

LRB-2021-20
Planning Application – 21/600408/FLL – Alterations and extensions to dwellinghouse, Hillview Cottage, Taybridge Terrace, Aberfeldy

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LRB-2021-20

Planning Application – 21/600408/FLL – Alterations and extensions to dwellinghouse, Hillview Cottage, Taybridge Terrace, Aberfeldy

**PAPERS SUBMITTED
BY THE
APPLICANT**



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: onlineapps@pkc.gov.uk

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

Thank you for completing this application form:

ONLINE REFERENCE 100380789-002

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

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:	CASA		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Colin	Building Name:	Treetops
Last Name: *	Smith	Building Number:	
Telephone Number: *	01887 820815	Address 1 (Street): *	Dull
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Aberfeldy
Fax Number:		Country: *	Perthshire
		Postcode: *	PH15 2JQ
Email Address: *	colin@casarchitect.co.uk		

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="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr and Mrs"/>	Building Name:	<input type="text" value="Hillview Cottage"/>
First Name: *	<input type="text" value="Tony and Margaret"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Clark"/>	Address 1 (Street): *	<input type="text" value="Taybridge Terrace"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Aberfeldy"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Perthshire"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PH15 2BS"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="colin@casarchitect.co.uk"/>		

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="HILLVIEW COTTAGE"/>
Address 2:	<input type="text" value="TAYBRIDGE TERRACE"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="ABERFELDY"/>
Post Code:	<input type="text" value="PH15 2BS"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="749252"/>	Easting	<input type="text" value="285432"/>
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Description of Proposal

Please provide a description of your 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 Extensions to dwelling house at Hillview Cottage, Taybridge Terrace, Aberfeldy, PH15 2BS

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 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.

Find attached Supporting Statement to Notice of Review

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

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

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)

Supporting Statement to Notice of Review

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

21/00408/FLL

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

15/03/2021

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

14/05/2021

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

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

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

The planning officer did not visit the site during the course of the application determination period. To understand the position of the property and its backland position it would require a site visit.

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

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

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: Mr Colin Smith

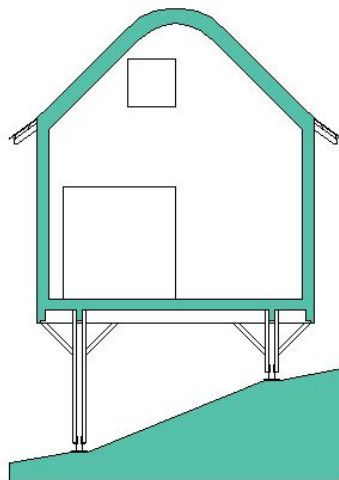
Declaration Date: 21/05/2021

**Alterations and Extensions to
Dwellinghouse
Hillview Cottage
Taybridge Terrace
Aberfeldy
PH15 2BS**

For Mr and Mrs Tony and Margaret Clark

Planning Application Reference: 21/00408/FLL

**SUPPORTING STATEMENT to
NOTICE of REVIEW**



casa

colin . andrew . smith . architect
treetops . dull .
aberfeldy . perthshire . PH15 2JQ
01887 820815
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1. INTRODUCTION

- 1.1. This statement should be read in conjunction with the Notice of Review submitted on behalf of Mr and Mrs Tony and Margaret Clark for the Alterations and Extensions to, Hillview Cottage, Taybridge Terrace, Aberfeldy, PH15 2BS. The planning application (21/00408/FLL), was refused by Perth and Kinross Council on 14th May 2021.
- 1.2. The proposal sought Planning Permission to extend the existing 3 bedroom Hillview cottage in two locations to allow for a house with a more generous kitchen area and provide a sanitary facility at first floor where none existed. Additionally it was proposed to replace the existing inappropriate UPVC windows with more in keeping timber sash and case windows.
- 1.3. We strongly contest the council's reasons for refusal of the planning application for the reasons set out in section 2 of this statement.

2. PERTH AND KINROSS COUNCILS REASONS FOR REFUSAL

- 2.1. The refusal notice states: **'The proposals, by virtue of their unsympathetic design, bulk, scale and visual massing, excessive proportions, poor form and composition would overwhelm and unbalance the existing cottage and compromise its architectural integrity, resulting in an adverse impact on the visual amenity of the cottage and surrounding area. Approval would therefore be contrary to Policies PM1A and PM1B(c) of the Perth and Kinross Local Development Plan 2 (2019) which seek to ensure that development contributes positively to the character and amenity of the place by complementing its surroundings in terms of design, appearance, height, scale and massing.'**
- 2.2. This application is for three distinct items of work, replacing the existing windows, extension to the kitchen at the south and two storey extension to the east. Having read the *Report of handling* The Planning Officer makes it clear that the replacement windows and the extension to the kitchen at the south are acceptable solutions and that the refusal was based on the officers opinion of the design of the two storey extension to the east.
- 2.3. This report does not therefore intend to discuss the merit of the replacement windows and south extension, with the exception that the *Report of Handling* suggested that the existing windows were unauthorised. This is not the case the windows were installed prior to this part of Aberfeldy being designated as a conservation area and therefore the windows were replaced under permitted development. The main reason for replacing is to undo the poor visual quality of the existing windows with a more appropriate design befitting the conservation area status.
- 2.4. Dealing with the east extension it is the applicants belief that it is a sensitive development for a backland location within a conservation area and the planning officer is wrong to suggest otherwise. The application is therefore compliant with policies.
- 2.5. The decision notice uses a number of design criteria to describe why the extension has an unsympathetic design. The criteria used are: **Bulk, Scale, Visual Massing, Proportions, Form and Composition**. This report intends to look at each of these design criteria objectively and explain how the east extension has considered these elements in the design.
- 2.6. **Bulk** suggests something which is excessively large. The footprint is very modest at only 6.5m², it is merely a porch with a small shower room above. It could not be described as bulky, indeed with it being narrow and tall a better description would be that it is slender.

- 2.7. **Scale** is more about the consideration of the height of the extension. The Perth and Kinross publication *Placemaking Guide 2020* in the Householder Application section on page 52 when talking about height states that **'New roof ridges should not normally exceed the height of the original. A new ridge line which is set lower than that of the original will generally be more acceptable.'** This is a common accepted rule of thumb when extending onto an existing house. The extension in question adheres to this principle with the ridge being set lower than the main house ridge.
- 2.8. **Visual Massing** is about the relationship between the different element of the house. In Scotland many vernacular buildings are made up of of a single larger building with subsidiary elements attached. The above publication again states that **'in most cases an extension should be a subordinate addition in all respects.'** This is clearly reflected in the proposed extension where the addition is another subsidiary part of the greater whole. The extension is considerably smaller than the original house and therefore has good visual massing.
- 2.9. **Proportion** is a reference to width and height and how they relate to one another. The width of the extension at 2.4m is hardly excessive as suggested and the height is already discussed above as acceptable to the Placemaking Guide. Together this height and width is attractively balanced with the steeply sloping pitched roof reflecting traditional proportions expected of Scottish vernacular. Overall the proportions provide for an attractive elongated gable befitting the host building.
- 2.10. **Form** is about the three dimensional shape proposed. The extension takes the form of the adjoining existing dormer windows using the same roof pitch. It is purposefully designed to be proud of the dormers as this would be the expected hierarchy that a two storey addition would be higher and have greater presence than a dormer which is a roof extension. The proposed form using traditional design pointers from the building on which it attaches is sensitively considered and not poor as suggested.
- 2.11. **Composition** is looking at the whole resultant building and how the constituent part relate. The proposed composition uses the rule of thirds, accentuated by the three gables and along with the extension being higher than the dormers, a sense of rhythm is added to the facade. This composition is different from the existing but is certainly not wrong. The result is a considered well balanced composition.
- 2.12. The examination of the above reasons for refusal demonstrates a considered objective design approach. The report of handling has clearly not properly considered these design criteria and is using them out of context from their meaning. Rather than the above design criteria resulting in overwhelming and unbalancing the house, as stated in the decision notice, it is a well-mannered, respectful and considered design proposal wholly suitable for its backland location.
- 2.13. Looking now further to the *Report of Handling* a number of other points are in question.
- 2.14. On page three there is a quotation from the Placemaking Guide **"New development should acknowledge the scale and form of the surrounding buildings. This can make a huge difference to the visual impact of a development. Whilst it is not desirable to copy traditional buildings, it is important to harmonise with them."** The report then seems to indicate on page 6 that the modern approach is not appropriate by stating **'The window forms on the south and east elevations are not respectful of the traditional character of the property and generally do not reflect the traditional proportions of the cottage'** The window fenestrations on the extension, as is the timber cladding used, is purposefully a contrast to the existing cottage so that the history of the house is identifiable, this is a well recognised and utilised design approach. Within the section of the same publication on householder developments most of the exemplar extensions shown use this same method

with a change of material and a change in fenestration complimenting through the use of contrast. The *Report of Handling* is not taking cognisance off the Councils own guidance.

- 2.15. Under the chapter on page five titled Policy Appraisal it is written '**The aforementioned policies also identify the requirement to carefully consider the impact of proposals in order to preserve and enhance the character and appearance of the Conservation Area. This proposal is not considered to comply with the policies as noted for the reasons stated elsewhere within the report.**' This of course is referring to the various reasons why the officer does not like the proposed east extension however elsewhere in the report under the title *Conservation Considerations* on page 7 the officer writes '**In terms of any impact on the Conservation area, due to the location of the property behind the main building line, the proposal would not have any negative impact on the character or appearance of the wider Conservation area.**' This is contradictory, particularly considering the second half of the refusal notice which states that the extension would '**be contrary to policies PM1A and PM1B(c).....which seek to ensure that development contributes positively to the character and amenity of the place by complementing its surroundings**' this does not make sense when the officer clearly states in the report that it would not have a negative impact on the conservation area, surely one of the defining considerations in the suitability of this design.
- 2.16. The *Report of Handling* makes some suggestions on page 6 as to what would be acceptable for an extension. It rightly states that the suggestion would be cost prohibitive as it would be unsustainably removing the perfectly serviceable south extension. The applicant simply needs for the benefit of upgrading the cottage a sanitary facility to service the two upstairs bedrooms and a porch as a buffer space to the front entrance. This extension provides that with a well designed and considered addition fulfilling the needs for the house and being sensitive to location as discussed above.

3. CONCLUSIONS

- 3.1. The proposed application seeks to extend Hillview Cottage to meet modern standards. The location of the east extension is the most appropriate to provide a sanitary facility at the first floor level to allow service to both bedrooms.
- 3.2. The development as proposed would not be detrimental to its location because of the sensitive design approach that has been taken all as detailed in section 2. The development is a good fit through the use of contrasting high quality materials and matching the proportions of elements of the host building and ensuring its overall mass is in harmony with the existing cottage, to ensure it is subsidiary. All in compliance with the guidance on householder applications in the *Placemaking Guide 2020*.
- 3.3. The applicant seeks the Local Review Body to consider the above compelling reasons and overturn the decision for refusal.

LRB-2021-20

Planning Application – 21/600408/FLL – Alterations and extensions to dwellinghouse, Hillview Cottage, Taybridge Terrace, Aberfeldy

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS



Mr and Mrs Tony and Margaret Clark
c/o CASA
Colin Smith
Treetops
Dull
Aberfeldy
PH15 2JQ

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **14th May 2021**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **21/00408/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 15th March 2021 for Planning Permission for **Alterations and extensions to dwellinghouse Hillview Cottage Taybridge Terrace Aberfeldy PH15 2BS**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. The proposals, by virtue of their unsympathetic design, bulk, scale and visual massing, excessive proportions, poor form and composition would overwhelm and unbalance the existing cottage and compromise its architectural integrity, resulting in an adverse impact on the visual amenity of the cottage and surrounding area.

Approval would therefore be contrary to Policies PM1A and PM1B(c) of the Perth and Kinross Local Development Plan 2 (2019) which seek to ensure that development contributes positively to the character and amenity of the place by complementing its surroundings in terms of design, appearance, height, scale and massing.

Justification

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

Notes

1. Records indicate that at least part of the proposed development site lies within a radon affected area where the measurement/monitoring of radon gas and the installation of mitigation measures may be required.

Further information on radon gas and the associated reports that can be obtained is available at www.ukradon.org and at <http://shop.bgs.ac.uk/georeports/>.

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

REPORT OF HANDLING

DELEGATED REPORT

Ref No	21/00408/FLL	
Ward No	P4- Highland	
Due Determination Date	14th May 2021	
Draft Report Date	11th May 2021	
Report Issued by	GMP	Date 11th May 2021

PROPOSAL: Alterations and extensions to dwellinghouse

LOCATION: Hillview Cottage Taybridge Terrace Aberfeldy
PH15 2BS

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.

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

Hillview Cottage is a 19th century stone-built cottage located to the rear of Lawers Views House which fronts Taybridge Terrace. The property is located within the Aberfeldy Conservation Area. A hipped roof extension has been added to its southern elevation and windows have also been replaced with upvc, which appear to be unauthorised.

Full planning consent is sought to replace the upvc windows with traditional timber sash and case windows, extend the property on its principal (east) elevation to provide a new entrance porch at ground level with bathroom above and further extend the previous extension on the south elevation to allow for an enlarged kitchen/dining area.

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 photographs submitted by the agent and viewed on google streetview. This information 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

None recent.

PRE-APPLICATION CONSULTATION

Pre application Reference: N/A

NATIONAL POLICY AND GUIDANCE

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

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 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: Placemaking

Policy 1B: Placemaking

Policy 17: Residential Areas

Policy 28A: Conservation Areas: New Development

OTHER POLICIES

Historic Environment Policy for Scotland 2019

This policy supersedes the Historic Environment Policy Statement 2016 and provides guidance to planning authorities on decision-making where it will affect the historic environment.

Managing Change in the Historic Environment: Windows 2018

This policy provides advice to planning authorities in the determination of applications relating to windows in historic building.

Perth and Kinross Council Placemaking Technical Notes: Windows and Doors in Listed Buildings and Conservation Areas.

Perth & Kinross Council's Placemaking Guide 2020 states that;

“New development should acknowledge the scale and form of the surrounding buildings. This can make a huge difference to the visual impact of a development. Whilst it is not desirable to copy traditional buildings, it is important to harmonise with them.

Proportion is a fundamental element of architecture, and relates to the building as a whole and also as sections working harmoniously together. Individual elements of a building must work together to create a coherent design that balances. The building envelope, windows and doors, eaves and roof ridgeline should all work in balance with each other”.

CONSULTATION RESPONSES

Environmental Health (Noise Odour) – no objections, however, informative recommended in regard to the installation and operation of the stove.

REPRESENTATIONS

None at time of report.

ADDITIONAL STATEMENTS

Screening Opinion	EIA 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.

In this instance, section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining such an application as this to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is relevant and requires planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the designated conservation area.

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

Policy Appraisal

Alterations and extension to an existing domestic dwelling are generally considered to be acceptable in principle. Nevertheless, detailed 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 residential and visual amenity.

The placemaking policies state that development must contribute positively to the quality of the surrounding built and natural environment. The design, density and siting of development should respect the character and amenity of the place.

The aforementioned policies also identify the requirement to carefully consider the impact of proposals in order to preserve and enhance the character and appearance of the Conservation Area.

This proposal is not considered to comply with the policies as noted above for the reasons stated elsewhere within the report.

Visual Amenity, Design and Layout

The existing cottage contains a good deal of architectural charm and characteristics, including the use of traditional proportions and materials, fenestration pattern, chimney stacks and stone detailing. It is, however, unfortunate that it has inappropriate replacement windows. It is unknown when these were installed, however, they would appear to be unauthorised.

The proposal includes replacing the upvc windows on the principal (east) elevation. A total number of 4 units are proposed for replacement which comprise of double glazed, timber framed sash and case units. In order to comply with the policies above and to ensure that the proposals preserve and enhance the character and appearance of the Conservation Area all publicly visible windows in traditional buildings should be replaced using an appropriate design for the age and type of building. In this case, the front elevation of the property is not readily visible from a public viewpoint due to its position to the rear of Lawers View House which fronts Taybridge Terrace, nonetheless, the proposed windows do meet the above requirements.

The windows as put forward is an acceptable solution in order to protect the character and appearance of the building. Their detailed design, proportions and specification are all appropriate to the character and appearance of the conservation area.

The kitchen extension would have a modest footprint measuring approximately 5sqm. It would be of flat roof construction with finishing materials comprising of timber cladding for the walls in a dark recessive colour and Sarnafil for the roof. It would attach to the existing kitchen extension at the same height as its existing eaves. The principle of extending the kitchen area does not in itself raise concerns, and neither does the design.

Turning to the proposed 2 storey extension on the principal elevation. This would project out from the east elevation by approximately 2.7m to a width of 2.5m. It would provide a new entrance porch at ground floor level with shower room above. In terms of design it would be of pitched roof construction positioned between 2 original wallhead dormers, with both its eaves and ridge height higher. It would be finished in a painted timber cladding (dark recessive colour) and the roof finished in slate to match.

The 2 storey extension does not respect the dimension, form or proportions of the existing traditional property. Its eaves and ridge height are not respectful of the existing building and jar with the traditional principal elevation's proportions. The window forms on the south and east elevations are not respectful of the traditional character of the property and generally do not reflect the traditional proportions of the cottage. The proposal is not an acceptable design solution to achieve first floor accommodation.

A small, traditional single storey entrance porch on the principal elevation is likely to be supportable, however, in terms of first floor accommodation, a substantially modified scheme may have potential at the site; provided that it does not detrimentally impact on existing amenity standards, nor impact so significantly on the principal elevation. Due to the constraints of the site, this would potentially need to be the southern elevation which would ultimately require the removal of the existing kitchen extension to allow for a new 2 storey extension. This would also require the internal arrangements to be reworked. Whilst it is acknowledged that developments to the property may be cost prohibitive for the applicant, this is not a material consideration in planning terms. The priority of the Planning Authority is to support an acceptable scheme, with the purpose of planning being to manage development in the long term public interest, and not that of any individual.

Overall, it is considered that in this instance the proposal does not respect the form of the original cottage and is therefore contrary to Policies 1A and 1B of the Local Development Plan, as the works will detrimentally alter the character and amenity of the area.

Landscape

The domestic scale and nature of the proposal does not raise any landscape impact issues.

Residential Amenity

The residential amenity of neighbouring properties would not be adversely affected by the proposed development in terms of overlooking or overshadowing, given their relative positions, orientations and distances.

Roads and Access

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

Drainage and Flooding

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

Conservation Considerations

The application site is located within the Aberfeldy Conservation Area and the neighbouring property to the south is a category C listed building (Strawberry Bank). The shared boundary comprises of large mature trees which largely screen the application site from the listed building. Additionally, the principal elevation of the application site faces the side elevation of the listed building which does not have any particular architectural features. As such there are no concerns in respect of any impact of the development on the setting of the listed building.

In terms of any impact on the Conservation area, due to the location of the property behind the main building line, the proposal would not have any negative impact on the character or appearance of the wider Conservation area.

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 would 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:

Conditions and Reasons

- 1 The proposals, by virtue of their unsympathetic design, bulk, scale and visual massing, excessive proportions, poor form and composition would overwhelm and unbalance the existing cottage and compromise its architectural integrity, resulting in an adverse impact on the visual amenity of the cottage and surrounding area.

Approval would therefore be contrary to Policies 1A and 1B (c) of the Perth and Kinross Local Development Plan 2 (2019) which seek to ensure that development contributes positively to the character and amenity of the place by complementing its surroundings in terms of design, appearance, height, scale and massing.

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

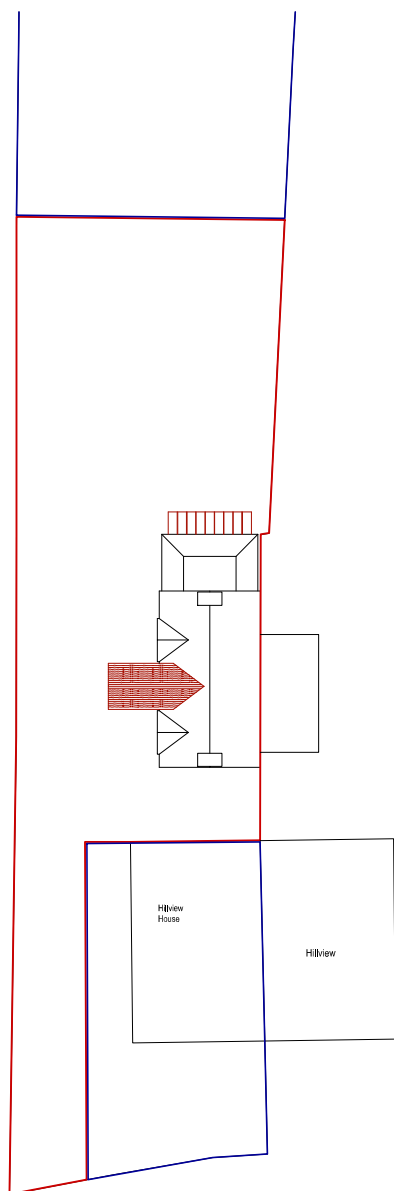
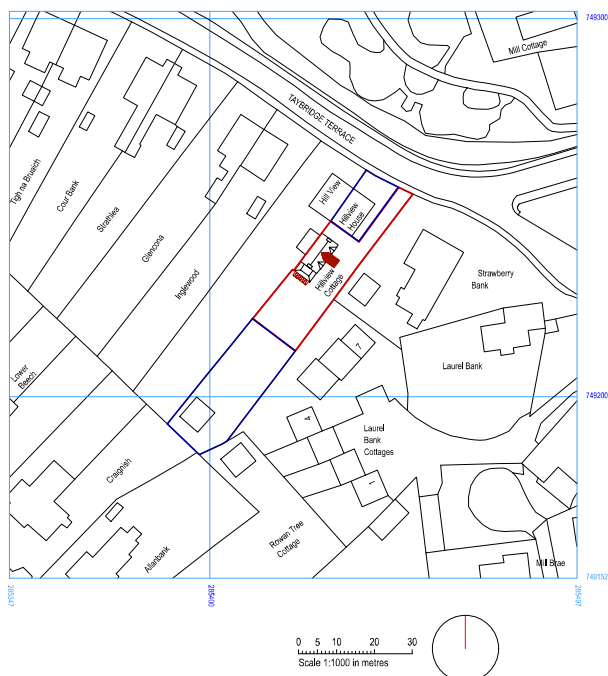
None.

Procedural Notes

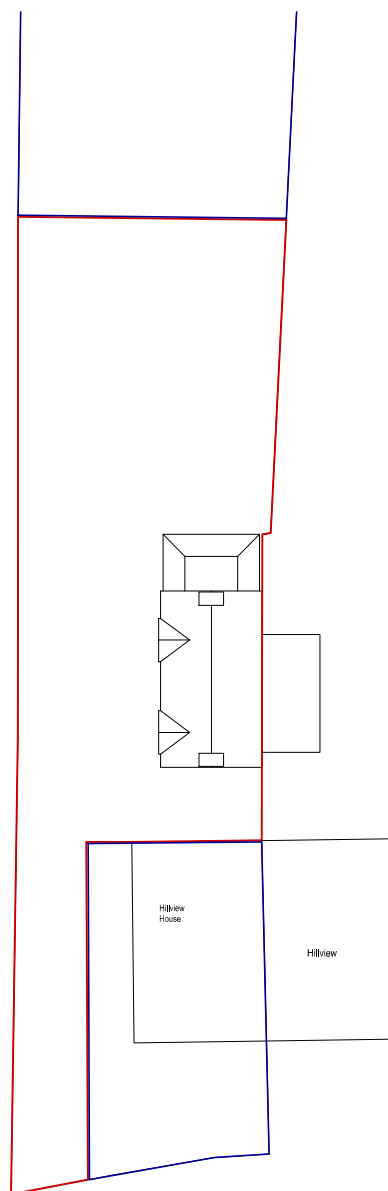
Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

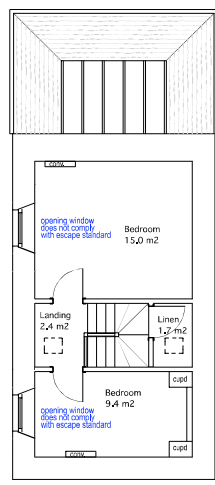
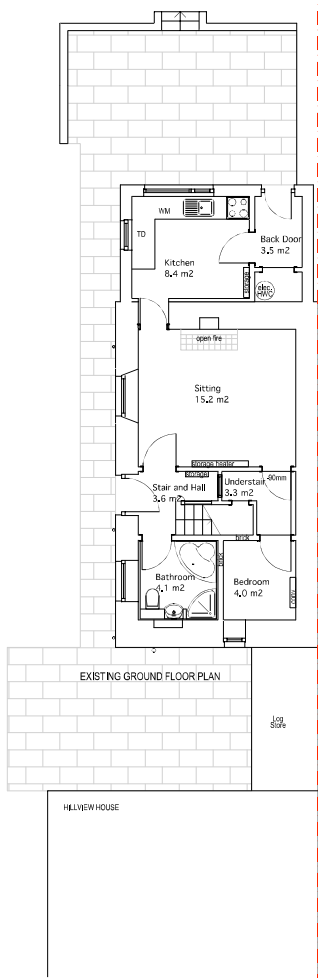
01
02
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PROPOSED SITE PLAN

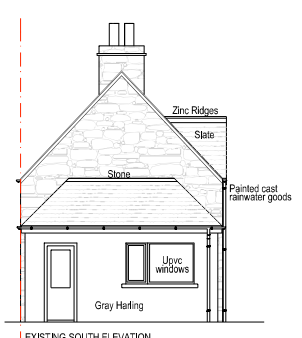
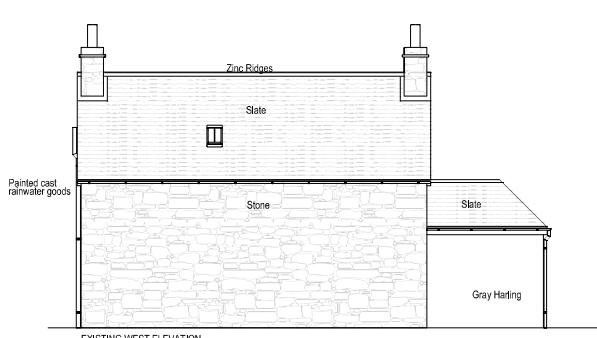
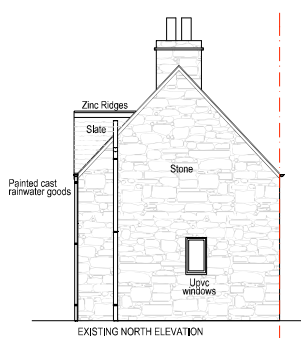


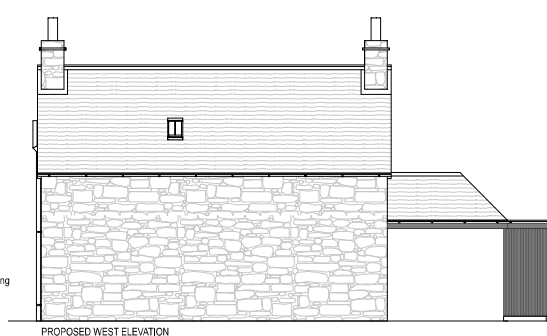
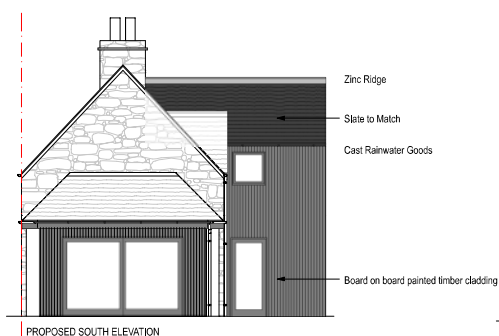
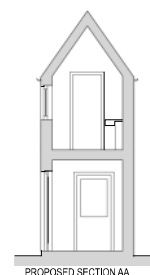
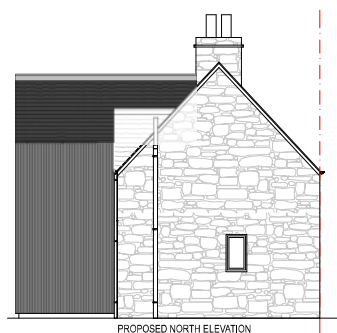
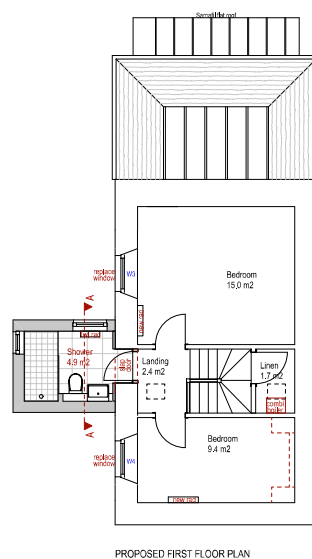
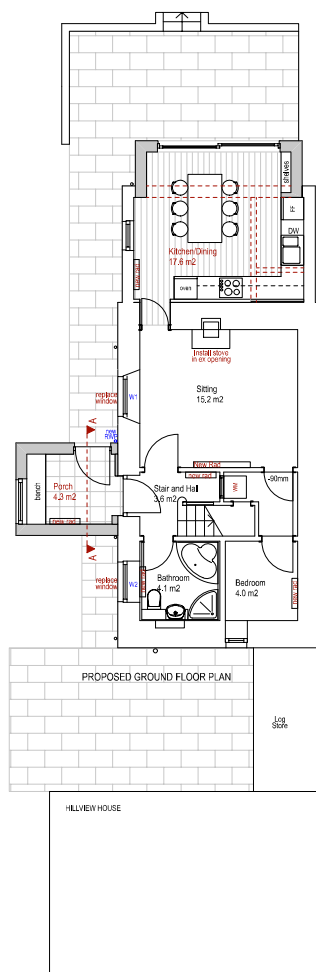
EXISTING SITE PLAN



Maintenance Notes:

- Barges and soffits in poor condition and require replacement.
- Cast Iron Rooflights require replacement.
- Remove growth from Chimneys and repoint any faulty mortar (on lime mortar..)
- Strip off all chimney pots and copes and reset and rehaunch.
- Check condition of lead flashings around chimneys and dormers.
- Check condition of Zinc ridges.
- First floor opening windows too small to comply with escape standards, consider replacement.



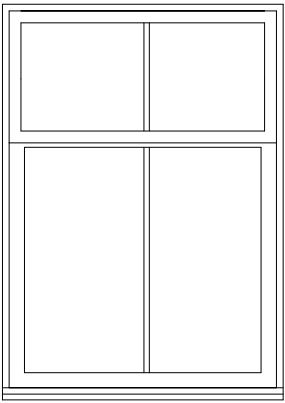


Amendments:

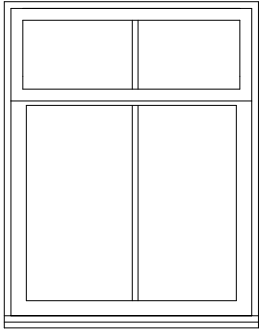
Alterations and Extension to HILLVIEW COTTAGE
Taybridge Terrace
Aberfeldy
PH15 2BS

for: Margaret and Tony Clark
status: Planning
title: Proposed Plans
drawing no: 2850/P
scale: 1:100 @ A2
date: March 2021
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ELEVATIONS OF EXISTING UPVC WINDOWS



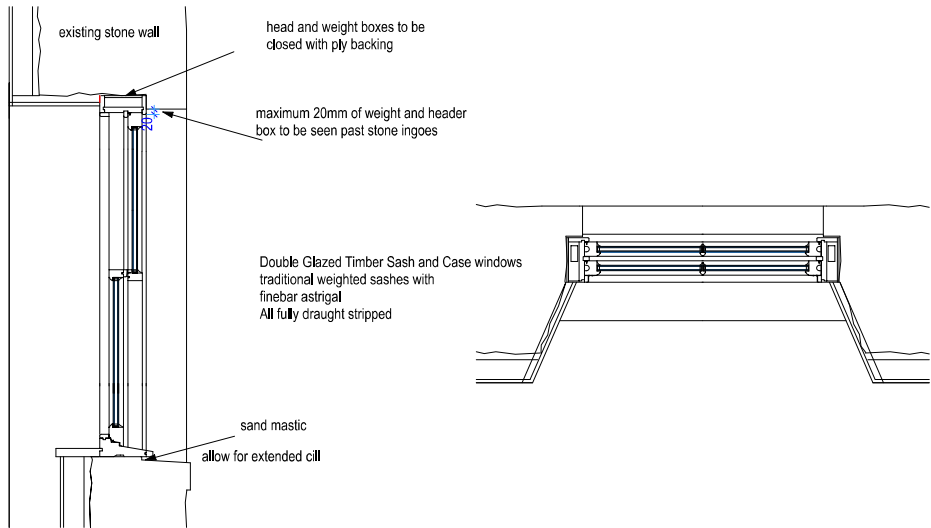
W1 and W2



W3 and W4

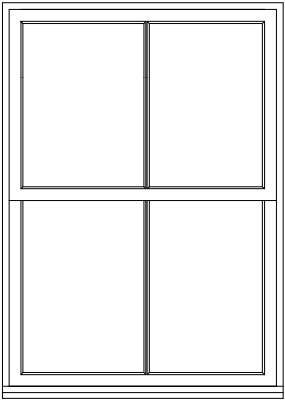


PROPOSED REPLACEMENT WINDOWS

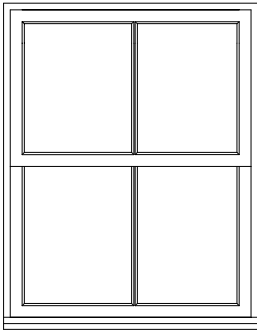


CROSS SECTION OF
TYPICAL REPLACEMENT DOUBLE GLAZED
SASH AND CASE WINDOW IN EXISTING STONE WALL

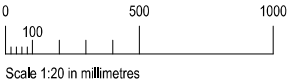
PLAN SECTION OF
TYPICAL REPLACEMENT DOUBLE GLAZED
SASH AND CASE WINDOW IN EXISTING STONE WALL



W1 and W2



W3 and W4



Amendments:	
Alterations and Extension to HILLVIEW COTTAGE Taybridge Terrace Aberfeldy PH15 2BS	
for:	Margaret and Tony Clark
status:	Planning
title:	Window Details
drawing no:	286-03P
scale:	1:20 @ A3
Date:	March 2021
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DESIGN STATEMENT



Existing cottage on approach from Taybridge Terrace
Hillview House on the immediate right of photograph



Existing Cottage from South



Frontage of Cottage



Existing Cottage from South East



Lawers View Cottage is a stone built cottage located in the backlands of Lawers View House which fronts onto Taybridge Terrace, overlooking Aberfeldy park. It is currently a property which internally is dated and recently suffered water ingress through a burst pipe. This has prompted the need to update the property to meet current standards.

The property upstairs in the original stone part has had inappropriate window replacements in the past which has resulted in inadequate fire escape required for current standards, this application looks to remove these UPVC windows and replace with traditional timber sash and case windows. These windows will be designed to operate to allow escape.

The property also upstairs where two of the bedrooms are located lacks a sanitary facility. To serve both bedrooms the obvious solution is to have a central shower room which led to the design of the two storey porch feature. The house lacks a place to allow the storage of outerwear and this extension therefore offers a double function as an entrance porch and a shower room.

Currently the kitchen is very small and is not convenient to dine. The applicants initially looked at removing the existing harled extension to the south and replace with a larger extension, however this was prohibitively expensive. Replanning this existing extension and forming a large opening to the south with an attached modest extension allowed for the required space with minimum expenditure.

Both these extensions have been designed to match with the same recessive darkened wood cladding. The design is purposefully a welcome contrast to the existing building with the use of material but also with the fenestration being modern. This is a recognised honest architectural design approach when adding to a traditional building rather than trying to copy the original.

Amendments:

**Alterations and Extension to
HILLVIEW COTTAGE
Taybridge Terrace
Aberfeldy
PH15 2BS**

for: Margaret and Tony Clark
status: Planning
title: Design Statement
drawing no: 286-02P
scale: nts @ A4
Date March 2021

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LRB-2021-20

Planning Application – 21/600408/FLL – Alterations and extensions to dwellinghouse, Hillview Cottage, Taybridge Terrace, Aberfeldy

REPRESENTATIONS

Memorandum

To	Development Quality Manager	From	Regulatory Service Manager
Your ref	21/00408/FLL	Our ref	OLW
Date	23 April 2021	Tel No	

Communities

Pullar House, 35 Kinnoull Street, Perth, PH1 5G

Consultation on an Application for Planning Permission

RE: Alterations and extensions to dwellinghouse Hillview Cottage Taybridge Terrace Aberfeldy PH15 2BS for Mr and Mrs Tony and Margaret Clark

I refer to your letter dated 6 April 2021 in connection with the above application and have the following comments to make.

Recommendation

I have no objection in principle to the application but recommend the under noted informative be included on any given consent.

Comments

This application is for alterations and extensions to a dwellinghouse which will include the provision of a single woodburning stove.

Perth and Kinross Council have a duty to assess biomass boilers for capacity within the range of 50kW to 20MW in terms of nitrogen dioxide and particulate matter based on their effect on air quality in the area. Though the application does not include any information on the stove, it is likely to be domestic sized and therefore I have no adverse comments to make with regards to air quality.

Another matter pertaining to the stove which could cause an issue has the potential for smoke or odour disamenity. This Service has seen an increase in complaints with regards to smoke and odour due to the installation of biomass appliances. This can be caused due to poor installation and maintenance of the biomass appliances and also inadequate dispersion of emissions due to the inappropriate location and height of a flue with regards to surrounding buildings.

I note from the submitted plans that the stove will make use of an existing chimney which will aid in dispersion of emissions. I would advise that smoke/odour could be further minimised through the use of fuel recommended by the stove manufacturer.

In light of the above, the residential amenity at neighbouring dwellinghouses should not be adversely affected by smoke/odour.

I would therefore have no objections to this development provided that the following informative is attached to the consent.

Informative

The approved stove system shall be installed and thereafter operated and maintained in accordance with the manufacture's recommendations, such that smoke odours are not exhausted into or escape into any neighbouring dwellings. Failure to do so may result in an investigation and possible action by Environmental Health under the Environmental Protection Act 1990