

Perth and Kinross Council  
Development Control Committee – 27 February 2008  
Recommendation by Head of Development Standards

**Erection of a detached dwellinghouse and integral garage  
(reserved matters of planning consent 06/01203/OUT) at Plot adjacent to  
Gallowshade, Burrelton for Ms Y Barrie.**

Ref No: 07/00888/REM

Ward No: 5 Strathtay

**Summary**

This report recommends refusal of this reserved matters application for a single house in the countryside primarily on design grounds.

**Site Description and Proposal**

- 1 The site extends to about 0.2ha of agricultural ground which forms a gap between existing buildings in the Wolfhill area. An existing cottage lies to the westfarm buildings to the east, an open field to the north and an unclassified road forms the southern boundary.
- 2 The application relates to the reserved matters following on from an outline consent [ref: 06/01203/OUT] for a single house on grounds of infill. The proposed single storey six apartment house incorporates a single integral garage in the design and fronts the public road. The outline consent required the house design to reflect the local vernacular. However, the design submitted lacks the rural proportions and characteristics required by that condition.

**Development Plan**

**Perth and Kinross Structure Plan 2003.**

- 3 The application does not raise any strategic issues in terms of the Perth and Kinross Structure Plan 2003.

**Perth Area Local Plan 1995**

- 4 This applies the Council's District wide Policy 32 on Housing in the Countryside within most of the Landward Area. Within Areas of Great Landscape Value, the National Scenic Area and the Historic Gardens and Designed Landscapes there will be a presumption against new houses except on the basis of operational need, but encouragement will be given to the restoration and conversion of buildings to form new house.

## **Other Policies**

### **Housing in the Countryside Policy 2005**

- 5 The Council's December 2005 policy on Housing in the Countryside provides more relaxed guidance in terms of gap sites within small building groups. The original outline was approved as a gap site on the basis of this policy.

## **Site History**

- 6 Outline consent was granted for a single house under 06/01203/OUT on the basis of a gap site between existing buildings in line with the December 2005 policy.

## **Consultations**

- 7 Perth and Kinross Area Archaeologist  
No Archaeological Interest

## **Representations**

- 8 None.

## **Appraisal**

### **Policy**

- 9 The proposal has outline consent and therefore the principle of the erection of a dwellinghouse has been established.

### **Design**

- 10 The proposed single storey six apartment house incorporates a single integral garage in the design and fronts the public road. The outline consent required the house design to reflect the local vernacular in order to fit in with the rural context. However, the design proposed is more suited to a suburban location due to its proportions, roof pitch, fenestration and materials, where it would be seen in the context numerous other similar types. The proposed housetype therefore does not comply with the terms of the outline consent and fails to meet the requirements of the Council's own advice on the design of Housing in the Countryside.

- 11 The applicant was advised of these concerns and arranged a meeting to discuss and amended design which would more closely comply with the requirements of the outline consent. Various options were discussed and it was anticipated that the applicant would submit amended proposals. However, subsequently nothing has been lodged and no contact has been made with this office so I have no alternative but to consider the application as submitted.

### **Conclusion**

- 12 The proposal has been established in principle but the design remains unacceptable despite discussions with the applicant to amend the proposal.

### **Recommendation**

- A** Refuse the application for the following reason:

#### **Reason**

- 1 The choice of house design is inappropriate by virtue of the wide gable proportions and non traditional fenestration detailing for a rural location and fails to meet the requirements of the outline consent and the advice in the Council's own design guidance on the siting and design of houses in rural areas.

#### **B Procedural Notes**

- 1 The site lies outwith the publicly sewered areas and consequently drainage investigations have not been fully undertaken.

Background Papers: Nil  
Planning Officer: John Culbert  
Date: 12 February 2008

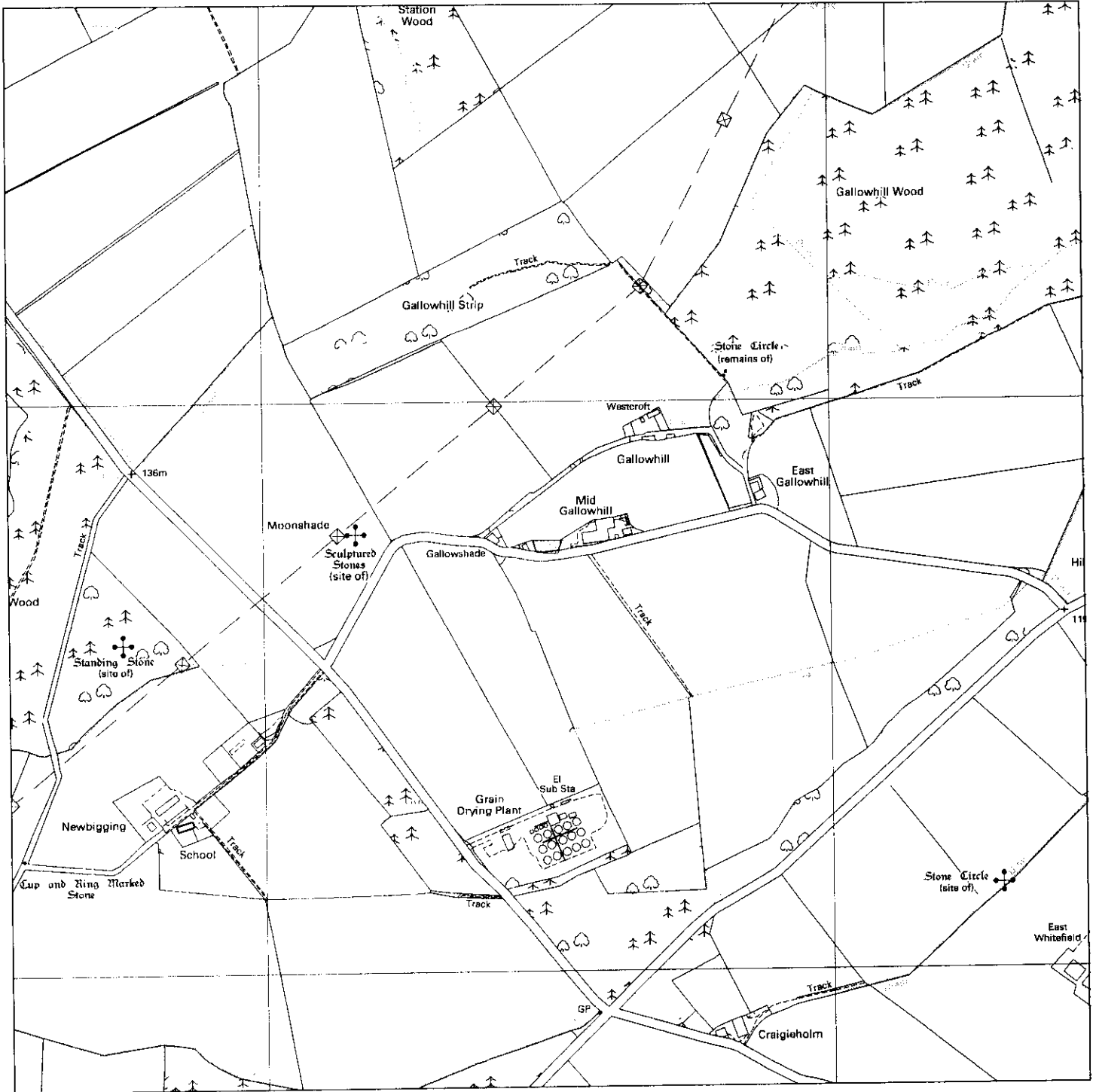
**Nick Brian**  
**Development Quality Manager**

07/00888/FUL

Erection of dwellinghouse, Gallowshade, Burrelton



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Organisation	Perth & Kinross Council
Department	Planning
Comments	
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