

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: 09/01172/FLL
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, status or setting of the 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 The current application is an amended proposal and resubmission following the above refusal. 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 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 19.12.2008. 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

18

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 was 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.

Traffic

- 22 The Council's Roads Engineers have no objections to the proposal in terms of traffic and road safety subject to a condition on any consent for a widening of the public road opposite the site entrance to a minimum of 5m.

Drainage and Flooding

- 23 As there are no public sewers or water supplies in the vicinity of the site, both are proposed through private systems. Adequate drainage will be dealt with through a Building Warrant and the appropriate SEPA licences. There are no flooding issues at the site and surface water runoff will be dealt with through an approved SUDs scheme as a condition on any consent.

Residential Amenity

- 24 The proposed extension is sufficiently distant (9m or greater) from and screened to the boundaries to prevent any adverse impact on neighbouring privacy or overshadowing.
- 25 The use of the building as a nursing home is not a significant noise generating use and it is considered that this extension would not exacerbate the noise generated from the home. Moreover, the Council's Environmental Health Department has no objection to the proposal.

Design and Layout

- 26 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

- 27 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.
- 28 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.
- 29 The proposal will not have any adverse visual impact to the wider countryside.

Sustainability

- 30 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

- 31 Not required.

DIRECTION BY SCOTTISH MINISTERS

- 32 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

- 33 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.
- 3 Details of the specification and colour of the proposed external finishing materials to be used shall be submitted for the approval of the Planning Authority prior to the commencement of the development. The scheme as approved shall be implemented prior to the occupation and or use of the development.
- 4 A detailed landscaping, planting and woodland management scheme for the site shall be submitted for the further approval of the Planning Authority prior to the commencement of the development and development shall not commence prior to the approval of that scheme. The scheme shall include details of the height and slopes of any mounding or recontouring of the site, species, height, size and density of trees and shrubs to be planted and a plan for the continued maintenance of the existing woodland within the site. The scheme as subsequently approved shall be carried out and completed within six months of the occupation of the house unless otherwise agreed in writing with the Planning Authority and thereafter maintained to the satisfaction of the Planning Authority.
- 5 Storm water drainage from all paved surfaces, including the access, shall be disposed of by means of suitable sustainable urban drainage systems to meet the requirements of best management practices.
- 6 Prior to the occupation or use of the approved development the B934 public road ex adverso the site boundary of the site shall be widened to a minimum of 5.00m to the satisfaction of the Council as Roads Authority.

Reasons:

- 1 In accordance with the terms of Section 58 of the Town and Country Planning (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.

- 3 In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.
- 4 In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality and to reserve the rights of the Planning Authority.
- 5 In order to reduce flood risk.
- 6 In the interests of pedestrian and traffic safety and in the interests of free traffic flow.

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 Environmental 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

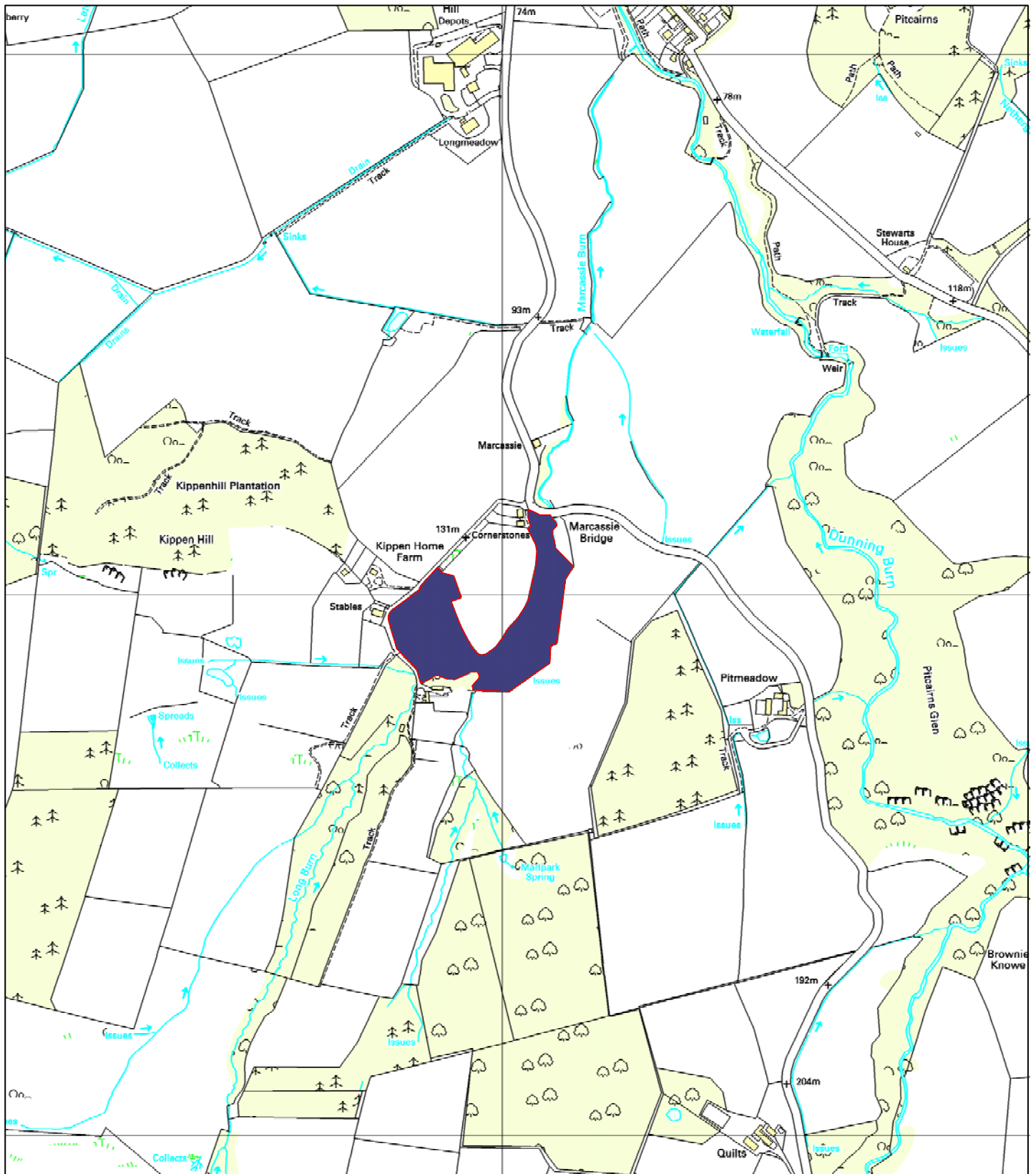
**NICK BRIAN
DEVELOPMENT QUALITY MANAGER**

Perth & Kinross Council

09/01172/FLL

Kippen House Private Nursing Home, Dunning

Extension to care home



This map is for reference only and must not be reproduced or used for any other purpose

↑ Scale
1:10000

