

**TCP/11/16(328)**

**Planning Application 14/01288/FLL - Demolition of garage and erection of wine cellar/garage/gym and car port, Glenardle House, Bridge Of Cally, Blairgowrie, PH10 7JG**

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**TCP/11/16(328)**

**Planning Application 14/01288/FLL - Demolition of garage  
and erection of wine cellar/garage/gym and car port,  
Glenardle House, Bridge Of Cally, Blairgowrie, PH10 7JG**

**PAPERS SUBMITTED  
BY THE  
APPLICANT**





Pullar House 35 Kinnoull Street Perth PH1 5GD

Tel: 01738 475300

Fax: 01738 475310

Email: [onlineapps@pkc.gov.uk](mailto:onlineapps@pkc.gov.uk)

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

Thank you for completing this application form:

ONLINE REFERENCE 000104843-001

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

## Applicant or Agent Details

Are you an applicant, or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

### Agent Details

Please enter Agent details

Company/Organisation: MBM Planning & Development

Ref. Number:

First Name: \* Mark

Last Name: \* Myles

Telephone Number: \* 01738 450506

Extension Number:

Mobile Number:

Fax Number:

Email Address: \* [mm@mbmplanning.co.uk](mailto:mm@mbmplanning.co.uk)

You must enter a Building Name or Number, or both:\*

Building Name: Algo Business Centre

Building Number:

Address 1 (Street): \* Glenearn Road

Address 2:

Town/City: \* Perth

Country: \* UK

Postcode: \* PH2 0NJ

Is the applicant an individual or an organisation/corporate entity? \*

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title: *	<input type="text" value="Mr"/>
Other Title:	<input type="text"/>
First Name: *	<input type="text" value=" &amp; Mrs"/>
Last Name: *	<input type="text" value="Phipps"/>
Company/Organisation:	<input type="text"/>
Telephone Number:	<input type="text"/>
Extension Number:	<input type="text"/>
Mobile Number:	<input type="text"/>
Fax Number:	<input type="text"/>
Email Address:	<input type="text"/>

You must enter a Building Name or Number, or both:\*

Building Name:	<input type="text" value="Glenardle House"/>
Building Number:	<input type="text"/>
Address 1 (Street): *	<input type="text" value="Bridge of Cally"/>
Address 2:	<input type="text"/>
Town/City: *	<input type="text" value="Blairgowrie"/>
Country: *	<input type="text" value="Scotland"/>
Postcode: *	<input type="text" value="PH10 7JG"/>

## Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
---------------------	--

Full postal address of the site (including postcode where available):

Address 1:	<input type="text" value="Glenardle House"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text" value="Bridge Of Cally"/>	Town/City/Settlement:	<input type="text" value="Blairgowrie"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text" value="PH10 7JG"/>
Address 4:	<input type="text"/>		

Please identify/describe the location of the site or sites.

Northing	<input type="text" value="751408"/>	Easting	<input type="text" value="313841"/>
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## Description of the Proposal

Please provide a description of the proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*

Demolition of garage and erection of wine cellar/garage/gym and car port

## Type of Application

What type of application did you submit to the planning authority? \*

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? \*

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time of expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Reasons for seeking a review are set out in the attached statement

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

☐ Yes ☒ No

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

Refused plans; decision notice; statement setting out reasons for review and photographs showing relationship of existing garage to Glenardle House and the landscape setting

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

14/01288/FLL

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

21/07/14

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

18/09/14

## Review Procedure

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

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

☐ Yes ☒ No

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

Please select a further procedure \*

Inspection of the land subject of the appeal. (Further details below are not required)

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

To assess the proposal in the context of its setting and its relationship to Glenardle House

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

Can the site be clearly seen from a road or public land? \*

☒ Yes ☐ No

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

☒ Yes ☐ No

## Checklist - Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? \*

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? \*

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

☒ Yes ☐ No

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

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and drawings) which are now the subject of this review \*

☒ Yes ☐ No

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



## Declare - Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mark Myles

Declaration Date: 17/11/2014

Submission Date: 17/11/2014



<b>1. Introduction</b>
------------------------

- 1.1 This appeal statement should be read in conjunction with the Notice of Review submitted on 17<sup>th</sup> November 2014, on behalf of Mr & Mrs Phipps for demolition of garage and erection of wine cellar/garage/gym and car port at Glenardle House, Bridge of Cally, Blairgowrie. The planning application (14/01288/FLL) was refused by PKC on 18<sup>th</sup> September 2014.
- 1.2 The proposal requires to be considered under the terms of the Perth & Kinross Local Development Plan (Policies RD1, PM1A and PM1B) which was adopted in February 2014.
- 1.3 We contest the council's grounds for refusal of the planning application and the justification given for those reasons within the Report of Handling for the reasons set out in this statement.

## **2. Response to PKC Reasons for Refusal**

- 2.1 As highlighted above, the planning application was refused on 18<sup>th</sup> September 2014 for two reasons;
1. As a consequence of its height, design and massing the proposal is incongruous and out of keeping with the host building. It is detrimental to visual amenity and is therefore contrary to Policy RD1 (Residential Areas) of the adopted Perth & Kinross Local Development Plan 2014.
  2. The proposal by virtue of its scale and unbalanced design is not in keeping with either the character or appearance of the existing residential property and will result in an incongruous development being introduced into the local area. Accordingly the proposal is contrary to Policy PM1A and PM1B (c) of the Perth & Kinross Local Development Plan 2014.
- 2.2 The reasons for refusal state that the proportions, design and massing of the proposed building are not considered compatible with the existing house and that it would introduce an incongruous development into the area.
- 2.3 In support of this appeal we would highlight that at no time did the appointed officer contact the applicants or their agents and no opportunity was given to discuss the proposals or the planning departments concerns.
- 2.4 We also include a series of photographs showing the existing modern double garage (and the proposed site) and the relationship of the site with the existing property and also how it fits into the surrounding area. We believe that these help to show that the reasons for refusal by the appointed officer are not justified as they do not take full account of the location of the proposal being on the site of the existing double garage outbuilding, that is set back on the main driveway approach to Glenardle House, all of which is set within a large plot that has an extensive mature landscape setting.
- 2.5 When taking into account the footprint of the existing garage and the new accommodation required, it was considered that it would be better to have the accommodation in one building with less environmental impact and thus avoid the need for separate buildings or a larger footprint being spread over a larger part of the site. This option also means that there would be no impact on adjacent mature trees or their root systems thus preserving the mature landscaped character of the garden areas immediately adjacent to the house.
- 2.6 The rising ground levels to the north of the existing double garage (and the proposed site) as well as the location of the tall scots pine trees and maple trees within this area restricts the developable footprint in this area adjacent to the driveway/parking area to the side of the house.

- 2.7 Glenardle House is a substantial two storey property. The proposed plans, photographs and a site inspection help show that the proposed new outbuilding would be read as being a much lower 2 storey building compared to the main house, due to the substantial massing and overall height and scale of the Glenardle House. The ridge level of the proposed new building will be much lower than the existing house and the white wet dash render and Spanish slate finishes tie in with the existing house (white painted brick walls and slate roof).
- 2.8 Given that Glenardle House and the proposed building are located centrally within the plot and the fact that when they are viewed from any angle or on the driveway approach itself, they are seen in the context of a mature landscape setting, then the appointed officers concerns about the development being detrimental to visual amenity is considered to be unfounded. The proposal benefits from being set within an existing mature landscape setting and is considered to be compatible with the amenity and character of the area and also the adjacent house which will continue to be the dominant feature of the site and the wider surroundings.
- 2.9 The house sits on a substantial plot and there is sufficient garden ground to accommodate an outbuilding of this size on this site. The appointed officer accepts that the proposed development would not be seen from any immediate public viewpoints and will have no impact on the amenity of any neighbouring properties due to the extensive plot size. As for the character of the surrounding built environment we would highlight that Glenardle House is not listed and is not located within a Conservation Area.
- 2.10 As for the concerns relating to proportion and massing, we disagree with the appointed officer's opinion given that the proposal effectively results in an increase on the height of the existing double garage by approximately 2.7metres i.e. the difference of adding the upper floor level in the new building compared to the existing double garage. The proposed plans are therefore considered to be proportionate and compatible to the overall scale and massing of Glenardle House.
- 2.11 There were no objections from any member of the public or any consultee to this proposal. The appointed officer confirms that no neighbouring properties would be adversely affected by the proposals given their relative positions and distance from the development.
- 2.12 The above grounds of appeal together with the photographs show that for whatever reason the council adopted an overly strict approach when assessing the merits of this particular application.
- 2.13 We therefore ask that the LRB take all of the above into account and if necessary visit the property and surrounding area to consider how the proposed development fits with the existing house and also into the context of the surrounding area.

<b>3 Conclusion</b>
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- 3.1 The reasons for refusal are not considered to be valid as the proposed development is considered acceptable in terms of scale, massing, proportions and its overall relationship with the existing house is such that there would be no adverse impact or detriment to amenity or character of the area.
- 3.2 No objections were received from any neighbouring property to the application and there would be no loss of amenity or privacy to any neighbouring property.
- 3.3 We would therefore respectfully request that this Notice of Review is determined as being in accordance with Policy RD1 and PM1A/PM1B (c) of the Local Development Plan and that the appointed officers decision is overturned subject to any conditions that may be considered necessary by the Local Review Body.

[illegible]

**PLANNING**  
**NOT FOR CONSTRUCTION**

Drawn By BL	Checked By CW	Date 15.07.2014
Drawing Sheet Size A2	Scale AS SHOWN	

**Drawing Title**  
**SITE LOCATION &  
SITE BLOCK PLANS**

Project Number <b>P14-065</b>	Revision <b>A</b>
Drawing Number <b>PL_01</b>	



CONSTRUCTION SPECIFICATION:

- ROOF
1. ROOF COVERING TO BE SPANISH SLATE WITH ZINC RIDGE
  2. ROOF TO BE INSULATED WITH 100MM EPS INSULATION
  3. REFER TO SECTION OPPOSITE FOR CONSTRUCTION
- DETAILS
1. STRUCTURAL FRAME OF PROPOSED BUILDING TO BE STEEL. SHOT BLASTED & PRIMER PAINTED
  2. WHITE MET CARP ROOFCAST TO FINISH
  3. WHITE MET CARP ROOFCAST TO FINISH
  4. WHITE MET CARP ROOFCAST TO FINISH
  5. WHITE MET CARP ROOFCAST TO FINISH
- BASEMENT / WINE CELLAR
1. BASEMENT DESIGN & INSTALLATION TO BE CARRIED OUT BY SPECIALIST CONTRACTOR WITH STRUCTURAL
  2. BASEMENT DESIGN & INSTALLATION TO BE CARRIED OUT BY SPECIALIST CONTRACTOR WITH STRUCTURAL
  3. BASEMENT DESIGN & INSTALLATION TO BE CARRIED OUT BY SPECIALIST CONTRACTOR WITH STRUCTURAL
- FLOORS
1. BASEMENT TO HAVE THICK CONCRETE FLOOR
  2. BASEMENT FLOOR TO HAVE THICK CONCRETE FLOOR
  3. BASEMENT FLOOR TO HAVE THICK CONCRETE FLOOR
  4. BASEMENT FLOOR TO HAVE THICK CONCRETE FLOOR
  5. BASEMENT FLOOR TO HAVE THICK CONCRETE FLOOR
- FOUNDATIONS
1. FOUNDATIONS TO BE AS PER ENGINEERS DESIGN & SPECIFICATION
  2. FOUNDATIONS TO BE AS PER ENGINEERS DESIGN & SPECIFICATION
  3. FOUNDATIONS TO BE AS PER ENGINEERS DESIGN & SPECIFICATION
- WINDOWS & DOORS
1. WINDOWS TO BE DOUBLE GLAZED WHITE PVCU
  2. FRENCH DOORS TO GYM ROOM TO BE DOUBLE GLAZED / WHITE PVCU
  3. GARAGE DOORS TO BE ELECTRICALLY OPERATED WHITE ARCHITECTURAL STEEL GLANDORL EXTERNALLY
  4. EXTERNAL PERSONNEL DOORS TO BE STEEL SECURITY DOOR SETS - COLOUR WHITE
- SURFACE WATER DRAINAGE
1. SURFACE WATER DRAINAGE TO BE CONNECTED INTO EXISTING UNDERGROUND DRAINAGE
  2. SURFACE WATER DRAINAGE TO BE CONNECTED INTO EXISTING UNDERGROUND DRAINAGE
  3. SURFACE WATER DRAINAGE TO BE CONNECTED INTO EXISTING UNDERGROUND DRAINAGE
- SOIL WATER DRAINAGE
1. NO FLOOD DRAINAGE CREATED BY PROPOSED DEVELOPMENT

ALL DIMENSIONS TO BE CHECKED ON SITE  
PRIOR TO CONSTRUCTION. ANY DISCREPANCIES  
MANUFACTURE, AND ANY DISCREPANCIES  
TO BE REPORTED TO CONTRACT  
ADMINISTRATOR

PLANNING  
NOT FOR CONSTRUCTION



Blairgowrie Ltd.

ALGO BUSINESS CENTRE  
GLENMANN ROAD  
PERTH  
PH10 7AG  
Tel: 01728 450408  
Fax: 01728 450448  
E-mail: info@algo.co.uk  
Web: www.algo.co.uk

Drawn By	BL	Checked By	CM
Drawing Sheet Size	A1	Scale	AS SHOWN
Date	15.07.2014		

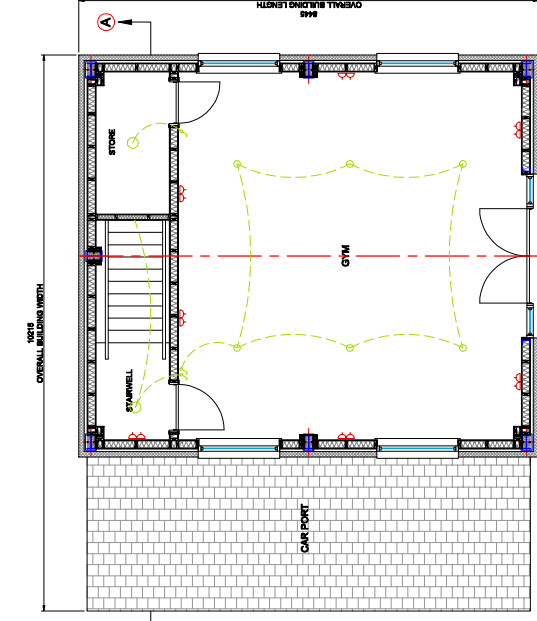
Project Title  
PROPOSED GARAGE / GYM / WINE CELLAR  
& CAR PORT AT GLENARDA HOUSE,  
BRIDGE OF CALLY, BLAIRGOWRIE, PH10 7AG  
FOR MR & MRS PHIPPS

Drawing Title  
FLOOR PLANS,  
ELEVATIONS &  
SECTION A-A

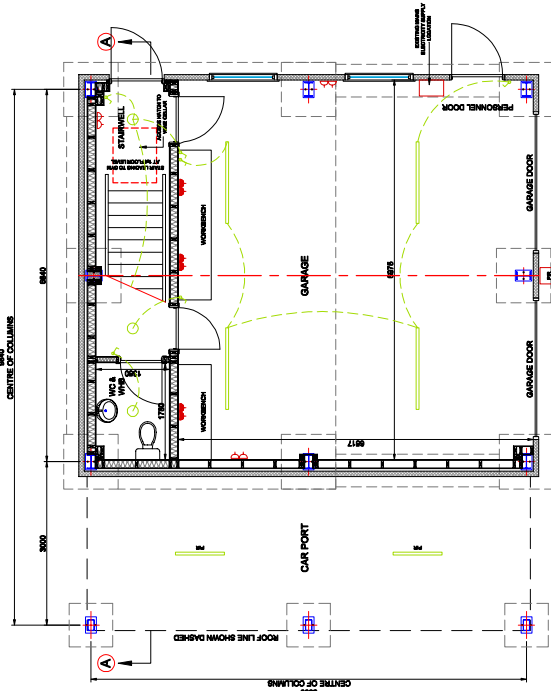
Project Number  
P14-065

Drawing Number  
PL\_02

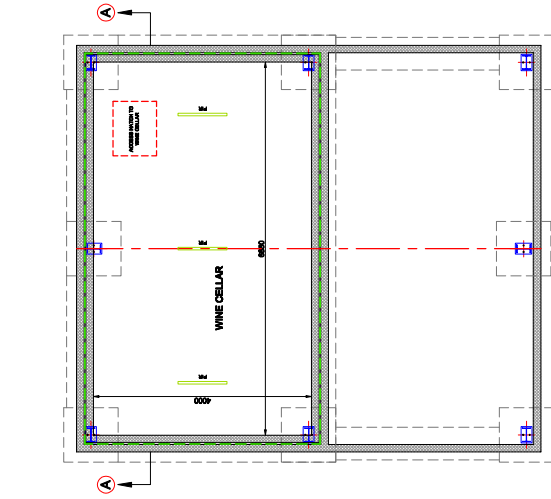
Revision  
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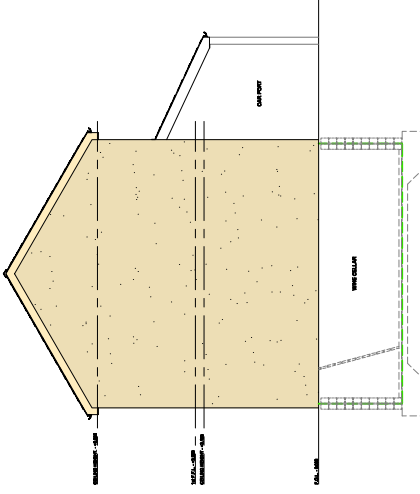
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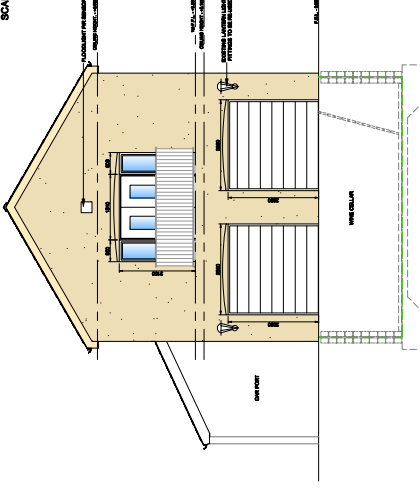
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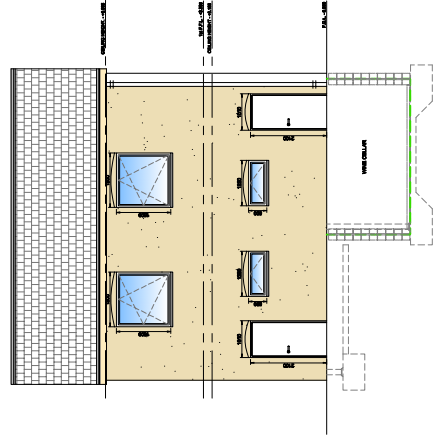
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SCALE - 1:50



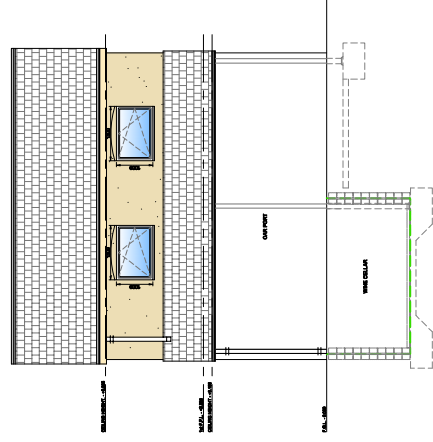
NORTH ELEVATION  
SCALE - 1:75



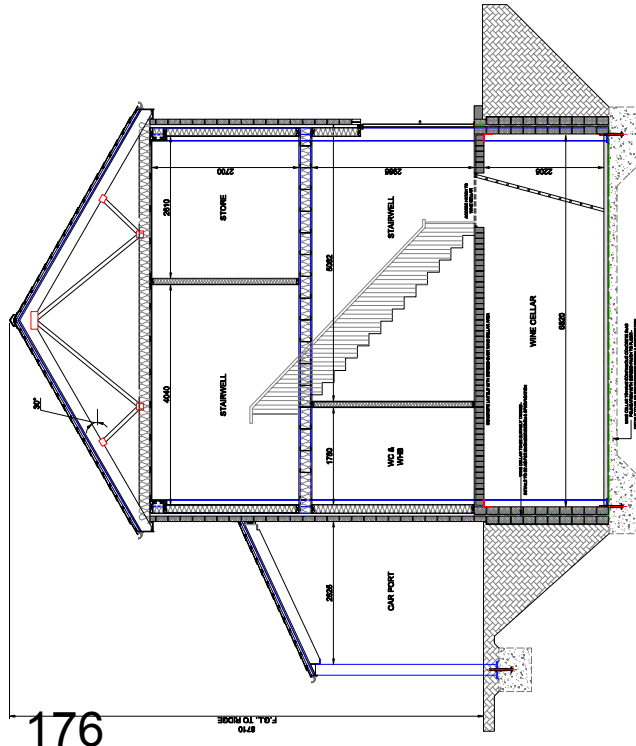
SOUTH ELEVATION  
SCALE - 1:75



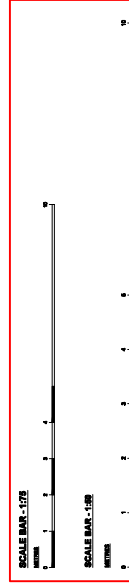
EAST ELEVATION  
SCALE - 1:75



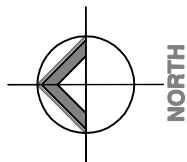
WEST ELEVATION  
SCALE - 1:75



SECTION  
SCALE - 1:50







**ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND MANUFACTURE, AND ANY DISCREPANCIES TO BE REPORTED TO CONTRACT ADMINISTRATOR**

## PLANNING NOT FOR CONSTRUCTION

**algo**  
Blairgowrie Ltd.

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Drawn By BL	Checked By CW	Date 15.07.2014
Drawing Sheet Size A4	Scale AS SHOWN	

**Project Title**  
**PROPOSED GARAGE / GYM / WINE CELLAR  
& CAR PORT AT GLENARDE HOUSE,  
BRIDGE OF CALLY, BLAIRGOWRIE, PH10 7JG  
FOR MR & MRS PHEPPS**

**Drawing Title**  
**EXISTING SITE PLAN**

Project Number <b>P14-065</b>	Revision <b>-</b>
Drawing Number <b>PL 03</b>	

EXISTING GARAGE  
- TO BE REMOVED

**GLENARDLE  
HOUSE**

**SITE BOUNDARY**

~~SCALE BAR - METRES~~

## EXISTING SITE PLAN

**SCALE - 1:500**

Ordnance Survey (c) Crown Copyright 2014. All rights reserved. Licence number 100022432



















**TCP/11/16(328)**

**Planning Application 14/01288/FLL - Demolition of garage and erection of wine cellar/garage/gym and car port, Glenardle House, Bridge Of Cally, Blairgowrie, PH10 7JG**

## **PLANNING DECISION NOTICE**

## **REPORT OF HANDLING**

**REFERENCE DOCUMENT** *(included in applicant's submission, see pages 175-177)*





# PERTH AND KINROSS COUNCIL

Mr And Mrs Phipps  
c/o Algo Design And Build  
F.A.O Brad Lowe  
Algo Business Centre  
24 Glenearn Road  
Perth  
PH2 0NJ

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date 18th September 2014

## TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **14/01288/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 21st July 2014 for permission for **Demolition of garage and erection of wine cellar/garage/gym and car port Glenardle House Bridge Of Cally Blairgowrie PH10 7JG** for the reasons undernoted.

Development Quality Manager

### Reasons for Refusal

1. As a consequence of its height, design and massing the proposal is incongruous and out of keeping with the host building. It is detrimental to visual amenity and is therefore contrary to Policy RD1 (Residential Areas) of the Adopted Perth and Kinross Local Development Plan 2014.
2. The proposal, by virtue of its scale and unbalanced design, is not in keeping with either the character or appearance of the existing residential property and will result in an incongruous development being introduced into the local area. Accordingly, the proposal is contrary to Policy PM1A and PM1B (c) of the Perth and Kinross Local Development Plan 2014.

## **Justification**

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

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**

**14/01288/1**

**14/01288/2**

**14/01288/3**

## REPORT OF HANDLING

### DELEGATED REPORT

Ref No	14/01288/FLL	
Ward No	N3- Blairgowrie And Glens	
Due Determination Date	20.09.2014	
Case Officer	Gillian Peebles	
Report Issued by		Date
Countersigned by		Date

**PROPOSAL:** Demolition of garage and erection of wine cellar/garage/gym and car port

**LOCATION:** Glenardle House Bridge Of Cally Blairgowrie PH10 7JG

#### 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:** 30 July 2014

#### SITE PHOTOGRAPHS



#### BACKGROUND AND DESCRIPTION OF PROPOSAL

The application site refers to a detached dwellinghouse known as Glenardle House, Bridge of Cally. The property is set within extensive grounds accessed off the A93. Within the site, to the north west of the dwellinghouse, is a detached double garage. Planning consent is sought to demolish the garage and replace it with a 2 storey double garage with wine cellar and gym.

## **SITE HISTORY**

01/00093/FUL      Two new windows and extended ground floor and window to existing annex to main house (Application Permitted)

## **PRE-APPLICATION CONSULTATION**

No pre application enquiry has been received in relation to this proposal.

## **NATIONAL POLICY AND GUIDANCE**

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

## **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 was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

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

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

Policy PM1A - Placemaking

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

Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

**OTHER POLICIES**

None

**CONSULTATION RESPONSES**

None required.

**REPRESENTATIONS**

None at time of report.

**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**

The site is located within the settlement boundary of Bridge of Cally where Policies RD1: Residential Areas and PM1A and PM1B (sub category c) Placemaking are directly applicable. Policy RD1 states that residential amenity will be protected and, where possible, improved. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area. Policy PM1A of the Local Development Plan seeks to ensure that all developments contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. Policy PM1B (c) seeks to ensure the design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.

The proposal is not considered to comply with these policies for the reasons stated elsewhere in the report.

## **Design and Layout**

The proposed building is 2 storeys in height with a wine cellar proposed below ground level. At ground level the building will provide a double garage and at first floor level a gym is proposed. A lean to car port is also proposed on the west elevation. The overall width of the building is some 10.2 metres to a length of 8.4 metres. Finishing materials comprise of a Spanish slate roof with a white wet dash roughcast to the walls.

Although the principle of erecting a replacement garage would be acceptable, the main issues of concern with this application are with the scale and design. The proposal as put forward would not harmonise with, or be sympathetic to, the character of the existing dwelling by virtue of its height, massing, roof design and proportions. The proposal does not respect the form of the existing dwellinghouse and does not respect details such as the roof design and height of the existing dwelling. The proposed buildings span width and depth is not by any means complemented by its excessive height and as such will act as an alien feature. Furthermore, whilst the ground floor fenestration details on the east elevation are symmetrical more consideration needs to be taken in respect of the upper floor windows.

Whilst the proposed extension would not be seen from any immediate public viewpoints, I consider the bulk and massing of the extension to detract from both the appearance of the existing house and character of the immediate locality.

## **Residential Amenity**

The proposal will have no impact on the residential amenity of neighbouring properties due to the extensive plot size.

## **Visual Amenity**

I am of the opinion that the development as submitted will create an unacceptable visual impact on the character and appearance of the existing house and surrounding area.

## **Landscape**

The proposal is set within existing garden ground and would have no adverse impact on the wider landscape.

## **Roads and Access**

I do not have any concerns with roads or access matters.

## **Drainage and Flooding**

The site is not within an area at risk of flooding. There are no concerns with drainage as part of this proposal.

## **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, it is clear that the proposal does not comply with 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 recommend 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**

### **Conditions and Reasons for Recommendation**

1. As a consequence of its height, design and massing the proposal is incongruous and out of keeping with the host building. It is detrimental to visual amenity and is therefore contrary to Policy RD1 (Residential Areas) of the Adopted Perth and Kinross Local Development Plan 2014.
2. The proposal, by virtue of its scale and unbalanced design, is not in keeping with either the character or appearance of the existing residential property and will result in an incongruous development being introduced into the local area. Accordingly, the proposal is contrary to Policy PM1A and PM1B (c) of the Perth and Kinross Local Development Plan 2014.

### **Justification**

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

### **Procedural Notes**

Not Applicable.

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

14/01288/1

14/01288/2

**Date of Report 17.09.2014**