

TCP/11/16(553) – 18/00549/FLL – Erection of a dwellinghouse on land 20 metres west of 2 Errol Road, Main Street, Invergowrie

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**TCP/11/16(553) – 18/00549/FLL – Erection of a
dwellinghouse on land 20 metres west of 2 Errol Road,
Main Street, Invergowrie**

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

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

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

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

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

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

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Address 

Postcode

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

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

Yes ☒ No ☐

Planning authority

PERTH AND KINROSS COUNCIL

Planning authority's application reference number

18/00549/FLL

Site address

LAND 20 METRES WEST OF 2 ERROL ROAD,
MAIN STREET INVERGOWRIE

Description of proposed
development

ERECTION OF A DWELLINGHOUSE

Date of application

4TH APRIL 2018

Date of decision (if any)

19TH JUNE 2018

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

Nature of application

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

Reasons for seeking review

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

Review procedure

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

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

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

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

WE HAVE INCLUDED FURTHER SUBMISSIONS WITH THIS NOTICE IN RESPONSE TO THE REASONS GIVEN FOR REFUSAL

Site inspection

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

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

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

N/A

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 REFER TO SEPARATE DOCUMENT ENTITLED
'STATEMENT OF REASONS FOR REQUESTING REVIEW - AUGUST 2018'

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

Yes ☒ No ☐

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

THE REASONS FOR REFUSAL FOCUS ON THE ADJACENT LISTED BUILDINGS. WE HAVE THEREFORE PROVIDED FURTHER INFORMATION TO SUPPORT OUR PROPOSAL AND ILLUSTRATE HOW IT RESPONDS TO THE SCALE AND CHARACTER OF THE CONTEXT.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

STATEMENT OF REASONS FOR REQUESTING REVIEW - AUGUST 2018
 CONTEXTUAL ELEVATION - SHOWING PROPOSAL + EXISTING BUILDINGS
 CONTEXTUAL SITE PLAN - ILLUSTRATING BUILDING LINE + DENSITY
 CONTEXTUAL SKETCH VIEW - SHOWING NEW HOUSE PROPOSAL
 CONTEXTUAL IMAGES OF SITE - ILLUSTRATING EXTENT OF EXISTING SCREENING
 N.B. WE ASSUME THE DOCUMENTS SUBMITTED WITH THE
 APPLICATION REF 18/00549/FUL WILL ALSO BE REFERRED TO

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

Checklist

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

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

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

Declaration

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

Signed

 L RUSSELL STUDIOS

Date

28/08/2018

**Statement of Reasons for Requesting Review of Refusal of
Planning Application Number: 18/00549/FLL
Land 20 Metres South West Of 8 Errol Road, Invergowrie**



We are requesting a review of the decision to refuse permission for the Erection of a Dwellinghouse on Land 20 Metres West Of 2 Errol Road Main Street Invergowrie. There are a range of reasons why we feel the decision arrived at should be reconsidered and these include the following:-

1. Context: We believe that the proposal is entirely in-keeping with the character and of its central location in Invergowrie. Both sides of Main Street are characterised by two storey, primarily domestic properties, that are set back around 5-6m from the pavement. The proposal respects that predominant line of development and the prevailing density and grain whilst also responding to the orientation of the neighbouring former schoolhouse which follows the line of Errol Road.
2. Materials: While contemporary in its design, the proposal is intended to chime with the scale and materials of the existing buildings in the vicinity. The proposal features the use of natural stone, which would be sourced locally and detailed to match the neighbouring former schoolhouse. The roof is pitched and is to be finished in natural slate. Scottish Larch timber and light render are proposed to make the house 'of its time' and not merely a pastiche. The exact colour of render could be chosen to reflect the tone of the surrounding buildings and it is noticeable that there are a number of buildings along main street which are either rendered or painted in a similar fashion.
3. Planning Policy: We contend that the proposal is in line with Planning Policy generally and specifically RD1 which states that encouragement will be given for developments 'which are compatible with the amenity and character of the area' and specifically 'Infill residential development at a density which represents the most efficient use of the site while respecting its environs'.
4. The proposal has not proven controversial to the local populace as there were no objections raised by neighbours or anyone else in the community, including the custodians of the Listed buildings in the vicinity.
5. The internal consultee reports from Roads & Transportation and Environmental Services state that they have no objection to the proposal.
6. The external consultee response from Historic Environment Scotland concludes by stating that *'Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object'*.
7. The internal consultee report by the Conservation Officer contains some observations that our Clients would be happy to reconsider. These include the proposed minor alteration to the existing boundary wall to improve vehicular access and the proposed use of an 'off-white' render. Such matters could be subject to agreement or conditions attached to an approval.

Nicoll Russell Studios: August 2018

NRS Comments in green italics below in response to the 'Reasons for Refusal'

PERTH AND KINROSS COUNCIL

Mr Ronnie Kenneth
c/o Nicoll Russell Studios
Murray Angus
111 King Street
Broughty Ferry
Dundee
DD5 1EL

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 19th June 2018

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **18/00549/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 20th April 2018 for permission for **Erection of a dwellinghouse Land 20 Metres West Of 2 Errol Road Main Street Invergowrie** for the reasons undernoted.

Interim Development Quality Manager

Reasons for Refusal

- 1 The proposal would both result in a 'squeezed' in development, which would be out of character with the surrounding area, and a development would have an adverse impact on the (historic) visual amenity of the area. To this end, the proposal is contrary to Policies RD1 and PMA1 of Perth and Kinross Council's adopted Local Development Plan 2014 which both seek to ensure that new developments do not have an adverse impact on the environment in which they are location.

NRS Comment: We fundamentally disagree with this point as the predominant pattern of existing development along Main Street in Invergowrie is of two storey properties set back from the street. Several of these buildings are terraced and if anything, our Client's gap site feels like the incongruous section. There is a datum line on both sides of the road that our proposal respects and it is also cognisant of the orientation of the existing listed former schoolhouse at 2 Errol Road which our Clients also own. We would contend that our proposal reflects the existing grain and density of development in the town centre context.

2. The proposal would a) adversely affect the historic setting of a group of listed buildings, b) adversely affect the existing visual relationship between the listed former school buildings and the 'A' listed, All Souls' Church, and c) adversely affect the key views of same building from the north along Main Street. The proposal is therefore contrary to Policy HE2 of Perth and Kinross Council's

adopted Local Development Plan 2014, the Scottish Planning Policy 2014 and the requirements of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, all of which seek to ensure the protection of listed building settings from inappropriate new developments.

NRS Comment: We believe this is a highly questionable and flawed view of the potential effect on the existing context. We have submitted further material which clearly shows that any impact on views of the adjacent buildings, and particularly the Category A-Listed All Souls Church would be negligible.

All Souls Church is set back from Main Street by over 20 metres which is a factor in its visibility from Main Street. It is also screened by a significant number of trees, the vast majority of which are located on the same site as All Souls. There are a few young and semi-mature trees on our Clients site and most of these will be retained by the proposed development.

We would therefore contend that the actual visibility and legibility of the church is already compromised by existing buildings and trees and is not significantly altered by our proposal.

We reiterate the external consultee response from Historic Environment Scotland which concludes by stating that:-

‘Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object’.

- 3 Insufficient information has been submitted to demonstrate fully that the erection of a dwelling on the site would not adversely affect existing trees, some of which are subject of a Tree Preservation Order, or to justify proposed tree removals. To this end, the proposal is contrary to the principles of Policy NE2B of Perth and Kinross Local Development Plan 2014 which states that any planning application where trees are affected should be accompanied by a tree survey.

NRS Comment: This is factually incorrect as our Clients site is not subject to a Tree Preservation Order. The nearest TPO (TPO 11) relates to the Episcopal Church site to the North and none of the trees contained within this site would be in any way affected by the Proposal. The only trees on our Clients site which would be removed are 3 small fruit trees and a small Birch tree within the curtilage of our Clients site and these are indicated on our submitted plans.

Justification

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

NRS Comment: We would request that the decision to refuse the application be reversed on the basis of the foregoing and the other information submitted with the Notice of Review.

Nicoll Russell Studios: August 2018

Notes

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

Plan Reference

18/00549/1

18/00549/2

18/00549/3

18/00549/4

18/00549/5

18/00549/6

18/00549/7

18/00549/8

18/00549/9

18/00549/10

18/00549/11

18/00549/12

18/00549/13

18/00549/14

18/00549/15

18/00549/16

**Contextual Images in Connection with Review of Refusal of
Planning Application Number: 18/00549/FLL
Land 20 Metres South West Of 8 Errol Road, Invergowrie**



Image 1: View from East on Main Street - This view illustrates existing screening and would remain virtually unchanged by the proposal.



Image 2: View from West on Main Street - This view illustrates existing screening by trees on All Souls Church Site and would remain unchanged by the proposal.



Image 3: View from Main Street - This illustrates existing screening by trees of views to All Souls Church, this would remain largely unchanged by the proposal



Image 4: View from Main Street - This illustrates existing screening by trees of views to All Souls Church, this would remain largely unchanged by the proposal



**TCP/11/16(553) – 18/00549/FLL – Erection of a
dwellinghouse on land 20 metres west of 2 Errol Road,
Main Street, Invergowrie**

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS

PERTH AND KINROSS COUNCIL

Mr Ronnie Kenneth
c/o Nicoll Russell Studios
Murray Angus
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Broughty Ferry
Dundee
DD5 1EL

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 19th June 2018

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **18/00549/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 20th April 2018 for permission for **Erection of a dwellinghouse Land 20 Metres West Of 2 Errol Road Main Street Invergowrie** for the reasons undernoted.

Interim Development Quality Manager

Reasons for Refusal

- 1 The proposal would both result in a 'squeezed' in development, which would be out of character with the surrounding area, and a development would have an adverse impact on the (historic) visual amenity of the area. To this end, the proposal is contrary to Policies RD1 and PMA1 of Perth and Kinross Council's adopted Local Development Plan 2014 which both seek to ensure that new developments do not have an adverse impact on the environment in which they are located.

- 2 The proposal would a) adversely affect the historic setting of a group of listed buildings, b) adversely affect the existing visual relationship between the listed former school buildings and the 'A' listed, All Souls' Church, and c) adversely affect the key views of same building from the north along Main Street. The proposal is therefore contrary to Policy HE2 of Perth and Kinross Council's adopted Local Development Plan 2014, the Scottish Planning Policy 2014 and the requirements of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, all of which seek to ensure the protection of listed building settings from inappropriate new developments.
- 3 Insufficient information has been submitted to demonstrate fully that the erection of a dwelling on the site would not adversely affect existing trees, some of which are subject of a Tree Preservation Order, or to justify proposed tree removals. To this end, the proposal is contrary to the principles of Policy NE2B of Perth and Kinross Local Development Plan 2014 which states that any planning application where trees are affected should be accompanied by a tree survey.

Justification

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

Notes

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

Plan Reference

18/00549/1	18/00549/10
18/00549/2	18/00549/11
18/00549/3	18/00549/12
18/00549/4	18/00549/13
18/00549/5	18/00549/14
18/00549/6	18/00549/15
18/00549/7	18/00549/16
18/00549/8	
18/00549/9	

REPORT OF HANDLING

DELEGATED REPORT

Ref No	18/00549/FLL	
Ward No	P1- Carse Of Gowrie	
Due Determination Date	19.06.2018	
Case Officer	Andy Baxter	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Erection of a dwellinghouse

LOCATION: Land 20 Metres West Of 2 Errol Road, Main Street,
Invergowrie

SUMMARY:

This report recommends **refusal** of a detailed planning application for the erection of a dwelling on an infill site in Invergowrie, 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: 7 May 2018

SITE PHOTOGRAPH



BACKGROUND AND DESCRIPTION OF PROPOSAL

This planning application seeks to obtain a detailed planning consent for the erection of a dwelling on an infill site in the centre of Invergowrie – along Main Street. The site is sandwiched between the ‘A’ listed All Souls’ Church (to the west) and the listed former Invergowrie Primary School complex (to the east) which has recently been converted into a mix of residential and commercial uses.

The application site is roughly rectangular in its shape, measuring approx. 22.5m in its depth (north to south) with a width of 14.3 approx. (east to west). An additional area of a shared / mutual driveway has also been included within the application site - along the eastern side of the site. The width of approx. 14.3m includes ½ the width of the existing western boundary wall, as the western gable end of the roof of the dwelling is proposed to overhang the boundary wall to the west.

To the north of the site is Main Street, to the west is the ‘A’ listed All Souls’ Church and to the east is the listed former school buildings– the closest part of which is currently in use as a beauty salon. To the south of the site is an area of vacant land which is associated with the conversion of the former school. Along the north, western and southern boundaries are existing stone walls, with the northern boundary having an existing opening (for access) and a small fence on top of the wall.

The boundary to the east between the site and the former school is open, and undefined.

The dwelling itself would be located across the centre of the plot, and would offer living accommodation over two full levels and would stretch across the entire width of the plot – excluding the shared/mutual access.

Vehicular access is proposed via an existing access that joins the public road to the north, and then serves an internal shared access.

As part of the proposal, some works to the northern wall would be required to accommodate improvements to the existing vehicular and to deliver the required visibility splays. The submitted plans also indicate that the dwelling would physically touch the western boundary wall, and roof at the western gable end would in turn overhang the wall.

Some internal trees would have to be removed across the centre of the site however some others along the northern part of the site would be retained.

The churchyard area to the west is covered by a blanket TPO which protects all the trees within the church grounds. There are several trees which are relatively close to the eastern boundary (of the church yard) which could potentially have their roots spreading into the application site.

SITE HISTORY

None specifically relating to this site, however there have been a number of recent consents granted in the area relating to the former school building and the new school itself. There is also a current detailed planning application for a new dwelling on a site to the south (18/00910/FLL) – which remains under consideration and undetermined.

PRE-APPLICATION CONSULTATION

Two separate pre-application responses were issued to the applicant (17/00579/PREAPP & 18/00064/PREAPP) regarding the potential for a residential development on this site. Both responses raised concerns over the proposal.

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.

Of relevance to this planning application is,

The Scottish Planning Policy 2014

The Scottish Planning Policy (SPP) was published in June 2014, and sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:

- the preparation of development plans;
- the design of development, from initial concept through to delivery; and
- the determination of planning applications and appeals.

Of relevance to this application are,

- Paragraphs 109 – 134, Enabling Delivery of New Homes
- Paragraphs 135 – 151, Valuing the Historic Environment

Managing Change in the Historic Environment (Historic Environment Scotland)

Managing Change in the Historic Environment is a series of guidance notes about making changes to the historic environment

RELEVANT LEGISLATION

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

Sections 59 of this Act requires the Council to have special regard to the desirability of preserving Listed Buildings or their settings or any features of special architectural historic interest which the building possesses,

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

The Local Development Plan is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The site is located within the settlement boundary of Invergowrie, adjacent to a number of listed buildings. To this end, the following policies are applicable to a new residential proposal,

Policy PM1A - Placemaking

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

Policy PM1B – Placemaking Criteria

All proposals should meet all the following placemaking criteria:

(a) Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.

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

Policy PM3 - Infrastructure Contributions

Where new developments (either alone or cumulatively) exacerbate a current or generate a need for additional infrastructure provision or community facilities, planning permission will only be granted where contributions which are reasonably related to the scale and nature of the proposed development are secured.

Policy RD1 - Residential Areas

In identified areas, residential amenity will be protected and, where possible, improved. Small areas of private and public open space will be retained where they are of recreational or amenity value. Changes of use away from ancillary uses such as local shops will be resisted unless supported by market evidence that the existing use is non-viable. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area.

Policy HE2 - Listed Buildings

There is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to enable them to remain in active use. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the building's character, appearance and setting.

Policy NE2B – Forestry, Woodland and Trees

Tree surveys, undertaken by a competent person, should accompany all applications for planning permission where there are existing trees on a site. The scope and nature of such surveys will reflect the known or potential amenity, nature conservation and/or recreational value of the trees in question

and should be agreed in advance with the council. The Council will follow the principles of the Scottish Government Policy on Woodland Removal. In accordance with that document, there will be a presumption in favour of protecting woodland resources except where the works proposed involve the temporary removal of tree cover in a plantation, which is associated with clear felling and restocking. In exceptional cases where the loss of individual trees or woodland cover is unavoidable, the Council will require mitigation measures to be provided.

OTHER COUNCIL POLICIES

Developer Contributions and Affordable Housing 2016

This policy outlines the Council's position in relation to Developer Contributions in relation to Primary Education, A9 upgrades and Transport Infrastructure as well as Affordable Housing provision.

EXTERNAL CONSULTATION RESPONSES

Historic Environment Scotland (HES) have commented on the proposal in terms of the impact on the adjacent 'A' listed church. They have suggested that the proposal would break the historic building line of the area, and would potentially affect the view of the church when driving or walking along Main Street. They have also suggested that the proposal would *disrupt* the more general historic visual relationship between the 'A' listed church and the adjacent listed former school building, and that the siting of the dwelling (in the location proposed) in this sensitive location, should perhaps be reconsidered to preserve the key views of the church.

INTERNAL COUNCIL COMMENTS

Environmental Health have commented on the proposal in terms of odours / smoke associated with the proposed stove, and have raised no objection subject to a standard condition.

Transport Planning have commented on the proposal in terms of the proposed access arrangements and parking provision, and have raised no objections subject to conditions. To achieve the requirements, alterations to the existing north wall would be required.

Development Negotiations Officer has commented on the proposal and has indicated that a developer contribution in relation to Transport Infrastructure only would be required in the event of any approval.

REPRESENTATIONS

None received.

ADDITIONAL INFORMATION

Environmental Impact Assessment (EIA)	Not Required
Screening Opinion	Not Required
EIA Report	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Submitted
Report on Impact or Potential Impact	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 2017 and the adopted Perth and Kinross Local Development Plan 2014.

In terms of other material considerations, compliance with the Council's Developer Contributions Policy and the requirements of the PLBCA are material considerations.

Policy Appraisal

In terms of land use policy, the key policies of relevance are found within the Local Development Plan 2014. Within that plan, the site lies within the settlement boundary of Invergowrie, within an area which has been identified as being residential with compatible uses where *Policies RD1 and PM1A* of the Local Development Plan are directly applicable.

Policy RD1 states that within the identified areas, infill developments will be supported if they are at a density which represents the most efficient use of the site and also do not adversely affect the existing amenity (residential and visual) of the area. *Policy PM1A* also seeks to ensure that new proposals do not adversely affect the area in which they are located.

In addition these policies, *Policy HE2* of the Local Development Plan seeks to protect the setting of Listed Buildings from inappropriate new developments.

For reasons stated below, I consider the proposal to be contrary to the aforementioned policies.

Land Use Acceptability

Support is generally offered for infill developments within settlements, providing that the proposal is compatible with the existing uses, the development respects the character of the area, respects the visual and residential amenity of the area and also offers a suitable level of residential amenity for future occupiers.

As the use (residential) is compatible with the existing uses, the key issue in terms of land use acceptability is whether or not the site respects the character of the area and is acceptable from a visual and residential amenity point of view.

The proposal was subject to pre-application enquiries, and the view offered by the Council was that the principle of a dwelling on the site could be challenging due principally to the limited size of the plot, and the perception that a new dwelling on this site would appear somewhat 'squeezed' in. The need for an appropriate design / layout, in the context of the historic setting was also raised, however no details of the specific elevations were submitted for consideration at the pre-application stage.

The site is dead flat and fairly regular in its physical shape - with a site width identified as being approx. 14m (east to west) and a depth (north to south) of approx. 22.5m, resulting in site area of approx. 305sqm. An area of shared driveway (approx. 60sq m) is excluded from these sizes.

Within the main site, the dwelling is to be positioned across the centre of the site across the full width, excluding the access, with a distinctly linear floorplan.

Off street parking and turning would be provided at the front of the dwelling, and to the rear over 100sq m of amenity space would be provided, including a depth of almost 9m from the back of the dwelling to the back boundary wall.

Additional amenity space to the front would also be available.

The built to plot ratio would be just over ¼ of the main part of the site, which would generally meet with the Council's normal standards - as would depth of rear garden (almost 9m to the rear wall) and also amount of usable amenity space (+100 sq m).

However, notwithstanding this I'm still of the view that a new dwelling on this site would appear 'squeezed' in and would be out of character with the area. Excluding the shared access, the main part of the red line site area is shown as being approx. 305sq m, which is small for a detached dwelling – even in a built up area.

It should however be noted that the 305 sq m area includes ½ the width of the existing walls, so excluding this, the actual 'inside' site measurement

(excluding the shared access also) would reduce further to circa 293sq m and certainly less than 300 sq m.

I do appreciate that the listed former school building has been redeveloped and there are a number of residential units and also non-commercial units on perhaps comparable sized plots, however these are all conversions and have been created within larger buildings that have been internally subdivided and have not been developed as 'new' buildings. In my view, the introduction of a new dwelling on a plot less than 300sq m would not be in keeping with the area, regardless of whether or not minimum amenity space is delivered and residential amenity protected.

It is also the case that the site is historically sensitive, and the combination of the two storey design and the forward placement on the plot - to provide suitable amenity space, and to limit the footprint (but still deliver a good level of accommodation) would collectively have an adverse impact on the setting of the listed buildings, and in particular the 'A' listed church and this is outlined in more detail below.

In all, I do not consider the proposal to be acceptable from a land use point of view.

Impact on Listed Building

The proposed site is within the rear garden ground of the category C listed former schoolhouse building 2 Errol Road (LB 10843).

This building forms part of a category B group with the adjacent listed buildings including the attached former school building and later school building, Invergowie Parish Church, All Soul's Episcopal Church, the Old Rectory and former coach house and stables, and the associated stone boundary walls.

The site is therefore particularly sensitive in terms of the historic and visual relationship between the listed buildings and the potential impact on their setting.

To deliver the required visibility splay and the necessary geometrics of the vehicular access, some alterations to the boundary wall would be required to both increase the size of the current opening and provide required visibility splays. Details of the exact level of downtakings and alterations have not been provided to enable a full assessment of this element of the development, and the required listed building consent application not submitted. However, it is likely that the level of alteration required would result in the loss of the historic fabric and alter the character of, and the sense of enclosure provided by the existing historic boundary wall.

In terms of the position of the dwelling on the plot, to deliver a suitable level of usable amenity space, the dwelling has been positioned forward of the front elevation of both the schoolhouse and the category 'A' listed All Souls' Episcopal Church. This slightly advanced location would mean that the new

dwelling would be clearly visible in key views of both the listed buildings, and would also block (to some) degree the view of the 'A' listed church from the eastern site of Main Street. HES in their consultation response also picked up on this issue, and in their view the position of the dwelling on the site would *disrupt* the historic visual relationship between the existing buildings.

The site is essentially an area of garden ground originally associated within the former school and schoolhouse, and it remains reasonably important in terms of the soft landscape setting that it provides in views of the former school buildings, and the historic pattern of development offering some natural separation between the former school buildings and the 'A' listed church.

It is therefore my view that the proposed dwelling would have an adverse impact on the historic character of the listed buildings, and their immediate setting through its intrusive scale, and visual prominence.

To this end, the proposal is contrary to *Policy HE2* of the Local Development Plan which seeks to ensure that the layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting is appropriate to the (listed) building's character, appearance and setting, and this view is shared by a colleague with Conservation expertise.

Visual Amenity, Design and Layout

In terms of the impact on the general visual amenity of the area, this is intrinsically linked with the historic setting of the site insofar as the site is sandwiched between two listed buildings. The size of the site and its physical shape does limit the size of footprint that the dwelling can have, and to address this and to provide a meaningful level of accommodation, the dwelling has been designed with two levels of accommodation and in a slightly forward location from the natural building line.

Whilst in isolation, I have no concerns over the general design, in this specific location the full two storey scale is in my view inappropriate, and would have an adverse impact on the historic setting of the 'A' listed church in particular.

In terms of the layout and location on the plot, whilst the advanced position of the dwelling perhaps addresses my initial concerns regarding the ability to provide suitable amenity space, I still consider the proposal to be overdevelopment of the site and as such, out of character with the area. In addition, the scale and siting of the dwelling would have an adverse impact on the historic setting and key views of the listed church, as outlined above.

Residential Amenity

In terms of the impact on existing residential amenity, the proposal would have little impact.

Whilst there are some other residential dwellings in the area, they are a suitable away from the proposed dwelling to ensure that no direct overlooking

or loss of privacy would occur. I also note that no letters of representations have been received from any interested, neighbouring property in respect of overlooking or loss of amenity issues.

I do however note that a stove is proposed, however subject to a standard condition there should be no adverse impact on adjacent properties from smoke or odours.

In terms of being able to offer a suitable level of residential amenity, I also have no concerns.

Whilst I have some concerns regarding the principle of the dwelling, in the location proposed there would be in excess of 100sq m of usable garden ground in a fairly regular shape with a depth of just under 9m. Even with the retention of some of the existing trees within the area to the north, a good level of additional space would also be available to the front.

I therefore have no concerns regarding residential amenity issues.

Roads and Access

It is noted that my road colleagues have not raised any concerns, subject to the access being formed in accordance with a specific standard and visibility splays delivered. To achieve the visibility, and the geometrics of an improved access, some alterations to the existing wall / fence along the northern boundary would be necessary which in turn would require separate listed building consent.

However, no details of this have been lodged at this stage to demonstrate how the access (in line with the Council's required standards) is to be delivered.

Drainage and Flooding

In terms of drainage and flooding issues, the proposal raises no issues. The site is located within a sewered area so foul drainage will be via the public sewerage system.

Surface water will be disposed of via a suitable soakaway system.

Impact on Trees

There are a number of trees within the site, and also some adjacent (to the west) which would have their root protection areas / root spreads within the site, and possibility over the footprint of the dwelling. All the trees adjacent to the site are protected by a blanket TPO.

No supporting information in relation to the existing trees within the site, or in relation to trees that are outwith the site but have their RPA within the sites boundaries has been submitted by the applicant. Whilst there may be some

scope (and justification) to remove the smaller trees within the application site, in the absence of a tree survey and details of RPA, suitable protection of the adjacent trees which are protected by a TPO is not certain.

The proposal, as submitted, is therefore contrary to the principles of *Policy NE2B* of the Local Development Plan which states that suitable tree surveys should accompany proposals which affect existing trees.

Need for Listed Building Consent

Listed building consent would be required for any works to the boundary walls to create an improved access. In addition to this, the elevational plans show the proposed dwelling touching the boundary wall to the west of the site.

If the proposed dwelling is physically touching the wall, then listed building consent for the attachment to the wall would also be required prior to any development occurring.

Developer Contributions

Affordable Housing

As the proposal is for the erection of one dwelling, there is no requirement for any Affordable Housing provision.

Transport Infrastructure

The site lies within the catchment area for Transport Infrastructure developer contributions. To this end, in the event of any approval being forthcoming the required contributions must be secured before any consent is issued. The required contribution is £2,639.

A9 Junction Improvements

The proposal is located outwith the catchment area for A9 Junction Improvements.

Primary Education

There are currently no Primary Education capacity issues at Invergowrie Primary School. There is therefore no requirement for any Developer Contribution in relation to Primary Education required.

Economic Impact

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

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the adopted Local Development Plan 2014.

I have taken account of material considerations and find none that would justify overriding the adopted Development Plan, and on that basis the application is recommended for a refusal.

APPLICATION PROCESSING TIME

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

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the planning application because of the following reasons,

- 1 The proposal would both result in a 'squeezed' in development, which would be out of character with the surrounding area, and a development would have an adverse impact on the (historic) visual amenity of the area. To this end, the proposal is contrary to Policies RD1 and PMA1 of Perth and Kinross Council's adopted Local Development Plan 2014 which both seek to ensure that new developments do not have an adverse impact on the environment in which they are location.
- 2 The proposal would a) adversely affect the historic setting of a group of listed buildings, b) adversely affect the existing visual relationship between the listed former school buildings and the 'A' listed, All Souls' Church, and c) adversely affect the key views of same building from the north along Main Street. The proposal is therefore contrary to Policy HE2 of Perth and Kinross Council's adopted Local Development Plan 2014, the Scottish Planning Policy 2014 and the requirements of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, all of which seek to ensure the protection of listed building settings from inappropriate new developments.
- 3 Insufficient information has been submitted to demonstrate fully that the erection of a dwelling on the site would not adversely affect existing

trees, some of which are subject of a Tree Preservation Order, or to justify proposed tree removals. To this end, the proposal is contrary to the principles of Policy NE2B of Perth and Kinross Local Development Plan 2014 which states that any planning application where trees are affected should be accompanied by a tree survey.

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

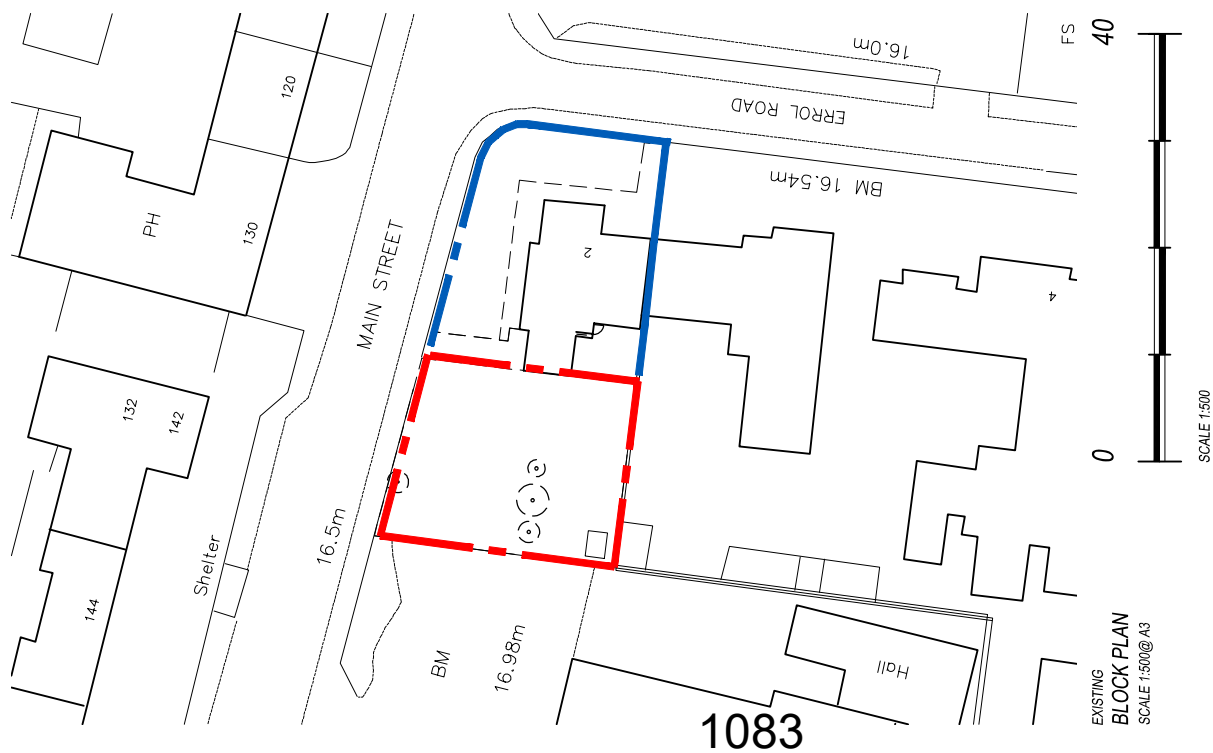
Procedural Notes

Not Applicable.

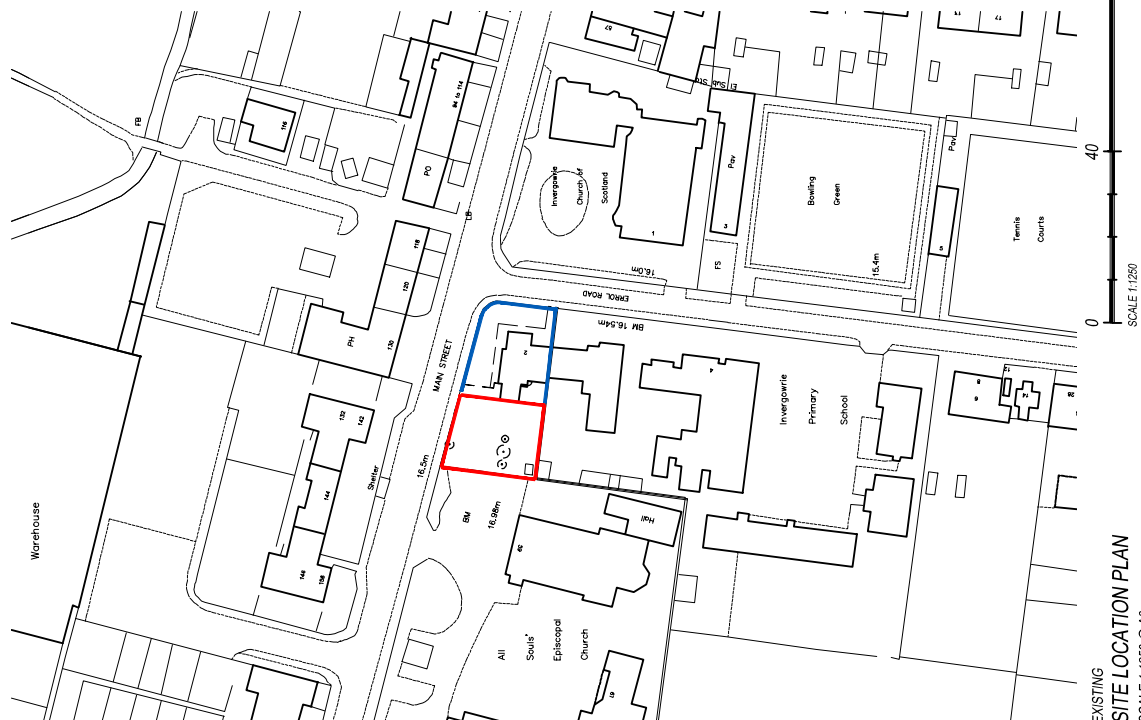
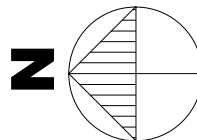
PLANS AND DOCUMENTS RELATING TO THIS DECISION

18/00549/1 - 18/00549/16 (*inclusive*)

Date of Report - 19 June 2018



EXISTING
BLOCK PLAN
SCALE 1:500@A3



EXISTING
SITE LOCATION PLAN
SCALE 1:1250 @ A3

PLANNING ISSUE

DRAWING TITLE

SITE LOCATION PLAN - AS-EXISTING

PROJECT : PROPOSED NEW HOUSE DEVELOPMENT AT
LOCATION: 2 ERROL ROAD, INVERGOWRIE, BY DUNDEE. DD2 5AD

CLIENT: MR & MRS. R. KENNETH

DATE : JAN 2018
SCALE : AS NOTED

JOB No: 3097 DWG No: L(00)01 P1
 CAD FILE: APMU REV:

The site plan for 1084 Main Street illustrates the proposed development and existing site conditions. The plan includes the following details:

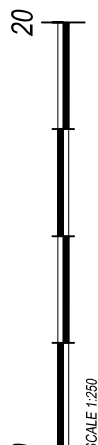
- Proposed New House:** A new house with a footprint of 77 sq.m. (approx.) is shown, including a rear garden of 123 sq.m. (approx.) and a front garden of 100 sq.m. (approx.).
- Existing Property:** The existing property has a built footprint of 135 sq.m. (approx.) and an external space of 30 sq.m. (approx.).
- Gardens:** The existing property has a garden ground of 198 sq.m. (approx.). The proposed new house includes a rear garden of 123 sq.m. (approx.) and a front garden of 100 sq.m. (approx.).
- Driveway:** A proposed mutual driveway is shown, with a width of 5.5m (approx.) and a length of 13.8m (approx.).
- Access:** Existing access is improved, and a new access point is shown with a width of 2.5m (approx.).
- Other Features:** The plan shows a proposed new house with a footprint of 77 sq.m. (approx.), a rear garden of 123 sq.m. (approx.), and a front garden of 100 sq.m. (approx.). It also shows a proposed new house with a footprint of 77 sq.m. (approx.), a rear garden of 123 sq.m. (approx.), and a front garden of 100 sq.m. (approx.).

The plan also shows the existing property with a built footprint of 135 sq.m. (approx.) and an external space of 30 sq.m. (approx.). The existing property has a garden ground of 198 sq.m. (approx.). The proposed new house includes a rear garden of 123 sq.m. (approx.) and a front garden of 100 sq.m. (approx.).

HOUSE LOT	362m ²
PROPOSED BUILDING FOOTPRINT	77m ²
PROPOSED 'GARDEN AREA'	225m ²
PROPOSED MUTUAL DRIVE AREA	60m ²

RATIO OF:

FOOTPRINT	:	REMAINING GARDEN
1	:	3
FOOTPRINT	:	OVERALL PLOT (INC. MUTUAL AREA)
1	:	47



PLANNING ISSUE

DRAWING TITLE

PROPOSED SITE LAYOUT PLAN

PROJECT: PROPOSED NEW HOUSE DEVELOPMENT AT
LOCATION: 2 ERROL ROAD, INVERGOWRIE, BY DUNDEE..DD2 5AD

CLIENT : MR & MRS
DATE : JAN 2018
SCALE : 1:250

JOB No: 3097 DWG No: L(00)05 P1
 APMU
 CAD FILE:

EXISTING
CHURCH
(CATEGORY
BLISTED)

HOUSING DEVELOPMENT
(IN FORMER SCHOOL)
CATEGORY C LISTED

1084

CHIMNEY TO HAVE SMOOTH OFF-WHITE—
PENDER FINISH TO MATCH ELSE WHERE.

UPA HEAVY 3 NATURAL SLATES OR EQUAL
AND APPROVED.

NEW ARRAY OF PHOTOVOLTAIC PANELS (BY SUNTECH OR EQUAL AND APPROVED) ON PRIVATE & SOUTH FACING SIDE OF ROOF. TOTAL AREA AROUND 10m². PLEASE REFER TO BROCHURE FOR MORE INFO.

NEW DOUBLE GLAZED ROOFLIGHT OVER STAIRWELL BY VELLUX OR EQUAL & APPROVED

SMOOTH RENDERED BLOCK FINISH OFF-WHITE
COLOUR BY STO OR EQUAL AND APPROVED.

NEW PLANAR 10MM TOUGHENED GLASS
BALUSTRADE WITH LIGHT ETCHED EFFECT
FILM APPLIED TO INSIDE FACE

WINDOWS TO BE GRAY (RAL 7012) ALU-CLAD DOUBLE GLAZED UNITS (MAX U-VALUE .4W/M2K) BY NORDAN OR EQUAL AND APPROVED.

NEW RAINWATER GOODS TO BE GALVANIZED
TEEL.

IMBER FINISHES TO BE SELECTED SCOTTISH ARCH BOARDS BY RUSSWOOD OR EQUAL AND APPROVED.

ROPOSED
REAR / SOUTH ELEVATION
SCALE 1:25 @ A1 / 1:50 @ A3

PLANNING ISSUE

PROPOSED REAR/SOUTH ELEVATION
 EGT: NEW HOUSE AT 2 ERROL ROAD, INVERGOWRIE, DUNDEE
 DRAWING: 2 ERROL ROAD, INVERGOWRIE, DUNDEE, DD2 5AD

MR AND MRS R KENNETH
MARCH 2016
1.25 @ A1.05 1.50 @ A3
DYN001 MAR 16
3097 L(20)03 P2

1085

FOR CONSTRUCTION PURPOSES DO NOT SCALE. VERIFY ALL DIMENSIONS AND LEVELS ON SITE. CONTINUAL SETTING OUT.
WFO002-06

THE DRAWINGS TO BE READ IN CONNECTION WITH ALL RELIANT CONSULTANTS' ORGANIZATIONAL SPECIFICATIONS

[illegible]

REV	DATE	INTLS	AMENDMENT
1	MAR 18	MA	REVISED SCHEME FOR PLANNING
2	APR 10	MA	ADDED SPEC FOR PV PANELS

NEW RAINWATER GOODS TO BE—
GALVANIZED STEEL

NEW RAINWATER GOODS TO BE GALVANIZED
STEEL.

ROOF EXTENDED TO OVERHANG ENTRANCE

CUPA HEAVY 3 NATURAL SLATES OR EQUAL AND APPROVED.

GALVANIZED RIDGE PIECE.

NEW ARRAY OF PHOTOVOLTAIC PANELS (BY SUNTECH OR EQUAL AND APPROVED), ON PRIVATE & SOUTH FACING SIDE OF ROOF. TOTAL AREA AROUND 10m².
PLEASE REFER TO BROCHURE FOR MORE INFO

NEW DOUBLE GLAZED ROOFLIGHT OVER STAIRWELL BY VELUX OR EQUAL & APPROVED

ROOF EXTENDED TO OVERHANG STAIR DRUM

SCALE 1:50



PROPOSED
ROOF PLAN
SCALE 1:25 @ A1 / 1:50 @ A3

PLANNING ISSUE

SAVING TITLE

ROPOSED ROOF PLAN

ROOF USED ROOF PLAN
 1. NEW HOUSE AT 2 ERROL ROAD, INVERGOWRIE, DUNDEE
 2. ERROL ROAD INVERGOWRIE, DUNDEE DD2 6AD

2 ERROL ROAD, INVERGOWRIE, DUNDEE, DD2 5AD
MR AND MRS R KENNETH

MARCH 2016

DATE: 1-23-07 AT ON 1:50 @ AS
NAME: DYNAGUT MAR 10

3097 L(20)06 P2



PROPOSED
EAST ELEVATION
SCALE 1:25 @ A1 / 1:50 @ A3



PLANNING ISSUE

AWING TITLE

PROPOSED EAST & WEST ELEVATIONS

PROJECT: NEW HOUSE AT 2 ERMCK ROAD, INVERCOMBE, DUNDEE
 DRAWING: 2 ERMCK ROAD, INVERCOMBE, DUNDEE, DD2 5AD
 MR AND MRS R KENNETH
 MARCH 2018
 1/25 @ A1 OR 1/50 @ A3
 DATE: 2007/03/18
 3097
 1/2004 P2



PROPOSED
SECTION A-A
SCALE 1:25 @ A1 / 1:50 @ A3

A vertical scale bar labeled "METRES" with markings from 0 to 5. The scale is oriented vertically, with 0 at the bottom and 5 at the top. Major tick marks are at each integer, and minor tick marks are at half-centimeters. The word "METRES" is written vertically along the right side of the scale.

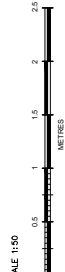
PLANNING ISSUE

G-TITLE

PROPOSED SECTION AA

690267 NEW HOUSE AT 2 EIRLO ROAD, INVERGOWRIE, DUNDEE
CONTACT 2 EIRLO ROAD, INVERGOWRIE, DUNDEE, DD2 5AD
TEL 01382 620000 FAX 01382 620001

CURR:	MEX ANDO WINES & SPIRITS LTD
TAXP:	MARCH 2016
DATE:	1 53 @ A1 OF R 1100 @ AS
SCALE:	DYMOI MAR 10
BATTC:	
JOB NO:	3097 L(20)05 P1 REV1



PROPOSED
GROUND FLOOR PLAN
SCALE 1:25 @ A1 / 1:50 @ A3

CONTRACTING TO PROVIDE SERVICES TO THE CITY OF ALBUQUERQUE AND ITS AFFILIATES. THE CONTRACTING TO PROVIDE SERVICES TO THE CITY OF ALBUQUERQUE AND ITS AFFILIATES IS THE CONTRACTING TO PROVIDE SERVICES TO THE CITY OF ALBUQUERQUE AND ITS AFFILIATES.

NEW RAINWATER GOODS TO BE GALVANIZED STEEL.

NEW ENTRANCE DOOR TO BE RAL 7012.

SCALE 1:50



PLANNING ISSUE

DRAWING TITLE

PROPOSED FRONT/SOUTH ELEVATION

1952CT NEW HOUSE AT 2 ERROL ROAD, INVERGOWRIE, DUNDEE
 1952CT NEW HOUSE AT 2 ERROL ROAD, INVERGOWRIE, DUNDEE, DT2 5ND
 MR AND MRS R KENNETH
 MARCH 2010
 1 25 @ A1 OR 1 50 @ A3
 DPMWH MAR10
 3097 1/2002 P1

DATE: 10/01/01 PAGE: 10
3097 1/20/02 P-

Product datasheet on energy consumption

Greenstar

28CDi Compact ErP

7733600054

The following product data complies with the requirements of EU Regulations 811/2013, 812/2013, 813/2013 and 814/2013 as supplement to the Directive 2010/30/EU.

Productdata	Symbol	Unit	7733600054
Condensing boiler			Yes
Combination heater			Yes
Rated heat output	Prated	kW	24
Seasonal space heating energy efficiency	η_s	%	94
Energy Efficiency Class			A
Useful heat output			
At rated heat output and high temperature regime	P_4	kW	24,0
At 30 % of rated heat output and low temperature regime	P_1	kW	8,1
Useful efficiency			
At rated heat output and high temperature regime	η_4	%	88,8
At 30 % of rated heat output and low temperature regime	η_1	%	99,5
Auxiliary electricity consumption			
At full load	elmax	kW	0,029
At part load	elmin	kW	0,014
In standby mode	P_{SB}	kW	0,001
Other items			
Standby heat loss	P_{stby}	kW	0,078
Ignition burner power consumption	P_{ign}	kW	0,000
Emissions of nitrogen oxides (only gas- or oil fired)	NO_x	mg/kWh	25
Sound power level, indoors	L_{WA}	dB	52
Additional data for combination heaters			
Declared load profile			XL
Water heating energy efficiency	η_{wh}	%	85
Water heating energy efficiency class			A
Daily electricity consumption (average climate conditions)	Q_{elec}	kWh	0,144
Annual electricity consumption	AEC	kWh	32
Daily fuel consumption	Q_{fuel}	kWh	22,951
Annual fuel consumption	AFC	GJ	18

Schiedel ISOKERN DM

DM DOUBLE MODULE CHIMNEY SYSTEM

When the ease of construction and maximum insulation matter then the Double Module System comes into its own. This chimney system is designed to be quick and easy to install.

The lightweight blocks are easy to handle. The outer and inner blocks are laid at the same time but with staggered joints for safety and stability. The double layer of pumice separated by an air gap maximises the chimney insulation.

The Pumice chimney systems are suitable for wood logs, solid fuel, oil and gas (not suitable for condensing appliances).

[Click here to contact us](#) (telephone or send an email) for more information and to request a brochure via post.



[Download the latest brochure.](#)



There are 3 systems covering a range of different internal diameters to meet the requirements of different appliances and uses.

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Features

Unique Features of the Isokern DM system

- Zero distance to combustibles on straight rendered chimneys (when using top ring terminal)
- Quick and easy to assemble
- Lightweight materials, easy to handle
- Highly insulating pumice for better draw and minimum heat loss
- Staggered joints for maximum safety and stability
- Air gaps between outer casing and flue prevents surface staining
- Good resistance to temperature variations gives the maximum performance for your appliance.
- CE Certified to EN1858 with the designation T450, NI, D, 3, G (00).

Building a Chimney with the Isokern Double Module System

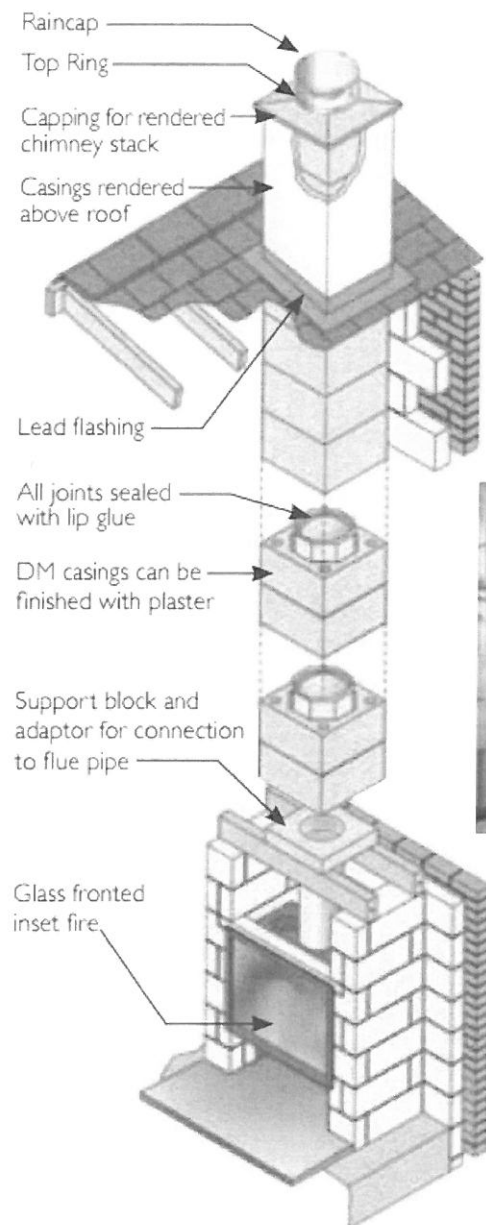


Technical Specification

DM36

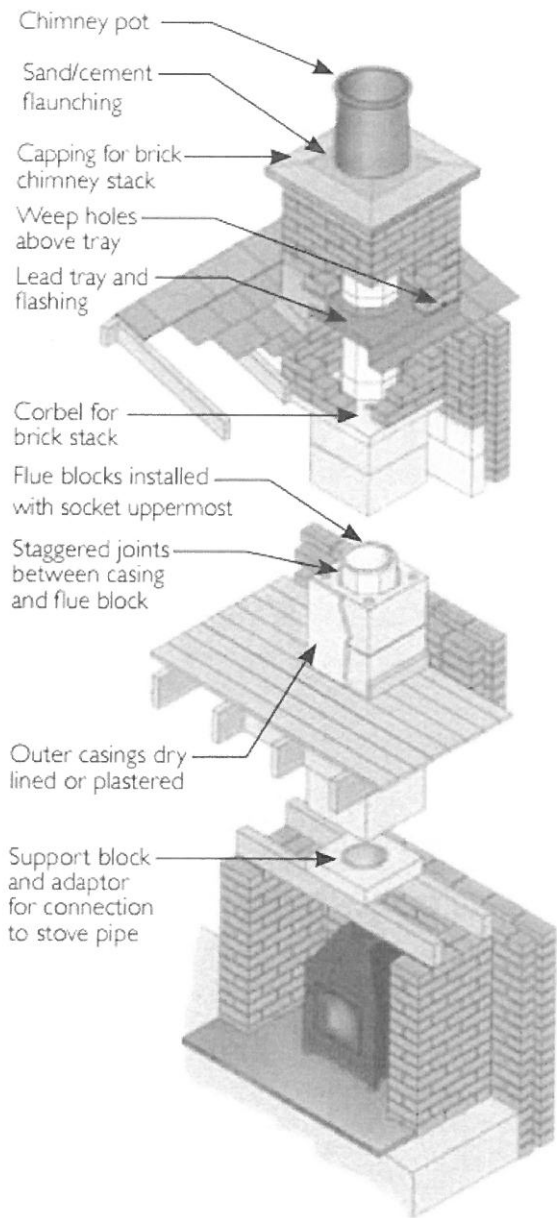


DM 36 is designed for smaller output inserts, stoves and cookers.

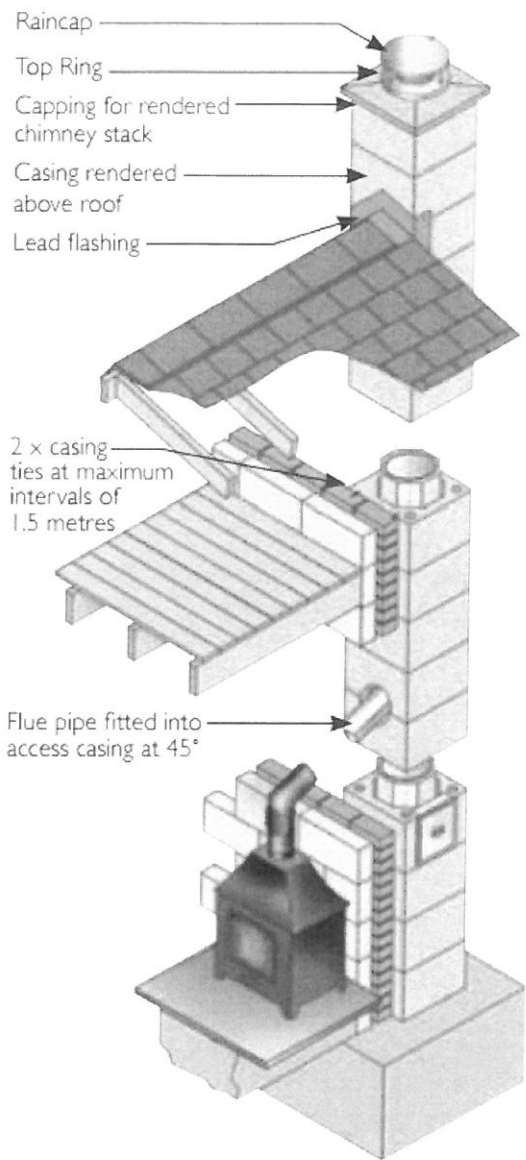


INSET FIRE





FREE STANDING STOVE IN A RECESS.
System includes a Stainless Steel adaptor for ease of connection between the stove and the DM Chimney.



FREE STANDING STOVE
WITH EXTERNAL CHIMNEY AND
PREFORMED FLUE ENTRY KIT

- DM44 >
- DM54 >

Applications

Construction begins by providing a suitable foundation and constructional hearth in accordance with Building Regulations and site requirements.

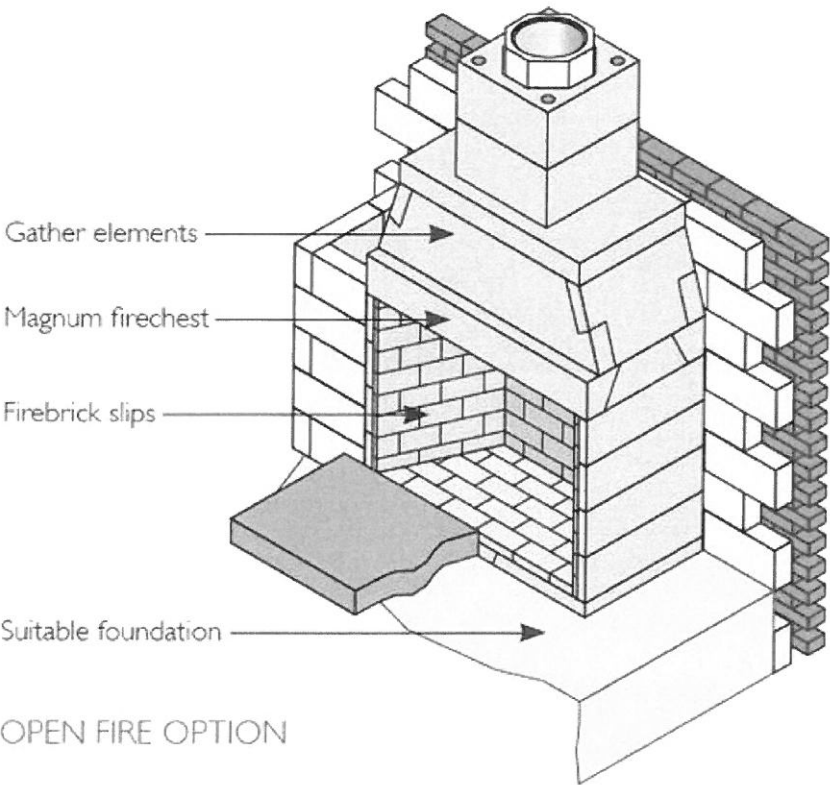
Click the links mentioned below for details about a particular installations.

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Open Fire Option



- Bed the base plate of the firechest onto a suitable foundation/constructional hearth in accordance with Building Regulations and at the level required on site using Isokern Lip Glue.
- Install the firechest using lip glue making sure all elements are level. 100mm of brick/blockwork must be built around the sides and back of the firechest to comply with Building Regulations. The inside of the firechest must be finished with a suitable fireback or firebrick slips.
- Install the gather using lip glue making sure all the elements are level. The front face of the gather can be finished with platerboard, rendered or clad in masonry. Lintels may be required above the gather to help carry the brick or blockwork. The maximum loading capacity of the ISOKERN firechest and gather is 2500kg.



Stove In Recess Option



Free Standing Stove



Chimney Construction



Rendered Stack Option



Brick Stack Option



Termination



After Completion





Components & Systems

DM 36 - for smaller output inserts, stoves and cookers

▼

All Dimensions are external unless otherwise stated

	SAP Code	Description	Weight (kg)
	130714	360mm square casing 250mm high	15
	130712	360mm square access casing 250mm high (150mm i/d access hole)	13
	130713	360mm square casing & soot door 250mm high	18
	130709	DM36 45° flue entry kit (four parts) 500mm high	42
	126363	150mm i/d 255 x 255 starter flue block 125mm high	4
	126369	150mm i/d 255x255 flue block 250mm high	8
	126368	150mm i/d 255x255 access flue block 500mm high (177mm i/d access hole)	16



130715 570mm square corbel for brickwork 75mm high

32



130710 490mm square capping – render
130711 690mm square capping – brickwork

13

31



126378 150mm i/d 360 x 435 offset block (86mm, 30° offset) 150mm high
(allow 38mm distance to combustibles on offset chimneys)

25



130716 150mm i/d 360 square support block 100mm high

15



126373 150mm i/d (205mm o/d) stainless steel adaptor



126357 125-150mm i/d (205mm o/d) stainless steel deceiver adaptor



135070 Top Ring (for ventilation)



130732 Raincap (with fixing rods for top ring)

DM 44 - for inserts, stoves and small open fires



DM 54 - for larger open fires and appliances



DM Accessories



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STP250S - 20/Wd
STP245S - 20/Wd
STP240S - 20/Wd

SUNTECH

250 Watt MONOCRYSTALLINE SOLAR MODULE



Features



High module conversion efficiency

Module efficiency up to 15.4% achieved through advanced cell technology and manufacturing capabilities



Self-cleaning & anti-reflective

Higher module efficiency from anti-reflective, hydrophobic layer with higher light absorption and minimal surface dust



Positive tolerance

Guaranteed positive tolerance of 5% delivers higher outputs reliably



Excellent weak light performance

Excellent performance under low light conditions



Extended wind and snow load tests

Module certified to withstand extreme wind (3800 Pascal) and snow loads (5400 Pascal) *



Suntech current sorting process

System output maximized by reducing mismatch losses up to 2% with modules sorted & packaged by amperage

Certifications and standards:
UL1703, IEC 61215, IEC 61730, conformity to CE



Trust Suntech to Deliver Reliable Performance Over Time

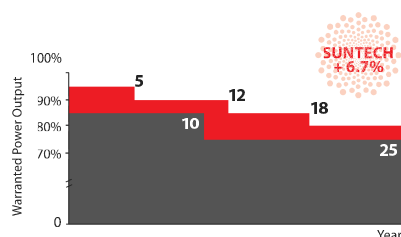
- World's No.1 manufacturer of crystalline silicon photovoltaic modules
- Unrivalled manufacturing capacity and world-class technology
- Rigorous quality control meeting the highest international standards: ISO 9001: 2008, ISO 14001: 2004 and ISO17025: 2005
- Tested for harsh environments (salt mist and ammonia corrosion testing: IEC 61701, DIN 50916:1985 T2)***



New, improved Frame Design

Suntech's new rigid and reliable hollow chamber frame provides additional grounding options for increased design flexibility and easier installation. Anti-counterfeit mark assures product authenticity.

Industry-leading Warranty based on Pnom



- Based on nominal power (Pnom)
- 25-year transferrable power output warranty: 5 years/95%, 12 years/90%, 18 years/85%, 25 years/80% ****
- Warrants 6.7% more than the market standard over 25 years
- 10-year material and workmanship warranty



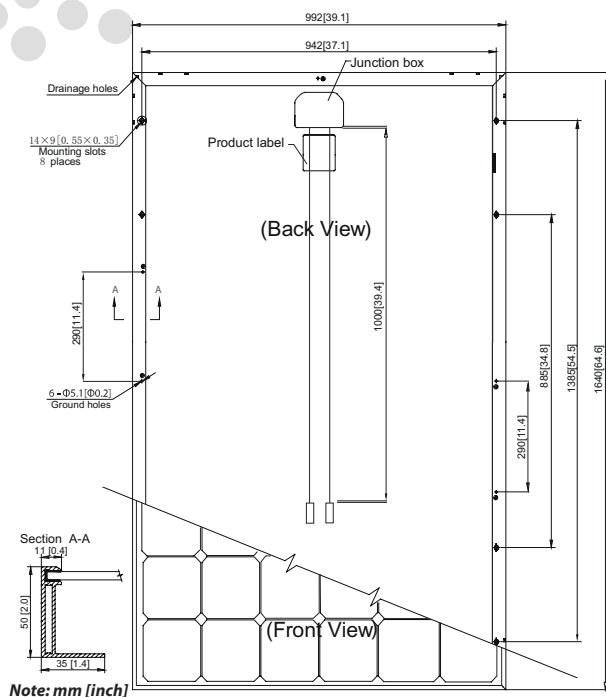
Most modern IP67 Rated Junction Box

Supports installations in multiple orientation. High performance, low resistance connectors ensure maximum output for highest energy production.

* Please refer to Suntech Standard Module Installation Manual for details. **PV Cycle only for EU market.

*** Please refer to Suntech Product Near-coast Installation Manual for details. **** Please refer to Suntech Product Warranty for details.

STP250S-20/Wd STP245S-20/Wd STP240S-20/Wd



Electrical Characteristics

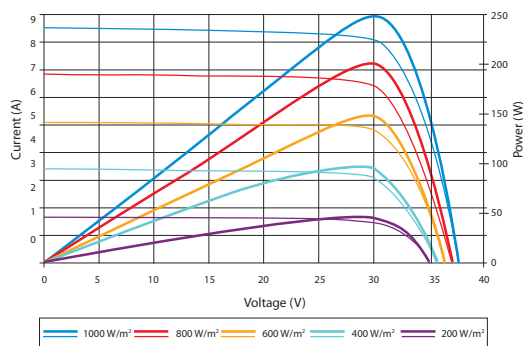
STC	STP250S-20/Wd	STP245S-20/Wd	STP240S-20/Wd
Optimum Operating Voltage (Vmp)	30.7 V	30.5 V	30.2 V
Optimum Operating Current (Imp)	8.15 A	8.04 A	7.95 A
Open Circuit Voltage (Voc)	37.4 V	37.3 V	37.2 V
Short Circuit Current (Isc)	8.63 A	8.52 A	8.43 A
Maximum Power at STC (Pmax)	250 W	245 W	240 W
Module Efficiency	15.4%	15.1%	14.8%
Operating Module Temperature	-40 °C to +85 °C		
Maximum System Voltage	1000 V DC (IEC)		
Maximum Series Fuse Rating	20 A		
Power Tolerance	0/+5 %		

STC: Irradiance 1000 W/m², module temperature 25 °C, AM=1.5;
Best in Class AAA solar simulator (IEC 60904-9) used, power measurement uncertainty is within +/- 3%

NOCT	STP250S-20/Wd	STP245S-20/Wd	STP240S-20/Wd
Maximum Power at NOCT (Pmax)	183 W	180 W	177 W
Optimum Operating Voltage (Vmp)	27.9 V	27.8 V	27.7 V
Optimum Operating Current (Imp)	6.55 A	6.46 A	6.39 A
Open Circuit Voltage (Voc)	34.4 V	34.3 V	34.2 V
Short Circuit Current (Isc)	6.96 A	6.89 A	6.81 A

NOCT: Irradiance 800 W/m², ambient temperature 20 °C, AM=1.5, wind speed 1 m/s;
Best in Class AAA solar simulator (IEC 60904-9) used, power measurement uncertainty is within +/- 3%

Current-Voltage & Power-Voltage Curve (250S-20)



Excellent performance under weak light conditions: at an irradiance intensity of 200 W/m² (AM 1.5, 25 °C), 95.5% or higher of the STC efficiency (1000 W/m²) is achieved

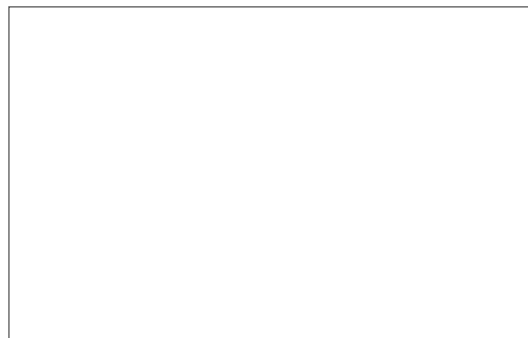
Temperature Characteristics

Nominal Operating Cell Temperature (NOCT)	45±2°C
Temperature Coefficient of Pmax	-0.45 %/°C
Temperature Coefficient of Voc	-0.34 %/°C
Temperature Coefficient of Isc	0.050 %/°C

Mechanical Characteristics

Solar Cell	Monocrystalline silicon 156 × 156 mm (6 inches)
No. of Cells	60 (6 × 10)
Dimensions	1640 × 992 × 50mm (64.6 × 39.1 × 2.0 inches)
Weight	19.1 kgs (42.1 lbs.)
Front Glass	3.2 mm (0.13 inches) tempered glass
Frame	Anodized aluminium alloy
Junction Box	IP67 rated (3 bypass diodes)
Output Cables	TUV (2Pfg1169:2007), UL 4703, UL44 4.0 mm ² (0.006 inches ²), symmetrical lengths (-) 1000mm (39.4 inches) and (+) 1000 mm (39.4 inches)
Connectors	MC4 connectors

Dealer information



Specifications are subject to change without further notification

Packing Configuration

Container	20' GP	40' HC
Pieces per pallet	21	21
Pallets per container	6	28
Pieces per container	126	588

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Stovax Riva Studio 2 Duplex Cassette

Riva Studio 2 Duplex wood-burning stove is a double sided and Defra approved insert stove (when fitted with a smoke control kit). The Studio Duplex gives twice the views of a luxurious widescreen flame picture and has a wide range of frames for styling your home.

The highly efficient double -sided Studio 2 Duplex fire offers a stylish solution for practical dual space heating with an inspiring focal point for your home.

Studio 2 Duplex features

- High density thermal liner
- heated air jets for clean-burn
- air wash air flow
- primary control
- removable handle
- convection and radiant heat
- easy fit flue connection
- removable baffles
- optional sealed external air kit
- option smoke control kit (to make stove Defra approved)

SKU: RVS-2DS

From: £2,993.00

To: £3,925.00

PRICE AS CONFIGURED: £2,787.00

£0.00

Availability: In stock
* Required Fields

Cassette *

Studio 2 Duplex Doublesided Woodburning Cassette
+ £2,787.00

Qty:

Frame - 2 required for both sides *

- ☐ Edge Frame - Studio 2 Duplex + £103.00
- ☐ Edge 'Cool Wall' Frame - Studio 2 Duplex

STOVAX

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Delivery is usually

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Dovre
Zen
102
Double
sided
Insert
Wood
Stove

£2,095.00

Our Price £1,

Add to
Wishlist

- + £141.00
- Edge plus + Frame - Studio 2 Duplex + £170.00
- Profil Jet Black Frame - Studio 2 Duplex + £160.00
- Bauhaus Jet Black Metallic Frame - Studio 2 Duplex + £227.00
- Bauhaus Polished Stainless Steel - Studio 2 Duplex + £398.00

Qty: 0

Optional extras

- 1 x External air combustion kit - Studio 2 Duplex + £293.00
- 1 x Smoke Control kit for Studio 2 Duplex + £49.00

Qty: 0 Buy Now

Add to WishlistAdd to Compare

Share

Technical Data

Style	Modern
Energy Label	A
SIA Eco Design Ready	No
Fuel	Wood
Stove Fuel Options	Wood
Dimensions	950mm (w) x 550mm (h) x 402mm - 414 (d)
Kw Output	9
Smoke Control Approved	Yes
Boiler Option	None
Material	Steel
Flue Diameter	150mm
Flue Outlet	Top
Canopy	N/A

Finish	Matt Black
Efficiency (%)	75
Max Log Length (mm)	400

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Stovax Black Log Holder

From: £125.00

To: £189.00



Stovax Triangular Log Holder

£65.00



Stovax Canvas Wood Sling

£18.50

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[illegible]

Proposed House in Garden Ground at 2 Errol Road Invergowrie for Mr & Mrs R. Kenneth

Design & Access Statement

March 2018

The application proposes the erection of a two-storey dwelling in the garden ground adjacent to no. 2 Errol Road, Invergowrie. The former house next door has been converted by Change-of-Use into a successful business premises in the heart of Invergowrie.

The new house design is informed by a number of factors including the following:-

1. **Form:** The building's form is respectful of the existing two storey house and the broader street pattern of the town centre context. The house would be two-storey which is in-keeping with the neighbouring house and the properties which line the opposite side of Main Street. The distance from the Main street pavement to the house is also respectful of the character of the area. The new house is also respectful of the building line of the neighbouring house and echoes its stepped footprint.
2. **Materials:** The proposed materials are selected to be of a high quality and to compliment the neighbouring properties. With a new stone panel facing the Main Street detailed to match the stone of the existing house. The roof is to be finished in natural slate using Cupa Heavy 3 slates which are acknowledged to be a good match for traditional Scottish Slate. Other materials include locally sourced Scottish larch and render that is prevalent in many local buildings.
3. **Garden Ground:** The layout of the property is designed such that the private south-facing rear garden is around 125m². The window to boundary distances are also in excess of 9m guideline to the south.
4. **Access & Parking:** The plan is to improve an existing vehicular access to the site to provide parking and turning for the new house and also the neighbouring business use. The intention would be to widen the existing access by 50% and provide improved visibility splays. Two dedicated car-parking spaces are provided for the house with a further two for the business. The design allows for turning and aims to allow cars to access and leave the site in a forward gear.
5. **Sustainability:** The proposal is to create a highly insulated home that takes advantage of its orientation in terms of passive solar gains. Larger windows are provided to the private south facing garden, with smaller openings facing north to the public side. Sustainable technologies will be included including a large area of Photovoltaic panels taking advantage of the ideally configured south-facing roof area.

While contemporary in its appearance, the proposal is to create a design that is in harmony with the adjoining properties and respectful of the various listed buildings in the vicinity. The aim is to create a desirable dwelling that is of a high quality in both its design and the materials used.

Nicoll Russell Studios – Mar 2018

**TCP/11/16(553) – 18/00549/FLL – Erection of a
dwellinghouse on land 20 metres west of 2 Errol Road,
Main Street, Invergowrie**

REPRESENTATIONS

Memorandum

To	Development Quality Manager	From	Regulatory Service Manager
Your ref	18/00549/FLL	Our ref	LA
Date	01 May 2018	Tel No	

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission RE Erection of a Dwellinghouse at Land 20 Metres West of 2 Errol Road, Invergowrie for Mr Ronnie Kenneth

I refer to your letter dated 24 April 2018 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 condition be included on any given consent.

Comments

This application contains provision for a 9 kW wood burning stove and associated flue. Perth and Kinross Council have a duty to assess biomass boilers of capacity of greater than 50kW based on their effect on air quality in the area, however, this will not be necessary with a domestic sized stove as proposed in this case.

Another matter pertaining to the stove which could cause issue is the potential for smoke or odour nuisance. This can be minimised by the applicant using fuel recommended by the manufacturer, therefore I recommend this be included as a condition, which I have attached below.

Condition

EH50 The stove shall be installed operated and maintained in full accordance with the manufacturer's instructions and shall not be used to burn fuel other than that approved for use by the manufacturer of the appliance as detailed in the information supporting this permission.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	18/00549/FLL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin
Description of Proposal	Erection of a dwellinghouse		
Address of site	Land 20 Metres West Of 2 Errol Road, Main Street, Invergowrie		
Comments on the proposal	<p>NB: Should the planning application be successful and such permission not be implemented within the time scale allowed and the applicant subsequently requests to renew the original permission a reassessment may be carried out in relation to the Council's policies and mitigation rates pertaining at the time.</p> <p>THE FOLLOWING REPORT, SHOULD THE APPLICATION BE SUCCESSFUL IN GAINING PLANNING APPROVAL, <u>MAY</u> FORM THE BASIS OF A SECTION 75 PLANNING AGREEMENT WHICH MUST BE AGREED AND SIGNED PRIOR TO THE COUNCIL ISSUING A PLANNING CONSENT NOTICE.</p> <p>Primary Education</p> <p>With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.</p> <p>This proposal is within the catchment of Invergowrie Primary School.</p> <p>Education & Children's Services have no capacity concerns in this catchment area at this time.</p> <p>Transport Infrastructure</p> <p>With reference to the above planning application the Council Transport Infrastructure Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth.</p> <p>The site is within the reduced transport contributions area.</p>		

Recommended planning condition(s)	Summary of Requirements Education: £0 Transport Infrastructure: £2,639 (1 x £2,639) <u>Total: £2,639</u> Phasing It is advised that payment of the contribution should be made up front of release of planning permission. The additional costs to the applicants and time for processing legal agreements for single dwelling applications is not considered to be cost effective to either the Council or applicant. The contribution may be secured by way of a Section 75 Agreement. Please be aware the applicant is liable for the Council's legal expense in addition to their own legal agreement option and the process may take months to complete. If a Section 75 Agreement is entered into the full contribution should be received 10 days prior to occupation.
Recommended informative(s) for applicant	Payment Before remitting funds the applicant should satisfy themselves that the payment of the Development Contributions is the only outstanding matter relating to the issuing of the Planning Decision Notice. Methods of Payment On no account should cash be remitted. Scheduled within a legal agreement This will normally take the course of a Section 75 Agreement where either there is a requirement for Affordable Housing on site which will necessitate a Section 75 Agreement being put in place and into which a Development Contribution payment schedule can be incorporated, and/or the amount of Development Contribution is such that an upfront payment may be considered prohibitive. The signed Agreement must be in place prior to the issuing of the Planning Decision Notice. NB: The applicant is cautioned that the costs of preparing a Section 75 agreement from the applicant's own Legal Agents may in some instances be in excess of the total amount of contributions required. As well as their own legal agents fees, Applicants will be liable for payment of the Council's legal fees and outlays in connection with the preparation of the Section 75 Agreement. The applicant is therefore encouraged to contact their own Legal Agent who will liaise with the Council's Legal Service to advise on this issue. Other methods of payment Providing that there is no requirement to enter into a Section 75 Legal Agreement, eg: for the provision of Affordable Housing on or off site and or other Planning matters, as advised by the Planning Service the developer/applicant may opt to contribute the full amount prior to the release

	<p>of the Planning Decision Notice.</p> <p>Remittance by Cheque The Planning Officer will be informed that payment has been made when a cheque is received. However this may require a period of 14 days from date of receipt before the Planning Officer will be informed that the Planning Decision Notice may be issued.</p> <p>Cheques should be addressed to 'Perth and Kinross Council' and forwarded with a covering letter to the following: Perth and Kinross Council Pullar House 35 Kinnoull Street Perth PH15GD</p> <p>Bank Transfers All Bank Transfers should use the following account details; Sort Code: 834700 Account Number: 11571138</p> <p>Please quote the planning application reference.</p> <p>Direct Debit The Council operate an electronic direct debit system whereby payments may be made over the phone. To make such a payment please call 01738 475300 in the first instance. When calling please remember to have to hand:</p> <ul style="list-style-type: none"> a) Your card details. b) Whether it is a Debit or Credit card. c) The full amount due. d) The planning application to which the payment relates. e) If you are the applicant or paying on behalf of the applicant. f) Your e-mail address so that a receipt may be issued directly. <p>Transport Infrastructure For Transport infrastructure contributions please quote the following ledger code: 1-30-0060-0003-859136</p> <p>Indexation</p> <p>All contributions agreed through a Section 75 Legal Agreement will be linked to the RICS Building Cost Information Service building Index.</p> <p>Accounting Procedures</p> <p>Contributions from individual sites will be accountable through separate accounts and a public record will be kept to identify how each contribution is spent. Contributions will be recorded by the applicant's name, the site address and planning application reference number to ensure the individual commuted sums can be accounted for.</p>
Date comments returned	04 May 2018

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	18/00549/FLL	Comments provided by	Diane Barbary
Service/Section	Conservation	Contact Details	
Description of Proposal	Erection of a dwellinghouse		
Address of site	2 Errol Road, Invergowrie		
Comments on the proposal	<p>The proposed site is within the rear garden ground of the category C listed former schoolhouse at 2 Errol Road (LB 10843).</p> <p>The schoolhouse forms part of a category B group with the adjacent listed buildings including the attached school and later school building, Invergowrie Parish Church, All Soul's Episcopal Church, the Old Rectory and former coach house and stables, and the associated stone boundary walls.</p> <p>The site is therefore particularly sensitive in terms of the historic and visual relationship between the listed buildings and the potential impact on their setting.</p> <p>The proposal includes alteration to the boundary wall to increase the size of the current opening and provide visibility splays. Elevations have not been provided to enable a full assessment of this element of the development. However, it is likely to result in the loss of historic fabric and alter the character of - and sense of enclosure provided by - the existing historic boundary.</p> <p>The proposed dwellinghouse sits forward of the front elevation of both the schoolhouse and the category A listed All Souls' Episcopal Church, and will be visible in key views of both buildings. In addition to the prominent location within the historic building group, the proposed design includes areas of white render which will be visually intrusive in the context.</p> <p>The modestly sized rear garden ground is important in terms of the soft landscape setting it provides in views of the schoolhouse, and the historic pattern of development. The proposed new dwellinghouse will have an adverse impact on the historic character of the building and its immediate setting through its intrusive scale and visual prominence, and is therefore contrary to LDP Policy HE2, whereby the layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the building's character, appearance and setting.</p>		

Recommended planning condition(s)	
Recommended informative(s) for applicant	
Date comments returned	15/05/18

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	18/00549/FLL	Comments provided by	Mike Lee Transport Planning Officer
Service/Section	Transport Planning	Contact Details	
Description of Proposal	Erection of a dwellinghouse		
Address of site	Land 20 Metres West Of 2 Errol Road Main Street Invergowrie		
Comments on the proposal	Insofar as the Roads matters are concerned I have no objections to this proposal.		
Recommended planning condition(s)	<p>AR01 Prior to the development hereby approved being completed or brought into use, the vehicular access shall be formed in accordance with Perth & Kinross Council's Road Development Guide Type A Figure 5.5 access detail, of Type B Road construction detail.</p> <p>Main Street has a speed limit of 30mph (20mph during set times in the vicinity of the Primary School), therefore a visibility splay of 2.4m x 40m would be desirable.</p> <p>Reason - In the interests of road safety; to ensure an acceptable standard of construction within the public road boundary.</p>		
Recommended informative(s) for applicant	The applicant should be advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.		
Date comments returned	17/05/18		



By email to:
Developmentmanagement@pkc.gov.uk

Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Enquiry Line: 0131-668-8716
HMConsultations@hes.scot

Our ref: HGG/A/TC/1366
Our case ID: 300028617
Your ref: 18/00549/FLL
29 May 2018

Dear Sir/Madam

Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013
Land 20 Metres West Of 2 Errol Road, Main Street, Invergowrie - Erection of a
dwellinghouse.

Thank you for your consultation which we received on 16 May 2018. We have assessed it for our historic environment interests and consider that the proposals affect the following:

Ref	Name	Designation Type
LB12849	INVERGOWRIE, MAIN STREET, ALL SOULS' EPISCOPAL CHURCH, INCLUDING GATEPIERS AND BOUNDARY WALLS	Listed Building

You should also seek advice from your archaeology and conservation service for matters including unscheduled archaeology and category B and C-listed buildings.

Our Advice

Our locus in this application relates to assessing the impacts of the proposed house on the setting of the A-listed All Souls Episcopal Church.

Applications which affect the setting of listed buildings are most commonly assessed in terms of any impacts on *key views to and from* the listed building in question. In the case of churches, it is less likely that the appraisal will consider protecting views from the building since they are not generally designed and located to take in views of their



surroundings. The key setting consideration in this case, therefore, is whether views to All Souls Church will be affected by the proposals.

The setting of listed buildings can be affected in terms of partially or wholly blocking views to the building within its historic context, or making changes to an understanding of that context which will impact on those key views.

All Souls is located in the part of Invergowrie with the greatest concentration of public buildings, in the form of schools, churches, a public house, the post office and the bowling green. These historic buildings are of different styles and sizes, and are grouped informally around the junction of Main Street with Errol Road. Despite this, the buildings have a well laid out historic relationship to the street and each other.

Although there is more open ground on the south side of Main Street, the proposed house breaks forward of the predominant building line on this side. This seems likely to block the view to All Souls when driving or walking along Main Street as glimpsed beyond the C-listed former school building, and disrupt the historic visual relationship between these two buildings.

We recommend that the siting of this house is reconsidered to preserve those key views to All Souls.

Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object. However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.

Further Information

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/. Technical advice is available through our Technical Conservation website at www.engineshed.org.

Please contact us if you have any questions about this response. The officer managing this case is Simon Montgomery who can be contacted by phone on 0131 668 8712 or by email on Simon.Montgomery@hes.scot.



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Yours faithfully

Historic Environment Scotland

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