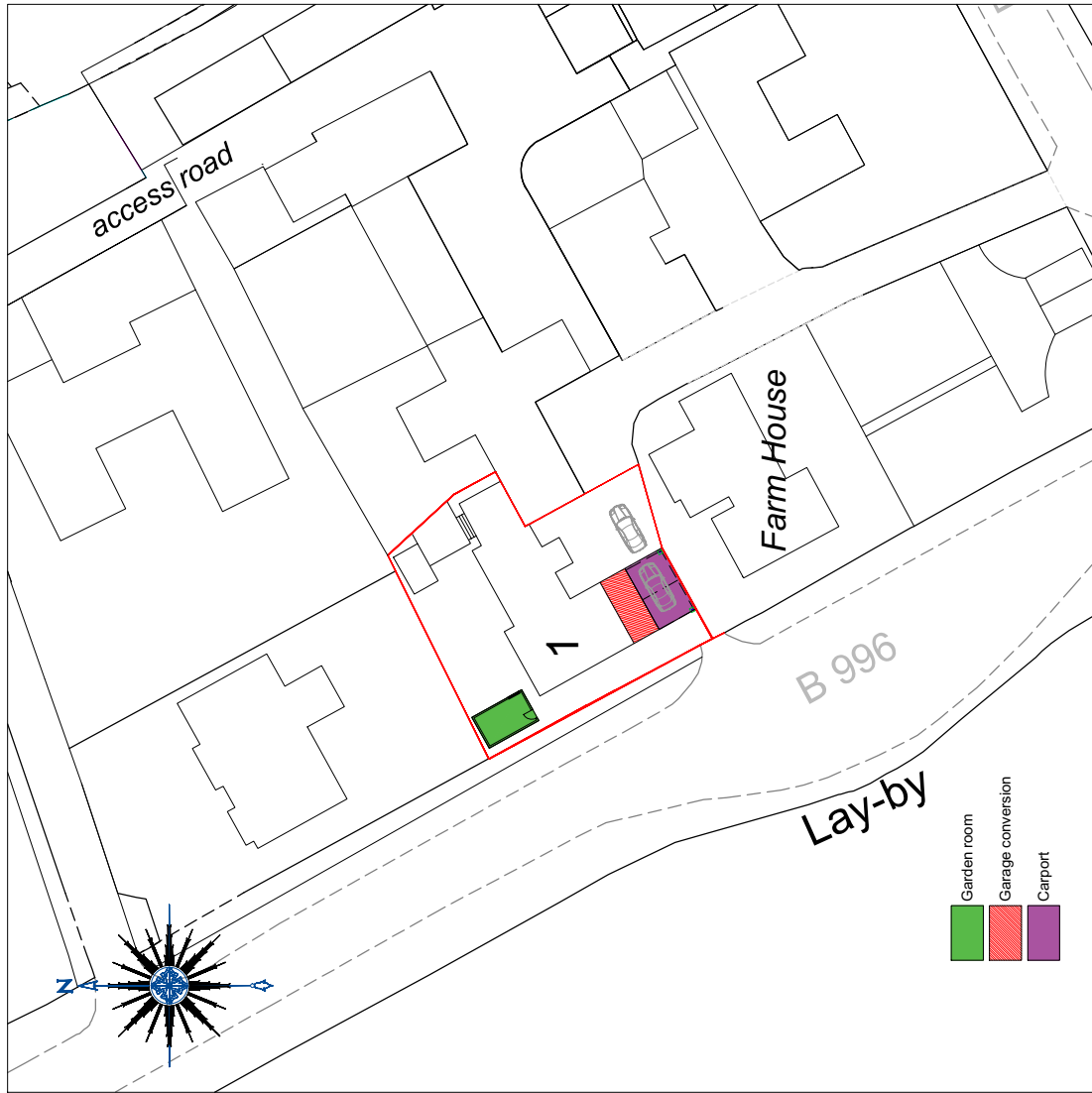
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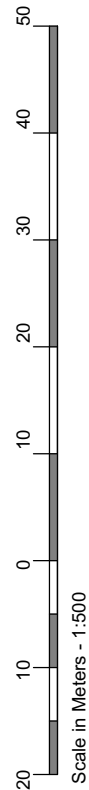
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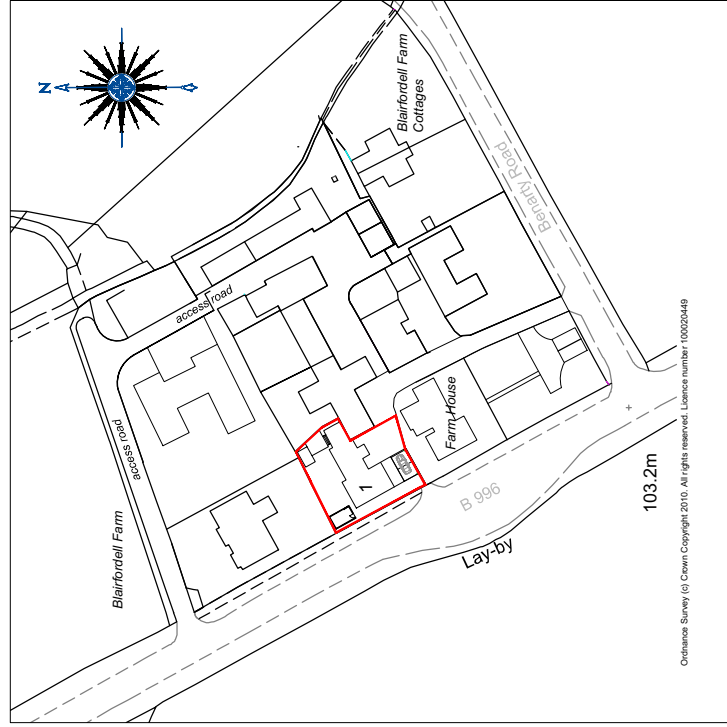


BLOCK PLAN.

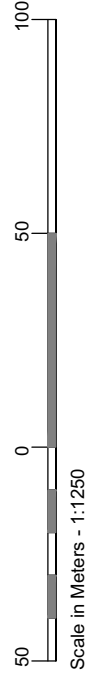


Gateside Design
22 Viewfield Terrace
Dunfermline
FIFE
KY12 7HZ
tel. 07745305599
e-mail
Gatesidedesign50@yahoo.co.uk

GATESIDE DESIGN



SITE LOCATION PLAN.



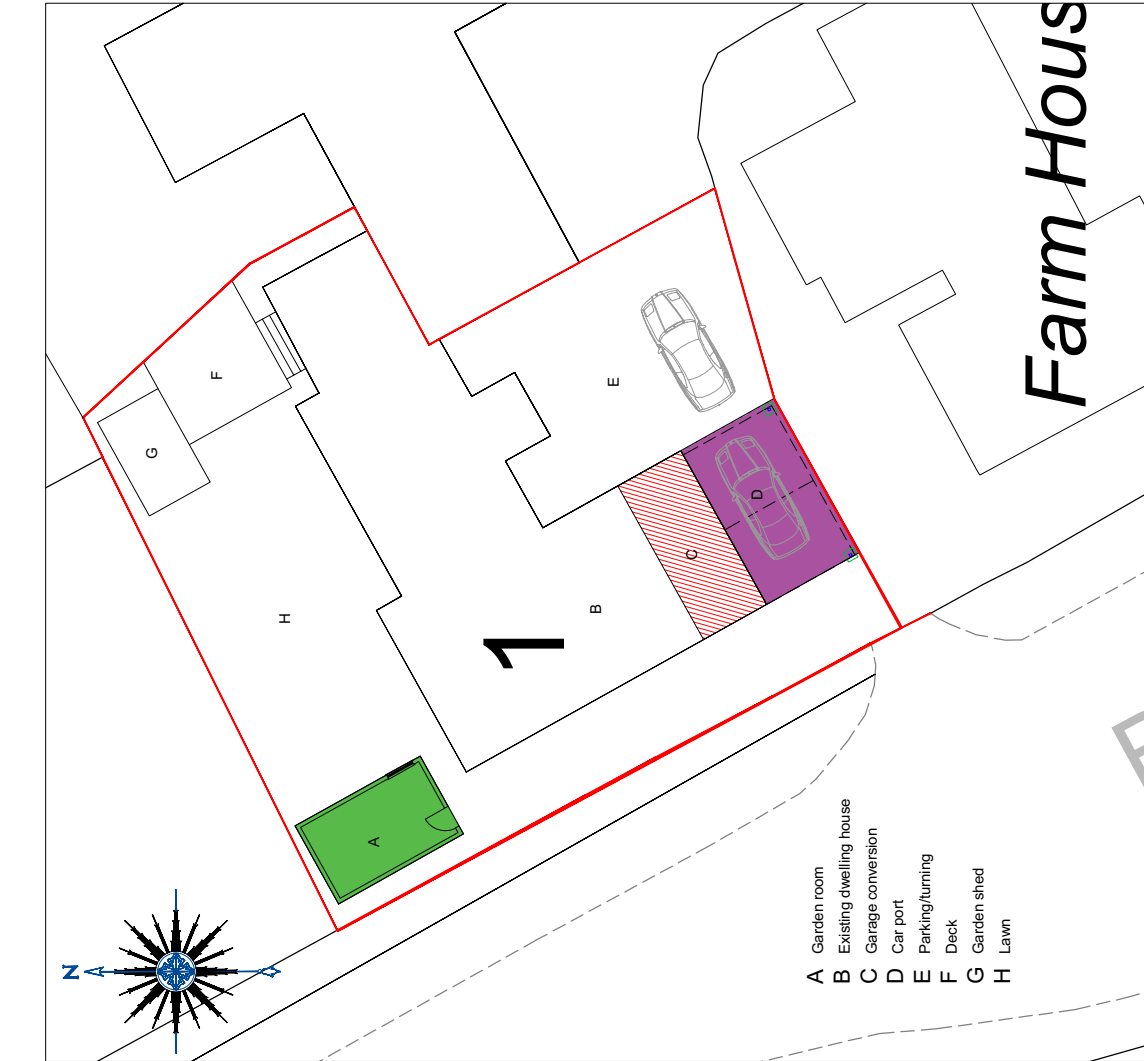
Ordnance Survey (c) Crown Copyright 2010. All rights reserved. Licence number 100020449

Planning submission

DRAWN BY	J G Waters
DATE	JANUARY 2017
SCALE	1/500 + 1/1250
DRWC. No.	GC/FS/01
Revision No.	-

CLIENT	Mr. + Mrs. F. SNEDDON
FILE LOCATION	C:\Finished Drawings\1 Blairfordell Steading\Building Warrant\Warrant

TITLE	Conversion of garage' erection of carport and garden room at 1 Blairfordell Steading, Keltie ky4 0hp
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Photograph of Garage rear elevation.



Photograph from garden room showing view of rear garden, existing garden shed and deck.



Photograph of existing garden shed. This is 'permitted development'. The nearest boundary is the North West boundary which is 600mm away from the structure. The height of the shed at this point is 2.4m. The deck at its highest point above ground level is 180mm (Adjacent to shed)



Photograph of Garage from turning/parking area at front of dwelling.



Photograph of Garage from lawn on the 1996.

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Gateside Design
 22 Viewfield Terrace
 Dunfermline
 FIFE
 KY12 7HZ
 Tel: 07745305599
 e-mail: gatesidedesign50@yahoo.co.uk



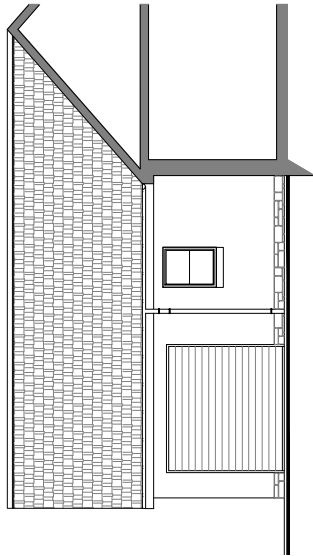
GATESIDE DESIGN

TITLE
 Conversion of garage/ erection of
 carport and garden room at
 1 Blairford Steading, Keltie KY4 0HP

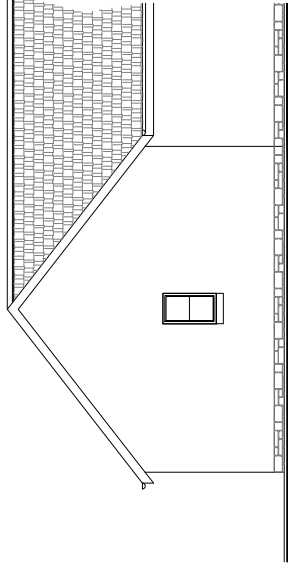
CLIENT
 Mr. + Mrs. F. SNEDDON
 File Location
 C:\Finished Drawings\1 Blairford Steading\Building Warrant\Warrant

DRAWN BY J G Walters
DATE JANUARY 2021
SCALE 1/200
DRWC. No. GC/FS/02
Revision No. -

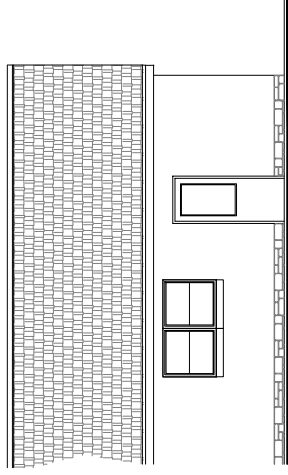
Planning submission



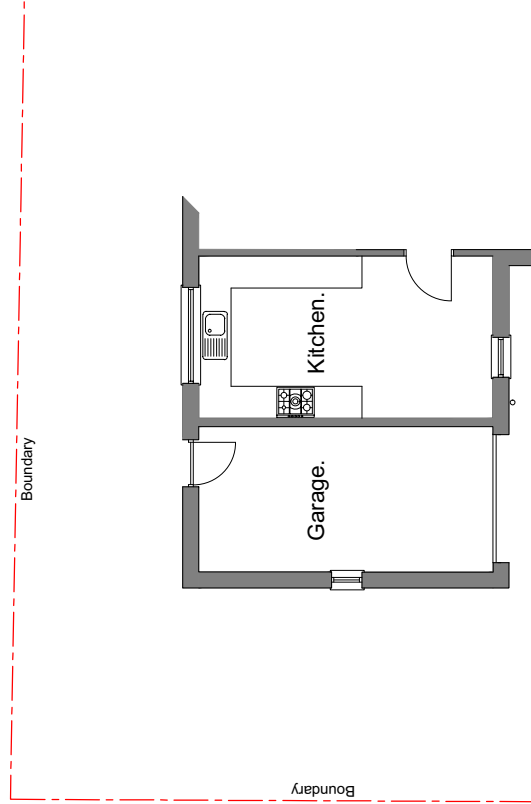
EXISTING NORTH EAST ELEVATION



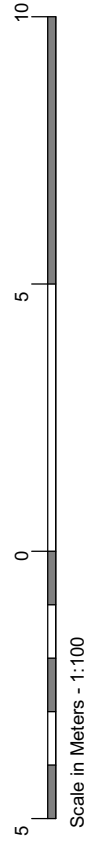
EXISTING SOUTHEAST ELEVATION



EXISTING SOUTH WEST ELEVATION



EXISTING PLAN



GATESIDE DESIGN

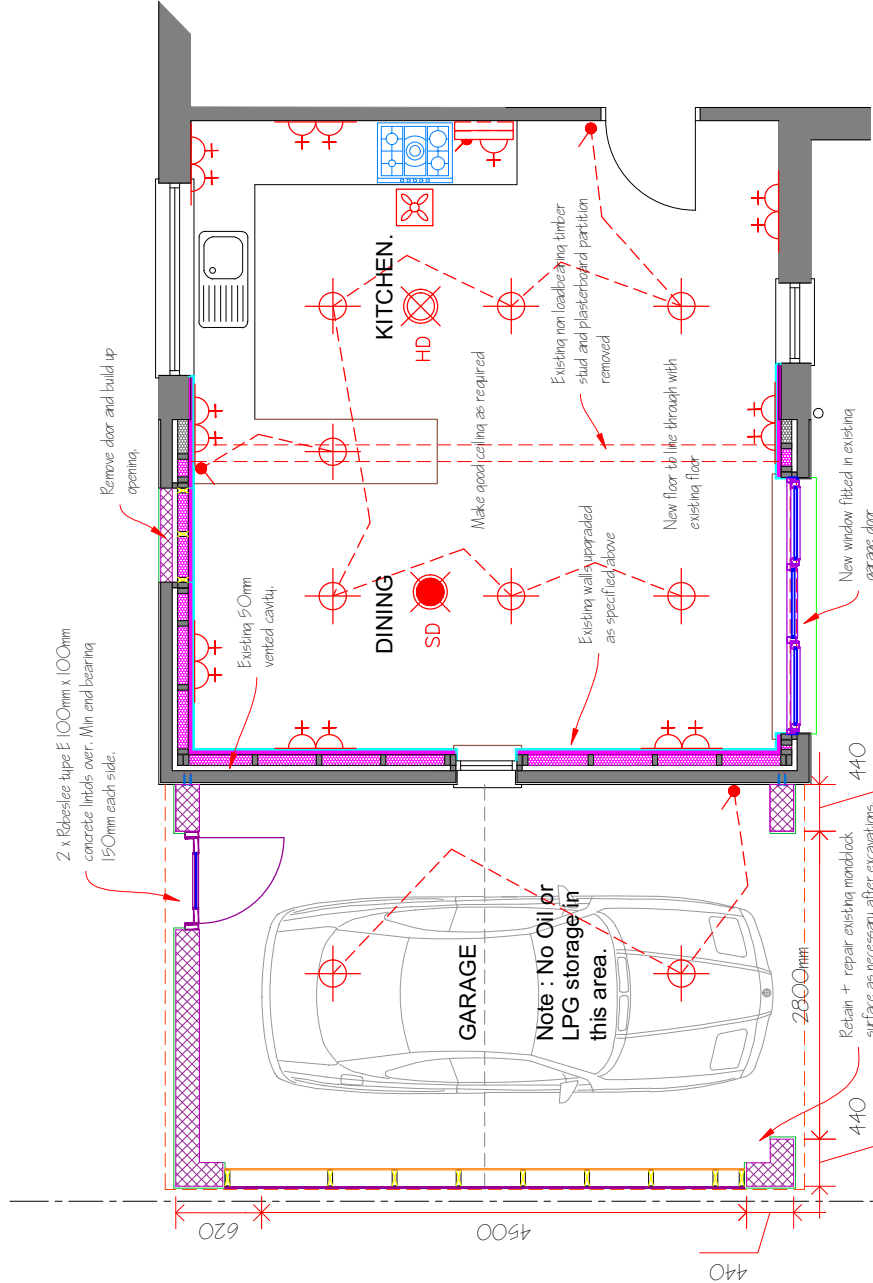
Gateside Design
22 Viewfield Terrace
Dunfermline
FIFE
KY12 7HZ
tel. 07745305599
e-mail
GatesideDesign50@yahoo.co.uk

TITLE
Conversion of garage' erection of
carport and garden room at
1 Blairfordel Steading, Keltly ky4 0hp

CLIENT
Mr. + Mrs. F. SNEDDON
File Location
C:/Finished Drawings/1 Blairfordel Steading/Building Warrant/
Warrant

Planning submission

DRAWN BY J G Waters
DATE JANUARY 2021
SCALE 1/100
DRWC. No. GC/FS/03
Revision No. A3



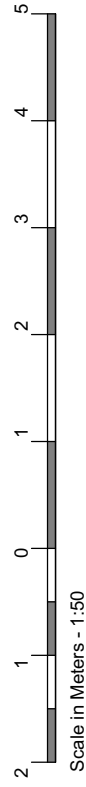
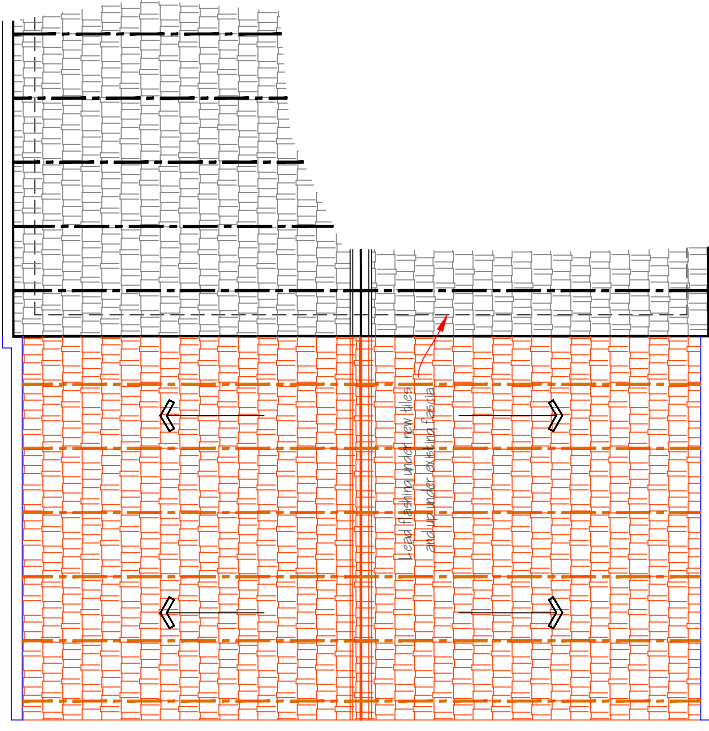
PROPOSED PLAN

ELECTRICAL LEGEND

Electrical system to be in full accordance with the latest edition of the I.E.E. regulations and B.S. 7671

- Ceiling light
- Heat detector - Mains powered Interlinked and have battery back up
- Twin 15 Amp socket outlet
- Mechanical extract fan / hood (vertical / ducted extract) with fused isolator swch.
- Smoke detector - Mains powered Interlinked and have battery back up
- SD
- Cooker Control with 15 Amp socket

PROPOSED ROOF PLAN



GATESIDE DESIGN

Gateside Design
22 Viewfield Terrace
Dunfermline
FIFE
KY12 7HZ
tel. 07745305599
e-mail: gatesidedesign50@yahoo.co.uk

TITLE

Conversion of garage' erection of
carport and garden room at
1 Blairford Steading, Keltly ky4 0hp

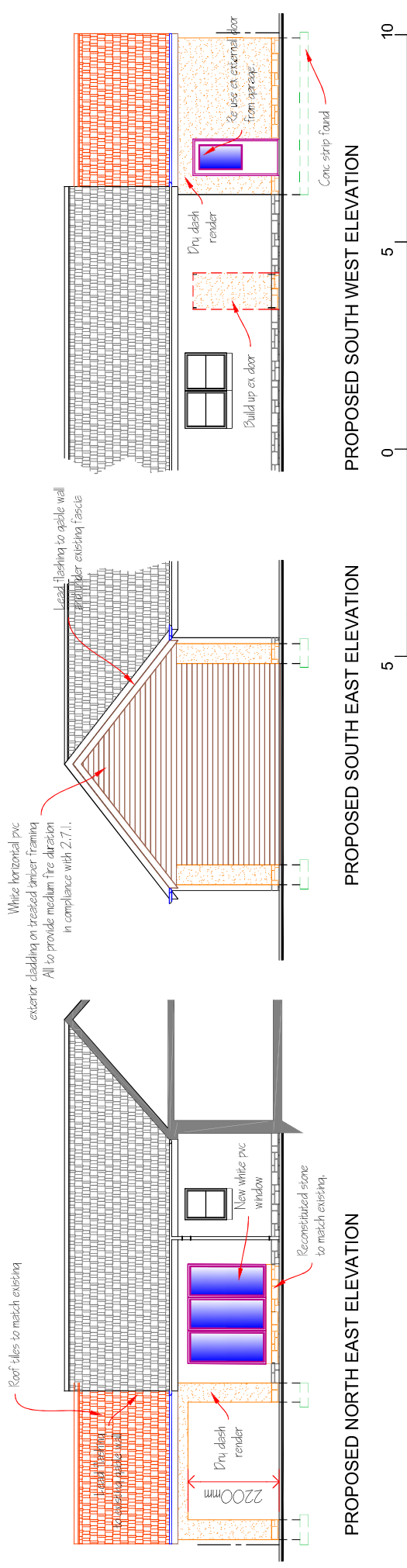
CLIENT

Mr. + Mrs. F. SNEDDON

File Location
C:\Finished Drawings\1 Blairford Steading\Building Warrant\ / Warrant

Planning submission

DRAWN BY J G Walters
DATE JANUARY 2017
SCALE 1/50
A3
DRWC. No. GC/FS/04
Revision No. -



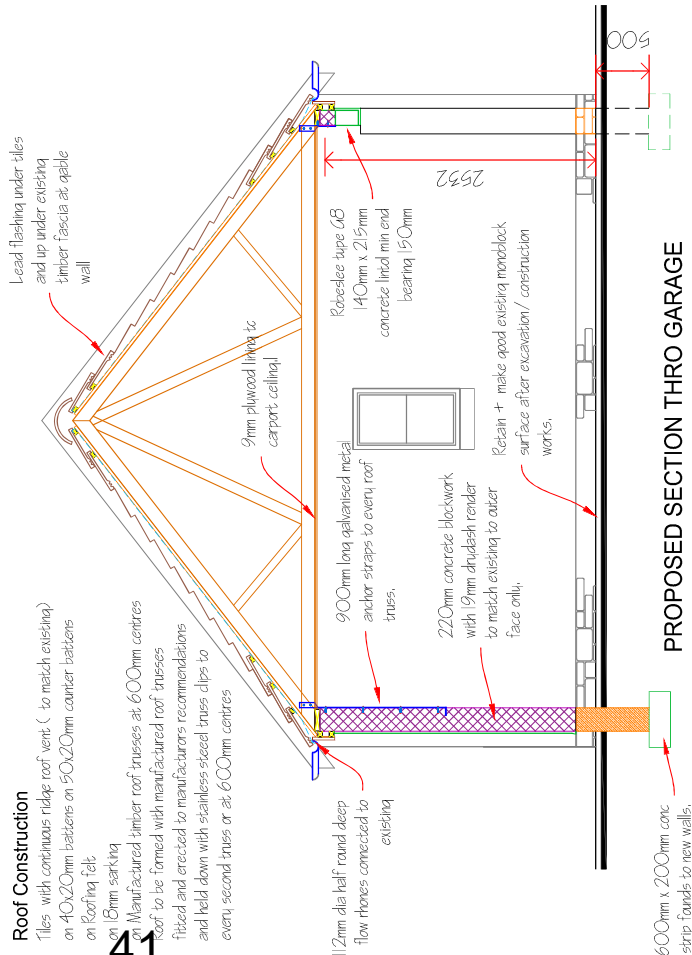
PROPOSED NORTH EAST ELEVATION

PROPOSED SOUTH EAST ELEVATION

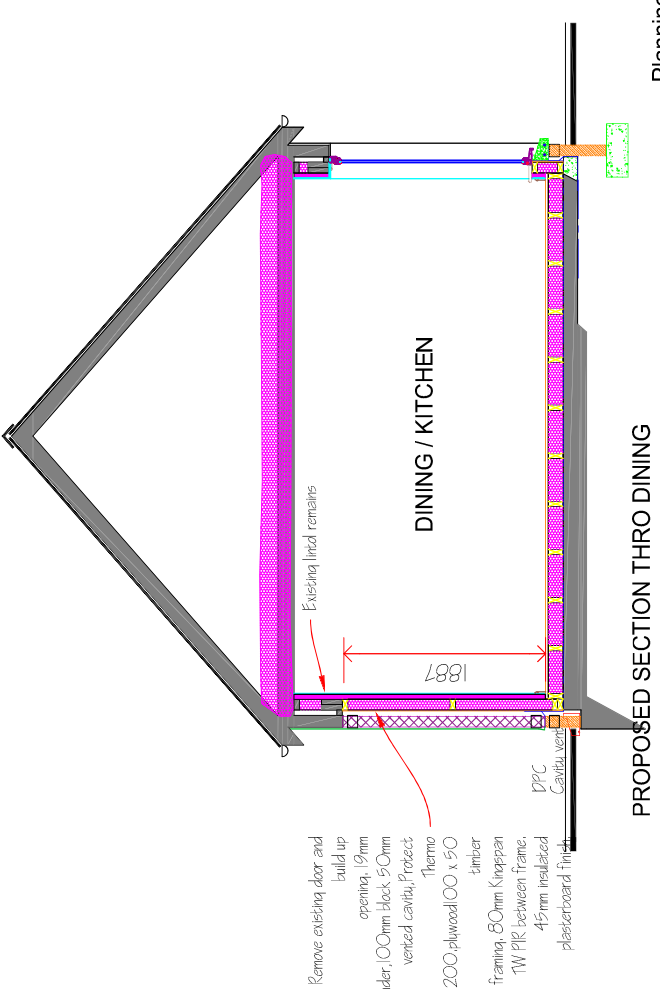
PROPOSED SOUTH WEST ELEVATION

Roof Construction

Tiles with continuous ridge roof vent (to match existing) on 40x200mm battens on 50x200mm carter battens on 19mm sarking on 19mm timber joists. Manufactured timber roof trusses at 600mm centres. Roof to be framed with manufactured roof trusses fitted and erected to manufacturers recommendations and held down with stainless steel clips to every second truss or at 600mm centres.



PROPOSED SECTION THRO GARAGE



PROPOSED SECTION THRO DINING

GATESIDE DESIGN
22 Viewfield Terrace
Dunfermline
FIFE
KY12 7HZ
tel: 07745305505
e-mail: GatesideDesign50@yahoo.co.uk

TITLE
Conversion of garage' erection of
carport and garden room at
1 Blairford Steading, Keltie ky4 0hp

CLIENT
Mr. + Mrs. F. SNEDDON
File Location
C:\Finished Drawings\1 Blairford Steading\Building Warrant\Warrant

Planning submission
DRAWN BY J G Watters
DATE JANUARY 2017
SCALE 1/100 + 1/50
A3
DRWC. No. GC/FS/05
Revision No. -



Photograph of Garden Room from B996.



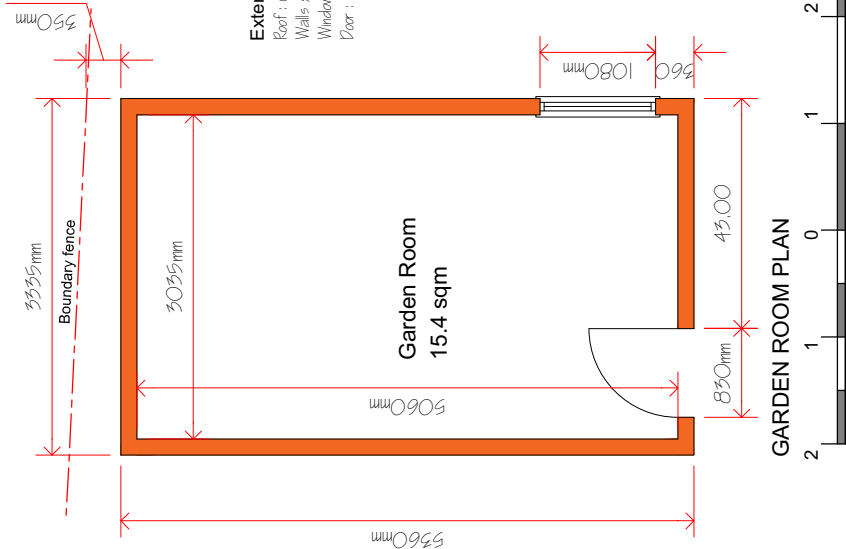
Photograph of Garden Room from deck area.



Photograph of Garden Room from rear of the existing dwelling.

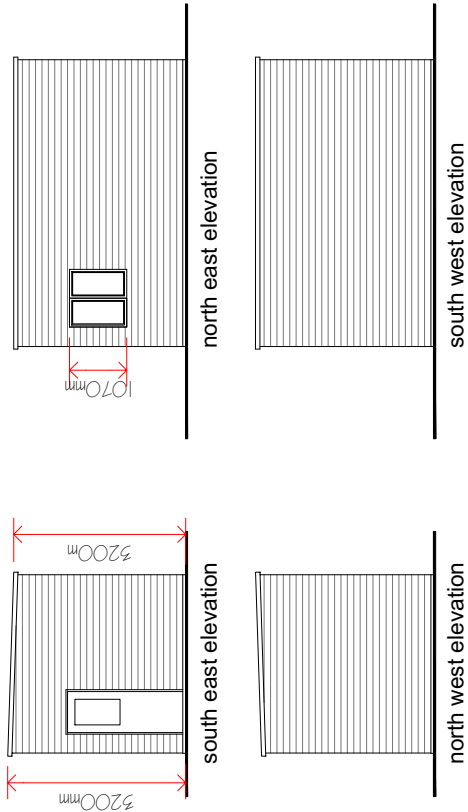


Photograph of Garden Room South East corner.



External finishes

- Roof : Grey single membrane roof system
- Walls : White horizontal pvc cladding
- Window : White pvc
- Door : Anthracite grey pvc



GARDEN ROOM ELEVATIONS

Scale in Meters - 1:50

Scale in Meters - 1:100



GATESIDE DESIGN

Gateside Design
22 Viewfield Terrace
Dunfermline
FIFE
KY12 7HZ
tel. 07745305599
e-mail
Gatesidedesign50@yahoo.co.uk

TITLE

Conversion of garage' erection of
carport and garden room at
1 Blairford Steading, Keltie ky4 0hp

CLIENT

Mr. + Mrs. F. SNEDDON

Planning submission

DRAWN BY	J G Waters
DATE	JANUARY 2021
SCALE	1/100 + 1/50
DRWC. No.	GC/FS/06
Revision No.	-

File Location	C:\Finished Drawings\1 Blairford Steading\Building\Warrant\
Warrant	

LRB-2021-16

Planning Application – 21/00099/FLL – Alterations and extension to dwellinghouse and erection of a garden building (in retrospect), 1 Blairfordel Steading, Kelty

REPRESENTATIONS

Development Management - Generic Email Account

From: The Coal Authority-Planning <TheCoalAuthority-Planning@coal.gov.uk>
Sent: 24 February 2021 08:34
To: Development Management - Generic Email Account
Subject: FW: [External] Planning Application Consultation for Application No 21/00099/FLL
Attachments: ufm31.rtf; Householder application.pdf

Thank you for your consultation.

As this is a householder application there was no requirement to consult the Coal Authority as this falls within a type of development included on our published 'Exemptions List'. Please refer to "Part A - Type of application" of our exemptions list <https://www.gov.uk/guidance/planning-applications-coal-mining-risk-assessments>

We do however request that you attach our Informative Note to the Decision Notice, if permission is granted. This Informative Note is the deemed consultation response. The current Informative Note was issued to all LPAs, with the Coal Authority Guidance, on 18/12/2020. It is assumed that this Informative Note will be stored somewhere within your system.

Thank you

Kind regards
Michelle

Michelle Hill
Administration Officer – Planning and Development Administration Officer T : 01623 637 119 E : planningconsultation@coal.gov.uk W : gov.uk/coalauthority

-----Original Message-----

From: DevelopmentManagement@pkc.gov.uk <DevelopmentManagement@pkc.gov.uk>
Sent: 18 February 2021 13:16
To: The Coal Authority-Planning <TheCoalAuthority-Planning@coal.gov.uk>
Subject: [External] Planning Application Consultation for Application No 21/00099/FLL

WARNING: This email originated outside of the Coal Authority. DO NOT CLICK any links or open any file attachments unless you recognise the sender and know the content is safe. Check the spelling of any email addresses carefully for anything unusual. If you are unsure please contact the ICT Service Desk for guidance.

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Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	21/00099/FLL	Comments provided by	Dean Salman Development Engineer
Service/Section	Transport Planning	Contact Details	
Description of Proposal	Alterations and extension to dwellinghouse and erection of a garden building (in retrospect)		
Address of site	1 Blairfordel Steading, Kelty, KY4 OHP		
Comments on the proposal	Insofar as the Roads matters are concerned, I have no objections to this proposal.		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	09 March 2021		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	21/00099/FLL	Comments provided by	Diane Barbary
Service/Section	Conservation	Contact Details	
Description of Proposal	Alterations and extension to dwellinghouse and erection of a garden building (in retrospect)		
Address of site	1 Blairfordel Steading, Kelty		
Comments on the proposal	<p>The development is adjacent to the category C listed former Blairfordel farmhouse and associated steading.</p> <p>Development in recent years has substantially altered the setting of the listed buildings. However, the garage extension to the south gable brings the development very close to the boundary with the listed farmhouse, encroaching further on the building's setting, with a resulting adverse impact on views of its principal elevation.</p> <p>The recent steading development is of a traditional scale and form which echoes the historic steading. The extensive plastic cladding to the gable of the extension is not in accordance with this design approach, and is not an acceptable external finish in proximity to the listed buildings. An alternative finish to the gable should be less visually obtrusive and of an appropriate quality to protect the setting of both the farmhouse and the original steading as viewed from the south east.</p> <p>While the garden building is sited further away from the listed buildings and is partially screened from the road, again the design and cladding materials detract from the quality of the steading development and its relationship to the historic farm buildings.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	10/03/21		

