

TCP/11/16(383)

**Planning Application – 15/01501/FLL – Extension to
dwellinghouse, Assynt, Den Road, Scone, PH2 6PY**

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TCP/11/16(383)

**Planning Application – 15/01501/FLL – Extension to
dwellinghouse, Assynt, Den Road, Scone, PH2 6PY**

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

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

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

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

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

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name **MR & MRS ALAN ROBERTSON**

Address **ASSYNT
DEN ROAD,
SCONE,
PH2 6PY**

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name **R. GREGOR**

Address **THE SQUARE
METHUEN
PERTHSHIRE
PH1 3PE**

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail* **R.GREGOR@BT.COM**

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

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

Yes ☒ No ☐

Planning authority

PERTH & KINROSS COUNCIL

Planning authority's application reference number

15/01501/PL

Site address

**ASSYNT, DEN ROAD, SCONE,
PERTHSHIRE PH2 6PY**

Description of proposed
development

**PROPOSED SINGLE STOREY EXTENSION
TO HOUSE**

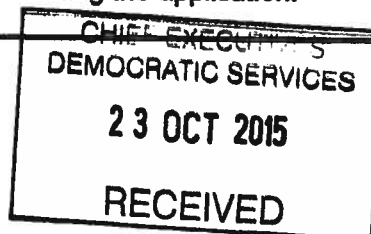
Date of application

24.8.2015

Date of decision (if any)

29.9.2015

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

Notice of Review

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

Reasons for seeking review

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

Review procedure

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

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

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

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

Site inspection

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

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

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

Statement

Notice of Review

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.

1. I ENCLOSE A SUPPORT LETTER FROM MR ALAN ROBERTSON & MRS MARGARET JOYCE ROBERTSON
2. I ENCLOSE A SUPPORT LETTER GIVEN BY THE NEIGHBOUR TO THE BACK & WEST
3. AS ACCENT I WAS SHOCKED THAT THE APPLICATION WAS REFUSED. THE HOUSE IS WELL BACK FROM THE ROAD SOME 15 METRES BACK & WELL SCREENED.
4. THE EXTENSION IS SINGLE STOREY & SHALL BEING ONLY 8200MM X 4400MM (14'0" X 14'0")
5. THE EXTENSION IS PROPOSED TO BE BUILT IN NATURAL SCENE & PARENING SLABS, TIMBER PARENING VERTICAL LINING BOARD & MATCHING WINDOWS
6. MY CLIENT IS WILLING TO BUILD THE WHOLE WALL OF THE EXTENSION IN MATCHING NATURAL SCENE FROM GROUND TO SLABE ROOF
7. FOR THIS REPORT SET WELL BACK & SCREENED ON A VERY QUITE ROAD IT IS SURELY POSSIBLE TO REVERSE THIS HARD DECISION OF THE PLANNING OFFICER REFUSED WITH NO WARNING
8. I WISH THE REVIEW BODY CAN LOOK FAVORABLY ON THIS & ALLOW AN APPEAL TO MR ROBERTSON CAN BUILD HIS

9. THE COUNCIL HAS APPROVED THE BUILDING WALLING APPLICATIONS
Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes ☐ No ☒

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

List of documents and evidence

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

1.	MY CLIENT'S SUPPORT LETTERS
2.	NEIGHBORS SUPPORT LETTERS
3.	MY OWN LETTER AS CLIENT
4.	SET OF THE COMPLETED PLAN.
5.	GRANDER MAP & BLOCK PLAN

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

B. SPEER	AGENT

Date

02 : 10 : 18

22nd October 2015

Ms Gillian A. Taylor,
Clerk to The Local Review Body,
The Antrium,
137 Glover Street,
PERTH
PH2 0JB

Dear Gillian,

**Planning Permission Refusal For Single Storey Extension to House at Assynt, Den Road, Scone.
For Mr & Mrs A. Robertson.**

Please find enclosed an application for appeal to the Local Review Body in connection with the Planning Permission refusal for the proposed project, made on 29th September 2015, with the Planning application reference number being 15/01501/FLL.

In connection with the appeal application I would confirm the following:

- (1) I enclose a support letter from Mr & Mrs A. Robertson.
- (2) I enclose also a support letter given voluntarily by the neighbour on either side, to the east and the west.
- (3) As agent I was very shocked that the application was refused. The house is well back from Den Road, some 15m back from the road and well screened.
- (4) The extension is single storey and only a small extension, being 4200mm x 4400mm (14' x 14'8").
- (5) The extension is proposed to be built in matching natural stone, matching natural slates, vertical timber lining to match the porch and matching windows to match the existing house.
- (6) My client is willing to build the whole of the single room extension in matching natural stone from the ground up to the slate roof, if this compromise would be helpful.
- (7) For this property set well back and screened on a very quiet road, it is surely possible to reverse this hard decision from the Planning Department refusing the application with no warning.
- (8) I hope the Councillors on the Review Body can visit the property at Assynt to see the immaculate nature of the whole property and can look favourably on this application for appeal and give an approval so Mr & Mrs Robertson can build their small single storey extension.
- (9) I have been drawing plans for many years and lodging these with Perth & Kinross Council and both my clients and myself did not think the Planning application would be refused and in view of this we lodged the Building Warrant application at the same time. The Building Warrant approval has been granted by Perth & Kinross Council. It is hard to believe that a small single storey, one room extension, built in natural stone and natural slates, with matching windows and timber lining can be refused, especially with the location of this property set well back and screened and on a very quiet road where all the houses in Den Road are all different.

2

22nd October 2015

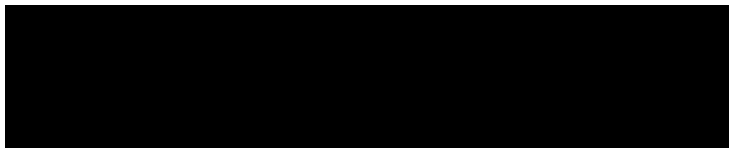
Ms Gillian A. Taylor

If you any queries with the items listed just contact me regarding this.

I have enclosed a copy of the Ordnance Map and block plan for the project as well as a set of the completed plans, which I have enclosed in colour.

I look forward to hearing from you.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

R. Crerar

C.C. Mr & Mrs A. Robertson

A long, thin, slightly curved handwritten line, likely a signature or a flourish.

Assynt
Den Road
Scone
Perth
PH2 6PY

Dear Sirs

We write in regard to the recent decision made to refuse planning permission for a small extension to our home at the above address.

1. Background to Assynt

We bought the property in 1968 prior to our marriage in 1969. At that time the main building had a coach house and stables on the ground floor with old fashioned living accommodation on the upper floor which had no separate kitchen and no bath. We completely renovated the entire building to give a small kitchen, bathroom and sitting room on the ground floor with 3 bedrooms and toilet on the upper floor. We did most of the work ourselves including reclaiming wood, stone, bricks and doors from demolition sites and employed a plumber and electrician. We added a kitchen extension 10 years later, installing central heating at the same time. Over the years we have transformed the derelict outbuildings forming a workshop, two garages, storage areas and a greenhouse. This was all done with skill and sensitivity to ensure compatibility with the original buildings using reclaimed materials wherever possible. The large garden grounds were also developed to suit family life and the main hobby of show gardening.

2. Background of the applicants

Allan F. Robertson has stayed in Scone all his life. He joined his father in the family building business, established by his Grandfather in 1922, at age 15, served his apprenticeship and took over from his father in 1980. The business continues to flourish with a good mix of contracts including speciality work commissioned by Scottish National Heritage and Historic Scotland with the next two generations of Robertsons and 15 employees. Allan is a master craftsman who takes great pride in his work, frequently diplomatically advising customers on the use of more suitable materials to suit older buildings or to blend in with the surroundings. Allan is presently Chairman of Scone and District Horticultural Society, President of Scone Bowling Club, a past Captain and at present Match Secretary of Scone Golf Club. Allan is particularly proud of his success growing sweet peas in the garden at Assynt, securing the Scottish National Championship on several occasions. Many new varieties of sweet pea have been bred in the garden and can be found in gardens all over Britain.

Joyce Robertson has enjoyed life in Scone since marrying Allan in 1969. She returned to work after both children were at school and followed a career in NVQ training until her retirement in 2007. A volunteer with RVS she is also President of Scone WRI, immediate Past Ladies President of Scone Park Bowling Club, a member of Scone Horticultural Society and a past President of Perth Country Dance Club.

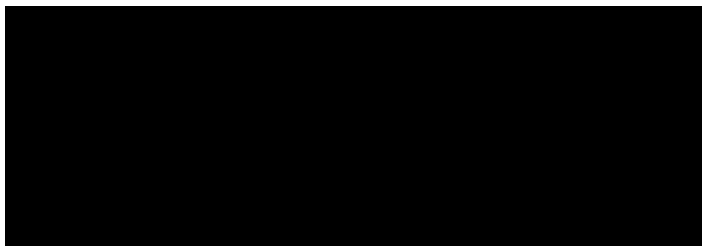
We both firmly believe in supporting the community we live in and have experienced great changes in a fast growing village over the years. Our son and daughter have also chosen to stay in Scone bringing up their families in the village.

3. Reasons for extension application

To give room to entertain a fast growing family, celebrations in our home have a minimum of 12 main family members. A room that will have sunshine most of the day, when available, to warm and cheer us as we get older. We also are looking to a future which may see us become ill or infirm, unable to manage the stairs to our bedroom. The extension would give the chance to have a downstairs bedroom close to a bathroom, affording us some dignity and comfort in our family home of many years.

Our property has been well maintained by us for nearly 50 years, changing from a run down worn out old place to an immaculate, highly regarded home and garden. In no way would we choose to build anything on to our home that would be displeasing to the eye or change the characteristics of a vintage house. We have been absolutely shocked and devastated by the planning departments decision to deny us permission to extend our home sympathetically and trust that we can come to some agreement to allow us to go ahead.

Yours faithfully



ALLAN & JOYCE ROBERTSON

Westwind,
Den Road,
Scone.

The Planning Committee.

19th. October 2015.

Dear Sirs,

I write in support of my
neighbours, Mr. & Mrs. A. Robertson, in their
recent planning application. Over many
years, I have seen my neighbours
constantly improve their property with
meticulous attention to detail. I do
not believe that the proposed extension
would be in any way detrimental
and would be executed to their
usual high standard. The property
is well back from the road which
has little passing traffic.

Yours faithfully,

Heather Ross

Your ref: 15/01501/FLL

Birchfield
Den Road
Scone
Perth
PH2 6PY

11 February 2014

Planning and Development,
Pullar House,
Kinnoull Street,
Perth
PH1 5GD

Dear sirs,

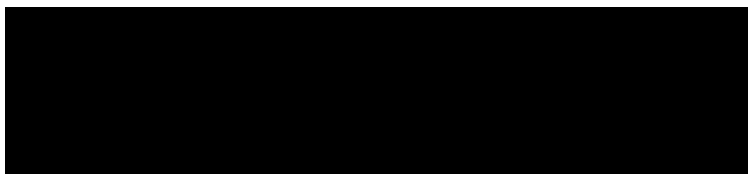
We refer to the planning application by Mr and Mrs A Robertson for an extension to their house at Assynt, Den Road, Scone.

As their adjacent neighbours to the east, we wish to state that we are quite happy for the project to proceed and that it will have no detrimental effect on the view from our property .

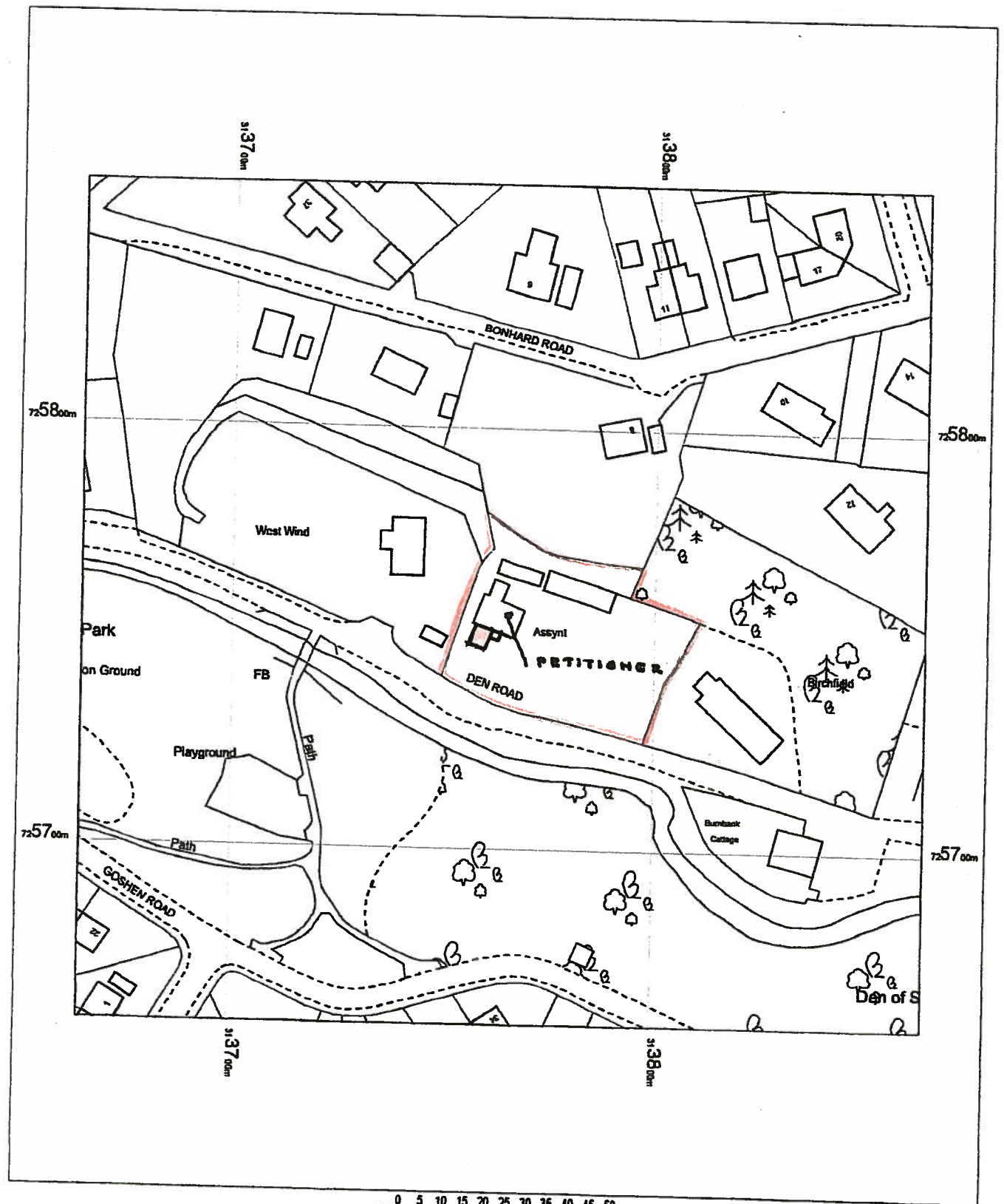
As regards the approach from the east the house is situated well back from the road and for anyone walking along the road from that direction is hidden from view by the existing beech hedge which runs along the perimeter of our property along the side of the road and which extends along the perimeter of Assynt as far as the driveway. We therefore do not consider that the extension will be highly prominent from the eastern approach.

I hope you will take these comments into account when considering this application.

Yours faithfully

A large black rectangular box redacting the signature of Murray and Kay McFarlane.

Murray and Kay McFarlane



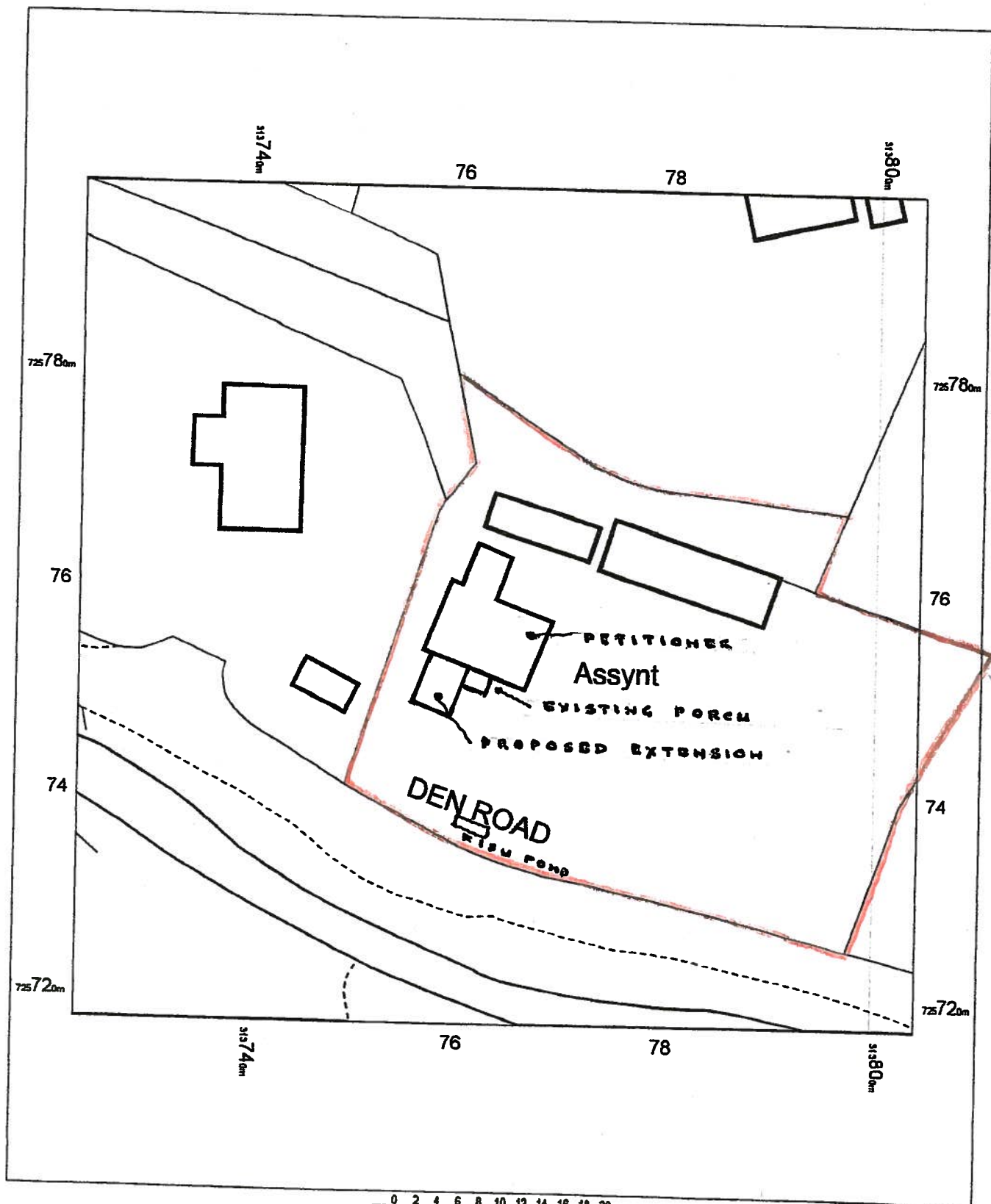
OS MasterMap 1250/2500/10000 scale
17 August 2015, ID: MNOW-00455790
mapsnow.co.uk

1:1250 scale print at A4, Centre: 313764 E, 725758 N

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100017780



MapsNow



OS MasterMap 1250/2500/10000 scale
17 August 2015, ID: MNOW-00455795
mapsnow.co.uk

1:500 scale print at A4, Centre: 313764 E, 725758 N

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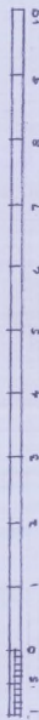
MapsNow
A

PROPOSED EXTENSION TO HOUSE AT

ASSYHT, DEN ROAD, SCONE,

PERTHSHIRE FOR MR & MRS A. ROBERTSON

SCALE - 1:20



WINDOWS

WHITE PVC WINDOWS, DOUBLE GLASS

UNFINISHED GLASS, U VALUE 0.14, DOUBLE

STRIPPING, PERMANENT TO TOTAL 12000

MAN, LOCK TO SECURE ST DESIGN, WHITE

ALL ROUND

SOLUM, 2

50 MM WARM CONCRETE COLUMN ON 1000C

POLYSTYRENE LEVEL WITH OUTSIDE GROUND

(MIN 100 MM BELOW JOISTS), BOTTOM LINE

BLINDED ON TOP (SEE SECTION A-A 4

'B-B')

TOTAL NET WINDUW AREA - 9.45 SQ MET

FLOOR AREA OF SUN LOUNGE - 12.80 SQ MET

25% OF 12.80 SQ MET IS - 3.20 SQ MET

EXISTING WINDOW IS - 3.72 SQ MET

(TO BE REMOVED)

SIDE PARCH WINDOW IS - 2.50 SQ MET

TOTAL - 1.42 SQ MET

STRUCTURE

THE ROOF TRUSS CERTIFICATE WILL

BE SUBMITTED BEFORE A COMPLETION

CERTIFICATE IS APPLIED FOR

R CRERAR

BUILDING CONSULTANT

THE SQUARE

METWEN, PERTHSHIRE

TELEPHONE 01738 840244

EXTENSION WALLS (U VALUE 0.14)

VERTICAL T & V WHITE PVC LINING, 50 X 25 MM HORIZONTAL STAIN

AT 500 MM CTRS, 50 X 150 MM VERTICAL STRIPS AT 600 MM CTRS, VENTILATION

300 MM AT BOTTOM, BRACKETED BUILDING PAPER (PAINT SHIELD) 9 MM

PLYWOOD, 120 X 20 MM STAPLED AT 400 MM CTRS, 100 MM MINCEBAN

(SECURITY MULTI BOLTS TO EXISTING WALL BASE WALL)

THIS IS A WALL WITH INSULATION BETWEEN, ON INSIDE 27 MM

OFFICE THERMALINE PLUS WITH BUILT IN VAPOR BARRIER

EXTENSION BASE WALLS (U VALUE 0.14)

200 MM THICK MATCHING STONE ON 100 MM RAISE OF BLOCK BACKING WITH

WITH GALV STEEL TIES AT 450 X 450 MM CTRS, ALL SECURELY TIED TO

EXISTING WALLS WITH GALV STEEL CONTINUOUS TIE STEEL, 25 MM DIA

SPACE, 120 X 20 MM STAPLED AT 400 MM CTRS, 100 MM MINCEBAN

THERMAL WALL TIE INSULATION BETWEEN, ON INSIDE 27 MM OFFICE

THERMALINE PLUS WITH BUILT IN VAPOR BARRIER

WALL STRIPPING (INTERNAL)

50 X 20 MM WALL STRIPS AT 600 MM CTRS, 25 MM STRIPDOWN BETWEEN,

12.5 MM TO PLASTER BOARD TO EXISTING WALL AT PROPOSED SUN ROOM

ENERGY

DOUBLE GLASS (3 DOUBLE) INSTALLED U VALUE 0.14, TO MAKE SUN ROOM

A STAND ALONE EXTENSION PARTITION - 75% ZONE AT 600 CTRS WITH

55 MM QUILT BETWEEN ± 12.5 MM OFFICE 80 MM BLOCK EACH SIDE

SECURELY TIED, RESISTANCE

100 MM BRICK WALL

150 X 20 MM JOISTS AT 400 CTR

100 MM WATER RESISTANT WALL

100 MM BRICK OR BLOCK BACKING WALL

200 MM NATURAL STONE WALL OUTSIDE ALL ROUND

MATCHLINE R/W TO EXISTING VAPOR

3000 X 3800 MM

3000 X 3800 MM

FOUNDATION PLAN

EXTENSION ROOF (U VALUE 0.12)

MATCHING SLATE ROOF 2 ZONE BLOCK & MIES, LEAD VALLEY AT JUNCTION

WITH PORCU ROOF 2 ZONE WALL EXISTING FIRST FLOOR WINDOW (ROOF)

DALTER ROOF BUILD BARRIABLE NON-BURN, 22 MM BAWN TINDER

SARKING (PVC VENTILATION), PREFABRICATED ROOF TRUSSES AT

600 MM CTRS (CERTIFICATE PROVIDED LATER), 350 MM GLASS WOOL,

TO 300 MM PLASTERBOARD, GALV STEEL HANGING DOWN STRIPS AT

1200 MM CTRS ALL ROUND, RED WOOD PASEIA, MATCHING CUPRUM

EXTENSION FLOOR (U VALUE 0.18)

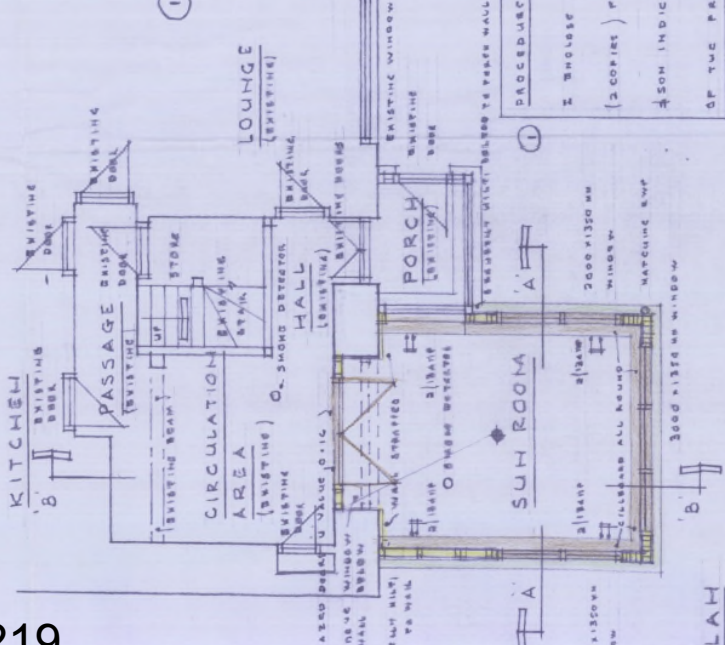
22 MM T & C CHIPBOARD FLOORING, 350 X 350 MM SUPP. FILL, 150 X 20 MM

JOISTS AT 600 MM CTRS, 150 MM MINCEBAN BETWEEN, BOLD IN PLACE

34 THIN STRIPS AT 600 MM CTRS, 180 X 25 MM WOOD PLATE ON D.P.C.

FLOOR LEVEL WITH EXISTING HOUSE FLOOR.

219



PROCEDURE REGULATIONS

I ENCLOSE AN ALL TRAFFIC SYSTEM

(2 COPIES) FROM ALAN ROBERTSON

PERSON INDICATING THE ACTUAL COST

OF THE PROPOSED EXTENSION

TCP/11/16(383)

**Planning Application – 15/01501/FLL – Extension to
dwellinghouse, Assynt, Den Road, Scone, PH2 6PY**

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENT

PERTH AND KINROSS COUNCIL

Mr And Mrs A Robertson
c/o R. Crerar
Crerar
The Square
Methven
Perth
PH1 3PE

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 29.09.2015

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **15/01501/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 26th August 2015 for permission for **Extension to dwellinghouse Assynt Den Road Scone Perth PH2 6PY** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The proposed extension, by virtue of its awkward relationship with the existing house, unsympathetic design, form, position and proportions, would unbalance the existing house, resulting in a detrimental impact on visual amenity. Approval would therefore be contrary to Policies 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 and appearance.
2. Approval would be contrary to the Perth & Kinross Placemaking Guide, which seeks to ensure that development has an appropriate design, shape, scale and proportions by discouraging unsuitable additions which destroy the composition of existing buildings, particularly on the front elevation of a house.

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 "Online Planning Applications" page

Plan Reference

15/01501/1

15/01501/2

15/01501/3

15/01501/4

15/01501/5

REPORT OF HANDLING

DELEGATED REPORT

Ref No	15/01501/FLL	
Ward No	N2- Strathmore	
Due Determination Date	25.10.2015	
Case Officer	Keith Stirton	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Extension to dwellinghouse

LOCATION: Assynt Den Road Scone Perth PH2 6PY

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: 2 September 2015

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

Assynt is a traditional detached dwellinghouse which is located on Den Road, which is a long, linear, sparsely developed residential lane in Scone village. This detailed application seeks planning permission to extend the house to the front (South).

SITE HISTORY

None

PRE-APPLICATION CONSULTATION

Pre application Reference: Not Applicable.

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 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 and is augmented by Supplementary Guidance.

The principal policies are, in summary:

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 POLICIES

Perth & Kinross Council's Placemaking Guide

The placemaking guide is not intended to limit imaginative and innovative design but discourage particularly large, unsuitable or overly cost-conscious additions and alterations which can destroy the composition of existing buildings and their surroundings.

An extension which recognises and respects the form of the existing building is more likely to be successful than one which ignores the design of the original. Similarly, extensions which distort the shape, scale and proportions of the existing building are less acceptable than those which respect details like roof pitch and original building span depth.

It is nearly always necessary to avoid overwhelming existing buildings in order to ensure that the architectural integrity of the original structure does not become lost.

Extensions in front of buildings are generally not favoured as they often detract from the design of what is frequently the most important and prominent 'principal' elevation of the property. However, modest porches or canopies may be an acceptable addition. Front extensions should generally be avoided.

Conservatories & sun rooms

This form of extension deserves separate consideration because of its widespread popularity and the unfortunate resultant poor quality of design and materials often proposed. In general:

- The usual and best siting is to the rear of properties

CONSULTATION RESPONSES

None required.

REPRESENTATIONS

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

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

In general terms developments which are ancillary to an existing domestic dwelling are considered to be acceptable in principle. However, consideration must be given to the scale, form, massing, design, position, proportions and external finishes of any proposal and whether it would have an adverse impact on visual or residential amenity.

Design and Layout

The principal elevation of the existing house is a traditionally designed villa which has a strong symmetrical character. The proposed sun room extension is of single storey, hipped roof design and it is proposed on the principal (South) elevation of the property, off-set from centre, to the left of the existing porch.

The external finishing materials consist of a slate roof, natural stone wall to sill level and white painted, vertically boarded timber cladding.

Landscape

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

Residential Amenity

Given the enclosed nature of the site, no neighbouring properties would be adversely affected in terms of overlooking or overshadowing.

Visual Amenity

The off-set position of the proposed sun room would detract from the symmetrical character of this traditional house. Although the house has suffered a degree of modern intervention, it does retain its symmetry and original built form, which contributes significantly to its character. The proposal would unbalance the principal elevation of the house in an unsympathetic manner, resulting in an adverse impact on visual amenity. The Council's Placemaking Guide seeks to discourage extensions to the front of houses as

they often detract from the design of the prominent principal elevation and destroy the composition of existing building. Although the development site is screened by boundary treatments on the Western approach, the site is highly prominent from the Eastern approach. On balance, the proposal cannot be supported as the form, design, position and proportions of the proposal are considered to be inappropriate on the principal elevation of the house.

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 proposed extension, by virtue of its awkward relationship with the existing house, unsympathetic design, form, position and proportions, would unbalance the existing house, resulting in a detrimental impact on visual amenity. Approval would therefore be contrary to Policies 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 and appearance.
- 2 Approval would be contrary to the Perth & Kinross Placemaking Guide, which seeks to ensure that development has an appropriate design, shape, scale and proportions by discouraging unsuitable additions which destroy the composition of existing buildings, particularly on the front elevation of a house.

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

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

15/01501/1

15/01501/2

15/01501/3

15/01501/4

15/01501/5

Date of Report 25.09.2015

EXTENSION ROOF (U VALUE 0.12)

MATCHLINE TO EXISTING ROOF & LINE RIDGE & RISE, LEAD VALLEY AT JUNCTION WITH PORCH ROOF & SECOND WALL (EXISTING FIRST FLOOR WINDOW (ROOF))

DUTCH ROOF SHEDDED BRACKETABLE NON-BRANE, 22 MM BATH LINER

SARKING (FOR VENTILATION), PREFABRICATED ROOF TRUSSES AT 600 MM CTR (CEILING FLOOR LATER), 350 MM GLASS WOOL.

105 MM TIE PLASTERBOARD, GYPSUM BOARD HOLDING DOWN STRIPS AT 1200 MM CTR ALL AROUND, RED WOOD FASCIA, MATCHLINE CUTTING

EXTENSION WALLS (U VALUE 0.17)

VERTICAL T & A V WHITE PVC LINING, 50 X 25 MM HORIZONTAL STRIPS AT 500 MM CTR, 50 X 100 MM VERTICAL STRIPS AT 600 MM CTR, VENTILATION

SEVEN AT BOTTOM, BRACKETED GROUND PAINT (PAINT SHIELD) 9 BY 100 MM, 130 X 250 MM STANDARDS AT 600 MM CTR, 100 MM KINGSPAN (SECUREMENT MULTI BELTS TO EXISTING WALL & BASE WALL)

THREE WALL TWIST INSULATION BETWEEN, ON INSIDE 27 MM CYPRUS THERMALINE PLUS WITH BUILT IN VAPOR BARRIER

EXTENSION BASE WALLS (U VALUE 0.19)

200 MM THICK MATCHLINE STONE ON 100 MM BRICK OR BLOCK BACKING WALL WITH GYPSUM TIE AT 450 X 450 MM CTR, ALL SECUREMENT TIED TO EXISTING WALLS WITH GYPSUM CONTINUOUS TIE STRIP, 25 MM AIR SPACE, 130 X 250 MM STANDARDS AT 600 MM CTR, 100 MM KINGSPAN

THERMAL WALL TWIST INSULATION BETWEEN, ON INSIDE 27 MM CYPRUS THERMALINE PLUS WITH BUILT IN VAPOR BARRIER

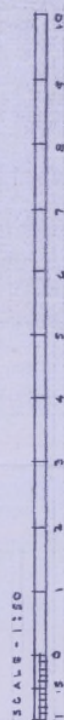
WALL STRAPPING (INTERNAL)

50 X 250 MM WALL STRIPS AT 600 MM CTR, 25 MM STRAPPING BETWEEN 13.5 MM TO PLASTER BOARD TO EXISTING WALL AT PROPOSED SUN ROOM

PROPOSED EXTENSION TO HOUSE AT

ASSYHT, DEN ROAD, SCONE,

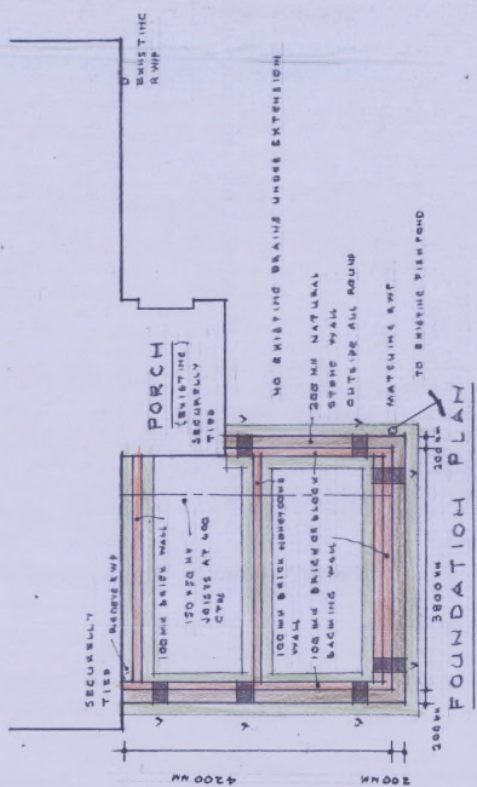
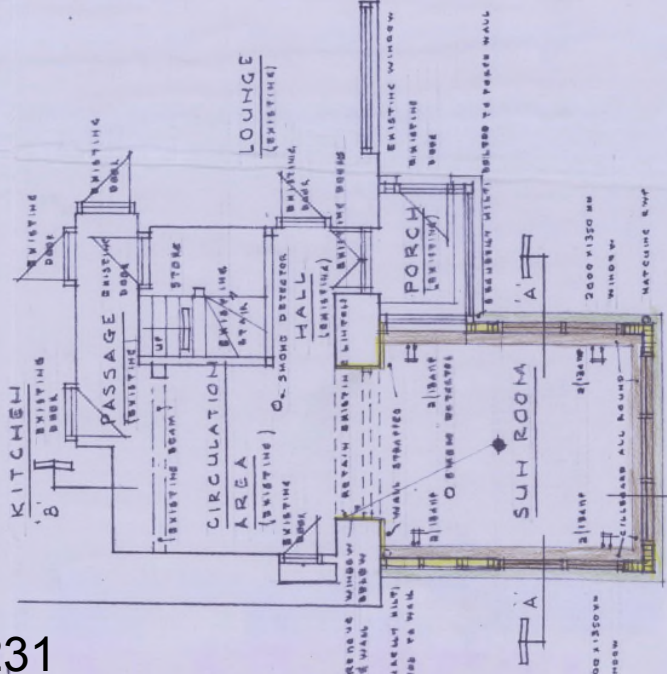
PERTHSHIRE FOR MR & MRS A. ROBERTSON



WINDOW	1	2	3	4	5	6	7	8	9	10
WHITE PVC WINDOWS, DOUBLE GLAZED										
PAINTED GUM, U VALUE 0.19, BRACKETED										
STRAPPING, PERMANENT TO TOTAL 12000										
NAIL, LOCK TO SECURE BY DESIGN, WARE										
ALL ROUND										
SOLAR										
50 MM NEAR CONCRETE AROUND ON 1000 C										
RELATIVE LEVEL WITH EXISTING GROUND										
(MIN 150 MM BELOW GROUND), BOTTOM LINE										
BLIND ON TOP (SEE SEE SUN A & A 4										
10-0										
TOTAL - 9.42 26 NET										

SCANNED
PERTH AND KINROSS COUNCIL
DRAWING REF: 15/01501/3

R C REAR
BUILDING CONSULTANT
THE SQUARE
MATHEN, PERTHSHIRE
TELEPHONE 01738 860244





SOUTH ELEVATION



SOUTH WEST ELEVATION

PERTH AND KINCROSS COUNCIL



SOUTH EAST ELEVATION





SOUTH ELEVATION



