

Perth and Kinross Council
Development Management Committee – 18 June 2014
Report of Handling by Development Quality Manager

Alterations to dwellinghouse, Lyleston, Cromlix, Dunblane, FK15 9JU

Ref. No: 14/00530/FLL
Ward No: 7 - Strathallan

Summary

This report recommends approval of a detailed planning application for the alterations to dwellinghouse as the application is considered to comply with the relevant provisions of the Development Plan and there are no material considerations apparent which would outweigh the Development Plan.

BACKGROUND AND DESCRIPTION

- 1 The application site relates to Lyleston, near Cromlix, (on the border between the boundaries of Stirling Council and Perth and Kinross Council). The application site refers to a single storey detached dwellinghouse and is of fairly recent construction, clad in dry dash rendered walls with a pitched, concrete tiled roofline.
- 2 Planning permission is sought for alterations to the front elevation of the existing dwellinghouse to form a timber decking area with access ramp. The timber decking will project out from the front elevation of the dwellinghouse approximately 4.1 metres with a width of 8.4 metres and the height of 0.7. The proposed ramp will extend out from the timber decking approximately 1 metre and situated alongside the decking. It is approximately 6 metres in length sloping up 0.7 metres onto the decking area. The surface will comprise of natural stone finish along with natural stone copings which will provide access to the timber decking area and into the main entrance of the dwellinghouse. Three entrance steps are being proposed leading up to the decking area and porch from the east. Other alterations taking place are to the existing porch which will be over clad with coloured shiplap timber boarding. A natural stone wall approximately 0.7 metres in height is being proposed around the decking area, proposed ramp and entrance steps.

NATIONAL POLICY AND GUIDANCE

- 3 The Scottish Government expresses its planning policies through the National Planning Framework 1 & 2, the Scottish Planning Policy (SPP) and Planning Advice Notes (PAN). Of specific relevance to this application are

Scottish Planning Policy (February 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.

5 Of relevance to this application is:

- Paragraph 25: Determining Planning Applications

DEVELOPMENT PLAN

6 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

7 Whilst there are no specific 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

8 The Local Development Plan was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

Policy PM1A - Placemaking

9 Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place.

OTHER COUNCIL POLICIES

Developer Contributions 2012

10 The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

SITE HISTORY

11 13/00725/FLL Change of use of domestic garage to dog grooming business 27 June 2013 Application Permitted

CONSULTATIONS

12 None

REPRESENTATIONS

13 None received

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 | None |
| Report on Impact or Potential Impact | Not required |

APPRAISAL

Policy

- 15 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) requires the determination of the application to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.
- 16 The key test of the acceptability of this proposal is whether or not the proposed is consistent with the requirements of Policy PM1A of the Local Development Plan which seeks to ensure that the character and amenity of the existing area is not adversely affected by inappropriate developments. For reasons stated elsewhere, I consider the proposal to be consistent with the aforementioned policies.

Design and Layout

- 17 The scale, design and materials of the proposed decking and ramp are compatible with the surrounding area. The proposal is in keeping with the existing dwellinghouse and does not affect the character of the surrounding area.

Landscape

- 18 The proposal is set within existing garden ground and would have no adverse impact on the wider landscape.

Residential Amenity

- 19 The proposal would have no material effect on the amenity of neighbouring properties, due to the distance from other properties.

Visual Amenity

- 20 There will not be any adverse impact from the proposal. The proposed works by virtue of the design and the materials involved will generally enhance the area.

Roads and Access

- 21 I do not have any concerns with roads or access matters as there would be no additional traffic generated as a result of the development.

Developer Contributions

- 22 The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

- 23 The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

LEGAL AGREEMENTS

- 24 None required.

DIRECTION BY SCOTTISH MINISTERS

- 25 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

- 26 The proposal involves relatively minor works to the property and subject to conditions complies with the Development Plan and there are no reasons to recommend the application for refusal.

A RECOMMENDATION

Approve the application

Conditions and Reasons for Recommendation

- 1 The proposed development must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed on the planning consent.

Reason - 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 there from.

C PROCEDURAL NOTES

None

D INFORMATIVES

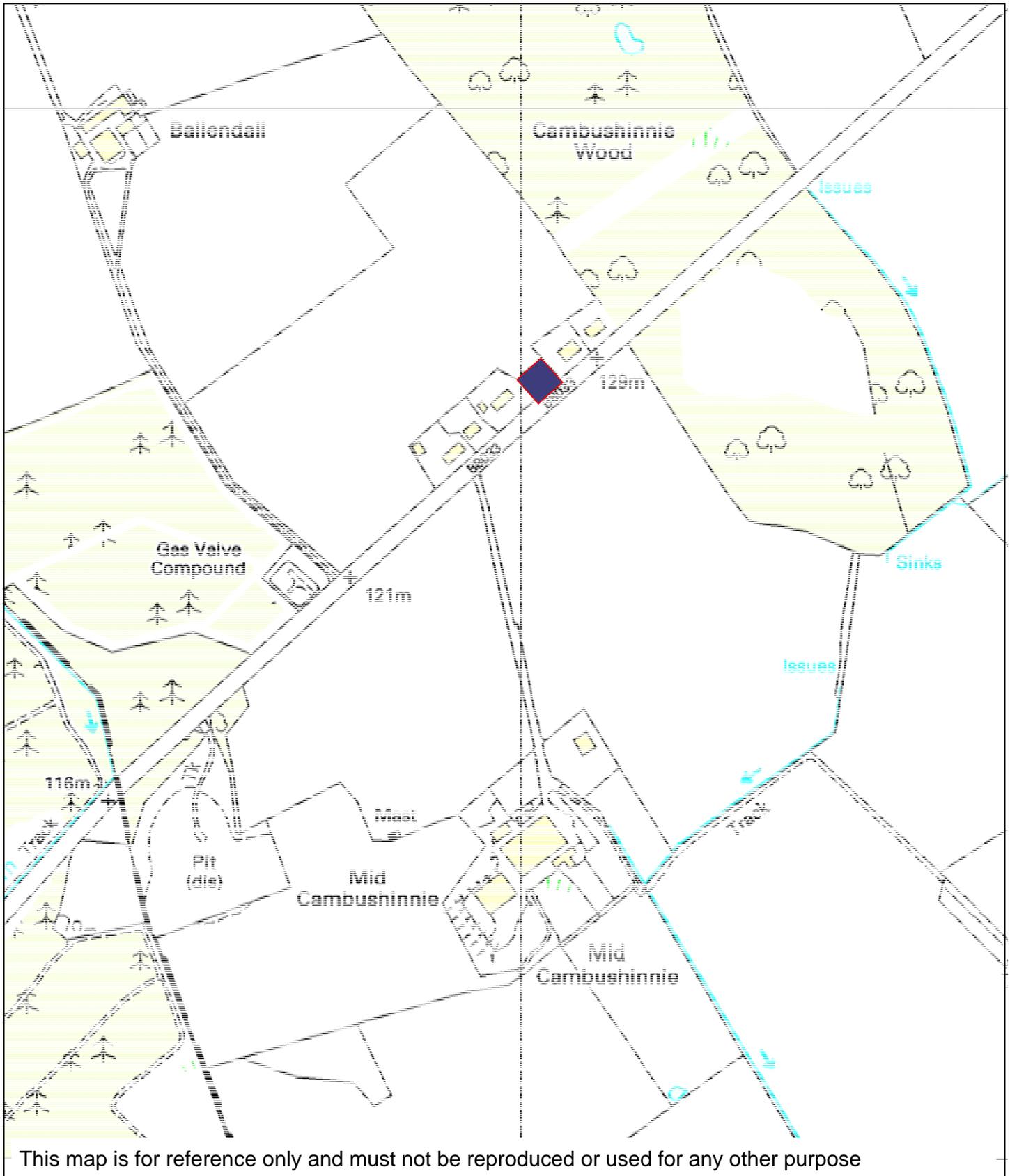
- 1 This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. *(See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).*
- 2 Under section 27A of the Town and Country Planning (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.
- 3 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.

Nick Brian
Development Quality Manager

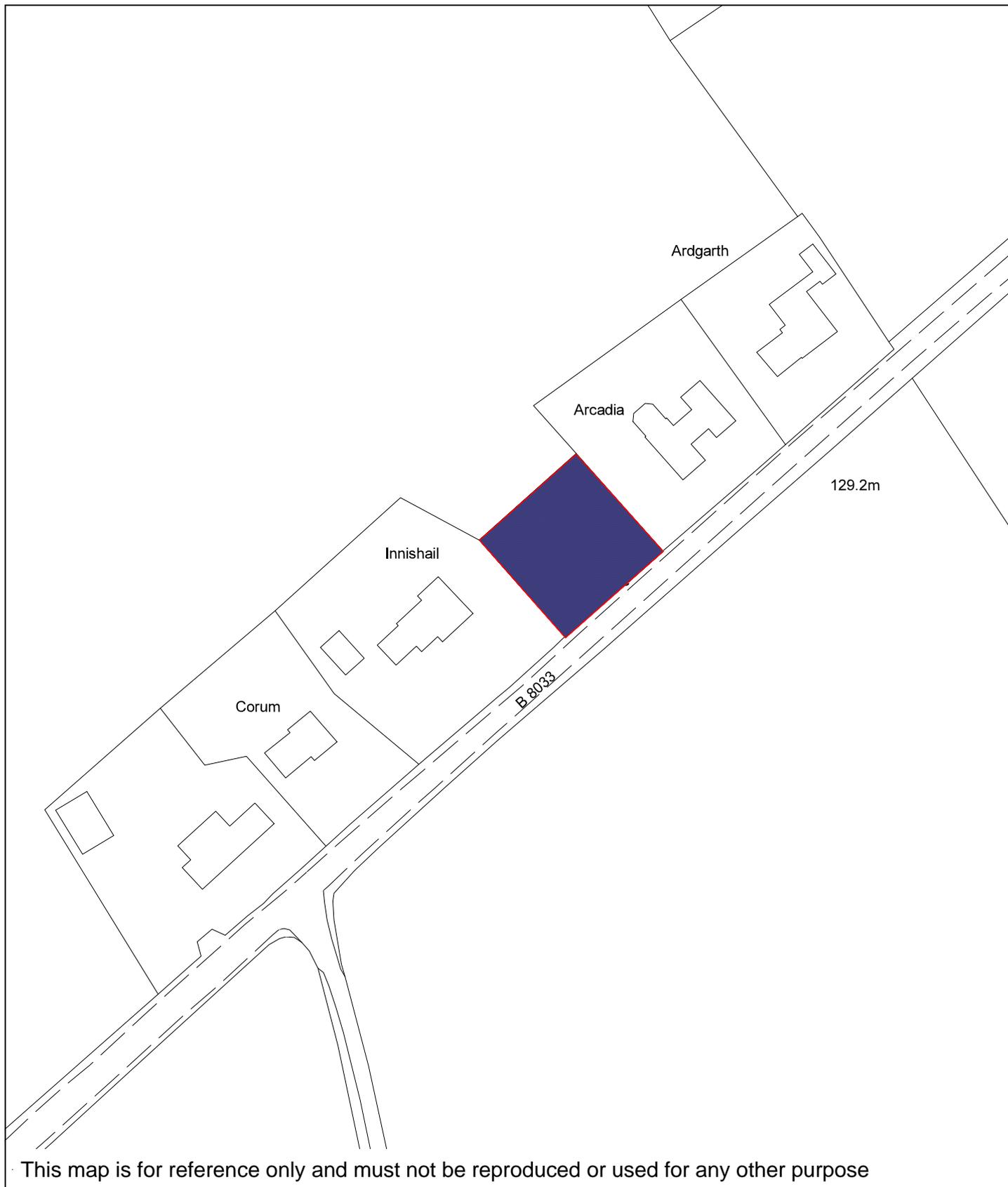
Background Papers: None

Contact Officer: Susannah Knowles – Ext 5951

Date: 6th May 2014



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