

TCP/11/16(571) – 18/01335/FLL - Alterations to dwellinghouse, Lagan-Righ, Logierait, Pitlochry, PH9 0LH
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**TCP/11/16(571) – 18/01335/FLL - Alterations to
dwellinghouse, Lagan-Righ, Logierait, Pitlochry, PH9 0LH**

**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)

Name MRS A GILMOUR

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

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CHARIS, QUAY
BALLINLUIG

Postcode PH9 0NT

Contact Telephone 1 07773 123555

Contact Telephone 2

Fax No

E-mail* dave@highlandplans.com

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 & KINROSS COUNCIL

Planning authority's application reference number

18/01335/FL

Site address

LACAN - RICH, LOGIERAIT, PITLOCHRY PH9 0LH

Description of proposed
development

ALTERATIONS TO DWELLING HOUSE - FORMATION OF DORMER
ROOF

Date of application

31/07/18

Date of decision (if any)

21/01/18

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) | <input checked="" type="checkbox"/> |
| 2. Application for planning permission in principle | <input type="checkbox"/> |
| 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) | <input type="checkbox"/> |
| 4. Application for approval of matters specified in conditions | <input type="checkbox"/> |

Reasons for seeking review

- | | |
|---|-------------------------------------|
| 1. Refusal of application by appointed officer | <input checked="" type="checkbox"/> |
| 2. Failure by appointed officer to determine the application within the period allowed for determination of the application | <input type="checkbox"/> |
| 3. Conditions imposed on consent by appointed officer | <input type="checkbox"/> |

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 | <input type="checkbox"/> |
| 2. One or more hearing sessions | <input type="checkbox"/> |
| 3. Site inspection | <input type="checkbox"/> |
| 4. Assessment of review documents only, with no further procedure | <input checked="" type="checkbox"/> |

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:

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 type="checkbox"/> | <input checked="" 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:

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 ACCOMPANYING DOCUMENTATION

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.

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.

1. APPEAL TO LRB
2. 1824-01 LOCATION PLAN
3. 1824-02 EXISTING PLANS & ELEVATIONS
4. 1824-03 PROPOSED PLANS & ELEVATIONS
5. 1824-04 PROPOSED FIRST FLOOR PLAN
6. JUSTIFICATION FOR PROPOSALS

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:

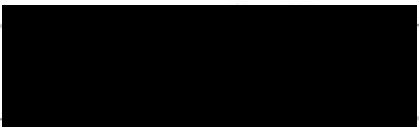
- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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



Date

13 | 11 | 18

Appeal to the Local Review Body in relation to Planning Application 18/01335/FLL

Justification for appeal: -

1. Existing Safety Issues
2. Proposed Design Constraints
3. Examples of Similar Dormers in the Vicinity
4. Example of Similar Dormer Recently Approved by Perth & Kinross Council
5. Conclusion

1. Existing Safety Issues

As illustrated on the enclosed section view through the existing dwelling, the current lack of headroom at first floor level constitutes a serious safety issue and does not comply with current Building Standards for safety at a staircase. While surveying the property, the agent (5'11" tall) was only able to stand upright beneath the loft access hatch recess in the ceiling. Also the existing handrail at the landing is 300mm (1') lower than the current building standard of 1100mm, which accentuates the feeling of precariousness when one is leaning over the handrail to walk sideways between the bedrooms.

The property is a modest size, having only 2 reception rooms and bathroom at ground floor level. There is therefore no scope within the existing structure for accessing any sleeping accommodation safely and comfortably.

2. Proposed Design Constraints

The only logical and practical solution to the issue of headroom is to form an almost full width dormer roof to the rear of the property, which will result in 2/3rds of both bedrooms having walkable floor space with full headroom. It also affords the opportunity to form a small shower room at first floor level. The inclusion of a shower room has a positive impact on the workability of the daily flow through the building by removing the need to use the downstairs bathroom, which is located at the furthest possible point from the bedrooms.

The narrow gable width and resulting low ridge height combined with the building standard requirement to install 150mm of rigid insulation on top of the new flat roof structure means that the dormer roof height must be at the height shown in relation to the existing ridge height.

In order to achieve the maximum bedroom width and to accommodate a shower room adjacent to the stairwell, the bottom of the dormer must extend down to current eaves height. To lift the bottom of the dormer clear of the eaves would make it impossible to achieve a shower room at first floor and would also reduce the useable floor area in the bedrooms thus making the project pointless.

It is all too easy to determine a proposal as being of *"unsympathetic design, inappropriate materials, bulk, scale and visual massing, excessive proportions, poor form and composition which would overwhelm and unbalance the existing cottage and compromise its architectural integrity."*

The refusal is based on the grounds that the proposals will result *"in an adverse impact on the visual amenity of the cottage and surrounding area."*

Surely for the proposal to have an adverse impact on the visual amenity of the cottage and surrounding area, it must be seen by someone other than the applicant/occupant of the dwelling.



As can be seen from the satellite view above, the proposed dormer will be: -

115m from the neighbouring property to the north west and not visible due to topography.

150m from the neighbouring property to the south east and not visible due to topography.

62m from the neighbouring property south west beyond the A827 and not visible due to the dormer's position at the rear of the cottage.

The dormer will be visible to drivers travelling south west on the A827 for a few seconds. As illustrated in the streetview at this location only a small triangle of the dormer will be visible and most certainly will not have an adverse impact on the visible amenity of the cottage or surrounding area.



We would hope that members of the Local Review Body would agree that there will be no visual impact and certainly that the benefits to the accommodation in terms of safety and workability far outweigh the notion that the proposals will somehow spoil the cottage or the community of Logierait. In the event that the LRB were minded to uphold the decision to refuse the application, we would require a detailed and precise explanation of specifically whose amenity has been adversely impacted.

3. Examples of Similar Dormers in the Vicinity

The applicant has provided the following examples of existing large dormer roofs which occupy almost the full width and height of the rear elevation of properties in the local vicinity.



Camserney

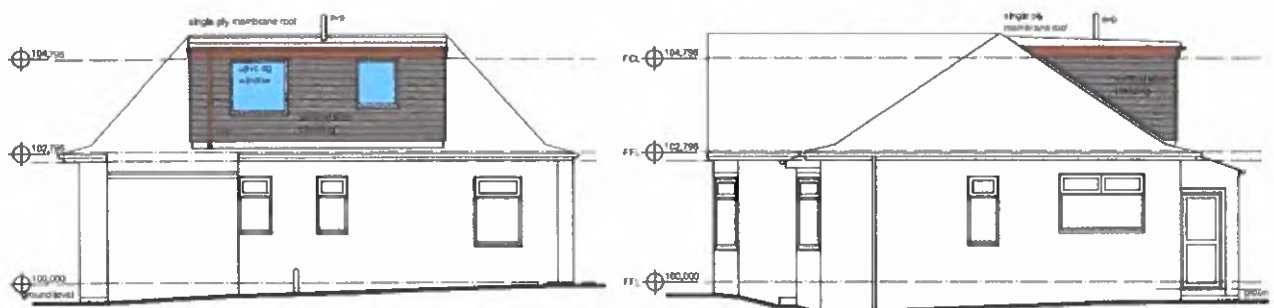


Aberfeldy

4. Example of Similar Dormer Recently Approved by Perth & Kinross Council

Planning Application 18/00456/FLL - Alteration to form dormer.

The proposals were to construct a flat roofed dormer which would extend to the full width of the ridge and the full height from ridge to eaves. Although our application concerns a gabled dwelling, our proposed dormer roof reflects the form and scale of the design shown below, which was approved by Perth & Kinross Council on 2nd May 2018.



5. Conclusion

We believe that the decision to refuse this application was misguided and was based on two dimensional drawings, which do not always aid visualisation of a three dimensional perspective.

With this in mind we have provided two three dimensional views to demonstrate the inoffensive nature of the proposals.



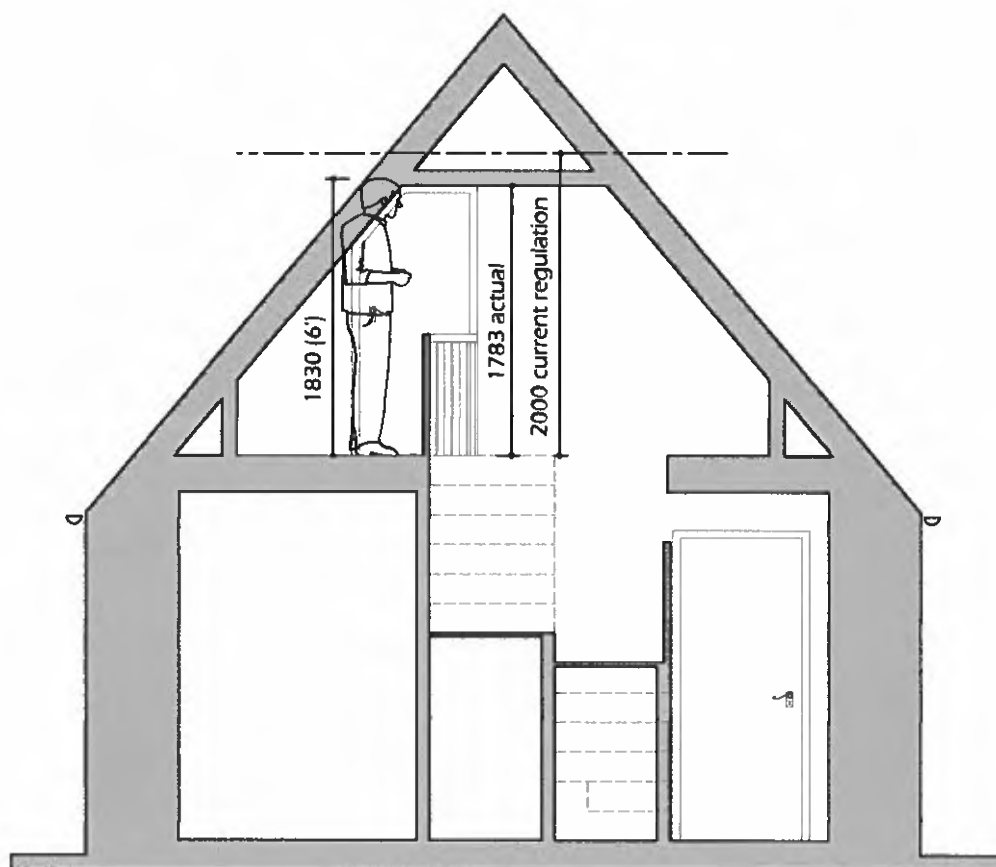
View from the A827 Aberfeldy to Ballinluig road – north east



View from the private hillside field - north

We trust that the Local Review Body will see the wisdom in overturning the Planning refusal in order that Lagan Righ can be enhanced to provide safe and improved accommodation for the applicants, Mr & Mrs Gilmour.

LAGAN RIGH, LOGIERAIT PH9 0LH



EXISTING SECTION VIEW - scale 1:50 @ A4



The section above illustrates the restricted headroom which currently exists at first floor level.

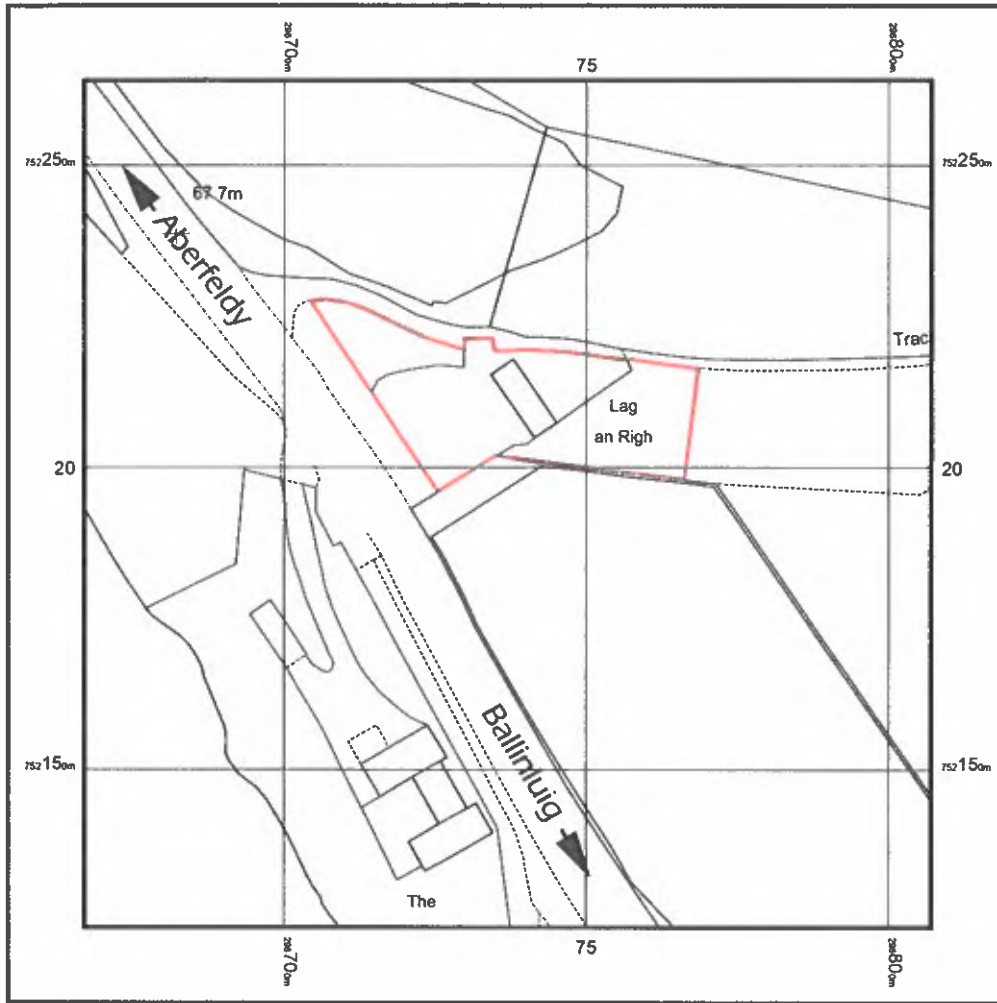
The floor to ceiling height is 1783mm (5'10")

This means that for someone of 6' height it is impossible to stand upright anywhere in the upstairs accommodation.

A person of average height would still be required to lean over the stairwell in order to move (sideways) from the top of the staircase to the second bedroom.

Current building standards requires a minimum of 2.0m headroom on the landing at the top of the stairs in order for the circulation space between stair and landing to be deemed safe.

The current situation is therefore unsafe according to the regulations.



© Crown copyright and database rights 2018 Ordnance Survey 100048957. The representation of road, track or path is no evidence of a boundary or right of way. The representation of features as lines is no evidence of a property boundary.

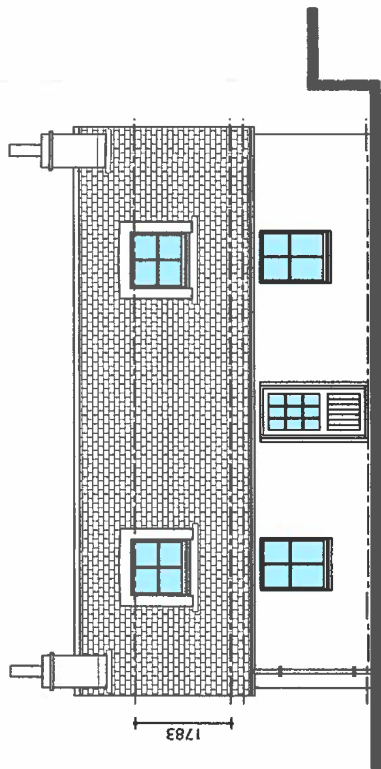
Supplied by: www.ukmapcentre.com
Serial No: 143661
Centre Coordinates: 296737, 752194
Production Date: 26/07/2018 15:03:52

25m

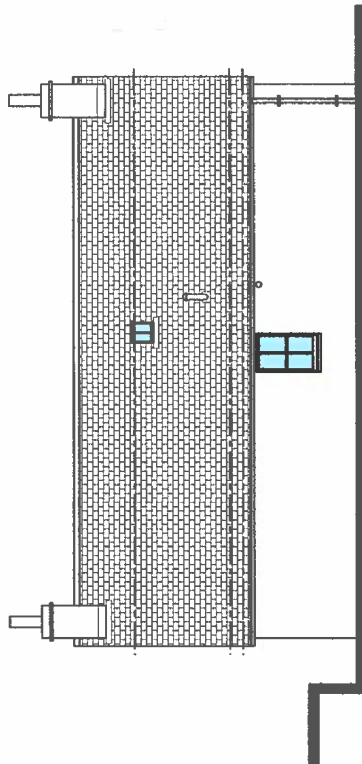
Lagan Righ, Logierait PH9 0LH

1824-01 LOCATION PLAN

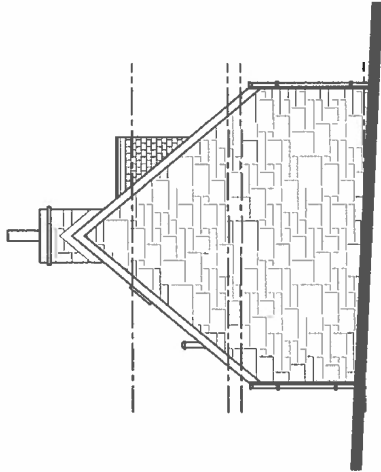
Scale 1:1250



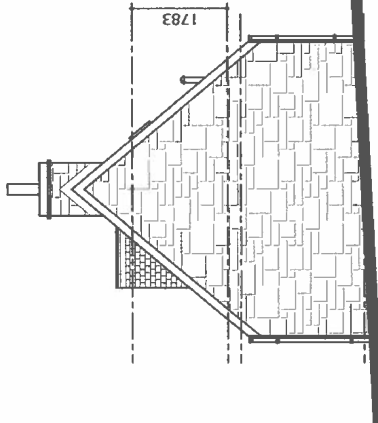
SOUTH WEST ELEVATION



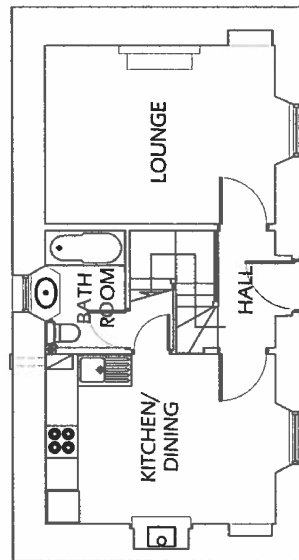
NORTH EAST ELEVATION



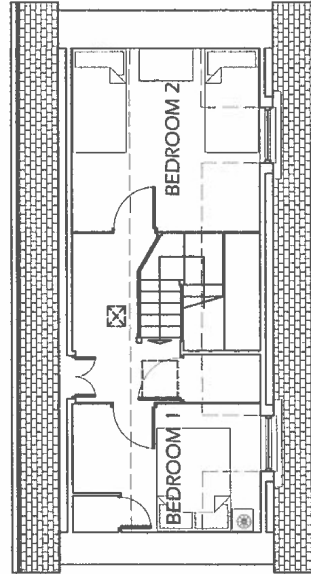
NORTH WEST ELEVATION



SOUTH EAST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Contractor to check all dimensions on site prior to starting work. The copyright of this drawing or part thereof belongs to Highland Plans.

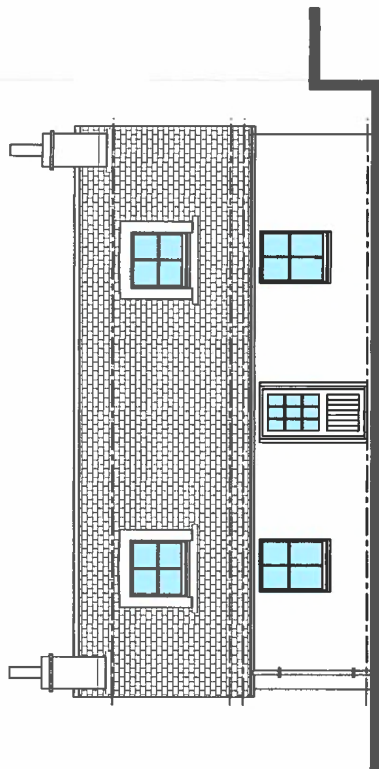
REVISION NOTES

EXTERNAL FINISHES:-

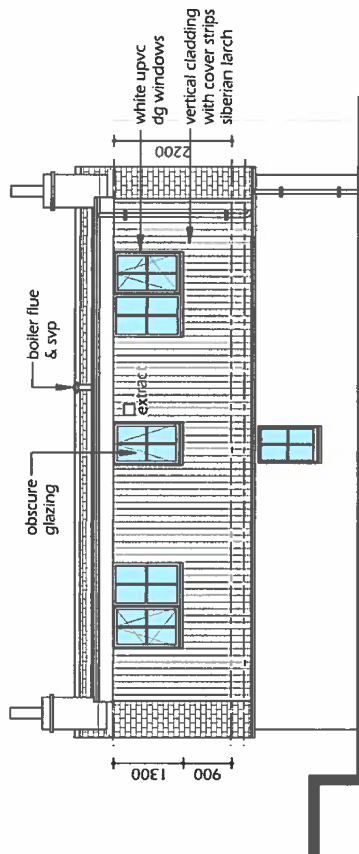
ROOF - SLATES
WALLS - STONE
EXPOSED TIMBER - SOFTWOOD PAINTED
WINDOWS - SOFTWOOD PAINTED
DOOR - UPVC
RAINWATER GOODS - CAST IRON

MR & MRS A. GILMOUR
LAGAN RIGH
LOGIERAIT PH9 0LH
HIGHLAND PLANS
Charis, Guss, Nr. Ballinluig, Perthshire PH9 0NT
T : 01795 482764 M : 07773 133565
E : dave@highlandplans.com W : www.highlandplans.com

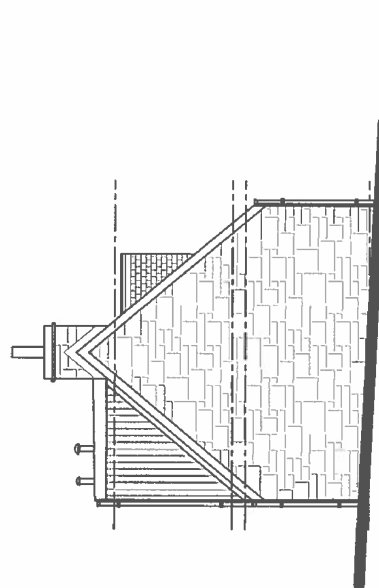
EXISTING PLANS & ELEVATIONS			
SCALE	1:100	DATE	26.7.18
DRAWING No.	1824-02	DRAWN	
REVISION			



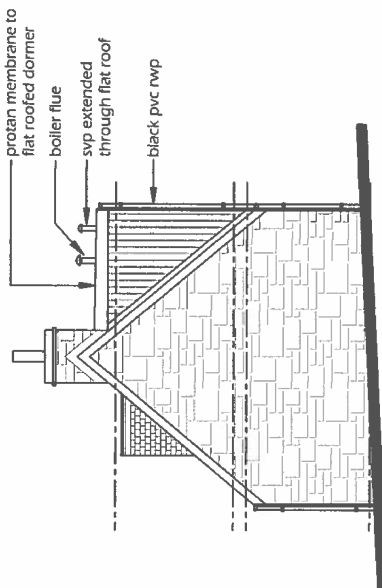
SOUTH WEST ELEVATION



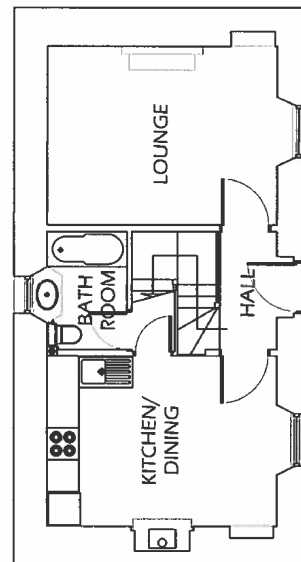
NORTH EAST ELEVATION



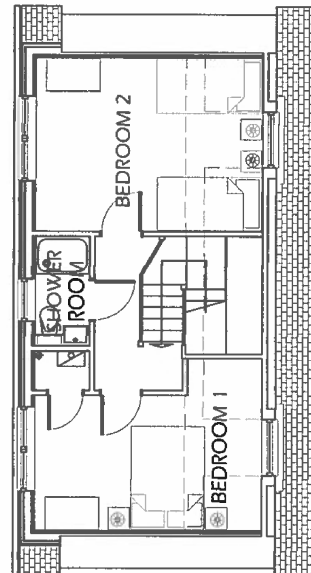
NORTH WEST ELEVATION



SOUTH EAST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Contractor to check all dimensions on site prior to starting work. The copyright of this drawing or part thereof belongs to Highland Plans.

REVISION NOTES

EXISTING EXTERNAL FINISHES: -

ROOF - SLATES
WALLS - STONE
EXPOSED TIMBER - SOFTWOOD PAINTED
WINDOWS - SOFTWOOD PAINTED
DOOR - UPVC
RAINFALL GOODS - CAST IRON

PROPOSED EXTERNAL FINISHES: -

FLAT DORMER ROOF - PROTAN MEMBRANE
WALLS - SIBERIAN LARCH VERTICAL CLADDING
WINDOWS - WHITE UPVC
RAINFALL GOODS - BLACK PVC

MR & MRS A. GILMOUR
LAGAN RIGH
LOGIERAIT PH9 0LH

HIGHLAND PLANS

Cherie Gandy, N. Balmuir, Perthshire, PH10 0NT
T: 01796 482764 M: 07773 126555
E: dave@highlandplans.com W: www.highlandplans.com

PROPOSED PLANS & ELEVATIONS

SCALE	1:100	DATE	26.7.18	DRAWN	
DRAWING No.	1824-03				
REVISION					



1824-04

Justification for proposals

Lagan Righ is a modest detached cottage whose two bedrooms are located at first floor level.

The ceiling is lower than 6' in height and the extensive coombs restrict the walkable space to an extreme degree, such that movement around the furniture and staircase is very awkward and in the case of the latter, hazardous.



In terms of functionality the siting of the bathroom to the rear of the kitchen at ground floor level is inconvenient.

The proposals are to form a dormer roof across the rear elevation which will involve raising the height of the collar ties to above 6' height, increasing the walkable/useable floor space considerably and will enable a compact shower room to be formed off the landing.

The works will not be visible from the public road and there are no adjacent properties to the rear of the application site, just farmland.



In short, the proposals will convert an unworkable, inconvenient and potentially unsafe space into functional bedroom and shower room accommodation.

TCP/11/16(571) – 18/01335/FLL - Alterations to dwellinghouse, Lagan-Righ, Logierait, Pitlochry, PH9 0LH
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PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS *(included in applicant's submission, see pages 171-174)*

PERTH AND KINROSS COUNCIL

Mrs A Gilmour
c/o Highland Plans
David Philip
Charis
Guay
Ballinluig
PH9 0NT

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 21st September 2018

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **18/01335/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 31st July 2018 for permission for **Alterations to dwellinghouse Lagan-Righ Logierait Pitlochry PH9 0LH** for the reasons undernoted.

Interim Development Quality Manager

Reasons for Refusal

- 1 The proposal, by virtue of its unsympathetic design, inappropriate materials, 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 2014 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

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

18/01335/1

18/01335/2

18/01335/3

18/01335/4

18/01335/5

REPORT OF HANDLING

DELEGATED REPORT

Ref No	18/01335/FLL	
Ward No	P4- Highland	
Due Determination Date	29.09.2018	
Case Officer	Gillian Peebles	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Alterations to dwellinghouse

LOCATION: Lagan-Righ Logierait Pitlochry PH9 0LH

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

DATE OF SITE VISIT: 16 August 2018

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

The application site relates to a detached stone built cottage which appears to have been used as a holiday cottage historically. The property is located within the settlement boundary of Logierait in an elevated position with views to the River Tay. Garden ground is located to both the front and rear and is mainly laid to lawn. A hedge forms the northern boundary of the site and mature trees surround the site.

The first floor accommodation within the property has particularly low ceilings and as such full planning consent is sought for a box dormer on the rear (north east) elevation. There are single width flat roofed dormers on the principal (south west) elevation. The proposed dormer will allow an increase in floorspace within the 2 first floor bedrooms and for the installation of a shower room.

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 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 principal policies are, in summary:

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 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

All proposals should meet all eight of the placemaking criteria.

Proposed Perth and Kinross Local Development Plan 2 (LDP2)

Perth & Kinross Council is progressing with preparation of a new Local Development Plan to provide up-to-date Development Plan coverage for Perth & Kinross. When adopted, the Perth & Kinross Local Development Plan 2 (LDP2) will replace the current adopted Perth & Kinross Local Development Plan (LDP). The Proposed Local Development Plan 2 (LDP2) was approved at the Special Council meeting on 22 November 2017.

The representations received on the Proposed LDP2 and the Council's responses to these were considered at the Special Council meeting on 29 August 2018. The unresolved representation to the Proposed Plan after this period is likely to be considered at an Examination by independent Reporter(s) appointed by the Scottish Ministers, later this year. The Reporter(s) will thereafter present their conclusions and recommendations on the plan, which the Council must accept prior to adoption. It is only in exceptional circumstances that the Council can elect not to do this.

The Proposed LDP2 represents Perth & Kinross Council's settled view in relation to land use planning and as such it is a material consideration in the determination of planning applications. It sets out a clear, long-term vision and planning policies for Perth & Kinross to meet the development needs of the area up to 2028 and beyond. The Proposed LDP2 is considered consistent with the Strategic Development Plan (TAYplan) and Scottish Planning Policy (SPP) 2014. However, the outcome of the Examination could potentially result in modifications to the Plan.

As such, currently limited weight can be given to its content where subject of a representation, and the policies and proposals of the plan are only referred to where they would materially alter the recommendation or decision.

OTHER POLICIES

Perth & Kinross Council's Draft Placemaking Guide 2017 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

None required.

REPRESENTATIONS

None at time of report.

ADDITIONAL INFORMATION RECEIVED:

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	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 2016 and the adopted Perth and Kinross Local Development Plan 2014.

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

Policy Appraisal

The site is located within the settlement boundary of Logierait where Policies RD1: Residential Areas and Policy PM1A and B: Placemaking are directly applicable.

Policy RD1 states that residential amenity will be protected and, where possible, improved. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area. Policy PM1A of the Local Development Plan seeks to ensure that all developments contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place.

The criteria in particular which are relevant to this application from the second policy on Placemaking, Policy PM1B is;

- (c) The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.

It is considered that the proposal does not comply with the above policies given the inappropriate scale/design resulting in a lack of relationship or respect to the existing built environment.

Visual Amenity, Design and Layout

The existing cottage contains a good deal of architectural charm and characteristics, including the use of traditional materials, fenestration pattern, chimney stacks and stone detailing.

The dormer window proposed is to be constructed off the wallhead and set down marginally from the ridge and set in approximately 0.5 metres from the northern side and 0.6 metres from the southern side. The dormer extends to 9.45 metres in length to a height of 3 metres, almost encompassing the entire rear roofslope. In terms of materials the walls will be finished in Siberian larch, white upvc double glazed windows and protan membrane for the roof covering.

The design, scale and massing of the proposed dormer is not subordinate or subservient to the host building and no attempt has been made to reflect or harmonise with the proportions or appearance of the existing house. The works if approved will accordingly destroy the appearance and character of the existing cottage and although not readily visible from a public viewpoint, be visually dominant within the wider landscape setting.

I consider that in this instance the proposal does not respect the form or finish of the original house and is therefore contrary to Policies PM1A and B of the Local Development Plan, as the works will detrimentally alter the character and amenity of the area.

A substantially modified scheme featuring a reduced footprint, improved design and the use of more appropriate materials may however have potential at the site; provided that it does not detrimentally impact on existing amenity standards.

Landscape

While the works are contained within the plot boundaries and will not directly impact on any internal landscape features of merit, the new development will result in a negative visual impact to the wider environment.

Residential Amenity

The property sits in isolation and as such the proposal will not have a significant detrimental impact on residential amenity.

Roads and Access

There are no anticipated traffic or access implications associated with this property.

Drainage and Flooding

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

Developer Contributions

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

Economic Impact

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

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is not considered to comply with the approved TAYplan 2016 and the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for refusal.

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 application

Reasons for Recommendation

1. The proposal, by virtue of its unsympathetic design, inappropriate materials, 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 2014 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

N/A

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

18/01335/1

18/01335/2

18/01335/3

18/01335/4
18/01335/5

Date of Report 18 September 2018