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

Thank you for completing this application form:

ONLINE REFERENCE 100638425-001

The online reference 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:	Avison Young		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Avison Young (UK)	Building Name:	6th Floor
Last Name: *	Ltd.	Building Number:	40
Telephone Number: *	07760171617	Address 1 (Street): *	Torphichen Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH3 8JB
Email Address: *	oliver.munden@avisonyoung.com		

Is the applicant an individual or an organisation/corporate entity? *

☐ Individual ☒ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr and Mrs	Building Name:	
First Name: *		Building Number:	2a
Last Name: *	MacDonald	Address 1 (Street): *	Riverbank Lodge
Company/Organisation	.	Address 2:	Main Street
Telephone Number: *		Town/City: *	Crook of Devon
Extension Number:		Country: *	UK
Mobile Number:		Postcode: *	KY13 0UQ
Fax Number:			
Email Address: *	oliver.munden@avisonyoung.com		

Site Address Details

Planning Authority:	Perth and Kinross Council

Full postal address of the site (including postcode where available):

Address 1:	BORELAND FARM
Address 2:	GLENDEVON
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	DOLLAR
Post Code:	FK14 7JY

Please identify/describe the location of the site or sites

Northing	704897	Easting	298615

Description of Proposal

Please provide a description of your 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)

Change of use, alterations and extension to steading to form dwellinghouse

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 a 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 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.

Please refer to submitted Review Statement

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? * ☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

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)

Please refer to submitted document list located at end of Review Statement

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

23/00418/FLL

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

20/03/2023

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

15/06/2023

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

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

Necessary to understand site layout, use and form of buildings, alongside setting of listed building

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)

Site access via a private stone track

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: . Avison Young (UK) Ltd.

Declaration Date: 13/09/2023

AVISON YOUNG

Boreland Farm

Town and Country Planning (Scotland) Act 1997 (as amended) – section 43A (8) - Application to review refusal of planning application 23/00418/FLL

Review Statement

September 2023

Contents

Report title: Boreland Farm Review Statement
Prepared by: Oli Munden
Status: FINAL
Date: September 2023

For and on behalf of Avison Young (UK) Limited

1. Introduction

1.1 This is an application to review a refusal of a planning application under Section 43A(8) of the Town and Country Planning (Scotland) Act 1997 (as amended). It has been prepared by Avison Young on behalf of Mr and Mrs Macdonald (hereafter "the applicant").

1.2 This statement sets out the grounds of the review against the refusal under delegated powers by officers of Perth and Kinross Council ("PKC") to grant planning permission for the "*Change of use, alterations and extension to steading to form dwellinghouse*" at 50 Metres East Of Borland Farm Glendevon Dollar FK14 7JY (hereafter "the site").

1.3 The application (ref: 23/00418/FLL) was refused by PKC on 15th June 2023. The reasons for refusal are given on the decision notice **(Document 1)** and are as follows:

1. *The proposal is contrary to Policy 19: Housing in the Countryside of the Perth and Kinross Council Local Development Plan 2 (2019) and the associated Housing in the Countryside Supplementary Guidance 2020 (SG) as Category 5 of the SG states that any new build element should be limited to 25% of the overall footprint of the existing building. The proposal involves an extension which is substantially larger and more than double the footprint of the host building. The proposal also fails to meet any of the other categories of development outlined in the SG. The proposal is also contrary to Policy 17 (Rural Homes) of National Planning Framework 4 (NPF4) as the proposal results in a development which is not suitably scaled and it not in-keeping with the character of the area.*

2. *The proposal is contrary to Policies 1A and B (Placemaking) of the Perth and Kinross Council Local Development Plan 2 (2019) and Policy 14 (Design, Quality and Place) of National Planning Framework 4 (NPF4) as the scale and footprint of the proposed extension dominates the host building and results in a development which is detrimental to the character and visual amenity of the area.*

3. *The proposal is contrary to Policy 27A (Listed Buildings) and Policy 7 of National Planning Framework 4 (NPF4) as the substantial scale of the proposed extension more than doubles the volume and footprint of the host building, creating an unacceptable impact on the character and interest of the listed building and remainder of the listed group. An extension of the scale proposed is also at odds with the existing pattern of development and fails to complement its surroundings in terms of appearance and scale.*

1.4 The application was refused under delegated powers and no site visit was undertaken by officers prior to a decision being taken. A copy of the Report of Handling is **Document 2**.

1.5 This statement sets out further detail regarding the proposal and the grounds of review.

1.6 An associated Listed Building Consent application was also refused under delegated powers. It is intended that should these proposals be approved this is likely to be on the basis that the impact on the listed buildings is acceptable given the third reason for refusal copied above.

1.7 We therefore intend to reapply for Listed Building Consent should this detailed planning application be approved.

Grounds of Review

1.8 Scottish Government confirmed in a letter to all Heads of Planning in Scotland (in 2011) that Local Reviews should be conducted by means of a full consideration of the application afresh. This is known as the 'de novo' approach and is similar for appeals to Scottish Ministers. See **Document 3** for a copy of this letter.

1.9 This in effect means that the Local Review Body is entitled to consider the merits of the planning proposal afresh, bearing in mind the development plan and all material considerations and are also entitled to reach different views on the weight to be attached to key matters within the application.

1.10 As such, the grounds of review are as follows:

- This review falls to be determined in line with Section 25 of the Town and Country Planning (Scotland) Act 1997 – '*in making any determination under the Planning Acts regard is to be had for the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise*'.

- The development proposed complies with two separate categories within LDP policy where new residential development in countryside locations can be supported. It is also supported by a number of criteria from NPF4.

- They are located within an existing building group which is accepted by the Council, and if built, would represent approximately 25% of the floorspace within the building group, thereby complying with the content of the 'Housing in the Countryside' supplementary guidance.

- Furthermore, there is a specific locational and physical size requirement for these proposals, in that they will secure the continued operation of the farm into the future by allowing the applicant and their family to move onto the farm, to ensure the smooth day to day running. This would also ensure that its future operation can continue for future generations and is therefore a strong material consideration in regards the economic benefits which these proposals could generate.

- Sustainability of the site would be improved, as the locating of the applicant and their family onto the site would reduce the need for unsustainable regular journeys to and from the site from another dwelling elsewhere. The theme of sustainability is strongly supported by NPF4 and is a central theme throughout the document.

- Significant investment would be made into the site to reuse and refurbish a redundant and listed agricultural building which has reached the end of its useable life. The works proposed would ensure the building can be retained

- Compliance with the development plan placemaking policies is established, with the form, mass and materials of the proposals considered to be acceptable when assessed against policy.

- That the proposals would not have an impact on any listed buildings, due to the historical significance identified within the buildings listing primarily relating to the farmhouse and that the proposals are located away from the farmhouse. View of the proposal from the farmhouse would also be screed by the existing steading.

- In addition the form of the proposal mirror that as already present within the site, explicitly the relationship between the farmhouse and its adjacent steading to the west, which forms an 'L 'shaped building.

- Matters such as access, water and drainage, ecology, amenity of existing and proposed residents alongside contaminated land and education can be addressed through planning conditions or a legal agreement as set out within the Report of Handling (**Document 2**).

- Five letters of representation were received from neighbours and residents at Glendevon regarding the proposal, all of which were in support. A copy of these are contained as **Document 18**. No objections were received.

Structure of Submission

1.11 In setting out the case for the applicant, this statement comprises the following sections:

- Section 2: Site and Surroundings
- Section 3: The Proposals
- Section 4: The Development Plan and Other Material Considerations
- Section 5: The Key Issues
- Section 6: Key Issue – Housing in the Countryside and Rural Homes
- Section 7: Key Issue – Placemaking and Design
- Section 8: Key Issues – Listed Buildings
- Section 9: Compliance with the development plan
- Section 10: Conclusions
- Section 11: Suggested Procedure to be adopted
- Section 12: Supporting Information/Document List

2. Site and surroundings

2.1 The site is located within the established, family-run, Boreland Farm situated to the north-west of the village of Glendevon in Perth and Kinross.

2.2 A site location plan is provided below and reproduced in **Document 14**.

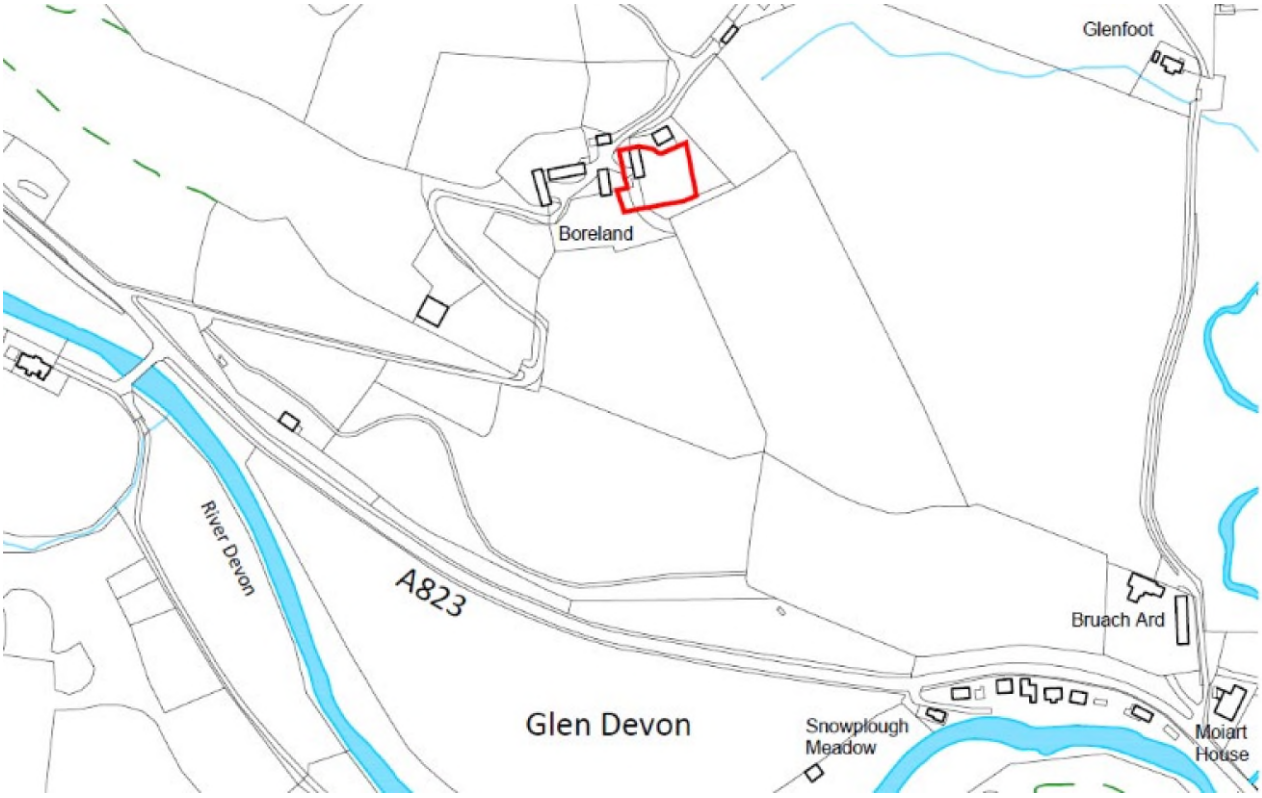


Figure 1: Extract from location plan

2.3 The site is surrounded by a cluster of farm buildings and steadings to the west. Boreland Farm has been owned and managed by the applicant's family for over a century. It is currently owned and run by the applicant's father, who is the third generation of the family to run the farm.

Figure 2: View of steading subject of this appraisal

Figure 3: Land to east of steading showing location of proposed extension

Figure 4: Picture of the main farmhouse to the west of the site

2.4 The steading along with the main farmhouse and two other steading blocks are Category B listed as one cluster (a copy of the listing is available as **Document 4**). The farm is accessed from the A823 which sits below the site to the south west. Due to the surrounding topography and elevation of the site above the A823, the farm and associated buildings are completely screened from views from the A823. Conversely, the farm has commanding views across Glen Devon but can only be seen from long range views from the south.

2.5 The steading presently has limited primary function, mainly being used for long term storage of miscellaneous and generally unused farm equipment due to the disrepair the building lies in. To the

rear of the steading, there is a large open space in which the proposed extension is located. There is a sizeable space directly in front of the steading in which several cars could be parked.

2.6 Outwith the cluster of farm buildings, this site lies in a large area of open countryside. Other residential dwellings are scattered across the glen; with a property to the east being over 300m away and a property to the south-east being over 350m away.

2.7 As noted, Boreland Farm is situated to the north-west of Glendevon. The small village has a number of houses as well as a hotel and restaurant. In addition to this, due to its proximity to Auchterarder and Gleneagles, there is a range of holiday-type accommodation along the glen and within Glendevon itself. Boreland Farm is within a short driving distance of the village where the family are well known.

2.8 **Document 8** comprises a photographic walkthrough of the farm layout, to provide details of how the farm is arranged.

Planning history

2.9 Having researched the Perth and Kinross planning portal, there is no planning history publicly available for this site. The single-storey farmhouse was built in 1765 and was reconstructed as a 2-storey, three window house in the early 19th Century. Prior to this, we believe that one of the steading buildings acted as the main farmhouse, however it is not clear which one this relates to. At the same time, the three additional steadings were built, where they still remain 200 years later. This cluster of four buildings was officially listed in 1971, with a copy of the listing available as **Document 4**. A number of historic maps are included as **Document 5** and historic photos as **Document 7,** both of which which demonstrate the historic growth of the site.

2.10 A number of farm related buildings have been delivered across the wider site, which have benefitted from permitted development rights due to their agricultural nature. This included a lean to extension at the north and south of the steading building subject of this application (c. 1960's) which is identified in the images below. The structure to the south has now been removed, with that to the north present, but in poor condition.

Figure 5: Former lean to adjacent to steading to south

Figure 6: Former lean-to located to north and south of steadings. Shown by tin roof

Figure 7: image from 1980's showing form of buildings on the site. The extensions to north, south and east of the steading subject to this application can be seen

2.11 In addition, a hay shed was constructed in the 1960's to the immediate north east of the main farmhouse, with a further stable building constructed to the north east of the steading subject of this application. This is shown in Figure 6 above and was constructed in 2010 to accommodate 9 rare breed pedigree, breeding Clydesdale horses and three ponies.

3. The Proposals

3.1 This section of the report outlines the proposals in more detail. As mentioned in the previous section, Boreland Farm has been owned and managed by the applicant's family for over a century. With the applicant's father, now in his 70s, his daughter (the applicant) and her family are increasingly helping with the day-to-day running of the farm. It is the intention that the applicants father will soon retire leaving the running of the farm to his daughter (the applicant) and her family.

3.2 The current residential accommodation on the farm is within the main farmhouse which only has two bedrooms. Evidently, this will not support Mrs MacDonald, her husband and their three children. These proposals aim to provide the accommodation on site that the family require in order to allow for the continued operation of the farm and to secure the future for the next generation of the family.

3.3 As noted in the Design Statement, the family currently reside in the Crook of Devon. In order for the family to be able to appropriately provide the husbandry and welfare that the farms livestock demand 7 days a week, this development seeks to allow the family to relocate within much closer proximity to their farming responsibilities. Furthermore, the proposals would bring the farm back into active use, and secure the future of the farm for future generations.

3.4 The applicant has considered a number of other sites within the village of Glendevon, but no suitable or viable options have been identified, despite seeking planning advice on other sites. As a result, the site at Boreland Farm represents the most appropriate and sustainable location for the applicant to relocate to, whilst ensuring that the long term future of the farm can be secured.

3.5 The listed steading is built from stone with a traditional slate roof. As mentioned, it is in a poor state of repair and requires significant investment in order to bring it back into use through the restoration process. A number of photographs which identify the current state of the buildings are submitted as part of **Document 8**.

Figure 8: Picture of the steading showing current disrepair

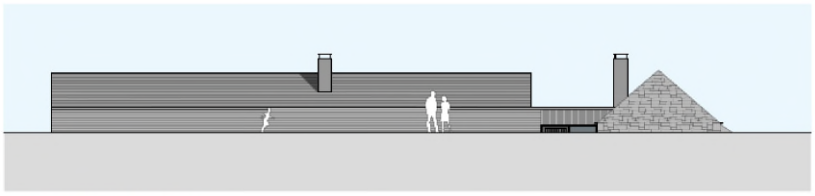
Figure 9: Picture of the steading showing current disrepair

3.6 The design statement provides further information on the proposed development, including the materials, scale and design. The proposed extension is designed to mirror and complement the existing steadings form. Despite this, the extension has been designed to be subservient to the original steading, with a lower ridge height and building line which is set back from the steadings gable end. In order to maximise the views the property will boast, the extension is perpendicular to the steading. This also ensures the extension will be screened by the existing steading upon approach. Due to the existing and proposed building orientation, it cannot be seen from the farmhouse. This is particularly important given the focus of the listing is on the farmhouse.

3.7 The design statement (**Document 12**) goes on to provide further detail of the accommodation proposed:

> *"Ancillary accommodation such as the kitchen, bathroom and stores are situated to the extension's north side and are dug into the slope of the site to reduce the mass of the accommodation required by a large family. There is a flat green roof proposed for over this ancillary accommodation, again to reduce the overall mass and to help this element of the building to blend into the landscape. Rather than mimic the architectural style of the existing steading which could viewed as pastiche, the extension's aesthetic is contemporary. The new build pitched roof and standing gables present a form that relates to existing steading and domestic rural architecture. However, the stripped back minimalist aesthetic ensures an entirely contemporary modernist architecture to ensure its distinction from the original steading. The new single storey link between the steading and the extension ensures that their individual architectural identities are maintained, and they sit alongside each other comfortably. The overall composition of the development is that the new build element can be viewed as adding to the existing cluster of Boreland Farm buildings."*

3.8 The proposed development has been carefully considered and well-designed with the topography, landscape and history of the area in mind in order to enhance the natural surroundings of the site. Additionally, factors such as lighting, privacy, energy and materials have all been carefully incorporated into the design process and demonstrated within the design statement. As noted by the elevations below, it has been built into the site topography in order to reduce its physical mass as much as possible within the surrounding context.



Proposed North Elevation

Proposed East Elevation

Proposed South Elevation

Proposed West Elevation (Primary Elevation)

Figure 10: Extract of proposed building elevations

3.9 A number of CGI's have also been produced which were submitted in support of the refused application. To support this Review, a new CGI has been created showing the west elevation to further demonstrate the appropriateness of the scale of the proposed extension and to highlight the quality of the proposals, alongside demonstrating the minimal impact on the form and character of the to the steading building. These are submitted as **Document 6**.

3.10 Notably, the CGI's demonstrate that the proposed extension cannot be seen from the listed building group or farmhouse (other than when looking from the east). This reduces any impact on the setting of the building and highlights that the proposals would not dominate the host building or group.

4. The Development Plan and Material Considerations

4.1 In the context of these proposals, the National Planning Framework 4 (adopted February 2023) ("NPF4") alongside the Perth and Kinross Local Development Plan 2 (adopted November 2019) ("LDP") comprise the development plan which are to be considered in the assessment of these proposals.

4.2 Regards Material Considerations, we consider these to comprise:

- Managing Change in the Historic Environment (April 2019)
- Interim Guidance on the Principles of Listed Building Consent (April 2019)
- Perth and Kinross – Housing in the Countryside Supplementary Guidance (March 2020)
- Perth and Kinross – Placemaking Supplementary Guidance (March 2020)

4.3 A full assessment of the development against the development plan and the material considerations listed above was undertaken within the originally submitted Planning and Heritage Statement (**Document 13**) prepared in support of the original application.

4.4 It is not intended to replicate that assessment within this Review document, however by way of a summary, the Planning and Heritage Statement assessed the following matters:

- The principle of development in this location
- The impact of development on listed buildings
- The design approach to development
- Environmental considerations

4.5 The report found that on balance, the overall proposals were acceptable particularly when the precedence which NPF4 has over the LDP is considered.

5. Grounds for Review and Key Issues

5.1 As part of the originally submitted application, a Planning and Heritage statement was produced by Avison Young. A copy of the report is included as part of this review as **Document 13**.

5.2 The document highlighted that when the proposals are assessed against the development plan comprising the National Planning Framework 4 (adopted February 2023) ("NPF4"), the Perth and Kinross Local Development Plan 2 (adopted November 2019) ("LDP") alongside an array of other material considerations, the development would be in full accordance with these documents.

5.3 It should be noted that Section 24(3) of the Town and Country Planning (Scotland) Act 1997 (as amended) states: "*In the event of any incompatibility between a provision of the National Planning Framework and a provision of a local development plan, whichever of them is the later in date is to prevail.*" Following the adoption of NPF4 in February 2023, it is therefore clear that NPF4 should take precedence over the LDP for decision making purposes.

5.4 It is therefore unfortunate that Council planning officers have taken a contrary view to these proposals in refusing the application for the following reasons:

1. *The proposal is contrary to Policy 19: Housing in the Countryside of the Perth and Kinross Council Local Development Plan 2 (2019) and the associated Housing in the Countryside Supplementary Guidance 2020 (SG) as Category 5 of the SG states that any new build element should be limited to 25% of the overall footprint of the existing building. The proposal involves an extension which is substantially larger and more than double the footprint of the host building. The proposal also fails to meet any of the other categories of development outlined in the SG. The proposal is also contrary to Policy 17 (Rural Homes) of National Planning Framework 4 (NPF4) as the proposal results in a development which is not suitably scaled and it not in-keeping with the character of the area.*

2. *The proposal is contrary to Policies 1A and B (Placemaking) of the Perth and Kinross Council Local Development Plan 2 (2019) and Policy 14 (Design, Quality and Place) of National Planning Framework 4 (NPF4) as the scale and footprint of the proposed extension dominates the host building and results in a development which is detrimental to the character and visual amenity of the area.*

3. *The proposal is contrary to Policy 27A (Listed Buildings) and Policy 7 of National Planning Framework 4 (NPF4) as the substantial scale of the proposed extension more than doubles the volume and footprint of the host building, creating an unacceptable impact on the character and interest of the listed building and remainder of the listed group. An extension of the scale proposed is also at odds with the existing pattern of development and fails to complement its surroundings in terms of appearance and scale.*

5.5 It is particularly relevant to note given that planning officers have not undertaken a site visit for these proposals and as such, cannot have fully understood the proposals or the reason for their submission.

5.6 Based on the above three reasons for refusal we consider that the following three key issues should be explored further, being:

1. **Housing in the Countryside and Rural Homes –** the proposed development is appropriately located within an existing cluster of buildings and is required to ensure the long term future of the farming operation. It is required to enable the next generation of the MacDonald family to move to the farm in order to oversee and manage the day to day operations of the farm. When the extension would comprise c. 25% of the floorspace across the site, and when considered

against the guidance which refers to "*generally no more than 25%"* it is considered that the addition proposed by this application is acceptable.

2. **Placemaking –** the layout of the proposed development is entirely appropriate when considered in the context of the listing group and other existing farm buildings within the immediate vicinity. The extension is demonstrated to be subservient to the existing dwelling to which it is attached and has clearly been designed to demonstrate that it would comprise a new addition to it.

3. **Listed Buildings –** it is our view that the assessment on listed buildings which has been undertaken by the Council officer is incorrect in that it fails to properly consider that the building is listed as part of an overall group rather than individually. It is necessary to assess the proposals against the impact on the overall grouping rather than an individual element of it. When this is undertaken, and the form of the proposals are fully assessed against the current layout, it is evident that the proposals would not have any adverse impact on the significance of the listed buildings, and that it would replicate a form of development which is already present on the site.

5.7 Each of these key issues has been taken in turn within the following sections of this statement.

5.8 It is noted that within the Report of Handling (**Document 2)** various conclusions and acceptance are reached on a variety of matters. A summary of these is provided below however as the proposals are considered to have addressed these matters, no further consideration is required.

- **Residential amenity –** the proposals would not impact on the residential amenity of any existing dwelling and would provide acceptable levels of amenity for future residents. The proposed development has no impacts on overlooking or overshadowing of existing residential buildings. In addition, sufficient garden ground is provided for future occupiers. Th Report of Handling concludes that this demonstrates compliance with Policy 1A and B of the LDP and Policy 14 c) of NPF4. As a note, we assume the reference to policies 1A and B are in relation to amenity matters only.

- **Contaminated Land –** a condition regarding an assessment of land for contamination as a condition to address LDP Policy 58A is required. This would be acceptable to the applicant.

- **Ecology –** the submitted ecology survey (including for bats) does not identify any bats or other protection species within the buildings subject of these proposals. A condition requiring mitigation measures identified within the ecology report (**Document 16**) is required. Furthermore, the delivery of three swallow nest boxes on the completed building would also be required and would be controlled by condition to ensure compliance with LDP Policy 41 and NPF4 policy 3. Both of these items are considered acceptable to the applicant.

- **Drainage –** it is acknowledged acceptable for the site to be served by a new private foul water system, however a SUDS system would be required under Policies 53C and 22c of the LDP. Implementation of the soakaway shown on the submitted plans would address this matter. This is acceptable to the applicant and could be controlled by condition.

- **Developer contributions –** a contribution of £5,164 towards primary school education is required. This could be dealt with by legal agreement and would be acceptable to the applicant.

- **Traffic and transport –** the Council roads officer has not raised any concerns regarding access to the development site, however provision for three car parking spaces is required and could be dealt with by condition. This is acceptable to the applicant.

5.9 Further detail of these matters is provided by the Consultee Comments (**Document 10**).

6. Key Issue - Housing in Countryside and Rural Homes

Reason for Refusal

6.1 The first reasons for refusal relates to housing in the countryside and rural homes, stating that:

"The proposal is contrary to Policy 19: Housing in the Countryside of the Perth and Kinross Council Local Development Plan 2 (2019) and the associated Housing in the Countryside Supplementary Guidance 2020 (SG) as Category 5 of the SG states that any new build element should be limited to 25% of the overall footprint of the existing building. The proposal involves an extension which is substantially larger and more than double the footprint of the host building. The proposal also fails to meet any of the other categories of development outlined in the SG. The proposal is also contrary to Policy 17 (Rural Homes) of National Planning Framework 4 (NPF4) as the proposal results in a development which is not suitably scaled and it not in-keeping with the character of the area."

6.2 Before we consider this reason for refusal further, we wish to note that the Supplementary Guidance referred to above does not state *"that any new build element should be limited to 25% of the overall footprint of the existing building*" but instead states "i*n general, no more than 25% of the total units or footprint should comprise new build development*".

6.3 This is a minor, but significant difference in that 25% should be calculated based on the floorspace of the development should the proposed extension proposed by this application be delivered, not the existing floorspace. This is explored further below.

Policy position

6.4 Policy 19 of the LDP is the relevant planning policy which relates to housing in countryside locations, such as that of the Review site. It identifies 6 locations where the erection of new houses in countryside locations will be supported being:

1. *building groups;*
2. *infill sites;*
3. *new houses in the open countryside on defined categories of sites as set out in Section 3 of the Supplementary Guidance;*
4. *renovation or replacement of houses;*
5. *conversion or replacement of redundant non-domestic buildings;*
6. *development on rural brownfield land."*

6.5 Further details for assessing each of these criteria is included within the Housing in the Countryside Supplementary Guidance (extract as **Document 9**) which forms part of the LDP.

6.6 The relevant policy from NPF4 is Policy 17 Rural Homes. This is replicated below:

Policy Intent:

To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right locations.

Policy Outcomes:

- *Improved choice of homes across tenures so that identified local needs of people and communities in rural and island areas are met.*
- *Homes are provided that support sustainable rural communities and are linked with service provision.*
- *The distinctive character, sense of place and natural and cultural assets of rural areas are safeguarded and enhanced.*

6.7 In regards the policy itself, it states that the development for new homes in rural areas will be supported where the development is suitable scaled, sited and designed to be in keeping with the character or the area and where one (or more) category can be met. Relevant to these proposals are categories *"iii) reuses a redundant or unused building*" and "*iv) is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets*". In rural locations, new homes should consider how they will "*contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location*."

Policy Assessment

6.8 Within the Report of Handling (**Document 2**) it is considered that only Category 5 is relevant to these proposals because this category deals with the conversion of redundant traditional buildings. However it is concluded within the Report of Handling that the proposals fail to comply with this category because *"the SG states that any new build elements should be limited to 25% of the overall footprint."* This conclusion is incorrect because the SG actually states:

"Extensions and new-build houses should only be contemplated where they reinforce the architectural integrity and external appearance of the original buildings and their grounds by, for example, infilling appropriate gaps in a group or rounding off a group. It is very unlikely that the entire 'brownfield' area of a site will be suitable for housing; ***in general, no more than 25% of the total units or footprint should comprise new build development****." (****Avison Young Emphasis****)*

6.9 The SG clearly states "*in general*" meaning that exceptions to the rule can be accommodated by the policy. The Report of Handling is confused in this regard, as it explicitly notes that "*which are well beyond the 25% allowed by policy*" but further on states "t*here may be scope for a larger extension in this instance than the 25% indicated within the SG in order to ensure the re-use of the listed building*". The Report of Handling (**Document 2**) does not include any calculation to demonstrate that the proposals exceed the 25% allowance.

6.10 Whilst no explicit guidance is provided by the SG as to how the size of an extension should be assessed, we consider that given the wording elsewhere under category 5 stating *"alterations or extensions should be in harmony with the existing building form and materials*" should be used to assess the acceptability of an extension.

6.11 The assessment that has been completed only assess the extension to the steading, rather than the overall footprint of all buildings within the group. In this case, that means all buildings at Boreland Farm. It is these buildings, plus the floorspace of the proposed extension which the 25% should be assessed against.

6.12 In the context of these proposals, the building group comprises the three steadings, the farmhouse, hay barn and stables. In total, these buildings have an existing total floorspace of 477 sq.m. Once the

proposed extension of 160 sq.m is considered, this would give a total floorspace of 637 sq.m. 25% of 637 sq.m is 159.3 sq.m, which is slightly smaller than the 160 sq.m proposed.

6.13 To look at it another way, the extension of 160 sq.m would represent 25.2% of the total building footprint, once constructed. Given the allowance which states *'generally',* and the conclusion within the Report of Handling and as identified in paragraph 6.9 above, this very minor exceedance is considered acceptable.

6.14 There are clear links to the placemaking principle and acceptability of being in proximity to the listed buildings, which area dealt with under section 7 and 8 of this statement.

6.15 We also note that the officer has accepted that Category 5 of the policy applies because the building is no longer fit for purpose, a position which is accepted within the Report of Handling.

6.16 Beyond Category 5, it is our view that Category 1 – Building Groups is also relevant. This is defined as groups of buildings which do not have a defined settlement boundary. The SG further notes that a building group can be defined as 3 or more existing buildings of a size at least equivalent to a traditional cottage. The description of the Listed Buildings (**Document 4**) also makes it clear that the farm comprises a group of buildings. In our view, this clearly falls within Category 1 of the policy. This is supported by the wording within the Report of Handling which makes various references to the fact that the buildings are a group.

6.17 The SG provides support for new homes in building groups under certain circumstances being:

- New housing will respect the character, scale and form of the existing group, and will be integrated into the existing layout and building pattern.
- New housing will not detract from the visual amenity of the group when viewed from the wider landscape.
- A high standard of residential amenity will be provided for both existing and new housing.

6.18 In response to these criteria we contend that:

- The size, mass and proposed materials of the proposed extension are acceptable and that the proposals will not impact residential amenity for existing and proposed occupiers. This is exploded further in placemaking section of this report, with the Report of Handling (**Document 2**) confirming acceptability of the height and mass of the proposals, as well as confirming that there would be no adverse impact on the amenity of existing or new residents
- The CGI's submitted to support the application (**Document 6**) demonstrate that the proposals would be subservient to the existing buildings and given the topography of the site alongside the building design, there would not be any impact on the visual amenity of the group.
- The proposed dwelling is located away from the only other residential building within the site (farmhouse) and would neither have any impact on it, nor would be impacted by it due to the building design and that the new build element of the proposals are located a distance away from the existing building. Furthermore, they demonstrate that the proposed development cannot be seen from the Farmhouse. This is further demonstrated by CGI 6 on **Document 6**.

6.19 On the basis of the above, we believe that both Category 1 and Category 5 of LDP Policy 19 provide support for the proposed development.

6.20 Turning to NPF4, the relevant policy is Policy 17 Rural Homes. When considering policies within NPF4 it is necessary to assess the proposals against the policy intent, policy outcomes and the policy itself. In this respect the policy states the following:

6.21 It has already been established within the preceding section that the design is considered appropriate in the context of the existing listed buildings above and within the Report of Handling that the proposals comply with criteria iii) and iv) of NPF4. However little consideration has been given to policy intent and outcomes.

6.22 The policy intent makes it clear that the policy is to ensure rural homes are of high quality and sustainability located. As above, the quality of the building is considered further in the following chapter and is considered to be of good quality. The sustainability of neither the location of the development has been given any consideration in the determination of the application, indeed the Report of Handling does not attempt to make any assessment of the positive sustainability credentials which the proposals offer.

6.23 Matters of sustainability were fully laid out within the originally submitted Planning and Heritage Statement (**Document 13**) and Design Statement (**Document 12**), however by way of a summary, there is a need for a new family home at Boreland Farm to accommodate the current owners daughter and her family. They currently live away from the site and are required to travel to the farm on a daily basis to ensure the smooth operation of the farm. This is inherently unsustainable and the development of a property for them to reside in at the farm would significantly improve the sustainability of their travel patterns. Furthermore, it is expected that as the current owner retires, there will be a requirement for the applicant to spend more time on the farm which would require additional vehicle trips to it. This is considered a strong material consideration given one of the key overall themes within NPF4 is matters of sustainability, requiring proposals to meet explicit sustainability standards.

6.24 Along with the black face sheep on the farm, there is also breading Pedigree Hampshire Downs, along with a breeding program for the rare breed Pedigree Clydesdale horses where there are mares, foals and a stallion. Therefore, supporting the sustainability of an in danger native breed, with the stallion 1s a main contributor of live foals over current and recent years for the UK is vitally important.

6.25 Furthermore, the policy outcome provides support for these proposal would provide a home for an identified need for local people, as well as supporting sustainable rural communities which is liked to a service provision, i.e. the servicing of an existing agricultural business at a farm. Finally, matters of design are considered in the following section of this report.

7. Key Issue - Placemaking and Design

Reason for Refusal

7.1 The second reason for refusal is due to placemaking and design matters, stating that:

"The proposal is contrary to Policies 1A and B (Placemaking) of the Perth and Kinross Council Local Development Plan 2 (2019) and Policy 14 (Design, Quality and Place) of National Planning Framework 4 (NPF4) as the scale and footprint of the proposed extension dominates the host building and results in a development which is detrimental to the character and visual amenity of the area."

7.2 The Report of Handling (**Document 2**) makes it clear that matters of placemaking and design should be considered in conjunction with cultural heritage. As such, this section of the report should be considered in conjunction with section 8 which deals with listed buildings and cultural heritage matters further.

Policy Position

7.3 Policy 1A states that:

"Development must contribute positively to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation. The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development."

7.4 Policy 1B is also relevant as it applies to all new development proposals and states:

"All proposals should meet all the following placemaking criteria:

a) Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.

b) Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.

c) The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.

d) Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.

e) All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport.

f) Buildings and spaces should be designed with future adaptability, climate change and resource efficiency in mind wherever possible.

g) Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.

h) Incorporate green infrastructure into new developments to promote active travel and make connections where possible to blue and green networks.

i) *Provision of satisfactory arrangements for the storage and collection of refuse and recyclable materials (with consideration of communal facilities for major developments).*

j) *Sustainable design and construction."*

7.5 NPF4 Policy 14 states:

Policy Intent:

To encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.

Policy Outcomes:

- *Quality places, spaces and environments.*
- *Places that consistently deliver healthy, pleasant, distinctive, connected, sustainable and adaptable qualities.*

Policy Wording

a) *"Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.*

b) *Development proposals will be supported where they are consistent with the six qualities of successful places:*

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time. Further details on delivering the six qualities of successful places are set out in Annex D.

c) *Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported."*

Policy Assessment

7.6 A full policy assessment of these matters has already been undertaken within the originally submitted Planning and Heritage Statement and therefore it is not intended to replicate those findings here, however it is noted that the Report of Handling has not undertaken a full assessment of the policy.

7.7 It is however noted that the Report of Handling did not undertake any assessment of these policies and as such cannot have reached a balanced decision which considers the development plan as a whole, as directed by NPF4.

7.8 We do however wish to respond to the findings of the Report of Handling which identified that because the proposals fail to address the listed building policies, it therefore fails the design policies as the proposals are considered to be out of context with the existing listed buildings. We have considered this point in further detail in the following section and have concluded that when the proposals are assessed against the overall scale of the listed buildings, there is no impact on its significance or setting.

8. Key Issue – Listed Buildings

Reasons for Refusal

8.1 To third reason for refusal relates to listed buildings and states:

"The proposal is contrary to Policy 27A (Listed Buildings) and Policy 7 of National Planning Framework 4 (NPF4) as the substantial scale of the proposed extension more than doubles the volume and footprint of the host building, creating an unacceptable impact on the character and interest of the listed building and remainder of the listed group. An extension of the scale proposed is also at odds with the existing pattern of development and fails to complement its surroundings in terms of appearance and scale."

8.2 We also recognise that in respect of the associated Listed Building Consent, Historic Environment Scotland did not object to the application (**Document 11**) and that in respect of the detailed application subject of this review, the Perth and Kinross Heritage Trust did not object either. A copy of this response is enclosed with the consultee responses as **Document 10**.

Policy Basis

8.3 The requirements of Policy 27A: Listed Buildings from the LDP and relevant sections of Policy 7 of NPF4 are copied below:

LDP Policy 27A: Listed Buildings

"There is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to enable them to remain in active use, and any proposed alterations or adaptations to help sustain or enhance a building's beneficial use should not adversely affect its special architectural or historic interest.

Encouragement will be given to proposals to improve the energy efficiency of listed buildings within Perth and Kinross, providing such improvements do not have a significant detrimental impact on the special architectural or historic interest of the building.

Enabling development may be acceptable where it can be shown to be the only means of preventing the loss of listed buildings and securing their long-term future. Any development should be the minimum necessary to achieve these aims. The layout, design, materials, scale, siting and use of any development which will affect a listed building, or its setting should be appropriate to the building's character, appearance and setting."

NPF4 Policy 7

Policy Intent:

To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

Policy Outcomes:

The historic environment is valued, protected, and enhanced, supporting the transition to net zero and ensuring assets are resilient to current and future impacts of climate change.

Redundant or neglected historic buildings are brought back into sustainable and productive uses.

Recognise the social, environmental and economic value of the historic environment, to our economy and cultural identity.

Policy Wording

"a) Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.

Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.

c) Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest."

8.4 In addition to the LDP and NPF4, consideration should also be given to the variety of guidance documents produced by Historic Environment Scotland, being:

- Managing Change in the Historic Environment (April 2019)
- Interim Guidance on the Principles of Listed Building Consent (April 2019)

The Special interest of the listed buildings and historical site development

8.5 The formal Building Listing for the site (Borland LB11794) (**Document 4**) categories the buildings as being Category B listed, with the formal listing having been made in 1971. This applies to the farmhouse and three listed steadings only. Historic Environment Scotland identify that a category B listed building comprise "*Buildings of special architectural or historic interest which are major examples of a particular period, style or building type*".

8.6 In regards the specific listing subject of this site, the formal listing states the following description of the development and historic significance of the buildings:

"House originally long single-storey dated 17 DL <> CR 65 (David Law and Catherine Rutherford); W. part unaltered, E. part reconstructed early 19 century as 2-storey 3-window with railed steps to door, both parts harled with margins; 3 detached parallel steading blocks, w. block dated 17A.L. 47, middle block mid-19th cent., railed terrace and steps to garden in front of house."

8.7 Given the above, it is clear that the proposals represent a group listing to comprise all buildings. This includes the farmhouse and three steading buildings only.

8.8 This listing identifies that the first records of the farm in its current form are from c. 1765. It is understood that the farmhouse as currently built is not original and was reconstructed in the early 19th century. We believe that one of the original steading buildings was used as the farmhouse before the farmhouse was reconstructed.

8.9 Following the reconstruction of the farmhouse, the layout largely remained unaltered until the 1940's. at this time, a number of minor extensions and additions were made to the farm, notably before the building was listed.

8.10 To accommodate the changing technologies which became available, in the 1940s the non-stone-built buildings in the yard were erected for use by farm machinery including tractors. This principally relates to the building to the north east of the farmhouse. There was also a hay shed attached to the steading subject of this application, which runs in the same direction as these proposals. It was formed of wooden sides, with a tin roof. A photograph showing this is included as images 2 and 3 of **Document 7**. It was removed in the early 2000's.

8.11 Finally, around the same time as the hay barn was installed, two barns were erected at either end of the steading subject of these proposals. The northern barn remains present with the southern barn extension now removed, both of which are identified by photographs 9 and 10 of **Document 8.**

8.12 The current form of the site is demonstrated by the existing site plan, which is replicated below and submitted as part of **Document 15**.

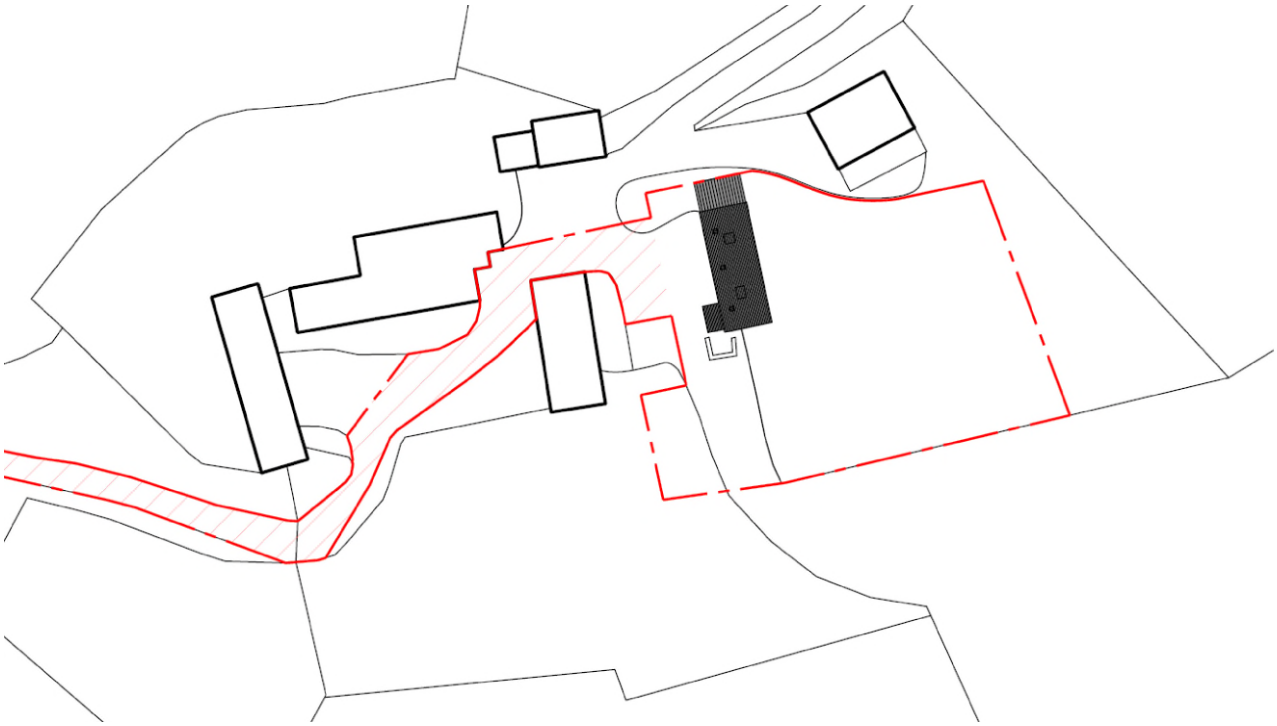


Figure 11: Extract from existing site plan

8.13 It is clear that the farmhouse lies adjacent to a perpendicular steading to the north west of the site. Looking at the historical mapping (**Document 4**) of the farm there is a suggestion that at one time, the steading and farmhouse were linked together. Whether this is due to the way in which the property has been mapped or that the buildings were adjoined, as it currently stands these buildings are both read as currently perpendicular to each other (image 4 contained within **Document 8**). This is a form which is replicated by the proposed development.

Listed building significance and setting

8.14 The listing makes it clear that the key building of note is the farmhouse, and suggests that the steading blocks are only listed due to their proximity to the farmhouse and the form in which all buildings on site lie. In addition, the steadings are not identified as having any special architectural or historic merit within the listing, which highlights all areas of historic interest being in relation to the farmhouse, e.g. its physical form, railed terrace and steps to front. This therefore suggests that the steadings are of lesser significance than the farmhouse.

8.15 Notably, as shown by the historic imagery and current photographs of the site (**Document 7** and **8**) the farmhouse is orientated perpendicular to the steading buildings but is also linked to a connecting building which is parallel to the steadings.

8.16 This layout clearly demonstrates that there is a history of buildings lying both parallel and perpendicular to the farmhouse. The extension sought by these proposals is perpendicular and is therefore similar to the other buildings which form part of the listing group.

8.17 Turning to the setting, this is clearly within an area of countryside with the residential component of the existing development orientated to take full advantage of the views to the south along the Glendevon valley. It is protected to the north and east by rising topography with trees beyond with further trees and vegetation providing protection from the west. There is less protection from views from the south owing to the topography, however a small number of trees are present. These elements do not contribute towards the reasoning for the listing for the property, with no other listed buildings in or around the application site. The photographs within **Document 8** clarify this further.

8.18 As described above, listed buildings are listed as such due to their special architectural or historic interest. In this respect, the farmhouse is of a very traditional form which is commonly identified within Scotland. There are a significant number of farmhouses and dwellings of this style throughout the country and is a style which is still used today for new build residential properties

8.19 On this basis it is clear that it is not necessarily the actual form of the farmhouse building, but its specific detailing regarding its proportions, stepped access, railings and harling with margins that is of significance.

8.20 The listing identifies no significance to the steadings other than to note that they are parallel in nature. These proposals would not make any change to this parallel layout, with the extension mirroring that which is already in place with the farmhouse and its adjacent perpendicular steading.

8.21 Turning to the parallel steadings, these form a courtyard effect with the farmhouse creating the northern boundary and two of three steadings providing the east and west boundary. The formation of a courtyard area with the farmhouse facing into it is a typical form of farm buildings across the Country. Likewise, the creation of two blocks perpendicular to each other are also common place. Within the immediate area there are a number of examples where this form is used. This is explicitly noted within the Councils own "Housing in the Countryside Supplementary Guidance" (Extract at **Document 9**) at page 22.

Assessment of the proposals

8.22 As identified above the two policies of relevance are LDP Policy 27 and NPF4 policy 7. Both policies are assessed within the Report of Handling (**Document 2**), however this assessment is only based on the single listed steading rather than the listing group which it lies within. It is noted that both the Report of Handling and the formal consultation response from the Conservation officer (contained within **Document 10**) acknowledge the building lies within a listed group, however does not provide any assessment against the building group.

8.23 In regards LDP policy 27, there are three main areas which require to be considered.

8.24 Firstly, the policy supports the sympathetic restoration of listed buildings providing that the works do not impact on the special interest of the listed building. As has been discussed above, the proposals replicate an existing feature of the listed buildings and therefore are not considered to impact upon the special interest of the building. This demonstrates compliance with the first part of the policy.

8.25 Secondly, proposals should be energy efficient and will be supported unless there is impact on the special interest of the building. The proposals are designed to fully comply with the necessary building standards, and in many cases will exceed them. This includes the specifications of the doors and windows as submitted as part of the original application (contained within **Document 15 and 17**) but also the specification of the structure itself. In specific detail, the proposals would feature a green sedum roof across approximately 50% of the roof area, as well as being orientated to face south, thereby maximising solar gain potential. It is also proposed that renewable technologies will be used to heat the building, likely through the use of an Air Source Heat Pump. Given the works would bring back into active use a redundant listed building, they are considered to meet this criteria. It is noted the matter of sustainability and energy efficiency are not discussed in the Report of Handling.

8.26 The third and final criteria relates to an enabling case, but also that proposals have an acceptable layout, design, materials, scale, siting and use.

8.27 Referring back to the Report of Handling and Conservation officers response, both documents indicate that the scale and form of the development is not in keeping with the single steading rather than an assessment of the overall group listing. In this respect, the group listing comprises 4 separate buildings, the single farmhouse and 3 steading buildings. As discussed in section 5, the proposals would represent, if built, 25% of the floorspace across the site.

8.28 Furthermore, the extension is in a design and format which is subservient to the existing dwelling with materials used which clearly highlight the new and old elements of the site. where the new element of the proposals attaches to the existing, this is undertaking using lightweight materials in the form of glass, which requires limited alterations to the listed building where it abuts. The roof requires to be a slightly heavier material, however are designed so that where it adjoins the existing steading, limited alterations are required. Any alterations can be accommodated as part of the roofing works to the existing steading which are required due to its current condition.

8.29 Finally, the Report of Handling accepts that the design ethos is considered acceptable given the height and materials proposed.

8.30 In conclusion, the Report of Handling finds that the proposals fail the policy requirements of LDP policy 27 due to the scale of the proposals, however we contend that this conclusion is incorrectly arrived at due to a failure to consider the impact on the overall listing group. Instead, it only focusses on the impact on the single steading building.

8.31 Turning to NPF4 Policy 7, a similar requirement to that of LDP policy 27 is included within the policy itself and is reflected in the above. Cognisance also needs to be given to the policy intent to "*protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places*" alongside the policy outcomes, particularly that "*redundant or neglected historic buildings are brought back into sustainable and productive uses*".

8.32 This statement has clearly demonstrated the need for these proposals, and highlighted that without the investment which this proposal would bring forward there is a signficnat danger that the farm would cease to operate and the existing listed buildings could fall into a greater state of disrepair and could ultimately be lost to active use. We therefore consider that as the proposals meet with both the intent and outcomes of the policy, and are therefore supported by policy as an appropriate alteration and extension to a listed building.

9. Compliance with the Development Plan

9.1 We respectfully submit that the overall level of support for the review proposals from the majority of policies within the development plan indicate that they would accord with it. Furthermore, there are material considerations that the appellant also believes weigh in favour of supporting the proposals.

9.2 In this regard, we believe it is appropriate to refer to the House of Lords decision, 'City of Edinburgh Council v. Secretary of State for Scotland and Others (folder 4, document 51), in particular the judgement of Lord Clyde where in respect of the decision maker it states that:

"He will also have to consider whether the development proposed in the application before him does or does not accord with the development plan. There may be some points in the plan which support the proposal but there may be some considerations pointing in the opposite direction. He will require to assess all of these and then decide whether ***in light of the whole plan*** *the proposal does or does not accord with it. He will also have to identify all the other material considerations which are relevant to the application and to which he should have regard. He will then have to note which of them support the application and which of them do not, and he will have to assess the weight to be given to all of these considerations. He will have to decide whether there are considerations of such weight as to indicate that the development plan should not be accorded the priority which the statute has given to it." (Avison Young* ***emphasis****)*

9.3 This approach is also advocated within the recent adopted National Planning Framework 4. Having reviewed NPF4, its role and purpose is set out at Annex A, which also provides detail of how it should be used. It states that "***NPF4 should be read as a whole****. It represents a package of planning policies to guide us to the place we want Scotland to be in 2045.*" (***AY Emphasis***).

9.4 Furthermore, at page 98 of Annex A3 it also states that "*Planning is complex and requires careful balancing of issues.* ***The policy intent is provided to aid plan makers and decision makers to understand the intent of each policy and to help deliver policy aspirations.****" (****AY Emphasis****).*

"The policy sections are for use in the determination of planning applications. The policies should be read as a whole. Planning decisions must be made in accordance with the development plan, unless material considerations indicate otherwise. It is for the decision maker to determine what weight to attach to policies on a case by case basis. Where a policy states that development will be supported, it is in principle, and it is for the decision maker to take into account all other relevant policies."

9.5 Given the above, any planning decision should be taken with cognisance of the compliance of the proposals against the development plan as a whole.

10. Conclusions

10.1 This Grounds for Review Statement sets out the appellant's case in that the three reasons for refusal can be set aside and planning permission granted. This is because:

- This review falls to be determined in line with Section 25 of the Town and Country Planning (Scotland) Act 1997 – '*in making any determination under the Planning Acts regard is to be had for the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise*'.

- The development proposed complies with two separate categories within LDP policy where new residential development in countryside locations can be supported. It is also supported by a number of criteria from NPF4.

- They are located within an existing building group which is accepted by the Council, and if built, would represent approximately 25% of the floorspace within the building group, thereby complying with the content of the 'Housing in the Countryside' supplementary guidance.

- Furthermore, there is a specific locational and physical size requirement for these proposals, in that they will secure the continued operation of the farm into the future by allowing the applicant and their family to move onto the farm, to ensure the smooth day to day running. This would also ensure that its future operation can continue for future generations and is therefore a strong material consideration in regards the economic benefits which these proposals could generate.

- Sustainability of the site would be improved, as the locating of the applicant and their family onto the site would reduce the need for unsustainable regular journeys to and from the site from another dwelling elsewhere. The theme of sustainability is strongly supported by NPF4 and is a central theme throughout the document.

- Significant investment would be made into the site to reuse and refurbish a redundant and listed agricultural building which has reached the end of its useable life. The works proposed would ensure the building can be retained

- Compliance with the development plan placemaking policies is established, with the form, mass and materials of the proposals considered to be acceptable when assessed against policy.

- That the proposals would not have an impact on any listed buildings, due to the historical significance identified within the buildings listing primarily relating to the farmhouse and that the proposals are located away from the farmhouse. View of the proposal from the farmhouse would also be screed by the existing steading.

- In addition the form of the proposal mirror that as already present within the site, explicitly the relationship between the farmhouse and its adjacent steading to the west, which forms an 'L 'shaped building.

- Matters such as access, water and drainage, ecology, amenity of existing and proposed residents alongside contaminated land and education can be addressed through planning conditions or a legal agreement as set out within the Report of Handling (**Document 2**).

- Five letters of representation were received from neighbours and residents at Glendevon regarding the proposal, all of which were in support. A copy of these are contained as **Document 18**. No objections were received.

10.2 It is respectfully requested that the Local Review Body reconsiders the proposal and undertakes their own assessment of planning policies, to find in favour of the arguments set out within this Review Statement correct and therefore allowing planning permission to be granted.

11. Suggested Procedure to be Adopted

11.1 The Local Review Body has several options in determining this Review. In this situation, we recommend that an accompanied site visit is undertaken by the Local Review Body to fully understand and appreciate the current layout of the farm and understand the location for which the proposals are to be sited. Furthermore, it will enable the Local Review Body to understand why the reasons for refusal should be reviewed as follows:

- The proposed development would create a form of development which is already present at the site, mirroring the farmhouse and its adjacent steading building. When the proposed extension is considered in the context of the building group, if built, its floorspace would extend to 25% of the building group and would therefore be in compliance with the relevant policy and Supplementary Guidance. It would also ensure that the reuse and refurbishment of a redundant listed building can be undertaken (Reason 1).

- The proposed development is of a design and scale that is in keeping within the existing farm buildings (Reason 2).

- The historical significance and architectural merit of the listed building group are predominately located upon the existing farmhouse. The location of the proposed development is beyond the farmhouse, replicating a form of development already present by the existing farmhouse. The proposals would therefore not impact on the historical significance of the property. (Reason 3).

11.2 In addition, further written representations could be used to provide further information on any aspects where the Local Review Body would wish to understand further.

12. Supporting Information/Document List

12.1 This review is supported by the following documents:

1) Decision notice for 23/00418/FLL
2) Report of Handling for 23/00418/FLL
3) Scottish Government Letter regarding 'de novo' approach
4) Borland Listing
5) Historical Maps
6) CGI's for 23/00418/FLL
7) Historic Photos
8) Photographic Walkthrough
9) Housing in Countryside Supplementary Guidance March 2020 (Extract)
10) Consultee Responses
11) Historic Environment Scotland Response to 23/00417/LBC
12) Design Statement
13) Planning and Heritage Statement
14) Location Plan
15) Application drawings
16) Ecology Report
17) Glazing specification
18) Letters of Support

Contact details

Enquiries

Oli Munden
(0)7760 171617
oliver.munden@avisonyoung.com

Visit us online
avisonyoung.com

Avison Young

40 Torphichen Street, 6th Floor, Edinburgh EH3 8JB

PERTH & KINROSS COUNCIL
Communities Service

Mr and Mrs MacDonald
c/o Staran Architects Ltd
49 Cumberland Street
Edinburgh
United Kingdom
EH3 6RA

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice:**15th June 2023**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **23/00418/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 3rd May 2023 for Planning Permission for **Change of use, alterations and extension to steading to form dwellinghouse 50 Metres East Of Borland Farm Glendevon Dollar FK14 7JY**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. The proposal is contrary to Policy 19: Housing in the Countryside of the Perth and Kinross Council Local Development Plan 2 (2019) and the associated Housing in the Countryside Supplementary Guidance 2020 (SG) as Category 5 of the SG states that any new build element should be limited to 25% of the overall footprint of the existing building. The proposal involves an extension which is substantially larger and more than double the footprint of the host building. The proposal also fails to meet any of the other categories of development outlined in the SG. The proposal is also contrary to Policy 17 (Rural Homes) of National Planning Framework 4 (NPF4) as the proposal results in a development which is not suitably scaled and it not inkeeping with the character of the area.

2. The proposal is contrary to Policies 1A and B (Placemaking) of the Perth and Kinross Council Local Development Plan 2 (2019) and Policy 14 (Design, Quality and Place) of National Planning Framework 4 (NPF4) as the scale and footprint of the proposed extension dominates the host building and results in a development which is detrimental to the character and visual amenity of the area.

3. The proposal is contrary to Policy 27A (Listed Buildings) and Policy 7 of National Planning Framework 4 (NPF4) as the substantial scale of the proposed extension more than doubles the volume and footprint of the host building, creating an unacceptable impact on the character and interest of the listed building and remainder of the listed group. An extension of the scale proposed is also at odds with the existing pattern of development and fails to complement its surroundings in terms of appearance and scale.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Notes

The plans and documents 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

01

02

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REPORT OF HANDLING

DELEGATED REPORT

Ref No	**23/00418/FLL**	
Ward No	**P7- Strathallan**	
Due Determination Date	**2nd July 2023**	
Draft Report Date	**13th June 2023**	
Report Issued by	**JW**	**Date 13 June 2023**

PROPOSAL: Change of use, alterations and extension to steading to form dwellinghouse

LOCATION: 50 Metres East Of Borland Farm Glendevon Dollar FK14 7JY

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.

BACKGROUND AND DESCRIPTION OF PROPOSAL

Full planning permission is sought for the change of use, alterations and extension to a steading to form a dwellinghouse at Borland Farm, Glendevon. The steading building is a category B listed building and there is an associated listed building consent application (23/00417/LBC). The steading is part of a cluster of listed buildings at the farm which includes neighbouring steading buildings and the adjacent farmhouse. The site is located to the north and above the A823 public road where access is taken from along an existing private access track.

The single storey steading building is currently utilised for storage associated with the farm. The steading is a stone built, slate roofed structure but is currently in a poor state of repair. The proposal seeks to re-use the steading for residential accommodation with a single storey extension proposed to the east projecting 23 metres from the eastern most elevation of the existing steading. The existing steading is proposed to accommodate a snug, utility area and bedroom with the new single storey extension to accommodate a dining kitchen, living area, three bedrooms and a study. A flat roofed, green roof link structure is proposed to connect the existing building with the new extension which is to extend along the northern side of the extension for its entire length. To the south of the extension a pitched slate roof is proposed. The new extension to be clad in a dressed heartwood rainscreen cladding.

A car parking area is proposed to the west of the existing listed steading and the garden ground for the property is proposed to be located to the south of the steading and new extension.

The proposal seeks to accommodate the next generation of the family owned farm.

The proposal has been subject to a pre application enquiry where the Planning Authority indicated concerns with the scale of the proposed extension and the impact which the scale would have on the character of the listed steading (22/00094/PREAPL).

SITE HISTORY

23/00417/LBC Alterations and extension to steading to form dwellinghouse

PRE-APPLICATION CONSULTATION

Pre application Reference: 22/00094/PREAPL

DEVELOPMENT PLAN

The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

National Planning Framework 4

The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.

NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.

The Council's assessment of this application has considered the following policies of NPF4 :

Policy 3: Biodiversity

Policy 4: Natural Places

Policy 7: Historic Assets and Places

Policy 9: Brownfield, Vacant and Derelict Land and Empty Buildings

Policy 13: Sustainable Transport

Policy 14: Design, Quality and Place

Policy 16: Quality Homes

Policy 17: Rural Homes

Policy 22: Flood Risk and Water Management

Policy 23: Health and Safety

Perth and Kinross Local Development Plan 2 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 2: Design Statements

Policy 5: Infrastructure Contributions

Policy 6: Settlement Boundaries

Policy 19: Housing in the Countryside

Policy 27A: Listed Buildings

Policy 39: Landscape

Policy 41: Biodiversity

Policy 53B: Water Environment and Drainage: Foul Drainage

Policy 53C: Water Environment and Drainage: Surface Water Drainage

Policy 53A: Water Environment and Drainage: Water Environment

Policy 58A: Contaminated and Unstable Land: Contaminated Land

Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

Statutory Supplementary Guidance

- Supplementary Guidance - Developer Contributions & Affordable Housing (adopted in 2020)
- Supplementary Guidance - Flood Risk and Flood Risk Assessments (adopted in 2021)
- Supplementary Guidance - Housing in the Countryside (adopted in 2020)
- Supplementary Guidance - Landscape (adopted in 2020)
- Supplementary Guidance - Placemaking (adopted in 2020)

OTHER POLICIES

Non Statutory Guidance

- Planning Guidance - Planning & Biodiversity
- Supplementary Guidance - Renewable & Low Carbon Energy (draft)

NATIONAL GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework, Planning Advice Notes, Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

Planning Advice Notes

The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:

- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 68 Design Statements
- PAN 75 Planning for Transport

National Roads Development Guide 2014

This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

CONSULTATION RESPONSES

INTERNAL

Transportation And Development – additional car parking spaces required but general access arrangements considered to be acceptable.

Environmental Health (Noise Odour) – no objection subject to informative regarding use of stove

Conservation Team – objection given scale of extension and detrimental impact on wider character of listed grouping

Development Contributions Officer – education infrastructure contribution required

Biodiversity/Tree Officer – bat survey considered to be acceptable subject to conditions regarding bio diversity enhancement

Environmental Health (Contaminated Land) – condition recommended

EXTERNAL

Scottish Water – no objection

Perth And Kinross Heritage Trust – condition recommended

REPRESENTATIONS

A total of five letters of representation have been received all of which support the application and raise the following:

- Allows re-use of existing building
- Allows family to move to area and operate farm
- Supports rural economy and future operation of Borland Farm
- Enhances community
- Allows natural surveillance of area.

All of the above issues are noted and are addressed within the appraisal section below.

Additional Statements Received:

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not Required
Appropriate Assessment under Habitats Regulations	Habitats Regulations AA Not Required
Design Statement or Design and Access Statement	Submitted
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 comprises NPF4 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, involving considerations of the Council's other approved policies and supplementary guidance, these are discussed below only where relevant.

In this instance, section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining such an application as this to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is relevant and requires planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the designated conservation area.

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.

Principle

In policy 19 - Housing in the Countryside of the LDP2, it is acknowledged that opportunities do exist for housing in rural areas to support the viability of communities, meet development needs in appropriate locations while safeguarding the character of the countryside as well as ensuring that a high standard of siting and design is achieved. Thus the development of single houses or groups of houses which fall within the six identified categories will be supported. This is also referenced in the recently adopted National

Planning Framework 4 (NPF4) where Policy 9 seeks to encourage the re-use of vacant and derelict land empty buildings and the re-use of brownfield land.

Policy 17 of NPF4 is also relevant and seeks to encourage, promote and facilitate affordable and sustainable homes in the right locations and provides criteria in which proposals for new rural homes will be accepted. This policy incudes provision for the re-use of redundant or unused buildings but does not include any detailed criteria for consideration. Therefore, the criteria contained within the Council's Housing in the Countryside SG in relation to the re-use of existing buildings is considered to be the most relevant and up to date criteria for consideration this development.

The SG supports proposals for the erection, or creation through conversion, of single houses and groups of houses in the countryside which fall into at least one of the following categories:

1) Building Groups
2) Infill site
3) New houses in the countryside on defined categories of sites as set out in section 3 of the Supplementary Guidance
4) Renovation or replacement of houses
5) Conversion or replacement of redundant non-domestic buildings
6) Development on rural brownfield land

Category 5 is the most relevant in this instance and allows for the conversion of redundant traditional buildings and for limited new build accommodation where there are no other pressing requirements for other uses such as business or tourism. This is echoed by Policy 9 and 17 of NPF4. Category 5 goes on to state that permission will be granted for the change of use and alteration of redundant buildings provided they are of traditional form and construction or are non-traditional but are otherwise of architectural merit. It is clear from the information provided that the existing building has limited scope for storage or use given its scale and condition.

Category 1 of the SG is not considered to be relevant in this instance as that principally relates to new build development within a building group and this proposal relates to an existing building.

The submission indicates that the building is not structurally sound and has suffered from water ingress and therefore no longer serve a purpose for the farm. This conclusion is accepted.

In this instance, the building on site is of traditional form and construction and therefore can be considered under Category 5, which allows for new build elements to be included but this requires to be limited and should specifically relate to conversion rather than complete replacement. There remains a requirement, however, to ensure that the development complies with other relevant policies of NPF4 and LDP2.

Category 5 of the SG states that any new build elements should be limited to 25% of the overall footprint. The detail of this is referenced on pages 22 and 23 of the SG and the applicant's agent was advised of this as part of the pre application response.

The submission seeks to justify the size of the extension to the existing steading and explains that the size of the house is needed to ensure the continual operation of the farm given that it will be occupied by the next generation of the family who own the farm.

Regardless of the end user of the property, ultimately the original character of the steading building requires to be maintained in any proposal and given the size and footprint of the proposed extension the original character would be lost. The extension to the east of the host building would more than double the size of the original building and would therefore result in a proposal with new build elements which are well beyond the 25% allowed by policy and therefore cannot be supported. The agent has claimed within the submission that given the condition of the steading building this proposal for conversion into a dwelling may be the last opportunity to save the listed building before it falls into a further state of disrepair. It should be noted that the owner of a listed building has a responsibility to maintain it and therefore this argument is not considered to hold significant weight nor does it justify the extensive scale of the extension.

Generally, extensions should only be used where they reinforce the architectural integrity of the original building by, for example, filling in a gap in a steading or rounding off a group which is not the case here. It was indicated within the pre application response that there may be scope for a small scale extension but that the size of the proposed extension would require to be substantially reduced. Further assessment of this issue is outlined below in the cultural heritage section. The justification provided for the scale of the extension is not considered to be sufficient to justify a departure from policy in this instance.

It is accepted that given the listed status of the building that there may be scope for a larger extension in this instance than the 25% indicated within the SG in order to ensure the re-use of the listed building, however the submission has made no attempt to reduce the scale of the extension despite the concerns outlined within the pre application response. The extension, as submitted, is identical in scale, design and footprint to that which was submitted as part of the pre application submission.

Overall the scale of the extension results in a development which fails to be subservient to the host building as required by the SG and fails to respect the character and amenity of the place and the design fails to complement its surroundings in terms of appearance and scale (policies 1A and 1B of LDP2 and Policy 14 of NPF4). It is accepted that given the site circumstances and need to secure the re-use of the listed building that a larger extension than the 25% allowance could be accepted here but that which is proposed is

substantially larger than the host building resulting in a proposal which dominates the host building.

Therefore, in conclusion the proposal fails to meet any of the categories of development outlined within the Housing in the Countryside SG and is therefore contrary to Policy 19 of the LDP2. The proposal is also contrary to Policy 17 (Rural Homes) of NPF4 as the proposal results in a development which is not suitably scaled and it not in-keeping with the character of the area.

The proposal, due to its scale and footprint dominates the host building and is also considered to be contrary to policies 1A and B of the LDP2 and to Policy 14 of NPF4.

Design and Layout and Cultural Heritage

Generally, the design and scale of development should respect its surroundings and adhere to Policies 1A and B of LDP2 which relate to placemaking and Policy 14 of NPF4 which seeks to deliver well designed development. Further guidance is also provided within the associated Placemaking Supplementary Guidance. Furthermore, the siting criteria outlined within the Housing in the Countryside Supplementary Guidance is also relevant. The proposal also requires the landscape character of the area to be respected and meet the requirements of Policy 39 of the LDP2, given the sites location within the Ochil Hills Local Landscape Area (SLA). Policy 4(a) of NPF4 is also applicable and seeks to ensure that the development does not have an unacceptable impact on the natural environment.

The steading building is part of a group of category B listed buildings which include the two parallel steading blocks to the west and the farmhouse. The parallel layout of the three steading blocks at Borland are specifically mentioned within the listing on Historic Environment Scotland's website. Policy 27A of the LDP2 and Policy 7 of NPF4 are therefore also applicable here which states that there is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to ensure they remain in active use. The policies do allow for alterations and adaptions which would help to sustain or enhance the building's beneficial use but, importantly, these changes should not adversely affect its special architectural or historic interest. These issues were highlighted in the pre application response and as mentioned above no changes to the proposal have resulted from these concerns.

The pre application response indicated that a large extension extending to the east which completely alters the historic layout of the eastern most steading and the parallel steading block group would not be supported. It is noted that the submission references the condition of the steading and that the proposal is indicated to be the last opportunity to save the steading before it becomes derelict. Adaptions and alterations to a listed building to enable it to be brought back into active use are supported by policy, but the policy makes it clear that changes should not adversely affect the special character or historic

interest. In this case the substantial scale of the proposed extension more than doubles the volume and footprint of the building, creating an unacceptable impact on the character and interest of the listed building and remainder of the listed group. The provision of a large projection on the eastern side of the building is considered to adversely impact on the special character of the eastern most steading by increasing its footprint substantially and dominating the listed building. It is also of a scale which does not follow the building pattern and layout of the remainder of the group of listed parallel steadings. The pre application response advised the architect that the extension requires to be reduced in scale but no attempt to reduce the scale has been made. The general design ethos of the extension is considered to be appropriate given the height and chosen materials but it requires to be reduced in footprint to ensure that it does not dominate the listed building and the remainder of the grouping.

While there may be scope for a modest extension here, and the proposed lower-level link is a sympathetic means of extending a small historic building, the extension should be appropriately scaled and sited to remain secondary to the original building, and should protect the setting of the steading and the wider listed group. In this case, the parallel layout of the steading blocks is a distinct feature which is mentioned in the list description. An extension of the scale proposed extending to the east would be at odds with the existing pattern of development and fails to complement its surroundings in terms of appearance and scale.

Therefore, the proposal, as submitted is considered to be contrary to Policies 1A and B and Policy 27A of LDP2 and Policy 7 of NPF4.

Residential Amenity

Policy 1A and B of LDP2 and Policy 14 (c) of NPF4 require any development to not detrimentally impact on residential amenity and to ensure any occupiers of new development have an adequate level of residential amenity. The proposed development is not considered to result in any impacts on neighbouring properties in terms of overlooking and overshadowing and the proposed house is considered to have an appropriate level of garden ground for future occupiers.

Contaminated Land

Given the historic use of the site there may be contaminated land. Therefore the Council's Contaminated Land Team have recommended a condition to ensure that a contaminated land assessment is undertaken in accordance with the requirements of Policy 58A of the LDP2.

Ecology

A bat survey for the existing building has been submitted. All methods in the submitted Bat Survey Report are in accordance with best practice. The report states that no further bat surveys are required as the building has negligible

potential for bats. A condition should be applied to any permission requiring all mitigation measures within the report to be adhered to.

The submitted Bat Survey Report notes the presence of swallows. This proposal could contribute positively to local biodiversity by providing at least three swallow nest boxes on the completed buildings as compensation for destroying bird nests. This can be secured by condition should planning permission be granted.

The proposal therefore accords with Policy 41 of the LDP2 and Policy 3 of NPF4

Drainage

Policy 53B of the LDP2 and Policy 22 of NPF4 requires new development to be served by a private drainage system where there is no public system available. The site is proposed to be served by a new private foul water system.

Surface water drainage requires to be collected via a SUDS system as required by Policy 53C and Policy 22(c) of the LDP2. A surface water soakaway is indicated on the submitted plans.

The proposal is therefore considered to accord with the policies of LDP2 and NPF4 relating to drainage.

Developer Contributions

Education

The Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.

This proposal is within the catchment of The Community School of Auchterarder.

There is a requirement for a developer contribution of £5164 and the applicant has indicated a willingness to pay the contribution upfront should planning permission be granted.

Traffic and Transport

The vehicle access to the public road network for the property will be via the existing vehicle access to the site on a private track from the A823.

The application states parking will be provided on site for one vehicle, which falls short of the requirements of the National Roads Development Guide. The size of the dwellinghouse attracts three car parking spaces, as such the applicant shall provide a further two parking spaces on site. This could be secured by condition should planning permission be granted.

Roof of Neighbouring Steading

It should be noted that the middle steading block, which is also listed, has been re-roofed in profile metal sheeting. This work appears to have been carried out without listed building consent. If further development of the steading group is proposed, full consideration should be given to protecting the historic character of the building group as a whole. The applicant was advised of this during pre application discussions but no listed building consent application has been submitted. This matter has been passed to the Council's Enforcement Team to address.

Personal Circumstances

The Planning Authority generally supports the growth of the rural economy and generally supports the succession operation of the farm proposed by family members but this does is not considered to outweigh the policy concerns identified above.

Economic Impact

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

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the Development Plan.

Accordingly the proposal is refused on the grounds identified below.

Reasons for Refusal

1 The proposal is contrary to Policy 19: Housing in the Countryside of the Perth and Kinross Council Local Development Plan 2 (2019) and the associated Housing in the Countryside Supplementary Guidance 2020 (SG) as Category 5 of the SG states that any new build element should be limited to 25% of the overall footprint of the existing building. The proposal involves an extension which is substantially larger and more than double the footprint of the host building. The proposal also fails to meet any of the other categories of development outlined in the SG. The proposal is also contrary to Policy 17 (Rural Homes) of National Planning Framework 4 (NPF4) as the proposal results in a development which is not suitably scaled and it not inkeeping with the character of the area.

2 The proposal is contrary to Policies 1A and B (Placemaking) of the Perth and Kinross Council Local Development Plan 2 (2019) and Policy 14 (Design, Quality and Place) of National Planning Framework 4 (NPF4) as the scale and footprint of the proposed extension dominates the host building and results in a development which is detrimental to the character and visual amenity of the area.

3 The proposal is contrary to Policy 27A (Listed Buildings) and Policy 7 of National Planning Framework 4 (NPF4) as the substantial scale of the proposed extension more than doubles the volume and footprint of the host building, creating an unacceptable impact on the character and interest of the listed building and remainder of the listed group. An extension of the scale proposed is also at odds with the existing pattern of development and fails to complement its surroundings in terms of appearance and scale.

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

None

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01-12

Document 3 Scottish Government Letter

Directorate for the Built Environment
Jim Mackinnon, Director and Chief Planner

T: 0131-244 0770 F: 0131-244
E: jim.mackinnon@scotland.gsi.gov.uk

The Scottish Government

Heads of Planning

29 July 2011

Dear Colleagues

Local Review Procedures

The issue of whether, or not, reviews by Local Review Bodies (LRBs) should be conducted by means of a full consideration of the application afresh (De Novo), or whether they are solely a review of the appointed officer's decision has been raised regularly by delegates of the Local Review Body forum.

By way of clarification and in the interests of consistency, Annex A sets out the Scottish Government's position on this matter and confirms that the 'de novo' approach should be adopted in determining cases brought before LRBs.

I hope this information is helpful in setting out the Scottish Government's position on this particular matter.

Jim Mackinnon
Chief Planner

Local Review Body decisions: Review of the decision taken by the planning officer or fresh consideration of the planning proposal? **ANNEX A**

Background

1. The Local Review Body Forum has discussed the decision making role of the local review body (LRB). Some planning authorities believe that the LRB is required to review the delegated decision which was taken by an officer of the authority whilst others believe that the LRB must consider the merits of the planning proposal afresh, bearing in mind the development plan and all material considerations (the 'de novo' approach). This was also raised at the various stakeholder events that contributed to the Scottish Government's one year review of planning modernisation[1].

Consideration

2. Although termed a 'review' the decision of the planning authority when acting as the local review body is still the decision of the authority on a planning application and the same considerations would apply to the factors that require to be taken into account when making a decision as they would in the case of a first determination.

3. Section 37(2)2 requires the planning authority to have regard to the provisions of the development plan and other material considerations. Section 43A (5) makes it clear that requirements to have regard to the development plan and any other material consideration remain in place. In addition section 43B (2) makes it clear that the requirement to have regard to the provisions of the development plan and other material considerations is unaffected.

4. Section 43A does not contain the same wording as section 48(1) - which sets out that Scottish Ministers (when dealing with an appeal) may deal with the application as if it had been made to them in the first instance - but it is the Scottish Government view that it is not necessary to state this because the application was made to, and is being determined by, the planning authority.

5. The planning authority have powers under section 43A (15) to reverse, vary or uphold a determination made by a planning officer. These mirror the powers of Scottish Ministers on appeal.

Conclusion

6. The consideration of an application by an LRB is in effect consideration of an application by the planning authority and should be treated accordingly. The Scottish Government therefore considers that, based on the above argument, the 'de novo' approach should be adopted in determining cases brought before LRBs.

7. This approach is also consistent with the approach to appeals adopted by DPEA. Consistency of handling of cases regardless of whether they are determined by LRB or DPEA would, in our view, promote confidence in the planning process.

Scottish Government
29 July 2011

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1 http://www.scotland.gov.uk/Topics/Built-Environment/planning/modernising/progress/DMReview

2 References to sections refer to sections of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006.

The only legal part of the listing under the Planning (Listing Buildings and Conservation Areas) (Scotland) Act 1997 is the address/name of site. Addresses and building names may have changed since the date of listing – see 'About Listed Buildings' below for more information. The further details below the 'Address/Name of Site' are provided for information purposes only.

Address/Name of Site

BORLAND

LB11794

Status: Designated

Documents

There are no additional online documents for this record.

Summary

Category
B

Local Authority
Perth And Kinross

NGR
NN 98651 4900

Date Added
05/10/1971

Planning Authority
Perth And Kinross

Coordinates
298651, 704900

Parish
Glendevon

Description

House originally long single-storey dated 17 DL <> CR

65 (David Law and Catherine Rutherford); W. part

unaltered, E. part reconstructed early 19 century

as 2-storey 3-window with railed steps to door, both parts

harled with margins; 3 detached parallel steading

blocks, w. block dated 17A.L. 47, middle block mid

19th cent., railed terrace and steps to garden in

front of house.

References

Bibliography

No Bibliography entries for this designation

About Listed Buildings

Historic Environment Scotland is responsible for designating sites and places at the national level. These designations are Scheduled monuments, Listed buildings, Inventory of gardens and designed landscapes and Inventory of historic battlefields.

We make recommendations to the Scottish Government about historic marine protected areas, and the Scottish Ministers decide whether to designate.

Listing is the process that identifies, designates and provides statutory protection for buildings of special architectural or historic interest as set out in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

We list buildings which are found to be of special architectural or historic interest using the selection guidance published in Designation Policy and Selection Guidance (2019)

Listed building records provide an indication of the special architectural or historic interest of the listed building which has been identified by its statutory address. The description and additional information provided are supplementary and have no legal weight.

These records are not definitive historical accounts or a complete description of the building(s). If part of a building is not described it does not mean it is not listed. The format of the listed building record has changed over time. Earlier records may be brief and some information will not have been recorded.

The legal part of the listing is the address/name of site which is known as the statutory address. Other than the name or address of a listed building, further details are provided for information purposes only. Historic Environment Scotland does not accept any liability for any loss or damage suffered as a consequence of inaccuracies in the information provided. Addresses and building names may have changed since the date of listing. Even if a number or name is missing from a listing address it will still be listed. Listing covers both the exterior and the interior and any object or structure fixed to the building. Listing also applies to buildings or structures not physically attached but which are part of the curtilage (or land) of the listed building as long as they were erected before 1 July 1948.

While Historic Environment Scotland is responsible for designating listed buildings, the planning authority is responsible for determining what is covered by the listing, including what is listed through curtilage. However, for listed buildings designated or for listings amended from 1 October 2015, legal exclusions to the listing may apply.

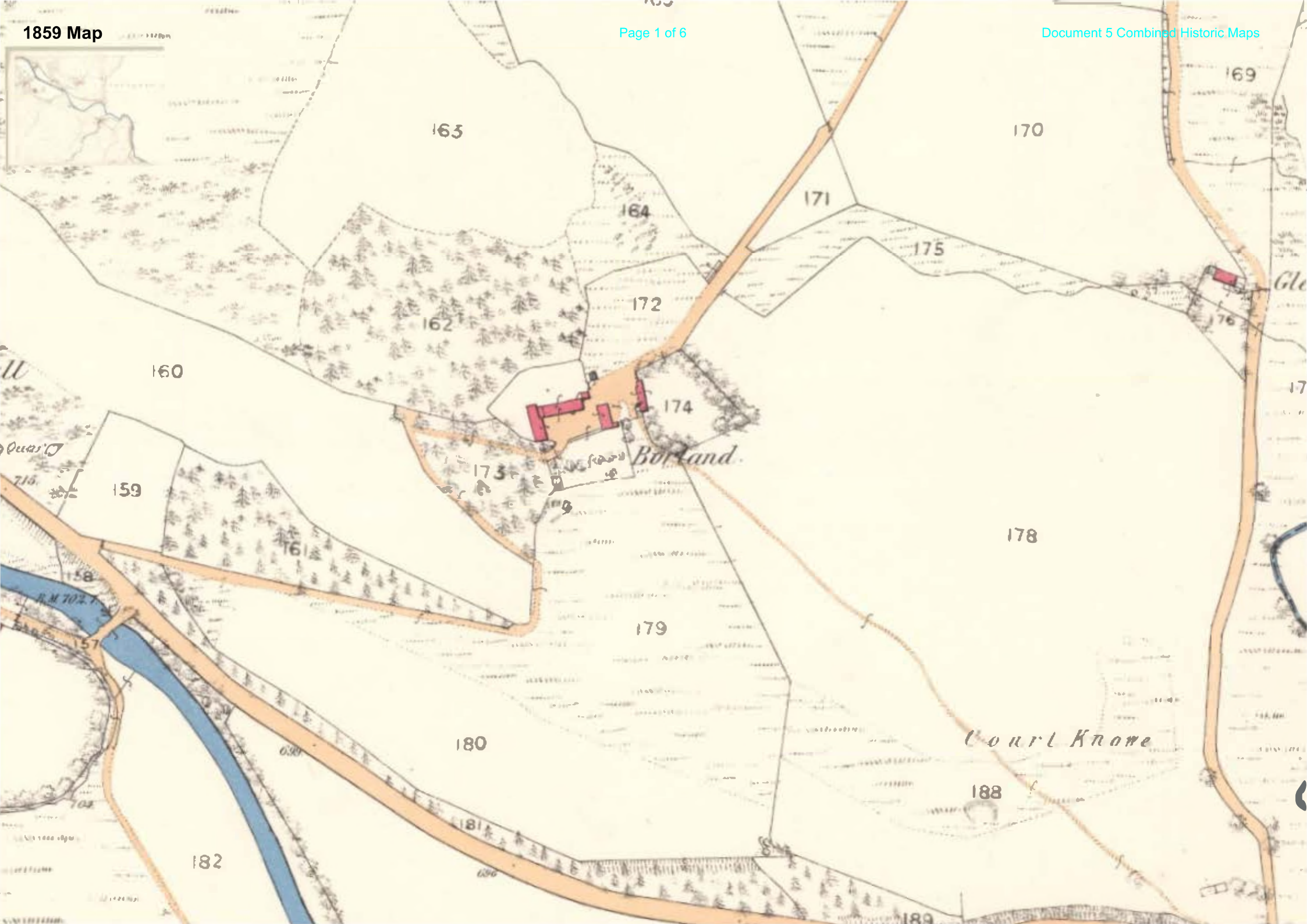
If part of a building is not listed, it will say that it is excluded in the statutory address and in the statement of special interest in the listed building record. The statement will use the word 'excluding' and quote the relevant section of the 1997 Act. Some earlier listed building records may use the word 'excluding', but if the Act is not quoted, the record has not been revised to reflect subsequent legislation.

Listed building consent is required for changes to a listed building which affect its character as a building of special architectural or historic interest. The relevant planning authority is the point of contact for applications for listed building consent.

Find out more about listing and our other designations at www.historicenvironment.scot/advice-and-support. You can contact us on 0131 668 8914 or at designations@hes.scot.

Images

There are no images available for this record.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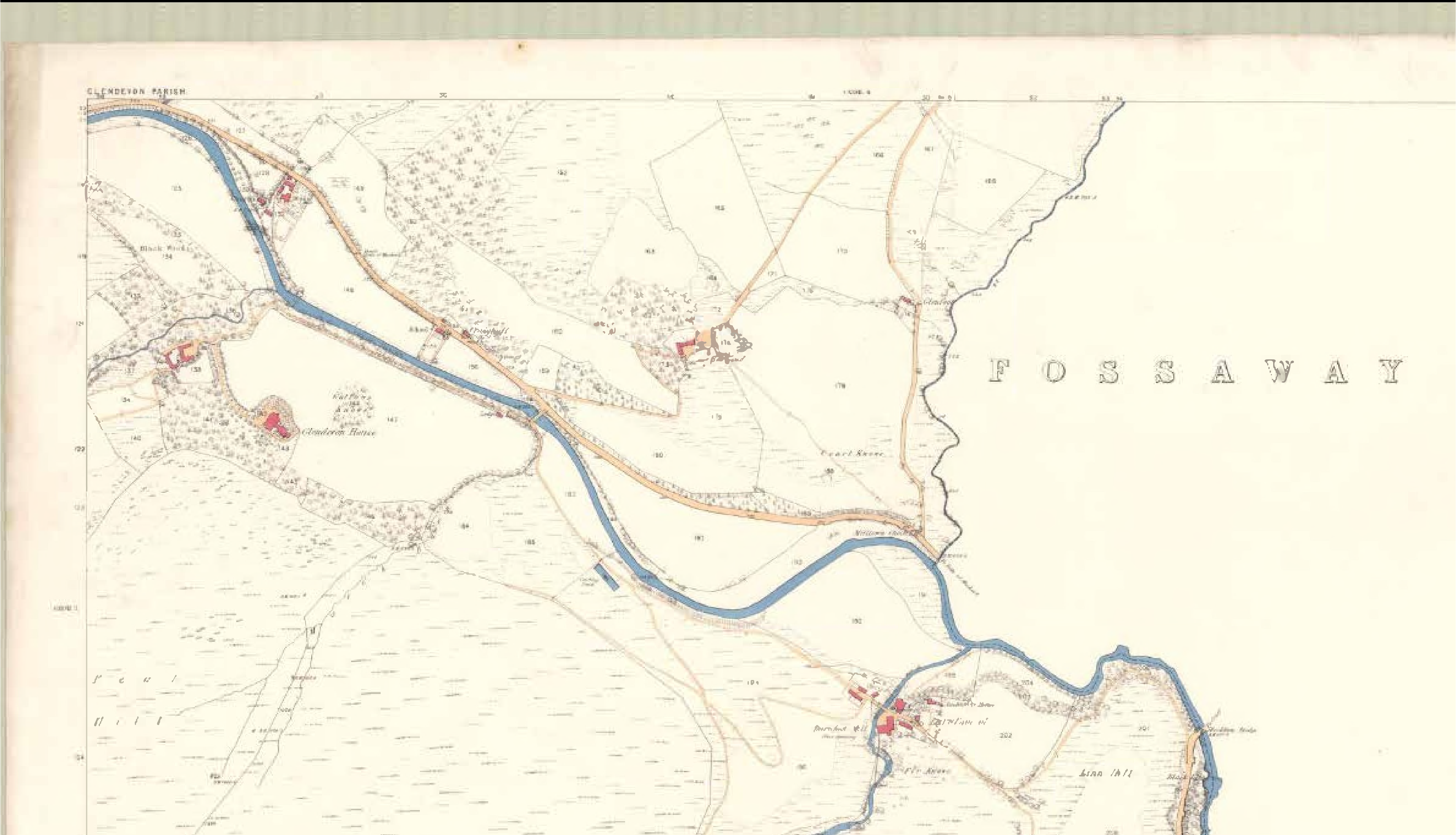
GLENDEVON PARISH
FOSSAWAY
Glendevon House
Coart Knowe
Linn Hill
Black Wood
Fell Hill


Glendevon Castle
Spring
Teth Hill
Black Wood
Ford
Manse
Ch.
Crieff 15
Yetts of Muckart 3
Trough
Craighall
Sch.
Quarry
Gallows Knowe
Glendevon House
Lodge
Old Quarry
Mill-lean Plantation
Glenfoot
Parly. Co. By. (Perth Clackmannan & Kinross)
Borland
Court Knowe
Hall Burn
Ourling Pond
March Burn
Peat Hill
Lamb Hill
Glenquey Hill
Glenquey Burn
Milt Dam
Burnfoot Mill
Burnfoot
Auchlinsky House
Gasometer
Fir Knowe
Blacklinn Bridge
Linn Hill
Black Linn
Glendevon
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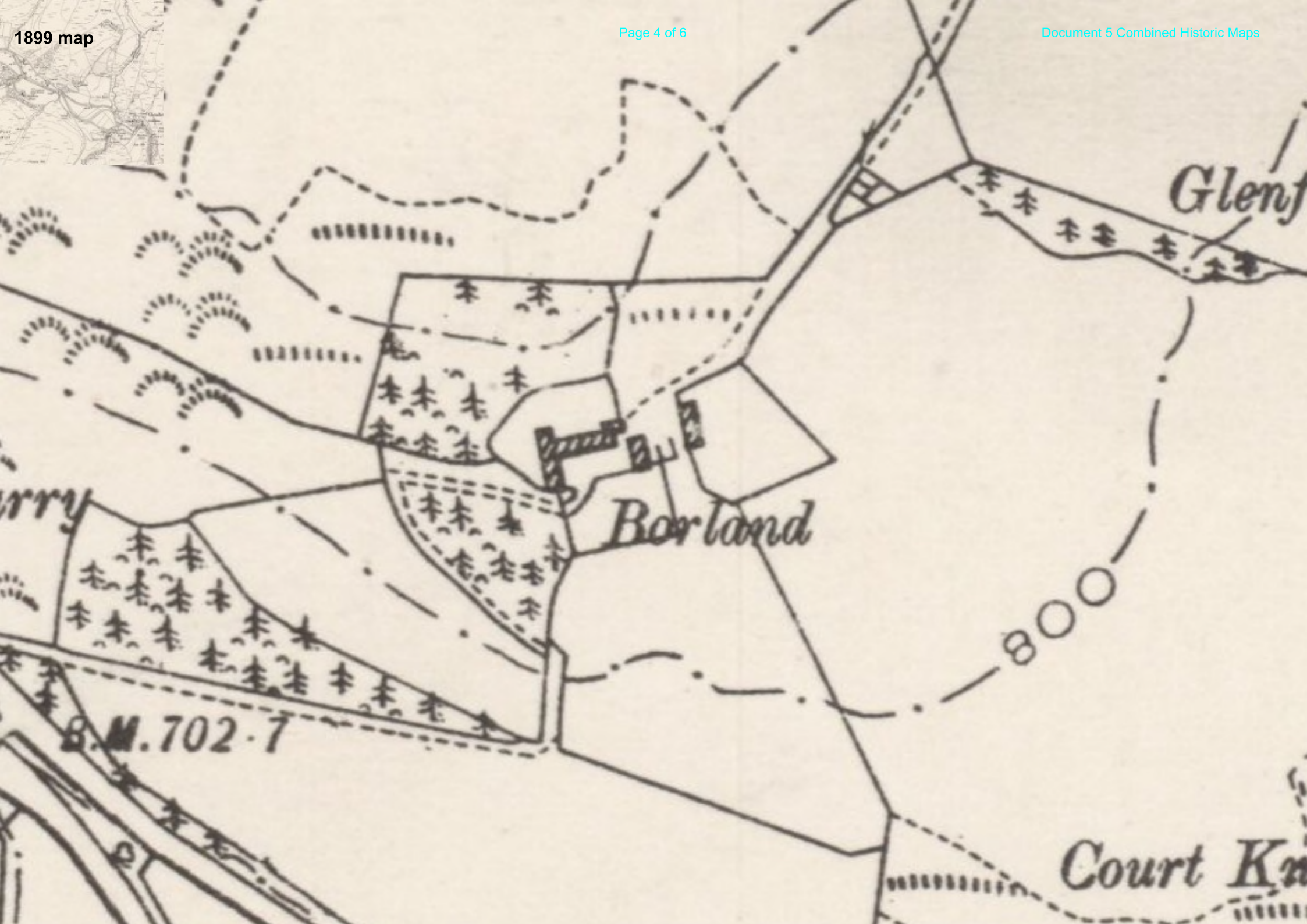
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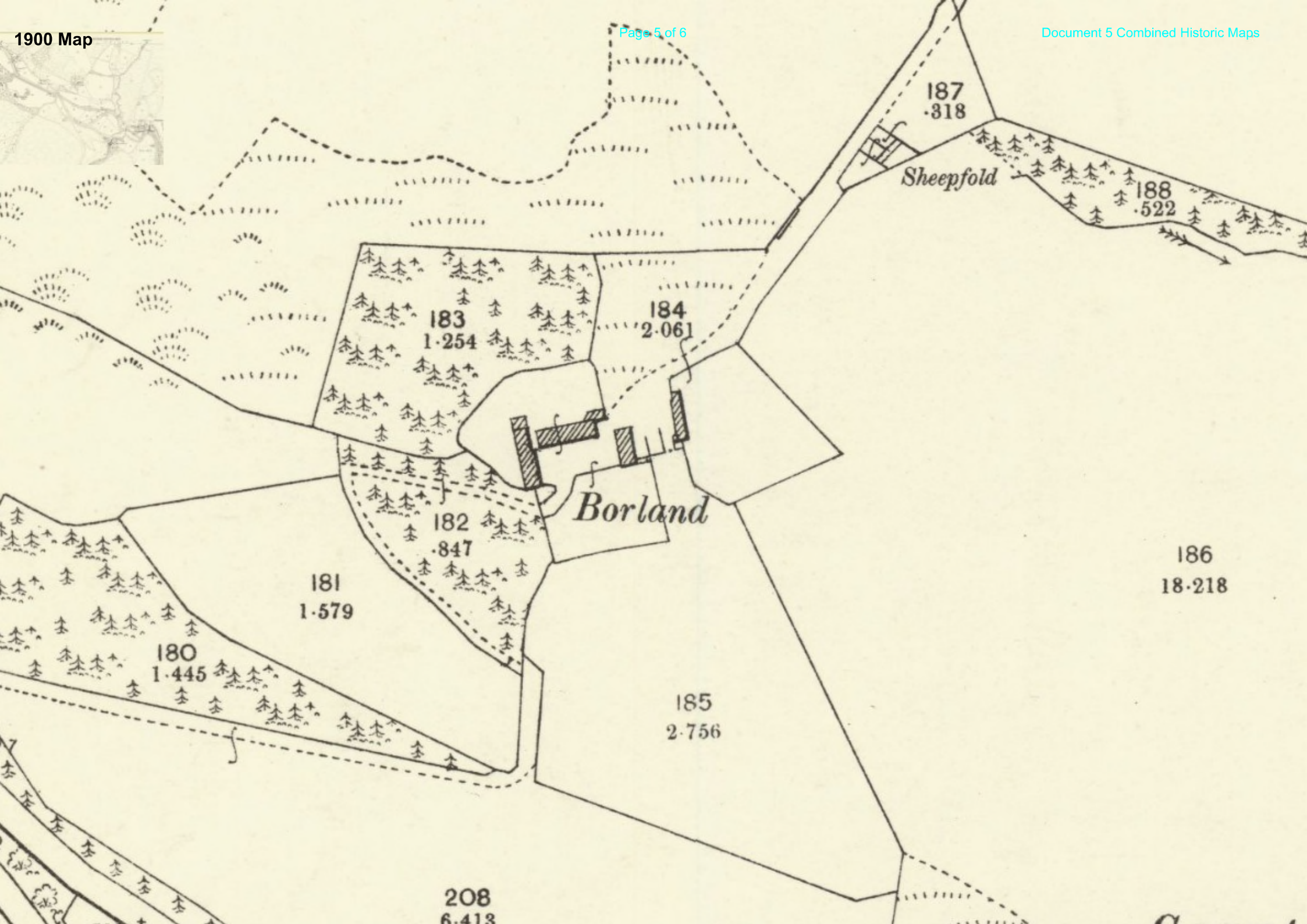
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18·218
208
6·413

SECOND EDITION 1900

OCHIL HILLS

PERTHSHI

Black Wood

Glenderon House

Court Knowe

Burnfoot

Burnfoot Mill

Fir Knowe

Glendevon

Tormaukin

Blacklinn Bridge

Linn Hill

Peat Hill

Tormaukin

AVISON YOUNG

Document 6: Boreland Farm – CGI's

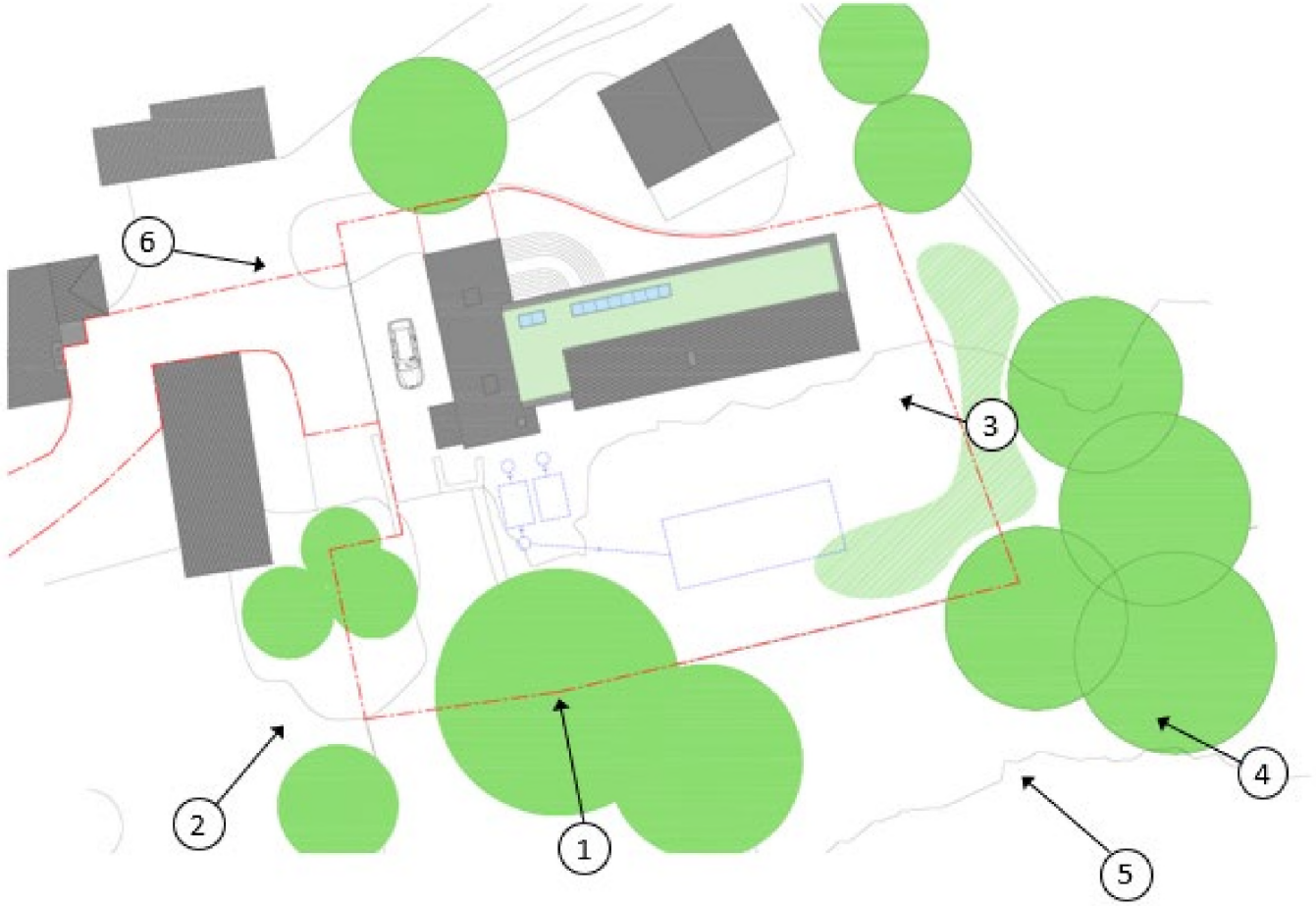


Figure 1: CGI Viewpoint Locations

Figure 2: View 1 existing

Figure 3: View 1 proposed

Figure 4: View 2 existing

Figure 5: View 2 proposed

Figure 6: View 3 existing

Figure 7: =View 3 proposed

Figure 8: View 4 existing

Figure 9: View 4 proposed

Figure 10: View 5 existing

Figure 11: View 5 proposed

Figure 12: View 6 existing.

Figure 13: View 6 proposed

AVISON YOUNG

Document 7: Boreland Farm – Historical Photos

Figure 1: image from 1980's showing form of buildings on the site. The extensions to north, south and east of the steading subject to this application can be seen

Figure 2: Former lean to adjacent to steading to south

Figure 3: Former lean-to located to north and south of steadings. Shown by tin roof. Photo 1960's

AVISON YOUNG

Document 8: Boreland Farm – Photographic Walkthrough

Photos taken August 2023

Figure 1: Entrance into Farm. Far western steading just visible.

Figure 2: Entrance into farm with middle steading coming into view.

Figure 3: entrance in central courtyard with farmhouse and middle steading.

Figure 4: Farmhouse with attached outbuilding and perpendicular steading.

Figure 5: View from farmhouse.

Figure 6: track leading north east with farmhouse on left and central steading to right. Hay barn beyond (Blue building).

Figure 7: First view of steading subject to proposals. Stable beyond to the east.

Figure 8: Closer view of steading subject to proposals.

Figure 9: Location of former shed to south of steading.

Figure 10: view of steading looking south west. Hay barn shown attached to steading.

Figure 11: looking north west towards central steading, Roof of farmhouse beyond.

Figure 12: Location of proposal to front of photo with stable building to north.

Figure 13: View from proposed site looking south. Note trees offer some protection from long range views.

Figure 14: Proposed site location with steading to left and stable to right.

Figure 15: view looking downhill from farm track to farm. Roof of steading subject of proposals can only just be made out.

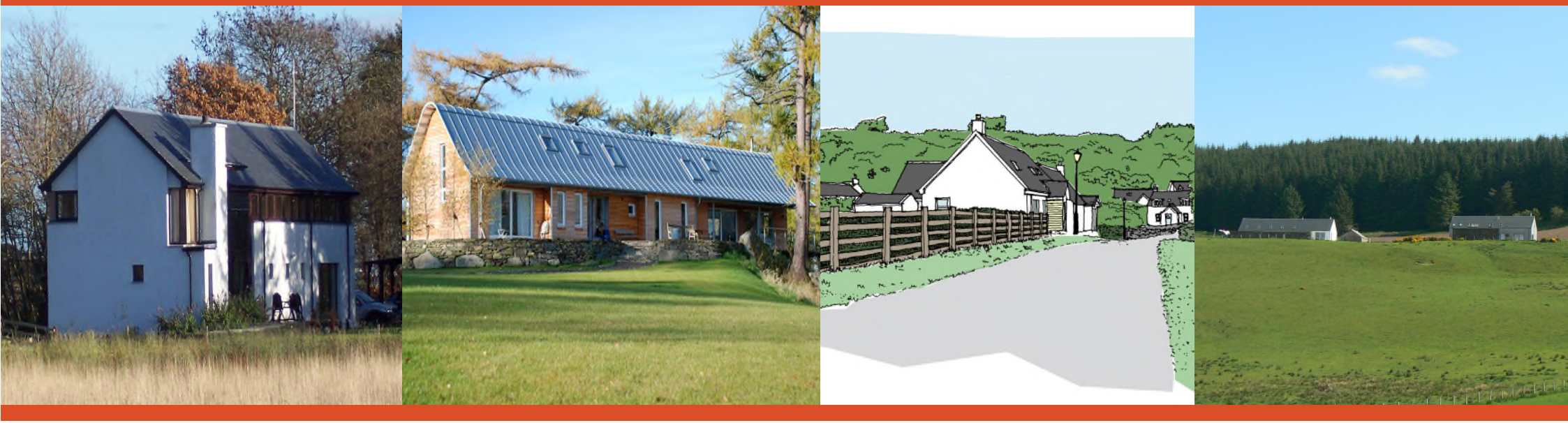
Figure 16: view looking downhill close to farm. Steading subject of these proposals can only just be seen between stable and mature tree. Farmhouse and hay barn to centre/ centre-right

Figure 17: View looking south east from farm track (blue hay barn to right) towards central steading and farmhouse.

Figure 18: View of rear of Farmhouse.

Figure 19: View of front of farmhouse. Note stepped access, harled with margins to windows and doors.

Figure 20: Closer view of front door with stepped access



Housing in the Countryside Supplementary Guidance

March 2020

For All Proposals

Pre-application Discussions

The submission of a pre-application enquiry is recommended for all proposals.

The proposed development should not conflict with any other policy or proposal in Local Development Plan 2. In addition, proposals must meet all of the following criteria:

A Successful, Sustainable Place

i) Proposals should comply with Policy 1: Placemaking and the guiding principles contained in the Council's Placemaking Guide.

ii) Proposals should not encourage unsustainable travel patterns. Proposals in less sustainable locations will only be permitted where the benefits outweigh the disbenefits, for example, the provision of essential farm worker housing or bringing an empty traditional building back into use.

iii) The scale, layout and design of the proposal must be appropriate to, and have a good fit with, the landscape character of the area in which it is located. It must demonstrate a specific design approach that not only integrates the development within its setting but also enhances the surrounding environment. Buildings should be sympathetic in terms of scale and proportion to other buildings in the locality. Open space and garden ground associated with the proposal should be considered as an integral part of the development. Suburban ranch-type fences and non-native fast growing conifers should be avoided, and garden ground should be of an appropriate size for the scale and form of the proposal. Where new planting is considered to be in keeping with local landscape character, locally native trees and shrubs should be used to integrate developments with the surrounding landscape and to provide additional biodiversity benefits.

iv) The quality of the design and materials of the house(s) should be reflected in the design and finish of outbuildings, means of enclosure, access etc. Outbuildings such as workshops, garages and sheds should be of an appropriate scale, proportion and form, reflecting that of the house(s). The Planning Authority will consider whether permitted development rights in respect of extensions, outbuildings and means of enclosure should be removed to protect the rural character of both the building and its curtilage.

v) All proposals require to comply with Policy 5: Infrastructure Contributions, and the Developer Contributions and Affordable Housing Supplementary Guidance.

vi) All proposals for 5 units or more will require 25% of the proposed development to be for affordable housing in line with Local Development Plan 2 Policy 20: Affordable Housing, and the Developer Contributions and Affordable Housing Supplementary Guidance. For the purposes of this Supplementary Guidance the renovation or replacement of an occupied or recently occupied house (as opposed to a ruin) will not constitute the creation of a new unit.

vii) Encouragement will be given to the incorporation of measures to facilitate home working within new development.

viii) There will be a presumption against the demolition of Listed Buildings, or their restoration in a way which adversely affects the special architectural or historic interest of the original building.

A Low Carbon Place

i) Where possible, existing on-site materials, particularly stone and slate, should be re-used in the construction of new houses, extensions and/or boundary enclosures, in order to help reflect local character and contribute to sustainability. Where on-site materials cannot be reused the reasons for this should be explained.

A Natural, Resilient Place

i) It is the Council's policy to halt the loss of biodiversity. Proposals must demonstrate how they will make a positive contribution to the biodiversity of the site. Examples of how this could be achieved include: planting native boundary hedges and trees, building integrated nest boxes into stonework, or providing new nest boxes.

ii) Proposals which might impact on protected sites, or where protected habitats or species (for example, bats, barn owls, house martins, swallows, or swifts) might be present, will require the submission of a survey as part of the planning application to show their location. Proposals should include appropriate measures to avoid loss or disturbance to species. Failure to undertake a survey may mean the proposal contravenes the Wildlife and Countryside Act 1981 (as amended) and European Directives, and may lead to refusal of the application. Failure to undertake the relevant survey at the appropriate time of year may delay the planning application.

iii) Development proposals should not result in adverse effects, either individually or in combination, on the integrity of the Firth of Tay and Eden Estuary, Loch Leven, South Tayside Goose Roosts and Forest of Clunie Special Protection Areas and Dunkeld-Blairgowrie Lochs and the River Tay Special Areas of Conservation.

iv) Proposals for houses adjacent to a working farm will only be permitted where a satisfactory residential environment can be created, and where the introduction of a dwelling will not compromise the continuation of legitimate agricultural and related activities, or the amenity of the residents.

v) In line with Policy 53B: Foul Drainage, a feasible foul drainage solution is a requirement of all development.

A Connected Place

i) Satisfactory access and services should be available, or capable of being provided, by the developer. Development should not exacerbate any existing access or connectivity issues. Appropriate mitigation measures should be included as part of the development.

Category 1 - Building Groups

Building groups are those groups of buildings which do not have a defined settlement boundary in Local Development Plan 2. The size, layout and form of building groups vary widely across the Council area ranging from compact groups to areas which are characterised by a more dispersed building pattern.

Defining a Group

For the purposes of this Supplementary Guidance a building group is defined as 3 or more existing buildings of a size at least equivalent to a traditional cottage and which, when viewed within their landscape setting, appear as a group. The majority of the buildings in the group should be either residential or be suitable for conversion to residential under Category 5 of this guidance. Premises which are smaller than a traditional cottage, such as small domestic garages and outbuildings, will not count towards the requirement for at least 3 buildings.

As abovementioned, some areas are characterised by a more dispersed building pattern. Where buildings appear as an obvious group within their landscape setting permission will be granted for new houses subject to the requirements listed in 'Adding to a Group'. Where buildings are too dispersed to appear as a single group it may be possible to break them down into sections with each section treated as a separate group (see illustrations overleaf).

Adding to a Group

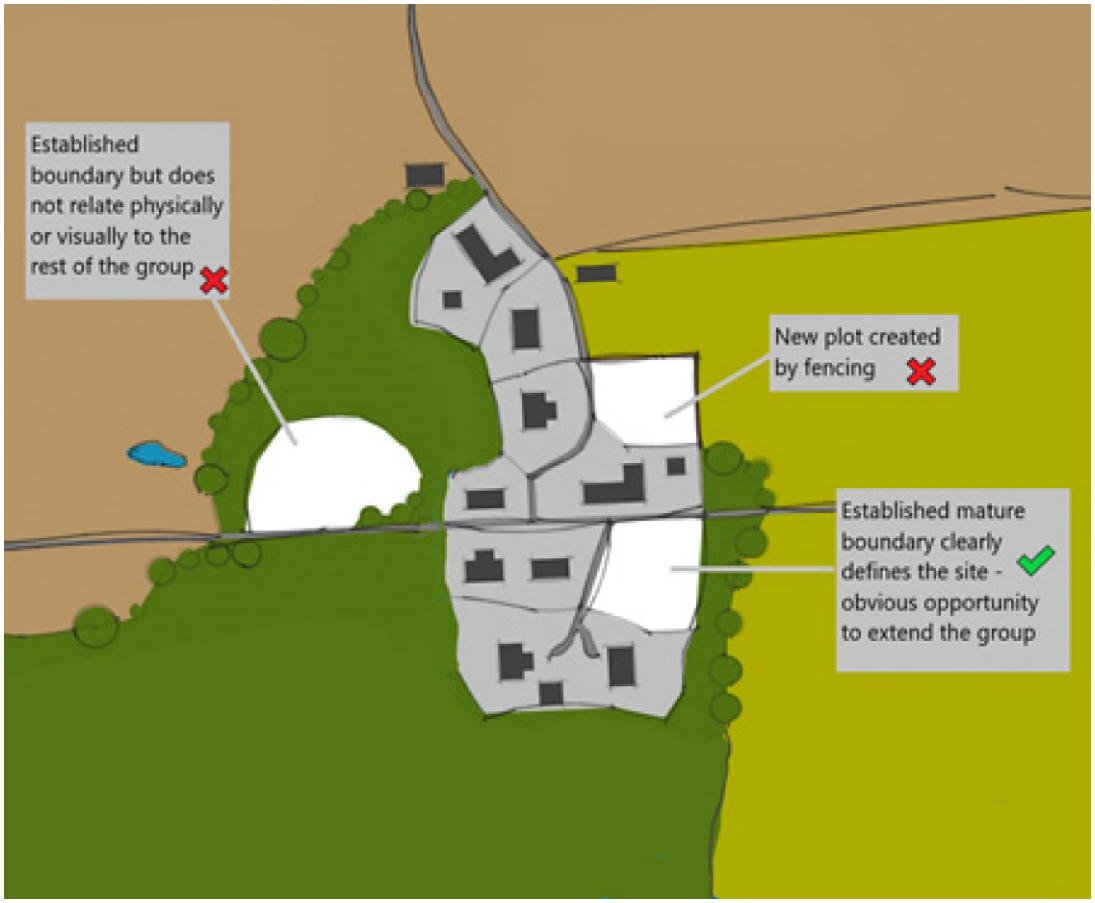
Permission will be granted for houses within building groups providing it can be demonstrated that:

- **New housing will respect the character, scale and form of the existing group, and will be integrated into the existing layout and building pattern.**
- **New housing will not detract from the visual amenity of the group when viewed from the wider landscape.**
- **A high standard of residential amenity will be provided for both existing and new housing.**

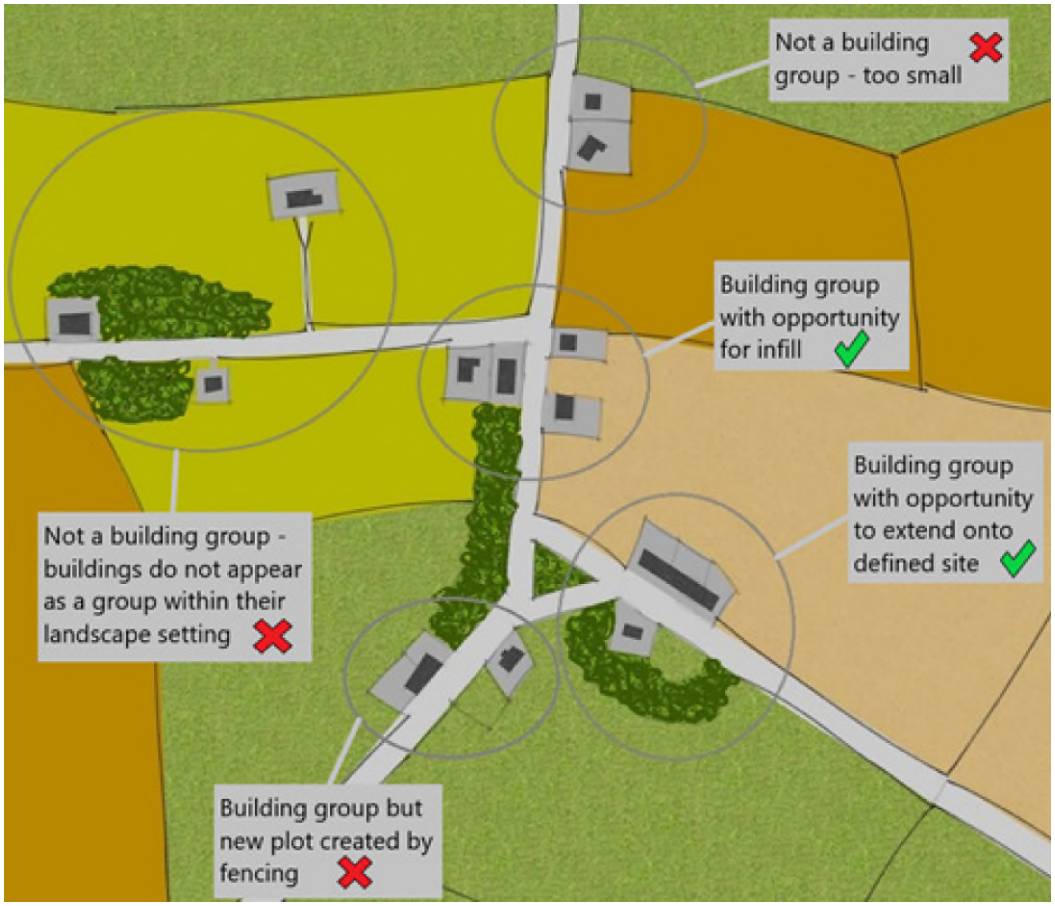
Permission may be granted, subject to the criteria above, for houses which extend the group into a readily definable adjacent site. This will be formed by existing topography, roads or well-established existing landscape features such as a watercourse or mature tree belt which will provide a suitable setting.

Fencing or young trees or hedging planted with the specific intention of creating a site will not be accepted as existing landscape features for the purposes of this Supplementary Guidance, nor will the felling of an area of woodland or orchard specifically to create a site.

Example of a compact building group



Example of a dispersed building group



Ribbon Development

Proposals which create or contribute towards ribbon development will not be supported. For the purposes of this policy, ribbon development is defined as a line of houses built along an existing road each served by an individual access. Each case will require to be assessed on its own merits, and it will depend on whether linear development is a character of the area, but in general terms proposals which will result in a continuous line of 5 or more houses will be considered as creating ribbon development and will not be supported. The extension of a linear building group – to create a continuous line of no more than 5 houses – will only be supported where the group is being extended into a readily definable site.

For the avoidance of doubt, proposals adjacent to and outwith a settlement which has an identified boundary in Local Development Plan 2 will be assessed under Policy 6: Settlement Boundaries and not Policy 19: Housing in the Countryside.

Category 5 - Conversion or replacement of redundant traditional non-domestic buildings

Across Perth & Kinross there are traditional[1] farm buildings and building complexes, such as steadings, which make a valuable contribution to the rural landscape but which have fallen out of agricultural use as they no longer meet the needs of modern agricultural practices. The purpose of this category is to encourage the retention of such buildings by allowing them to be reused for housing if an alternative employment use cannot be found.

This category covers both individual buildings and building complexes such as farm steadings. In all cases a statement will be required evidencing that the buildings are redundant, and that there are no other pressing requirements for other uses, such as business or tourism, on the site. For the purposes of this policy 'redundant' is defined as buildings which:

- are no longer fit for purpose, or
- are surplus to the current or likely future operational requirements of the business

Where buildings are no longer fit for purpose and business operations require to be moved as a result, the reasons for this together with the details of any replacement building and where this will be located should be submitted along with the application.

Where an application for conversion to housing is approved on the grounds that the building is surplus to requirements, this will be taken into account in the assessment of any future application for new buildings associated with the business.

1 See definition on page 19

In all cases it must be demonstrated that the buildings are no longer in use, and that they cannot be sold or let on the open market for another employment use. Evidence will be required that the buildings have been marketed for sale or rent for employment use for at least 1 year.

Traditional non-domestic buildings

Permission will be granted for the change of use and alteration of redundant non-domestic buildings to form houses providing the buildings are:

- of traditional form and construction, or
- are non-traditional but are otherwise of architectural merit, and make a positive contribution to the landscape, and character of the surrounding area.

Any alterations or extensions should be in harmony with the existing building form and materials. It may also be appropriate in some cases to allow some limited new build accommodation associated with the conversion of traditional building complexes.

Replacement of traditional buildings will only be permitted in cases where there is objective evidence that the existing building(s) require to be reconstructed because of structural deficiencies which cannot be remedied at an economic cost. Evidence should be in the form of a Development Viability Statement, prepared by an independent expert, which sets out the detailed costs of converting the building(s).

The Statement should also demonstrate that all potential options for retaining the building(s) have been explored. The replacement building(s) must be generally faithful to the design, form, scale, siting and materials of the existing building(s) but may incorporate non-original features which adapt it to modern space requirements and building standards or reflect a local architectural idiom.

It will not normally be possible to agree the principle of demolition without having full details of what the existing building is going to be replaced with. As such, applications in principle will not normally be acceptable where demolition is proposed.

Proposals for the conversion, extension or replacement of traditional non-domestic buildings will be subject to all of the following criteria:

- The development is in an accessible location i.e. in close proximity to a settlement or public transport links or in proximity to services for example schools, shops.
- The conversion / reconstruction has, as its core, the footprint and layout of the existing building(s) i.e. a steading or courtyard layout should not be replaced by detached units laid out in a group.
- The proposal will result in a development of high design quality and of a scale appropriate to its location, and there is a satisfactory composition of new and existing elements in terms of style, layout and materials.
- Extensions and new-build houses should only be contemplated where they reinforce the architectural integrity and external appearance of the original buildings and their grounds by, for example, infilling appropriate gaps in a group or rounding off a group. It is very unlikely that the entire 'brownfield' area of a site will be suitable for housing; in general, no more than 25% of the total units or footprint should comprise new build development.
- Those parts of the site not required for buildings or private gardens will require to be landscaped to a high standard. Landscaping plans demonstrating this, and how any other land outwith the application site but within the applicant's control will be used to provide landscape screening for the proposal, must be submitted and approved as part of the planning application.

Non-traditional non-domestic buildings

It is acknowledged that non-domestic buildings and structures constructed of modern materials such as steel, corrugated iron or concrete, can become unsightly if they fall out of use and / or are not properly maintained. Such buildings may offer an opportunity for an alternative employment use, and Policy 8: Rural Business and Diversification supports the expansion of existing business and the creation of new ones in rural areas. The reuse of traditional buildings for housing has the benefit of bringing valued buildings back into beneficial use. Allowing the replacement of non-traditional buildings, however, creates a residential use where one previously did not exist without this benefit. The Housing in the Countryside policy therefore does not support the replacement of these non-traditional buildings with housing.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	23/00418/FLL 23/00417/LBC	**Comments provided by**	Diane Barbary
Service/Section	Conservation	**Contact Details**	[redacted]
Description of Proposal	Change of use, alterations and extension to steading to form dwellinghouse		
Address of site	50 Metres East of Boreland Farm, Glendevon, Dollar		
Comments on the proposal	The current applications relate to the easternmost steading block in the category B listed Boreland Farm building group. Information has been submitted to support the proposed large extension to the east, stating that this is the only means of ensuring the repair and reuse the steading block, which is currently in poor condition. It is a stated policy outcome of NPF4 that redundant or neglected historic buildings are brought back into sustainable and productive uses. However, proposals will only be supported where it preserves the character of the building and its special architectural or historic interest and setting. In this case the substantial scale of the proposed extension more than doubles the volume and footprint of the building, creating an unacceptable impact on the character and interest of the listed building. While there may be scope for a modest extension here, and the proposed lower-level link is a sympathetic means of extending a small historic building, the extension should be appropriately scaled and sited to remain secondary to the original building, and should protect its setting. In this case, the parallel layout of the steading blocks is a distinct feature which is mentioned in the list description. An extension of the scale proposed extending to the east would be at odds with the existing pattern of development. The proposed works to the existing listed building should aim to conserve the existing fabric wherever possible, for example by utilising existing window and door openings. It should be noted that the middle steading block, which is also listed, has been reroofed in profile metal sheeting. This work appears to have been carried out without listed building consent. If further development of the steading group is proposed, full consideration should be given to protecting the historic character of the building group as a whole. Due to the adverse impact on the historic interest and setting of the listed		

	buildings within the group, I object to the proposal in its current form.
Recommended planning condition(s)	
Recommended informative(s) for applicant	
Date comments returned	08/06/2023

To:	John Williamson, Planning Officer
From:	Grace Woolmer-White, Historic Environment Officer
Tel:	01738 477056
Email:	GWoolmer@pkht.org.uk
Date:	9th June 2023

23/00418/FLL | Change of use, alterations and extension to steading to form dwellinghouse | 50 Metres East Of Borland Farm Glendevon Dollar FK14 7JY

23/00417/LBC | Alterations and extension to steading to form dwellinghouse | 50 Metres East Of Borland Farm Glendevon Dollar FK14 7JY

Thank you for consulting PKHT on the above applications. I can confirm that proposed development is considered to be archaeologically sensitive as it includes alteration to an existing and B Listed farmstead complex (MPK14107; LB11794). This farmstead appears to pre-date the 1st Edition Ordnance Survey of the area and remains largely unchanged in layout. The steading proposed for development forms an important part of the original historic farm complex and is likely to retain original fabric and features that preserve its early character and origins.

PKHT believes that wherever possible historic buildings should be retained and re-used in order to preserve the character of the local landscape. The Local Development Plan 2019 notes that historic assets should be protected and preserved in situ wherever feasible. It is also noted in NPF4 (Policy 7, Historic Assets and Places) that redundant historic buildings should be brought back into sustainable and productive use. We appreciate that this application's aim is to repurpose the historic steading building but given the nature of the scheme and the various modifications involved we believe an appropriate record should be made of the building in advance of any works on site.

Therefore, if permission is granted for the proposed works, it is recommended that a negative suspensive condition for standing building recording be attached to consent to ensure that an appropriate record is made of this historic building range prior to re-development.

Recommendation:
In line with National Planning Framework 4's historic environment section (Policy 7, Historic Assets and Places, pages 45-47) it is recommended that the following condition for historic building survey be attached to consent, if granted:

HE26A *Development shall not commence until the developer has secured an archaeological standing building survey, to be carried out by an independent and suitably qualified archaeological organisation. The scope of the archaeological standing building survey will be set by the Council as Planning Authority in consultation with Perth and Kinross Heritage Trust. The name of archaeological organisation retained by the developer shall be given to the Council as Planning Authority and PKHT in writing not less than fourteen days before the commencement date provided in the Notice of Initiation of Development. Copies of the resulting survey shall be deposited in the National Record of the Historic Environment and in the Perth and Kinross Historic Environment Record upon completion of the survey.*

Notes:

1. **Should consent be given, it is important that the developer, or their agent, contact me as soon as possible. I can then explain the procedure of works required and, if necessary, prepare for them written Terms of Reference.**

2. This advice is based on information held on the Perth and Kinross Historic Environment Record. This database of archaeological sites and historic buildings is regularly updated.

Wednesday, 10 May 2023

Local Planner
Planning and Development
Perth and Kinross Council
Perth
PH1 5GD

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk
Follow Us

Dear Customer,

Land 50 Metres East Of Borland Farm, Glendevon, Dollar, FK14 7JY
Planning Ref: 23/00418/FLL
Our Ref: DSCAS-0086387-R3Z
Proposal: Change of use, alterations and extension to steading to form dwellinghouse

Please quote our reference in all future correspondence

Audit of Proposal

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced. Please read the following carefully as there may be further action required. Scottish Water would advise the following:

Drinking Water Protected Areas

A review of our records indicates that there are no Scottish Water drinking water catchments or water abstraction sources, which are designated as Drinking Water Protected Areas under the Water Framework Directive, in the area that may be affected by the proposed activity.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- Scottish Water asset plans can be obtained from our appointed asset plan providers:
    - Site Investigation Services (UK) Ltd
    - Tel: 0333 123 1223
    - Email: sw@sisplan.co.uk
    - www.sisplan.co.uk

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Ruth Kerr.
Development Services Analyst
PlanningConsultations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	23/00418/FLL	**Comments provided by**	Lucy Sumner
Service/Section	Strategy & Policy	**Contact Details**	**Development Contributions Officer:** Lucy Sumner [redacted]
Description of Proposal	Change of use, alterations and extension to steading to form dwellinghouse		
Address of site	50 Metres East Of Borland Farm Glendevon Dollar FK14 7JY		
Comments on the proposal	**NB: Should the planning application be successful and such permission not be implemented within the time scale allowed and the applicant subsequently requests to renew the original permission a reassessment may be carried out in relation to the Council's policies and mitigation rates pertaining at the time.** THE FOLLOWING REPORT, SHOULD THE APPLICATION BE SUCCESSFUL IN GAINING PLANNING APPROVAL, MAY FORM THE BASIS OF A SECTION 75 PLANNING AGREEMENT WHICH MUST BE AGREED AND SIGNED PRIOR TO THE COUNCIL ISSUING A PLANNING CONSENT NOTICE. **Primary Education** With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity. This proposal is within the catchment of The Community School of Auchterarder Primary School.		
Recommended planning condition(s)	**Summary of Requirements** Education: 1 x £5,164 **Total: £5,164** **Phasing** It is advised that payment of the contribution should be made up front of release of planning permission. The additional costs to the applicants and time for processing legal agreements for single dwelling applications is not considered to be cost effective to either the Council or applicant. The contribution may be secured by way of a Section 75 Agreement. Please be aware the applicant is liable for the Council's legal expense in addition to their own legal agreement option and the process may take months to		

	complete.
Recommended informative(s) for applicant	**Payment** **Before remitting funds the applicant should satisfy themselves that the payment of the Development Contributions is the only outstanding matter relating to the issuing of the Planning Decision Notice.** **Methods of Payment** On no account should cash or cheques be remitted. **Scheduled within a legal agreement** This will normally take the course of a Section 75 Agreement where either there is a requirement for Affordable Housing on site which will necessitate a Section 75 Agreement being put in place and into which a Development Contribution payment schedule can be incorporated, and/or the amount of Development Contribution is such that an upfront payment may be considered prohibitive. The signed Agreement must be in place prior to the issuing of the Planning Decision Notice. **NB:** The applicant is cautioned that the costs of preparing a Section 75 agreement from the applicant's own Legal Agents may in some instances be in excess of the total amount of contributions required. As well as their own legal agents fees, Applicants will be liable for payment of the Council's legal fees and outlays in connection with the preparation of the Section 75 Agreement. The applicant is therefore encouraged to contact their own Legal Agent who will liaise with the Council's Legal Service to advise on this issue. **Other methods of payment** Providing that there is no requirement to enter into a Section 75 Legal Agreement, eg: for the provision of Affordable Housing on or off site and or other Planning matters, as advised by the Planning Service the developer/applicant may opt to contribute the full amount prior to the release of the Planning Decision Notice. **Bank Transfers** All Bank Transfers should use the following account details; **Sort Code:** 834700 **Account Number:** 11571138 Please quote the planning application reference. The Council operate an electronic direct debit system whereby payments may be made over the phone. To make such a payment please call 01738 475300 in the first instance. When calling please remember to have to hand: a) Your card details. b) Whether it is a Debit or Credit card. c) The full amount due. d) The planning application to which the payment relates. e) If you are the applicant or paying on behalf of the applicant. f) Your e-mail address so that a receipt may be issued directly.

	Education Contributions For Education contributions please quote the following ledger code: 1-30-0060-0001-859136 **Indexation** All contributions agreed through a Section 75 Legal Agreement will be linked to the RICS Building Cost Information Service building Index. **Accounting Procedures** Contributions from individual sites will be accountable through separate accounts and a public record will be kept to identify how each contribution is spent. Contributions will be recorded by the applicant's name, the site address and planning application reference number to ensure the individual commuted sums can be accounted for.
Date comments returned	22 May 2023

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	**23/00418/FLL**	**Comments provided by**	Joanna Dick Tree and Biodiversity Officer
Service/Section	Strategy and Policy	**Contact Details**	[redacted] Email biodiversity@pkc.gov.uk
Description of Proposal	Change of use, alterations and extension to steading to form dwellinghouse		
Address of site	50 Metres East Of Borland Farm Glendevon Dollar FK14 7JY		
Comments on the proposal	**Policy 41: Biodiversity** The Council will seek to protect and enhance all wildlife and habitats, whether formally designated or not, considering natural processes in the area. Planning permission will not be granted for development likely to have an adverse effect on protected species unless clear evidence can be provided that the ecological impacts can be satisfactorily mitigated. European Protected Species All bat species found in Scotland are classed as European protected species. They receive full protection under the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) making it an offence to disturb a bat in a roost, obstruct access to a roost and damage or destroy a breeding or resting place of such an animal. The impact of development on protected species must be understood before planning permission can be granted. Planning permission will not be granted for development that would, either individually or cumulatively, be likely to have an adverse effect upon European protected species (listed in Annex IV of the Habitats Directive (Directive 92/43/EEC)) unless the Council as Planning Authority is satisfied that: (a) there is no satisfactory alternative, and (b) the development is required for preserving public health or public safety or for other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment. In no circumstances can a development be approved which would be detrimental to the maintenance of the population of a European protected species at a favourable conservation status in its natural range. All methods in the submitted Bat Survey Report are in accordance with best practice. The Report states that no further bat surveys are required as the building has negligible potential for bats. Breeding Birds For all wild bird species in Great Britain, it is an offence to intentionally or recklessly kill, injure or take a bird; take, damage, destroy or interfere with a		

	nest of any bird while it is in use or being built; or obstruct or prevent any bird from using its nest. The submitted Bat Survey Report notes the presence of swallows. This proposal could contribute positively to local biodiversity by providing at least three swallow nest boxes on the completed buildings as compensation for destroying bird nests. Biodiversity Enhancement Enhancement of biodiversity should be demonstrated in all projects and needs to be site specific based on surveys, location, development size, surrounding habitats and landscape character, and follow ecologist recommendations. The Bat Survey Report includes recommendations for enhancement, and these should be followed in full. Provision of bird nesting boxes, a barn owl box and bat boxes. A plan showing the locations of these should be submitted to the planning authority. Guidance is available in the PKC Planning for Nature Guidance Planning Guidance - Planning & Biodiversity - Perth & Kinross Council (pkc.gov.uk)
Recommended planning condition(s)	If you are minded to approve the application then I recommend the following conditions be included in any approval: • **NE00** The conclusions and recommended action points within the supporting biodiversity survey submitted and hereby approved (document(s) INSERT relates) shall be fully adhered to, respected and undertaken as part of the construction phase of development, to the satisfaction of the Council as Planning Authority. • Prior to the commencement of development hereby approved, details of the location and specification of **three sparrow nest boxes, one barn owl nesting box and three bat boxes** shall be submitted for the further written agreement of the Council as Planning Authority. Thereafter, **all nest boxes** shall be installed in accordance with the agreed details prior to the occupation of the relevant residential unit
Recommended informative(s) for applicant	**BATS** Due to the nature of the proposal, it is important to keep in mind the possibility of finding bats when undertaking construction works. If bats are found during works, the work should stop immediately, and you should contact NatureScot Species Licensing Team for advice. Building works should avoid the times of year when bats are most vulnerable to disturbance. The summer months, when bats are in maternity roosts, and the winter months when bats are hibernating, should be avoided. Typically, early spring and autumn months are the best times to do work that may affect bats. If you suspect that bats are present, you should consult NatureScot for advice. For further information visit the Bat Conservation Trust website

	http://www.bats.org.uk/ . Please note that bats are protected by law, and it is a criminal offence to deliberately harm, capture, kill or disturb a bat or its resting place. **BION** Existing buildings or structures may contain nesting birds between 1st March and 31st August inclusive. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning permission for a development does not provide a defence against prosecution under this Act.
Date comments returned	25 May 2023

M e m o r a n d u m

To	Development Management & Building Standards Service Manager	From	Regulatory Services Manager
Your ref	23/00418/FLL	Our ref	CHF
Date	24/05/2023		

Communities **Pullar House, 35 Kinnoull Street, Perth PH1 5GD**

Consultation on an Application for Planning Permission
23/00418/FLL RE: Change of use, alterations and extension to steading to form dwellinghouse at Land 50 Metres East Of Borland Farm Glendevon Dollar for Mr and Mrs MacDonald

I refer to your letter dated 9 May 2023 in connection with the above application and have the following comments to make.

Contaminated Land

Comments

A previous land use that has led to the contamination of a site is generally identifiable from historical records. However, consideration needs to be given to situations where this is not so apparent and there is the potential for contamination to cause a constraint in the redevelopment of specific sites. A good example of this is where there is a proposed use change from agricultural to residential.

Potentially there are a range of contaminants that could be present in agricultural land. This is particularly true of areas used as farmyards which may have contained a variety of buildings that have been put to a number of uses. Aside from the likely presence of made ground any number of chemicals could have been used and potentially leaked or been spilled. The risks associated with this remain difficult to quantify until there has been some form of sampling and chemical analysis of the soils contained within the development area. This will help determine the suitability of the site for the proposed development and whether any measures are needed to mitigate against any risks that have been identified.

Therefore, if planning permission is granted in respect of this development I would recommend that the following condition is applied within the consent.

Condition

EH41
Prior to the commencement of works on site, an evaluation for the potential of the site to be affected by contamination by a previous use should be undertaken and as a minimum, a Preliminary Risk Assessment (Phase 1 Desk Study) will be submitted for consideration by the Council as Planning Authority. If after the preliminary risk assessment identifies the need for further assessment, an intrusive investigation should be undertaken to identify;

I. the nature, extent and type(s) of contamination on the site

II. measures to treat/remove contamination to ensure the site is fit for the use proposed
III. measures to deal with contamination during construction works
IV. condition of the site on completion of decontamination measures.

Prior to the completion or bringing into use of any part of the development the agreed measures to decontaminate the site shall be fully implemented as approved by the Council as Planning Authority. Validation that the scheme has been fully implemented must also be submitted to the Council as Planning Authority.

Memorandum

To Development Management & Building Standards Service Manager

From Regulatory Services Manager

Your ref 23/00418/FLL

Our ref OLW

Tel No [redacted]

Date 26 May 2023

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission
PKC 23/00418/FLL RE: Change of use, alterations and extension to steading to form dwellinghouse, Land 50 Metres East Of Borland Farm Glendevon, Dollar for Mr and Mrs MacDonald

I refer to your letter dated 9 May 2023 in connection with the above application and have the following comments to make.

Environmental Health

Recommendation

I have no objections to the application but recommend the undernoted informative be included on any given consent.

Comments

This application is for alterations and extension to a steading to form a dwellinghouse, which will include the provision of two woodburning stoves.

Air Quality

Perth and Kinross Council have a duty to assess biomass boilers for capacity within the range of 50kW to 20MW in terms of nitrogen dioxide and particulate matter based on their effect on air quality in the area. Though the application does not include any information on the stoves, they are likely to be domestic sized and therefore I have no adverse comments to make with regards to air quality.

Odour

Another matter pertaining to the stoves which could cause an issue has the potential for smoke or odour disamenity. This Service has seen an increase in complaints with regards to smoke and odour due to the installation of biomass appliances. This can be caused due to poor installation and maintenance of the biomass appliances and also inadequate dispersion of emissions due to the inappropriate location and height of a flue with regards to surrounding buildings.

I note from the submitted plans that both stoves exit via a chimney which will terminate above roof ridge height, aiding in the dispersion of emissions. I would advise that

smoke/odour could be further minimised through the use of fuel recommended by the stove manufacturer.

In light of the above, the residential amenity at neighbouring dwellinghouses should not be adversely affected by smoke/odour.

I would therefore have no objections to this development provided that the following informative is attached to the consent.

Informative

The approved stove system shall be installed and thereafter operated and maintained in accordance with the manufacturer's recommendations, such that smoke odours are not exhausted into or escape into any neighbouring dwellings. Failure to do so may result in an investigation and possible action by Environmental Health under the Environmental Protection Act 1990.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	23/00418/FLL	**Comments provided by**	Lachlan MacLean Project Officer – Transport Planning
Service/Section	Transport Planning	**Contact Details**	TransportPlanning@pkc.gov.uk
Description of Proposal	Change of use, alterations and extension to steading to form dwellinghouse		
Address of site	50 Metres East Of Borland Farm, Glendevon, Dollar FK14 7JY		
Comments on the proposal	The applicant is proposing to convert and extend the existing steading building to create a new dwellinghouse with four bedrooms. The vehicle access to the public road network for the property will be via the existing vehicle access to the site on a private track from the A823. The application states parking will be provided on site for one vehicle, which falls short of the requirements of the National Roads Development Guide. The size of the dwellinghouse attracts three car parking spaces, as such the applicant shall provide a further two parking spaces on site. **A condition is recommended to comply with standards.** Insofar as the Roads matters are concerned, I have no objections to this proposal on the following conditions.		
Recommended planning condition(s)	Prior to commencement of any development on site, a detailed design showing the position of three car parking bays shall be submitted to and approved in writing by the Planning Authority in consultation with the Roads Authority. The car parking bays, as approved in writing, shall be implemented and permanently retained in accordance with the approved details to the satisfaction of the Council as Planning Authority prior to the development being brought into use. Reason – To provide adequate on site car parking to comply with the National Roads Development Guide.		
Recommended informative(s) for applicant			
Date comments returned	30 May 2023		

HISTORIC ENVIRONMENT SCOTLAND | ÀRAINNEACHD EACHDRAIDHEIL ALBA

By email to:
Developmentmanagement@pkc.gov.uk

Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Enquiry Line: 0131-668-8716
HMConsultations@hes.scot

Our case ID: 300065769
Your ref: 23/00417/LBC
29 May 2023

Dear Perth and Kinross Council

Planning (Listed Building Consent and Conservation Area Consent Procedure) (Scotland) Regulations 2015
Land 50 Metres East Of Borland Farm Glendevon Dollar FK14 7JY - Alterations and extension to steading to form dwellinghouse

Thank you for your consultation which we received on 16 May 2023. The proposals affect the following:

Ref	Name	Designation Type
LB11794	BORLAND	Listed Building

Our Advice

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on listed building/conservation area consent, together with related policy guidance.

Further Information

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-

historic-environment-guidance-notes/. Technical advice is available through our Technical Conservation website at www.engineshed.org.

Yours faithfully

Historic Environment Scotland

Design Statement

Conversion and Extension of Existing Steading at
Boreland Farm, Glendevon.
FK14 7JY.

March 2023.

STARAN

ARCHITECTS

This report has been prepared by Staran Architects to illustrate the design approach taken whilst developing the planning information for the proposed conversion, restoration and extension of an existing steading building at Boreland Farm in Glendevon. The content of this report will focus on the following areas:

Boreland Farm Circa. 1955.

1.0 Introduction

The Boreland Farm applicant first approached Staran Architects after watching a television program which followed the construction of one of Staran's earlier projects to conserve, refurbish and extend the Gardener's Bothy on the Briglands Estate near Kinross. This earlier project has many similarities to this application as they both involve the sensitive refurbishment of an existing Category B listed building; both involve increasing the original listed buildings floor area by more than 25% and are both situated within the Perth and Kinross local authority. Additionally, both developments have a similar existing floor area with Gardener's Bothy measuring 53 sq.m and Boreland Farm's existing listed steading building measuring 51 sq.m. The approved extension to the Gardener's Bothy was 180 sq.m., whereas this application involves a 160 sq.m extension to the floor plate of the listed steading. Furthermore, both developments aim to provide a family home within the rural community of Perth and Kinross.

Gardener's Bothy

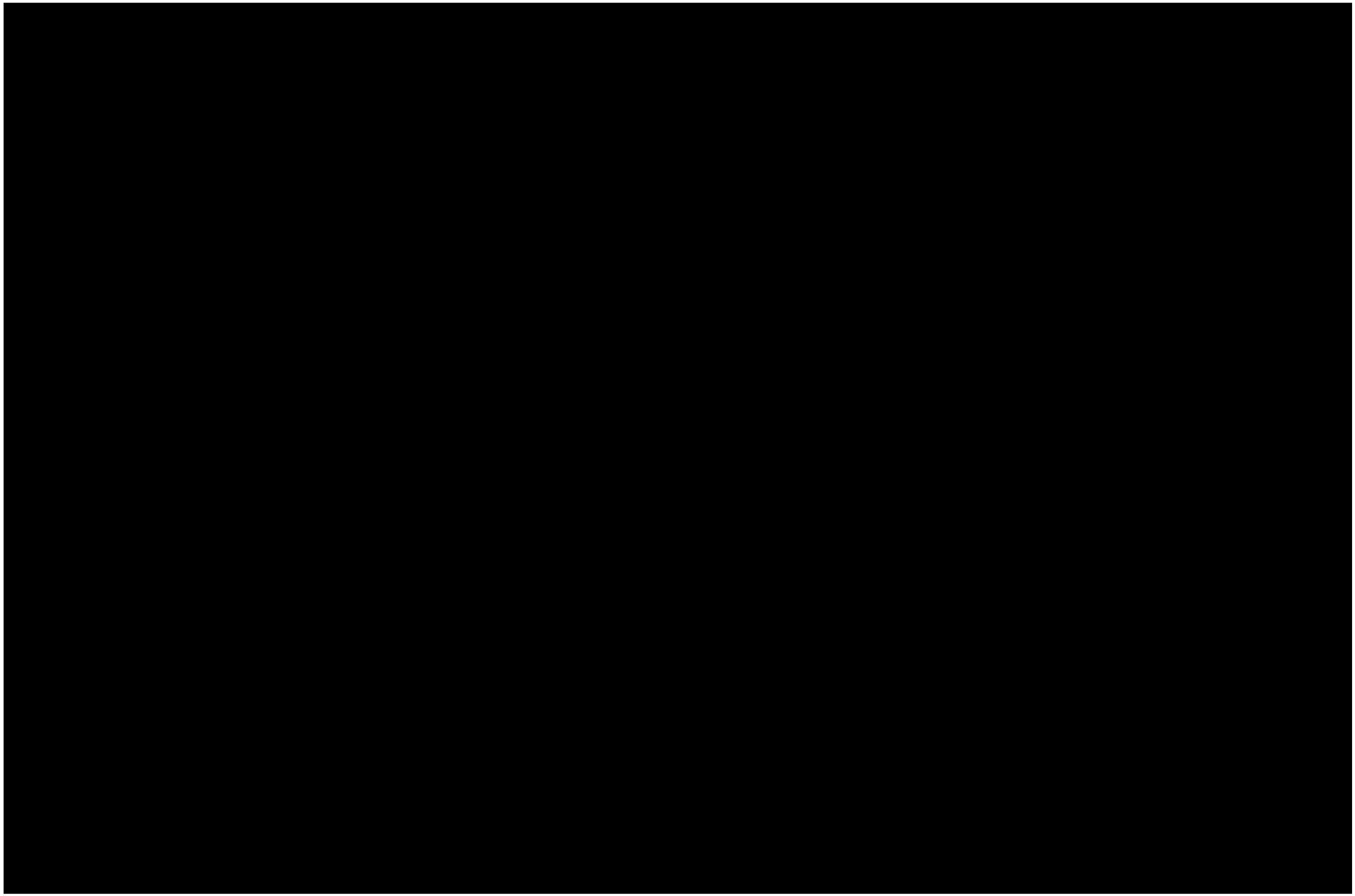
Gardener's Bothy

2.0 Site Details

The existing steading building to be converted is located within a cluster of building at Boreland Farm in Glendevon. The steading along with the main farmhouse and two other steading blocks are Category B listed. The farm is accessed from the A823 which sits below the site to the south. Due to the surrounding countryside topography and elevation of the site above the A823, the farm and associated buildings are completely screened from views from the A823. Furthermore, once you have entered the cluster of farm building, the steading to be converted only become visible once you've passed through and are leavingthe original cluster of farm buildings. Conversely, the farm and site have commanding viewsacrossGlendevon.

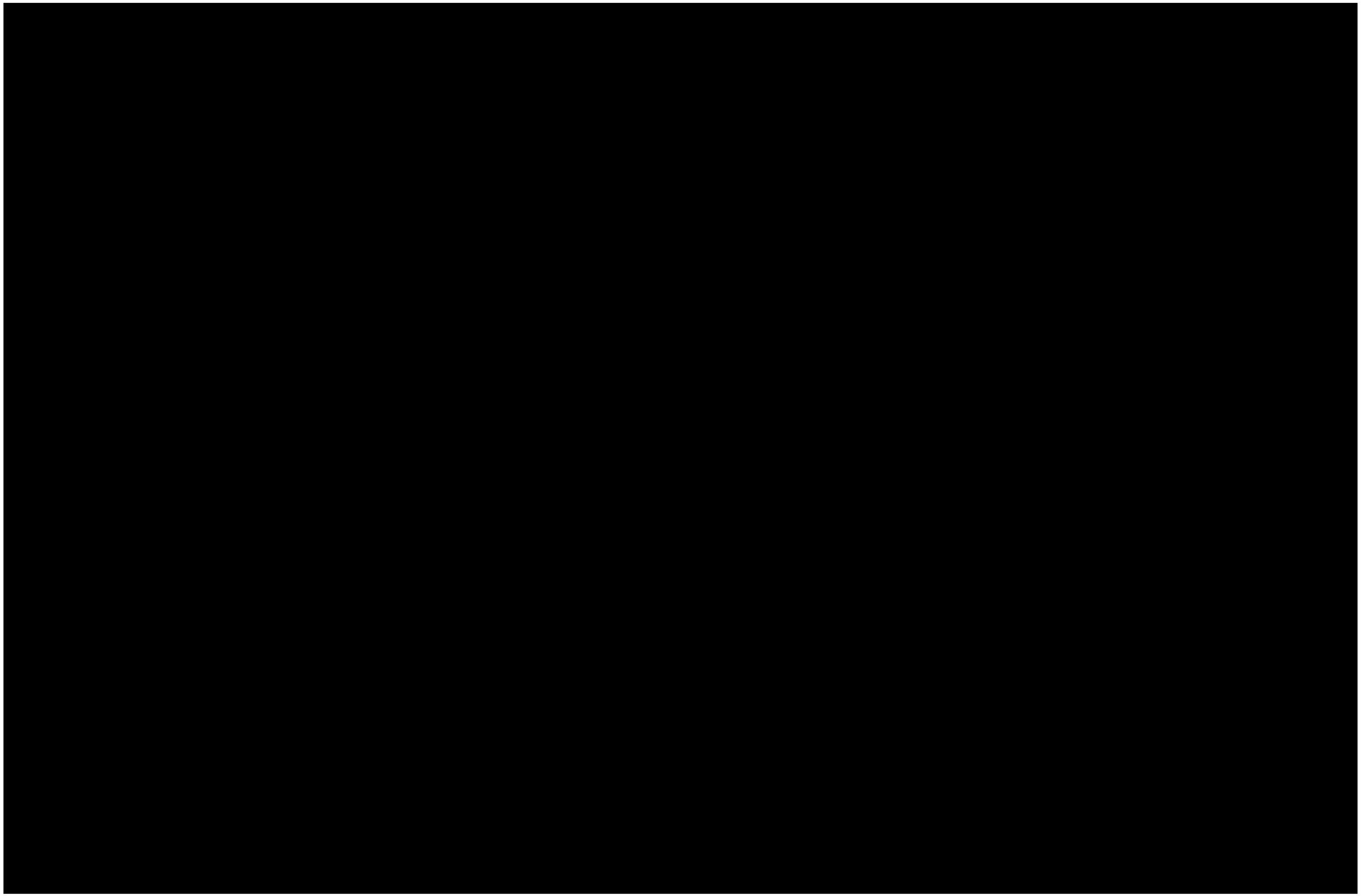
The following imagesillustrate the journeyto the Boreland Farm from the A823.

Journey to the Site



The following imagesillustrate the journey through the cluster of buildingsat Boreland Farm before the listed steadingbuildingand site become visible.

Journey Through the Cluster of Farm Buildings

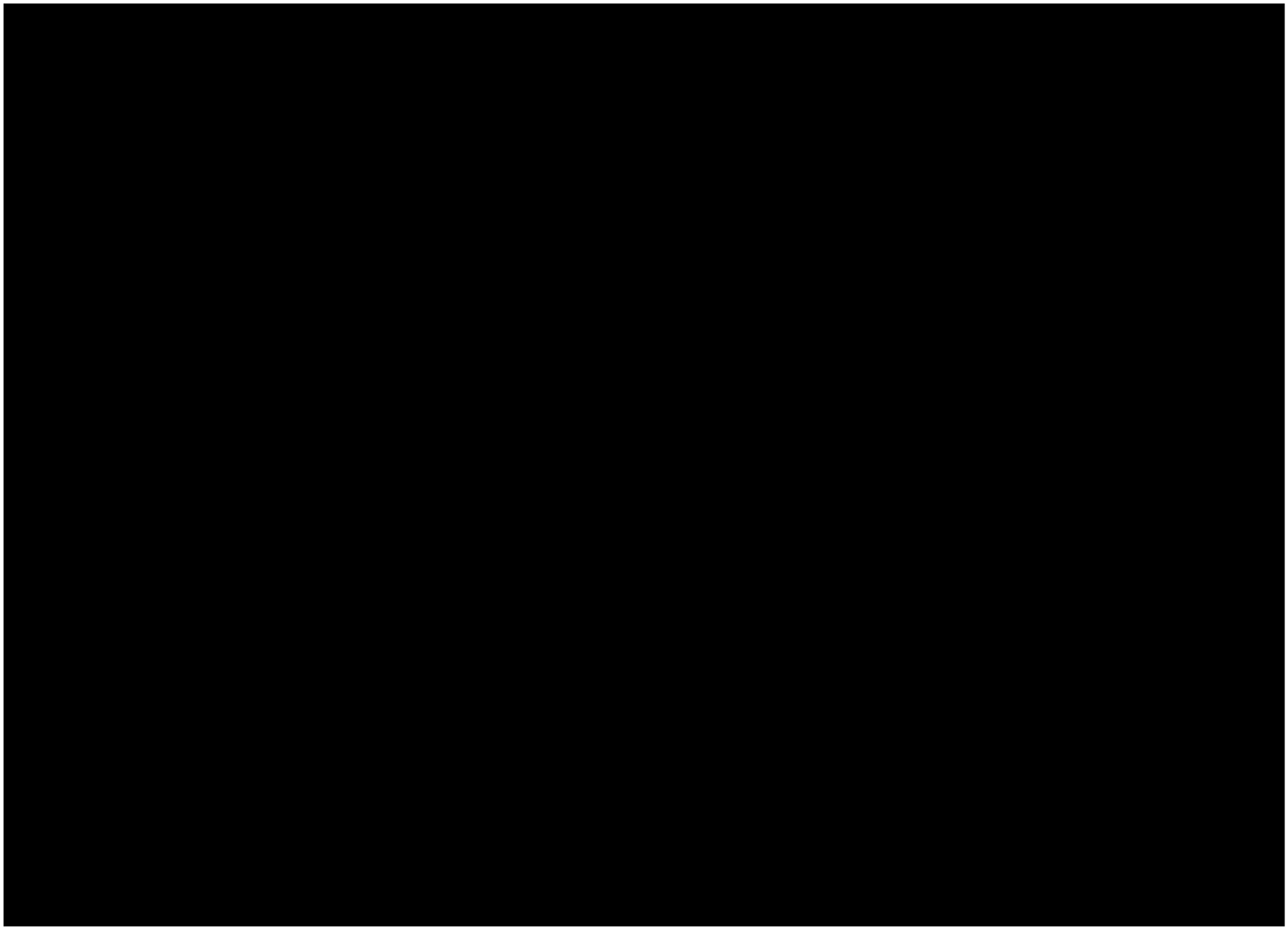


3.0 Existing Steading

The existing Category B listed steading building that the applicant proposes to refurbish and extend has a simple low-lying form with standing gables. Unfortunately, it is in a poor state of repair and requires significant investment to restore it. It is not economically viable to restore the building to its original purpose when there are far more cost-efficient modern farm storage solutions readily available on the market. Given the steading's current state, realistically this development is likely to be last opportunity to save the steading before it becomes derelict.

It is acknowledged that Perth and Kinross' supplementary planning guidance states "in general, no more than 25% of the total units or footprint should comprise new build development". However, to apply general guidance to such a unique opportunity to save the listed steading would seem unsustainable and arguably directly conflicting with one of the key aims of The National Planning Framework 4 which seeks to improve the sustainability of development across the country. As noted earlier it is not economically viable to restore the steading to it original purpose, therefore, converting to a dwelling for the applicant's family is the only option that appears feasible. Yet, if you apply this general guidance that any new build element should be restricted to 25% of the original 50sq.m. existing steading building it would only provide 62.5 sq.m overall. The resultant increase of the steading building's area would be unable to support the accommodation required by the applicant family. In truth, it would also be unable to support the minimum design standards of a 2-bedroom apartment within some local authorities.

The following images illustrate the dilapidated state of the existing listed steading building



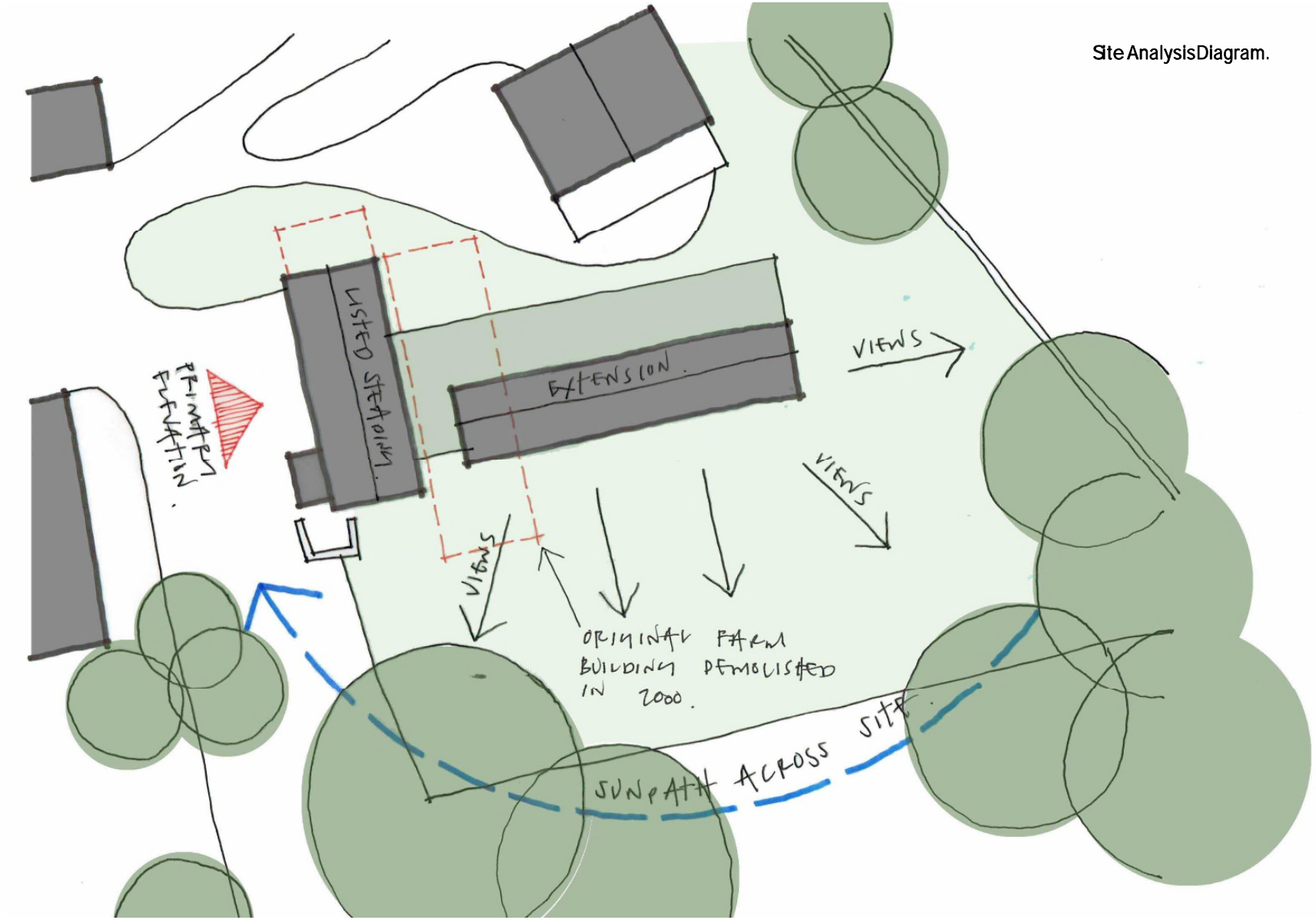
4.0 Brief

Borland Farm has been owned and managed by the applicant's family for over a century. It is currently owned and run by the applicant's father Mr Paterson, who is the third generation in the family to run the farm. Mr Paterson is in his 70s and now his daughter Claire and her family help run the farm and care for the rare breed pedigree breeding Clydesdale Horses, pedigree Hampshire Down and Blackface sheep flocks. Currently Claire and her family live in the Crook of Devon, however, this arrangement is not sustainable as Claire and her family require to be on farm around the clock, 7 days a week to provide the animal husbandry and welfare that the farm's livestock demand. The current living accommodation on site is the farmhouse which only has two bedrooms and will not support Claire, her husband and three children. The proposals aim to provide the accommodation on site that the family require in order to continue to work the farm and secure its future for the next generations of the Paterson family. Additionally, the support Claire and her family will be able to provide, will ensure Mr Paterson can continue to live on the farm where he was born on and has lived all his life.

5.0 Design

Similar to an earlier farm building on the site that was demolished in early 2000, the proposed extension sits behind the primary west elevation of the listed steading. In contrast, the extension's design and position are more respectful in its relationship to the steading. The new extension proposal mirror and complement the existing steading's form. However, the extension is subservient to the steading, its ridge height is lower, and its building line is set back from the steading's south facing gable end. The extension is perpendicular to the steading, which mirrors the relationship of the existing farmhouse which sits perpendicular to one of the other listed steadings. Furthermore, the relationship between the steading and extension not only ensures that the new accommodation has views over Glendevon, but also that the extension is screened by the listed steading on the approach to its primary west facing listed elevation. Ancillary accommodation such as the kitchen, bathroom and stores are situated to the extension's north side and are dug into the slope of the site to reduce the mass of the accommodation required by a large family. There is a flat green roof proposed over the ancillary accommodation, again to reduce the overall mass and help this building element blend into the landscape. Rather than mimic the architectural style of the listed steading which could viewed as pastiche, the extension's aesthetic is contemporary. The new build pitched roof and standing gables present a form that relates to the existing steading and domestic rural architecture. However, the stripped back minimalist aesthetic ensures an entirely contemporary modernist architecture to ensure its distinction from the steading. The new single storey link between the steading and the extension is set even further back from the gable of the steading to create a positive break between the steading and new extension. This break ensures that the individual architectural identities of both the steading and extension are maintained, and they sit alongside each other comfortably. The overall composition of the development is that the new build element can be viewed as adding to the existing cluster of Boreland Farm buildings.

Image of earlier farm building behind listed steading demolished in early 2000.



Site Analysis Diagram.

6.0 Materials

The predominate materials proposed for the extension are slate roofing to match the existing listed steading and dressed heartwood rainscreen cladding. Not only do these materials require little maintenance, but they are also completely recyclable. Over time the heartwood rainscreen cladding will weather to a silver grey and compliment the colour tones of the existing stone to the steading. Primarily these materials were chosen to provide a contrast between the existing listed steading and the new build element so that the architectural identity of both old and new are maintained. Additionally, they have also been chosen to reflect materials often used in an agricultural architecture, thereby, respecting the steading's setting and original use. Furthermore, this refined material palette combined with the extension's simple geometry, crisp detailing all aim to ensure a contemporary and enduring architectural aesthetic. Again, aiding to maintain the more traditional architectural identity of the existing listed steading but ensuring the new build element sits comfortably and respectfully alongside it.

Examples of Contemporary Architecture in Traditional Form.

7.0 Impact on Surroundings

As noted previously, due to the surrounding countryside topography and elevation of the site above the A823, the farm and associated buildings are completely screened from views from the A823. However, the following images demonstrate the modest impact the development will have on the immediate surrounding.

8.0 Energy

The existing steading's building fabric and the new extension will be upgraded and constructed to ensure a highly energy efficient dwelling comparable to modern housing standards. The design will employ best principles for natural daylighting and ventilation. The construction will include high levels of insulation, energy efficient glazing and construction detailing to ensure the building has an appropriate air tightness level. An appropriate renewable energy source such as ground or air source heat pump and solar PVs will be incorporated to reduce the properties reliance on fossil fuels and reduce its associated carbon footprint.

9.0 Conclusion

In conclusion, the development and extension have been carefully considered to ensure it respectfully enhances, connects and sits alongside the existing listed steading. The proposals do not constitute overdevelopment of the generous site and have no adverse impact on daylighting, sunlight or privacy to neighbouring buildings. The extension has been carefully positioned so it is set well back from the steading's south facing gable and it is screened from view when approach the steading's primary west facing elevation. Additionally due to the site topography, the development will not be seen from the A823. The new house will present an energy efficient home built with high-quantity recyclable materials to ensure the property is upgraded and is comparable with modern housing standards and is fit for purpose. In summary, the proposal has been carefully considered to ensure a contemporary modern and enduring design which is not detrimental to the character of the existing listed steading, Borland Farm or the surrounding area. The proposals will secure the ownership of the farm for the future generations of the Paterson family and enable Mr Paterson to stay at the farm where he has stayed his entire life. Furthermore, it will secure the listed steading that will otherwise be lost to ruin without this investment.

10.0 CGIs


bauhaus

AVISON YOUNG

Boreland Farm
Planning and Heritage Statement

Mr and Mrs MacDonald

March 2023

Contents

Appendices

Report title: Boreland Farm: Planning and Heritage Statement
Prepared by: Oliver Munden/Lewis Robins
Status: Final
Draft date: March 2023

For and on behalf of Avison Young (UK) Limited

1. Introduction

1.1 This Planning Statement is prepared on behalf of Mr and Mrs MacDonald in respect of a Detailed Planning Application and Listed Building Consent for a conversion and extension to a steading to form a residential dwelling, at Boreland Farm, Glendevon.

1.2 This Planning Statement assesses the proposals against the Development Plan and other material considerations and in doing so, comprises the following sections:

- Section 2: Site and Surroundings
- Section 3: The Proposals
- Section 4: Statutory Provisions
- Section 5: Planning Policy Assessment
- Section 6: Conclusions

1.3 This planning statement will sit alongside other technical documents which have been collated to form the planning application submission.

2. Site and Surroundings

2.1 The site is located within the established, family-run, Boreland Farm situated to the north-west of the village of Glendevon in Perth and Kinross.

2.2 A site location plan is provided below and reproduced in **Appendix 1**.

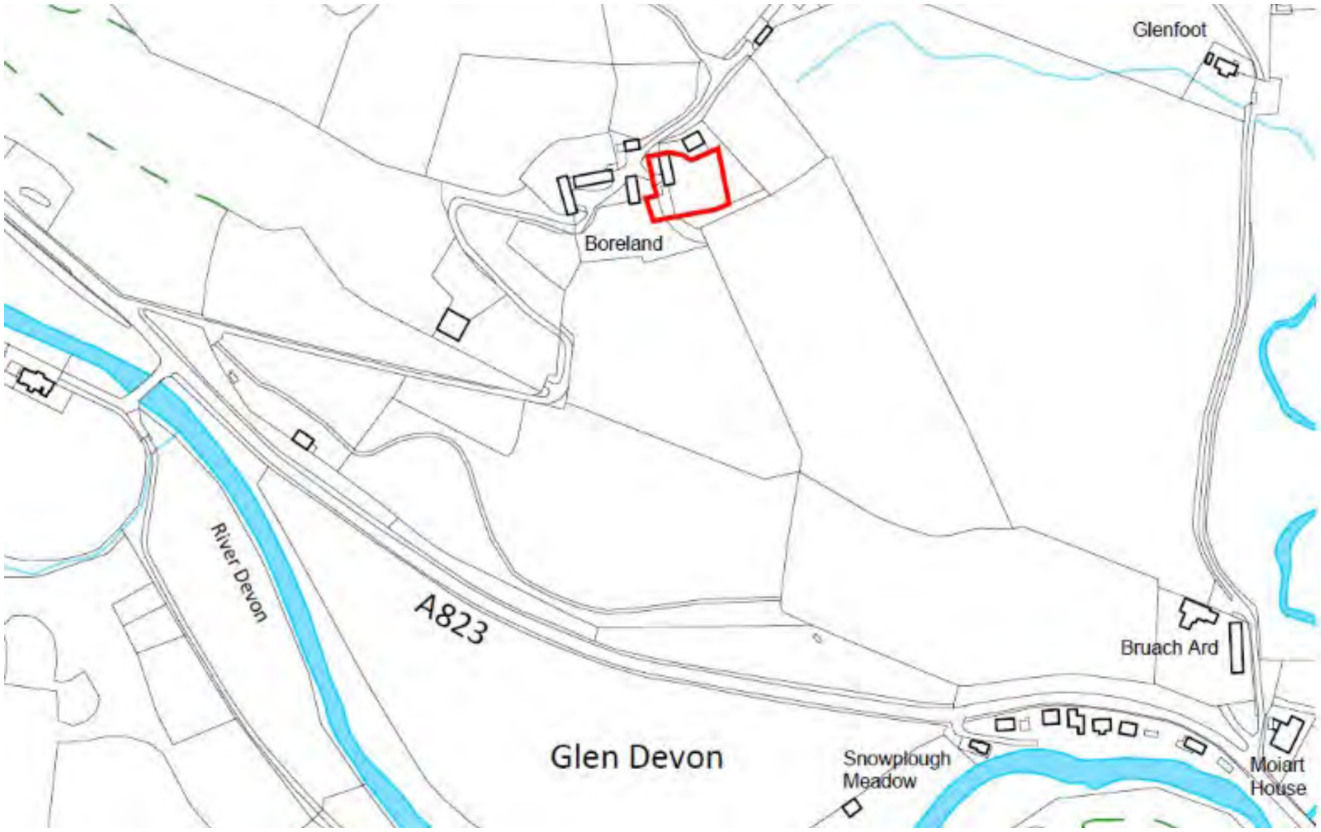


Figure 1: Extract from location plan

2.3 The site is surrounded by a cluster of farm buildings and steadings to the west. Boreland Farm has been owned and managed by the applicant's family for over a century. It is currently owned and run by the applicant's father, who is the third generation of the family to run the farm.

Figure 2: View of steading subject of this appraisal

Figure 3: Land to east of steading showing location of proposed extension

Figure 4: Picture of the main farmhouse to the west of the site

2.4 The steading along with the main farmhouse and two other steading blocks are Category B listed as one cluster (a copy of the listing is available as **Appendix 2**). The farm is accessed from the A823 which sits below the site to the south west. Due to the surrounding topography and elevation of the site above the A823, the farm and associated buildings are completely screened from views from the A823. Conversely, the farm has commanding views across Glen Devon.

2.5 The steading presently has limited primary function, mainly being used for long term storage of miscellaneous and generally unused farm equipment due to the disrepair the building lies in. To the rear of the steading, there is a large open space in which the proposed extension is located. There is a sizeable space directly in front of the steading in which one or two cars could be parked.

2.6 Outwith the cluster of farm buildings, this site lies in in a large area of open countryside. Other residential dwellings are scattered across the glen; with a property to the east being over 300m away and a property to the south-east being over 350m away.

2.7 As noted, Boreland Farm is situated to the north-west of Glendevon. The small village has a number of houses as well as a hotel and restaurant. In addition to this, due to its proximity to Auchterarder and Gleneagles, there is a range of holiday-type accommodation along the glen and within Glendevon itself. Boreland Farm is within a short driving distance of the village where the family are well known.

Planning history

2.8 Having researched the Perth and Kinross planning portal, there is no planning history publicly available for this site. The single-storey farmhouse was built in 1765 and was reconstructed as a 2-storey, 3 window house in the early 19th Century. At the same time, the 3 additional steadings were built, where they still remain 200 years later. This cluster of four buildings was officially listed in 1971, with a copy of the listing available as **Appendix 2**. A number of historic maps are included as **Appendix 3**.

2.9 A number of farm related buildings have been delivered across the wider site, which have benefitted from permitted development rights due to their agricultural nature. This included a lean to extension at the north and south of the steading building subject of this application (c. 1960's) which is identified in the images below.

Figure 5: Former lean to adjacent to steading

Figure 6: Former lean to adjacent to steading

2.10 In addition, a hay shed was constructed in the 1960's to the immediate north east of the main farmhouse, with a further stable building constructed to the north east of the steading subject of this application. This is shown in Figure 3 above and was constructed in 2010 to accommodate 4 rare breed pedigree, breeding Clydesdale horses.

3. The Proposals

3.1 This section of the report outlines the proposals in more detail. As mentioned in the previous section, Boreland Farm has been owned and managed by the applicant's family for over a century. With the applicant's father, now in his 70s, his daughter (the applicant) and her family are increasingly helping with the day-to-day running of the farm. It is the intention that the applicants father will soon retire leaving the running of the farm to his daughter (the applicant) and her family.

3.2 The current residential accommodation on the farm is within the main farmhouse which only has two bedrooms. Evidently, this will not support Mrs MacDonald, her husband and their three children. These proposals aim to provide the accommodation on site that the family require in order to allow for the continued operation of the farm and to secure the future for the next generation of the family.

3.3 As noted in the Design Statement, the family currently reside in the Crook of Devon. In order for the family to be able to appropriately provide the husbandry and welfare that the farms livestock demand 7 days a week, this development seeks to allow the family to relocate within much closer proximity to their farming responsibilities. Furthermore, Mrs MacDonald and her family view these proposals as an opportunity to save the listed steading that, without this investment, would otherwise be lost to ruin.

3.4 The listed steading is built from stone with a traditional slate roof. As mentioned, it is in a poor state of repair and requires significant investment in order to bring it back into use through the restoration process. The application includes a number of photographs which identify the current state of the buildings. Given the steadings current state, the proposed development is likely to be the final opportunity to restore the steading before it becomes derelict and beyond economic repair.

Figure 7: Picture of the steading showing current disrepair

Figure 8: Picture of the steading showing current disrepair

3.5 The design statement provides further information on the proposed development, including the materials, scale and design. The proposed extension is designed to mirror and complement the existing steadings form. Despite this, the extension has been designed to be subservient to the original steading, with a lower ridge height and building line which is set back from the steadings gable end. In order to maximise the views the property will boast, the extension is perpendicular to the steading. This also ensures the extension will be screened by the existing steading upon approach.

3.6 The design statement goes on to provide further detail of the accommodation proposed:

> *"Ancillary accommodation such as the kitchen, bathroom and stores are situated to the extension's north side and are dug into the slope of the site to reduce the mass of the accommodation required by a large family. There is a flat green roof proposed for over this ancillary accommodation, again to reduce the overall mass and to help this element of the building to blend into the landscape. Rather than mimic the architectural style of the existing steading which could viewed as pastiche, the extension's aesthetic is contemporary. The new build pitched roof and standing gables present a form that relates to existing steading and domestic rural architecture. However, the stripped back minimalist aesthetic ensures an entirely contemporary modernist architecture to ensure its distinction from the original steading. The new single storey link between the steading and the extension ensures that their individual architectural identities are maintained, and they sit alongside each other comfortably. The overall composition of the development is that the new build element can be viewed as adding to the existing cluster of Boreland Farm buildings."*

3.7 The proposed development has been carefully considered and well-designed with the topography, landscape and history of the area in mind in order to enhance the natural surroundings of the site. Additionally, factors such as lighting, privacy, energy and materials have all been carefully incorporated into the design process and demonstrated within the design statement.

Figure 9: Extract of proposed building elevations

4. Statutory Provisions

4.1 As outlined above, this planning and heritage statement is submitted in support of concurrent applications for planning permission and listed building consent. The relevant statutory provisions and legislative context for each of the applications is outlined below.

Planning Application

Town and Country Planning (Scotland) Act 1997

4.2 Section 25 of the Town and Country Planning (Scotland) Act 1997 (the Principal Act) states that the determination of planning applications should be made in accordance with the development plan unless material considerations indicate otherwise.

4.3 This is further set out in section 37(2) of the Principal Act which states that in determining applications, "*the authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations*."

Planning (Listed Building and Conservation Areas) (Scotland) Act 1997

4.4 As a listed building, Section 59(1) of the (Listed Building and Conservation Areas) (Scotland) Act 1997 (LBCA Act) is also applicable and sets out the general duty as respects listed buildings in exercise of planning functions. This states *"in considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possess."*

4.5 Section 64 of the LBCA Act must also be considered in the context of the site's location within a conservation area and sets out the general duty as respects conservation areas in exercise of planning functions. This places a general duty on planning authorities relative to conservation areas and states that *"special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

Listed Building Application

Planning (Listed Building and Conservation Areas) (Scotland) Act 1997

4.6 The relevant statutory provision for the assessment of listed building applications is the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997. In making decision on listed building applications, section 14(2) is applicable and requires the Planning Authority, or Scottish Ministers, in considering whether to grant Listed Building Consent for any works to *"have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".*

5. Planning Policy Assessment

5.1 In the context of these proposals, the National Planning Framework 4 (adopted February 2023) ("NPF4") alongside the Perth and Kinross Local Development Plan 2 (adopted November 2019) ("LDP") comprise the development plan which are to be considered in the assessment of these proposals.

5.2 In order to fully assess the policies outlined in **Appendix 4** of this report, this section appraises the application proposals against the Development Plan and material considerations established in the previous section of this report. From this process, we consider that the key considerations are:

- The principle of development in this location
- The impact of development on listed buildings
- The design approach to development
- Environmental considerations

The Principle of Development in this Location

5.3 As mentioned previously in Section 3 of this report and within the submitted Design Statement, the requirement to deliver a new residential property at this location is to secure the future of Boreland Farm within a single family line. This significant history spans five generations, with the proposed development allowing the next generation to continue running this established farm for many years to come. Furthermore, the renovation and conversion of a redundant listed building to form a new, residential dwelling ensures the historic character of this location can be retained.

5.4 The location of the proposed development requires **Policy 9: Brownfield, vacant and derelict land and buildings, Policy 29 Rural Development** and **Policy 17: Rural Homes** of NPF4 and **Policy 19: Housing in the Countryside** of the LDP to be considered. Policy 7 provides explicit support for the "*reuse of existing buildings*" which these proposal seek to achieve.

5.5 Policies 17 and 29 of NPF4 provide support for rural homes and development where proposals comply with one or more criteria as set out in policy. As is clear, the proposals comply with a number of these criteria as they relate to the reuse of a redundant building, and to support the sustainable management of a rural business where there is an essential need for a workers to live on the site. We therefore consider the proposals comply with and are supported by Policy 17 and 29.

5.6 Turning to Policy 19 of the LDP, the policy makes it clear that the Council will support proposals in the countryside which fall into at least one of the categories as set out within the policy. These proposals satisfy Policy 19 by aligning both points 1 and 5 ('building groups' and 'conversion or replacement of redundant non-domestic buildings'). We address both of these criteria below in the context of the policy and the **Housing in The Countryside Supplementary Guidance** (SG).

5.7 Category 1 relates to building groups, defining these as groups of buildings which do not have a defined settlement boundary. The SG further notes that a building group can be defined as 3 or more existing buildings of a size at least equivalent to a traditional cottage. The proposed site for the renovation, conversion and extension of the redundant listed building this proposal relates to is within a group of four listed buildings (as demonstrated by the building listing at **Appendix 2**) situated in close proximity to one another, alongside two further, unlisted, outbuildings. It is therefore clear that the proposals meet with Category 1 as it lies within a defined building group.

5.8 Whilst this demonstrates that the proposals fall into Category 1, a number of criteria also need to be addressed. These matters of visual amenity, scale, character and residential amenity are considered

within the design statement submitted alongside this application, however in summary it is demonstrated that the design of the proposals ensure that the building would be appropriate in its setting. Please refer to the submitted Design Statement for more details. This information clearly meets the criteria for Category 1 of Policy 19: Housing in the Countryside.

5.9 Category 5 is also a relevant category which these proposal would fall under. Focusing on the conversion or replacement of redundant traditional non-domestic buildings, Category 5 notes that:

"Permission will be granted for the change of use and alteration of redundant non-domestic buildings to form houses providing the buildings are:

- *of traditional form and construction, or*
- *are non-traditional but are otherwise of architectural merit, and make a positive contribution to the landscape, and character of the surrounding area.*

Any alterations or extensions should be in harmony with the existing building form and materials."

5.10 As already discussed, the proposal relate to the refurbishment and extension of an existing agricultural building which is falling into disrepair and has become redundant for the farming use which they were initially constructed for. This is demonstrated by the fact that they are only in use as long term storage for the farm and that the other steadings have been kept in active use and maintenance as such given their need to be retained for farming use. In addition the buildings are of a traditional form and construction as identified by the building listing included at **Appendix 2**.

5.11 While the principle of the development is therefore supported by Category 5 of the SG, it also requires that evidence is provided to demonstrate why the building is no longer suitable for farming use. Whilst the farm comprises a number of buildings, a number of other steadings have been repurposed as they were in a condition suitable to do so. In this regard, there are two newer buildings on the site which have been developed to accommodate the needs of the farm, given the existing buildings are no longer suitable. This includes a stable block building in 2010 which accommodates 4 rare breed, breeding horses to the far east of the site, and a hay ban to the immediate north east of the main farmhouse which was constructed in the 1960's.

5.12 Furthermore, whilst it is noted within the SG that evidence of marketing of the site for at least 1 year should be provided, due to the location within the wider farm, relatively limited access into the site and that the building is not wind and watertight, it would not be suitable for any alternative uses by a third party unconnected with the farm operation.

5.13 The SG also includes a number of criteria which should be addressed where the proposals relate to the conversion, extension or replacement of non-domestic buildings. This are included below in italic text, with a response provided to each.

- *The development is in an accessible location i.e. in close proximity to a settlement or public transport links or in proximity to services for example schools, shops.*

  The proposed location is within a building group and is designed to ensure to support the future success of the farm. Access is provided by a private track, which connects to the public road network providing access to a range of services in the wider area. The village of Glendevon includes a small number of services, with school provision located in Auchterarder to the north or Crieff to the east.

- *The conversion / reconstruction has, as its core, the footprint and layout of the existing building(s) i.e. a steading or courtyard layout should not be replaced by detached units laid out in a group.*

  The layout of the proposed extension runs perpendicular to the existing building, which reflects the wider historic building group, particularly the existing residential property to the north west of the site within the building group.

- *The proposal will result in a development of high design quality and of a scale appropriate to its location, and there is a satisfactory composition of new and existing elements in terms of style, layout and materials.*

  The development is located within a cluster of existing farm building on the slopes of Glen Devon. The form and scale of the proposed extension reflects the architecture of the adjacent steadings which have simple pitched slate roof, standing gables and clipped low eaves. In contrast, the extension's design is entirely contemporary to provide a distinction between the existing listed steading and new extension, thereby, ensuring the architectural identities of both old and new are maintained.

- *Extensions and new-build houses should only be contemplated where they reinforce the architectural integrity and external appearance of the original buildings and their grounds by, for example, infilling appropriate gaps in a group or rounding off a group. It is very unlikely that the entire 'brownfield' area of a site will be suitable for housing; in general, no more than 25% of the total units or footprint should comprise new build development.*

  As has already been explained, the purpose of these proposals are to accommodate the family of the next generation of a long term family owned farm. As such, there is a requirement that a certain sized property is delivered to accommodate the family. This includes a minimum of 4 bedrooms which also helps provide future flexibility to ensure the family can remain at the property. Alongside this bedroom space, provision of other spaces are also required including living areas. Based on these characteristics, the development has been designed in such a way as to limit the need to extend the building, however requires that an extension of 160sq.m of new build can be delivered. Whilst it is recognised that this goes beyond the 25% increase, the SG notes that this is a general comment, suggesting that each proposal should be addressed on its own merits. It is also considered that if a 25% extension was all that was delivered on this site, it would deliver an overall dwelling of only 62.5 sq.m, which would not meet the minimum space standards for a 2 bedroom property in other local authority areas. In this case, we consider that the need to ensure the continual operation of this farm is a key consideration in the determination of this application and is a material reason as to why the 25% extension allowance set out in supplementary guidance should be set aside. Finally, the historic images outlined in section 2 demonstrate that the barn has previously been previously subject to extensions in the 1960's, which is before the building was listed in 1971 (as identified in Appendix 2).

- *Those parts of the site not required for buildings or private gardens will require to be landscaped to a high standard. Landscaping plans demonstrating this, and how any other land outwith the application site but within the applicant's control will be used to provide landscape screening for the proposal, must be submitted and approved as part of the planning application.*

  Details of landscaping are provided as part of the planning application, demonstrating that a high quality and appropriately designed landscape is proposed.

5.14 Given the above, it is clear that the proposals comply with Policy 19.

5.15 In addition to this, the HES guidance documents are also supportive of these proposals because they support the continued use of a listed building, whilst making substantial improvements to it. This is particularly relevant as without the new build residential dwelling proposed, the building would continue to fall into a state of disrepair and likely not be suitable for reuse or economic to redevelopment in the future.

5.16 Given the location and nature of these proposals being as a single, residential dwelling, it is not a significant traffic generating use and as such, does not conflict with **Policy 60B: Transport.**

The Impact of Development on Listed Buildings

5.17 This proposal seeks to renovate and convert an existing listed building within a cluster of four individual buildings all of which are covered by a single listing '**Borland LB11794**'. A copy of the listing is included as **Appendix 2** for clarity. The four buildings fall under one listing by HES and are Category B listed. The formal description of the listing is as follows:

"House originally long single-storey dated 17 DL <> CR 65 (David Law and Catherine Rutherford); W. part unaltered, E. part reconstructed early 19 century as 2-storey 3-window with railed steps to door, both parts harled with margins; 3 detached parallel steading blocks, w. block dated 17A.L. 47, middle block mid-19th cent., railed terrace and steps to garden in front of house."

Figure 10: Screenshot from Historic Environment Scotland Designations Map identifying the site at Boreland Farm

5.18 Notably, the listing makes little specific reference to the steading buildings, with the main purpose of the listing relating to the single residential property. A set of photographs is included within the wider submission. In addition, it does not make any reference to any historical features of the steadings other to note that they are detached and parallel in nature. We note that the farmhouse lies perpendicular to the steadings, providing precedent for such a layout.

5.19 The proposed development seeks to renovate, convert and extend an existing redundant steading into a single residential dwelling. The steading in question is highlighted in the above copy of the historic mapping.

5.20 These proposals accord with the Managing Change guidance notes produced by HES which encourages the adaption of historic buildings to form new uses. Additionally, these proposals are complementary to the Interim Guidance on the Principles of Listed Building Consent document from HES which encourages the alteration or adaption of listed buildings which will sustain or enhance the beneficial use of the building. This development enables the listed building to be utilised, other than remain unused and would not impact on the special interest of the building.

5.21 Given the above, the proposal also accord with **Policy 27A: Listed Buildings** of the LDP and **Policy 7: Historic Assts and Places** of NPF4 because it would help prevent the further decay of a listed building by repairing the existing fabric of the building. In turn this would prevent the building from falling into disrepair and remaining redundant. Thus, the proposals are fully supported by Policy 27A of the LDP and Policy 7 of NPF4.

The Design Approach to Development

5.22 The proposed design solution is set out in the Design Statement as submitted with the suite of documents that support this application. The proposals accord with **Policy 1A and Policy 1B: Placemaking** from the LDP which seeks to protect and enhance the natural and historic environment, alongside **Policy 14: Design, quality and place** of NPF4. Policy 1B goes on to list criteria which development should meet. In respect of policy 1A, the proposals will transform part of a long-term vacant site with a high-quality development and accordingly, will have a positive impact on its setting. The height, massing and form of the proposal responds to its surrounding context and are considered acceptable as they are similar in context to the existing layout and design of the site and as such Policy 1A can be complied with.

5.23 Turning to Policy 1B, we have copied (italic) and responded to the various criteria below:

a) *Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.*

In a contemporary interpretation, the design of the extension draws heavily on the form, mass and architecture of the existing steading buildings. Similar to the existing farmhouse which sits perpendicular to one of the other existing listed barns, the new extension also sits perpendicular to the existing listed steading it is associated with. Both the existing farmhouse and new extension constitute the main family accommodation at the farm and both face south across Glen Devon.

b) *Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.*

The proposed development is a single storey structure, located against a hillside in the context of other buildings. It therefore does not breach the skyline views, and in addition, is not visible form the village of Glendevon or the A823. There are some very long range views of the site from hillside locations, only accessible by foot. The building design and materials have bene chosen to match where possible the existing vernacular, utilising materials of a similar style and colour to that used elsewhere within existing buildings at the farm. This ensures the development will sits well with the landscape and would not draw significant attention to the proposed dwelling. Finally, there are no important landmarks within the vicinity which would be impacted by the proposals.

c) *The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.*

As per criteria b), the scale and form of the development is in keeping with the existing buildings, and is therefore appropriate. In addition, the chosen materials complement that of the existing buildings and would not have an adverse impact on the surroundings.

d) *Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.*

The extension has been deliberately located to the east of the existing listed steading so that it is screened from view when approaching and then entering and circulating through the cluster of existing farm building. The extension itself will only be revealed as you begin to move past the existing listed steading. The ridgeline of extension's roof is lower than the steadings and it's building line is set well back from the listed steading gable end to ensure the extension is subservient to the original steading. Approximately 40% of extensions accommodation is dug into the slope of the hillside which again is aimed at reducing its impact.

e) *All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport.*

This consideration is not relevant given the context of these proposals being for a single dwelling.

f) *Buildings and spaces should be designed with future adaptability, climate change and resource efficiency in mind wherever possible.*

The proposed dwelling is all on a single level, which will allow it to be adapted in the future, if required, for existing or future occupiers.

The existing steading's building fabric and the new extension will be upgraded and constructed to ensure a highly energy efficient dwelling comparable to modern housing standards. The design will employ best principles for natural daylighting and ventilation. The construction will include high levels of insulation, energy efficient glazing and construction detailing to ensure the building has an appropriate air tightness level. An appropriate renewable energy source such as ground or air source heat pump and solar PVs will be incorporated to reduce the properties reliance on fossil fuels and reduce its associated carbon footprint.

Furthermore, the dwelling layout will incorporate accessible accommodation on one storey. Thereby, ensuring the house will continue to support the client's needs should they ever become housebound.

g) *Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.*

It is clearly demonstrated that as the proposals relate to the refurbishment and retention of an existing listed building, that this criteria can be complied with.

h) *Incorporate green infrastructure into new developments to promote active travel and make connections where possible to blue and green networks.*

It is considered that the development of this proposal will reduce travel needs as the family will not need to travel to the farm to support its operation as they would be on site this would significantly improve the sustainability of the operation of the farm.

i) Provision of satisfactory arrangements for the storage and collection of refuse and recyclable materials (with consideration of communal facilities for major developments).

The farm is currently serviced by Perth and Kinross Council refuse collection, using bins which are located at the entrance to the farm. This currently provides sufficient space for additional bin storage to be included to serve the proposed dwelling.

j) Sustainable design and construction.

This is addressed under criteria f) above.

5.24 The above clearly demonstrates that the proposals comply with Policy 1B.

5.25 **Policy 2: Design Statements** of the LDP requires proposals which may affect the setting of a listed building to provide such a statement. This is provided as part of the planning application, therefore we consider that Policy 2 is satisfied.

5.26 To provide further support to policies 1A, 1B and 2, the **Placemaking Supplementary Guidance** document has been produced by the Council. This SG develops the placemaking criteria introduced through Policy 1: Placemaking and provides further guidance on how to achieve the policy requirements provided in the LDP. The SG notes:

"An extension to a building can be conceived to either appear as an integral part of the original architecture or, alternatively, it may be of a contemporary or contrasting design. In the former, an extension may go unnoticed. In the latter case the extension would purposefully be different yet aim to be equally compatible and complementary. It is not often appreciated that the best extensions are architecturally attractive in their own right. Both approaches require particular skill and the Council recommends that you seek professional advice from someone trained and experienced in designing buildings. A well-designed extension can enhance a property."

5.27 From the above, it is clear that the proposed development has taken cognisance of the SG and criteria listed within Policy 1A and 1B. These proposals seek to extend a redundant listed building, taking into consideration the character of the existing building in order to enhance the original architecture. Furthermore, the SG notes the six key principles which should be researched and responded to during the placemaking process. The proposed development, while of a small scale, is still able to demonstrate the characteristics the guidance seeks proposals to deliver. This has been best demonstrated through the Design Statement submitted in support of this application, which in turn complies with Policy 2 of the LDP.

Environmental Considerations

5.28 **Policy 52: Flood Risk** is relevant to consider ensuring that the proposals would not be adversely affected by flooding. Having reviewed the SEPA flood maps it is shown that the location of the proposed development would have little or no flood risk from either river or surface water flooding, meaning there were no flood-related constraints on development in this location. As such, the proposed development complies with Policy 52 and has demonstrated this compliance accordingly. An excerpt of the SEPA flood map is included below.

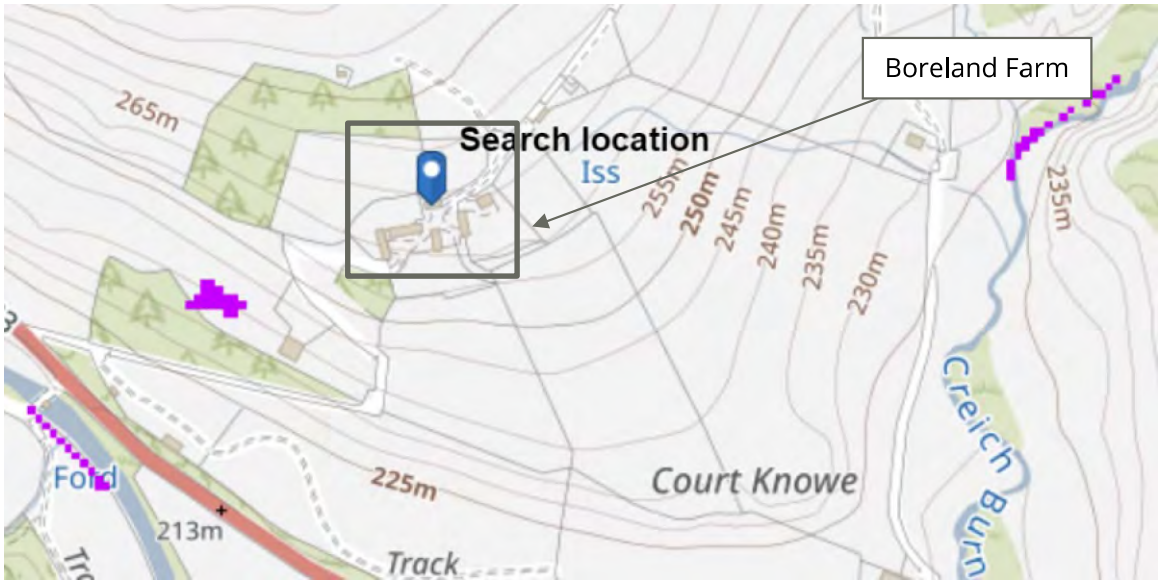


Figure 11: Screenshot of SEPA Flood Maps

5.29 With regard to Flood Risk Assessment requirements, it has been shown in Figure 11 above that the proposed site is not at risk of flooding, and therefore the SG notes that an FRA will not be required. This information satisfies the above policy and has been clearly demonstrated.

5.30 With regards to the remaining technical policies, **Policy 53B: Foul Drainage**, **Policy 53C: Surface Water Drainage** and **Policy 53E: Water Supply** have all been considered in detail by the architects when preparing the design of this development. It is intended that waste water will be dealt with by a septic tank and soak away. Regarding water supply it is intended to connect to the Scottish Water network. These measures demonstrate compliance with the various parts of Policy 53.

5.31 The LDP includes a number of policies relating to the reduction in carbon, energy efficiency and green infrastructure being **Policies 32, 33 and 42.** This is also a key theme set out across all policies within NPF4 particularly within **Policies 1 and 2**. In this respect, and as identified in the response to design matters, the existing steading's building fabric and the new extension will be upgraded and constructed to ensure a highly energy efficient dwelling comparable to modern housing standards. The design will employ best principles for natural daylighting and ventilation. The construction will include high levels of insulation, energy efficient glazing and construction detailing to ensure the building has an appropriate air tightness level. An appropriate renewable energy source such as ground or air source heat pump and solar PVs will be incorporated to reduce the properties reliance on fossil fuels and reduce its associated carbon footprint. The development will also comply with relevant building standards.

5.32 It is also relevant to note that the applicant currently has to travel a substantial distance to and from the farm to help ensure its smooth running. This is inherently unsustainable and the development of a property for them to reside in at the farm would significantly improve the sustainability of their travel patterns.

5.33 The final mater to address is Biodiversity set out within **Policy 41** of the LDP and **Policy 3** of NPF4. In respect of this, an ecology survey has been undertake of the site and the steading to be converted. This survey did not identify any presence of protected species or the potential that the building could support any protected species. The proposed development includes a number of ecological enhancements, including bird, bat and owl boxes which are identified on the proposed site plan.

5.34 As a result, we consider that Policy 41 of the LDP and Policy 3 of NPF4 can be fully complied with.

6. Conclusion

6.1 The development proposals relate to the refurbishment and extension to a derelict listed building to provide accommodation for the next generation of owners at this family run farm. The proposed building comprises materials appropriate to the character and setting of the listed buildings without being impact upon them. In addition, it cannot be easily viewed from out with the site with no views possible for the main road to the south or west.

This planning and heritage statement demonstrates that the proposals are largely consistent with policy set out in NPF4 and the LDP. Taking a balanced view of the full content of the Development Plan, and given that NPF4 takes precedent over the LDP, planning should be granted for the proposed development.

Appendix 1

Location Plan

Site Location Plan

0 M 50 100 150 200 250 300 350 400 450 500

Scale - 1:5000

Indicates Site Boundary.

OS map provided by:
Streetwise
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STARAN
ARCHITECTS
49 Cumberland St Edinburgh EH3 6RA / T:0131 556 9830 / E: info@staranarchitects.com

Project
Conversion and Extension to Existing Barn at Boreland Farm, Glendevon, FK14 0UK for Mr and Mrs MacDonald.

Drawing Title
Location Plan

Job Number	Drawing Number	Revision	Scale @ A4
2243	GA(PL)001	-	1:5000

PLANNING

Appendix 2

Historic Environment Scotland Building Listing – LB11794

The only legal part of the listing under the Planning (Listing Buildings and Conservation Areas) (Scotland) Act 1997 is the address/name of site. Addresses and building names may have changed since the date of listing – see 'About Listed Buildings' below for more information. The further details below the 'Address/Name of Site' are provided for information purposes only.

Address/Name of Site

BORLAND

LB11794

Status: Designated

Documents

There are no additional online documents for this record.

Summary

Category
B

Local Authority
Perth And Kinross

NGR
NN 98651 4900

Date Added
05/10/1971

Planning Authority
Perth And Kinross

Coordinates
298651, 704900

Parish
Glendevon

Description

House originally long single-storey dated 17 DL <> CR

65 (David Law and Catherine Rutherford); W. part

unaltered, E. part reconstructed early 19 century

as 2-storey 3-window with railed steps to door, both parts

harled with margins; 3 detached parallel steading

blocks, w. block dated 17A.L. 47, middle block mid

19th cent., railed terrace and steps to garden in

front of house.

References

Bibliography

No Bibliography entries for this designation

About Listed Buildings

Historic Environment Scotland is responsible for designating sites and places at the national level. These designations are Scheduled monuments, Listed buildings, Inventory of gardens and designed landscapes and Inventory of historic battlefields.

We make recommendations to the Scottish Government about historic marine protected areas, and the Scottish Ministers decide whether to designate.

Listing is the process that identifies, designates and provides statutory protection for buildings of special architectural or historic interest as set out in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

We list buildings which are found to be of special architectural or historic interest using the selection guidance published in Designation Policy and Selection Guidance (2019)

Listed building records provide an indication of the special architectural or historic interest of the listed building which has been identified by its statutory address. The description and additional information provided are supplementary and have no legal weight.

These records are not definitive historical accounts or a complete description of the building(s). If part of a building is not described it does not mean it is not listed. The format of the listed building record has changed over time. Earlier records may be brief and some information will not have been recorded.

The legal part of the listing is the address/name of site which is known as the statutory address. Other than the name or address of a listed building, further details are provided for information purposes only. Historic Environment Scotland does not accept any liability for any loss or damage suffered as a consequence of inaccuracies in the information provided. Addresses and building names may have changed since the date of listing. Even if a number or name is missing from a listing address it will still be listed. Listing covers both the exterior and the interior and any object or structure fixed to the building. Listing also applies to buildings or structures not physically attached but which are part of the curtilage (or land) of the listed building as long as they were erected before 1 July 1948.

While Historic Environment Scotland is responsible for designating listed buildings, the planning authority is responsible for determining what is covered by the listing, including what is listed through curtilage. However, for listed buildings designated or for listings amended from 1 October 2015, legal exclusions to the listing may apply.

If part of a building is not listed, it will say that it is excluded in the statutory address and in the statement of special interest in the listed building record. The statement will use the word 'excluding' and quote the relevant section of the 1997 Act. Some earlier listed building records may use the word 'excluding', but if the Act is not quoted, the record has not been revised to reflect subsequent legislation.

Listed building consent is required for changes to a listed building which affect its character as a building of special architectural or historic interest. The relevant planning authority is the point of contact for applications for listed building consent.

Find out more about listing and our other designations at www.historicenvironment.scot/advice-and-support. You can contact us on 0131 668 8914 or at designations@hes.scot.

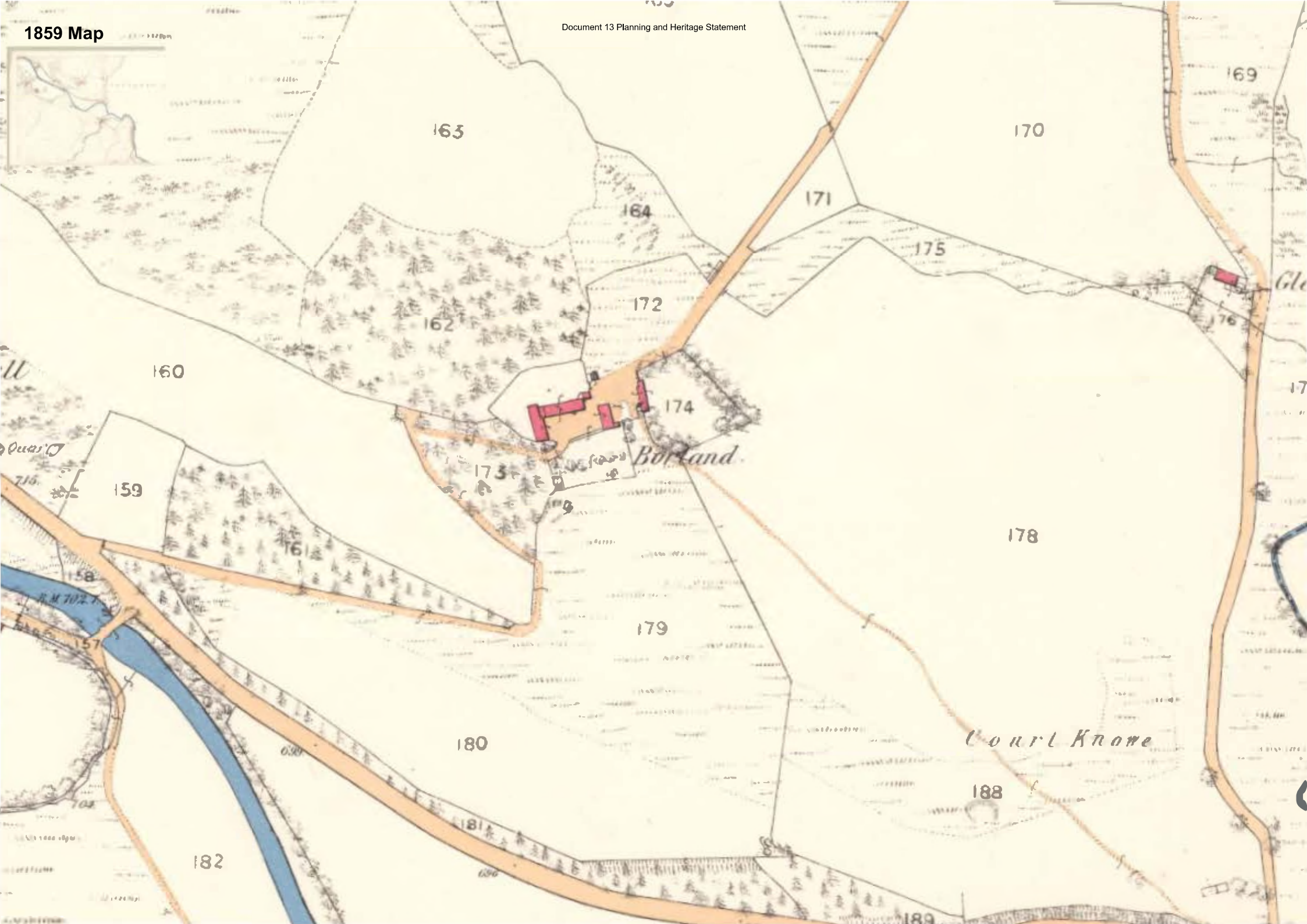
Images

There are no images available for this record.

Appendix 3

Historic Maps

1859 Map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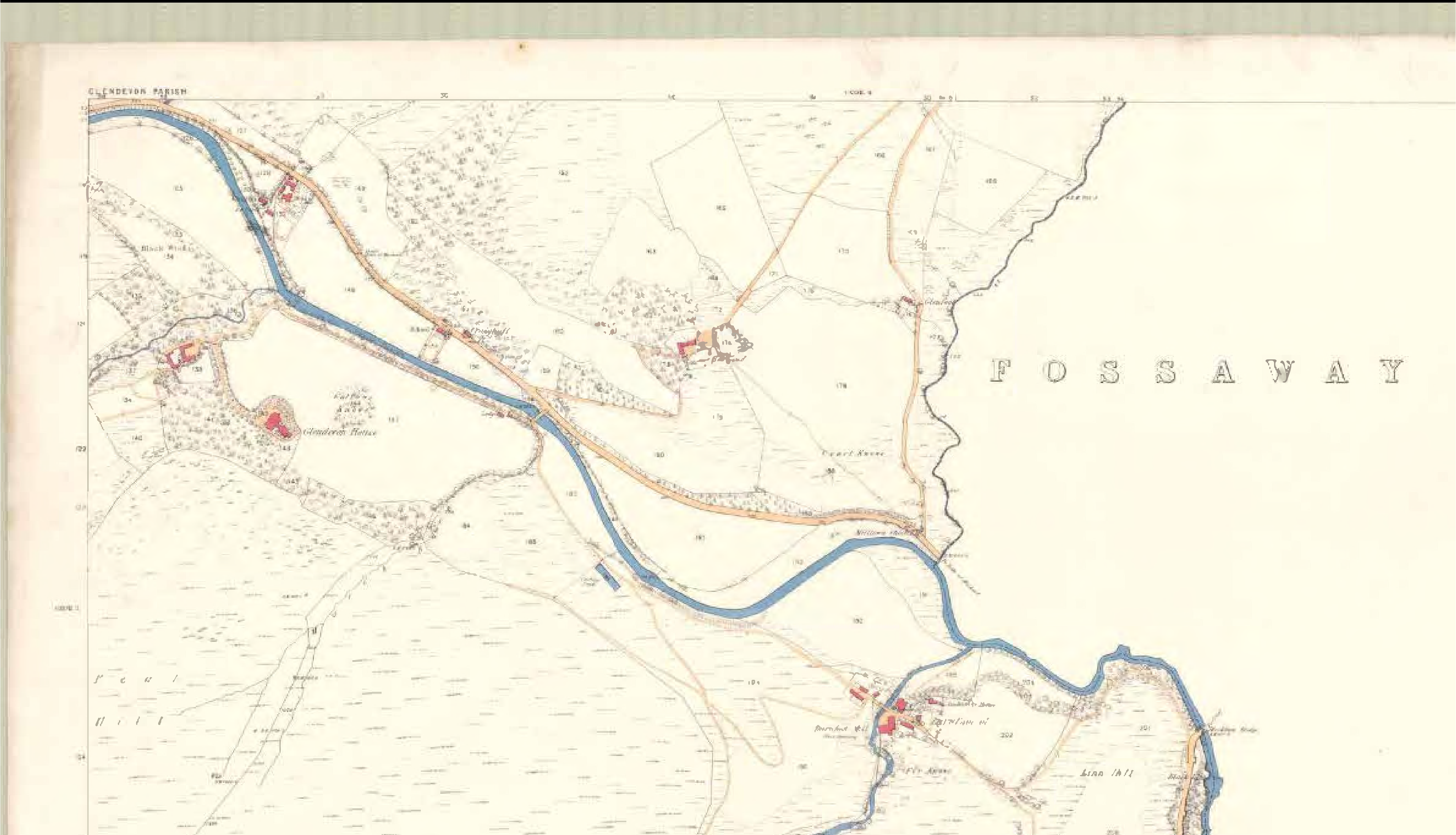
Borland
Court Knowe

1859 Map


GLENDEVON PARISH
Black Wood
Glendevon House
Court Knowe
F O S S A W A Y

1899 Map


Glendevon Castle
Spring
Old Quarry
Mill-lea Plantation
Old Quarry
Old Quarry
Parly. Co. By. (Perth Clackmannan & Kinross)
Manse
Crieff 15
Yetts of Muckart 3
Black Wood
Teth Hill
Ford
Trough
Craighall
Quarry
Glenfoot
Borland
Gallows Knowe
Lodge
Glendevon House
Court Knowe
Hall Burn
Ourling Pond
March Burn
Peat Hill
Lamb Hill
Glenquey Hill
Glenquey Burn
Mill Dam
Gasometer
Auchlinsky House
Burnfoot
Burnfoot Mill
Fir Knowe
Blacklinn Bridge
Linn Hill
Black Linn
Quarry
Cistern
Glendevon
Tormaukin
Crieff 16
Yetts of Muckart 2
Tormaul
River Devon
B.M.728·8
B.M.731·9
B.M.763·5
B.M.684·0
B.M.1001·6
B.M.916·1
B.M.1011·9
B.M.1126·3
B.M.1243·1
B.M.1332·1
B.M.702·1
B.M.689·8
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720
722
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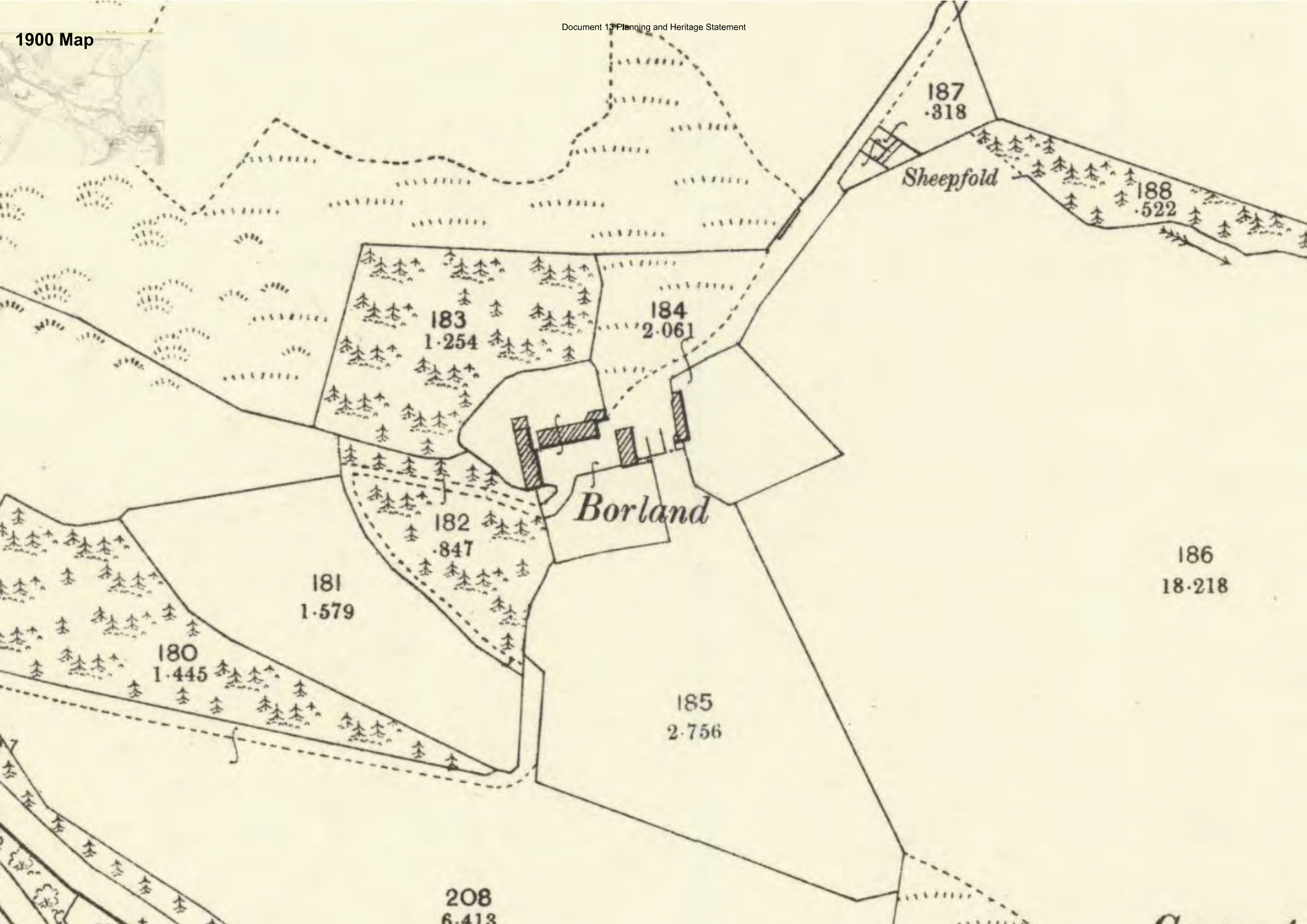
683
823
950
1060

1899 map

1900 Map


187
·318
Sheepfold
188
·522
183
1·254
184
2·061
Borland
182
·847
181
1·579
180
1·445
185
2·756
186
18·218
208
6·413

1900 Map


SECOND EDITION 1900
O C H I L L H I L L S
PERTHSHI
Black Wood
Glendevon House
Court Knowe
Burnfoot
Burnfoot Mill
Fir Knowe
Glendevon
Tormaukin
Blacklinn Bridge
Linn Hill
Peat Hill
River Devon
North Burn

Appendix 4

Development Plan Policies

Appendix 4: Development Plan Policies

Contents

1. The Development Plan

1.1 The Town and Country Planning (Scotland) Act 1997 (as amended) requires that planning applications are determined in accordance with the Development Plan unless other material considerations indicate otherwise. This section therefore considers the relevant policy context by National and Local policy.

1.2 Significant reform is being undertaken in the Planning System in Scotland, with significant changes to the policies, plans and processes of planning as a whole. Following the approval by the Scottish Parliament of the revised draft National Planning Framework Four ("NPF4") in January 2023, the NPF4 was adopted in February 2023. The adoption of NPF4 significantly alters the development planning process in Scotland, with NPF4 becoming part of the development plan. This means strategic development plans, such as TAYPlan2 are now superseded.

1.3 In the context of these proposals, the National Planning Framework Four (adopted February 2023) alongside the Perth and Kinross Local Development Plan 2 (adopted November 2019) ("LDP") comprise the development plan which are to be considered in the assessment of these proposals.

2. Scotland's Fourth National Planning Framework (NPF4)

2.1 The Scottish planning system has been undergoing a period of significant reform in recent years. Following Parliamentary approval of the revised draft NPF4 in January 2023, it was adopted on 13th February 2023. It now forms part of the Development Plan which all planning applications in Scotland should be assessed against, alongside the Local Development Plan. The adoption of NPF4 surpasses NPF3 and Scottish Planning Policy (SPP) as well as signalling the formal ceasing of Strategic Development Plans such as TAYPlan2. Transitional arrangement guidance has been published to confirm the processes in which planning applications will be determined following the adoption of NPF4 to ensure as much continuity as possible. These arrangements have been considered throughout this report.

2.2 NPF4 is centred around 6 spatial principles which should be used to plan for the future. The principles which are relevant to these proposals are highlighted below.

1. *"Conserving and Recycling Assets: We will make productive use of existing buildings, places, infrastructure and services, locking in carbon, minimising waste, and building a circular economy.*

2. *Rural Revitalisation: We will encourage sustainable development in rural areas, recognising the need to grow and support urban and rural economies."*

2.3 In specific regard to relevant policies within NPF4 these are split into 4 sections.

Sustainable Places

2.4 Policy 1 Tackling the climate and nature crises and policy 2 Climate mitigation and adaption are relevant. The policies states:

Policy 1

When considering all development proposals significant weight will be given to the global climate and nature crises."

Policy 2

a. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.

b. Development proposals will be sited and designed to adapt to current and future risks from climate change.

c. Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported."

Policy 3

2.5 Policy 3 biodiversity requires biodiversity improvements to be made by all schemes. The sections relevant to these proposals are included below:

a) "Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.

c) Proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development. Applications for individual householder development, or which fall within scope of (b) above, are excluded from this requirement.

d) Any potential adverse impacts, including cumulative impacts, of development proposals on biodiversity, nature networks and the natural environment will be minimised through careful planning and design. This will take into account the need to reverse biodiversity loss, safeguard the ecosystem services that the natural environment provides, and build resilience by enhancing nature networks and maximising the potential for restoration"

Policy 7

2.6 Given the listed buildings on the site, Policy 7 is relevant with the relevant section copied below:

c) Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.

Policy 9

2.7 As the site is currently reusing an existing derelict building, parts a) and d) of policy 9 Brownfield, vacant and derelict land and empty buildings is relevant to consider. This states:

a) "Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has

naturalised should be taken into account.

d) Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option."

Liveable Places

Policy 14 Liveable places

2.8 Policy 14 relates to design, quality and place. It states:

a) "Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time. Further details on delivering the six qualities of successful places are set out in Annex D.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported."

Policy 17

2.9 Given the content of these proposals part a) of Policy 17 Rural Homes requires detailed consideration. It states:

"a) Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:

i. is on a site allocated for housing within the LDP;

ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention;

iii. reuses a redundant or unused building;

iv. is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;

v. is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;

vi. is for a single home for the retirement succession of a viable farm holding; vii. is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or

vii. reinstates a former dwelling house or is a one-for-one replace"

Productive Places

Policy 29

2.10 Policy 29 Rural development is relevant to consider, stating:

"a) Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including:

i. farms, crofts, woodland crofts or other land use businesses, where use of good quality land for development is minimised and business viability is not adversely affected;

ii. diversification of existing businesses;

iii. production and processing facilities for local produce and materials, for example sawmills, or local food production;

iv. essential community services;

v. essential infrastructure;

vi. reuse of a redundant or unused building;

vii. appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;

viii. reuse of brownfield land where a return to a natural state has not or will not happen without intervention;

ix. small scale developments that support new ways of working such as remote working, homeworking and community hubs; or

x. improvement or restoration of the natural environment.

b) Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location."

3. Perth and Kinross Local Development Plan 2

3.1 The Perth and Kinross Local Development Plan 2 was adopted in November 2019 and sets out a wide range of policies and proposals relating to the development and use of land across the Perth and Kinross Council area.

Figure 1: Extract from the LDP proposals map

3.2 The LDP does not identify the site specifically, however the site lies within the wider Ochil Hills Local Landscape Area. An extract of the proposals map which highlights the site is shown below.

3.3 Within the LDP, the polices are set out in 4 different sections, each relating to specific characteristics and considerations relevant for new development. The various sections, and the relevant policies extracted from each, are set out below.

3.4 The LDP centres around these four overarching themes, for which new development should strive to achieve. Each features a range of policies which should be considered when proposing new development in Perth and Kinross. These sections are as follows:

- A successful, sustainable place
- A low-carbon place
- A natural, resilient place
- A connected place

3.5 We have had regard to the individual policies as set out in each of the above themes and have identified the relevant policies for this proposal. Each policy identified will be detailed directly below and discussed in Section 5 of this report.

A successful, sustainable place

3.6 In Section 3.1 of the LDP, the first policy theme 'A successful, sustainable place' is introduced. The key objectives of this section are noted as:

- *"Creation and continuation of high-quality places that meet the needs of the existing and future communities.*
- *Support for local businesses to ensure economic growth in the region.*
- *Provide an ongoing supply of readily available commercial/ industrial land of 25ha across Perth and Kinross.*
- *Focus on retail and commercial development in accessible centres that provide employment and services to residents and visitors.*
- *Ensure provision of housing that is socially inclusive and meets a wide range of needs.*
- *Promotion of a strong cultural character through arts, cultural, community sport and recreational facilities offering opportunities for social interaction and local identity.*
- *Maintain the distinctiveness and diversity of the area through the protection and enhancement of the natural and historic environment."*

3.7 The first relevant policy from the LDP is Policy 1: Placemaking which relates to the character and amenity of a place. Policy 1A states that:

"Development must contribute positively to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation. The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development."

3.8 Policy 1B is also relevant as it applies to all new development proposals and states:

"All proposals should meet all the following placemaking criteria:

a) Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.

b) Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.

c) The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.

d) Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.

e) All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport.

f) Buildings and spaces should be designed with future adaptability, climate change and resource

efficiency in mind wherever possible.

g) Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.

h) Incorporate green infrastructure into new developments to promote active travel and make connections where possible to blue and green networks.

i) Provision of satisfactory arrangements for the storage and collection of refuse and recyclable materials (with consideration of communal facilities for major developments).

j) Sustainable design and construction."

3.9 Policy 1: Placemaking also confirms that Supplementary Guidance sets out how the Council aims to implement the above policy. This is considered further under material considerations.

3.10 Policy 2: Design Statements also refers applicants to the Placemaking Supplementary Guidance noted above. The policy states:

"Design statements will normally need to accompany a planning application if the development:

a) comprises five or more dwellings;

b) is a non-residential use greater than 0.5 ha in area; or

c) affects the character and/or appearance of a Conservation Area, Historic Garden, Designed Landscape, or the setting of a Listed Building or Scheduled Monument."

3.11 Part C of the above policy is relevant to these proposals given the Listed Building status.

3.12 Policy 6: Settlement Boundaries is not directly relevant; however, it advises that: "*Where there is no defined boundary, or for proposals on sites that do not adjoin a settlement boundary, Policy 19: Housing in the Countryside will apply.*"

3.13 As per the above, Policy 19: Housing in the Countryside is relevant to this proposal given the nature and location of the development. This policy states:

"The Council will support proposals for the erection, or creation through conversion, of single houses and small groups of houses in the countryside which fall into at least one of the following categories:

1. *building groups;*
2. *infill sites;*
3. *new houses in the open countryside on defined categories of sites as set out in Section 3 of the Supplementary Guidance;*
4. *renovation or replacement of houses;*
5. *conversion or replacement of redundant non-domestic buildings;*
6. *development on rural brownfield land."*

3.14 As noted as part of these proposals, we consider that a number of the above criteria are relevant. In

addition to Policy 19, supplementary guidance provides additional detail in regard to how this policy will be applied. This is detailed in the planning policy assessment.

3.15 Policy 27A: Listed Buildings is appropriate for this development given the listed status of the building in which these proposals seek to renovate and convert. Policy 27A states:

"There is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to enable them to remain in active use, and any proposed alterations or adaptations to help sustain or enhance a building's beneficial use should not adversely affect its special architectural or historic interest.

Encouragement will be given to proposals to improve the energy efficiency of listed buildings within Perth and Kinross, providing such improvements do not have a significant detrimental impact on the special architectural or historic interest of the building.

Enabling development may be acceptable where it can be shown to be the only means of preventing the loss of listed buildings and securing their long-term future. Any development should be the minimum necessary to achieve these aims. The layout, design, materials, scale, siting and use of any development which will affect a listed building, or its setting should be appropriate to the building's character, appearance and setting."

3.16 Detailed consideration has been given to this policy given the nature of these proposals throughout the preparation of this application.

A low-carbon place

3.17 The next policy section from the LDP is 'A low-carbon place', as detailed in Section 3.2 of the LDP. The key objectives of the policies in this area are:

- *"Improve the long-term resilience and robustness of the natural and built environment to climate change.*
- *Ensure that development and land uses make a positive contribution to helping to minimise the causes of climate change and adapting to its impacts.*
- *Protect the natural and built environment, and ensure that new development embraces the principles of sustainable design and construction, energy efficiency and heat decarbonisation.*
- *Protect and enhance the character, diversity and special qualities of the area's landscapes to ensure that new development does not exceed the capacity of the landscape in which it lies.*
- *Conserve and enhance habitats and species of international, national and local importance.*
- *Promote the sustainable development of electricity generation from a diverse range of renewable and low-carbon energy technologies, including the expansion/repowering of renewable and low-carbon energy generation capacity and heat networks, in accordance with national objectives and targets."*

3.18 From this policy area of the LDP, Policy 32: Embedding Low and Zero Carbon Generating Technology in New Development should be adhered to for the majority of new development. However, the policy states that it does not apply in certain circumstances, including the change of use or alteration and extension of buildings such as that proposed by these applications.

A natural, resilient place

3.19 The policies in Section 3.3 relate directly to landscape, habitat and wildlife as well as climate and the quality of place and life. The key objectives for this policy section are:

- *"Conserve and enhance habitats and species of international, national and local importance.*
- *Identify and promote green networks where these will add value to active travel, the provision, protection and enhancement, and connectivity of habitats, recreational land, and landscapes in and around settlements.*
- *Improve the long-term resilience and robustness of the natural and built environment to climate change.*
- *Ensure that development and land uses make a positive contribution to helping minimise the causes of climate change and adapting to it impacts.*
- *Protect and enhance the character, diversity, and special qualities of the area's landscapes to ensure that new development does not exceed the capacity of the landscape in which it lies."*

3.20 Policy 42: Green Infrastructure must be considered by all new development. The Council have listed a range of points within this policy requiring new development to contribute to green infrastructure. These are:

a) *"Creating new multifunctional green infrastructure, particularly where it can be used to mitigate any negative environmental impacts of the development, and /or create linkages to wider green and blue networks*

b) *Incorporating lofty standards of environmental design*

c) *Ensuring that development does not lead to the fragmentation of existing green and blue networks*

d) *The protection, enhancement and management of existing green infrastructure within and linked to the site and the incorporation of these into development proposals:*

i. *Open spaces and linkages for active travel or recreation, including links between open spaces and the wider countryside and the provision of new connections where required*

ii. *Existing species and habitats and the creation of new habitats and wildlife corridors, including trees, hedgerows and woodlands where appropriate*

iii. *The water environment which is an important contributor to the network of blue and green corridors for the alleviation of flood risk, wildlife, recreation and the amenity needs of the community. "*

3.21 Policy 52: New Development and Flooding has been considered and does apply to these proposals. This policy categorises sites into the following three types of flood risk:

1. *"Medium to high flood risk are not suitable for civil infrastructure;*
2. *Low to medium flood risk are suitable for most forms of development; and*
3. *Little or no flood risk shown present no flood related constraints on development."*

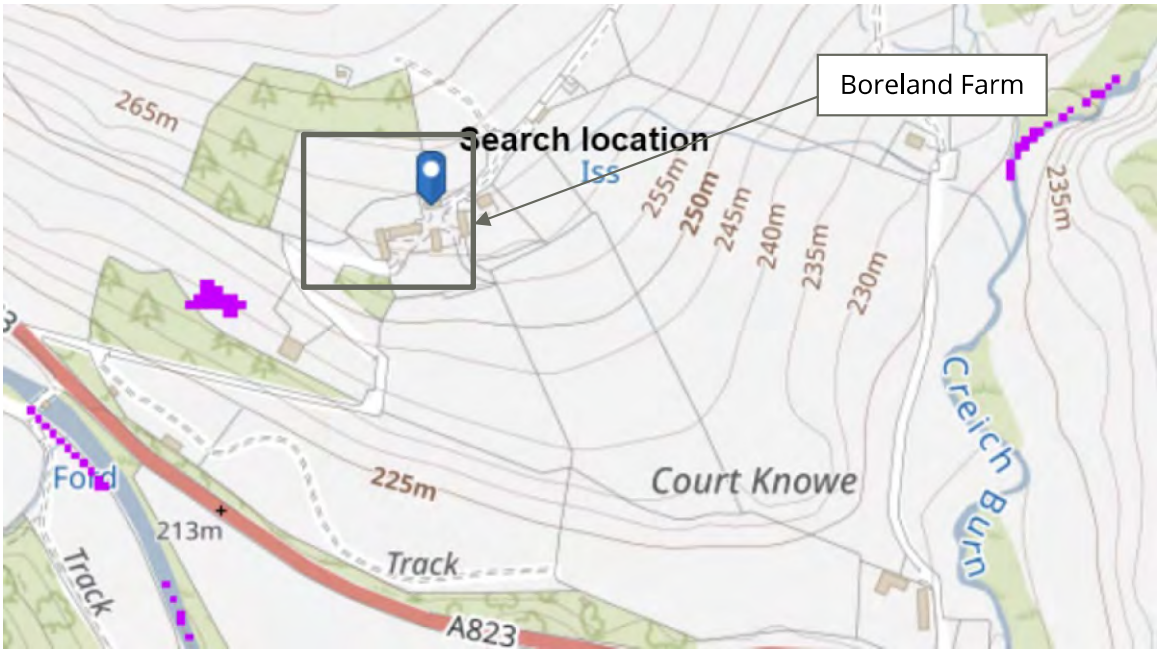


Figure 2: Screenshot of SEPA Flood Maps

3.22 In addition to Policy 52, the Flood Risk and Flood Risk Assessment Supplementary Guidance provided has also been considered.

3.23 Policy 53B: Foul Drainage states:

"Foul drainage from all developments within and close to settlements that have public sewerage systems will require connection to the public sewer. In settlements where there is little or no public sewerage system, a private system may be permitted provided it does not have an adverse effect on the natural and built environment, surrounding uses and amenity of the area. For a private system to be acceptable it must comply with the Scottish Building Standards Agency Technical Handbooks and applicants should also demonstrate suitable maintenance arrangements will be put in place for communal systems."

3.24 Policy 53C: Surface Water Drainage is highlighted as the policy makes note of Sustainable Urban Drainage Systems (SUDS). Policy 53C states:

"All new development will be required to employ Sustainable Urban Drainage Systems (SUDS) measures including relevant temporary measures at the construction phase. SUDS will be encouraged to achieve multiple benefits, such as floodwater management, landscape, green infrastructure, biodiversity and opportunities to experience nature near where people live. Ecological solutions to SUDs will be sought and SUDS integration with green/blue networks wherever possible."

3.25 Finally, Policy 53E: Water Supply is also to be considered. Policy 53E states:

"All new development must be served either by a satisfactory mains or private water supply complying with the Water (Scotland) Act 1980 and associated Private Water Regulations, without prejudicing existing users. It will be the responsibility of the developer to demonstrate that any new supply is suitable and is safe to be consumed as drinking water in line with the above act and regulations."

3.26 As noted above, the Flood Risk and Flood Risk Assessment Supplementary Guidance has also been considered in the following section.

A connected place

3.27 The key objectives for the final policy section, 'A connected place' of the LDP are listed below:

- *"Identify and provide for new and improved social and physical infrastructure to support an expanding and changing population.*
- *Establish clear priorities to ensure stakeholders and agencies work in partnership so that investment is co-ordinated and best use is made of limited resources to enable the delivery of the strategy, supporting the aims and objectives of the Strategic Transport Projects Review, the Regional Transport Strategy, and the Tay Cities Deal.*
- *Ensure investment in the renewal and enhancement of existing infrastructure is consistent with the strategy of the Plan in order to make best use of the investment embedded in our existing settlements.*
- *Provide a flexible policy framework to respond to changing economic circumstances and developing technology."*

3.28 The concluding section of policy of the LDP has been reviewed in detail, however it was concluded that only Policy 60B: New Development Proposals (Transport Standards and Accessibility Requirements) should be considered as relevant for these proposals.

3.29 This policy refers to any development for *"significant traffic generating uses".* These proposals relate to the development of a single residential property and are not considered to be a 'significant traffic generating use' and therefore the policy does not require any further assessment. Despite this, should the local authority believe there is a case for Policy 60B to be satisfied, the applicant is agreeable to further conversations with the Council on this matter.

4. Material Planning Considerations

4.1 This section identifies a number of other supporting documents which are considered to be material considerations in the determination of these applications. Historic Environment Scotland

Managing Change in the Historic Environment (April 2019)

4.2 Managing Change is a series of guidance notes produced by HES which supports national level policy for planning and the historic environment. The generic Managing Change document starts with the following statement: *"Planning and other authorities should take this guidance into account when making decisions".* It continues, making reference to the preservation of listed buildings by keeping them in use or bringing them back into use. This document also notes:

"New uses may enable us to retain much of the fabric and special interest of a building, but they will always have an impact on its intangible value. The process of conversion will have some impact on a buildings special interest, regardless of how well it is handled.

Incorporating an existing building within an overall scheme might require additional thought and deliberation, but can lead to a more considered, imaginative and ultimately successful place. Scotland has a long and successful history of reusing listed buildings for a variety of new uses. Historic buildings are readily suitable for adaption to new uses."

4.3 The Managing Change document goes on to set out a range of approaches which can be used to

secure the continued use or reuse of listed buildings. One of these approaches is through 'extension', which is evidently relevant to these proposals. The guidance note continues to discuss the solution of 'extension' in more detail where it states: *"many listed buildings have the capacity for some form of extension. Sometimes an extension is essential to keep the listed building in use, for example where there is little scope for internal intervention or where the original building is very small."* In the context of these proposals, it is clear that the 'extension' solution is the only viable route to ensure the listed building remains in use and is conserved for the future.

4.4 The proposed development includes works to, and within the curtilage of, listed buildings. Due attention should therefore be made to the proposal's setting and its relationship to the retained listed buildings. The following additional Managing Change guidance notes are therefore applicable - 'Setting', and 'New Design in Historic Settings'.

4.5 The 'Setting' guidance note (June 2016) refers to three stages in assessing the impact of a development on the setting of a historic asset or place:

- *"Stage 1: Identify the historic assets that might be affected by the proposed development*
- *Stage 2: Define and analyse the setting by establishing how the surroundings contribute to the ways in which the historic asset or place is understood, appreciated and experienced*
- *Stage 3: Evaluate the potential impact of the proposed changes on the setting, and the extent to which any negative impacts can be mitigated"*

4.6 The 'New Design in Historic Settings' guidance note (May 2016) identifies a range of general principles which should be considered as part of the design process. The general principles make note that:

"New development should respond to:

- *Urban structure*
- *Urban grain*
- *Density and mix*
- *Scale*
- *Materials and detailing*
- *Landscape*
- *Views and landmarks"*

Interim Guidance on the Principles of Listed Building Consent (April 2019)

4.7 This guidance was published by Historic Environment Scotland ("HES") as part of the Historic Environment Scotland Policy Statement (2016). Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. This guidance document has been considered as part of this proposal in detail. The interim guidance notes: *"In assessing an application for listed building consent, the planning authority is required to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses"*.

4.8 The interim then guidance goes on to state:

"Where a proposal involves alteration or adaption which will sustain or enhance the beneficial use of the building and does not adversely affect the special interest of the building, consent should normally be granted".

4.9 This guidance document has been considered throughout the preparation of these proposals to ensure the protection and enhancement of the listed building is retained at all times.

Perth and Kinross Council Supplementary Guidance ("SG")

Housing in the Countryside (March 2020)

4.10 This supplementary guidance document has been considered as a material consideration to support the development this report proposes. This SG links directly to LDP Policy 19: Housing in the Countryside – the principle of this development. The SG opens:

"Policy 19: Housing in the Countryside aims to: safeguard the character of the countryside; support the viability of communities; meet development needs in appropriate locations; and ensure that high standards of siting and design are achieved. Central to achieving this is harnessing the potential of the numerous redundant traditional rural buildings which contribute to the character and quality of the countryside. These buildings represent a significant resource both architecturally and from a sustainability point of view and have the potential to be reused and adapted to help meet present and future rural housing needs."

4.11 Policy 19 lists a range of criterion for housing in the countryside. This development relates specifically to Category 1 and Category 5 from this list. Each of the criterion from Policy 19 are further detailed in the above SG, with categories 1 and 5 being noted below.

CATEGORY 1 – BUILDING GROUPS

"Building groups are those groups of buildings which do not have a defined settlement boundary in Local Development Plan 2. For the purposes of this Supplementary Guidance a building group is defined as 3 or more existing buildings of a size at least equivalent to a traditional cottage and which, when viewed within their landscape setting, appear as a group. The majority of the buildings in the group should be either residential or be suitable for conversion to residential under Category 5 of this guidance."

"Permission will be granted for houses within building groups providing it can be demonstrated that:

- *New housing will respect the character, scale and form of the existing group, and will be integrated into the existing layout and building pattern.*
- *New housing will not detract from the visual amenity of the group when viewed from the wider landscape.*
- *A high standard of residential amenity will be provided for both existing and new housing."*

CATEGORY 5 - CONVERSION OR REPLACEMENT OF REDUNDANT TRADITIONAL NON-DOMESTIC BUILDINGS

"This category covers both individual buildings and building complexes such as farm steadings. In all cases a statement will be required evidencing that the buildings are redundant, and that there are no other pressing requirements for other uses, such as business or tourism, on the site. For the purposes of this policy 'redundant' is defined as buildings which:

- *are no longer fit for purpose, or*
- *are surplus to the current or likely future operational requirements of the business"*

"Permission will be granted for the change of use and alteration of redundant non-domestic buildings to form houses providing the buildings are:

- *of traditional form and construction, or*
- *are non-traditional but are otherwise of architectural merit, and make a positive contribution to the landscape, and character of the surrounding area.*

Any alterations or extensions should be in harmony with the existing building form and materials."

Placemaking (March 2020)

4.12 This Placemaking supplementary guidance document makes cognisance of Policy 1A and Policy 1B as detailed above. The SG has been considered in order to ensure the policies outlined here have been considered in full.

"This document develops the placemaking criteria and gives further guidance on how to achieve the policy requirements provided in the Local Development Plan and provide clear explanations as to how to achieve high quality development that responds to the unique setting of the Perth & Kinross Council area."

"An extension to a building can be conceived to either appear as an integral part of the original architecture or, alternatively, it may be of a contemporary or contrasting design. In the former, an extension may go unnoticed. In the latter case the extension would purposefully be different yet aim to be equally compatible and complementary. It is not often appreciated that the best extensions are architecturally attractive in their own right. Both approaches require particular skill and the Council recommends that you seek professional advice from someone trained and experienced in designing buildings. A well-designed extension can enhance a property."

"The Scottish Government identifies six key areas to research and respond to in the Placemaking process:

1. *Distinctive*
2. *Safe & Pleasant*
3. *Easy to move around and beyond*
4. *Welcoming*
5. *Adaptable*
6. *Resource efficient"*

Contact details

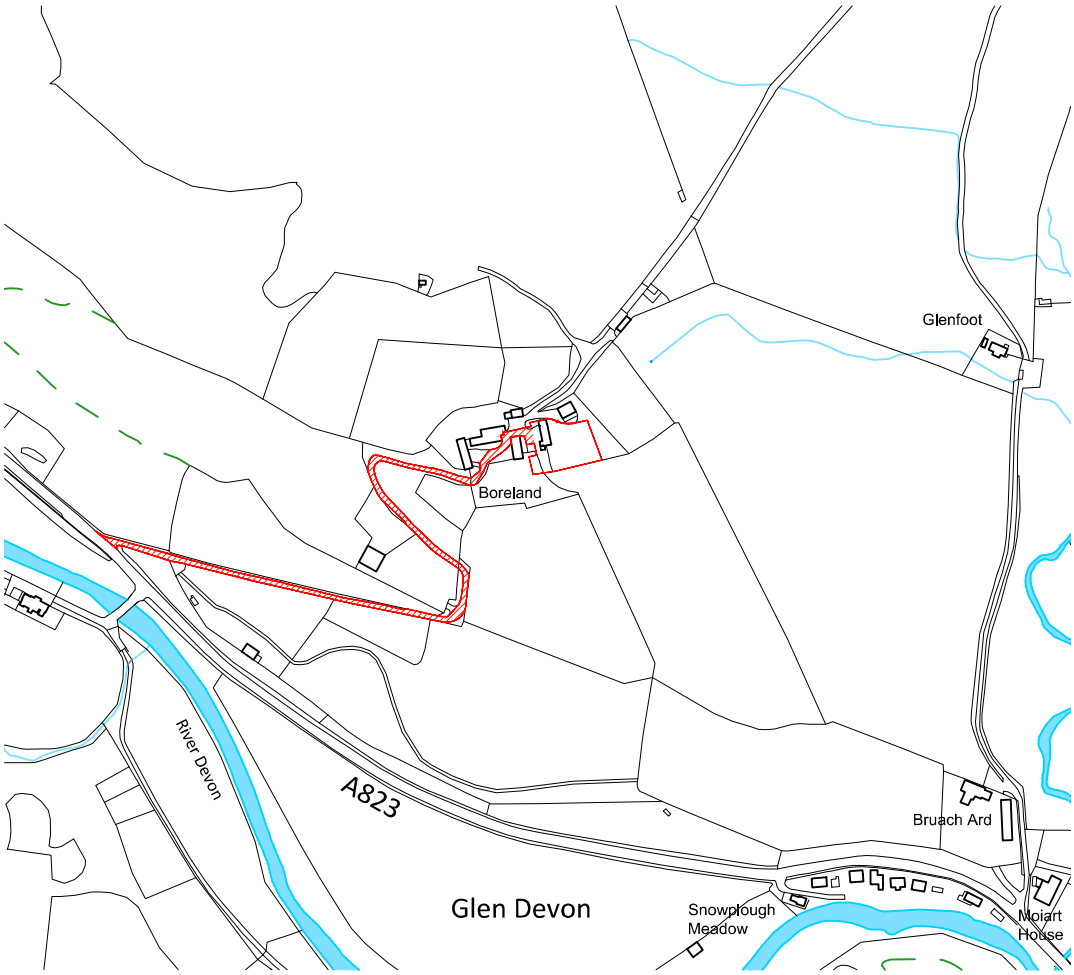
Enquiries

Oli Munden, Associate
07760 171617
oliver.munden@avisonyoung.com

Visit us online
avisonyoung.com

Avison Young

40 Torphichen Street, 6th Floor, Edinburgh EH3 8JB



Hatch indicates area within red line boundary where no development or improvement works are proposed.

Site Location Plan

0 M 50 100 150 200 250 300 350 400 450 500

Scale - 1:5000

Indicates Site Boundary.

C	Revised following planning comments.	02.05.23
B	Revised following planning comments.	18.04.23
A	Revised following planning comments.	05.04.23

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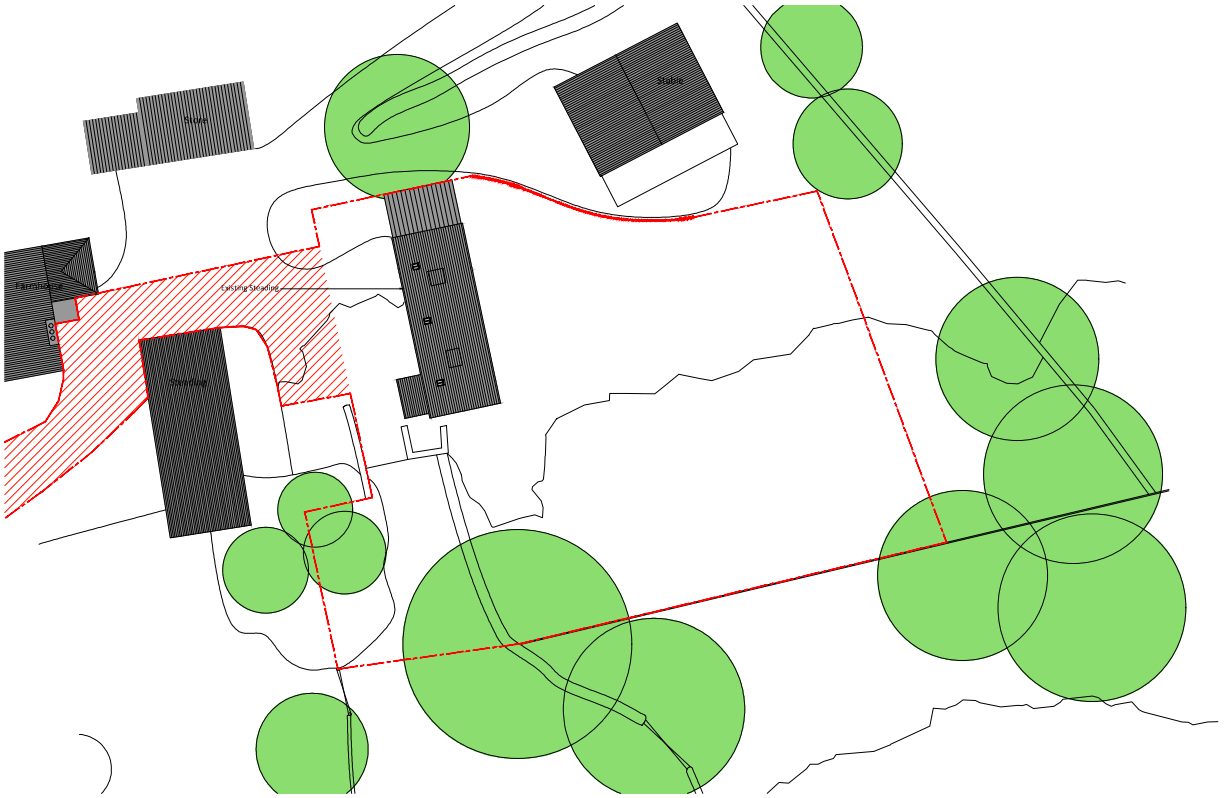
49 Cumberland St Edinburgh EH3 6RA / T:0131 556 9830 / E: info@staranarchitects.com

Project
Conversion and Extension to Existing Steading at Boreland Farm, Glendevon, FK14 7JY for Mr and Mrs MacDonald.

Drawing Title
Location Plan

Job Number	Drawing Number	Revision	Scale @ A4
2243	GA(PL)001	C	1:5000

PLANNING



Existing Site Plan 1:200

Existing Site Plan Indicating Access Road to Site 1:1000

Indicates Site Boundary.

Hatch indicates area within red line boundary where no development or improvement works are proposed.

Scale 1:1000

0m 10.0 20.0 30.0 40.0 50.0 100.0

Scale 1:200

0m 5.0 10.0 20.0

REV	Notes	Date
C	Revised following planning comments.	02.05.23
B	Revised following planning comments.	18.04.23
A	Revised following planning comments.	05.04.23

Project

Conversion and Extension to Steading at Boreland Farm, Glendevon, FK14 7JY for Mr and Mrs MacDonald.

Drawing Title

Existing Site Plan

Job Number	Drawing Number	Revision	Scale @ A1
2243	GA(PL)002	C	1:200, 1:1000

PLANNING

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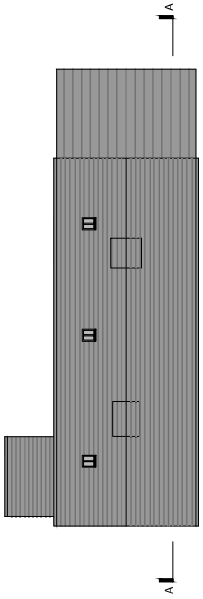
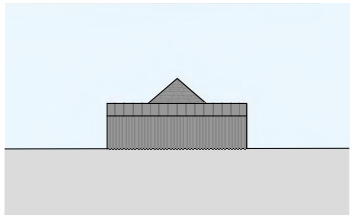
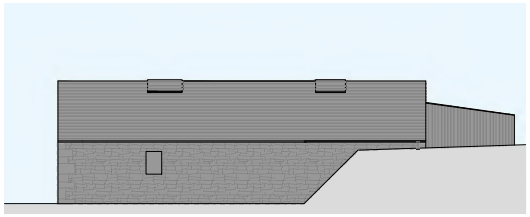


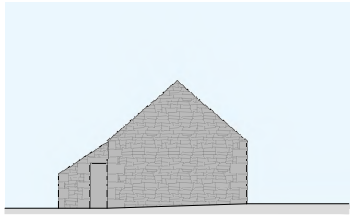
Existing Roof Plan



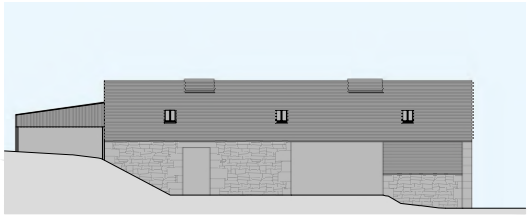
Existing North Elevation



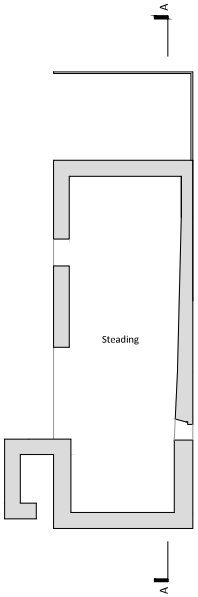
Existing East Elevation



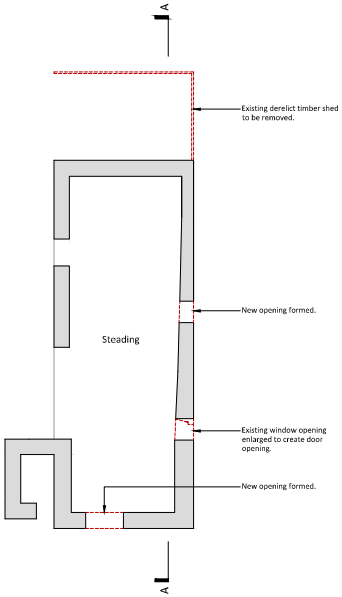
Existing South Elevation



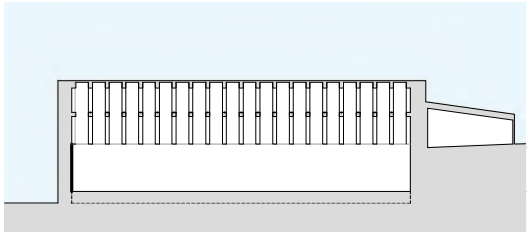
Existing West Elevation



Existing Floor Plan



Proposed Demolition Floor Plan



Existing Section A-A

Scale 1:100

0m 1.0 2.0 3.0 4.0 5.0 10.0

REV	Notes	Date
A	Revised following planning comments.	05.04.23

Project

Conversion and Extension to Existing Steading at Boreland Farm, Glendevon, FK14 7JY for Mr and Mrs MacDonald.

Drawing Title

Existing Layout, Elevations and Section and Proposed Demolition Layout

Job Number	Drawing Number	Revision	Scale @ A1
2243	GA(PL)003	A	1:100

PLANNING

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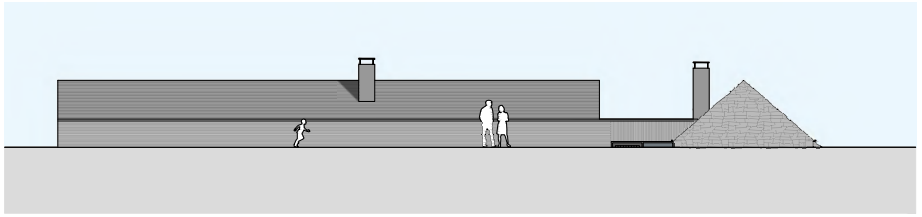
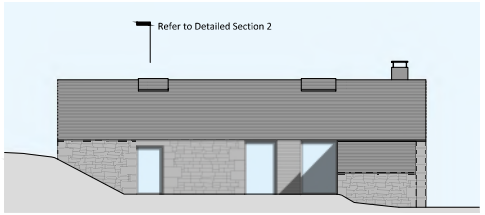


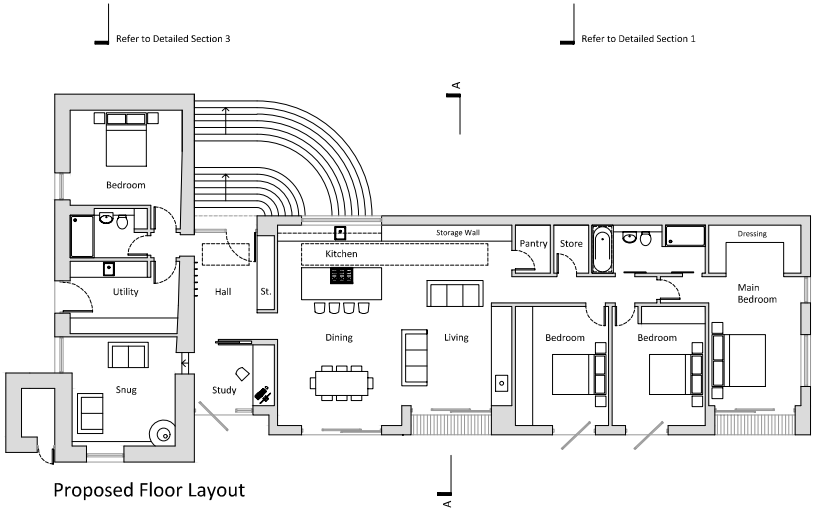
Proposed North Elevation

Proposed East Elevation

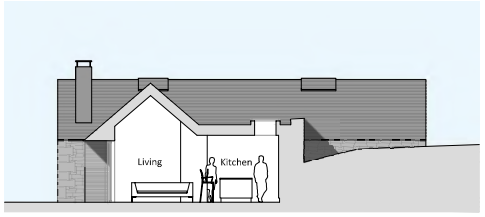
Proposed South Elevation



Proposed West Elevation (Primary Elevation)



Proposed Floor Layout



Section A-A

Material Key

Existing slate roofing or new slate roofing to match existing.

Existing stonework or new stonework to match existing.

Dressed heartwood rainscreen cladding.

High performance Aluclad thermally broken triple glazed window, door or screen units.

Scale 1:100

0m 1.0 2.0 3.0 4.0 5.0 10.0

REV	Notes	Date
B	Revised following planning comments.	18.04.23
A	Revised following planning comments.	05.04.23

Project

Conversion and Extension to Steading at Boreland Farm, Glendevon, FK14 7JY for Mr and Mrs MacDonald.

Drawing Title

Proposed Layout, Elevations and Section

Job Number	Drawing Number	Revision	Scale @ A1
2243	GA(PL)005	B	1:100

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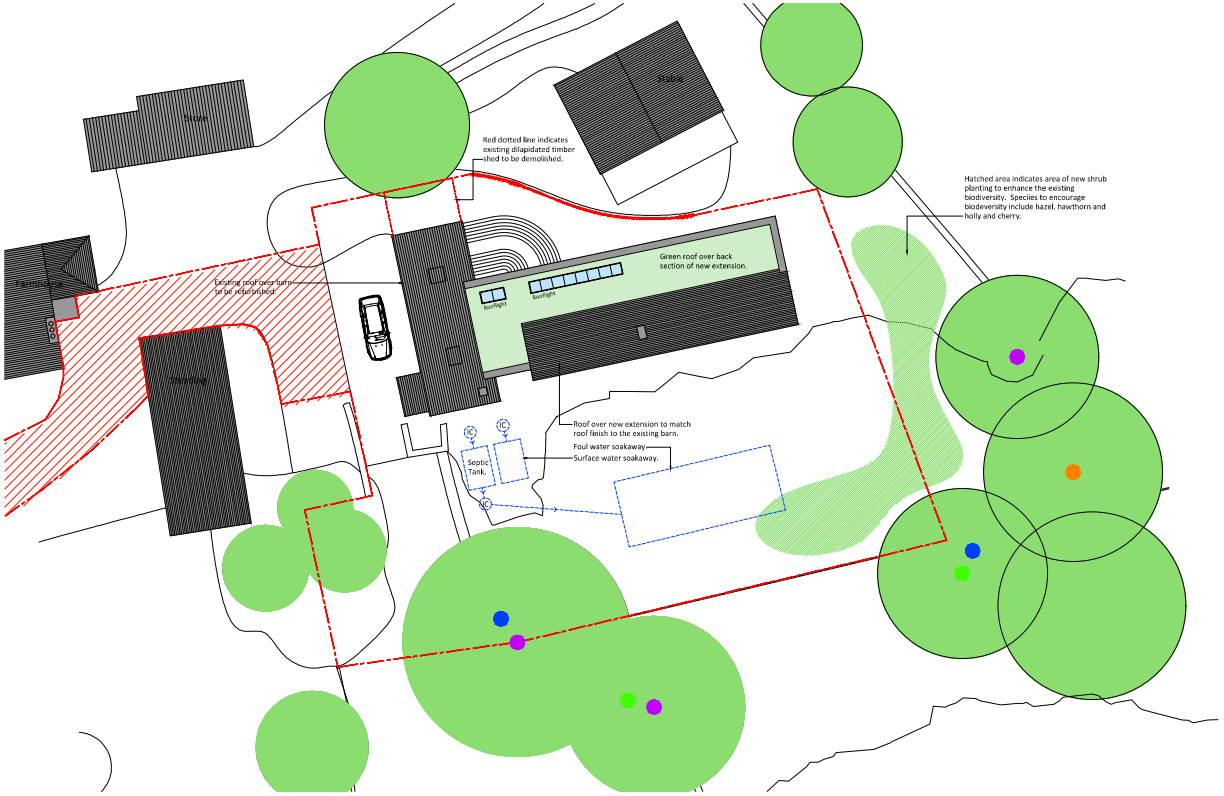

Proposed Site Plan 1:200

Proposed Site Plan Indicating Access Road to Site 1:1000

Indicates Site Boundary.

Hatch indicates area within red line boundary where no development or improvement works are proposed.

- Indicates Owl Box Location.
- Indicates Bat Box Location.
- Small Hole Bird Nesting Box Location.
- Open Fronted Bird Nesting Box Location.

Scale 1:1000
0m 10.0 20.0 30.0 40.0 50.0 100.0

Scale 1:200
0m 5.0 10.0 20.0

REV	Notes	Date
C	Revised following planning comments.	02.05.23
B	Revised following planning comments.	18.04.23
A	Revised following planning comments.	05.04.23

Project
Conversion and Extension to Existing Steading at Boreland Farm, Glendevon, FK14 7JY for Mr and Mrs MacDonald.

Drawing Title
Proposed Site Plan

Job Number	Drawing Number	Revision	Scale @ A1
2243	GA(PL)004	C	1:200, 1:1000

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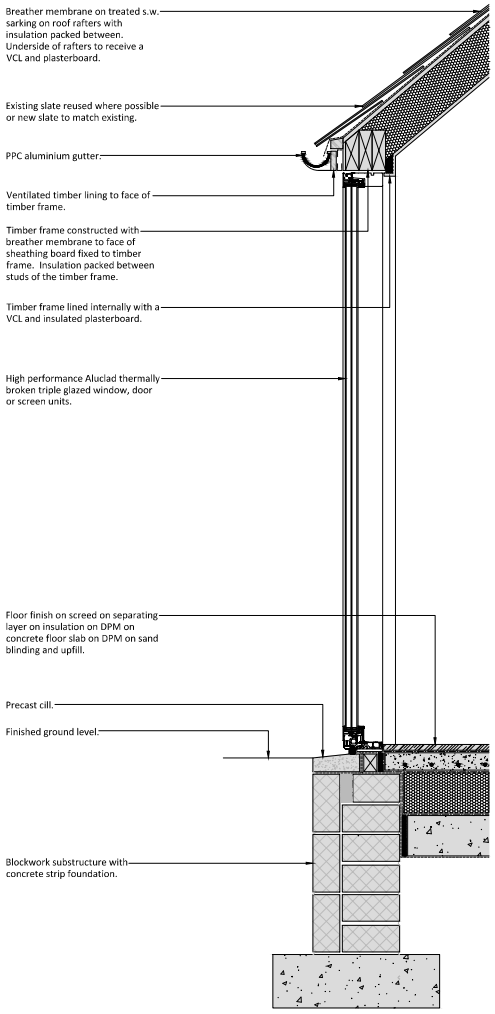
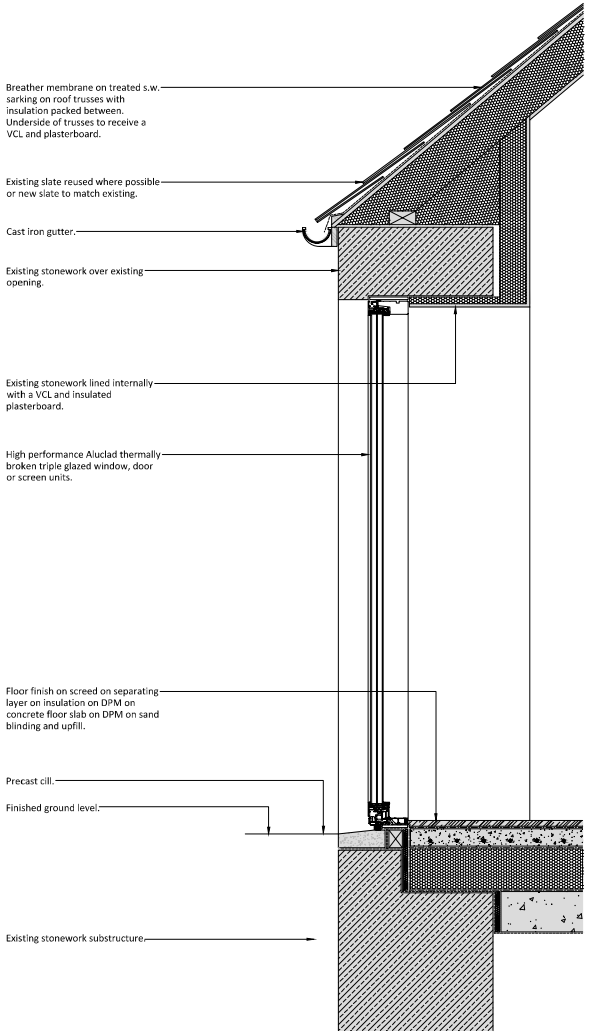


Detailed Section 1
Through New Opening to Extension.



Detailed Section 2
Through Existing Opening to Barn.

Scale 1:100
0m 0.1 0.2 0.3 0.4 0.5 1m

REV	Notes	Date

Project
Conversion and Extension to Steading at Boreland Farm, Glendevon, FK14 7JY for Mr and Mrs MacDonald.

Drawing Title
Detailed Sections

Job Number	Drawing Number	Revision	Scale @ A1
2243	GA(PL)006	-	1:10

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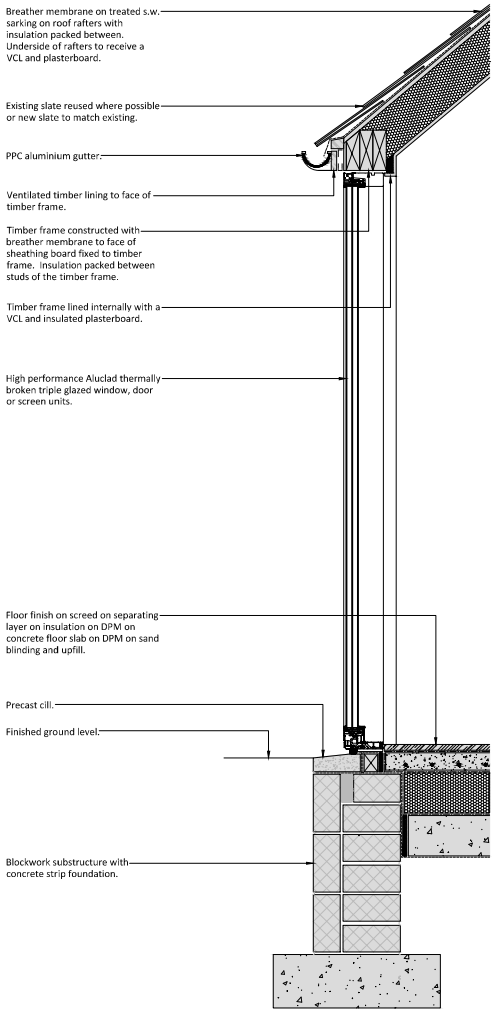
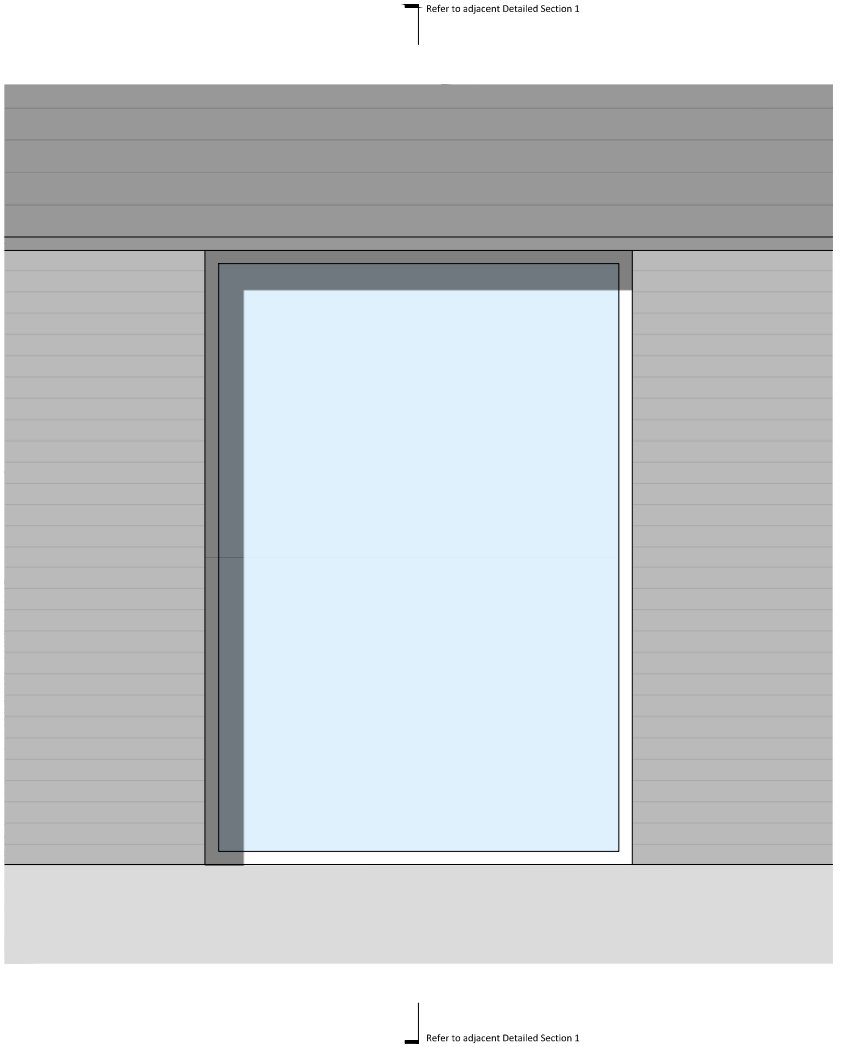


Detailed Section 1
Through New Opening to Extension.



Detailed Elevation
New Opening to Extension.

Scale 1:100
0m 0.1 0.2 0.3 0.4 0.5 1m

REV	Notes	Date
A	Revised following planning comments.	18.04.23

Project
Conversion and Extension to Steading at Boreland Farm, Glendevon, FK14 7JY for Mr and Mrs MacDonald.

Drawing Title
Detailed Section 1

Job Number	Drawing Number	Revision	Scale @ A1
2243	GA(PL)006	A	1:10

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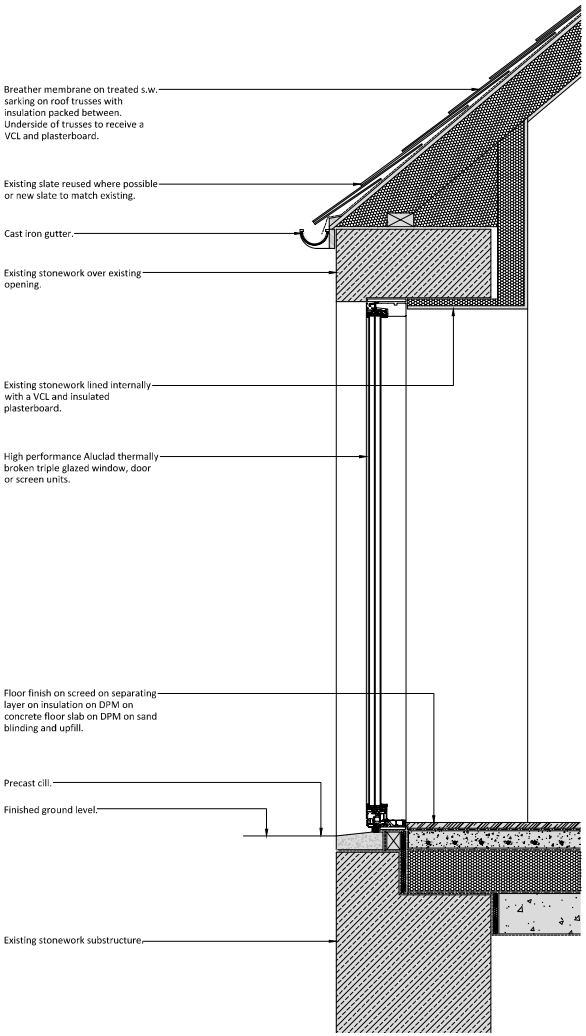
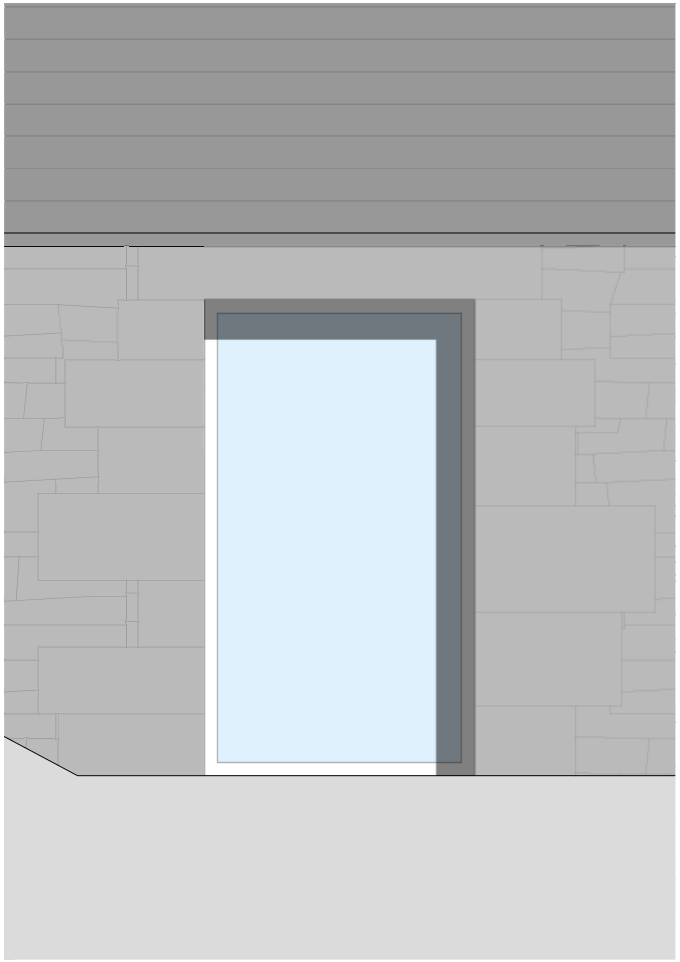


Detailed Section 2
Through Existing Opening to Steading.

Refer to adjacent Detailed Section 2



Refer to adjacent Detailed Section 2

Detailed Elevation
Through Existing Opening to Steading.

Scale 1:100
0m 0.1 0.2 0.3 0.4 0.5 1m

REV	Notes	Date

Project
Conversion and Extension to Steading at Boreland Farm, Glendevon, FK14 7JY for Mr and Mrs MacDonald.

Drawing Title
Detailed Section 2

Job Number	Drawing Number	Revision	Scale @ A1
2243	GA(PL)007	-	1:10

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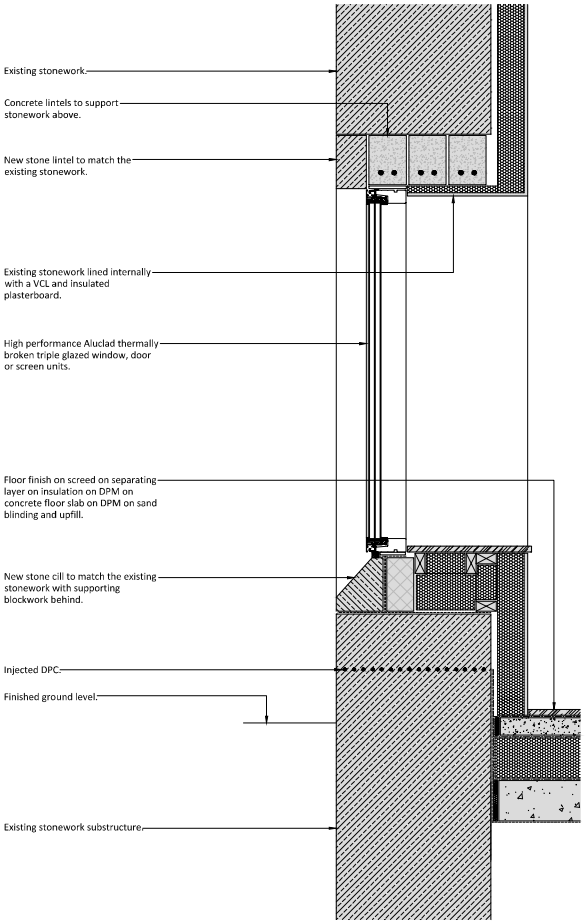
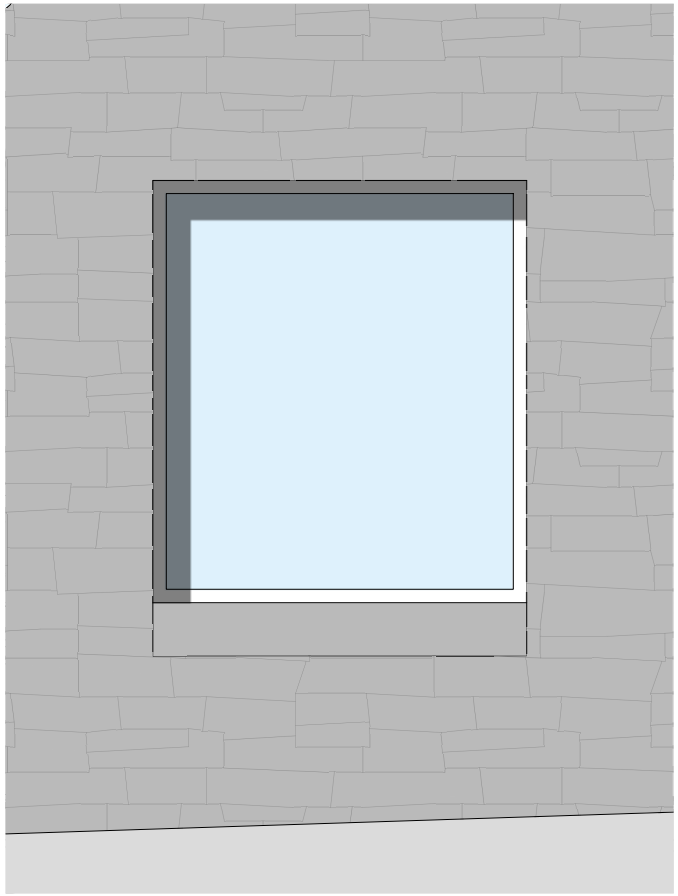


Detailed Section 3
Through New Window Opening to Steading.

Refer to adjacent Detailed Section 3



Refer to adjacent Detailed Section 3

Detailed Elevation
New Window Opening to Steading.

Scale 1:100
0m 0.1 0.2 0.3 0.4 0.5 1m

REV	Notes	Date

Project
Conversion and Extension to Steading at Boreland Farm, Glendevon, FK14 7JY for Mr and Mrs MacDonald.

Drawing Title
Detailed Section 3

Job Number	Drawing Number	Revision	Scale @ A1
2243	GA(PL)008	-	1:10

PLANNING

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49 Cumberland St Edinburgh EH3 6RA / T: 0131 556 9830 / E: info@staranarchitects.com

ELLENDALE ENVIRONMENTAL

Boreland Farm, Glendevon
Preliminary Ecological Assessment (PEA)

For Staran Architects

06th March 2023

South Office
41 Esmead
Chippenham, Wiltshire
SN15 3PR

North Office
292 Portobello High Street
Edinburgh
EH15 2AS

0131 563 9326
info@ellendale-environmental.co.uk

Version

VERSION	DATE	AUTHOR	REVIEWED	APPROVED
CIC v1.0	27/02/23	Ophélie Lasne	Stewart Parsons	28/02/23
CIC v1.1	06/03/23	Stewart Parsons	Emma Parsons	06/03/23

Disclaimer

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Ellendale Environmental Limited accepts no responsibility for any use of or reliance on the contents of this report by any third party.

The report, and the information contained in it, is intended to be valid for a maximum of 12 months from the date of the survey, providing no significant alterations to the site have occurred.

Contents

Executive Summary

Ellendale Environmental Limited was commissioned by Staran Architects, on behalf of their client, to undertake a Preliminary Ecological Assessment (PEA) in support of a planning application for an area of land and an existing steading building at Boreland Farm, Glendevon, Perth and Kinross ('the site'). It is proposed to convert and extend the steading to provide a residential property on the site ('the proposed development').

Surveys undertaken at the site as part of the PEA included a Phase 1 Habitat survey, a protected species walkover and a Preliminary Roost Assessment (PRA). The Phase 1 Habitat survey was undertaken following a Phase 1 survey methodology to list the plant species associated with each habitat. The preliminary protected species walkover was conducted for the site and the surrounding area, and a PRA was undertaken for the building and trees present on the site.

The site is located approximately 20km north-east of Stirling and is approximately 0.1 hectares in size. The site comprises a steading building and associated paddocks, with areas of poor semi-improved grassland which are heavily grazed and surrounded by wire fences . This limits the site in its potential to provide habitat for protected species.

Evidence of nesting birds, namely swallows, was found within the steading at the time of the survey. In addition, small garden birds, including blue tits, robins and sparrows, were observed going in and out of the brash piles located around the edges of the site. No evidence of barn owl activity was identified within the site or steading building.

The grassland within the site does not provide suitable habitat for common reptile and amphibian species, and no refugia were found during the survey that were suitable to support reptile species. There are no waterbodies within or close to the site that would provide suitable habitat for amphibians. In addition, the heavy grazing pressure present throughout the site will further reduce the site suitability to welcome common reptiles and amphibians.

No evidence of badger was found within the site or around the boundaries of the site and the species is not considered to be present.

The building present on site is a former agricultural building and is constructed from traditional stone walls with a timber frame roof covered with slate tiles. The building was found to be in a poor condition with gaps in the tiles and the ridge line missing. In addition, a large gap was found to be present at the south-eastern corner of the building. These gaps allow rain to enter the roof and internal structure of the building, thus reducing the suitability of the roof to support bat species.

The building is therefore assessed as providing Negligible Roost Potential. Internally and externally, there was no evidence of bat activity or roosting bats in the building, and it is considered unsuitable for roosting bats. No further surveys for bats are recommended for the steading.

Mature ash trees are present around the boundaries of the site and provide suitable habitat for nesting and foraging birds. Some cracks and crevices were noted on the trees that could provide Low Roost Potential for bat species; however, no evidence of bat activity was noted. It is understood that the trees will remain as part of the proposed development and won't be disturbed. As such, no further bat surveys are required for the trees.

Overall, the site is assessed as providing low suitability to support protected species and no evidence of protected species were identified during the survey.

Some modest post-development ecological enhancements at the site have been recommended that are proportionate with the low level of environmental impact from the proposed development. These measures aim to increase the diversity of species present on the site after the completion of future development works.

1. Introduction

1.1 Commission

Ellendale Environmental Limited was commissioned by Staran Architects, on behalf of their client, to undertake a Preliminary Ecological Assessment (PEA) in support of a planning application for an area of land and an existing steading building at Boreland Farm, Glendevon, Perth and Kinross ('the site'). It is proposed to convert and extend the steading to provide a residential property on the site ('the proposed development').

1.2 Site Details

The site is located north-east of Stirling at Boreland Farm, Glendevon, Perth and Kinross, FK14 7JY, at OS grid reference NN 98657 04899.

Figure 1: Site location

1.3 Survey Objectives

On the basis of the brief provided by the client, Ellendale Environmental conducted an ecological survey of the site and a 50m buffer (where accessible and appropriate) to fulfil the following needs:

- Obtain baseline information on the current habitats and ecological features in and around the site;
- Identify any further specialist surveys that may be required;
- Identify the presence (or potential presence) of any protected species whose disturbance may require consent under The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) or the Wildlife and Countryside Act, 1981 (as amended); and
- Identify any species or habitats which may require special mitigation during works within the site.

2. Methodology

2.1 Data Search

Publicly available databases, including MAGIC and the NBN Atlas, were consulted for historical evidence of:

- Statutory land-based designations;
- Non-statutory land-based designations; and
- Protected and notable species.

The data search was conducted within a 2km radius of the site boundaries. This was extended to 5km for bat species.

2.2 Phase 1 Habitat Survey

A Phase 1 Habitat survey of the site area was undertaken, and the habitats present on the site were mapped following the Phase 1 survey methodology (JNCC, 2010), listing the plant species associated with each habitat. This methodology was a Phase 1 habitat survey, whereby all habitats were surveyed and recorded onto a base plan, and any habitats that were considered to be of potential interest to nature conservation were recorded through the use of target notes to annotate a Phase 1 habitat map.

2.3 Preliminary Protected Species Walkover

The site and surrounding areas were examined for signs of protected species. The presence/potential presence of protected or notable species of conservation concern was recorded using target notes, following the Chartered Institute of Ecological and Environmental Management guidance (CIEEM, 2012).

2.4 Preliminary Roost Assessment

An inspection of the steading and trees within the site was undertaken from ground level, looking for evidence of bats, bat roosting sites and possible bat access/egress points.

In examining the building and trees for bats, particular attention was given to any crevice in which bats may roost. These were inspected for bat droppings, bat urine, feeding remains, oil staining from the fur of bats (indication of frequent use of a

particular site), and wear of substrates caused by the movement of bats in and out over a long period of time.

2.5 Survey Area

The survey covered the entire site and areas within 50m (where accessible and appropriate).

2.6 Survey Limitations

The aim of this survey was not to record every species present on the site, as one survey acts as a snap-shot, recording only those species which are present at the time or whose presence can be indicated through the occurrence of field signs, such as feeding remains, droppings or places used for shelter or foraging.

Evidence collected has been used to draw conclusions about the flora and fauna within the boundary of the site and to provide an assessment of their ecological and nature conservation value.

Weather was not a limiting factor to the survey. The prevailing conditions at the time of the survey are summarised in Table 1.

Table 1: Survey weather conditions

SURVEY DATE	TEMPERATURE (°C)	WIND SPEED (MPH)	CLOUD COVER / PRECIPITATION
22/02/23	7.1	1.5 Avg. 2.2 Max.	90% cloud cover. Dry and cold.

2.7 Surveyors

The survey was undertaken by Stewart Parsons, Director and Principal Ecologist of Ellendale Environmental, who is a full member of CIEEM and Chartered Environmentalist (CEnv). Stewart has over 19 years' professional experience of ecological surveys across the UK.

The survey was assisted by Ophélie Lasne, Assistant Ecologist of Ellendale Environmental and a qualifying member of CIEEM, who has experience of undertaking PEAs.

3. Results

A 2km data search for existing designated sites and biological records was undertaken from NatureScot SiteLink and the NBN Atlas.

Statutory Designated Sites

There are no statutory designated sites located within 2km of the site.

Non-Statutory Designated Sites

There are no non-statutory designated sites located within 2km of the site.

Protected and Notable Species

The following terrestrial protected species were identified within 2km (5km for bats) of the site boundaries by the data search:

- Common lizard *Zootoca vivipara* (one record, located 2km west of the site, recorded in 2021);
- Eurasian otter *Lutra lutra* (five records, the closest of which is located 1.1km south-east of the site, recorded in 2015);
- Pine marten *Martes martes* (two records, the closest of which is located 0.7km south-west of the site, recorded in 2015);
- Eurasian badger *Meles meles* (one record, located 0.5km south of the site, recorded in 2020);
- Eurasian red squirrel *Sciurus vulgaris* (31 records, the closest of which is located 0.3km west of the site, recorded in 2017);
- Daubenton's bat *Myotis daubentonii* (30 records, the closest of which is located 3.9km south-east of the site, the most recent recorded in 2019);
- Common pipistrelle *Pipistrellus pipistrellus* (four records, the closest of which is located 1.5km north-west of the site, the most recent recorded in 2018); and
- Soprano pipistrelle *Pipistrellus pygmaeus* (one record, located 4.7km south-east of the site, recorded in 2006).

Bird Species

Approximately 82 bird species have been recorded within 2km of the site and are shown on the NBN Atlas; however, none of these records are within the site boundaries.

3.1 Phase 1 Habitat Survey

The site is approximately 0.1 hectares in size and is located approximately 20km north-east of Stirling at Boreland Farm in Glendevon, Perth and Kinross. It comprises a steading building ('the target building') and associated land.

The site is bounded to the north, east and south by agricultural lands. To the west there are buildings associated with Boreland Farm and associated land.

There are six Phase 1 habitat types, including boundary features, recorded on site, namely:

- J.4 Bare ground;
- J.3.6 Built-up areas (building);
- B.6 Poor semi-improved grassland;
- A.3.1 Broad-leaved scattered trees;
- J.5 Other habitats; and
- J.2.3.4 Fence.

J.4 Bare ground

At the entrance to the site, there is an area of bare ground used for access to the steading and for the parking of farm machinery. Occasional ruderal species are present having established on the less disturbed ground around the edges of this area. Species present include dead nettle *Lamium sp.*, bittercress *Cardamine sp.*, willowherb *Epilobium sp.*, foxglove *Digitalis purpurea*, dock *Rumex sp.*, creeping buttercup *Ranunculus repens*, cock's-foot grass *Dactylis glomerata* and moss *Sphagnum sp.* A retaining wall is present at the northern end of the site and was noted to be covered with moss.

Photograph 1: showing a view of the site access and target building

J.3.6 Built-up areas (buildings)

The target building present on site is an old byre (or a previous horse stable) and is constructed from traditional stone walls with a timber frame roof covered with slate tiles. The building is approximately 16m long by 6m wide and is single-storey. The building was found to be in a poor condition with missing ridge and tiles. A small stable is present to the south. To the north of the building a small lean-to structure is present. It is constructed from wooden walls and a corrugated sheet metal roof that have both been previously painted.

B.6 Poor semi-improved grassland

An area of poor semi-improved grassland is present to the south-west of the target building. This small paddock was under heavy grazing pressure from horses at the time of the survey with the presence of bare ground and was noted to be species-poor.

Species present include perennial rye-grass *Lolium perenne*, creeping buttercup and broadleaved dock *Rumex obtusifolius*.

To the east of the target building there is another paddock of poor semi-improved grassland that is also grazed. Species present including perennial rye grass, creeping buttercup, broad-leaved dock, soft rush *Juncus effusus* and common nettle *Urtica dioica*. At the time of the survey the grassland sward height was low and was noted to be species-poor.

Photograph 2: showing a view of the semi-improved grassland area to the east of the site

A.3.1 Broad-leaved scattered trees

To the south of the site there are some mature ash *Fraxinus excelsior* trees located on the corner of the field boundaries. The trees were noted to be in good condition at the time of the survey, with no signs of ash die-back *Hymenoscyphus fraxineus*.

J.5 Other habitats

Brash piles were noted to be present around the boundaries of the site. It is understood that these are being cleared from the site. Retaining rock walls are also present within the site around the field boundaries. They were found to be in poor condition with moss present and rocks missing.

Photograph 3: showing a brash pile with mature ash trees in the background

J.2.3.4 Fence

A barbed wire fence is present along the site boundaries to the south, east and west. The small paddock located to the south of the site is accessed with a steel gate.

3.2 Preliminary Protected Species Walkover

The site comprises a former agricultural building and associated paddocks dominated by poor semi-improved grassland and surrounded by wire fences.

Grassland within the site was noted to be heavily grazed, with a low sward height and was species-poor. This limits the site in its potential to provide habitat for protected species. The grassland within the site does not provide suitable habitat for common reptile and amphibian species, and no refugia were found during the survey that were suitable to support reptile species. There are no waterbodies within or close to the site that would provide suitable habitat for amphibians.

Evidence of nesting birds, namely swallows *Hirundo rustica*, was found within the building at the time of the survey. In addition, small garden birds, including blue tits *Cyanistes caeruleus*, robins *Erithacus rubecula* and sparrows *Passer sp.,* were observed going in and out of the brash piles. No evidence of barn owl *Tyto alba* activity was identified within the site or building.

No evidence of badger was found within the site or around the boundaries of the site and the species is not considered to be present.

Overall, the site is assessed as providing low suitability to support protected species and no evidence of protected species were identified during the survey.

3.3 Preliminary Roost Assessment

The building present on site is a former agricultural structure and is constructed from traditional stone walls with a timber frame roof covered with slate tiles. The building is approximately 16m long by 6m wide and is single-storey.

Externally, the walls of the building were noted were found to be in a reasonable condition, but with some gaps and crevices present due to loose or missing mortar. No evidence of bat activity was found on the walls during the survey and they were noted to be cold and wet which reduces the suitability for roosting bats species.

The roof of the building was noted to be in poor condition with some loose and missing tiles noted. A large gap was found to be present at the south-eastern corner of the building. In addition, it was noted that the ridge of the roof was missing with a gap present along the length of the building. These gaps allow rain and wind to enter the roof structure of the building making it wet and cold and thus reducing the

suitability of the roof to support bat species. No evidence of bat activity was found on the external roof surface of the building during the survey.

Photograph 4: showing a view of the external walls of the target building.

Internally, there was no evidence of roosting bats. Windows and doors were open or broken and holes were noted to be present in the roof, creating a cold internal space. It was noted that the walls and roof were wet with algae present. Rotten timbers and mould was noted throughout the structure indicating that it is wet. This makes the space unsuitable for bats that require dry and stable conditions for roosting.

The main structure of the target building is therefore assessed as providing Negligible Roost Potential and no evidence of bat activity or roosting bats was found during the survey. Internally and externally, there was no evidence of roosting bats in the building, and it is considered unsuitable for roosting bats. No further surveys for bats are recommended.

Photograph 5: showing a view of the ridge of the building

To the north of the main building there is a small lean-to structure that is constructed from a wooden frame with corrugated metal sheets on the roof. This area was noted to be open and in poor condition and is assessed as providing Negligible Roost Potential for bats species. No further surveys for bats are recommended.

Photograph 6: showing a view of the lean-to structure located north of the main building

A lean-to is present to the south-east of the main structure and is constricted from traditional stone walls with a timber frame roof covered by slate tiles. The structure is open to the south with gaps and holes noted in the roof structure. Internally, the space was noted to be wet and unsuitable for roosting bats.

Ash trees are present on the site boundaries along the wire fence line and are not connected to any other landscape features. Some gaps and crevices were noted that may provide Low Roost Potential for bat species; however, no evidence was found at the time of the survey. It is understood that the trees will remain as part of the proposed development and won't be disturbed. As such, no further bat surveys are required.

4. Conclusions

4.1 Conclusion

The site comprises a former agricultural building and associated paddocks, dominated by poor semi-improved grassland that is grazed.

The grassland within the site is heavily grazed and had a low sward height at the time of the survey and therefore does not provide suitable habitat for common reptile and amphibian species. No refugia were found during the survey that were suitable to support reptile species. There are no waterbodies within or close to the site that would provide suitable habitat for amphibians.

Evidence of nesting birds, namely swallows, was found within the building at the time of the survey. In addition, passerine bird species, including blue tits, robins and sparrows, were observed going in and out of the brash piles located throughout the site. No evidence of barn owl activity was identified within the site.

No evidence of badger was found within the site or around the boundaries of the site and the species is not considered to be present.

The building present on site is constructed from traditional stone walls with a timber frame roof covered with slate tiles. The building is approximately 16m long by 6m wide and is single-storey. Externally, the walls of the building were noted to be in a reasonable condition but with some gaps and crevices present due to loose or missing mortar; however, no evidence of bat activity was found during the survey.

The roof of the building was noted to be in poor condition with some loose and missing tiles noted and a large gap located at the south-eastern corner of the building. In addition, it was noted that the ridge of the roof was missing all the way along the building. This gap allows wind and rain to enter the roof structure of the building reducing the suitability of the roof to support bat species.

Internally, there was no evidence of roosting bats. Windows and doors were open or broken and holes were noted to be present in the roof, creating a cold internal space. It was noted that the walls and roof were wet with algae present. Rotten timbers and mould was noted throughout the structure indicating that it is wet.

The target building is therefore assessed as providing Negligible Roost Potential and no evidence of bat activity or roosting bats was found during the survey. No further surveys for bats are recommended.

Trees present on the site were found to have cracks and crevices that may provide suitable habitat for roosting bats; however, no evidence was found and the trees are assessed as providing Low Roost Potential. It is understood that the trees will remain as part of the proposed development and won't be disturbed. As such, no further bat surveys are required.

Overall, the site is assessed as providing low suitability to support protected species and no evidence of protected species were identified during the survey.

4.2 Mitigation

Site personnel should be made aware of protected species and if any are recorded on site, all works should stop, and a suitably qualified ecologist contacted.

Nesting Birds

It is recommended that any vegetation clearance within the site, including the removal of the brash piles, is undertaken outside of the bird breeding season, i.e., March to July, as all nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). If nesting birds are found, these areas of the site will need to be protected from disturbance until the young have fledged naturally.

4.3 Suggested Biodiversity Enhancements

The following recommendations are made for modest post-construction ecological enhancements at the site which are proportionate with the low level of environmental impact from the proposed development:

1] Bird nesting boxes (both small-hole and open-fronted) should be placed within the site if possible. This will create nesting opportunities for small bird species as part of the overall design.

2] An owl box should be placed within the site if possible. This will create nesting and perching opportunities for barn owl as part of the overall design.

3] Bat boxes should be placed on or around the site boundaries if possible. This could create roosting opportunities for bat species as part of the overall design.

4] Planting of native shrubs in appropriate areas of the site such as the eastern boundary will bolster the existing habitat and provide connectivity between existing habitats. Species beneficial to wildlife include hawthorn *Crataegus monogyna*, hazel *Corylus avellana*, holly *Ilex aquifolium* and cherry Prunus avium.

5] Lighting at the site will be in accordance with *Bats and Artificial Lighting* (Institute of Lighting Professionals, 2018) and the lighting layout will be advised and agreed by an ecologist prior to installation.

In order to lessen the effects of external lighting, the following will also be applied to lighting used within the site:

- Hoods or baffles will be used to direct the light downwards to reduce light pollution of the night sky; and
- Low-intensity lighting and warmer hues (i.e., warm white, yellow, or amber) will be used where practicable as they emit a dull glow.

Measures to reduce negative impacts of lighting on wildlife are also likely to be beneficial in reducing adverse impacts on people.

5. Target Notes

5.1 Botanical Target Notes (TN)

TN1 – An area of bare ground used for access and plant storage.

TN2 – The target building is an old byre.

TN3 – An area of poor semi-improved grassland with evidence of previous grazing pressure.

TN4 – An area of poor semi-improved grassland with heavy grazing pressure.

5.2 Animal Target Notes (AN)

AN1 – Small passerine birds have been observed going in and out of the branch pile.

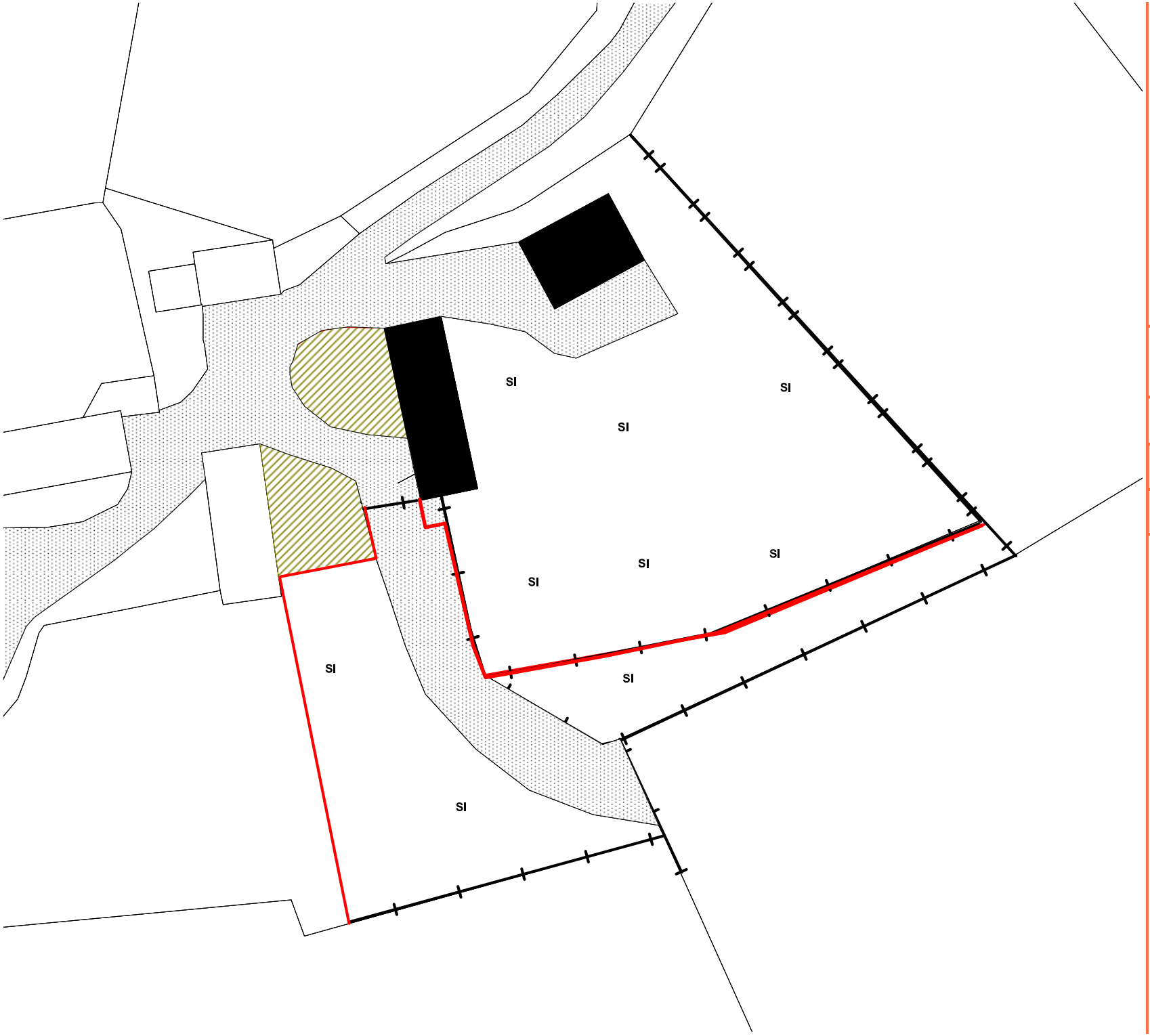
AN2 – The target building is unsuitable for roosting bats due to wet and unstable conditions. No evidence of bats was recorded during the survey externally and internally.

AN3 – Small passerine birds have been observed going in and out of the branch pile.

AN4 – Small passerine birds have been observed going in and out of the branch pile.

AN5 – Mature ash tree with low potential for roosting bats and nesting birds.

6. Extended Phase 1 Habitat Map



ELLENDALE ENVIRONMENTAL

Drawing Title;
Boreland Farm, Glendevon
Extended Phase 1 Map

Client;
Mr Hugo Lewis

Date;	**Drawn By;**
28/02/23	**SP**

Project Number;	**Version Number;**
EEL581	**v1.0**

Target Note
- TN

Animal Note
- AN

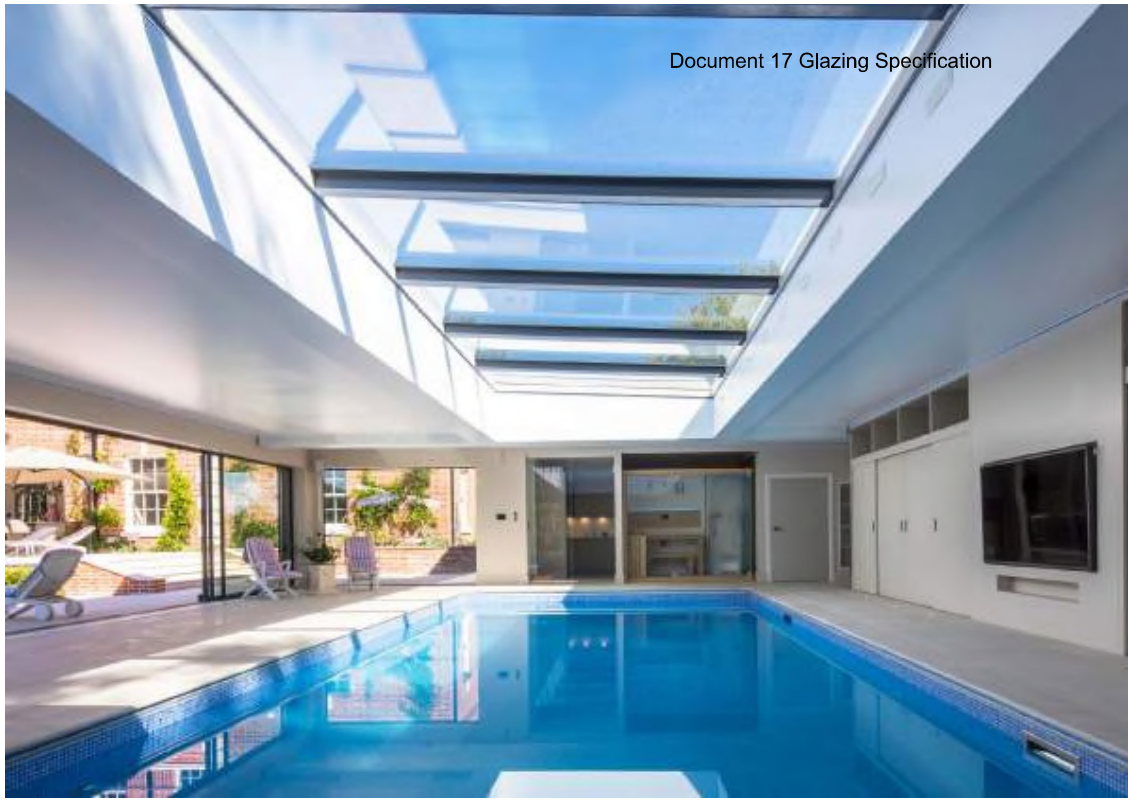
Woodland and Scrub
- Scattered Scrub
- Broadleaved Tree

Built-up Area
- Wall
- Fence
- Building
- Hard Standing/Bare Earth

Tall Herb and Fern
- Tall Ruderal

GLAZING VISION

visionary rooflights



Document 17 Glazing Specification

flushglaze® the original flat glass rooflight

simplicity

The Flushglaze is simplicity itself, a minimalist fixed rooflight with 'frameless' internal views designed to allow as much natural daylight into a room as possible.

The Flushglaze can be manufactured using a variety of custom glass specifications to suit your chosen application. Typical variations include double glazed units utilising toughened, heat soak tested, and heat strengthened laminated glass, triple glazed, walk on specification glass suited to your required loadings, and even fire rated glazing.

Other options include acoustic glass for locations with high noise pollution, solar control, and different types of privacy glass.

The entire Flushglaze range of rooflights has been independently performance tested and approved by the British Board of Agrément, and is also classified by official Police security initiative, Secured by Design. Tested to LPS2081/1 and certificated by the Loss Prevention Certification Board.

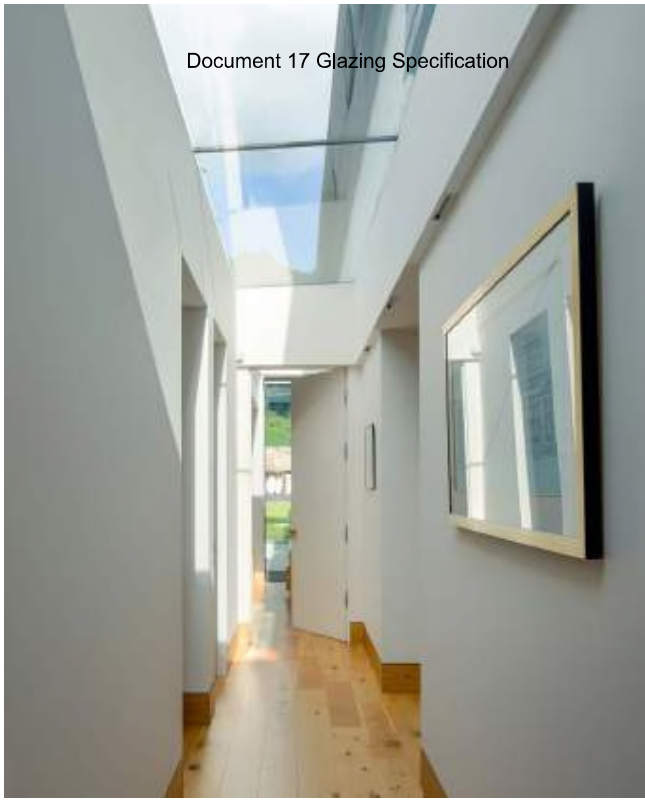
flushglaze® multipart rooflight systems

multipart system silicone seals

The beauty of the Flushglaze system is its flexibility. For larger areas of glazing, the glass panels can be linked together using a variety of different methods.

For example, if you are working to a span of just over a metre then a simple silicone seal is the only requirement to secure the panels together.

This is a great solution if you are looking to maintain the 'frameless' internal appearance of your rooflight.



multipart system aluminium angles

For larger spans you will need something stronger to safely support the joint between the glazed panels.

A Flushglaze multipart rooflight can also be specified with back to back aluminium angles that form a tee shape for structural support.

This option tends to fit in very well with modern interiors, particularly when paired with bi-fold or sliding door systems, the internal angles can be powder coated to any RAL colour of your choice.

RAL9010 Pure White (above) special order.

multipart system glass fins

If you're looking to maintain an all glass finish, a Flushglaze multipart system can be specified using glass fins as structural support instead of aluminium angles.

These are a real architectural feature and offer a slightly more elegant finish.

The fins are heat soak tested, toughened laminated for maximum strength and are supported at each end by stainless steel shoes.

eaves system

The eaves system takes the Flushglaze concept one step further by allowing vertically glazed sections to be connected to overhead glazing.

In most cases, a silicone seal is all that's needed to bond these sections together.

The results are stunning.

ridgeglaze system

Flushglaze is not just limited to flat roofs or a single pitch.

Glazing Vision have developed a 'ridgeglaze' system that is designed to be installed over the apex of your roof, increasing daylight and sky only views on either side.

This system can be specified as a solo version or a full modular arrangement (image left)

walk on flushglaze

Document 17 Glazing Specification

The versatility of the Flushglaze system is demonstrated perfectly in our walk on specification range of rooflights.

These products can unlock the potential of a terrace or dark basement without sacrificing usable space.

Our standard glass specification is designed to withstand regular foot traffic in domestic applications with uniform loadings of 1.5kN/m² and concentrated loadings of 2.0kN in accordance with BS EN 1991-1-1-1:2002.

Glazing Vision can also design and manufacture walk on products for other applications such as public areas, commercial or heavy duty applications.

walk on specification bespoke options

As part of the Flushglaze range, our walk on rooflights are available as stand-alone or modular systems which allow sections of glass to be fixed together, complete with their own structural support using aluminium back to back angles.

We can also provide a variety of glass finishes such as anti-slip designs for wet weather use, and custom screen printed borders designed to mask the visible part of your kerb beneath. These units can also be specified with opaque privacy glass in a variety of designs.

security rooflight range

Security isn't something you leave to chance, you should ensure any easily accessible rooflights are secure by specifying the right product for the job.

The majority of our standard rooflight range has been exhaustively tested against LPS2081 Issue 1:2015 standards to comply with Building Regulations Approved Document Q - Security in Dwellings.

LPS2081 Issue 1:2015 is specifically designed to replicate the types of 'stealth' attack common to domestic properties.

These rooflights are also supported by official Police security initiative 'Secured by Design' which encourages manufacturers to consider the security performance of their products at the design stage.

Testing must be carried out to a relevant security standard before it can be awarded the Secured by Design mark.

The majority of Glazing Vision's complete rooflight range has been exhaustively tested against LPS2081 Issue 1:2015 standards to comply with Building Regulations

LPS 2081: Issue 2
Cert/LPCB ref: 1347a

Secured by Design
Police Preferred Specification

roof windows for pitched roofs

pitchglaze roof window

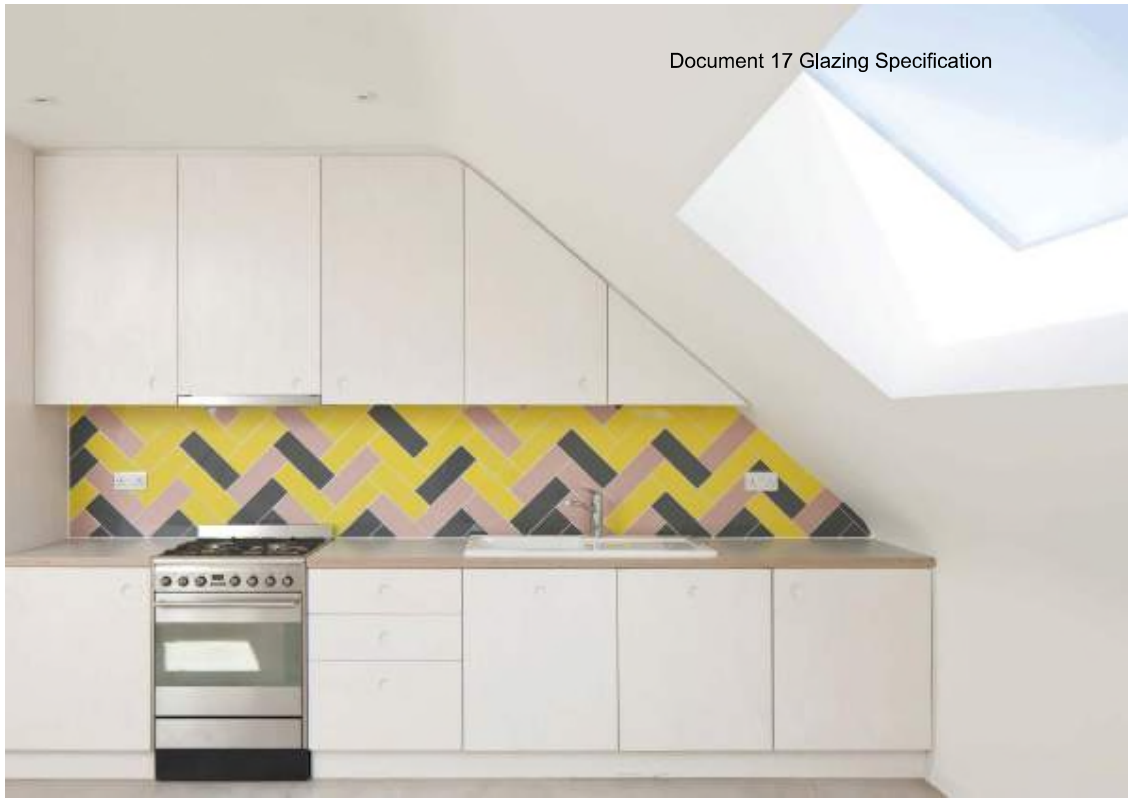
The Pitchglaze is a UKCA marked roof window designed to be installed in pitched tiled roof applications flush with the tiling line.

We have adopted our pioneering 'frameless' design ethos with this product so that when installed the building occupants can enjoy sky only views through the aperture, something not usually found with traditional roof window products.

The Pitchglaze is designed to be used at roof pitches between 15° and 60° and comprises of Qualicoat approved polyester powder coated aluminium framework combined with either double or triple glazing options.

When compared to more traditional roof windows, the Pitchglaze is available in much larger sizes, allowing increased amounts of natural daylight to penetrate the building whilst maintaining a low-profile external aesthetic.

Pitchglaze roof windows can be manufactured in much larger sizes than traditional roof windows.



pitchridge roof window

The Pitchridge is a UKCA and CE marked fixed product comprising two panes joined at the ridge using back-to-back angles and silicone seal.

The Pitchridge is designed to provide maximum daylight with minimum visible internal structure. Supplied in either portrait or landscape formats, it is designed to be installed in-plane on pitched roof applications.

The product is robust and long-lasting, boasting excellent thermal performance and air tightness, with a variety of optional extras such as special colour and easy clean coating.

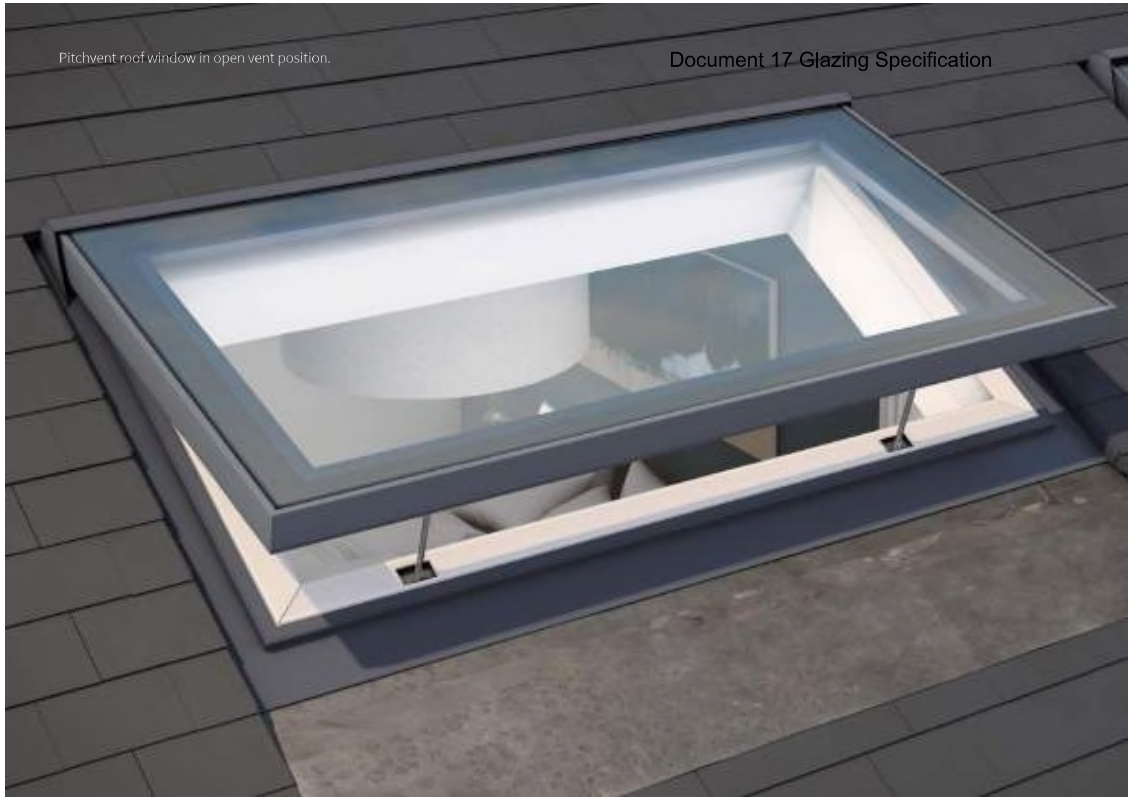
pitchvent roof window

The Pitchvent is a UKCA and CE marked ventilation roof window designed to be installed in pitched tiled roof applications.

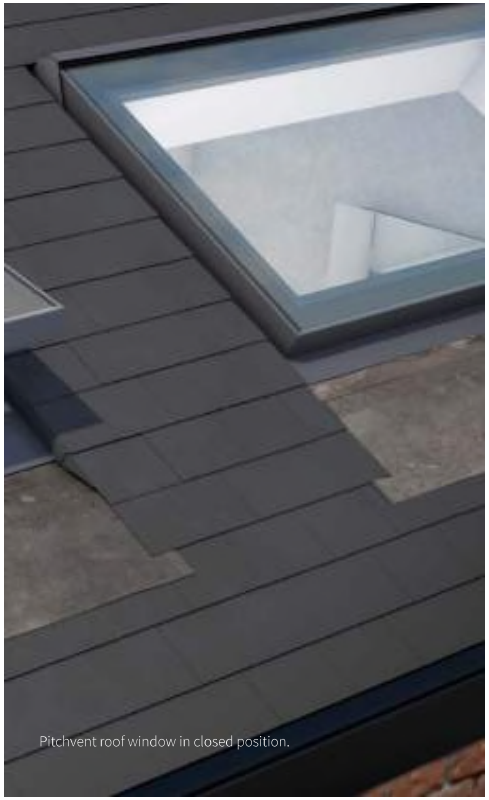
The Pitchvent can be used at roof pitches between 15° and 60° and comprises of a Qualicoat approved, powder coated dual colour aluminium frame, combined with either double or triple glazing options.

This unit is available as either a manually operated unit, using a screw jack and pole mechanism or as a chain actuated variant, supplied with one or two actuators, depending on specification.

When compared to traditional roof windows, the Pitchvent is available in much larger sizes, thus increasing the amount of natural ventilation in your building.



Pitchvent roof window in open vent position.



Pitchvent roof window in closed position.

Pitchvent roof windows are ideally suited to attic conversions where natural daylight and ventilation are harder to achieve.

feature rooflights

pyramid & lantern

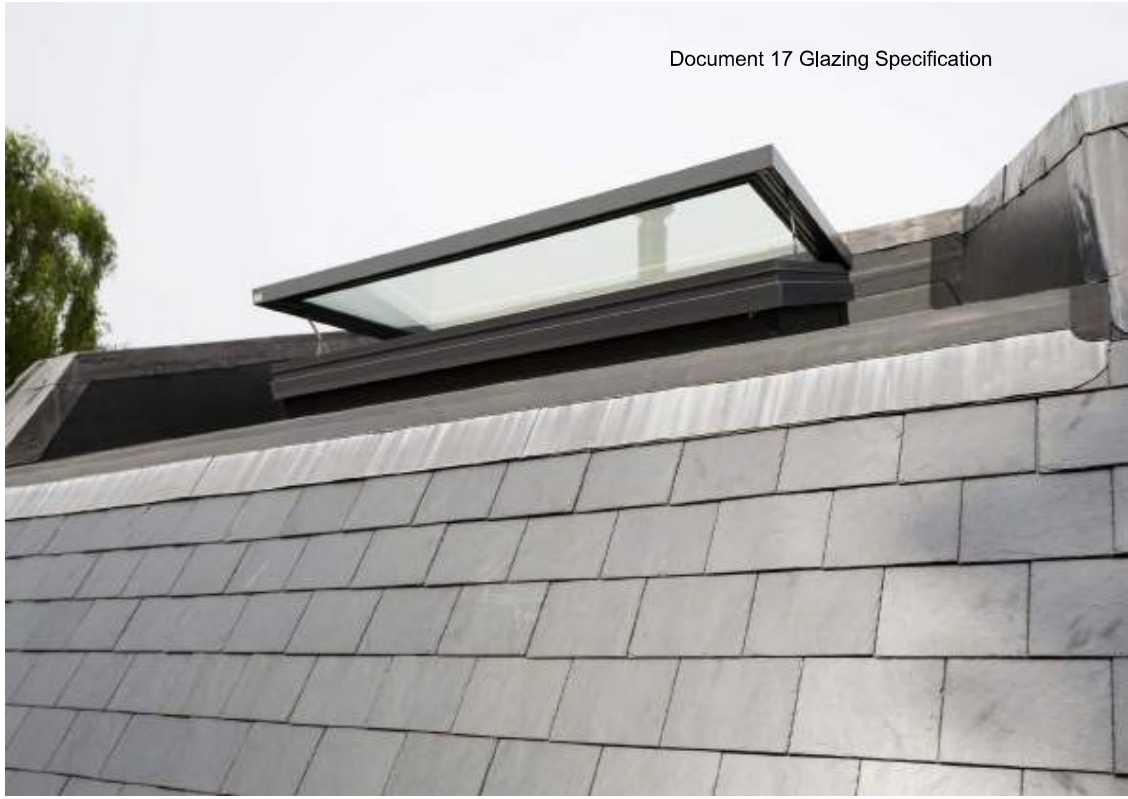
Considered an architectural feature as well as a rooflight, our pyramid and lantern products are a contemporary evolution of the traditional roof lantern.

Glass to glass joins feature extensively on these rooflights minimising visible framework and maximising the amount of natural daylight that will flood into your building.

Our pyramid rooflight also has the optional extra of a built in downlighter in the apex cap, providing a visual focal point in the evening. The lantern rooflight is available as a standard 45° pitch with glass to glass joins.

All framework is thermally broken and low emissivity glass used throughout for fantastic thermal performance.

hinged ventilation rooflights



visionvent® manual

Our VisionVent rooflight range continues the design ethos of minimum framework, maximum daylight, whilst offering a means of harnessing natural ventilation.

The VisionVent range benefits from dual colour, thermally broken framework with external profiles designed to complement the Flushglaze aesthetic.

The entry level rooflight is a manually operated unit which is opened using a screw jack and telescopic pole mechanism. Opening size will vary depending on the size of rooflight but is roughly 30°.

visionvent® chain drive

The VisionVent chain drive replaces the manual winding mechanism with a motorised chain driven unit.

This means that the rooflight can be opened at the touch of a button without the need for a telescopic pole and hook.

In addition to this, the VisionVent chain drive can be connected to an integrated thermostat and rain sensor unit which will open or close the unit based on user settings.

visionvent® electric

The electrically operated VisionVent is our top of the range ventilation rooflight.

Twin motors and mechanisms are hidden within the framework which keeps visual clutter to a minimum as well as making the mechanisms secure from attack when the unit is closed.

Security is further enhanced by the hinge design which runs along the entire width of the rooflight. The hinge is part of the actual framework extrusion itself, not a separate mechanical fixing.

The opening lid section is supported on each side providing an extremely secure platform ensuring it remains completely stable when open. This also means that the electric VisionVent can be manufactured in larger sizes than the manual or chain actuated versions.

This rooflight can be supplied with remote control and connected to accessories such as rain sensors, thermostats or Building Management Systems.

sliding rooflights

sliding over fixed

If space on the roof is tight, the Glazing Vision 'sliding over fixed' rooflight could be the best option.

This rooflight is usually split into two sections, with one sliding pane of glass moving over a fixed section.

This configuration allows the maximum amount of light to be transmitted whilst opening up 50% of the overall footprint for ventilation.

Power is transmitted through a twin drive rack and pinion system with large diameter carriage wheels and hard anodised tracks to provide smooth travel when in motion.

The Sliding Over Fixed features a one way solenoid clutch and built in anti-lifting mechanism so the sliding section cannot be forcibly back driven.

Our Qualicoat approved polyester powder coated frame is supplied dual colour as standard and is thermally broken using 39mm polyamide thermal breaks and closed cell PIR insulation.

Improved thermal performance can be achieved by specifying triple glazing which is now a standard option with the latest frame design.

Flat sliding rooflights can only be used for access if suitable balustrades are installed, Glazing Vision strongly recommends seeking guidance from building control before commencing works on site.

Document 17 Glazing Specification

sliding over roof

For larger areas with sufficient unobstructed roof space for the sliding section, you should consider a 'sliding over roof' rooflight.

With this rooflight, the glazed section slides as a single leaf and is supported by tracks on the roof itself in the open position. These form part of the framework and allow more scope in size and specification whilst maintaining the 100% clear opening.

The Sliding Over Roof includes all of the main security features of the Sliding Over Fixed and is operated using the same rack and pinion drive mechanism with one way clutch system.

All sliding rooflights can be supplied with remote control and connected to a rain sensor, thermostat and Building Management System.

Flat sliding rooflights can only be used for access if suitable balustrades are installed, Glazing Vision strongly recommends seeking guidance from building control before commencing works on site.

open engineering

Bespoke sliding over roof unit provides a connection with the outdoors in this minimalist scheme featured in C4's 'George Clarke's Amazing Spaces', and BBC 1's 'Luther'

hinged access rooflights

skyhatch manual

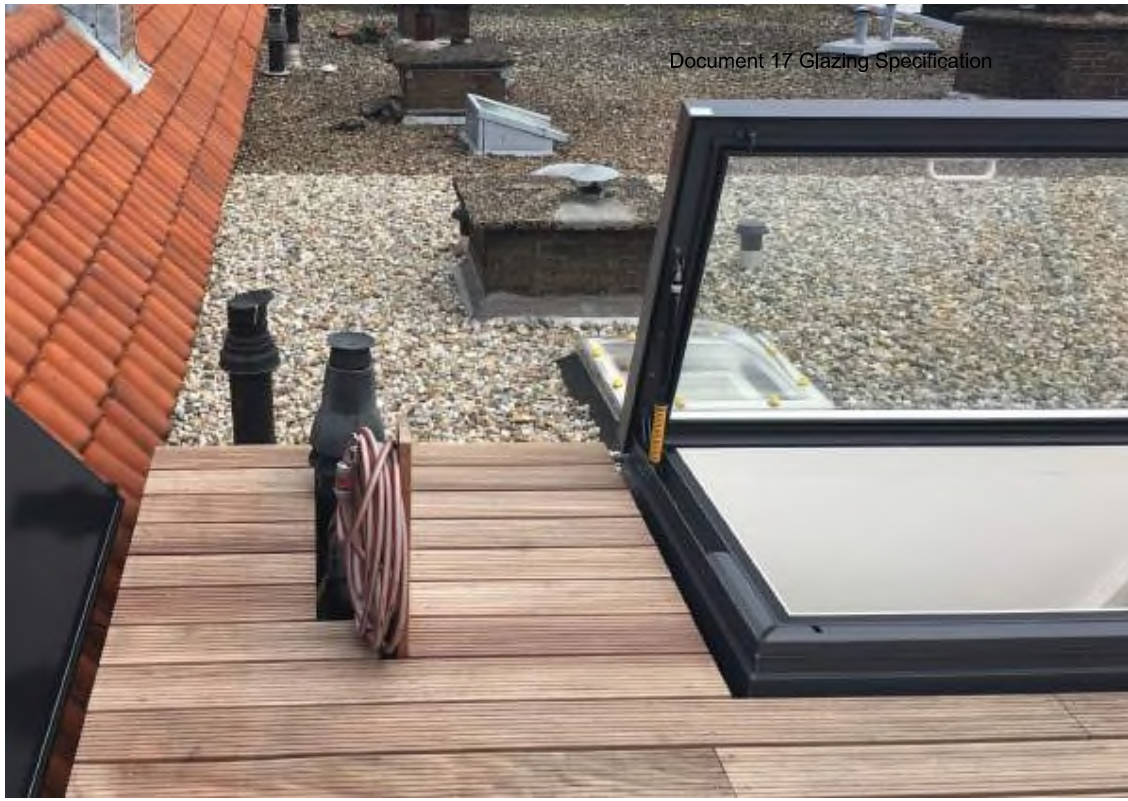
The Skyhatch manual is our entry level access rooflight and does not require any power. This version of the Skyhatch is used where access to the roof space is less frequent and is commonly installed for maintenance access.

The manual version opens to a maximum 75° at full travel and it cannot be partially opened so is not designed to act as a ventilation rooflight.

The latest version features completely new gas strut opening mechanisms which now feature calibrated spring assisted openings, we have also added an extra grab handle and repositioned them so that they are mechanically fixed to the frame itself for added strength and durability.

For extra security and improved weather performance an all new multi point locking system has been developed so that the lid section is locked at either end of the rooflight.

The extruded aluminium framework is thermally broken and supplied as standard in dual colour Qualicoat approved powder coat.



skyhatch electric

Skyhatch electric is a maintenance access unit primarily, opening to a maximum 80° at full travel and can be stopped at any point to serve as a natural ventilation rooflight.

The extruded aluminium framework is thermally broken and supplied as standard in dual colour Qualicoat approved powder coat.

Power is supplied by an external 24V 300W supply as standard and the rooflight is operated by the intelligent LED wall switch supplied. Dual lift twin mechanisms provide reliable and stable support for the lid section when fully open.

As with all of our electronically controlled rooflights, the Skyhatch offers full connectivity to rain sensor, thermostat and Building Management Systems and is available with remote control.

skydoor®

Skydoor is our most popular hinged access rooflight and is designed for day to day access to your roof space, ideal for terrace areas on flat roofs.

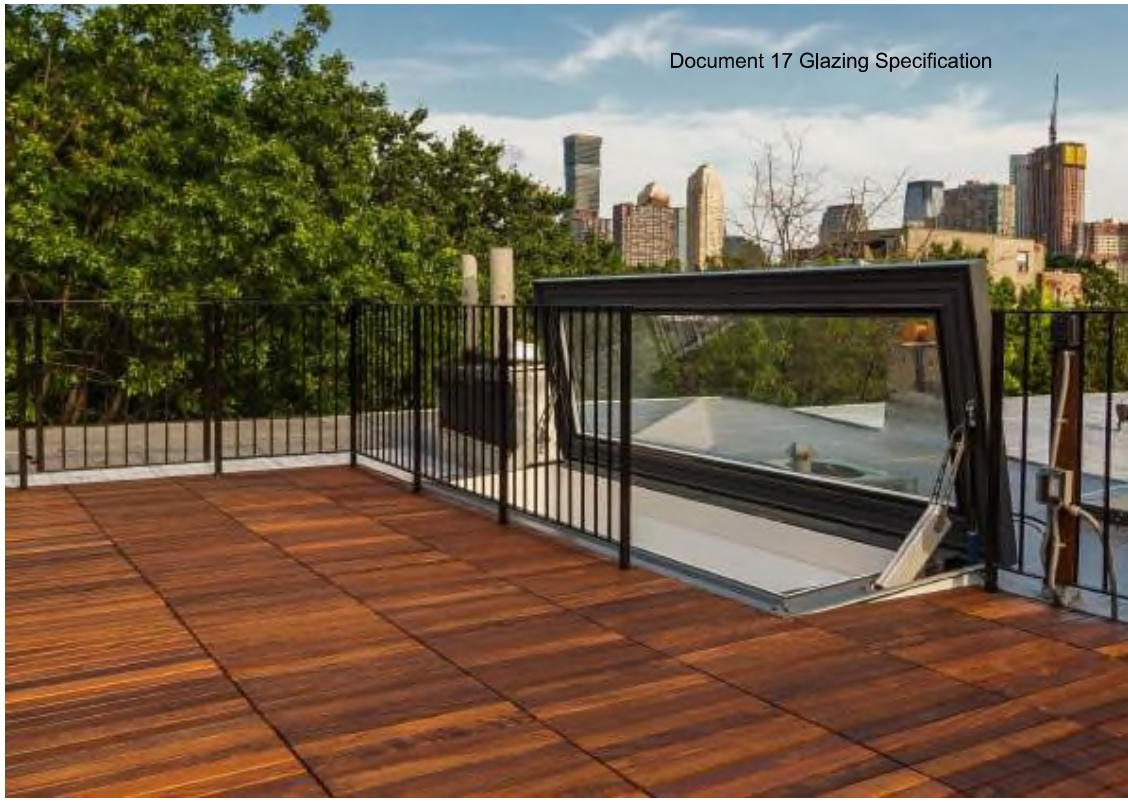
Operated by our intelligent LED control switch, the unit will respond to both one touch and press and hold requests.

The Skydoor opens out to an impressive 87° at full travel by means of synchronised dual actuators, but you can also stop the unit at any point mid travel which means it can be used as a natural ventilation rooflight.

Safety features include current override sensors, anti-slip threshold tread plate, and a three point thru beam proximity detector system which will sense any movement beneath the opening section when in motion and prevent the lid from closing until the switch is engaged again.

The Qualicoat approved polyester powder coated framework is supplied dual colour as standard and is thermally broken using a combination of 39mm polyamide breaks and closed cell PIR insulation.

Thermally broken aluminium frame
with 39mm polyamide thermal breaks
and closed cell PIR insulation.



box access rooflights

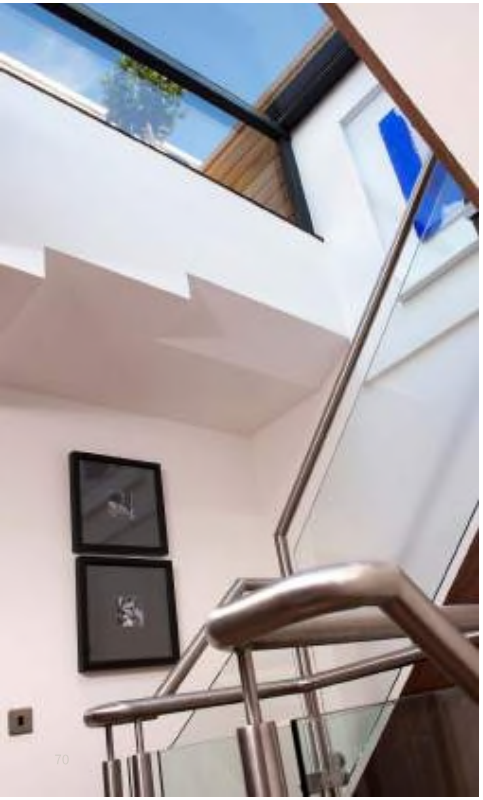
free standing skybox

Box rooflights are the perfect solution if you're looking for easy access to your roof terrace. Operated at the touch of a button, the user simply climbs the stairs whilst the rooflight is retracting into its open position and then walks straight out onto the terrace.

The freestanding Skybox rooflight has been created with an improved framework design, leading to larger sizes without compromising on performance. Box rooflights can be manufactured in a variety of configurations but will generally consist of one sliding section of glass moving over a fixed section.

The specification of glazing used and physical structure of the design means that there is no additional requirement for balustrades around the rooflight. Weather tested by Vinci to ensure the highest level of security, the Skybox has undergone air permeability testing, water tightness and resistance to wind load testing.

We manufacture two standard configurations, a free standing skybox which features glazing on all sides and a three wall box which is designed to be shrouded by the walls of the building itself on three sides.



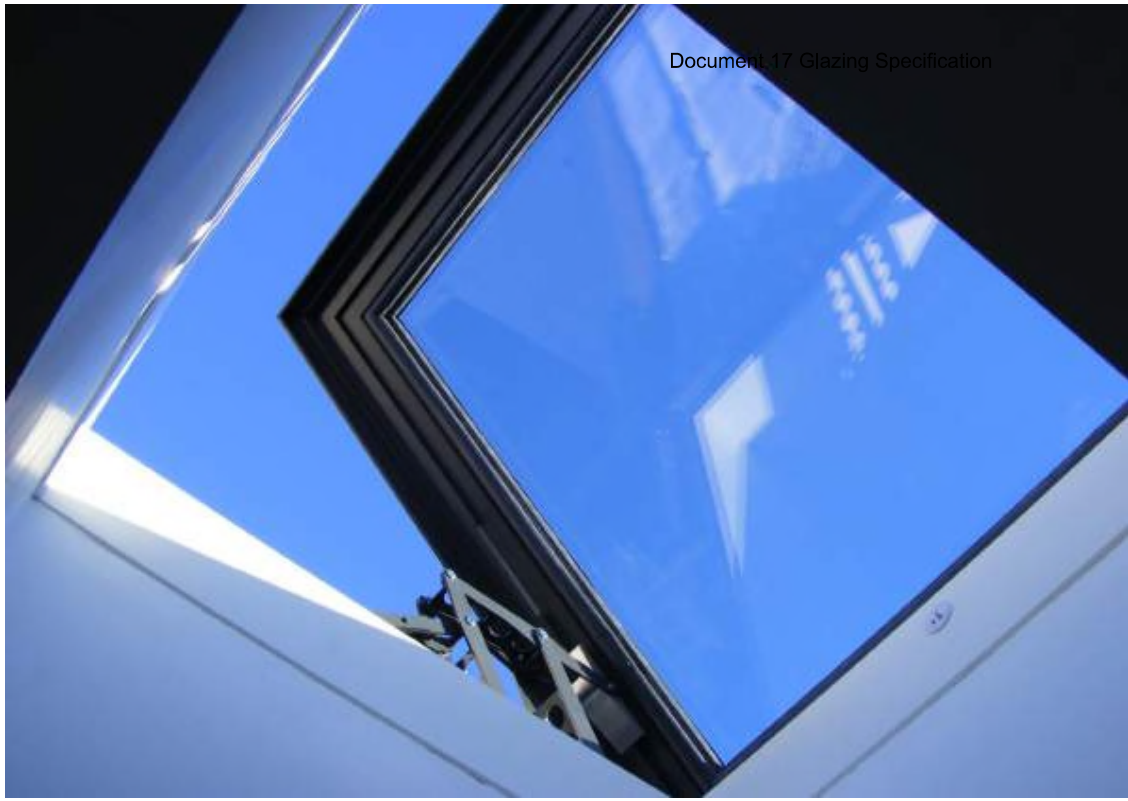
three wall box

Our three wall box configuration is one of the most popular and can offer an almost seamless integration into the fabric of your building.

The rooflight is fixed to three walls, leaving you with a glass opening which provides you access to your roof terrace.

We have manufactured and installed countless numbers of these units, predominantly in urban city environments where space is limited and home owners turn to maximising their roof space.

aov safety rooflight



xvent

Traditional Automatic Opening Vent (AOV) systems are usually manufactured featuring large industrial looking mechanisms required to open the unit during the event of a fire.

As the primary function is one of safety, little consideration is ever given to aesthetics, but Glazing Vision wanted to change that and prove that it is possible to manufacture a fully certified safety product that remains visually sleek and elegant.

The Glazing Vision xvent (AOV) rooflight has been tested and certified to BS EN 12101-2:2003 and cycled many thousands of times in order to meet European standards.

On installation it is connected to the fire alarm system which if triggered will automatically open the unit to 140° for effective smoke ventilation.

If connection to the fire alarm panel is lost it will automatically open and should the fire alarm system fail completely, the integrated thermostat will trigger the unit to fire position should the internal temperature reach 72°.

When running off the battery, the xvent will emit an audible signal and the LED control switch will flash Red.

The xvent has dual functionality and can also be used day to day as a vent unit opening up to 45°.

Glazing Vision's xvent is available in two standard sizes providing internal clear openings of either 1m² or 1.5m² and can even be integrated into the Flushglaze system for larger roof glazing requirements.

140° <60 sec

'The Glazing Vision xVent rooflight has been tested and certified to BS EN 12101-2:2003 and cycled many thousands of times in order to meet European standards.'

UK CA tested and certified to BS EN 12101-2:2003

synchronised parallel linkage mechanisms

internal battery back up as standard in case of mains failure

Sathish Nammi PhD from Anglia Ruskin University collaborated with Glazing Vision developing a methodology for accurately calculating thermal performance in rooflights.

technical experts

Research and development is relentless, and Glazing Vision are proud to of been the first UK company to introduce and develop simple, clean rooflight designs for flat roofs.

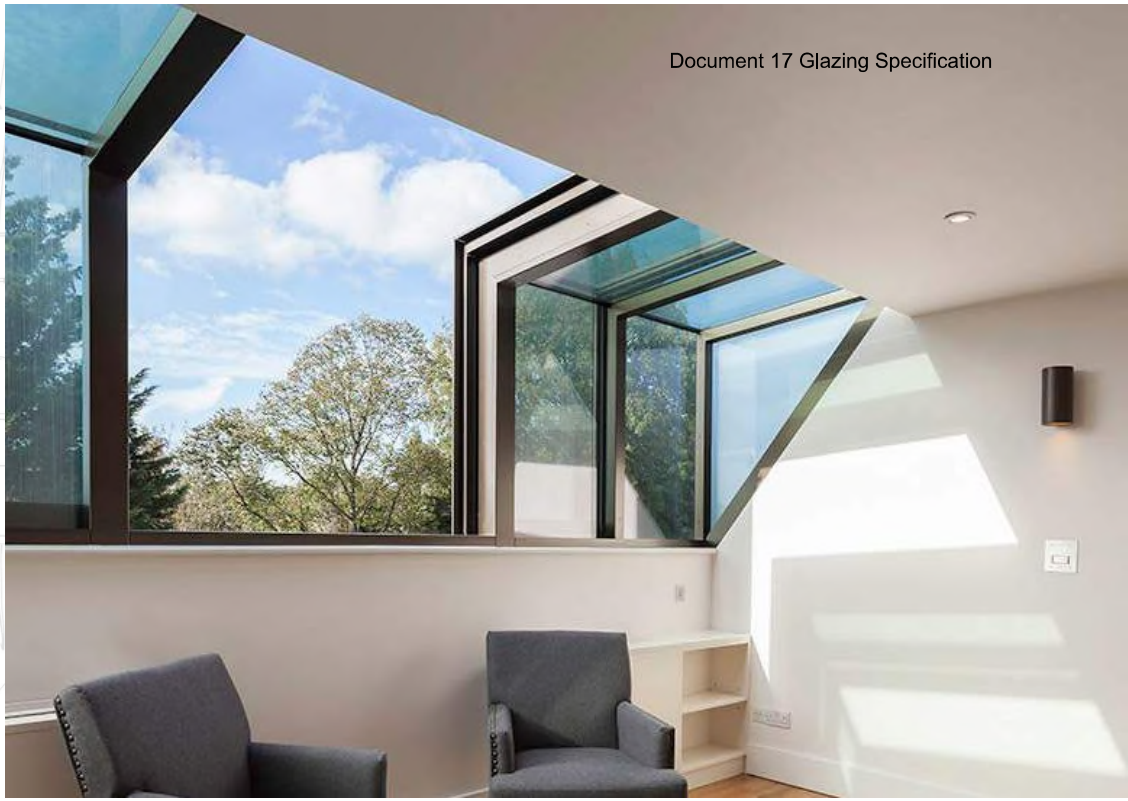
Our success has led to many other companies manufacturing their own versions of these products which ensures healthy competition.

We never stop innovating, and since those initial products were launched almost 30 years ago we have continued to bring exciting new ideas to market such as our hinged ventilation rooflights, sliding rooflights that provide 100% opening in your roof structure, access rooflights such as our box rooflight products, and our incredibly popular Skydoor rooflight.

The first fully glazed CE approved AOV smoke ventilation rooflight now allows designers of communal spaces to comply with safety regulations whilst providing a product that fits in with its surroundings and even offers dual functionality as a ventilation unit.

Our relationship with the architectural community pushes us to do better and be more creative with what can be achieved, and we believe that Glazing Vision provides the most diverse range of rooflight products anywhere in the world.

bespoke rooflights



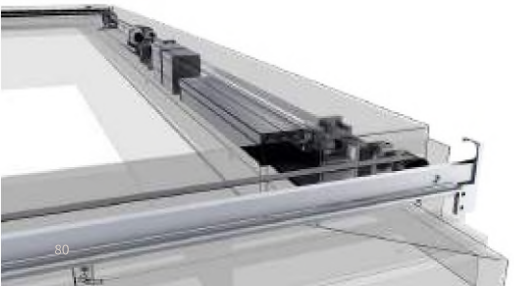
design

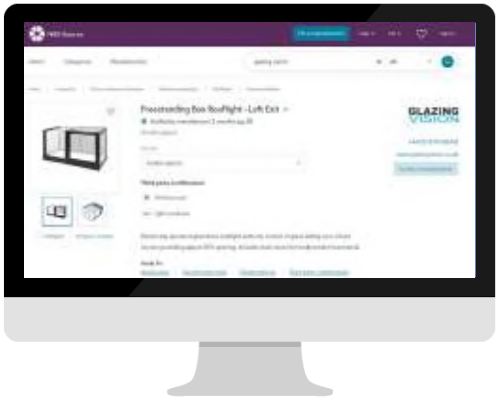
Designing our products completely in house offers real advantages to our clients.

We don't import our rooflights from other suppliers, and the technology is all developed by us, so if you need to talk to the person that actually designed the product, it's not a problem.

Our team are responsible for designing all of the mechanical aspects of our rooflights and we also have experienced professionals on site who develop our internal electronics and software.

If you're looking for something unique to your building, Glazing Vision can provide you the opportunity to sit with a Design Engineer and Technical Specification Manager to find a solution that makes your scheme a reality.

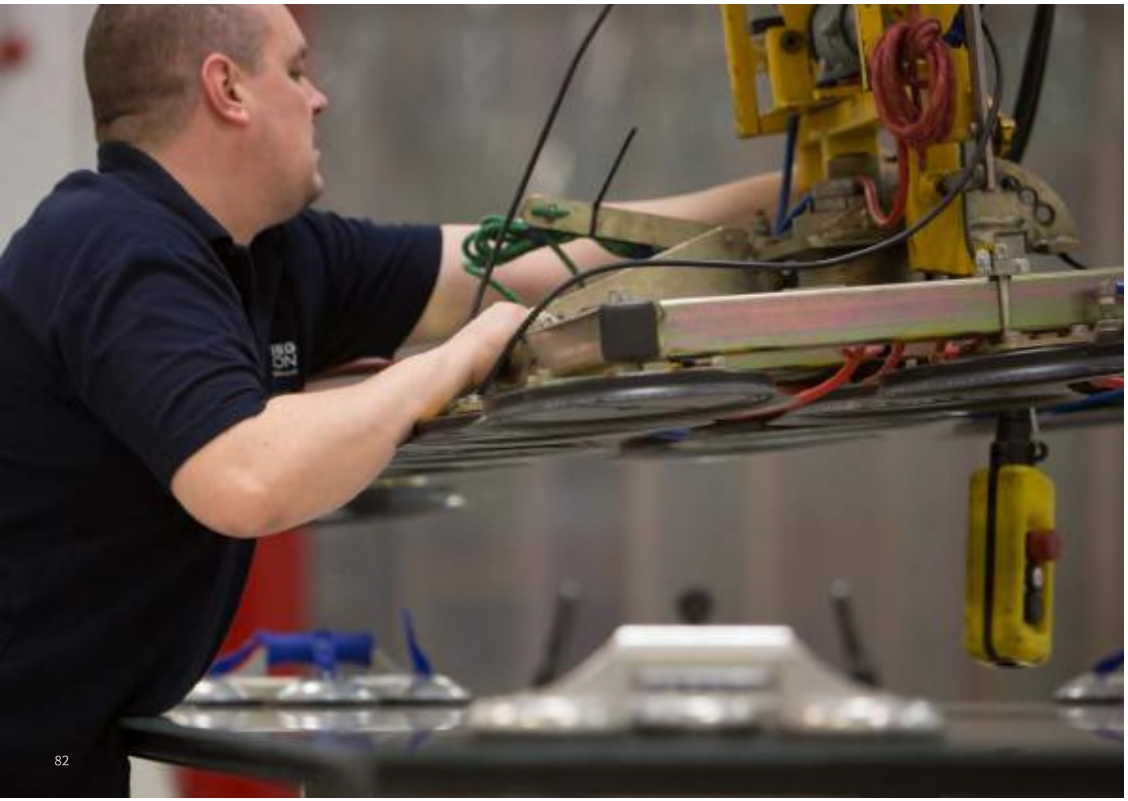




To allow architects to get the most out of our products, As part of our products, all of Glazing Vision's standard rooflights are available to add to your projext specifications via NBS Source.

You can also download a range of BIM objects from the NBS National BIM Library in both IFC and Revit format.

NBS Source
PARTNER



manufacture

Every Glazing Vision rooflight is manufactured at our 65,000 sq ft facility in the heart of rural Norfolk.

From initial enquiry to completed rooflight, it all happens under one roof and a visit to our site will find us designing, fabricating, machining, testing, bonding, filing, soldering, powder coating, assembling, cleaning, picking, wrapping, packing and dispatching rooflights to locations across the globe.

installation

Many of our products are designed to be fitted by tradespeople and DIY enthusiasts, all of the information required to install the products can be downloaded online from the Glazing Vision resource centre.

Some of our more advanced rooflights require detailed set up to ensure optimum performance.

Our experienced project managers will work with your architect, builder or contractor to arrange a suitable time to get the rooflight on site, fitted and commissioned with the minimum of disruption.

Having your rooflight fitted by an approved Glazing Vision installer means you benefit from an extended guarantee, whatever the product.

flawless finish

We are very proud of the fact that we have our own environmentally friendly Powder Coating Plant using a Chrome Free conversion coating pre-treatment process.

All in-house painted profiles undergo a vigorous series of tests in our own paint lab which has enabled us to achieve Qualicoat standards for our painting process.

We are an approved Qualicoat Applicator, licence no. 1017, and can thus pass on the full paint warranty from the manufacturers of the powder coat we use which is the Akzo Nobel Interpon D1036 or D2525 range. We are also approved to use Syntha Pulvin coatings, the premier architectural powder coatings brand in Europe.

syntha pulvin |

QUALICOAT

make your space work for you

independent testing

Glazing Vision rooflights have been tested for air permeability, water ingress, impact and fire resistance, thermal performance, life cycle and reliability to name but a few in order to ensure that your rooflight performs and functions as expected.

Our box rooflight range has recently undergone testing to BS EN 1027 for water penetration and hose testing to CWCT standards ensuring that the units can stand up to the worst the weather can throw at it.

We were the first glass rooflight manufacturer to be certificated by the British Board of Agrément and also the first UK rooflight manufacturer to successfully attack test its products to security standard LPS2081, meaning that we are one of the few manufacturers that can supply secure rooflights that are compliant with part Q of the Building Regulations.

These products proved so resistant to attack that they have been awarded the UK Police flagship Secured by Design mark.

BBA APPROVAL INSPECTION TESTING CERTIFICATION
CERTIFICATE 12/4895

'The Flushglaze is the first glass rooflight designed for flat roof applications to be awarded a BBA certificate'

quality assurance

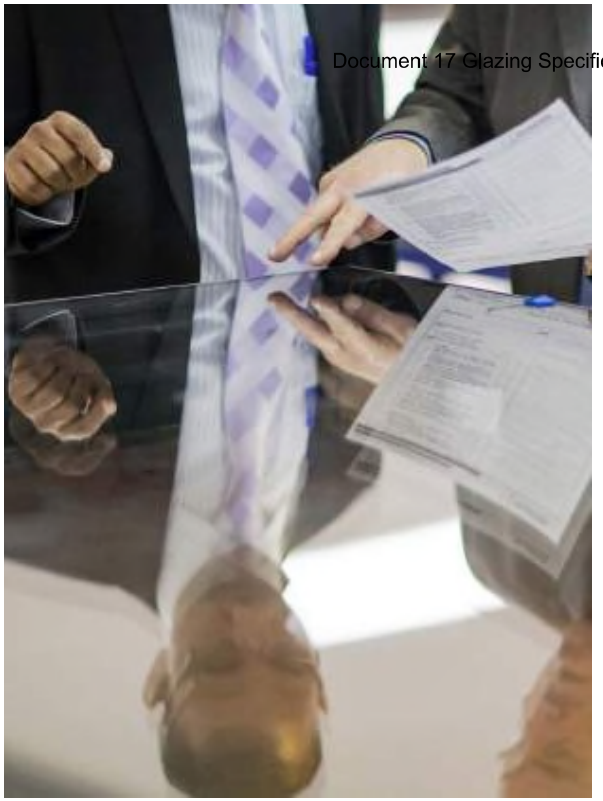
ISO 9001 and ISO 14001

Glazing Vision are ISO 9001 and ISO 14001 certified by BSI under certificate numbers FM 596998 and EMS 613885, so you can be sure we have robust Quality and Environment Management systems and procedures in place which are regularly audited by an external body.

Sustainable manufacturing is incredibly important to our company and the materials we use reflect that, we recycle our waste material and have pioneered the use of non chromate pre treatment of our aluminium extrusions.

Our design ethos is to strive for an elegant product whilst maintaining maximum thermal efficiency with the use of thermal breaks, insulated framework and high performance glass technologies.

bsi. ISO 9001 Quality Management FM 596998 ISO 14001 Environmental Management EMS 613885



environmental, social, and governance (esg)

We know that our work has an impact on the environment, and we have a duty to manage that impact in a responsible and ethical manner. At Glazing Vision, we integrate environmental considerations into everything we do, from product design and manufacturing resources, to disposal at end of life.

Our vision is simple. We want to become carbon neutral, and then carbon negative. To help this, we are committed to enhancing the sustainability of all our products and their manufacture: from design and development and materials purchased for the production process, to the way that we wrap and pack our products.

We also seek to help our customers meet their sustainabilty goals. Our products help the wellbeing of our customers by allowing them to embrace light, air and space within their environments, using our expertise to help transform everyday spaces whilst providing the comfort of thermal efficiency and energy saving opportunities for home-owners from installation of our contemporary and certificated rooflights.

Read our full ESG statement and learn more about our sustainability goals on our website - glazingvision.co.uk/esg

approved CPD

Glazing Vision regularly deliver RIBA approved Continuing Professional Development (CPD) to architectural practices across the UK keeping them informed about constantly changing rooflight and glass technologies.

These seminars provide industry professionals the opportunity to learn about new concepts and understand how they might be implemented into their designs.

We also cover how regulatory requirements may affect the specification process and provide advice helping specifiers avoid problems on site and select the right rooflight for their scheme.

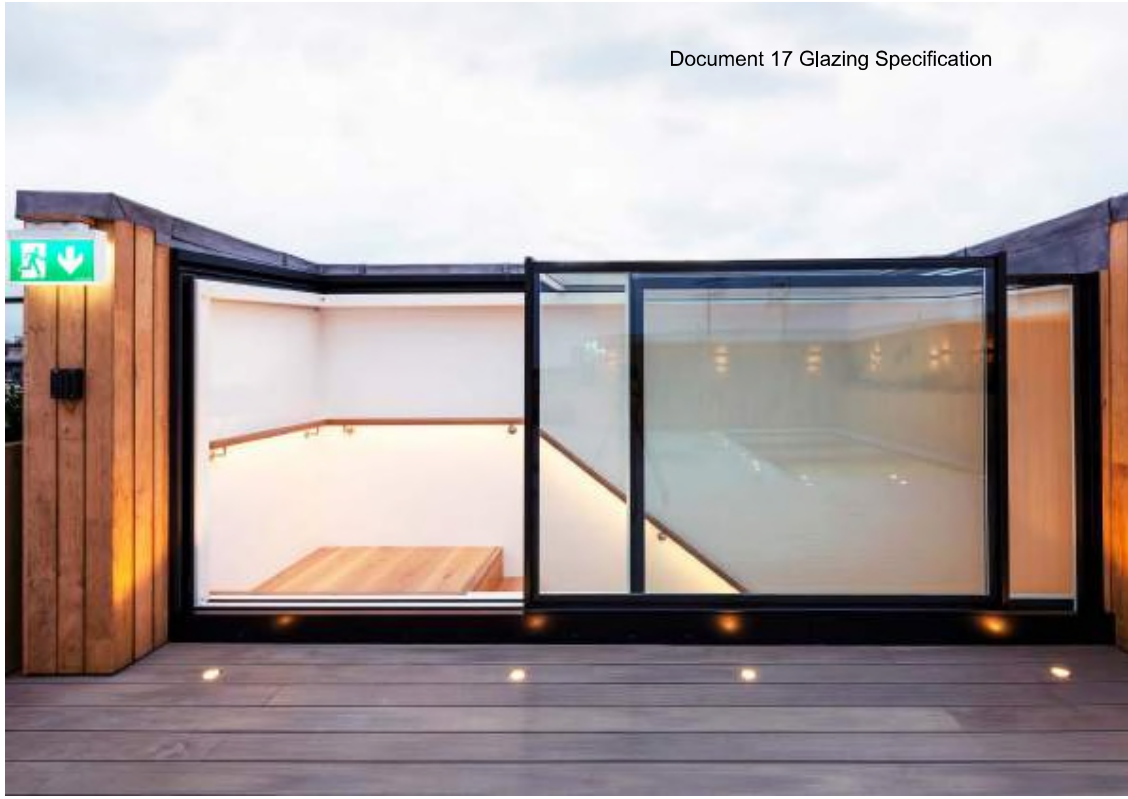
Our CPD's can be presented both in-person or virtually. For further information about our CPD content and how to book visit our website - glazingvision.co.uk/cpd


connect with us

Glazing Vision Ltd
Sawmills Road
Diss
Norfolk
IP22 4RG

01379 658300
sales@glazingvision.co.uk
glazingvision.co.uk

Registered in England No. 2987024
VAT No. 637 7241 26



Perth & Kinross Council

23/00418/FLL | Change of use, alterations and extension to steading to form dwellinghouse | 50 Metres East Of Borland Farm Glendevon Dollar FK14 7JY

Total Consulted: 7 Comments Received: 5 Objections: 0 Supporting: 5

View all comments

Michael Allsop (Supports)

Comment submitted date: Fri 09 Jun 2023

This representation was received within the consultation period and has been submitted by email or letter. The comment submitted date indicates the date it was recorded in our system not the date of receipt of the communication. The comment will be available to view in the documents tab as soon as possible, provided that the content is suitable for publication.

Hazel Cowan (Supports)

Comment submitted date: Fri 09 Jun 2023

This representation was received within the consultation period and has been submitted by email or letter. The comment submitted date indicates the date it was recorded in our system not the date of receipt of the communication. The comment will be available to view in the documents tab as soon as possible, provided that the content is suitable for publication.

Mrs Kirsten Morrison (Supports)

Comment submitted date: Wed 07 Jun 2023

I fully support this application. The positive impact of planning being granted would offer significant opportunities for the future sustainability of Boreland Farm.
Enabling a family to create a new home on land that has been farmed by generations of their family and bringing their love for the farm itself, Glendevon, its community and environment can only be positive for the local area.

Mrs Eleanor Baxter (Supports)

Comment submitted date: Wed 07 Jun 2023

Good use of a derelict building.

Mrs Rhona McNee (Supports)

Comment submitted date: Wed 07 Jun 2023

We support this application to give families the opportunity to move back to the area they grew up in and develop the land in which their family own, so older family members can rely on children and grandchildren to continue the running of family farm. This promotes younger generations to support and enhance the rural community.