

Perth and Kinross Council
Development Control Committee – 11 August 2010
Report of Handling by Development Quality Manager

**Extension to care home at Kippen House Private Nursing Home, Dunning,
Perth**

Ref. No: 09/01373/LBC
Ward No: 7 – Strathallan

Summary

This report recommends approval of this application for the extension of Kippen House care home as the design, scale and bulk of the extension will not have a detrimental impact on the character or setting of the Category B Listed Kippen House.

BACKGROUND AND DESCRIPTION

- 1 The site is located at Kippen House in a rural location approximately 1km south of Dunning. The overall area of the site of the nursing home is 4.3ha, the majority of which is wooded and open ground. The home sits in the western part of the site and is an attractive building constructed in the Scottish Baronial style which has been extended at a later date.
- 2 Full planning permission was refused at the Development Control Committee on 10th December 2008 for the erection of a large scale extension on to the southern elevation of the building for 50 new bedrooms. The reason for refusal was the design, scale and bulk of the extension having an adverse impact on the existing site and on the wider landscape. At the time of consideration of the 2008 application the building was not listed, but on 1 July 2009 Kippen House was listed category B by Historic Scotland.
- 3 This is a listed building application for an amended proposal and resubmission following the above. The extension is proposed to the south and partly to the west of the existing Kippen House. The extension consists of two accommodation blocks comprising of a mixture of 2 and 3 storey elements with pitched roofs. The materials consist of sandstone, blockwork and harling, natural slate to the roof and timber double glazed windows. A Supporting Design and Access Statement has been submitted.

NATIONAL POLICY AND GUIDANCE

The Scottish Planning Policy 2010

- 4 This SPP is a statement of Scottish Government policy on land use planning and contains:
 - the Scottish Government's view of the purpose of planning,

- the core principles for the operation of the system and the objectives for key parts of the system,
- statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006,
- concise subject planning policies, including the implications for development planning and development management, and
- the Scottish Government's expectations of the intended outcomes of the planning system.

Of relevance to this application are

- Paragraphs 45 – 51: Economic Development
- Paragraphs 92 – 97: Rural Development
- Paragraphs 110 - 124 : Historic Environment

DEVELOPMENT PLAN

- 5 The Development Plan for the area comprises the approved Perth and Kinross Structure Plan 2003 and the adopted Perth Area Local Plan 1995 incorporating Alteration No1 – Housing Land 2000.

Perth and Kinross Structure Plan (2003)

The principal policies are in summary:

Sustainable Economy Policy 3

- 6 Encourages a flexible and innovative approach to rural development which encompasses economic, social and environmental considerations and which maintains and enhances local employment opportunities.

Perth Area Local Plan 1995 incorporating Alteration No1 – Housing Land 2000

- 7 The site lies within the landward area as identified in the Local Plan. The principal relevant policies of the Plan are summarised:

Policy 1 'General Policies'

- 8 Sets out the general development criteria for all developments in the landward area.

Policy 25: Listed Buildings

- 9 Setting will be protected.

Policy 35 'Business and industry'

- 10 Sets out the criteria for business development in the landward area.

SITE HISTORY

- 11 02/01825/FUL Siting of a residential caravan approved 06.12.2002

- 12 03/00675/FUL Alterations to garage to form store room and gym area approved 10.06.2003
- 13 08/01965/FUL Erection of additional accommodation for residential home (class 8) with integral link to existing building refused at Committee 10.12.2008. The reason for refusal being that the design, scale and bulk of the extension would have an adverse impact on the existing site and on the wider landscape and area.

CONSULTATIONS

- 14 **Scottish Water** – No objection
- 15 **Dunning Community Council** – Objection on the scale of the proposal and issues relating to servicing the facility.
- 16 **Perth and Kinross Area Archaeologist** – No objection

REPRESENTATIONS

- 17 One letter of representation was received from Dunning Community Council. Main issues raised:
- proposal is too large
 - impact of construction traffic
 - water supply and sewerage capacity
 - will existing GP services cope
 - access adequate for emergency vehicles

These issues are all raised in the Appraisal section of this report.

ADDITIONAL STATEMENTS

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Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement / Design and Access Statement	Submitted
Report on Impact or Potential Impact	None

APPRAISAL

Policy

- 19 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) requires the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The determining issues here are whether the proposals

comply with Development Plan policy or if there are other material considerations, which justify a departure from policy. The most relevant policy of the Development Plan is the Perth Area Local Plan Policy 25 – Listed Buildings.

- 20 Since the previously refused application for an extension to the care home, Kippen House was Listed Category B by Historic Scotland. This resubmitted proposal therefore had to address the Listed Building policy in the Local Plan in order to protect the character and status of the building. The proposal was the subject of extensive discussion and negotiation with the Council's Conservation Officer where the massing and detailed design were revisited. The maximum height of the extension was reduced and the eastern section was set back behind the front building line of Kippen House to provide a large open courtyard between the south elevation and the extension. It is considered that this resubmitted proposal in comparison with the previously refused scheme is subservient to the original Kippen House in terms of its scale and bulk and the design is of a good quality which safeguards the character and setting of Kippen House. It is therefore in accordance with Perth Area Local Plan Policy 25 – Listed Buildings.
- 21 National and local policy encourages the expansion of existing businesses especially where they will create permanent employment for the local area.

Design and Layout

- 22 As indicated above the scale and design of the proposed extension was the subject of negotiation and consultation to bring forward an extension to the care home which respected the character and status of the older B listed Kippen House. It is considered that in comparison with the previously refused extension the present proposal in terms of its layout, massing and detailed design is acceptable and will not have any adverse impact on the character or appearance of the older Kippen House and its environs.

Landscaping

- 23 The application site has extensive garden grounds and dense boundary screening, particularly along the western and southern boundaries mitigating inward and outward views to and from the site and reducing the visual impact of the existing building and extension from neighbouring properties.
- 24 A condition will be attached for a landscaping plan for the site which would include management of the woodland. The existing site has significant woodland coverage and there will be minimal tree loss as a result of the extension which is acceptable.
- 25 The proposal will not have any adverse visual impact to the wider countryside.

Sustainability

- 26 The extension of an existing business making use of existing ancillary utilities and services is considered to be a sustainable approach towards extending the business as opposed to providing a new facility on a greenfield site. The proposal will not have any adverse impact on the quality or appearance of the natural or built environment and existing biodiversity within the grounds of the house will be conserved.

LEGAL AGREEMENTS

- 27 Not required.

DIRECTION BY SCOTTISH MINISTERS

- 28 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, regulations 30 – 32 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

CONCLUSION AND REASONS FOR RECOMMENDATION

- 29 The proposed scale and design of the extension is considered to be acceptable and it will not have any adverse impact on the character or status of the B listed Kippen House. The wooded landscape framework around Kippen House provides sufficient containment of the proposed extension and there will be no significant adverse landscape impact. Importantly, the development represents the growth of an existing business and will provide further employment in the local area in accordance with National Planning Policy.

RECOMMENDATION

A Approve the application subject to the following conditions:

- 1 The development shall be begun within a period of three years from the date of this consent.
- 2 The proposed development must be carried out in accordance with the approved plans herewith, unless otherwise provided for by conditions imposed on the planning consent.

Reasons:

- 1 To comply with Section 16 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997, as amended by Section 20 of the Planning etc. (Scotland) Act 2006.
- 2 To ensure that the development is carried out in accordance with the plans approved.

B JUSTIFICATION

The proposal is considered to comply with the Development Plan and there are no other material considerations that would justify a departure therefrom.

C PROCEDURAL NOTES

The property is listed Category B, Item 109; Dunning Parish. It is therefore necessary to submit the application to Historic Scotland for ratification of the Council's decision.

D INFORMATIVES

- 1 Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
- 2 As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
- 3 The applicant is advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environment Protection Agency.
- 4 No work shall be commenced until an application for building warrant has been submitted and approved.

Background Papers: 1 letter of representation
Contact Officer: Mark Williamson – Ext 475355
Date: 02 July 2010

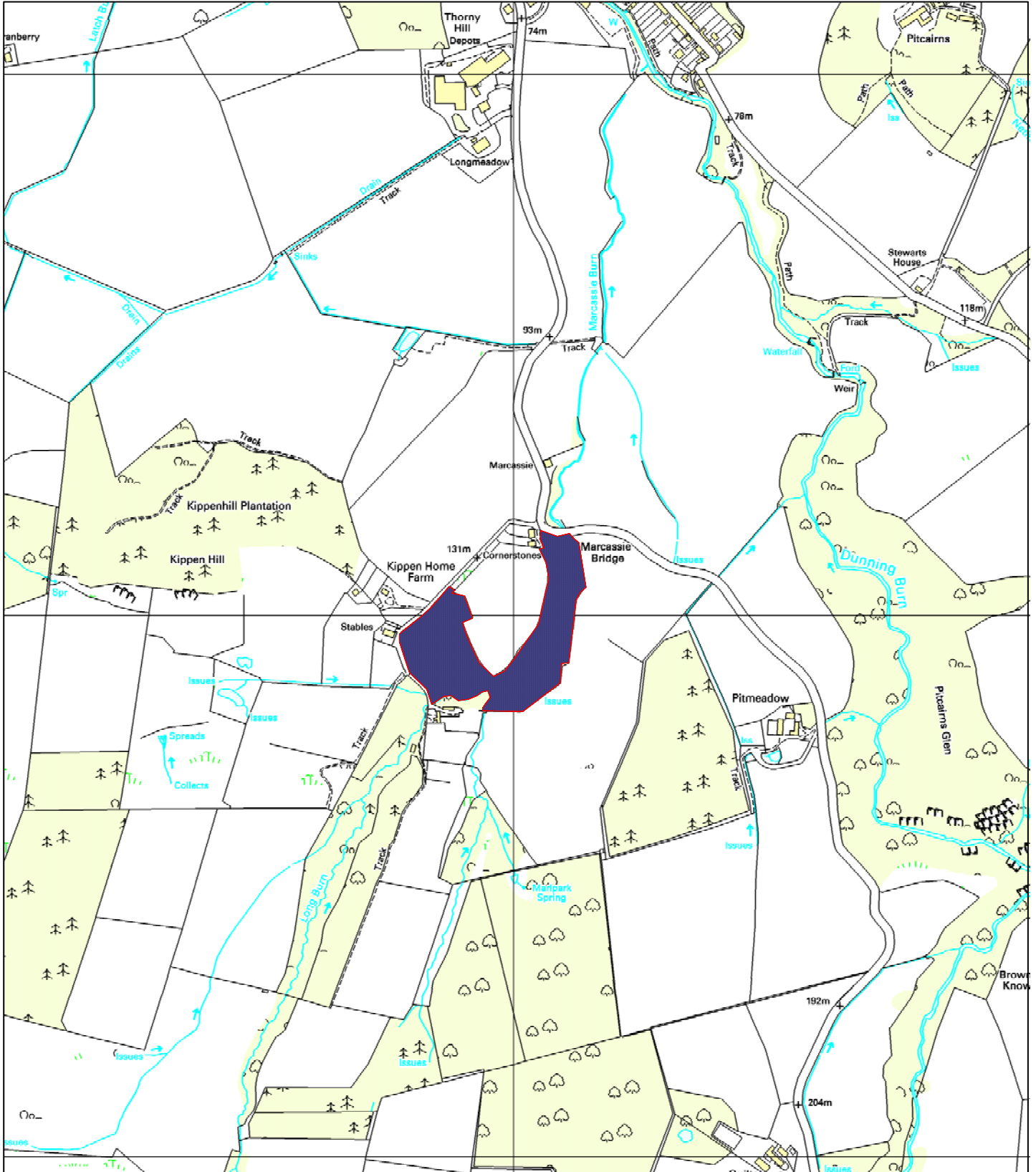
NICK BRIAN
DEVELOPMENT QUALITY MANAGER

Perth & Kinross Council

09/01373/LBC

Kippen House Private Nursing Home, Dunning

Extension to care home



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↑ Scale
1:10000

