

**TCP/11/16(492) – 17/01203/FLL – Extension to  
dwellinghouse at Ardalanish, Gordon Road, Crieff, PH7  
4BL**

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**TCP/11/16(492) – 17/01203/FLL – Extension to  
dwellinghouse at Ardalanish, Gordon Road, Crieff, PH7  
4BL**

**PAPERS SUBMITTED  
BY THE  
APPLICANT**





- 3 OCT 2017

RECEIVED

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

MR MARK McKEE

Address

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ROAD, CRIEFF

Postcode

PH7 4JBL

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Fax No

E-mail\*

**Agent (if any)**

Name

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

Yes No

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

☒ ☐

Planning authority

PERTH AND KINROSS

Planning authority's application reference number

17/01203/PL

Site address

ARDALAWISH, GORDON ROAD, CRIEFF

Description of proposed  
development

PROPOSED REAR EXTENSION

Date of application

10/07/2017

Date of decision (if any)

7/9/2017

**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 checked="" 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:

NA

**Statement**

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

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

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

*PLEASE SEE ATTACHED*

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.

*NA*

**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.

*Report with Plans + Elevations*

**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

*03/10/17*

## **Request for review of application**

17/01203/FLL – Rear extension to Ardalanish, Gordon Road, Crieff PH7 4BL

### **Application History**

Early 2017 I was approached by Mr McKee to assist with the detail design of a new extension to the rear of the above-mentioned property. Ardalanish is a stone built, late Victorian house set back behind mature planting off Gordon road, Crieff. The property is a large dwelling positioned within a double plot which extends to 2120m<sup>2</sup>

A detailed schedule of required accommodation was provided by the client which; was to include a new and proportionate kitchen area, a larger master bedroom with ensuite and a home office / studio space. It is also proposed that there be some internal alteration to the existing bedrooms to provide ensuite bathrooms.



View of property from west elevation

### **Pre-planning consultation.**

Having submitted previous planning applications in the area and found the lack of continuity in the advice given at the pre-planning stage (mainly due to the lack of allocation of a planning officer who provides the advice for the application), it was deemed more suitable to submit a detailed proposal and try to obtain some feedback once the public consultation period was near complete to ascertain the level of objection (if any).

### **Detailed design proposal -**

A detailed scheme proposal was finally prepared following several weeks of painstaking draft options exploring the constraints of the existing building and site. The initial design strategy was to try and retain as much of the existing buildings character and preserve the history of its development and modernisation over the previous years.

The main issues in preparing the proposal were integrating the new structure into the existing. The varying roof pitches of the existing additions created a number of challenges,



particularly when we were keen to retain the buildings character. In order to fit the accommodation in a way that would limit the visual impact, we felt it was wise to spread it over two floors and utilise the roof space whilst observing the existing roof pitch. This approach would minimise the foot print of built form on the site and allow us to integrate the accommodation into a space that would have the least visual impact on the area when viewed from key locations (Mainly the front of the existing property from Gordon road)



Images showing the constraints along the north elevation

Having previously worked within conservation areas where specific design guidelines are in place, design proposals are considerably more straight forward. In the absence of an adopted policy or even a draft that provides sufficient specific detailed design requirements, working within the Crieff Conservation Area (CCA) is a very difficult prospect. To this end, we felt it was important to apply a common-sense approach to the design and additionally to consider what the planning authority would feel was appropriate by investigating local recent precedence within the conservation area (see further details within this report).

The materials selected were carefully considered. The use of natural slate, locally sourced Denfind stone and even the standing seam profiled roofing have been approved for use with the conservation area elsewhere (see precedence). Whilst we were aware that the use of grey coloured Rockpanel cladding may be unprecedented in the CCA, the applicant has shown willingness to have its use conditioned as a part of the approval and even substituted with timber. The intention with Rockpanel was to use a high-end material with a particular finish and colour which would not wear and would therefore be consistent over time. Various colour choices have also been offered. In addition to this, the proportion of combustible material in proximity to a neighbouring boundary has to be considered to ensure compliance with the building regulations. The use of timber could potentially raise an issue and could in reality be painted any colour in time as can be seen in other examples in the CCA.

Our approach was to show a defined line between existing and proposed which is consistent with other approved applications in the Crieff Conservation Area. The use of glass under a grey standing seam roof to the kitchen area provides a good definition between old and new whilst the colours and textures provide a subtle blend. The use of stone on the west gable was intended to add a more traditional feel to soften the contemporary elements.

We explored many different and varying roof pitches and felt that all but matching the existing was appropriate. In addition, Mr McKee was prepared to amend the standing seam roof to slate or have this conditioned during the planning process as we could also see the benefits of a continuous roof material seen from an elevated position such as neighbouring properties.

Whilst the principle of this extension has been accepted, we have endeavoured to respect existing building lines and pattern of settlement however; the site constraints have dictated the need to push part of the extension out onto the west elevation. This move has been mitigated by making this element as light as structurally possible with the use of glass. It's worth noting that this elevation cannot be physically seen out with the site from the public highway.



View looking north towards the proposed extension.

The massing of the proposal when viewed from the north may appear slightly prominent within the submitted elevations but is in reality, well hidden behind the existing boundary wall and is further softened by the mature planting along the boundary line. Ardalanish also sits lower down the hill than its neighbouring property to the north. The current view from this location is not too dissimilar in that the existing garage roof pitches in the same direction with the exception the proposed increased height would reduce the risk of

overlooking from the neighbouring property.

As mentioned, the property is a large but proportionate dwelling positioned within a double plot which extends to 2120m<sup>2</sup>. The existing property including detached garage has a foot print of 200m<sup>2</sup> which is equivalent to 9.43% of the site area. The revised design which incorporates the existing garage foot print increases the built form area to 261m<sup>2</sup>. This increase takes the total built form on the site to 12.3% which is well below the maximum recommended allowance.

### **Planning correspondence**

Prior to the end of the consulting process, a request for some feedback was sought. I phoned to speak direct with the appointed planning officer several times and was advised that he was holiday. In Mr Stirton's absence, I spoke with Joanne Ferguson and asked if it was possible to get an indication of how the application was progressing but was advised I needed to speak with the Mr Stirton upon his return. I explained that I was a little concerned by this as it would mean waiting off until close to the determination date. Having waited for Mr Stirton to return from holiday, I contacted him on the 18<sup>th</sup> of August and asked if would be possible to come in and have a face to face chat about the application. I was advised that this would not be possible as he had no intention of supporting the application. I was advised that he would email me to explain his concerns – On the 22<sup>nd</sup> of August, I received the following response –

*Dear Paul*

*Further to our telephone conversation on 18 August 2017, I write to formalise my comments and concerns with the proposed development.*

#### *General principles*

*In general terms, any extension to a dwellinghouse should respect the existing house in terms of scale, form, massing, design, position and proportions, and be clad in appropriate external finishing materials.*

#### *Context*

*This late-Victorian villa, dating from 1893, has a particular charm which contributes significantly to the character and appearance of the Crieff Conservation Area. The Council has a statutory duty to protect and enhance the character and appearance of the Conservation Area through the appropriate management of development.*

#### *Proposal*

*A number of proposed features raise serious concerns;*

*First of all, the proportions are not considered to be sympathetic. The lengthy projection to the North, when viewed from the West, measures 11.82m, compared to the 9.42m depth of the house – this appears to be disproportionate and excessive. The roof-to-wall ratio at the kitchen area is 60% roof, whereas the house roof is 29%, giving the extension an uncharacteristic top-heavy appearance.*

*Second, I have various design concerns. The extension consists of a projection to the rear and a perpendicular garage block. When viewed in context with the existing hipped roof projection to the rear, the composition of the proposed extensions appear to be poorly integrated with the house. The*



*elongated roof slope above the kitchen would also project beyond the West elevation, which I do not consider to be sympathetic.*

*Third, I do not consider the proposed external finishing materials to be appropriate. The colour and appearance of the open-jointed Denfind stone and sparkly-sheen of the black cladding panels would be jarring in the context of the flush-pointed brown/red and blonde sandstone villa and surrounding Conservation Area.*

*Accordingly, I find the proposals to be unsympathetic and unacceptable in terms of scale, form, massing, design, proportions and external finishing materials.*

#### *Alternatives*

*Whilst I note that a number of design options have been considered and discounted, I do not consider that I require any further discussion over the merits of this proposal as it requires a fundamental re-design, rather than a simple change in finishing materials. I would recommend that efforts are made to address all of the above concerns in any re-submission. If you would consider it helpful, I am happy to provide further advice if you come up with an alternative proposal which addresses these concerns, prior to formal submission.*

Having received the above email, I spoke with Mr McKee and we both felt that Mr Stirton's views were disproportionate and certainly at odds with the planning decisions of previous applications locally. As such, we felt it appropriate to speak with Mr Stirton's line manager to discuss the options and see if there was a way of resolving the issues.

In the process of arranging a meeting, we spoke with Christine Brien (Mr Stirton's line manager) and asked which specific policy guidelines we were being referred to by Mr Stirton. The following response was received –

*In respect of your request for design guidelines which would be applicable to this case, I am afraid that the supplementary guidance on placemaking is yet to be adopted but it is out for public consultation at the moment. We are referring to this in addition to LDP policies in determining applications such as yours. The consultation version of the placemaking guide can be accessed at <http://www.pkc.gov.uk/placemaking>. The relevant policies include PM1 A and B and HE3.*

A meeting was requested and arranged for Tuesday 5<sup>th</sup> of September-

## **Minutes of meeting –**

**Date** - Tuesday 5<sup>th</sup> September 2017

**Time** - 2pm

**Location** –

Perth and Kinross Council,  
Puller House,  
35 Kinnoull street,  
Perth  
PH15GD

**Attendees** -

- Paul O'Shea (osa) Agent
- Mark McKee (client and applicant)
- Christine Brien (planning team leader)
- Keith Stirton (assistant planning officer)

**Agenda** –

To discuss planning officer's concerns with the application as submitted, to obtain clarity on policy documents referred to and to ascertain a suitable resolution suitable to all parties whether this be a complete withdrawal, request for review or resubmission on the basis of a clear route forward from the outcome of discussions.

The meeting was opened by Mr McKee who provided a brief history of his ownership of the property and explained his rationale for the proposed extension. He explained that the format of the existing house was somewhat disjointed after decades of alteration which resulted in an impractical and disproportionate kitchen area to the rear east elevation of the property. In addition, there was a need for larger master bedroom with ensuite and wardrobe space.

Mr McKee also summarised the current planning policy and in particular that 'The Conservation Area Appraisal states that new development should enhance through good design and not just create a neutral effect and indicates that further design guidance will be provided to owners and occupiers of residential property with regard to development.' We stated that in absence of the provision of this required guidance by the LPA we had referred to recent approved applications to understand what the Authority sought to achieve from its policies.

Mr Stirton explained that he was uncomfortable with the specified materials and that he felt the massing of the proposal was inappropriate. As explained to Mr Stirton in our previous correspondence, I further emphasised the design constraints of the site and existing building and showed copies of the 20+ options that were explored. Mr Stirton had suggested that that we consider removing the existing stone extension(s) to the rear of the building and consider replacing this with a new extension. In addition, he suggested putting a stand-alone garage along the north east boundary.

We explained that we had considered the removal of the existing stone extension however; we felt that this would effectively remove part of the buildings history and would be to the detriment of the property.

We also expressed concern with placing the garage on the north-eastern boundary for the following reasons-

1. Placing the garage on the North-eastern corner would have a greater visual impact when viewed from Gordon Road.
2. A garage straddling two boundaries was more likely to cause objection from the neighbours.
3. The logistics of building on a boundary are contentious.
4. A standalone garage in addition to a rear extension would considerably increase the amount of built form in terms of footprint. not integrating the useable roof space would effectively be a waste of required accommodation.
5. A garage in this location would block access to the rear of the property and would most probably result in cars being parked in plain view of the road where they are currently hidden to the rear at present.

Further discussion was had regarding the choice of materials. We explained that in the absence of a clear design criteria for the Crieff conservation area, it would be very difficult to pre-empt a suitable design and pallet of materials that would be required other than by looking at what is currently being granted. This lack of clarity was only compounded when Mr Stirton expressed a preference for timber cladding where Christine Brien was less keen.

I explained that this variance of opinion between them proved that a preplanning consultation would have been ineffective and that the opinion of the appointed officer wouldn't necessarily be that of another.

We provided examples of recently approved extensions and new builds within the same conservation area. These showed a mixed bag of contemporary and traditional forms with varying use of materials, one of which includes Denfind stone as an appropriate local stone. We pointed out that there was no consistency within the approved designs and the LPA's current position with regard to this application. On several approved proposals existing building lines were not respected and extensions were approved in very visible prominent locations that were not of a vernacular design and these were all regarded as being in accordance with the Development Plan.

We explained that whilst one of the approved contemporary designs went too far in our opinion although this of course is subjective; our approach to the design was to be sympathetic to the existing property and to try and make it subservient by largely placing it within the most secluded and least visually prominent location.

It was suggested by myself that we put the application on hold whilst we provide further 3d visuals to try and demonstrate the massing in a clearer way. We were advised that the planning process required that applications be determined within the recommended timelines and therefore it would not be possible. We expressed that this was frustrating as we had not been able to have a proper and meaningful dialogue until this point, just three days prior to determination.

Both myself and Mr McKee agreed that we needed to have discussion amongst ourselves and would be in touch as to how we wished to proceed with the application.

Meeting ended at approximately 4.15pm.

## Summary of meeting–

In reflection of the meeting held, we felt there was a considerable amount of contradiction within the planning officer's comments.

Mr Stirton stated the following in his email correspondence -

### *Context*

*This late-Victorian villa, dating from 1893, has a particular charm which contributes significantly to the character and appearance of the Crieff Conservation Area. The Council has a statutory duty to protect and enhance the character and appearance of the Conservation Area through the appropriate management of development.*

This is clearly odd when Mr Stirton suggested during our meeting that we consider removing the existing historical rear extension(s). This would do nothing to preserve the existing character of the building and would in effect remove part of it's history.

### *Proposal*

*A number of proposed features raise serious concerns;*

*First of all, the proportions are not considered to be sympathetic. The lengthy projection to the North, when viewed from the West, measures 11.82m, compared to the 9.42m depth of the house – this appears to be disproportionate and excessive*

This is actually incorrect, with the existing garage in place, we have effectively infilled the area between the house and the garage which in elevation equates to an area of less than 1.6m. The new proposal has shifted the position of the garage wall 500mm further away from the boundary and thus reduce the over length of built form along the west elevation.

*Third, I do not consider the proposed external finishing materials to be appropriate. The colour and appearance of the open-jointed Denfind stone and sparkly-sheen of the black cladding panels would be jarring in the context of the flush-pointed brown/red and blonde sandstone villa and surrounding Conservation Area.*

Whilst the use of Rockpanel is open to unprecedented, all the other materials have been successfully utilised and approved within the Crieff conservation area as demonstrated in the attached presidents. Mr McKee clearly stated willingness to have the Rock panel substituted and conditioned as requirement of approval.

### *Alternatives*

*Whilst I note that a number of design options have been considered and discounted, I do not consider that I require any further discussion over the merits of this proposal as it requires a fundamental re-design, rather than a simple change in finishing materials. I would recommend that efforts are made to address all of the above concerns in any re-submission. If you would consider it helpful, I am happy to provide further advice if you come up with an alternative proposal which addresses these concerns, prior to formal submission.*

During our meeting, no viable alternative solution or constructive advice was put forward that would aid a further application. It was relayed that the principle of the development was acceptable and it was mutually agreed that there were considerable constraints to contend with however; both myself and Mr McKee felt there was lack of guidance or direction for what would be expected within the proposal (or any subsequent re-submission) and that the comments made were opinions that these were very much just

that, **opinions of the planning officer** and not something that could be directly referred to against within any adopted policy.

Mr Stirton expressed his frustration with the lack of clear fixed design guidelines and stated that this was an ongoing internal problem raised at his recent annual appraisal, however; we feel his personal views have had a negative outcome on this application and are inconsistent with the required process of determination.

In light of the above, we notified Mr Stirton that we would not be withdrawing the application and requested that he make his formal decision (below).

## REPORT OF HANDLING

DELEGATED REPORT *(comments have been added to this and are shown in red)*

Ref No	17/01203/FLL	
Ward No	P6- Strathearn	
Due Determination Date	09.09.2017	
Case Officer	Keith Stirton	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Extension to dwellinghouse

LOCATION: Ardalanish Gordon Road Crieff PH7 4BL

### 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: 19 July 2017

### SITE PHOTOGRAPHS







## **BACKGROUND AND DESCRIPTION OF PROPOSAL**

The application site is Ardalanish, a large detached late-Victorian dwellinghouse which is located on Gordon Road, within the Crieff Conservation Area.

This application seeks detailed planning permission to extend the property to the rear (Northeast).

## **SITE HISTORY**

16/00799/FLL      Alterations to outbuilding to form home office  
Application Permitted – 27 June 2016

## **PRE-APPLICATION CONSULTATION**

Pre application Reference:      No pre-application enquiry was submitted.

## **NATIONAL POLICY AND GUIDANCE**

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

Scottish Planning Policy, paragraph 143, states that;

*“Proposals for development within conservation areas should preserve or enhance the character and appearance of the conservation area.*

## **DEVELOPMENT PLAN**

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2012-2032 and the Perth and Kinross Local Development Plan 2014.

### **TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012**

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *“By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice, where more people choose to live, work and visit and where businesses choose to invest and create jobs.”*

## **Perth and Kinross Local Development Plan 2014 – Adopted February 2014**

The Local Development Plan is the most recent statement of Council policy.

The principal policies are, in summary:

### **Policy HE3A - Conservation Areas**

Development within a Conservation Area must preserve or enhance its character or appearance. The design, materials, scale and siting of a new development within a Conservation Area, and development outwith an area that will impact upon its special qualities should be appropriate to its appearance, character and setting. Where a Conservation Area Appraisal has been undertaken the details should be used to guide the form and design of new development proposals.

### **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.

### **Policy RD1 - Residential Areas**

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

## **OTHER GUIDANCE**

Perth & Kinross Council's Draft Placemaking Guide 2017 states that;

*"Whether it is an extension on a house or a strategic development site, there are always aims and objectives for any new development..."*

*The towns and villages of Perth & Kinross offer us a wealth of visual stimulus, with a huge range of architectural styles, building uses and landscapes.*

### **Materials**

*Local buildings were traditionally built in materials sourced within the area and have often contributed to the unique character of a settlement. New development should reflect this and source high quality, sustainable materials from local sources whenever possible. Use of timber can provide a high quality, natural finish if sensitively designed. Whilst local materials might not always be feasible, the use of stone detailing, individual walls or boundary treatments can assist in the overall sense of local character.*

### **Colour**

*Choice of colour can have a clear visual impact on the surrounding area... Colour can also define specific parts of a building.*

*Good detailing will not only improve the appearance of the house but will make it more durable and weatherproof. There is considerable scope for modern architecture and building techniques to support new lifestyles but an honest contemporary approach can be matched with local building characteristics to provide attractive modern living. It requires sensitivity and care by the designer but will not necessarily result in additional expenditure.*

*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.*

*Modern housing can sometimes lack the balance between plan depths to roof mass, resulting in visually dominant roofs. Roof massing in the context of the building envelope should create a proportionate balance, reflecting or interpreting the traditional form”.*

The Council is in the process of drafting more detailed Technical Notes that will provide specific guidance on domestic extensions.

These will offer more information regarding this type of development and give best practice examples that can be used by applicants and Development Management to support the pre-application and planning application process.

The aim of these technical notes is not to be proscriptive regarding design but to ensure that the Placemaking process has been followed when applying for planning permission for a new development, regardless as to the size, cost or location of a proposal.

The Technical Notes will reflect the messages in the Placemaking Guide and be published alongside the Adopted Supplementary Guidance.

The draft Supplementary Guidance is being consulted upon and comments are invited between 13th July 2017 and 31st August 2017.

## **CONSULTATION RESPONSES**

None Required.

## **REPRESENTATIONS**

The following points were raised in the three letters of representation received:

Overlooking would have a detrimental impact on neighbouring privacy and residential amenity.

*There is no risk of overlooking on to the neighbouring property, the high level rooflights are set above the level of the existing dormers on the property and well above normal visual line of site, they are there purely to provided defused north light into the space. The slight*



*increase in height of the roof above the replacement garage will have very little visual impact over the existing and will reduce the overlooking from the neighbouring property onto the applicant site. It should also be noted that the return wing above the garage entrance will reduce the risk of overlooking by limiting the current view from the existing house.*

**Dominance of extension and its proximity to the boundary.**

*The proposed replacement garage and accommodation is set back further away from the boundary from where it currently sits. Whilst the roof of the proposal is slightly higher than the existing garage, it is still well below the ridge of the main house. The massing and clutter of the existing dormers and varying roof pitches if anything will be hidden by the clean lines of a single pitched roof when viewed from the neighbouring property to the north.*

**Finishing material specifications and colours contrast unsympathetically, would look out of place and are inappropriate.**

*See notes within this statement – This is clearly not the case, the use of the chosen materials have all (with exception of the Rockpanel), been successfully integrated into similar properties in the area.*

**The design and proportions of the proposal are not sympathetic to the detached Victorian villa or the character of the Conservation Area.**

*This is very much a subjective view and not one that is consistent in view of local precedence.*

**Various inaccuracies and discrepancies in the drawings.**

#### **ADDITIONAL STATEMENTS RECEIVED:**

Environment Statement	Not Required
Screening Opinion	Not Required
Environmental Impact Assessment	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

#### **APPRAISAL**

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan 2012 and the adopted Perth and Kinross Local Development Plan 2014.

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

## Policy Appraisal

Alterations and extensions to an existing domestic dwelling are generally considered to be acceptable in principle. Nevertheless, detailed consideration must be given to the scale, form, massing, design, position, proportions and external finishes of the proposals, and whether they would have an adverse impact on visual or residential amenity. Additionally, consideration must be given to whether the proposal preserves and enhances the character and appearance of the Conservation Area in this case.

## Design and Layout

The existing two storey detached Victorian villa is an impressive un-listed building which is typical of this part of the Crieff Conservation Area. The building is not visible from the public domain, given its location and the substantial amount of soft-landscaping screening. However, it is visible from adjacent gardens. The property has a historic extension and a detached garage to the rear.

The proposals include the retention of the historic extension and the demolition of the detached garage. The proposed extension has two levels of accommodation and it projects up to 11.8 metres from the Northeast elevation (*.5m less than where the garage currently sits from the boundary*). The extension takes the form of a 'dog-leg' footprint, with a roof running perpendicular to the rear projection. The contemporary design of the extension is emphasised through the use of modern, contrasting external finishing materials.

It should be noted that the submitted drawings contained a number of discrepancies and inaccuracies. A two-storey extension and a timber clad flat roofed extension are shown on the existing Northeast elevation, but neither of these features exists (*This was amended before the application was determined and the public consultation period ended*). The existing Northwest elevation bay window is not shown on the Northeast elevation and the existing Northeast extension is not shown on the Northwest elevation. Additionally, the existing wall head dormer to the Northeast is not shown on the proposed first floor or roof plans. Although the discrepancies of the two storey and flat roofed extensions have been removed from the existing elevation (17/01203/4), all other discrepancies remain outstanding. The accuracy of the height of the Northeast boundary wall has also been queried by a member of the public. (*The existing wall is actually slightly higher than is shown but was difficult survey however; the increased height reduces the visual impact further*)

## Landscape

The scale and nature of the proposals do not raise any landscape impact issues.

## Residential Amenity

The upper level windows which would look towards the neighbouring garden to the Northeast are two pairs of roof light windows. Given the angle of the proposed roof light windows and their height above the upper floor level, neighbouring residential amenity would not be adversely affected. Furthermore, the proposed extensions would not have an adverse impact on neighbouring residential amenity in terms of overshadowing, given their relative positions and heights.

*The planning officer has made the following comment above – “The building is not visible from the public domain, given its location and the substantial amount of soft-landscaping screening. However, it is visible from adjacent gardens”. This is clearly a confusing statement particularly if it forms part of the rationale for refusal, If the extension is not visible from the public domain yet in the statement above it states – “Furthermore, the proposed extensions would not have an adverse impact on neighbouring residential amenity in terms of overshadowing, given their relative positions and heights” , who is actually effected by the proposal and does this not contradict the officers concerns in terms of the visual impact if technically the proposal is unseen?*

## Visual Amenity

The proposals raise a number of concerns in terms of their visual impact and relationship to the period property.

The design of the proposed extensions consists of a two level projection to the rear and a perpendicular garage block, with an upper level master bedroom suite. When viewed in context with the existing hipped roof projection to the rear, the two storey 'dog-leg' composition of the proposed extensions appears to be poorly integrated with the house. The elongated roof slope above the kitchen would also project beyond the West elevation, which is not considered to be sympathetic. The retention of the historic extension leaves little room for extending the house to the rear in a sympathetic manner and, unfortunately, this has resulted in the extension spilling over and projecting beyond the Northwest elevation.

*These are very much subjective opinions and not reflected anywhere in the planning policy. It seems highly odd that an existing historical extension which enhances the conservation area and character of the existing house should be considered for removal? In addition, the planning officer suggested relocating the garage to the east side of the building which again is contradictory as it would be “spilling” considerably more to the east elevation closer to neighbouring property than we are proposing to the west into the double plot? This would also limit access to the rear of the property and in combination with the proposed extension, would considerably over mass the rear of the site with built form. Surely integration of these buildings and working within the existing footprint is a better option?*

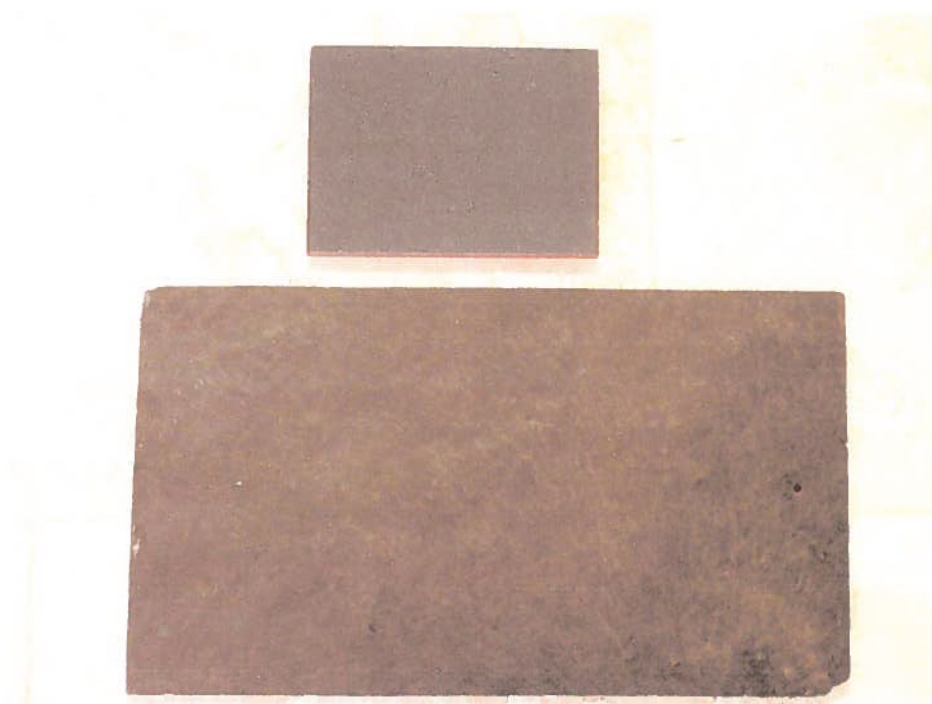
As detailed above, the extension projects 11.8 metres the rear of the house (.5m less than where the garage currently sits from the boundary)., which itself measures 9.4 metres in plan depth. Additionally, the roof-to-wall ratio above the proposed kitchen area is 60% roof, compared to the 29% roof-to-wall ratio of the house, resulting in an uncharacteristic top-heavy appearance. Therefore, the proportions and configuration of the proposed extension

are considered to be unsympathetic to the existing house as they would adversely affect its character.

*True all elevations always appear stark when in reality, the slope of the roof and deflection of light soften this view (If it can be seen from the public domain)*

Additionally, the proposed external finishing materials are considered to be inappropriate. The colour and appearance of the open-jointed Denfind stone and sparkly-sheen of the grey/black cladding panels would be jarring in the context of the flush-pointed grey/pink and blonde sandstone villa and surrounding Conservation Area. The profiled metal sheeting roof over the kitchen would also detract from the character and appearance of the house and contribute towards visual chaos caused by an excessive variety of unsympathetic finishes.

*See notes within this statement – This is clearly not the case, the use of the chosen materials have all (with exception of the Rockpanel), been successfully integrated into similar properties in the area. This is very much a subjective view and not one that is consistent in view of local precedence. In addition, Mr Stirton has shown a photograph of the cladding material directly in front of the existing stonework which is not in context with the design as a whole. Below is a photograph of the cladding material alongside a slate roofing tile which gives a better idea of the continuity of the material with the existing roofing materials.*



Whilst the applicant's agent has cited examples of nearby development which he considers to be unsympathetic, those developments are not comparable to this context, nor are they a reason to override the Development Plan policies in this case in order to support this unsympathetic development.



*Note - This is a complete misrepresentation. If Mr Stirton believes all of the precedence cited are unsympathetic then this is an issue between him, his colleagues and the rest of the LPA for granting the permissions. At no point during our discussions did we state that we felt they were "unsympathetic", what we stated was that the examples we have given are in line with Development Plan Policy and as such are good examples of why our proposal is also in line with Policy. If he does not believe the examples given are in line with policy then either he is incorrect or his colleagues have been historically. This position requires clarity.*

### **Discussions over alternative proposals**

It is accepted that the applicant and agent have produced several (20+) design options which have been considered and discounted for a variety of reasons, i.e. cost, technical complications, appearance and not delivering on the clients desires.

*Costs were never sited as a factor, the specification for this proposal are considered high-end in terms of material cost and no part of the design has been influenced by budget.*

E-mail communications, telephone discussions and a meeting have taken place in order to detail the concerns with this proposal and to discuss alternative proposals which would more likely be considered acceptable. However, it is acknowledged and appreciated that this is difficult to achieve in a sympathetic manner, given the physical constraints dictated by the clients desire to retain the historic rear extension.

Some positive discussions have taken place with regards to potentially using more sympathetic external finishing materials. However, this revision alone is insufficient to gain support and further revisions would be required in order to address more of the aforementioned concerns. Whilst it may not be possible to address all of the concerns with this particular scheme, a suitable compromise which is more harmonious with the existing building must be sought.

### **Roads and Access**

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

### **Drainage and Flooding**

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

### **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 2012 or the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for refusal.

## **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**

The proposals, by virtue of their poor integration, inappropriate form, unsympathetic design, massing, proportions and external finishing materials, would result in an adverse impact on the traditional character and appearance of the house and surrounding Conservation Area.

Approval would therefore be contrary to Policies HE3A, RD1, 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 built environment by complementing its surroundings in terms of design, appearance, massing, materials, colours and finishes in order to preserve and enhance the character and appearance of the Conservation Area.

The proposals, by virtue of their poor integration, inappropriate form, unsympathetic design, massing, proportions and external finishing materials, would compete with the architectural integrity of the house.

Approval would be therefore contrary to Perth & Kinross Council's Draft Placemaking Guide 2017 which seeks to ensure that developments are sympathetic to the place by ensuring that their proportion, form and finishing materials balance and work harmoniously together.

*All of the policies stated above are highlighted and discussed below. – As can clearly be seen, these are subjective views. It should be noted that the un-adopted DRAFT policy is heavily referred to in the decision outcome on this application. However, we have researched all the decided residential applications in the Crieff Conservation Area in 2017 and it is not referred to in any of the decided applications that we could find. Tfor clarity and openness these are the delegated reports on applications decided within the conservation area in 2017 that we reviewed–*

17\_00013\_FLL-DELEGATED\_REPORT-910918  
17\_00067\_FLL-DELEGATED\_REPORT-921839  
17\_00074\_FLL-DELEGATED\_REPORT-921845  
17\_00249\_FLL-REPORT\_OF\_HANDLING-918299  
17\_00284\_FLL-DELEGATED\_REPORT-933060  
17\_00378\_FLL-DELEGATED\_REPORT-935723  
17\_00574\_FLL-DELEGATED\_REPORT-979185  
17\_00584\_FLL-REPORT\_OF\_HANDLING-950897  
17\_00611\_FLL-DELEGATED\_REPORT-952299  
17\_00638\_FLL-REPORT\_OF\_HANDLING-952912  
17\_00650\_FLL-REPORT\_OF\_HANDLING-954958  
17\_00716\_FLL-DELEGATED\_REPORT-969604  
17\_00738\_FLL-REPORT\_OF\_HANDLING-969344  
17\_00748\_FLL-DELEGATED\_REPORT-955706  
17\_00982\_FLL-DELEGATED\_REPORT-977449  
17\_00978\_FLL-DELEGATED\_REPORT-972948  
14\_01839\_FLL-REPORT\_OF\_HANDLING-678149  
15\_00236\_FLL-DELEGATED\_REPORT-704485  
16\_00054\_FLL-DELEGATED\_REPORT-803642  
16\_00165\_FLL-DELEGATED\_REPORT-807421

## **Justification**

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

## **Informatives**

- 1 Demolition of the garage would require Conservation Area Consent if its cubic volume exceeds 115<sup>cu.m</sup>
- 2 Any re-submission should resolve the remaining inaccuracies in the drawings.

## **Procedural Notes**

Not Applicable.

## **PLANS AND DOCUMENTS RELATING TO THIS DECISION**

17/01203/1

17/01203/2

17/01203/3

17/01203/4

**Date of Report     7 September 2017**



## **Current Policy and Guidance (referred to above)**

### **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 2012-2032, the Perth and Kinross Local Development Plan 2014 and supplementary guidance in the form of the Crieff Conservation Area Appraisal.

### **TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012**

Within the approved Strategic Development Plan, TAYplan 2012 the primary policy of specific relevance to this application is:-

#### *Policy 3: Managing TAYplan's Assets*

*Understanding and respecting the regional distinctiveness and scenic value of the TAYplan area through:*

- safeguarding habitats, sensitive green spaces, forestry, watercourses, wetlands, floodplains (in-line with the water framework directive), carbon sinks, species and wildlife corridors, geodiversity, landscapes, parks, townscapes, archaeology, historic buildings and monuments and allow development where it does not adversely impact upon or preferably enhances these assets;*

### **Perth and Kinross Local Development Plan 2014 – Adopted February 2014**

The adopted Local Development Plan includes the following policies of particular relevance:

#### *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 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*

*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 HE3A - Conservation Areas*

*Development within a Conservation Area must preserve or enhance its character or appearance. The design, materials, scale and siting of a new development within a Conservation Area, and development outwith an area that will impact upon its special qualities should be appropriate to its appearance, character and setting. Where a Conservation Area Appraisal has been undertaken the details should be used to guide the form and design of new development proposals.*

### **Crieff Conservation Area Appraisal**

The LDP states 'Crieff incorporates a Conservation Area designation which seeks to protect the character and historic integrity of the area. The Conservation Area Appraisal is produced as Supplementary Guidance'.

Paragraph 1.3 refers to new development within the conservation area.

*Designation as a conservation area does not place a ban upon all new development within its boundaries. However new development will normally only be granted planning permission if it can be demonstrated that it will not harm the character or visual quality of the area. New development should also positively enhance the area through good design rather than just create a neutral effect.*

Paragraph 11.4 sets out what planning tools will be provided to applicants for developments in the conservation area.

*Whilst current planning policies provide a framework for protection of the conservation area, it is important to ensure implementation and enforcement where necessary. A combination of guidance, information and planning tools will be used in this management role, as indicated below:*

- *Conservation area guidance: design advice covering conservation areas in general will be provided for owners and occupiers of residential and commercial property with regard to building alterations and improvements, and there will also be advice for any new build site infill in conservation areas;*

## Summary of Policy

Development policy within the Crieff Conservation Area is set out by the policies above.  
Development

**Policy RD1** promotes the protection of the amenity and character of the area.

Policy PM1A also promotes development respecting the character of the area and also promotes new development being designed with climate change in mind.

**Policy HE3A** states that design, scale and siting of new development should be appropriate to its appearance, character and setting and that the Conservation Area Appraisal should be used to guide the form and design of new development.

The Conservation Area Appraisal states that new development should enhance through good design and not just create a neutral effect and indicates that further design guidance will be provided to owners and occupiers of residential property with regard to development. No such design guidance has been produced by the LPA and as such we have undertaken a review of approved developments within the Crieff Conservation Area to establish how the LPA interoperates its policy.

### Compliance with Policy

The proposal as designed complies with the policies above.

#### PM1A

The proposed design sits almost entirely behind the front facade of the house and is virtually invisible from the public highway. The design has achieved positive improvements to the building without detriment to the rhythm of the streetscene.



**Illustration Error! No sequence specified.:**  
Ardalanish - Best view of Western Elevation  
from Public Highway



**Illustration Error! No sequence specified.:**  
**Ardalanish - View from garden to public**  
**highway and existing Care Home Extension.**

In addition, a high energy consumption zone of the house will now be incorporated into the energy efficient extension further complying with PM1A. Generous glazing along the western elevation will provide solar gain whilst maintaining a lightness in the elevation.

#### **PM1B**

The new extension is designed in a more contemporary fashion with a low profile and to be subservient at the rear of the property whilst still being high end design with very good quality materials. The proposed minimal and contemporary design differentiates between the original building and the modern extension. This is in line with policy and similar examples of juxtaposed contemporary design solutions (shown below) can be seen elsewhere in the Crieff Conservation Area.

The design has been developed to ensure that the existing main house is almost retained in its entirety in compliance with this policy. Suggested alternatives by the LPA would require removing the rear of the existing structure contrary to this policy.

The new building is largely contained at the rear of the property with the new western elevation responding to the open garden provided by the double plot and the wider landscape.

The materials chosen contrast but complement the existing building. We understand that there may be debate over the detail of specific materials and are happy to have these materials dealt with under reserved matters.



## Precedents within the Crieff Conservation Area

**12/02078/FLL**

Mhor House was approved in February 2013. It is a modern designed house in the centre of the conservation area very visible from Ferntower Road, a main thoroughfare through Crieff. The design is a mix of modern design elements with traditional elements.



**Illustration Error! No sequence specified.:**  
Mhor House as viewed from Ferntower Road

**16/00054/FLL**

Blairhosh in the conservation area in Crieff was granted planning permission for in March 2016. The permission is for a modern design box style construction which extends out from the rear and the eastern elevation of the existing dwelling house. The extension is visible from the public highway and neighbouring properties.

The LPA stated that *'The proposed extension is of an acceptable scale and its contemporary appearance not only contrasts with the traditional design of the existing building but also complements it.'*



**Illustration Error! No sequence specified.:**  
Extension under construction as seen from driveway entrance.



14/01839/FLL



**Illustration Error! No sequence specified.:** View from Ewenfield

The property adjacent Dalmhor, Ewenfield granted planning permission December 2014. Situated in a very prominent position in Ewenfield at the entrance to the Crieff Hydro this permission was granted planning permission on the basis that it is a 'contemporary design with a minimal aesthetic that will make a clear differentiation between the original buildings and the new.' Materials such as the Denfind Stone proposed for the Ardalanish extension have been approved as suitable. In fact the planning officer stated 'natural stone walls are proposed around entrances to echo the material on Dalmhor and other nearby buildings'.



**Illustration Error! No sequence specified.:**  
Denfind Stone in Retaining Wall



**Illustration Error! No sequence specified.:**  
Denfind Stone in House Construction

**15/00236/FLL**

Planning permission for an extension at 5 Murray Drive was granted in April 2014.

The permission is for a single storey modern box style extension which is visible from the public highway.

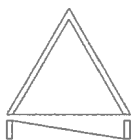
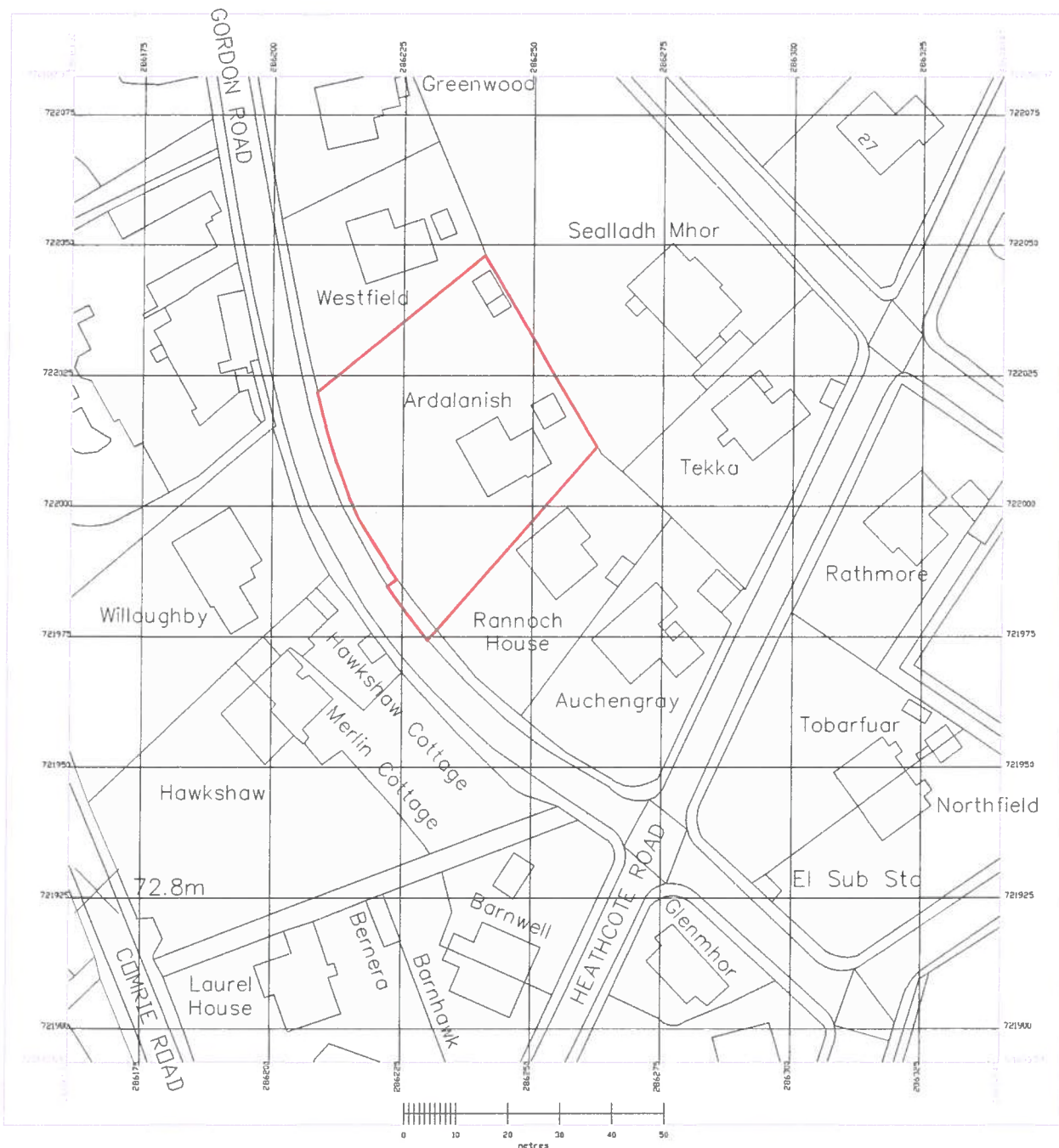
## **Conclusions**

In conclusion the application complies with the current development plan:

- The principle of a modern and contemporary design for the extension to complement the existing building is established as a methodology in the Crieff Conservation by the LPA.
- The design leaves the story of the existing building intact and preserves the character of what is existing.
- The proposal is set back and hidden from the public domain, has no amenity impact on neighbouring properties whilst enhancing the privacy and amenity for the applicant.
- The use of an un-adopted policy has not been sited on the outcome of any recent similar applications and this application should not be singled out for its use.





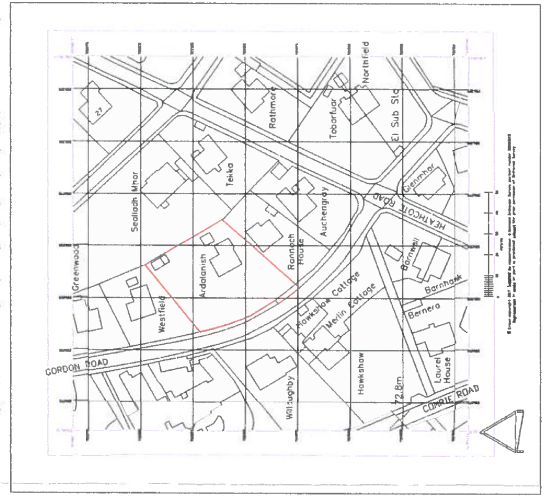
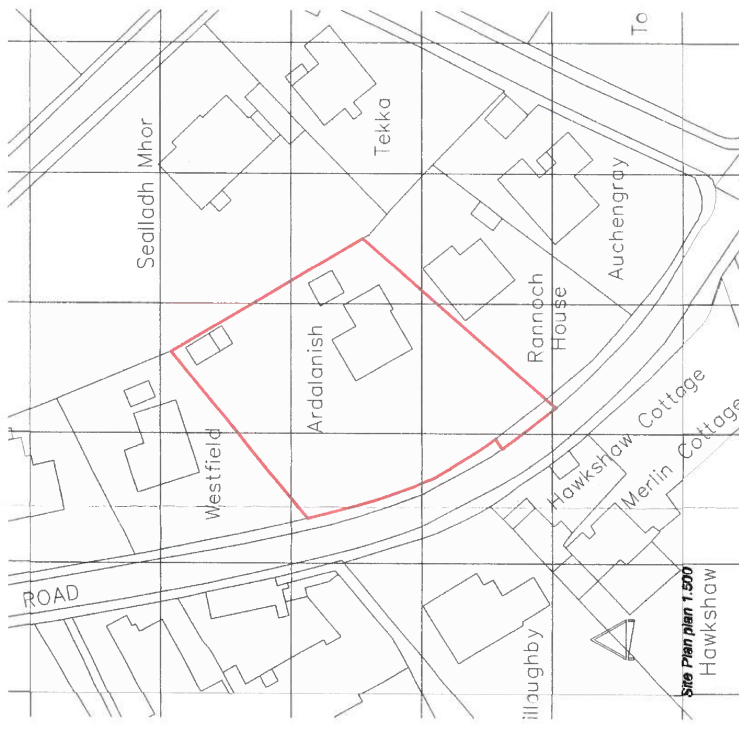


Site location plan 1.1250

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All dimensions are to be checked on site prior to fabrication and the Designer notified of any discrepancy.  
Do not scale from this drawing.

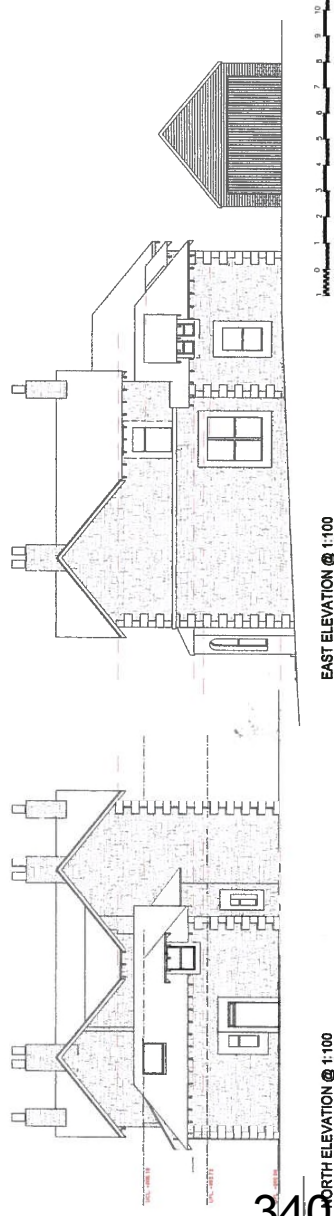
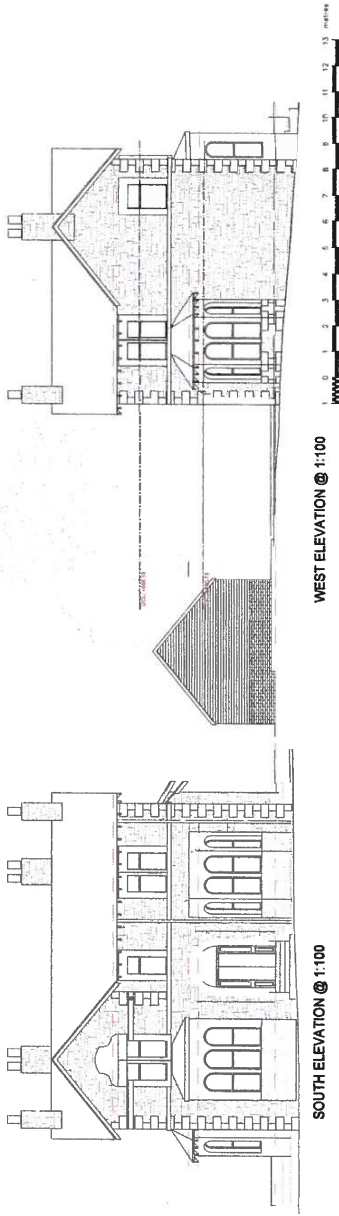
project Proposed rear extension Ardalanish, Gordon Road, Crieff, Perth And Kinross, PH7 4BL			
client Mr & Mrs McKee			
file OS			
scale 1:1250	date 01/07/2017	drawn POS	chk'd

OSA ARCHITECTURAL & INTERIOR DESIGN SERVICES <small>Trunk Road, Westfield, Perthshire, PH8 4HL, Tel: 01793 877700</small>	
drawing no <b>17/06/03</b>	rev <b>XX</b>



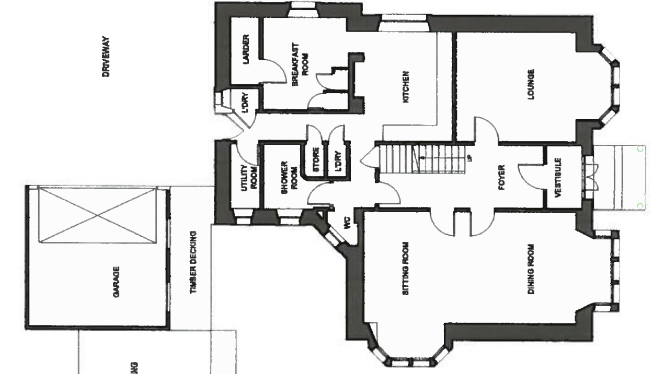
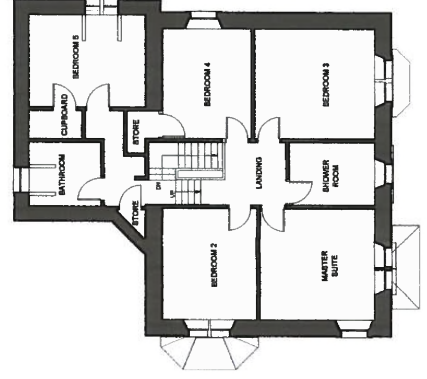
Site location plan 1:1250

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<p>Author: [Name]</p> <p>Checker: [Name]</p> <p>Approved: [Name]</p>	<p>Project: 1708001</p> <p>Client: OSA</p> <p>Scale: 1:1250</p> <p>Date: 17/08/01</p> <p>Sheet: A</p>



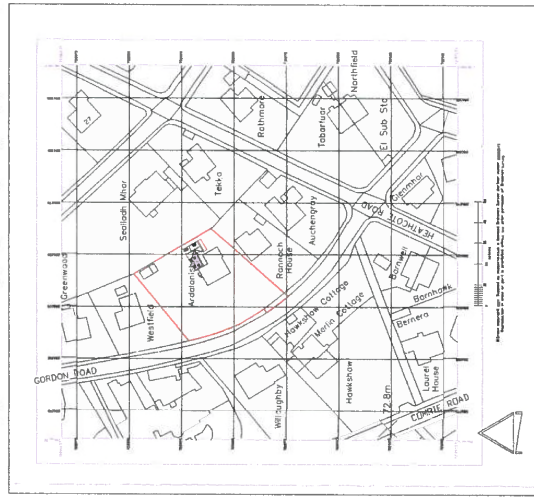
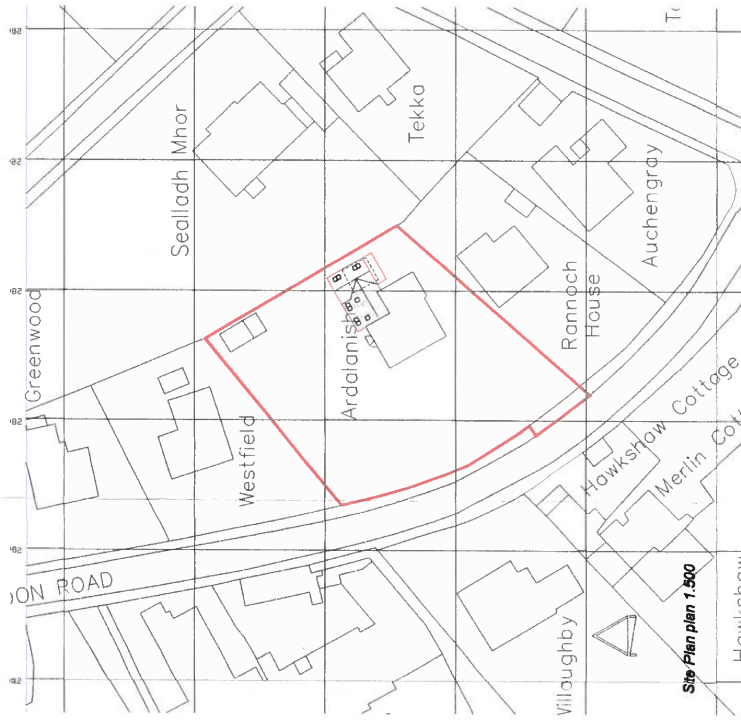
East Elevation @ 1:100

North Elevation @ 1:100

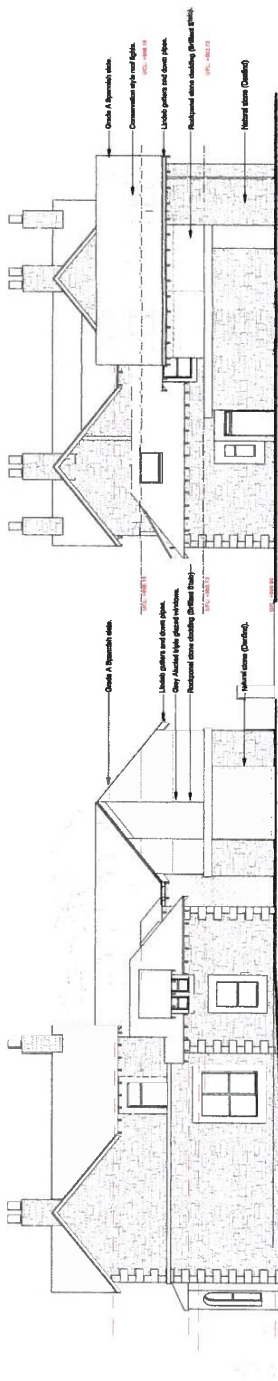


First floor plan @ 1:100

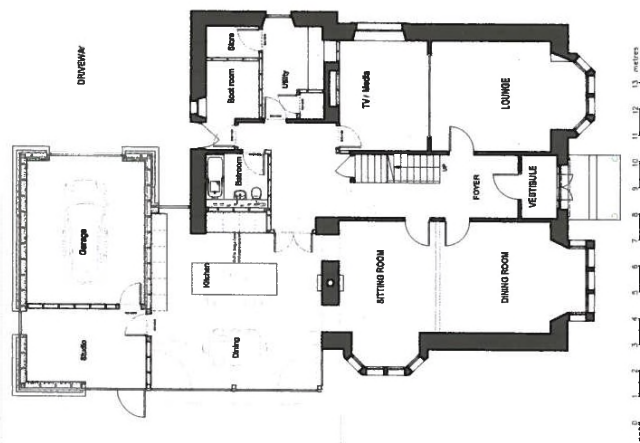
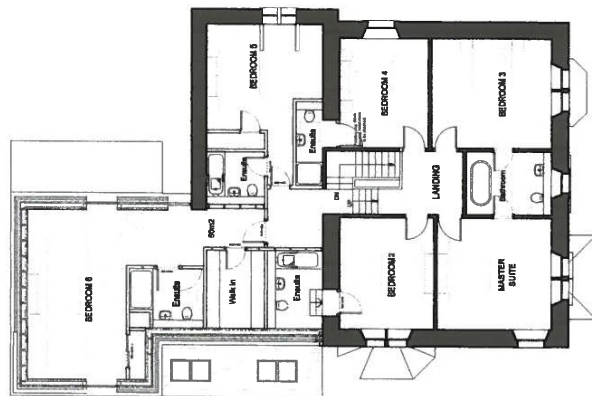
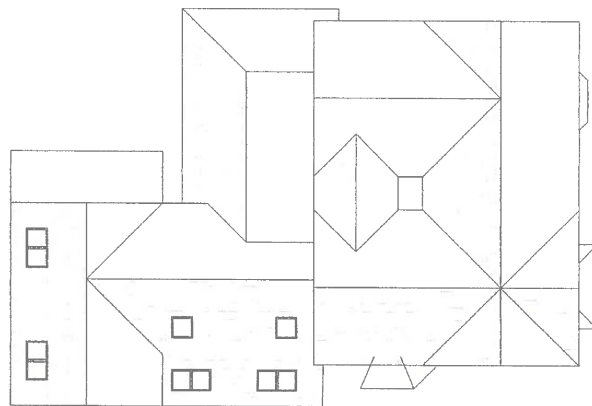
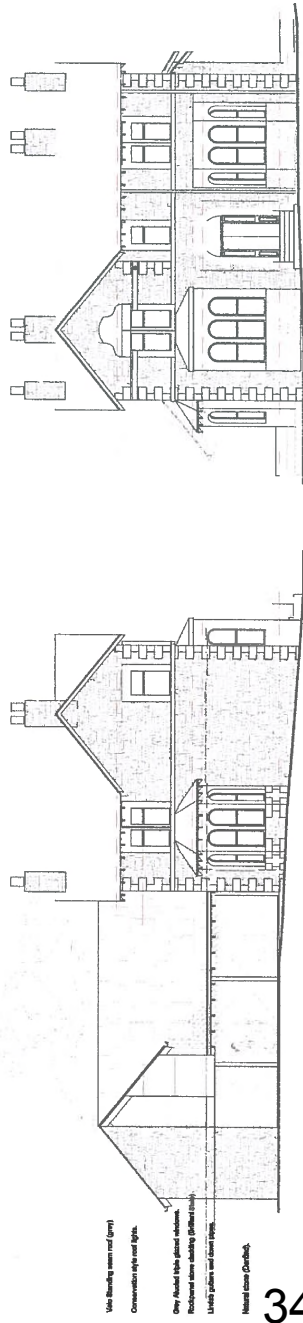
Ground floor plan @ 1:100



Site location plan 1:1250



NORTH ELEVATION @ 1:100













**TCP/11/16(492) – 17/01203/FLL – Extension to dwellinghouse at Ardalanish, Gordon Road, Crieff, PH7 4BL**

## **PLANNING DECISION NOTICE**

## **REPORT OF HANDLING**

## **REFERENCE DOCUMENTS** *(included in applicant's submission, see pages 339-341)*



# PERTH AND KINROSS COUNCIL

Mr Mark Mckee  
c/o OSA  
Paul O'Shea  
Treetops  
Trochry  
Dunkeld  
Perthshire  
Scotland  
PH8 0DX

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date 7th September 2017

## TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **17/01203/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 10th July 2017 for permission for **Extension to dwellinghouse Ardalanish Gordon Road Crieff PH7 4BL** for the reasons undernoted.

Interim Head of Planning

### Reasons for Refusal

1. The proposals, by virtue of their poor integration, inappropriate form, unsympathetic design, massing, proportions and external finishing materials, would result in an adverse impact on the traditional character and appearance of the house and surrounding Conservation Area.

Approval would therefore be contrary to Policies HE3A, RD1, 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 built environment by complementing its surroundings in terms of design, appearance, massing, materials, colours and finishes in order to preserve and enhance the character and appearance of the Conservation Area.

2. The proposals, by virtue of their poor integration, inappropriate form, unsympathetic design, massing, proportions and external finishing materials, would compete with the architectural integrity of the house.

Approval would be therefore contrary to Perth & Kinross Council's Draft Placemaking Guide 2017 which seeks to ensure that developments are sympathetic to the place by ensuring that their proportion, form and finishing materials balance and work harmoniously together.

### **Justification**

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

### **Informatives**

1. Demolition of the garage would require Conservation Area Consent if its cubic volume exceeds 115cu.m
2. Any re-submission should resolve the remaining inaccuracies in the drawings

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

### **Plan Reference**

17/01203/1

17/01203/2

17/01203/3

17/01203/4

## REPORT OF HANDLING

### DELEGATED REPORT

Ref No	17/01203/FLL	
Ward No	P6- Strathearn	
Due Determination Date	09.09.2017	
Case Officer	Keith Stirton	
Report Issued by		Date
Countersigned by		Date

**PROPOSAL:** Extension to dwellinghouse

**LOCATION:** Ardalanish Gordon Road Crieff PH7 4BL

#### 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:** 19 July 2017

#### SITE PHOTOGRAPHS







## **BACKGROUND AND DESCRIPTION OF PROPOSAL**

The application site is Ardalanish, a large detached late-Victorian dwellinghouse which is located on Gordon Road, within the Crieff Conservation Area.

This application seeks detailed planning permission to extend the property to the rear (Northeast).

## **SITE HISTORY**

16/00799/FLL                      Alterations to outbuilding to form home office  
Application Permitted – 27 June 2016

## **PRE-APPLICATION CONSULTATION**

Pre application Reference:                      No pre-application enquiry was submitted.

## **NATIONAL POLICY AND GUIDANCE**

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

Scottish Planning Policy, paragraph 143, states that;

*“Proposals for development within conservation areas should preserve or enhance the character and appearance of the conservation area.*

## **DEVELOPMENT PLAN**

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2012-2032 and the Perth and Kinross Local Development Plan 2014.

**TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012**

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *“By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice, where more people choose to live, work and visit and where businesses choose to invest and create jobs.”*

## **Perth and Kinross Local Development Plan 2014 – Adopted February 2014**

The Local Development Plan is the most recent statement of Council policy.

The principal policies are, in summary:

### **Policy HE3A - Conservation Areas**

Development within a Conservation Area must preserve or enhance its character or appearance. The design, materials, scale and siting of a new development within a Conservation Area, and development outwith an area that will impact upon its special qualities should be appropriate to its appearance, character and setting. Where a Conservation Area Appraisal has been undertaken the details should be used to guide the form and design of new development proposals.

### **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.

### **Policy RD1 - Residential Areas**

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

## **OTHER GUIDANCE**

Perth & Kinross Council's Draft Placemaking Guide 2017 states that;

*“Whether it is an extension on a house or a strategic development site, there are always aims and objectives for any new development...”*

*The towns and villages of Perth & Kinross offer us a wealth of visual stimulus, with a huge range of architectural styles, building uses and landscapes.*

### **Materials**

*Local buildings were traditionally built in materials sourced within the area and have often contributed to the unique character of a settlement. New development should reflect this and source high quality, sustainable materials from local sources whenever possible. Use of timber can provide a high quality, natural finish if sensitively designed. Whilst local materials might not always be feasible, the use of stone detailing, individual walls or boundary treatments can assist in the overall sense of local character.*

#### *Colour*

*Choice of colour can have a clear visual impact on the surrounding area... Colour can also define specific parts of a building.*

*Good detailing will not only improve the appearance of the house but will make it more durable and weatherproof. There is considerable scope for modern architecture and building techniques to support new lifestyles but an honest contemporary approach can be matched with local building characteristics to provide attractive modern living. It requires sensitivity and care by the designer but will not necessarily result in additional expenditure.*

*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.*

*Modern housing can sometimes lack the balance between plan depths to roof mass, resulting in visually dominant roofs. Roof massing in the context of the building envelope should create a proportionate balance, reflecting or interpreting the traditional form”.*

The Council is in the process of drafting more detailed Technical Notes that will provide specific guidance on domestic extensions.

These will offer more information regarding this type of development and give best practice examples that can be used by applicants and Development Management to support the pre-application and planning application process.

The aim of these technical notes is not to be proscriptive regarding design but to ensure that the Placemaking process has been followed when applying for planning permission for a new development, regardless as to the size, cost or location of a proposal.

The Technical Notes will reflect the messages in the Placemaking Guide and be published alongside the Adopted Supplementary Guidance.

The draft Supplementary Guidance is being consulted upon and comments are invited between 13th July 2017 and 31st August 2017.

## **CONSULTATION RESPONSES**

None Required.

## **REPRESENTATIONS**

The following points were raised in the three letters of representation received:

Overlooking would have a detrimental impact on neighbouring privacy and residential amenity.

Dominance of extension and its proximity to the boundary.

Finishing material specifications and colours contrast unsympathetically, would look out of place and are inappropriate.

The design and proportions of the proposal are not sympathetic to the detached Victorian villa or the character of the Conservation Area.

Various inaccuracies and discrepancies in the drawings.

## **ADDITIONAL STATEMENTS RECEIVED:**

Environment Statement	Not Required
Screening Opinion	Not Required
Environmental Impact Assessment	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

## **APPRAISAL**

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan 2012 and the adopted Perth and Kinross Local Development Plan 2014.

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

## **Policy Appraisal**

Alterations and extensions to an existing domestic dwelling are generally considered to be acceptable in principle. Nevertheless, detailed consideration must be given to the scale, form, massing, design, position, proportions and external finishes of the proposals, and whether they would have an adverse impact on visual or residential amenity. Additionally, consideration must be given to whether the proposal preserves and enhances the character and appearance of the Conservation Area in this case.

## **Design and Layout**

The existing two storey detached Victorian villa is an impressive un-listed building which is typical of this part of the Crieff Conservation Area. The building is not visible from the public domain, given its location and the substantial amount of soft-landscaping screening. However, it is visible from adjacent gardens. The property has a historic extension and a detached garage to the rear.

The proposals include the retention of the historic extension and the demolition of the detached garage. The proposed extension has two levels of accommodation and it projects up to 11.8 metres from the Northeast elevation. The extension takes the form of a 'dog-leg' footprint, with a roof running perpendicular to the rear projection. The contemporary design of the extension is emphasised through the use of modern, contrasting external finishing materials.

It should be noted that the submitted drawings contained a number of discrepancies and inaccuracies. A two storey extension and a timber clad flat roofed extension are shown on the existing Northeast elevation, but neither of these features exists. The existing Northwest elevation bay window is not shown on the Northeast elevation and the existing Northeast extension is not shown on the Northwest elevation. Additionally, the existing wall head dormer to the Northeast is not shown on the proposed first floor or roof plans. Although the discrepancies of the two storey and flat roofed extensions have been removed from the existing elevation (17/01203/4), all other discrepancies remain outstanding. The accuracy of the height of the Northeast boundary wall has also been queried by a member of the public.

## **Landscape**

The scale and nature of the proposals do not raise any landscape impact issues.

## **Residential Amenity**

The upper level windows which would look towards the neighbouring garden to the Northeast are two pairs of roof light windows. Given the angle of the proposed roof light windows and their height above the upper floor level, neighbouring residential amenity would not be adversely affected. Furthermore, the proposed extensions would not have an adverse impact on



neighbouring residential amenity in terms of overshadowing, given their relative positions and heights.

### **Visual Amenity**

The proposals raise a number of concerns in terms of their visual impact and relationship to the period property.

The design of the proposed extensions consists of a two level projection to the rear and a perpendicular garage block, with an upper level master bedroom suite. When viewed in context with the existing hipped roof projection to the rear, the two storey 'dog-leg' composition of the proposed extensions appears to be poorly integrated with the house. The elongated roof slope above the kitchen would also project beyond the West elevation, which is not considered to be sympathetic. The retention of the historic extension leaves little room for extending the house to the rear in a sympathetic manner and, unfortunately, this has resulted in the extension spilling over and projecting beyond the Northwest elevation.

As detailed above, the extension projects 11.8 metres the rear of the house, which itself measures 9.4 metres in plan depth. Additionally, the roof-to-wall ratio above the proposed kitchen area is 60% roof, compared to the 29% roof-to-wall ratio of the house, resulting in an uncharacteristic top-heavy appearance. Therefore, the proportions and configuration of the proposed extension are considered to be unsympathetic to the existing house as they would adversely affect its character.

Additionally, the proposed external finishing materials are considered to be inappropriate. The colour and appearance of the open-jointed Denfind stone and sparkly-sheen of the grey/black cladding panels would be jarring in the context of the flush-pointed grey/pink and blonde sandstone villa and surrounding Conservation Area. The profiled metal sheeting roof over the kitchen would also detract from the character and appearance of the house and contribute towards visual chaos caused by an excessive variety of unsympathetic finishes.

Whilst the applicant's agent has cited examples of nearby development which he considers to be unsympathetic, those developments are not comparable to this context, nor are they a reason to override the Development Plan policies in this case in order to support this unsympathetic development.

### **Discussions over alternative proposals**

It is accepted that the applicant and agent have produced several (20+) design options which have been considered and discounted for a variety of reasons, i.e. cost, technical complications, appearance and not delivering on the clients desires.

E-mail communications, telephone discussions and a meeting have taken place in order to detail the concerns with this proposal and to discuss

alternative proposals which would more likely be considered acceptable. However, it is acknowledged and appreciated that this is difficult to achieve in a sympathetic manner, given the physical constraints dictated by the clients desire to retain the historic rear extension.

Some positive discussions have taken place with regards to potentially using more sympathetic external finishing materials. However, this revision alone is insufficient to gain support and further revisions would be required in order to address more of the aforementioned concerns. Whilst it may not be possible to address all of the concerns with this particular scheme, a suitable compromise which is more harmonious with the existing building must be sought.

### **Roads and Access**

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

### **Drainage and Flooding**

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

### **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 2012 or the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for refusal.

### **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 proposals, by virtue of their poor integration, inappropriate form, unsympathetic design, massing, proportions and external finishing materials, would result in an adverse impact on the traditional character and appearance of the house and surrounding Conservation Area.

Approval would therefore be contrary to Policies HE3A, RD1, 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 built environment by complementing its surroundings in terms of design, appearance, massing, materials, colours and finishes in order to preserve and enhance the character and appearance of the Conservation Area.

- 2 The proposals, by virtue of their poor integration, inappropriate form, unsympathetic design, massing, proportions and external finishing materials, would compete with the architectural integrity of the house. Approval would be therefore contrary to Perth & Kinross Council's Draft Placemaking Guide 2017 which seeks to ensure that developments are sympathetic to the place by ensuring that their proportion, form and finishing materials balance and work harmoniously together.

### **Justification**

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

### **Informatives**

- 1 Demolition of the garage would require Conservation Area Consent if its cubic volume exceeds 115<sup>cu.m</sup>

- 2 Any re-submission should resolve the remaining inaccuracies in the drawings.

### **Procedural Notes**

Not Applicable.

### **PLANS AND DOCUMENTS RELATING TO THIS DECISION**

17/01203/1

17/01203/2

17/01203/3

17/01203/4

**Date of Report      7 September 2017**

**TCP/11/16(492) – 17/01203/FLL – Extension to  
dwellinghouse at Ardalanish, Gordon Road, Crieff, PH7  
4BL**

## **REPRESENTATIONS**





ENTERED IN COMPUTER

26 JUL 2017

Tekka  
Heathcote Road  
Crieff  
Perthshire  
PH7 4AB

RECEIVED

26 JUL 2017

Development Quality Manager  
Perth & Kinross Council Planning and Development  
Pullar House  
35 Kinnoull Street  
Perth PH1 5GD

24<sup>th</sup> July 2017

Dear Sir/Madam,

Planning Application on Neighbouring Land -Reference 17/01203/FLL

We have received notification of the above proposed development and have studied the available plans. Part of this extension will be visible from our property, especially during the autumn and winter months. For this reason we wish to make some comments about the proposals.

We do not object in principle to there being an extension to the property, but would like to make the following points.

- \* The drawing of the north elevation of the existing house is inaccurate as it shows a tall structure at the right-hand (west) end of the building.  
This does not exist.
- \* The design of the proposed extension would seem to be totally out of character with other buildings in the area.
- \* The area has Conservation Status to preserve its character and appearance.  
We question whether a structure of the style and size proposed is in keeping with the aims of the conservation legislation.
- \* We have concerns as to whether the proposed stone would be a good match with the existing local sandstone of the main house.
- \* The proposed extension is a tall structure which would look out of place so close to the boundary wall. The style in this area is to have space around the houses and for buildings, other than outhouses, and to be a reasonable distance from neighbouring properties.

We hope that alterations can be made to the plans so that the size and appearance of the extension will be acceptable to all parties.

Yours faithfully,



Alexander and Rosemary Campbell



RECEIVED

31 JUL 2017

Sealladh-Mhor,  
CRIEFF,  
Perthshire.  
PH7 4AD.

28th. July 2017.

Perth & Kinross Council.  
Planning & Development,  
Pullar House,  
35 Kinnoull Street,  
PERTH.  
PH1 5GD.

**Attn. – The Development Quality Manager.**

Dear Sir or Madam,

**Ref. - Planning Application Reference 17/01203/FFL.**

**Postal Address of Site - Ardalanish, Gordon Road, CRIEFF. PH7 4BL.**

I enclose comments, for your information and consideration, regarding the noted planning application above.

Yours faithfully,



R. J. Miller.





## **Comments regarding Planning application 17/01203/FLL.**

**Plans.** - There would appear to be erroneous and conflicting information on the plans. I have already verbally notified your Mr Keith Stirton of this, by phone, on the 24<sup>th</sup>. July.

**North boundary wall.** – The plans indicate the removal of the supporting ground on the south side of this wall. If removed, this may undermine and therefore compromise the stability of the wall.

**Privacy & Amenity.** – My rear garden I find to be a very private area. This extension, I would submit would be very dominant over my rear garden and house. With windows that overlook this area and being built as close as planned to the boundary wall, I would submit that I would lose this privacy and amenity.

**Neighbourhood buildings.** – I would ask you to note that the Victorian Villas in this area do not have main structural buildings as close to a boundary wall as proposed in these plans, thus allowing much space between properties. The only structures that are close to boundary walls are detached single storey garages, greenhouses and small outhouses / sheds.

**Outer finish of building.** – It would appear that the new 'natural stone' finish is not a matching colour to the red sandstone of the original building. Also the areas of probably colour contrasting 'cladding' seem inappropriate to a Victorian Villa. The drawings do not appear to indicate that all new roofs are slated. Taking into account these finishes I suggest that they are not in sympathy with the original building and would therefore look out of place.

**Note.** – I note that there appear to be large areas of glass, that I would submit are out of character with the neighbourhood buildings.

**Overall** – I would suggest that the plans, as they are currently presented, are insensitive, not sympathetic towards and in keeping with an area of red sandstone detached Victorian Villas within a Conservation Area. This may contradict the terms of the Conservation Area.

R.J. Miller.





RECEIVED

01 AUG 2017

Elspeth Deans  
Westfield  
Gordon Road  
Crieff  
PH7 4BL  
30 July 2017

Development Quality Manager  
Perth and Kinross Council  
Planning & Development  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

ENTERED IN COMPUTER

- 1 AUG 2017

Dear Sir

**Re: Planning Application Reference: 17/01203/FLL**

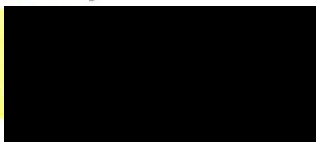
I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to lodge an objection to the proposed alteration on neighbouring land.

**Ardalanish** is a magnificent Victorian Villa built in 1893. Like my house, it is constructed of grey stone and sash timber framed windows. It lies within a conservation area with similar Victorian Villas surrounding it.

The proposed plans shows a large modern extension at the north face. This extension will look out of place and is not keeping within the character of the area.

I am hopeful that after due consideration to this being a conservation area, this modern extension will be rejected.

Yours faithfully



Elspeth Deans



Elspeth G Deans  
Westfield  
Gordon Road  
Crieff  
PH7 4BL

17 October 2017

Gillian A Taylor  
Clerk to the Local Review Body  
Council Building  
2 High Street  
PERTH  
PH5 1PH

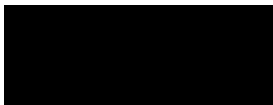
Dear Ms Taylor

**Re: Application Ref: 17/01203/FLL - Extension to swellinghouse at Ardalanish,  
Gordon Road, Crieff, PH7 4BL - Mr M McKee**

Thank you for your letter of the 5th October 2017 informing me of the **re-application** for Ardalanish's extension. Despite the Council's refusal to grant planning permission on the first request, the applicant has applied for a review of that decision.

In March 2016 the applicant submitted an application for renovations to an outbuilding at our communal boundary wall. Approval was granted on 9th July 2016 with no objections as the plans were sympathetically designed and in character with the main house and surrounding properties. Unfortunately the same **cannot** be said of this latest proposal for a large and dominant extension to an already large house. It would certainly not preserve or enhance the character and appearance of our conservation area and I fear will set a precedent. The proposed extension plans remind me of a "carbuncle" to quote Prince Charles!


Yours sincerely



Elspeth G Deans



Sealladh-Mhor,  
CRIEFF,  
Perthshire.  
PH7 4AD.



17th. October 2017.

Perth & Kinross Council.  
Local Review Body,  
Council Building,  
2 High Street,  
PERTH.  
PH1 5PH.

**Attn. – Danny Williams, Committee Officer to the Local Review Body.**

Dear Mr. Williams.

**Your Ref. – TCP/11/16 (492).  
Ref. - Planning Application Reference 17/01203/FFL.  
Postal Address of Site - Ardalanish, Gordon Road, CRIEFF. PH7 4BL.**

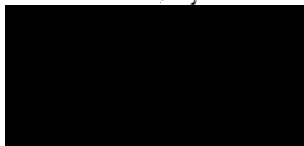
Firstly may I reiterate the comments that I made in my earlier letter, of 28<sup>th</sup>. July 2017, regarding this planning application.

I believe that one of the reasons for a Conservation area is to preserve the character and visual quality of an area, in this case, an area of red sandstone detached Victorian Villas.

May I submit that this proposed extension does not preserve the character and visual quality of this area. Also it could be suggested that the proposal may harm the visual quality and character of the area.

Finally, I would ask the Local Review Body to support and confirm the ruling of the Perth & Kinross Council planning department.

Yours sincerely,



R. J. Miller.





## Audrey Brown - CHX

---

**From:** paul O'Shea <osheaarchitecture@hotmail.co.uk>  
**Sent:** 25 October 2017 17:08  
**To:** CHX Planning Local Review Body - Generic Email Account  
**Subject:** RE: TCP/11/16(492)

Audrey,

I have discussed this with my client and he does not wish add further comment and would therefore request that we proceed to review at earliest possible date.

Best regards

Paul O'Shea BA(hons) MArch

**O'Shea Architecture.**

Treetops Studio

Treetops

Trochry, Dunkeld.

PH8 0DX

**01350 727170**

[www.osheaarchitecture.co.uk](http://www.osheaarchitecture.co.uk)

