

TCP/11/16(385)

Planning Application – 15/01254/FLL - Extension to dwellinghouse, Dunnottar House, 54 Muirs, Kinross, KY13 8AU

INDEX

- (a) Papers submitted by the Applicant (***Pages 327-342***)
- (b) Decision Notice (***Pages 345-346***)
 - Report of Handling (***Pages 347-352***)
 - Reference Documents (***Pages 337-340 and 353***)

TCP/11/16(385)

**Planning Application – 15/01254/FLL - Extension to
dwellinghouse, Dunnottar House, 54 Muirs, Kinross,
KY13 8AU**

**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 necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000135910-001

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:

Ref. Number:

First Name: *

Last Name: *

Telephone Number: *

Extension Number:

Mobile Number:

Fax Number:

Email Address: *

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

Building Name:

Building Number:

Address 1 (Street): *

Address 2:

Town/City: *

Country: *

Postcode: *

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="David"/>
Last Name: *	<input type="text" value="Keith"/>
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" value="dkeith@liftoffdc.com"/>

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

Building Name:	<input type="text"/>
Building Number:	<input type="text" value="54"/>
Address 1 (Street): *	<input type="text" value="Muir"/>
Address 2:	<input type="text"/>
Town/City: *	<input type="text" value="Kinross"/>
Country: *	<input type="text" value="UK"/>
Postcode: *	<input type="text" value="KY13 8AU"/>

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="Dunnottar House"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text" value="54 Muir"/>	Town/City/Settlement:	<input type="text" value="Kinross"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text" value="KY13 8AU"/>
Address 4:	<input type="text"/>		

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

Northing	<input type="text" value="703093"/>	Easting	<input type="text" value="311623"/>
----------	-------------------------------------	---------	-------------------------------------

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: *
(Max 500 characters)

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.

See Planning Review Statement in supporting documents section.

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)

Planning Review Statement-October 2015
The following drawings as submitted for planning permission.
14-14-010C-Ground Floor and Roof Plans
14-14-014- Sections
14-14-015- Site Plan
14-14-016A-Elevations
14-14-017-Photos of structures to be demolished.

Application Details

Please provide details of the application and decision.

What is the application reference number? *

15/01254/FLL

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

17/07/15

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

09/09/15

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)

The house is currently unoccupied and the garden locked, however the garden can be accessed by prior arrangement with the agent.

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.

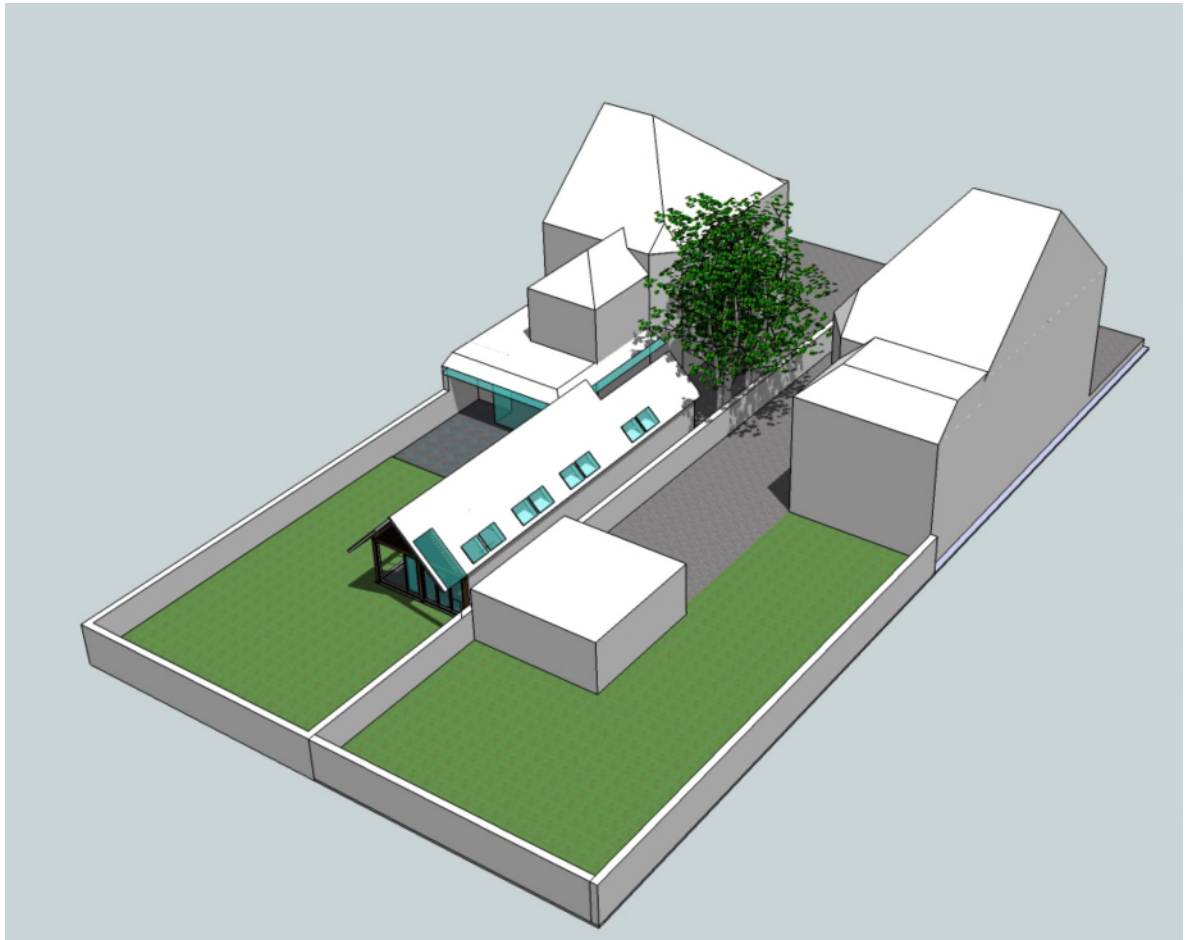
Declaration Name: Phil Dean

Declaration Date: 04/11/2015

Submission Date: 04/11/2015

Garage/utility-room/sunroom annex
54 Muirs, Kinross. KY13 8AU
for David & Ann Keith
Planning ref. 15/01254/FLL

Planning Review Statement



1. The decision to refuse planning permission is largely subjective, not based on objective guidelines and is therefore open to question and re-consideration. The image above shows the relative scale of the proposal in the context of the adjoining properties.
2. No neighbour objections were received. One concludes that the immediate neighbours, who were both formally and informally consulted do not share the views of the planning officer over loss of visual amenity.
3. No adverse comments from either the local Civic Trust or Community Council were received. The Civic Trust has a remit to comment on what it sees as inappropriate development, however it did not see fit to comment in this case.

4. In relation to the Tayside Strategic Development Plan the delegated report states that “there are no specific policies or strategies directly relevant to this proposal”. If this is the case then its difficult to see how the proposal can be considered contrary to that Plan. It is argued that instead of being contrary to this Plan the proposal actually enhances the sense of place and that it contributes more positively to “placemaking” than the flat roofed garage that it is proposed to replace. Good quality materials, in particular the natural slate roof, have been chosen to reflect the character of the area.
5. There is no overshadowing caused by the proposal and this acknowledged in the delegated report.
6. The proposal has been designed to maximize the applicant’s enjoyment of the site and carefully balances the functions of the annex with the remaining garden ground. It is not over development of the site and this acknowledged in the delegated report.
7. The proposal does not create any privacy issues, again this is acknowledged in the delegated report.
8. The proposal is well set back from the main road and will have no effect on the public realm.
9. Less sympathetic developments, non domestic in character, using industrial materials have been permitted on adjacent sites. (see photo below)

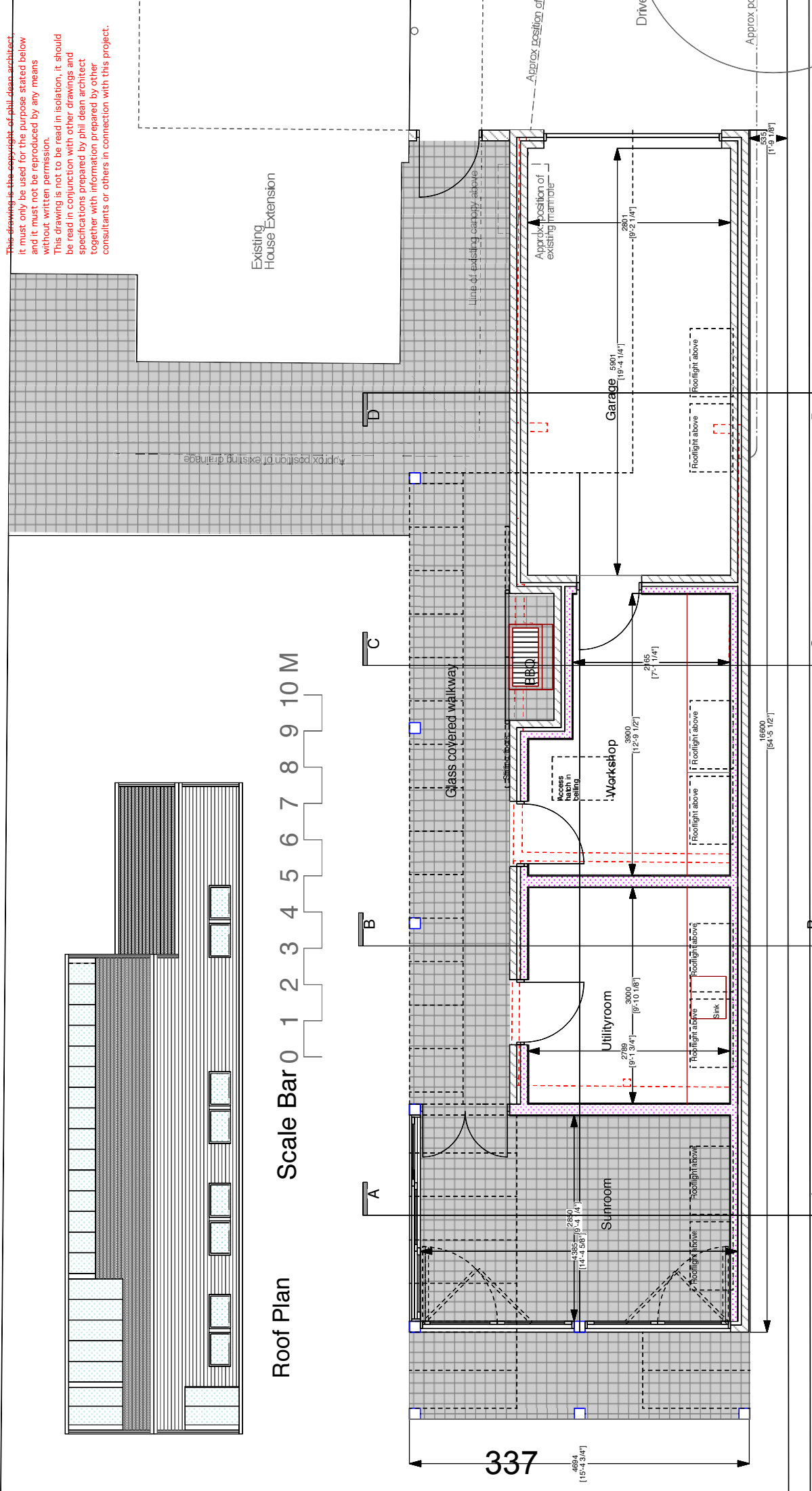


10. The adverse effect on the adjacent site (no. 52 Muirs) is the hub of the argument against the proposal put forward by the case officer in the delegated report. It should be noted that this garden has no buildings close to either the south or west boundaries and while the proposal lies close to the north boundary (set back by approx. 500mm) the part of the site of no. 52, which would be most affected, is occupied by a large 2 car garage and a driveway. Any adverse effect to the remaining garden ground will be minimal.

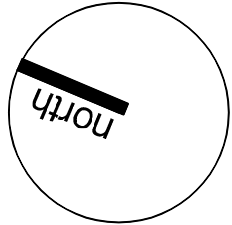
11. The delegated report states that the overall length of the combined house and annex is 30m. It could be argued that this is irrelevant as they are both actually and read as separate buildings, the house being set well back from the boundary and from the line of the proposed new building. To describe the proposal as an “excessively large structure” is misleading in relation to the main house building, the report states that the depth of the existing house is 12m. it is in fact 17m. and there are properties in the proximity that are in excess of 20m. in overall length. In height, the main properties on Muirs are about 6.5m to the eaves and 9m. overall to the ridge, the proposal by contrast is very modest in scale being only 2.4m. to the eaves and 4.9m. to the ridge, reducing to 4.3m. at the north east end. The roof scape is further broken up with roof-lights and roof glazing.

October 2015

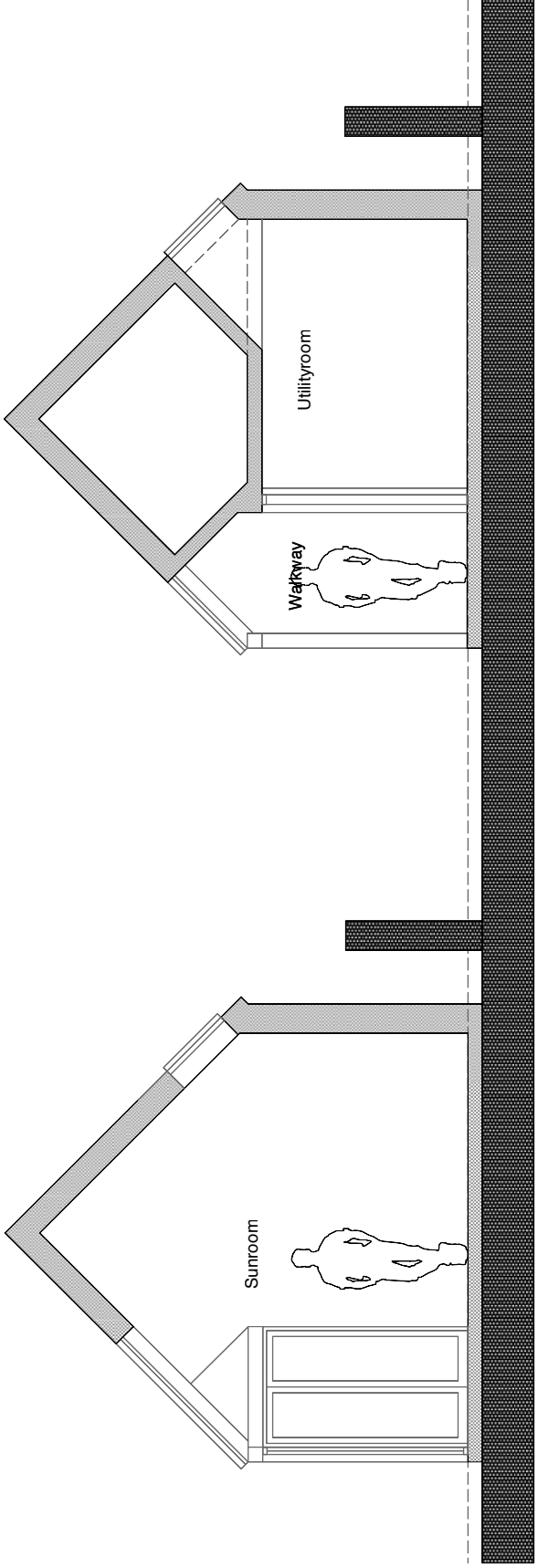
This drawing is the copyright of phil dean architect. It must only be used for the purpose stated below and it must not be reproduced by any means without written permission. This drawing is not to be read in isolation, it should be read in conjunction with other drawings and specifications prepared by phil dean architect together with information prepared by other consultants or others in connection with this project.



client	David & Ann Keith
project	Garage/Sunroom at 54 The Muirs, Kinross.
drawing no.	14-14-010
revision:	C
drawing status	Planning
date	02/06/2015
scale	1:50 & 1:100 @A3
drawn by	Ground Floor Plan & Roof Plan
checked by	phil dean architect
approved by	phil dean architect
contact	berrybrae studio tullyrie by milnathort perth and kinross KY13 0RW t. 01577 661736
notes	B. Proposed for planning application 15/07/15 C. Roof Glazing at west gable amended 16/07/15

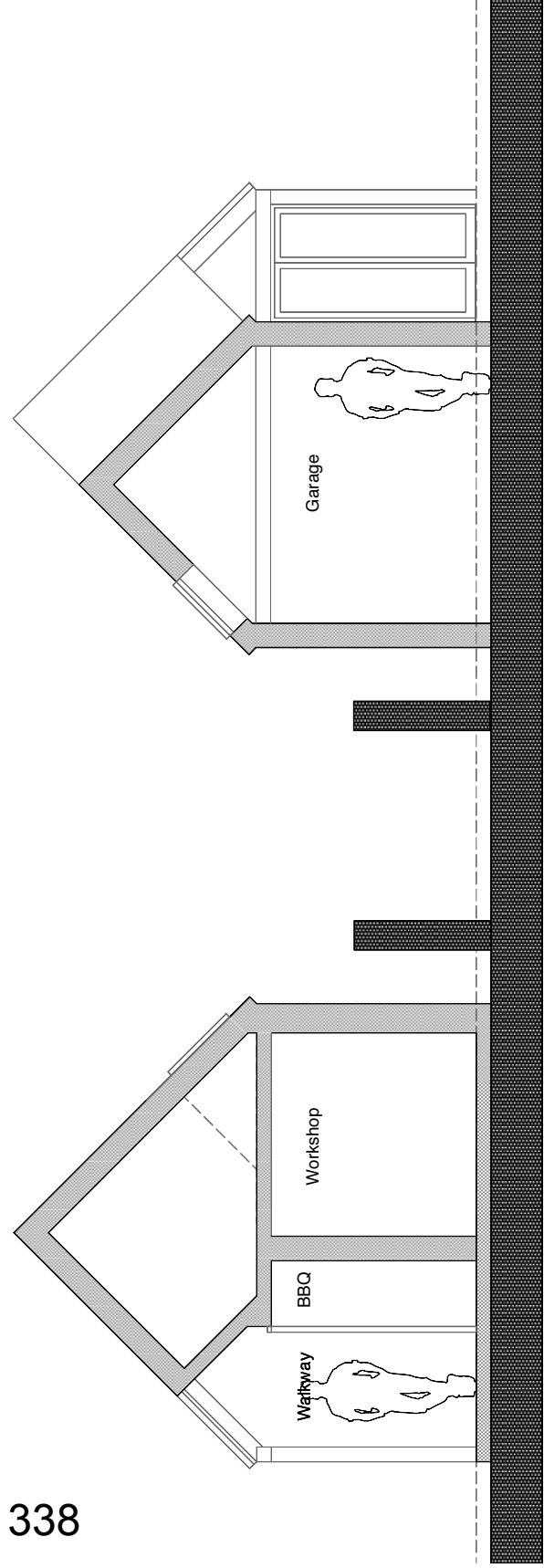


This drawing is the copyright of phil dean architect, it must only be used for the purpose stated below and it must not be reproduced by any means without written permission.
 This drawing is not to be read in isolation, it should be read in conjunction with other drawings and specifications prepared by phil dean architect together with information prepared by other consultants or others in connection with this project.



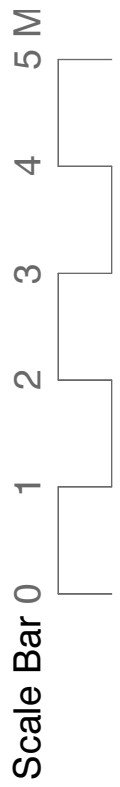
Section BB

Section AA



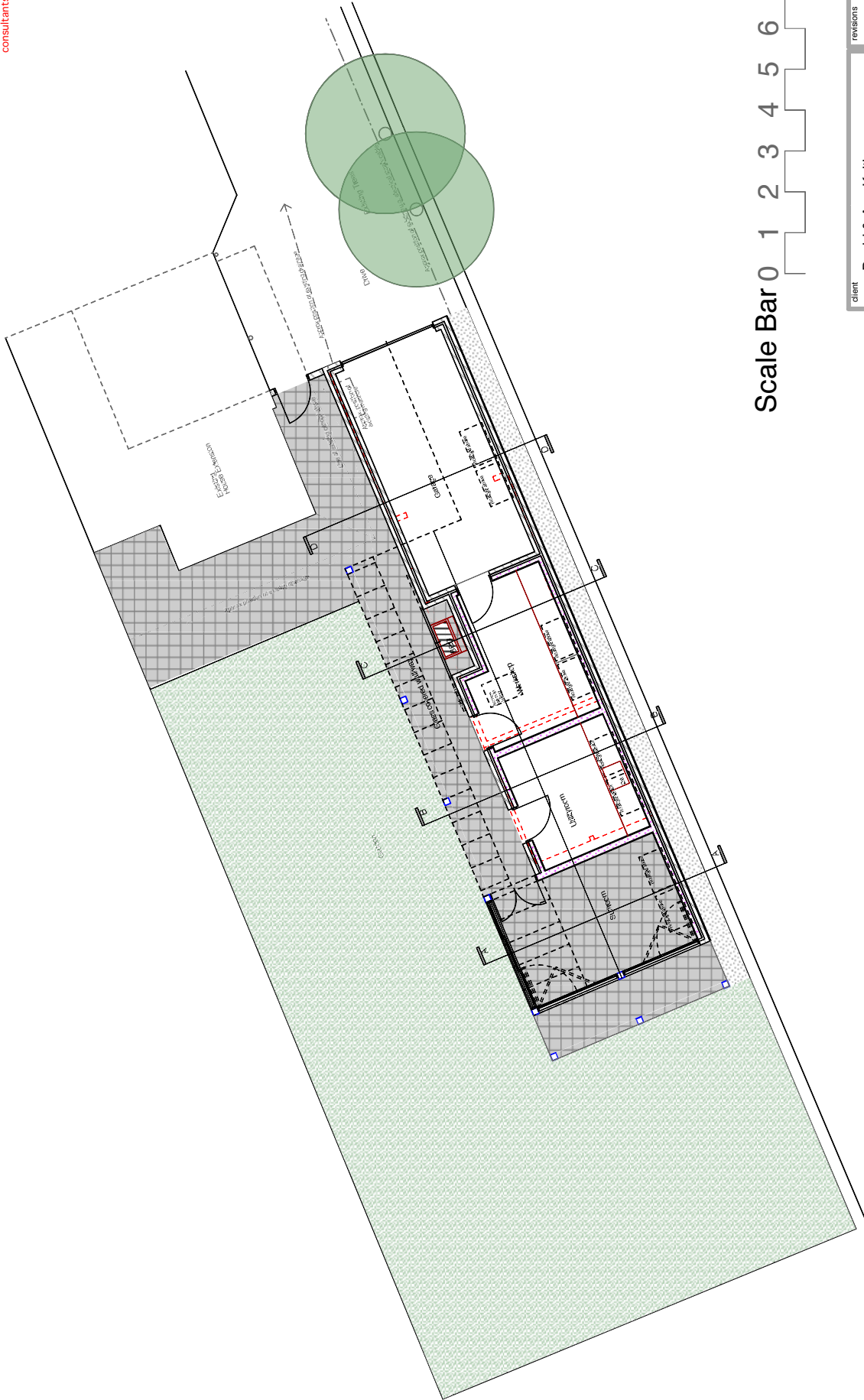
Section DD

Section CC



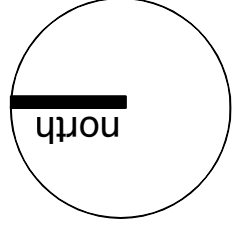
client David & Ann Keith	project Garage/Sunroom at 54 The Muirs, Kinross.	date 02/06/2015	scale 1:50 @A3
drawing Sections		drawing status	Planning
revisions			
drawing no. 14-14-014	revision.		
berrybrae studio tilyrie by milnathort perth and kinross KY13 0RW t. 01577 661736 phil dean architect			

This drawing is the copyright of phil dean architect, it must only be used for the purpose stated below and it must not be reproduced by any means without written permission.
 This drawing is not to be read in isolation, it should be read in conjunction with other drawings and specifications prepared by phil dean architect together with information prepared by other consultants or others in connection with this project.



339

Scale Bar 0 1 2 3 4 5 6 7 8 9 10 M

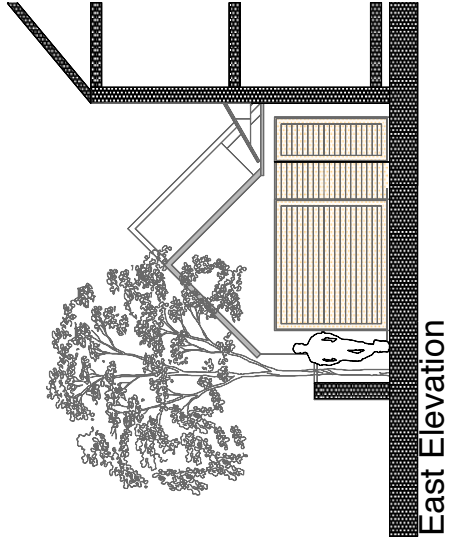


client	David & Ann Keith	revisions	
project	Garage/Sunroom at 54 The Muirs, Kinross.	drawing no.	14-14-015
drawing	Site Plan	revision.	
date	02/06/2015	scale	1:100 @A3
drawing status			
		berrybrae studio tilyrie by milnathort perth and kinross KY13 0RW t. 01577 861736 phil dean architect	

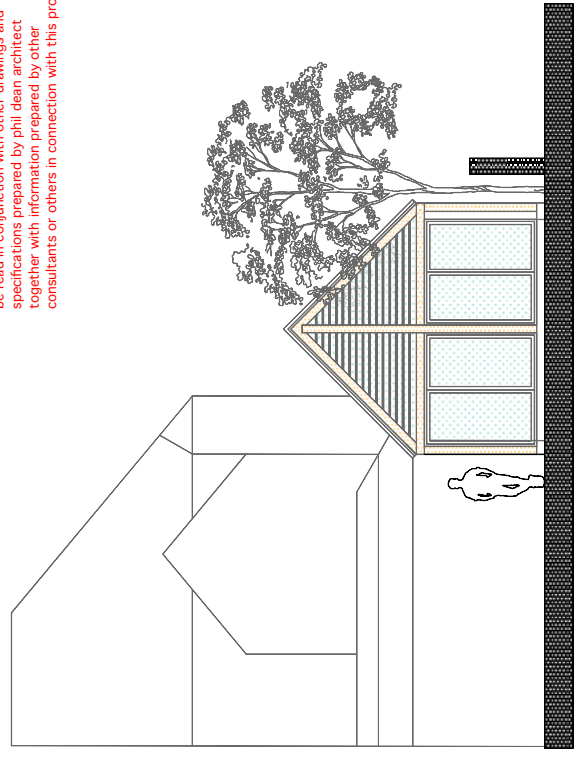
This drawing is the copyright of phil dean architect, it must only be used for the purpose stated below and it must not be reproduced by any means without written permission.
 This drawing is not to be read in isolation, it should be read in conjunction with other drawings and specifications prepared by phil dean architect together with information prepared by other consultants or others in connection with this project.

Materials

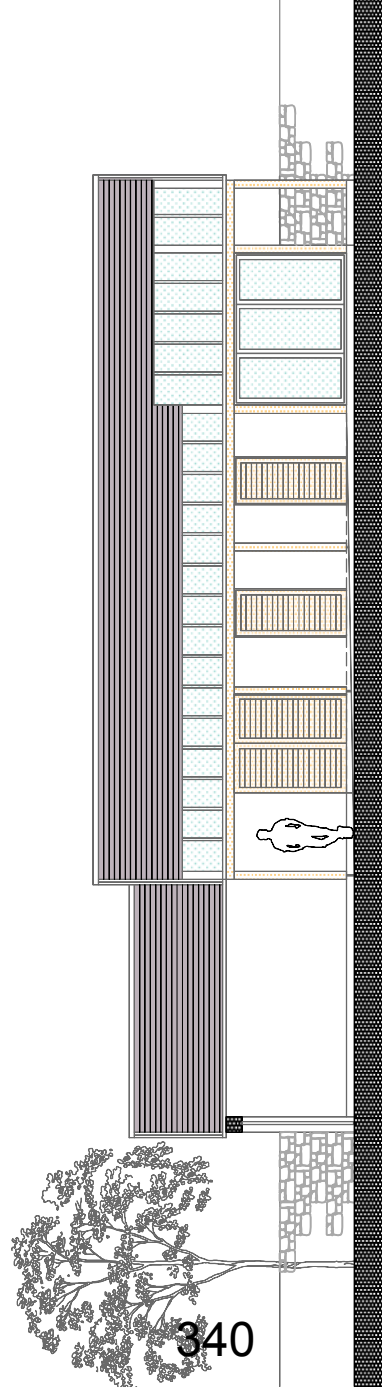
- Walls: White/light coloured K-Rend or similar render.
- Frame & doors: Larch/oak.
- Roof: Natural slate/lead flashings
- Sliding/folding glazing: aluminium frames
- Roof glazing: aluminium frames
- Rainwater goods: Aluminium



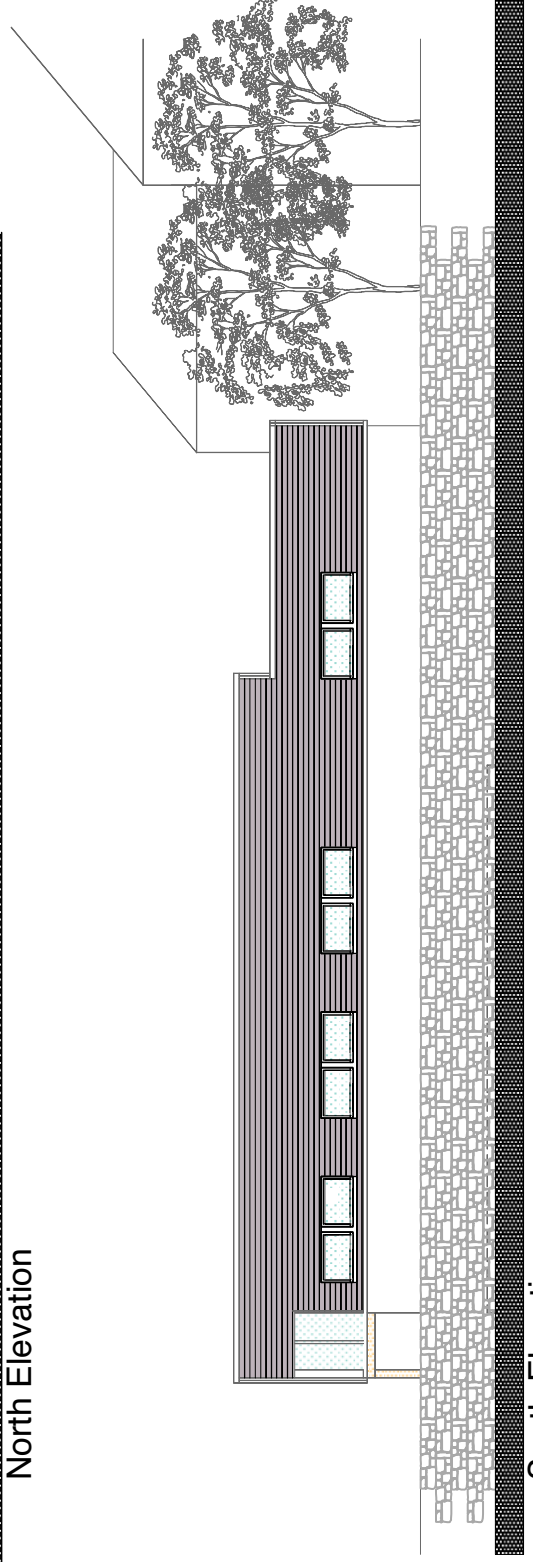
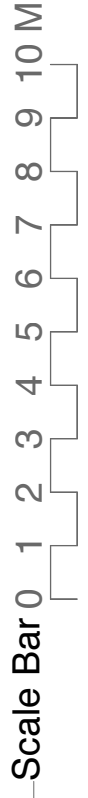
East Elevation




West Elevation



North Elevation



South Elevation

client David & Ann Keith	project Garage/Sunroom at 54 The Muirs, Kinross.	drawing Elevations	date 02/06/2015	scale 1:100 @A3	Planning
drawing status					
revisions A. Floor glazing at western end of south elevation added 16/07/15					
drawing no. 14-14-016	revision: A				
berrybrae studio tilyrie by milnathort perth and kinross KY13 0RW t. 01577 661736					

This drawing is the copyright of phil dean architect, it must only be used for the purpose stated below and it must not be reproduced by any means without written permission.
 This drawing is not to be read in isolation, it should be read in conjunction with other drawings and specifications prepared by phil dean architect together with information prepared by other consultants or others in connection with this project.



Structure viewed from east



Structure viewed from west

client David & Ann Keith	
project Garage/Sunroom at 54 The Muirs, Kinross.	
drawing Photos of structure to be demolished	
date 02/06/2015	scale 1:100 @A3
drawing status	Planning
revisions A	
drawing no. 14-14-017	revision.
berrybrae studio tilyrie by milnathort perth and kinross KY13 0RW t. 01577 661736 phil dean architect	

TCP/11/16(385)

Planning Application – 15/01254/FLL - Extension to dwellinghouse, Dunnottar House, 54 Muirs, Kinross, KY13 8AU

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENT *(part included in applicant's submission, see pages 337-340)*

PERTH AND KINROSS COUNCIL

Mr David Keith
c/o Phil Dean Architect
Phil Dean
Berrybrae Studio
Tillyrie By Milnathort
Kinross
KY13 0RW

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 09.09.2015

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **15/01254/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 17th July 2015 for permission for **Extension to dwellinghouse Dunnottar House 54 Muirs Kinross KY13 8AU** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The proposal, by virtue of its excessive proportions and imposing impact, would result in an adverse impact on visual amenity, to the detriment of neighbouring residential 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 siting, design, density, appearance, height, scale and massing.
2. Approval would be contrary to the Perth & Kinross Placemaking Guide, which seeks to ensure that development has an appropriate design, shape and proportions by discouraging unsuitable additions which destroy the composition of existing buildings.

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

15/01254/1

15/01254/2

15/01254/3

15/01254/4

15/01254/5

15/01254/6

REPORT OF HANDLING

DELEGATED REPORT

Ref No	15/01254/FLL	
Ward No	N8- Kinross-shire	
Due Determination Date	16.09.2015	
Case Officer	Keith Stirton	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Extension to dwellinghouse

LOCATION: Dunnottar House 54 Muirs Kinross KY13 8AU

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: 5 August 2015

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

54 The Muirs is a semi-detached period property which is located within a residential area of Kinross. This detailed application seeks planning permission to extend an outbuilding to the rear (Southwest) of the house.

SITE HISTORY

PK/97/0666 Extension Application approved – 11 June 1997

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 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.

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 adaptation.

Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

OTHER POLICIES

Perth & Kinross Council's Placemaking Guide states that;

"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... It is nearly always necessary to avoid overwhelming existing buildings... If an extension begins to match or exceed the size of the original building the architectural integrity of the original structure can often become lost... The siting and design of domestic garages and other outbuildings is an issue that is often overlooked... They should not be over dominant in scale".

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 existing dwellinghouse benefits from a detached single garage which is located to the Southwest. This proposal to extend the garage to the rear consists of a workshop, utility room, sun room and veranda, all of which is to be linked back to the house by a glazed walkway.

Landscape

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

Residential Amenity

The rear garden of the application site is of fairly generous proportions, measuring 11m in width and 24m from the front of the garage to the rear of the garden. Much of this would be consumed by the proposed development, which spans 18m in length and 4.75m in width. This would result in a rear garden which is approximately 30% developed, which is approaching but within acceptable tolerances.

No neighbouring properties would be adversely affected in terms of overlooking or overshadowing from the proposed development. However, the proposal is considered to have an adverse impact on neighbouring residential amenity, as detailed below.

Visual Amenity

The sheer extent of the proposal does raise some concerns. The proposed elevation measures 18m in overall length, which would result in an excessively long and imposing roof plane along the neighbours' boundary. The imposing nature of the proposal would have an adverse impact on neighbouring residential amenity.

Proportionally, the proposed 18m outbuilding is longer than the depth of the house (which is 12m). Additionally, the cumulative depth of the house and newly linked outbuilding would be 30m. The proposal is therefore considered to be disproportionate to the house, and it no longer resembles a domestic scale of outbuilding.

The application site is enclosed by a 1.4m tall stone boundary wall, which is supplemented in places by bushes and hedges. The existing garage is positioned approximately 500mm from the Southern boundary, with the neighbours garage situated further back within the plot at No 52. Whilst this combination would provide an element of visual mitigation, it is not considered to be sufficient to warrant approval of this excessively large structure.

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 proposal, by virtue of its excessive proportions and imposing impact, would result in an adverse impact on visual amenity, to the detriment of neighbouring residential 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 siting, design, density, appearance, height, scale and massing.
- 2 Approval would be contrary to the Perth & Kinross Placemaking Guide, which seeks to ensure that development has an appropriate design, shape and proportions by discouraging unsuitable additions which destroy the composition of existing buildings.

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

15/01254/1

15/01254/2

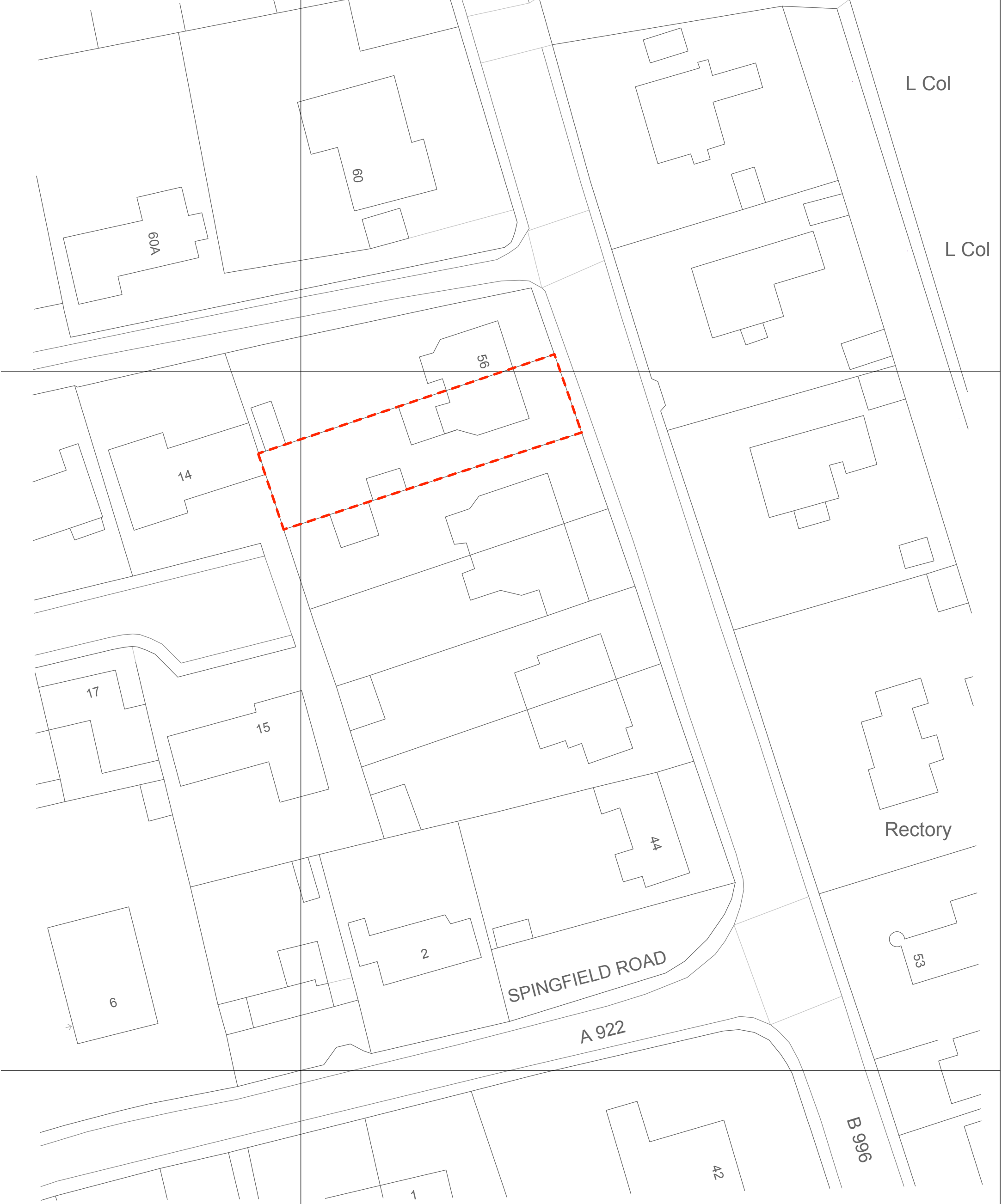
15/01254/3

15/01254/4

15/01254/5

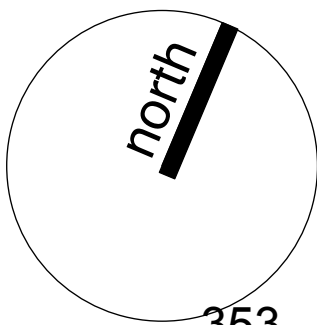
15/01254/6

Date of Report 07.09.2015



Mapping contents (c) Crown copyright and database rights 2015 Ordnance Survey 100035207
 Scale bar 0 5 15 25 35 45 M

This drawing is the copyright of phil dean architect, it must only be used for the purpose stated below and it must not be reproduced by any means without written permission.
 This drawing is not to be read in isolation, it should be read in conjunction with other drawings and specifications prepared by phil dean architect together with information prepared by other consultants or others in connection with this project.



client	David & Ann Keith
project	Garage/Sunroom at 54 The Muirs, Kinross.
drawing	Location Plan
date	02/06/2015
scale	1:500 @A3
drawing status	Planning

revisions	
drawing no.	14-14-001
revision.	
berrybrae studio tillyrie by milnathort perth and kinross KY13 0RW t. 01577 861736 phildean architect	



