

LRB-2021-29
21/00974/FLL – Alterations and extension to dwellinghouse,
The Granary, 2 Arlary Steadings, Milnathort

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LRB-2021-29
21/00974/FLL – Alterations and extension to dwellinghouse,
The Granary, 2 Arlary Steadings, Milnathort

**PAPERS SUBMITTED
BY THE
APPLICANT**



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

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

Thank you for completing this application form:

ONLINE REFERENCE 100168555-002

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

Applicant or Agent Details

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

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation: studioEAST Chartered Architects

Ref. Number:

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

First Name: *

Nicholas

Building Name:

King James VI Business Centre

Last Name: *

Goward

Building Number:

Telephone Number: *

01738 472090

Address 1
(Street): *

Friarton Rd

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Perth

Fax Number:

Country: *

UK

Postcode: *

PH2 8DY

Email Address: *

hello@studio-east.co.uk

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

| | | |
|----------------------|---------------------------------------|---|
| Title: | <input type="text" value="Mrs"/> | You must enter a Building Name or Number, or both: * |
| Other Title: | <input type="text"/> | Building Name: <input type="text" value="The Granary"/> |
| First Name: * | <input type="text" value="C"/> | Building Number: <input type="text"/> |
| Last Name: * | <input type="text" value="Findlay"/> | Address 1 (Street): * <input type="text" value="Arlary Steadings"/> |
| Company/Organisation | <input type="text"/> | Address 2: <input type="text"/> |
| Telephone Number: * | <input type="text"/> | Town/City: * <input type="text" value="Milnathort"/> |
| Extension Number: | <input type="text"/> | Country: * <input type="text" value="UK"/> |
| Mobile Number: | <input type="text"/> | Postcode: * <input type="text" value="KY13 9SJ"/> |
| Fax Number: | <input type="text"/> | |
| Email Address: * | <input type="text" value="REDACTED"/> | |

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="THE GRANARY"/> |
| Address 2: | <input type="text" value="2 ARLARY STEADINGS"/> |
| Address 3: | <input type="text" value="MILNATHORT"/> |
| Address 4: | <input type="text"/> |
| Address 5: | <input type="text"/> |
| Town/City/Settlement: | <input type="text" value="KINROSS"/> |
| Post Code: | <input type="text" value="KY13 9SJ"/> |

Please identify/describe the location of the site or sites

| | | | |
|----------|-------------------------------------|---------|-------------------------------------|
| Northing | <input type="text" value="705433"/> | Easting | <input type="text" value="314034"/> |
|----------|-------------------------------------|---------|-------------------------------------|

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Demolition of existing conservatory and erection of new single storey extension

Type of Application

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

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

What does your review relate to? *

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

Statement of reasons for seeking review

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

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

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

Please refer to enclosed document titled '21005 L-01 Cover Letter'

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

☐ Yes ☒ No

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

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

21005 L-01 Cover Letter 21005 PL-01 Location Plan 21005 PL-02 Block Plans 21005 PL-03 Existing Drawings 21005 PL-04A Proposed Drawings Site Photographs Neighbouring Extension Viewed From Application Site

Application Details

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

21/00974/FLL

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

01/06/2021

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

20/07/2021

Review Procedure

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

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

☒ Yes ☐ No

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

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

☐ Yes ☒ No

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

☒ Yes ☐ No

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

Checklist – Application for Notice of Review

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No ☐ N/A

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

☒ Yes ☐ No

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

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

☒ Yes ☐ No

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

Declare – Notice of Review

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

Declaration Name: Mr Richard Taylor

Declaration Date: 18/08/2021

21005 L-01

17th August 2021

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

Dear Perth & Kinross Council,

Application No: 21/00974/FLL & 21/00975/LBC
Proposal: Alterations & Extension to Dwellinghouse
Address: The Granary, 2 Arlary Steadings, Milnathort, Kinross, KY13 9SJ

In support of our Notice of Review, for refusal of the above noted application, we have summarised the process and our justification below.

Important Dates

The householder application was registered on 1st June 2021 with an expected determination date of 1st August 2021. A decision for refusal was issued on 20th July 2021.

The listed building consent application was registered on 22nd June 2021 with an expected determination date of 17th August 2021. A decision for refusal was issued on 5th August 2021.

Following discussions with the case officer and conservation planner, Studio East Chartered Architects provided amended drawings on 7th July 2021.

Matters Arising

The Conservation Planner noted their concerns on 2nd July 2021 via email. Their concerns were:

- Proposed extension larger than existing conservatory
- Projecting eaves increase the prominence of the extension and appear at odds with the vernacular simplicity of the historic building
- The extension should be of high quality, natural materials, avoiding uPVC rainwater goods and timber effect cladding.

Following a telephone conversation with the Conservation Planner the following changes were agreed:

- Change the cladding material to treated, natural timber cladding
- Change the uPVC rainwater goods to black aluminium
- Reduce the roof overhang
- No change to the size of the extension as it was not significantly larger than the existing conservatory. The flat roof also provides a lower roofline than the existing conservatory.

Justification

Further to the above and enclosed revised drawing number 21005 PL-04A, I have listed further reasons as to why this proposal should be granted approval.

- The existing conservatory is in a poor condition and must be replaced to avoid irreparable damage to the listed building.
- Although the proposed extension is slightly larger than the existing conservatory, the roofline is lower, reducing the visual effect on the listed building.
- The proposed extension features natural materials, in keeping with and not detracting from the character and interest of the listed building
- The existing conservatory features a large lead raggle into the stonework of the listed building. This would be repaired as part of the proposed works, furthermore the smaller flat roof would provide a lighter touch to the existing stonework than a pitched roof.
- A couple of variations to the proposed roof were suggested to the case officer (who refused to provide comment on either), a flat roof with parapet or pitched roof with clipped eaves.
 - A flat roof with parapet would reduce the overhang, however this would increase the overall height of the extension, thereby increasing the visual effect on the listed building
 - A pitched roof is not possible due to the existing first floor windows on the listed building. A mixture of pitched and flat roof would again raise the roofline of the building, increase the overall proportions and have a greater visual effect on the listed building.
- A large extension was approved by Perth and Kinross council adjacent to the listed building. Although it is not attached to the listed building the close proximity means it has direct effect on the character of the listed building. It is not of a size or scale in keeping with the local vernacular and clearly detracts from the listed building. Please see enclosed photograph (Neighbouring Extension Viewed From Application Site).

Conclusion

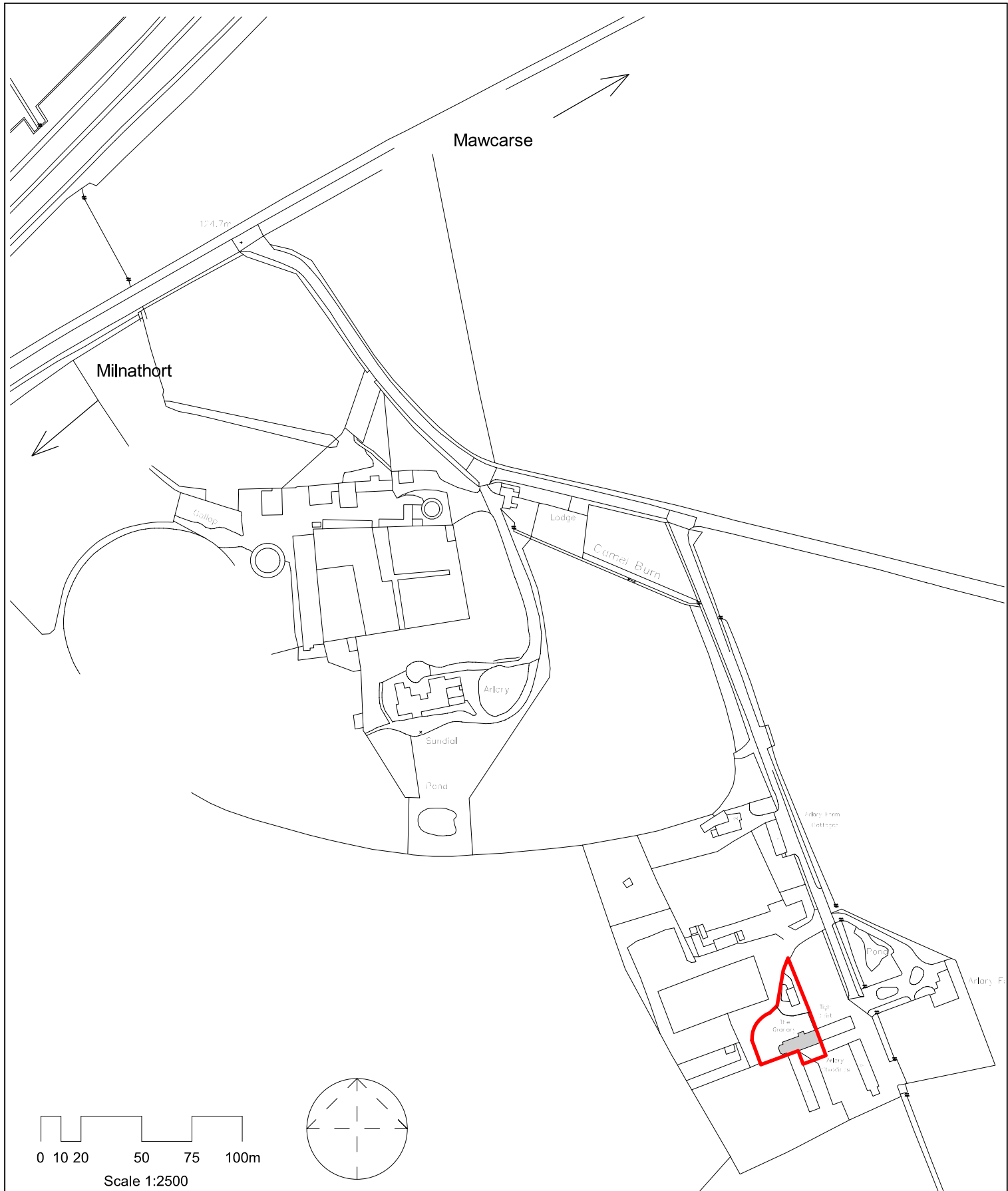
The application is for a simple, single storey extension with square floor plan, low profile roof, extensive glazing and featuring natural materials. The extension is not visible from a public road and is of a size and scale in keeping with the local vernacular and immediate neighbouring buildings. The simple design does not detract from the simplicity of the listed building.

I trust the above and enclosed will allow you to approve the application. If you have any queries, please feel free to contact our office.

Yours faithfully,



Nicholas Goward
for studioEAST
Enc



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| | | | |
|------------------------------------|--------------|--|----------|
| studio EAST | | PROJECT Single Storey Extension The Granary, Arlary Steadings, Milnathort | |
| CLIENT Mrs C Findlay | REV | Project Number | 21005 |
| | Scale (@ A4) | Date | Mar 21 |
| | | PURPOSE OF ISSUE | Planning |
| DRAWING NUMBER: | | King James VI Business Centre, Friarton Rd, Perth, PH2 8DY t: 01738 472090 e: hello@studio-east.co.uk | |

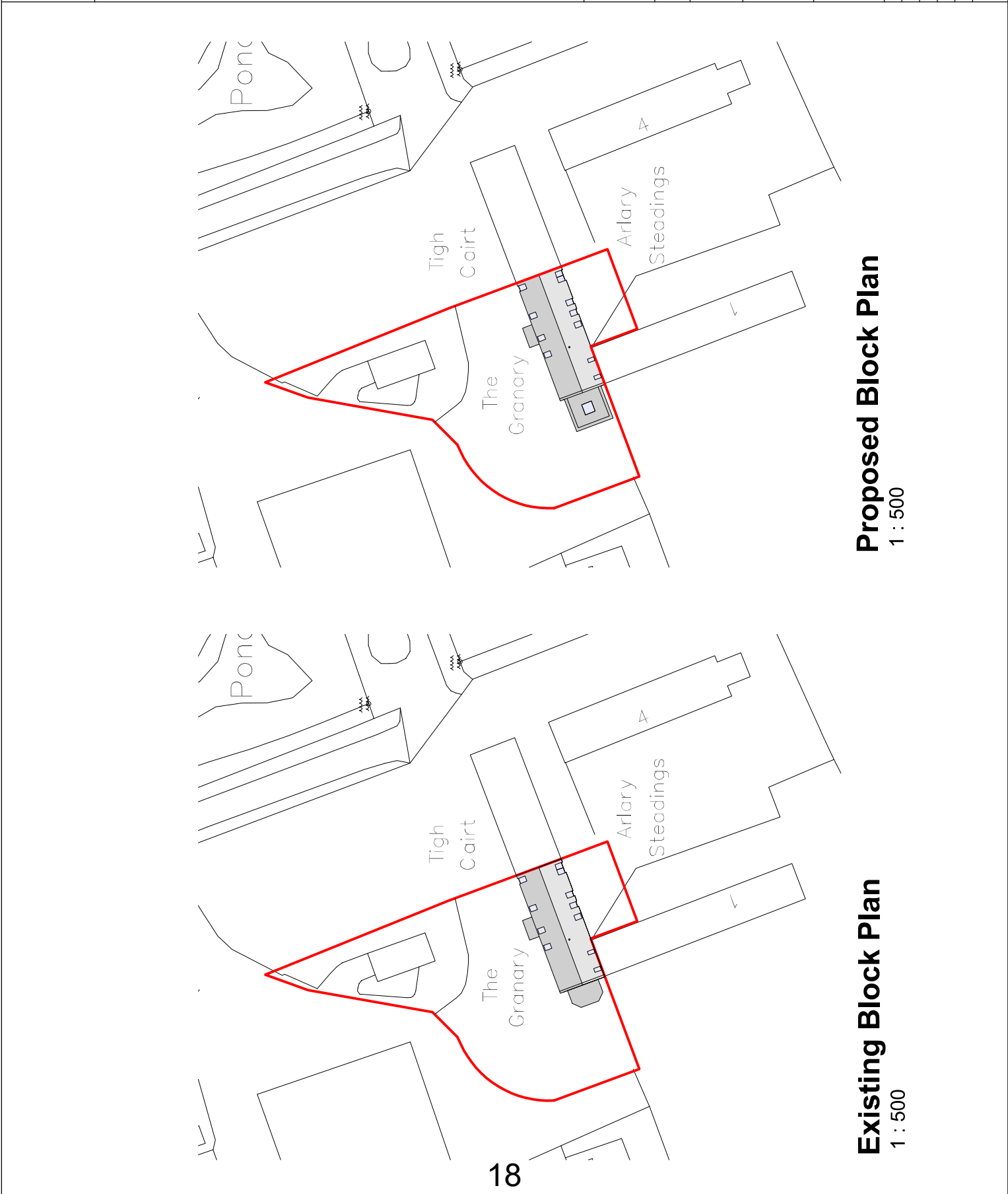
PL-0117

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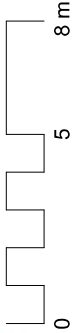
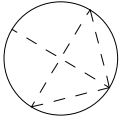
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| No. | Description | Date |
|---|---------------|------|
| studio EAST | | |
| Client | Mrs C Findlay | |
| Project | PL-02 | |
| Project | | |
| Single Storey Extension | | |
| The Granary, Amlary Steadings, Milnathort | | |
| Sheet | | |
| BLOCK PLANS | | |
| Scale (@ A3) | 1 : 500 | |
| Project number | 21005 | |
| Date | Mar 21 | |
| Purpose of Issue | Planning | |
| Drawn by | NG | |
| King James VI Business Centre, Fife Park Rd, Perth, PH2 8DY t: 01738 472090 e: haley@studio-east.co.uk | | |



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Scale 1:100

Materials

- Roofs:**
Single ply flat roof membrane
Anthracite grey fascias and soffits
- Walls:**
Smooth render (light grey)
Stone rail (colour to match existing)
Natural timber cladding
- Glazing:**
Aquad timber anthracite grey (to match existing)
- Gutters / Downpipes:**
Black aluminium downpipes and gutters



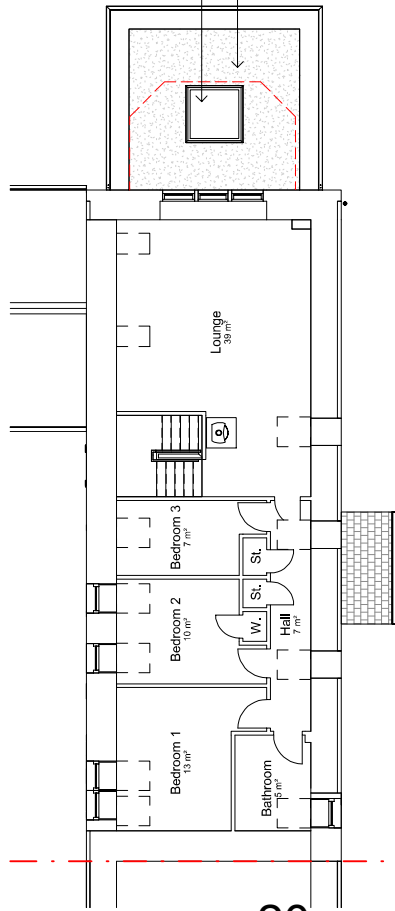
North Elevation

1 : 100

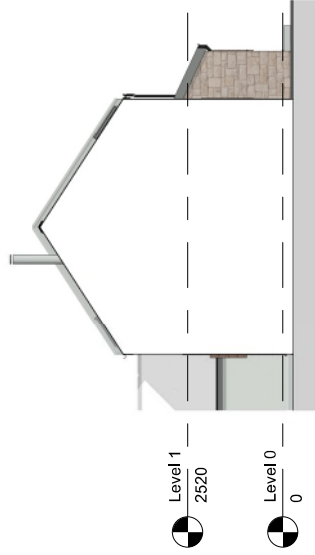
South Elevation

1 : 100

- Smooth render
Line of existing conservatory to be demolished
Timber french doors, style to match existing
Natural timber cladding
Smooth render



20

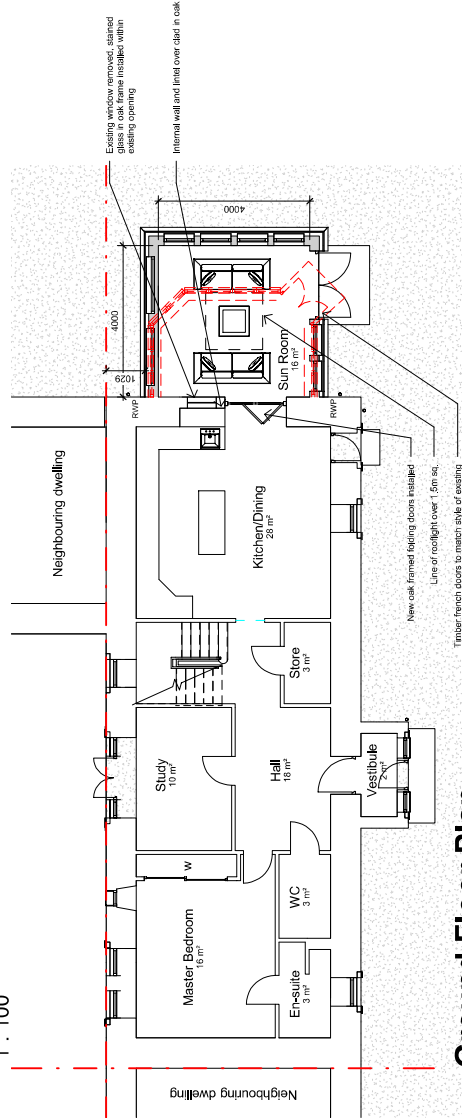


First Floor Plan

1 : 100

East Elevation

1 : 100



Ground Floor Plan

1 : 100



West Elevation

1 : 100

studio | EAST

A Updated to suit case 21.07.06
officer comments

No. Description Date

CLIENT Mrs C Findlay

PL-04

PROJECT
Single Storey Extension
The Granary, Arlary Steadings, Milnathort

PROPOSED DRAWINGS

SCALE (@A2) 1 : 100

PROJECT NUMBER 21005

DATE Mar 21

PURPOSE OF ISSUE Planning

DRAWN BY NG

King James VI Business Centre, Friarton Rd, Perth, PH2 8DY
t: 01738 472090 e: helle@studio-east.co.uk









| |
|---|
| <p>LRB-2021-29 21/00974/FLL – Alterations and extension to dwellinghouse, The Granary, 2 Arlary Steadings, Milnathort</p> |
|---|

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS *(included in applicant's submission, pages 17-23)*



Mrs C Findlay
c/o StudioEAST Chartered Architects
Nicholas Goward
King James VI Business Centre
Friarton Rd
Perth
PH2 8DY

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **20th July 2021**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **21/00974/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 1st June 2021 for Planning Permission for **Alterations and extension to dwellinghouse The Granary 2 Arlary Steadings Milnathort Kinross KY13 9SJ**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. The proposed development, by virtue of its unacceptable material specification and unsympathetic roof design of projecting and exposed eaves, would have a detrimental impact on the character and special interest of the category C-listed building.

Approval would therefore be contrary to Sections 14 & 59 of Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, which requires the Council to have special regard to the desirability of preserving Listed Buildings.

2. The proposed development, by virtue of its unacceptable material specification and unsympathetic roof design of projecting and exposed eaves, would have a detrimental impact on visual amenity and the character and special interest of the category C-listed building.

Approval would therefore be contrary to Policies 1A, 1B(a), (b), (c) and 27A of Perth & Kinross Local Development Plan 2 2019, which seek to ensure that developments contribute positively to the built and natural environment in terms of identity, important landmarks, design, appearance, and materials, to ensure that its special architectural and historic interest is not adversely affected.

3. The proposed development, by virtue of its unacceptable material specification and unsympathetic roof design of projecting and exposed eaves, would comprise a jarring contemporary contrast to the simple vernacular building.

Approval would therefore be contrary to Perth & Kinross Placemaking Guide 2020 which states that a contemporary contrast would purposefully be different yet aim to be equally compatible and complementary.

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

Plan Reference

01

02

03

04

05

REPORT OF HANDLING

DELEGATED REPORT

| | | |
|------------------------|-------------------|---------------------------------|
| Ref No | 21/00974/FLL | |
| Ward No | P8- Kinross-shire | |
| Due Determination Date | 31st July 2021 | |
| Draft Report Date | 19th July 2021 | |
| Report Issued by | KS | Date 19 th July 2021 |

PROPOSAL: Alterations and extension to dwellinghouse

LOCATION: The Granary 2 Arlary Steadings Milnathort
Kinross KY13 9SJ

SUMMARY:

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

SITE VISIT:

In line with established practices, the need to visit the application site has been carefully considered by the case officer. The application site and its context have been viewed by a variety of remote and electronic means, such as aerial imagery and Streetview, in addition to photographs submitted by interested parties.

This information has meant that, in this case, it is possible and appropriate to determine this application without a physical visit as it provides an acceptable basis on which to consider the potential impacts of this proposed development.

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

The Granary comprises one of the residential dwellings which has resulted from the conversion of the category C-listed steading buildings at Arlary Farm, approximately 1.5km to the east of Milnathort. This application seeks detailed planning permission for the replacement of a conservatory with a sunroom extension on the west gable end of the property. The application is submitted in tandem with a related application for listed building consent, Ref: 21/00975/LBC.

SITE HISTORY

| | |
|---------------|--|
| PK/91/1425 | Conversion of steading to 4 houses (in principle) Application Approved – 30 October 1991 |
| 99/00015/FUL | Erection of new garage with integral workshop/storage area Application Approved – 11 February 1999 |
| 04/02199/PPLB | Erection of a conservatory and metal flue to rear of roof pitch Application Approved – 21 December 2004 |
| 19/00969/LBC | Installation of replacement windows and doors Application Approved – 26 July 2019 |
| 21/00975/LBC | Alterations Related application – Pending Consideration |

PRE-APPLICATION CONSULTATION

Pre application Reference: Not 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 (2014) Listed Buildings (paragraph 141) states that;

“Change to a listed building should be managed to protect its special interest while enabling it to remain in active use. Where planning permission and listed building consent are sought for development to, or affecting, a listed building, special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest.

The layout, design, materials, scale, siting and use of any development which will affect a listed building should be appropriate to the character and appearance of the building and setting. Listed buildings should be protected from demolition or other work that would adversely affect it or its setting”.

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2 (2019).

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Policy 2: “Shaping Better Quality Places” states that proposals should be;

“Place-led to deliver distinctive places by ensuring that the arrangement, layout, design, density and mix of development are shaped through incorporating and enhancing natural and historic assets, natural processes, the multiple roles of infrastructure and networks, and local design context”.

Policy 9: “Managing TayPlan’s Assets” states that proposals should;

“Safeguard the integrity of natural and historic assets [through] understanding and respecting the regional distinctiveness and scenic value of the TAYplan area through safeguarding the integrity of natural and historic assets; including... townscapes and historic buildings”.

Perth and Kinross Local Development Plan 2 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance. The principal policies are:

Policy 1A + 1B: Placemaking

Policy 27A: Listed Buildings

Policy 39: Landscape

OTHER POLICIES AND GUIDANCE

Perth & Kinross Placemaking Guide 2020 states that;

“An extension to a building can be conceived to either appear as an integral part of the original architecture or, alternatively, it may be of a contemporary or contrasting design. In the former, an extension may go unnoticed. In the latter case the extension would purposefully be different yet aim to be equally compatible and complementary”.

CONSULTATION RESPONSES

Scottish Water

No objections – advice given.

INTERNAL COMMENTS

Structures And Flooding

No response within allocated timeline.

REPRESENTATIONS

No letters of representation have been received in relation to this proposal.

ADDITIONAL STATEMENTS

| | |
|--|---|
| Screening Opinion | EIA Not Required |
| Environmental Impact Assessment (EIA): Environmental Report | Not Applicable |
| Appropriate Assessment | Habitats Regulations – AA Not Required |
| Design Statement or Design and Access Statement | Not Required |
| Report on Impact or Potential Impact eg Flood Risk Assessment | Not Required |

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan and the adopted LDP2.

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 dwellinghouse are generally considered to be acceptable in principle. Nevertheless, consideration must be given to the scale, form, massing, design, position, proportions and external finishes of the proposed development, within the context of the application site, and whether it would have an adverse impact upon visual or residential amenity or the character and special interest of the listed building.

Design and Layout

The Granary comprises one of the residential dwellings which has resulted from the conversion of the category C-listed steading buildings at Arlary Farm, HES Ref: LB17653, which is located approximately 1.5km to the east of Milnathort. This application seeks detailed planning permission for the replacement of a conservatory with a sunroom extension on the west gable end of the property.

Visual Amenity

The existing hardwood-framed conservatory is painted dark grey and is heavily glazed. This reduces its visual impact on the west gable end and avoids it being overly visually intrusive, with the arched/glazed opening above maintaining visual prominence on the gable.

The proposed sunroom extension increases the footprint to 4.95m in width and 4.5m in projection. It incorporates a smooth render basecourse with fibre-cement cladding on the walls and a roof with exposed eaves which projects 0.85m beyond its walls.

The proposed roof detail is a strong architectural statement which unsympathetically contrasts with the clipped eaves of the category C-listed building. The applicant's agent was contacted over concerns that the projecting and exposed eaves detail is both uncharacteristic and overly ornate, given the simplicity of the listed building which has very clean lines, particularly along its roof. Additionally, concerns were raised over the use of upvc rainwater goods (which require to be splayed across the gable end due to the roof overhang) and fibre-cement cladding which is a synthetic material that would not have the same ageing/maturing/softening characteristics of a natural material.

The agent suggested revisions on 7 July 2021 which reduced the eaves projection to 0.6m, re-aligned the downpipes directly downwards from the overhang, changed the rainwater goods material to painted aluminium and incorporated horizontally lined timber cladding in place of fibre-cement.

The change in material specification would be considered acceptable. However, the small reduction in roof projection does not satisfactorily address its design concerns. Its open/exposed eaves would remain an incongruous detail which would detract from the character and special interest of the listed building, even at its reduced projection of 0.6m. The agent was advised that the concerns remain, and he has decided not to make further changes but to progress with the application. As no agreement has been reached over suitable revisions, the application is to be progressed on the basis of the originally submitted drawings.

Conservation Considerations

Given the circumstances noted above, the proposed development would have a detrimental impact on the character and special interest of the category C-listed building.

Landscape

The application site is located within the Loch Leven and Lomond Hills Special Landscape Area, where Policy 39 of the Perth & Kinross Local Development Plan 2 2019 applies. However, given the small-scale nature of the proposed development, there would not be a detrimental landscape impact.

Residential Amenity

Given the position, proportions and orientation of the proposed development in relation to the adjoining property to the south, and the intervening boundary treatments, there would not be an adverse impact on residential amenity.

Roads and Access

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

Drainage and Flooding

There are no drainage or 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.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the adopted Development Plan. Accordingly, the proposal is refused on the grounds identified below:

Reasons

- 1 The proposed development, by virtue of its unacceptable material specification and unsympathetic roof design of projecting and exposed eaves, would have a detrimental impact on the character and special interest of the category C-listed building.

Approval would therefore be contrary to Sections 14 & 59 of Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, which requires the Council to have special regard to the desirability of preserving Listed Buildings.

- 2 The proposed development, by virtue of its unacceptable material specification and unsympathetic roof design of projecting and exposed eaves, would have a detrimental impact on visual amenity and the character and special interest of the category C-listed building.

Approval would therefore be contrary to Policies 1A,1B(a),(b),(c) and 27A of Perth & Kinross Local Development Plan 2 2019, which seek to ensure that developments contribute positively to the built and natural environment in terms of identity, important landmarks, design, appearance, and materials, to ensure that its special architectural and historic interest is not adversely affected.

- 3 The proposed development, by virtue of its unacceptable material specification and unsympathetic roof design of projecting and exposed eaves, would comprise a jarring contemporary contrast to the simple vernacular building.

Approval would therefore be contrary to Perth & Kinross Placemaking Guide 2020 which states that a contemporary contrast would purposefully be different yet aim to be equally compatible and complementary.

Justification

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

Informative Notes

Not Applicable.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01

02

03

04

05

LRB-2021-29
21/00974/FLL – Alterations and extension to dwellinghouse,
The Granary, 2 Arlary Steadings, Milnathort

REPRESENTATIONS

Wednesday, 16 June 2021



Local Planner
Planning and Development
Perth and Kinross Council
Perth
PH1 5GD

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Sir/Madam

SITE: The Granary, 2 Arlary Steadings, Milnathort Kinross, KY13 9SJ
PLANNING REF: 21/00974/FLL
OUR REF: DSCAS-0042483-9FX
PROPOSAL: Alterations and extension to dwellinghouse

Please quote our reference in all future correspondence

Audit of Proposal

I have carried out an audit of the below listed drawings and I'm pleased to confirm that Scottish Water has no objection to the development proceeding.

Please Note

No new connections will be permitted to the public infrastructure. The additional surface water will discharge to the existing private pipework within the site boundary.

General Notes

For all extensions that increase the hard-standing area within the property boundary, you must look to limit an increase to your existing discharge rate and volume. Where possible we recommend that you consider alternative rainwater options. All reasonable attempts should be made to limit the flow.

This response is in relation to the information you have provided. If there are any changes to your proposed development, you may be required to submit the proposed amendments for review.

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below.



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To find out more about connecting your
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We'd love to know what we're
doing well or could do better.
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Yours sincerely,

Pamela Strachan

Planning Team Analyst

developmentoperations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."



So, how are we doing?

We'd love to know what we're doing well or could do better. We promise we're listening, [click here](#) to tell us...



Scottish Water
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