



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Email: [onlineapps@pkc.gov.uk](mailto: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 100698913-005

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:	Interurban Developments Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	John	Building Name:	Inveralmond Business Centre
Last Name: *	Russell	Building Number:	6
Telephone Number: *	01738621129	Address 1 (Street): *	Auld Bond Road
Extension Number:		Address 2:	-
Mobile Number:		Town/City: *	Perth
Fax Number:		Country: *	United Kingdom
		Postcode: *	Ph1 3FX
Email Address: *	jr@iudev.co.uk		

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

☐ Individual ☒ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Angus"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Miller"/>	Address 1 (Street): * <input type="text"/>
Company/Organisation	<input type="text" value="Hometown Properties North Ltd"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text"/>
Extension Number:	<input type="text"/>	Country: * <input type="text"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text"/>	

## Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="ACADO HOUSE"/>
Address 2:	<input type="text" value="CAMPMUIR"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="BLAIRGOWRIE"/>
Post Code:	<input type="text" value="PH13 9JF"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="737940"/>	Easting	<input type="text" value="321824"/>
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## 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)

Subdivision of dwellinghouse to form 2 dwellinghouses and associated works

## 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 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.

See Appeal 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)

Appeal Statement, Planning Drawings, Perspective Site Photos, Historic Aerial Imagery, Planning Statement, Decision Notice, Report of Handling.

## Application Details

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

25/00087/FLL

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

23/01/2025

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

04/03/2025

## 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

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

## 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: Mr John Russell

Declaration Date: 27/03/2025

# ACADO HOUSE APPEAL STATEMENT

Our client hopes this short and concise appeal statement assists the Local Review Body's deliberations and enables them to support the proposed subdivision of the existing dwellinghouse to form two homes (consisting of 4-bedroom semi-detached dwelling and a 1-bedroom semi-detached dwelling). There are no significant adverse effects on neighbouring amenity when taking account of the site's characteristics. Furthermore, the proposal contributes to the efficient use of existing housing stock and supports local housing supply within this rural hamlet.

## OFFICERS REPORT OF HANDLING

The case officer's report of handling highlights the main determining issues, the policy background and an assessment on how the relates to the applicable development plan policies. The issues, policies and Case Officer's view on the relationship with the LDP policies are summarised in the table below:-

	POLICIES	COMPLIANCE	PKC COUNCIL CASE OFFICER ASSESSMENT
Roads and Access	NPF4 Policy 13: Sustainable Transport	✓	During the application process Transportation and Development requested further detail on the relationship of the vehicular access and the public road. A condition could ensure that any potential spillage of aggregate onto the public road from the site is avoided.
	LDP Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals	✓	
Drainage and Flooding	NPF4 Policy 22: Flood Risk and Water Management	✓	This could be controlled by a planning condition to ensure appropriate foul and surface water drainage are in place for the proposed dwellinghouse. The building warrant process would review drainage details.
	LDP Policy 53B: Water Environment and Drainage: Foul Drainage and Policy 53C: Water Environment and Drainage: Surface Water Drainage	✓	
Natural Heritage and Biodiversity	NPF4 Policy 1: Tackling the Climate and Nature Crises Policy 2: Climate Mitigation and Adaptation	✓	The proposal satisfies related national and local planning policy.
Rural Homes	NPF4 Policy 17: Rural Homes LDP Policy 19: Housing in the Countryside	Matter Preventing Support	Discussed in greater detail below.
Design	NPF4 Policy Policy 14: Design, Quality and Place	Matter Preventing Support	Discussed in greater detail below.
	LDP Policy 1A: Placemaking and Policy 1B: Placemaking		

## MATTERS PREVENTING SUPPORT

**Reason 1** - The proposal is poorly designed, fails to take account of local context, will have a negative impact on the visual amenity of the area and local character and the proposal will be detrimental to residential amenity and as such is contrary to NPF4 Policy 14 Design, Quality and Place. The proposal is contrary to LDP2 Policy 1 Placemaking of the Perth and Kinross Local Development Plan 2 (2019) as the design, density and siting fails to respect the character and amenity of the place.

**Comment on Identified Planning Matter** - We respectfully disagree with the assertion that the proposal is poorly designed or contrary to the principles of NPF4 Policy 14 (Design, Quality and Place) or LDP2 Policy 1 (Placemaking) of the Perth and Kinross Local Development Plan 2 (2019).

The proposal does not alter the external design or built form of the existing dwellinghouse in any significant way. No extensions are proposed, and external changes are limited to minor alterations to the existing driveway and the delineation of curtilage. These are sensitive in nature and have been designed to respect the existing character and setting of the building and surrounding area. A new biodiversity-rich hedge is proposed to define garden boundaries, providing not only a clear visual delineation but also delivering ecological enhancement in line with wider placemaking and sustainability objectives of NPF4. This element is in keeping with the local landscape character and will not result in any adverse visual impact.

In terms of residential amenity, the proposed subdivision is entirely within the existing footprint and curtilage of the building. It will not result in any overdevelopment, overshadowing, or overlooking. The proposed layout maintains a clear and logical relationship between the two units, ensuring privacy and amenity are safeguarded.

With regard to density, the proposal makes efficient use of an existing building and curtilage, providing an opportunity for modest housing supply without the need for additional land take. This aligns with the principles of compact growth and efficient use of existing housing stock as promoted in national and local policy.

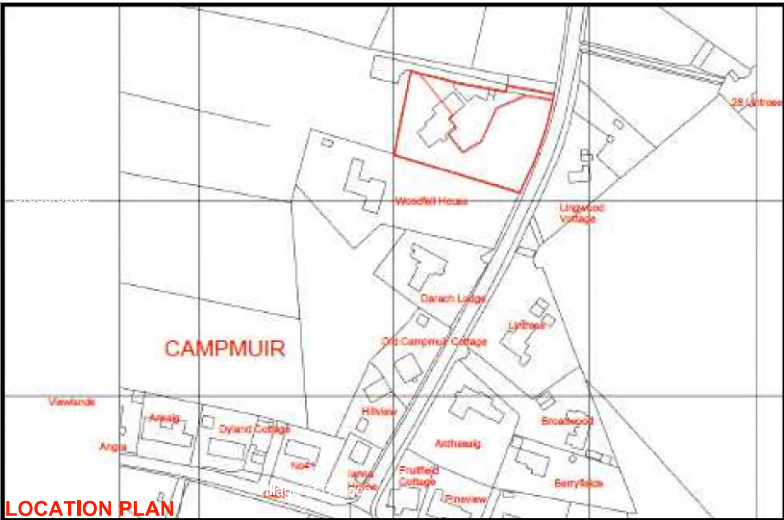
We therefore submit that the proposal is consistent with both NPF4 Policy 14 and LDP2 Policy 1, and constitutes a sustainable and proportionate form of development that respects the existing context and enhances the residential offering in the area. proposals within the without adversely affecting the amenity and character of the area.

**Reason 2** - The proposal is contrary to NPF4 Policy 17 Rural Homes paragraph a) as the scale, siting and design of the proposal to sub divide the plot and create two semi-detached dwellinghouses is not in keeping with the density and character of the area. The proposal is contrary to LDP2 Policy 19: Housing in the Countryside and the related Housing in the Countryside Supplementary Guidance (2020) of the Perth and Kinross Local Development Plan 2 (2019) as the proposal does not extend a building group into a readily definable site; the proposal does not respect the character, scale and form of the existing group; the proposal does not respect and integrate into the existing building pattern; the proposal is not in keeping with the character of the area and will negatively impact the visual amenity of the group; and residential amenity will be negatively impacted by the proposal to sub-divide the plot and create two semi-detached dwellinghouses of marked contrast in scale and design.

**Comment on Identified Planning Matter** - While we note the concerns raised, it is important to highlight that Policy 17(a)(vii) of NPF4 explicitly supports the subdivision of existing homes in rural areas. This proposal aligns with that policy by making efficient use of an existing dwelling without altering its external form or encroaching on open countryside.

Although it is acknowledged that the prevailing character of the area typically comprises larger, single dwellings, the introduction of a modest one-bedroom unit within the existing building offers a complementary form of accommodation that responds to changing rural housing needs. The proposal maintains the overall character and appearance of the site, while also contributing positively to local housing diversity by providing a smaller, more affordable option. Such homes are in growing demand in rural Perthshire and play a vital role in supporting inclusive communities and retaining a younger demographic.

**It is respectfully submitted that the Local Review Body should allow the appeal.**







Location of site

## SITE LOCATION DATA

Grid Reference  
NO 21820 37936

Grid Reference (6 figure)  
NO218379

X (Easting) , Y (Northing)  
321820 , 737936

Latitude , Longitude (decimal)  
56.526921 , -3.2724838

Latitude , Longitude (degs, mins, secs)  
56° 31'37"N , 003° 16'21"W

What3Words :  
topping.simulates.ranged

Address (near) :  
Campmuir, Perth and Kinross, Scotland,  
PH13 9JE, United Kingdom

Postcode (nearest) :  
PH13 9JE



Interurban Developments Ltd  
CONNECTING THE URBAN GRAIN



ID.C.0165 - Acado House,  
Campmuir, Coupar Angus,  
Blairgowrie, PH13 9JF

Client: Angus Miller  
rev. date remark  
0 No Revision

Document Date:  
13.01.2025

Document Phase:  
Planning Documents

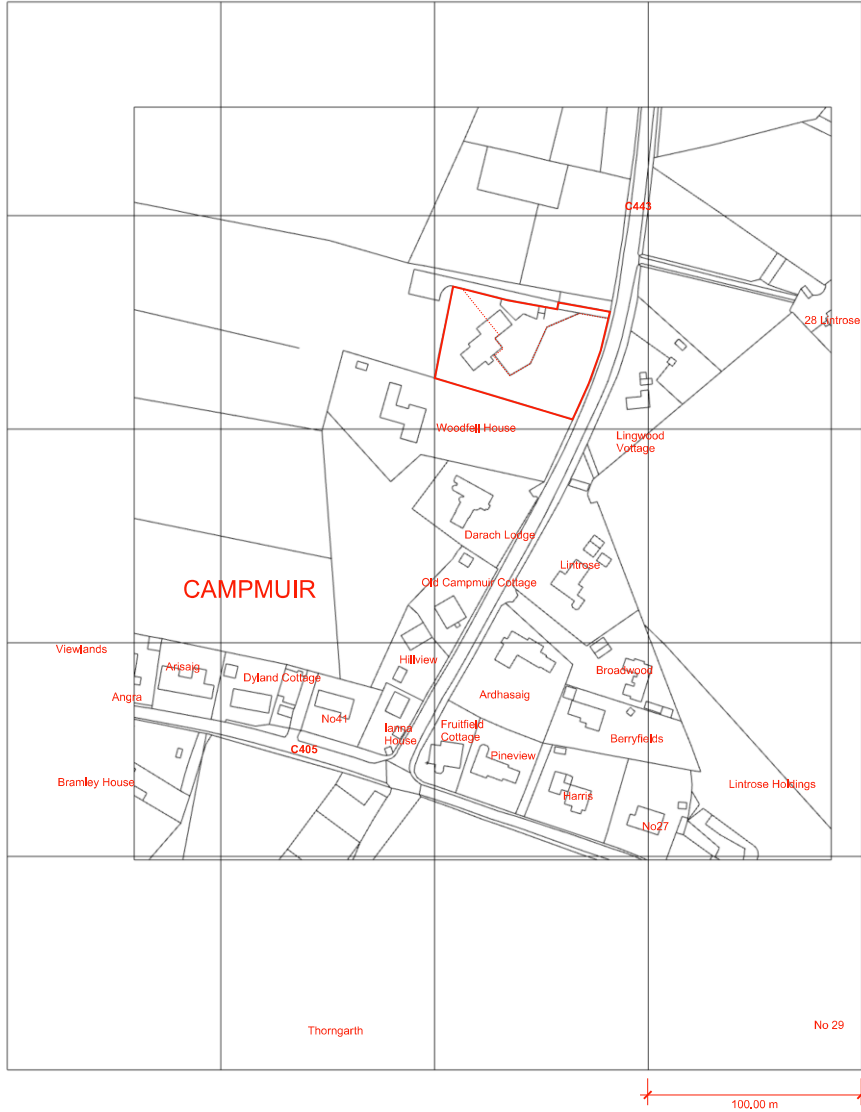
Rural Location  
Plan (Aerial)  
1:5,000

A1.1



1  
A1.1  
Scale 1:5,000  
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Rural Location Plan (Aerial) 1:5,000



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Grid Reference  
NO 21820 37936

Grid Reference (6 figure)  
NO218379

X (Easting) , Y (Northing)  
321820 , 737936

Latitude , Longitude (decimal)  
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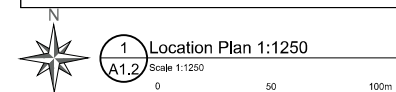
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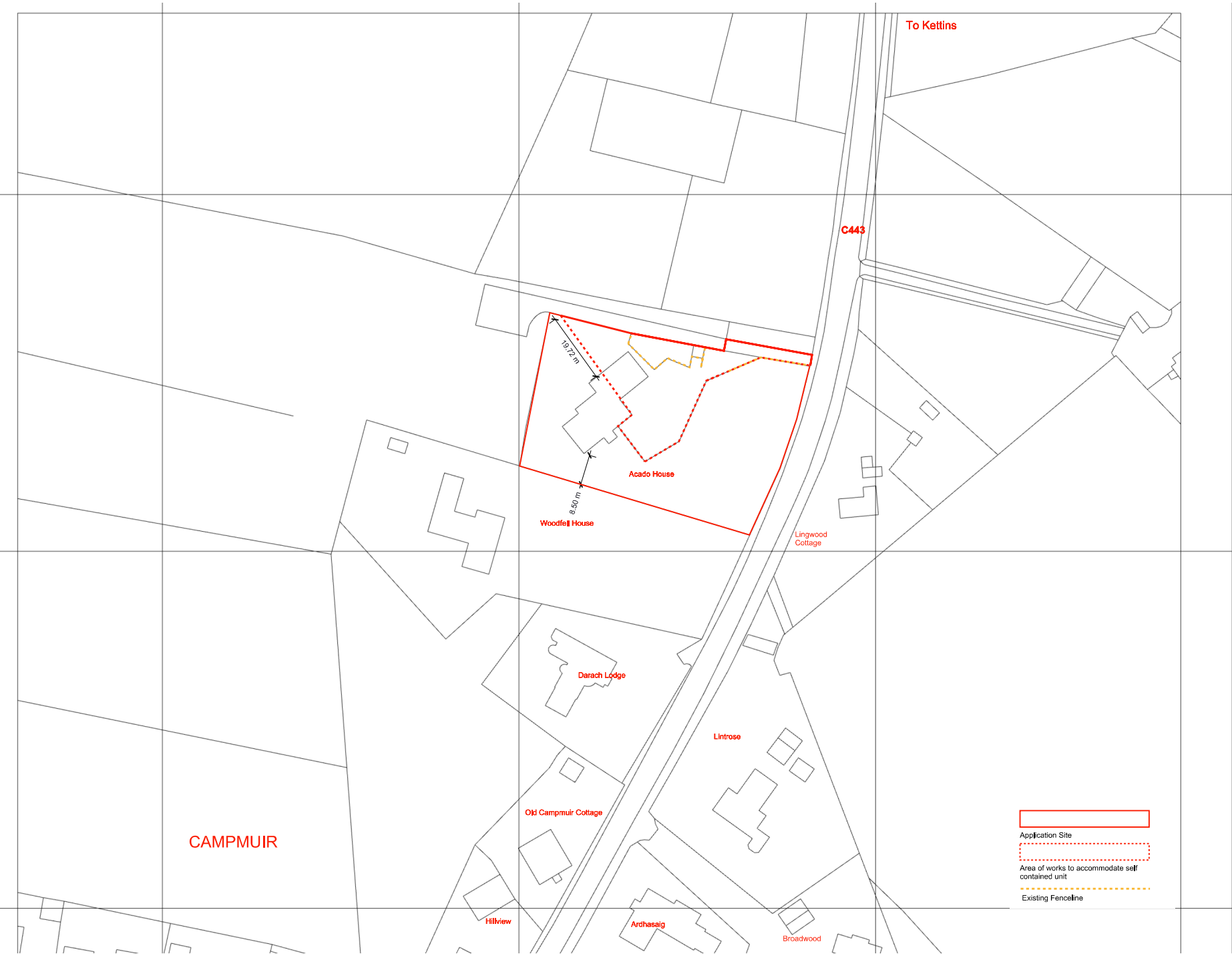
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Planning Documents

Location Plan  
1:1250



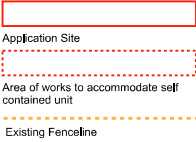
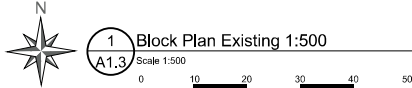


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Aerial Imagery.  
(c) Trimble Maps



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Client: Angus Miller

rev.	date	remark
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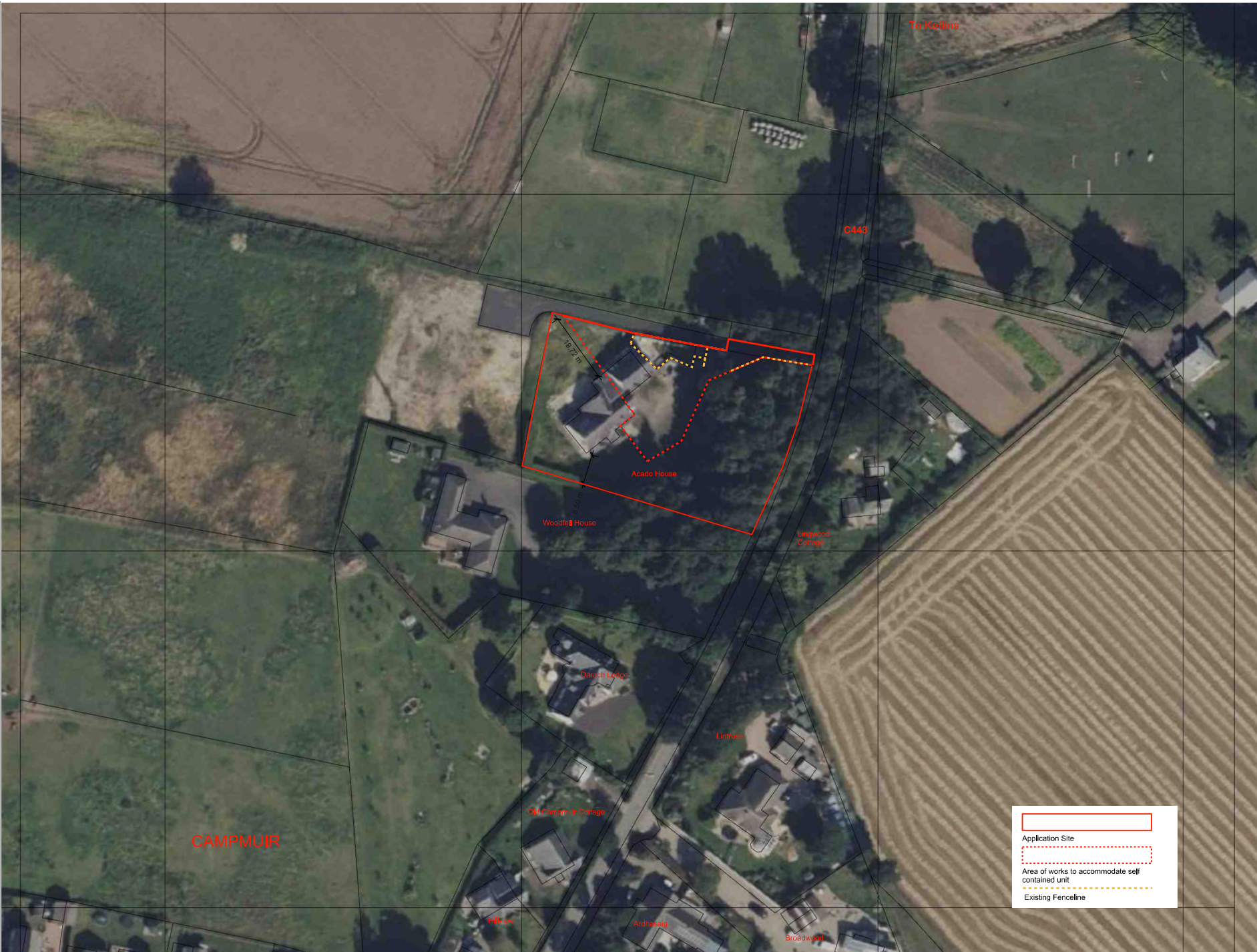
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13.01.2025

Document Phase:  
Planning Documents

**Block Plan  
Existing 1:500**

**A1.3**



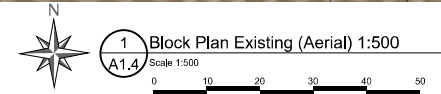


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Aerial imagery.  
(c) Trimble Maps



1 Block Plan Existing (Aerial) 1:500  
A1.4 Scale 1:500



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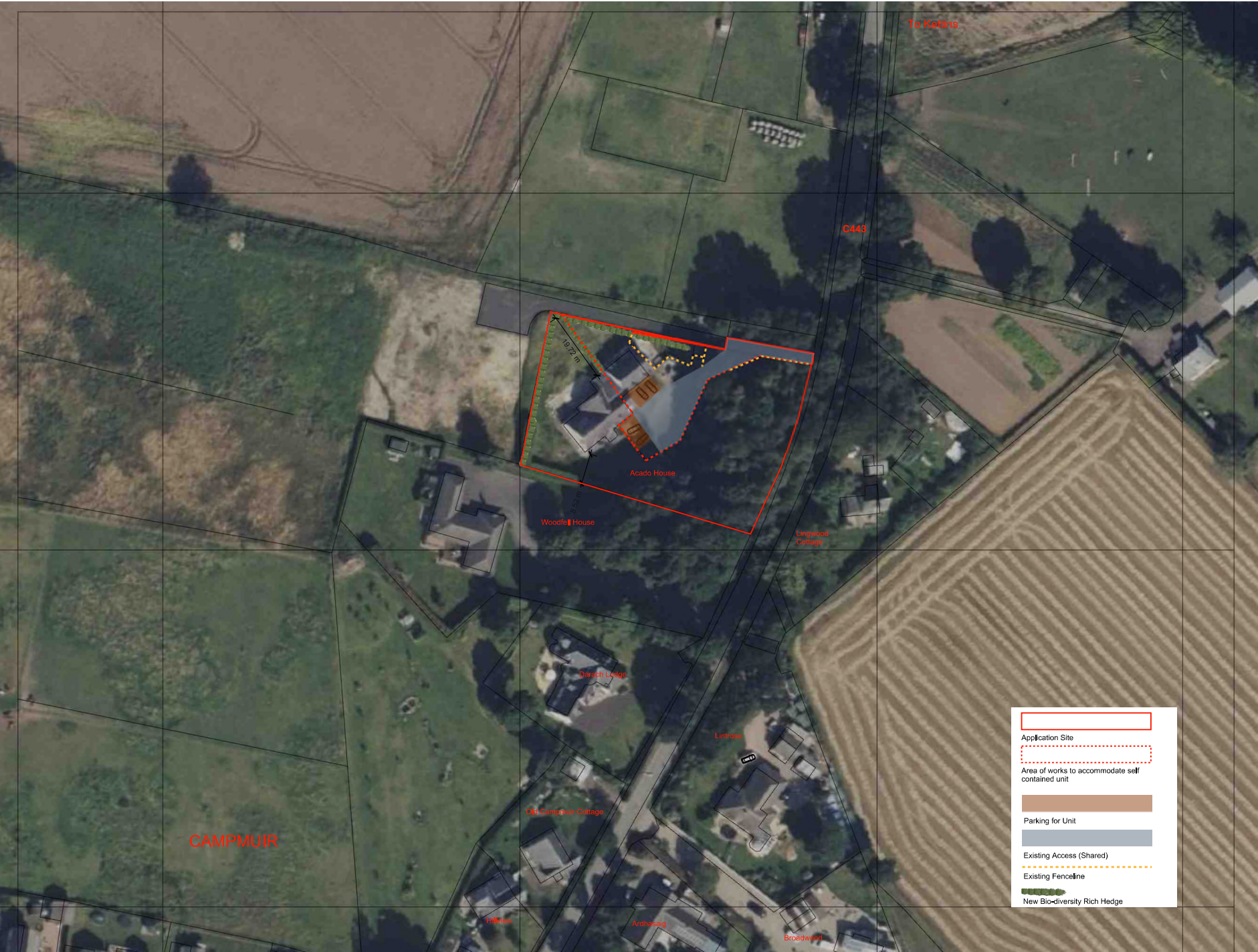
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Block Plan  
Existing (Aerial)  
1:500

A1.4





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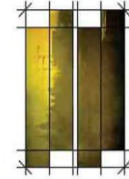
Aerial Imagery.  
(c) Trimble Maps



1  
A1.5

Block Plan Proposed (Aerial)1:500  
Scale 1:500

0 10 20 30 40 50



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Document Date:  
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Document Phase:  
Planning Documents

Block Plan  
Proposed  
(Aerial)1:500

A1.5



RURAL HEDGEROW SPECIES MIX

Species	Common Name	Percentage	Species
	MAIN	70%	Key
<i>Crataegus monogyna</i>	Hawthorn	35	
<i>Prunus spinosa</i>	Blackthorn	35	
	Interplant	30%	
<i>Corylus avellana</i>	Hazel	5	
<i>Ilex aquifolium</i>	Holly	4	
<i>Rosa canina</i>	Dog Rose	4	
<i>Acer campestre</i>	Field Maple	4	
<i>Cornus sanguinea</i>	Dogwood	4	
<i>Euonymus europaeus</i>	Spindle	4	
<i>Ligustrum vulgare</i>	Wild Privet	5	

Cultivation

All hedgerow planting should be carried out in accordance with BS4428:1989, Code of practice for general landscape operations (excluding hard surfaces). Hedgerow shrubs should either be notch planted or trench planted. Hedge trenches should be dug to a minimum depth of 400mm and width of 600mm, with the plants put into the ground at the same depth at which they had been previously grown in the nursery. All plants need to be well heeled in after planting and watered in during dry weather. Most hedging plants are supplied as bare root specimens, and it is important to make sure that the roots do not dry out, therefore it is advisable to keep them under a moist cloth or in a bucket of water during planting. Hedges should only be planted between November and March, while plants are still dormant. Avoid planting in very cold or wet weather. Details of the cultivation method proposed and a planting schedule should be included in the hedgerow scheme.

If hedgerow trees are to be included these should be spaced at least 30m apart to prevent them overshadowing the hedge. To establish trees, they can be planted in the line of the new hedge along with the hedge plants, but use tree shelters to allow their identification during maintenance. Suitable tree species include oak, ash, willow, field maple, and wild cherry.

Planting Specification

Hedging should be planted in two, staggered rows at a density of not less than 5 per meter with approximately 450mm between plants in the same row, and 300-400mm between rows. The interplant whips/transplants should be planted within this pattern in groups of 2/3.

Protection

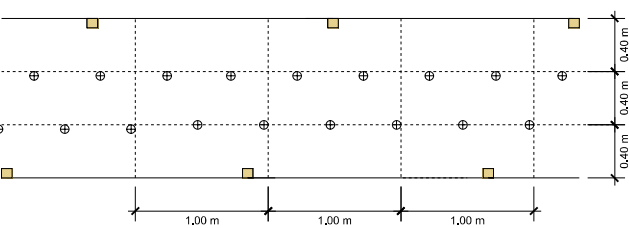
The level of protection will depend on the level of perceived grazing. If protecting from livestock, then permanent fencing will probably be required of sufficient height to restrict grazing over the top. Where a double fence is applicable, the fences must be a minimum width of 2 metres apart. The fences should be of treated wooden posts with galvanised stock netting and wire to a height of 1.4m.

Maintenance

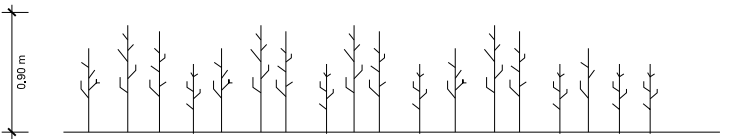
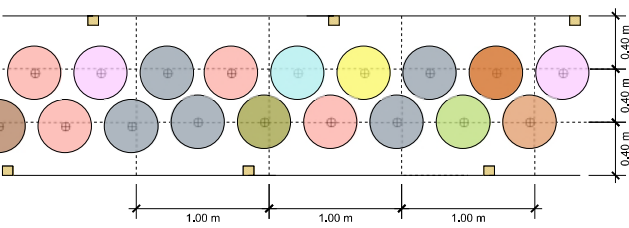
It is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built (Wildlife and Countryside Act, 1981). It is therefore best to trim hedges in January or February to avoid the destruction of bird's nests (present from March to August) and also to allow any berry crop to be used by wintering birds (September to December). Trim on a two- or three-year rotation, rather than annually. This ensures that thick nesting cover is available and increases the berry crop and populations of over-wintering insects.

When trimmed, deciduous species tend to respond by producing numerous shoots at the point of cut, which means that hedge trimming can promote faster growth at the tops and sides of hedges and cause the plant to expend less energy at the base where gaps start to appear. Therefore, "A" shaped or "topped A shaped" hedge trimming is best for hedge viability and for wildlife. To trim the hedge it is best to use reciprocating bar cutters which slice through branches. These leave a neater cut, which has a better chance of healing without infection, than hedges cut by a mechanical flail, which damage branches, and result in a shattered, ugly hedge.

Planting Pattern of whips



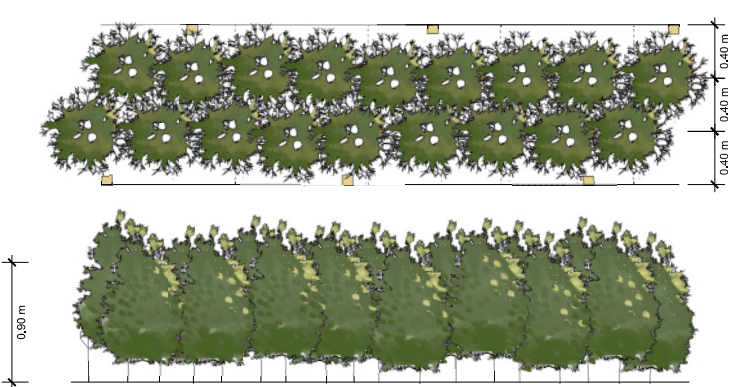
Planting Pattern of species (indicative)



Whips with initial growth



Established Hedge Planting

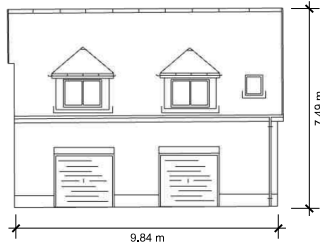


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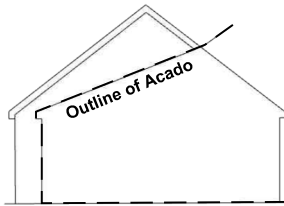
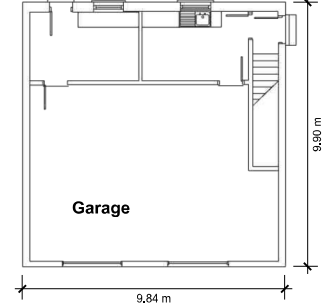
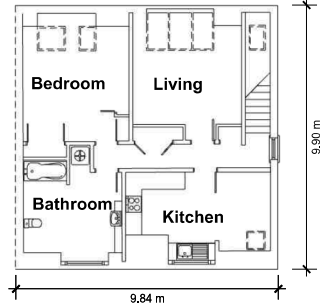
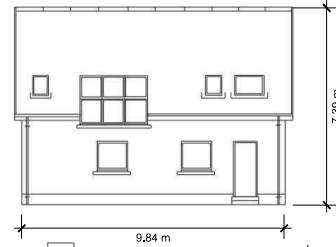
Document Date:  
20.01.2025  
Document Phase:  
Planning Documents  
Rural  
Hedgerow  
Specification



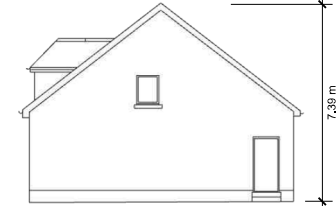
South Elevation



North Elevation



West Elevation



East Elevation

Existing Materials:-  
Grey Slate Roof  
Render to walls



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Campmuir, Coupar Angus,  
Blairgowrie, PH13 9JF**

Client: Angus Miller

rev. date remark  
0 16/03/2023 No Revision

Document Date:  
20.01.2025

Document Phase:  
Planning Documents

**Elevation  
FloorPlans  
1:100**

**A1.2**



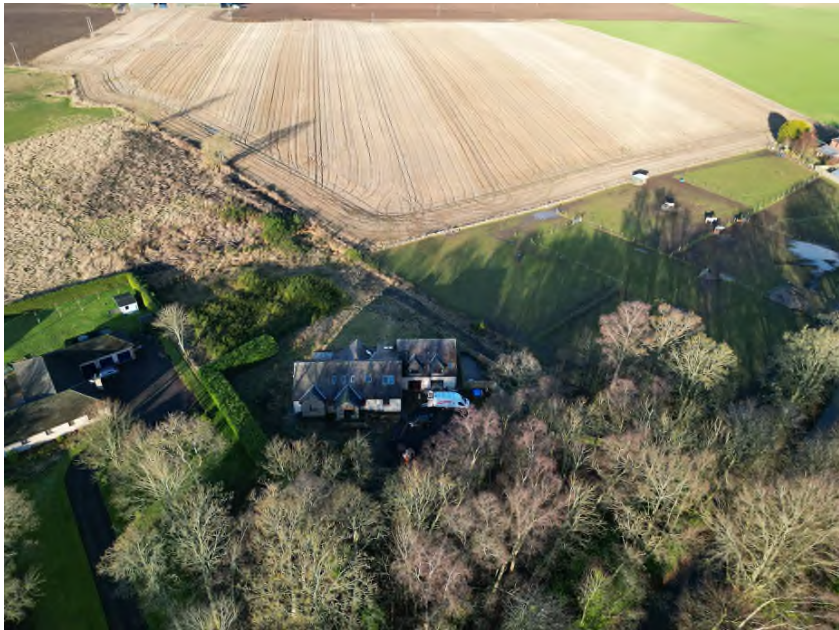
1	Plate 1
A0.1	NTS



2	Plate 2
A0.1	NTS



3	Plate 3
A0.1	NTS



4	Plate 4
A0.1	NTS



ID.C.0165 - Acado  
House, Campmuir,  
Client: Angus Miller

rev.	date	remark
0	<R Date>	No Revision

Document Date:  
16.01.2025

Document Phase:  
Planning Documents

Site Inspection  
Photographs  
(Slide A)

**A0.1**





12/2010  
Aerial Imagery

1 Plate 1  
A0.2 NTS



06/2018  
Aerial Imagery

2 Plate 2  
A0.2 NTS



05/2020  
Aerial Imagery

3 Plate 3  
A0.2 NTS



07/2021  
Aerial Imagery

4 Plate 4  
A0.2 NTS



ID.C.0165 - Acado  
House, Campmuir,  
Client: Angus Miller

rev. date remark  
0 <R Date> No Revision

Document Date:  
16.01.2025

Document Phase:  
Planning Documents

Historic Aerial  
Imagery (Slide  
B)

**A0.2**





**OUR REF:**

**ID.C.0165**

**SITE LOCATION:**

**Acado House, Campmuir, Coupar Angus,  
Blairgowrie, PH13 9JF**

**PROPOSAL:**

**Change of use to form self-contained dwellinghouse with  
associated infrastructure**

**PLANNING STATEMENT**

**DOCUMENT PREPERATION**

Prepared For	Contact Details	
-	C/O Interurban Developments Ltd Inveralmond Business Centre 6 Auldbond Road Perth PH13FX	

Prepared by	Qualifications	Title
J Russell	MRTPI AssocRICS	Director

**DOCUMENT CONTROL**

Issue	Date	Version
1	-	Draft 1
2	-	Draft 2
3	-	Final

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## 1. INTRODUCTION AND THE SITE

- 1.1 Acado House is located within the hamlet of Campmuir to the North of Woodfell House on the C443 Public Road. The settlement of Burrelton and Woodside is located to the west and Coupar Angus to the North.
- 1.2 The site was originally approved in outline under application 02/01962/OUT. A subsequent application for reserved matters was withdrawn 03/01846/REM but application 04/0161/REM for reserved matters was approved.
- 1.3 A review of historic aerial imagery (9\_IDC0165\_A0\_Site\_Historic\_Aerial\_Imagery) illustrates the Acado garage was built-in December 2010 with the two dormer windows incorporated in the south elevation and the Velux window arrangement in the north elevation. Therefore, corresponding with the plans and elevations submitted with this application (7\_IDC0165\_A1\_Elevation\_Floorplans 1100).
- 1.4 The client is seeking to change the use of part of the accommodation into a self-contained dwellinghouse.
- 1.5 The proposal would utilise the existing access arrangements and carparking hardstanding. Although parking areas would be delineated for Acado house and the proposed self-contained unit. Further delineation to the site boundaries of Acado will be undertaken with a bio-diversity rich native hedging. This will also define the private garden ground of Acado as well as the proposed self-contained unit.
- 1.6 The site falls within the Strathmore and Glens Housing Market Area.

## 2. POLICY ASSESSMENT AND MATERIAL CONSIDERATIONS

- 2.1 There is a duty imposed on the Planning Authority through Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) which requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. With this in mind the applicable Development Plans are Scottish Government's National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2019 (PKCLDP 2019).



- 2.2 NPF4 now focuses on the following overarching principles, Sustainable Places, Liveable Places and Productive Places. The strategy plays a key role in delivering on the United Nations Sustainable Development Goals, as well as the Scottish Government's national outcomes. The twin global climate and nature crises are also at the heart of the vision for a future Scotland to ensure decisions made today will be in the long-term interest of Scotland.



**Sustainable Places**



**Liveable Places**



**Productive Places**

- 2.3 A policy table has been created below. The two columns are colour coded to illustrate how the detailed NPF4 and Local Authorities Development Plan Policies relate to the overarching principles.



- 2.4 The following policies are applicable in the determination of the planning application:-

**Table 4.2 – National Planning Framework 4 and Local Development Plan Policies**

<b>NPF4 Policy</b>	<b>LDP Policy</b>
NPF4 Policy 1: Tackling the climate and nature crises	
NPF4 Policy 2: Climate mitigation and adaptation	
NPF4 Policy 3: Biodiversity	PKC Policy 41: Biodiversity
NPF4 Policy 5: Soils	PKC Policy 50: Prime Agricultural Land
NPF4 Policy 6: Forestry, woodland and trees	PKC Policy 40: Forestry, Woodland and Trees
NPF4 Policy 13: Sustainable transport	PKC Policy 60: Transport Standards and Accessibility Requirements
NPF4 Policy 14: Design, quality and place	PKC Policy 1A: Placemaking PKC Policy 1B: Placemaking
NPF4 Policy 17: Rural homes	PKC Policy 6: Settlement Boundaries PKC Policy 19: Housing in the Countryside
NPF4 Policy 18: Infrastructure first	PKC Policy 5: Infrastructure Contributions
NPF4 Policy 20: Blue and green infrastructure	PKC Policy 42: Green Infrastructure

- 2.5 The decision maker will also have to identify all the other material considerations which are relevant to the application and to which they should have regard (City of Edinburgh District Council v Secretary of State for Scotland and Revival Properties Ltd 1997 SCLR112). The following material considerations are pertinent taking account of the site analysis: -

**Table 4.3 – Material Considerations**

<b>MATERIAL CONSIDERATIONS</b>
Supplementary Guidance - Placemaking
Supplementary Guidance - Housing in the Countryside
Supplementary Guidance - Developer Contributions & Affordable Housing

- 2.6 The policy assessment below takes cognisance of the applicable policies and material considerations. When reading the development plan as a whole the proposal is considered to meet the aims of the development plan and there is no material consideration of significant weight that would indicate that the application should not be approved.

**Table 4.4 – Policy Assessment National Planning Framework 4 and Local Development Plan Policies**

NPF4 Policy LDP Policy Material Considerations	Interurban Policy Assessment
NPF4 Policy 1: Tackling the climate and nature crises	<p>The site does not fall within any area designated for its flora, fauna or habitat.</p> <p>The existing tree resource at the site frontage will be unaffected by this proposal.</p> <p>The proposed subdivision of the existing dwelling to create a one-bedroom house aligns with the principles of Policy 1 under NPF4 by promoting sustainable development that addresses the global climate and nature crises.</p> <p>By utilising an existing building footprint, the proposal minimises the need for new land take, thereby reducing emissions associated with new construction and preserving the natural landscape. The one-bedroom unit supports efficient use of resources and energy, promoting a low-carbon lifestyle.</p> <p>Additionally, the development integrates measures to enhance biodiversity and contribute to nature recovery, such as incorporating a bio-diversity rich hedge planting specification is proposed to reinforce and delineate the site boundaries.</p>
NPF4 Policy 2: Climate mitigation and adaptation	<p>The proposed subdivision of the existing dwelling to create a one-bedroom house aligns with the principles of Policy 2 in the National Planning Framework 4 (NPF4) by promoting sustainable use of existing resources and minimizing lifecycle greenhouse gas emissions. By utilizing an existing structure, the proposal reduces the need for new construction materials and associated emissions.</p> <p>This approach supports climate adaptation by re-purposing existing buildings, ensuring resilience to current and future climate impacts while avoiding the need for development in more vulnerable or ecologically sensitive areas.</p>
NPF4 Policy 3: Biodiversity PKC Policy 41: Biodiversity	<p>The development avoids the felling of trees, ensuring the retention of existing natural habitats.</p> <p>Furthermore, the proposal includes the planting of a biodiversity-rich native hedge to define the site curtilage, which will strengthen local nature networks, enhance habitat connectivity, and support the reversal of biodiversity loss. These actions demonstrate a commitment to integrating nature-based solutions, consistent with the policy's intent to</p>

	promote ecological connectivity and deliver positive effects for biodiversity through development.
NPF4 Policy 5: Soils PKC Policy 50: Prime Agricultural Land	<p>The proposal will not result in the loss of prime agricultural land as the proposal it prioritises the reuse of existing land and structures, thereby minimising soil disturbance and avoiding the need for additional undeveloped land.</p> <p>This approach aligns with the mitigation hierarchy by avoiding unnecessary disruption to valuable soils and promoting sustainable land use.</p> <p>The subdivision will maintain the compact footprint of the existing development, and utilise the existing parking hard standing avoiding the need for surrounding soils from sealing, compaction, or erosion.</p>
NPF4 Policy 6: Forestry, woodland and trees PKC Policy 40: Forestry, Woodland and Trees	The proposal commits to maintaining all existing trees, with no encroachment on or adverse impact to these important natural features. This approach avoids habitat fragmentation and supports ecological connectivity, in line with the policy's emphasis on protecting trees of biodiversity value and enhancing woodland coverage.
NPF4 Policy 13: Sustainable transport PKC Policy 60: Transport Standards and Accessibility Requirements	<p>The 'Sustainable Travel' definition within Annex F of National Planning Framework 4 confirms the following:-</p> <p>Sustainable travel includes travel by the top three modes in the sustainable travel hierarchy. It is recognised that in some locations, particularly in rural areas, where the top three modes have been judged as unfeasible for day to day travel, low emissions vehicles and shared transport options will play an important role.</p> <p>The proposed subdivision of the existing dwelling in this rural area to create a one-bedroom dwelling complies with the principles outlined in National Planning Framework 4 (NPF4) by supporting sustainable and inclusive living arrangements. While the proposal will likely be reliant on private car travel there are walking and cycling routes to enable connectivity with Burrelton and Woodside as well as Coupar Angus.</p>
NPF4 Policy 14: Design, quality and place PKC Policy 1A: Placemaking PKC Policy 1B: Placemaking	The subdivision ensures that the development respects and enhances the rural character and context of the area, supporting the <b>six qualities of successful places</b> . The new dwelling will be <b>healthy</b> , promoting well-being by maintaining access to natural surroundings; <b>pleasant</b> , the design harmonises with the existing building and landscape; and <b>distinctive</b> , reflecting the rural vernacular to preserve local identity. The subdivision will also be <b>sustainable</b> , making efficient use of the existing building by reducing resource demand. The proposal illustrates adaptability allowing

	<p>flexibility in use overtime while supporting local housing needs.</p> <p>There are not considered to be any adverse residential amenity impacts associated with the proposal (overlooking, overshadowing) while a sufficient and useable areas of private amenity space can cater for the amenity needs of the occupants.</p>
<p>NPF4 Policy 17: Rural homes</p> <p>PKC Policy 6: Settlement Boundaries</p> <p>PKC Policy 19: Housing in the Countryside</p>	<p>The subdivision is appropriately scaled to ensure it remains in keeping with the character of the surrounding rural area. By utilising part of the existing residential dwelling, the proposal makes efficient use of the existing built environment, minimising additional development pressure on the countryside.</p> <p>The new one-bedroom home will contribute to meeting local housing needs by providing a smaller, affordable option, which is in demand in Perthshire's rural areas to retain a younger demographic.</p> <p>It is worth noting the Policy 17(a)(vii) of the National Planning Framework 4 (NPF4) allows for the subdivision of existing rural homes. As discussed under the design placemaking policies the proposal still retains its rural characteristics and is not detrimental to residential amenity. The use of the site will not result in a significant adverse impact on infrastructure capacity, especially when taking account of the infrastructure heading below.</p> <p>At this juncture it is worth noting that NPF4 is part of the statutory development plan under the Planning (Scotland) Act 2019. Planning authorities are legally required to consider it when making decisions on planning applications. If there is a conflict between the policies in NPF4 and those in an existing local development plan, NPF4 policies will take precedence.</p> <p>There is a conflict between this policy and PKC Policy 6: Settlement Boundaries and PKC Policy 19: Housing in the Countryside as they offer no such support for the subdivision of existing rural homes. Therefore the NPF4 Policy should take precedence.</p>
<p>NPF4 Policy 18: Infrastructure first</p> <p>PKC Policy 5: Infrastructure Contributions</p>	<p>The subdivision leverages current assets, reducing the need for extensive new infrastructure, aligning with the policy's focus on minimising resource use and prioritising low-carbon solutions.</p> <p>The PKC Developer Contribution policies have been reviewed. As the proposal relates to a one-bedroom dwelling house education contributions are not applicable and from a review of the Appendix 3 – Transport Infrastructure Application Area</p>

	the site falls outwith both the 'Full' and 'Reduced' contribution Areas.
NPF4 Policy 20: Blue and green infrastructure PKC Policy 42: Green Infrastructure	<p>By reusing and adapting an existing building this minimises the need for new construction, the development avoids the fragmentation or net loss of existing blue and green infrastructure, thus maintaining the integrity of the surrounding natural networks.</p> <p>The proposal will utilise the existing drainage/blue infrastructure on the site while new green infrastructure consisting of a native rich biodiversity hedging will be installed to define and reinforce the site curtilage.</p>

### 3. CONCLUSIONS

- 3.1 There is a duty imposed on the Planning Authority through Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) which requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.
- 3.2 The applicable Development Plans are Scottish Government's National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2019 (PKCLDP 2019) which have been considered above along with material considerations.
- 3.3 The decision maker must remember that development plan policy is not an end in itself but a means to the end of coherent and reasonably predictable decision-making in the public interest. Often there will be policies that conflict with each other and the underlying aims of the policies and development plan as a whole need to be considered and balanced.
- 3.4 In this case the formation of the one-bedroom dwelling is considered to meet the aims of National Planning Framework 4. A conflict between the policies in NPF4 and Perth and Kinross Local Development Plan 2019 (PKCLDP 2019) has been identified. Recent legal cases in Scotland have affirmed that the National Planning Framework 4 (NPF4) takes precedence over Local Development Plans (LDPs) when conflicts arise (Miller Homes Ltd v. Scottish Ministers [2024] and Tesco Stores Ltd v. Perth and Kinross Council [2024]). These cases underscore the legal principle that, following its adoption, NPF4 holds supremacy over earlier LDPs, ensuring that planning decisions align with Scotland's national objectives
- 3.5 Taking the above into account it is respectfully requested that the case officer approves the application.



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Email: [onlineapps@pkc.gov.uk](mailto: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 100698913-002

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.

## Type of Application

What is this application for? Please select one of the following: \*

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Change of use to form self contained dwellinghouse with associated infrastructure

Is this a temporary permission? \*

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*

☐ Yes ☒ No

Has the work already been started and/or completed? \*

☒ No ☐ Yes – Started ☐ Yes - Completed

## 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

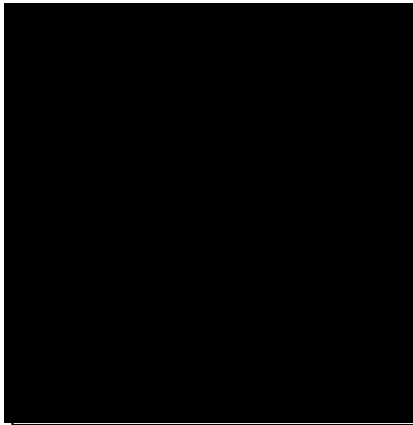
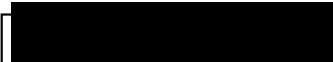
Company/Organisation:	Interurban Developments Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	John	Building Name:	Inveralmond Business Centre
Last Name: *	Russell	Building Number:	6
Telephone Number: *	01738621129	Address 1 (Street): *	Auld Bond Road
Extension Number:		Address 2:	-
Mobile Number:		Town/City: *	Perth
Fax Number:		Country: *	United Kingdom
		Postcode: *	Ph1 3FX
Email Address: *	jr@iudev.co.uk		

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

☐ Individual ☒ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Angus	Building Number:	
Last Name: *	Miller	Address 1 (Street): *	
Company/Organisation	Hometown Properties North Ltd	Address 2:	
Telephone Number: *		Town/City: *	
Extension Number:		Country: *	
Mobile Number:		Postcode: *	
Fax Number:			
Email Address: *			



## Site Address Details

Planning Authority:

Perth and Kinross Council

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

Address 1:

ACADO HOUSE

Address 2:

CAMPMUIR

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

BLAIRGOWRIE

Post Code:

PH13 9JF

Please identify/describe the location of the site or sites

Northing

737940

Easting

321824

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

☐ Yes ☒ No

## Site Area

Please state the site area:

1030.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

Part of existing Acado Dwellinghouse.

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

<p>Are you proposing any change to public paths, public rights of way or affecting any public right of access? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.</p>	
<p>How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?</p>	<div style="border: 1px solid black; padding: 2px 10px;">4</div>
<p>How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *</p>	<div style="border: 1px solid black; padding: 2px 10px;">6</div>
<p>Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).</p>	
<h2 style="margin: 0;">Water Supply and Drainage Arrangements</h2>	
<p>Will your proposal require new or altered water supply or drainage arrangements? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Do your proposals make provision for sustainable drainage of surface water?? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (e.g. SUDS arrangements) *</p> <p>Note:-</p> <p>Please include details of SUDS arrangements on your plans</p> <p>Selecting 'No' to the above question means that you could be in breach of Environmental legislation.</p>	
<p>Are you proposing to connect to the public water supply network? *</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No, using a private water supply</p> <p><input type="checkbox"/> No connection required</p> <p>If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).</p>	
<h2 style="margin: 0;">Assessment of Flood Risk</h2>	
<p>Is the site within an area of known risk of flooding? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p> <p>If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.</p> <p>Do you think your proposal may increase the flood risk elsewhere? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p>	
<h2 style="margin: 0;">Trees</h2>	
<p>Are there any trees on or adjacent to the application site? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.</p>	
<h2 style="margin: 0;">Waste Storage and Collection</h2>	
<p>Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	

If Yes or No, please provide further details: \* (Max 500 characters)

Utilise existing in curtilage waste/recyclate storage locations.

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

☒ Yes ☐ No

How many units do you propose in total? \*

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

☐ Yes ☒ No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? \*

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

☐ Yes ☒ No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

☒ Yes ☐ No

Is any of the land part of an agricultural holding? \*

☐ Yes ☒ No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

# Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired,) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: John Russell

On behalf of: Hometown Properties North Ltd

Date: 22/01/2025

☒ Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☐ Elevations.
- ☐ Floor plans.
- ☐ Cross sections.
- ☐ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☒ Landscape plan.
- ☒ Photographs and/or photomontages.
- ☐ Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. \*

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. \*

☐ Yes ☒ N/A

A Flood Risk Assessment. \*

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). \*

☐ Yes ☒ N/A

Drainage/SUDS layout. \*

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. \*

☐ Yes ☒ N/A

Habitat Survey. \*

☐ Yes ☒ N/A

A Processing Agreement. \*

☐ Yes ☒ N/A

Other Statements (please specify). (Max 500 characters)

Planning Statement

## Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr John Russell

Declaration Date: 22/01/2025

## Payment Details

Pay Direct

Created: 22/01/2025 14:57



Hometown Properties North Ltd  
c/o Interurban Developments Ltd  
John Russell  
Inveralmond Business Centre  
6 Auld Bond Road  
Perth  
Ph1 3FX

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date of Notice: 4<sup>th</sup> March 2025

## TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **25/00087/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 30th January 2025 for Planning Permission for **Subdivision of dwellinghouse to form 2 dwellinghouses and associated works Acado House Campmuir Blairgowrie PH13 9JF**

**Kristian Smith**  
**Development Management and Building Standards Service Manager**

### Reasons for Refusal

1. The proposal is poorly designed, fails to take account of local context, will have a negative impact on the visual amenity of the area and local character and the proposal will be detrimental to residential amenity and as such is contrary to NPF4 Policy 14 Design, Quality and Place. The proposal is contrary to LDP2 Policy 1 Placemaking of the Perth and Kinross Local Development Plan 2 (2019) as the design, density and siting fails to respect the character and amenity of the place.
2. The proposal is contrary to NPF4 Policy 17 Rural Homes paragraph a) as the scale, siting and design of the proposal to sub divide the plot and create two semi-detached dwellinghouses is not in keeping with the density and character of the area. The proposal is contrary to LDP2 Policy 19: Housing in the Countryside and the related Housing in the Countryside Supplementary Guidance (2020) of the Perth and Kinross Local Development Plan 2 (2019) as the proposal does not extend a building group into a readily definable site; the proposal does not respect the character, scale and form of the existing group; the proposal does not respect and integrate into the existing building pattern; the proposal is not in keeping with the character of the area and will negatively impact the visual amenity of the group; and residential amenity will be negatively impacted by the proposal to sub-divide the plot and create two semi-detached dwellinghouses of marked contrast in scale and design.

## **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](http://www.pkc.gov.uk) "Online Planning Applications" page

## **Plan Reference**

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# REPORT OF HANDLING

## DELEGATED REPORT

Ref No	25/00087/FLL	
Ward No	P2- Strathmore	
Due Determination Date	29th March 2025	
Draft Report Date	3rd March 2025	
Report Issued by	Claire Myles	Date 3/3/25

**PROPOSAL:** Subdivision of dwellinghouse to form 2 dwellinghouses and associated works

**LOCATION:** Acado House, Campmuir, Blairgowrie PH13 9JF

### 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

The application is for the subdivision of a dwellinghouse to form two dwellinghouses and associated works. It seeks to change the use of a garage attached to an existing 4-bedroom dwellinghouse into a self-contained one-bedroom dwellinghouse.

The proposal would utilise the existing access arrangements and carparking hardstanding. Parking would be delineated for the existing dwellinghouse and the proposed self-contained unit. Further delineation to the site boundaries will be undertaken with a biodiversity rich native hedging. This will also define the private garden ground of Acado as well as the proposed self-contained unit.

Acado House is located within the hamlet of Campmuir and is accessed from the C443 Public Road.

### SITE HISTORY

02/01926/OUT Erection of dwellinghouse and garage (in outline) on 21 January 2003 Application Approved  
03/01846/REM Erection of a house and garage (Reserved Matters) 10 March 2004 Application Withdrawn



04/01631/REM Erection of a dwellinghouse and garage (Reserved Matters)  
23 September 2004 Application Approved

## **PRE-APPLICATION CONSULTATION**

Pre application Reference: None.

## **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 1: Tackling the Climate and Nature Crises

Policy 2: Climate Mitigation and Adaptation

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

### **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 19: Housing in the Countryside

Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development

Policy 53B: Water Environment and Drainage: Foul Drainage

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

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 - Green & Blue Infrastructure](#) (adopted in 2020)
- [Supplementary Guidance - Housing in the Countryside](#) (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 69 Planning and Building standards Advice on Flooding
- PAN 75 Planning for Transport
- PAN 77 Designing Safer Places

### **Creating Places 2013**

Creating Places is the Scottish Government's policy statement on architecture and place. It sets out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

### **Designing Streets 2010**

Designing Streets is the policy statement in Scotland for street design and changes the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It was created to support the Scottish Government's place-making agenda, alongside Creating Places.

### **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**

### External

Scottish Water - No objection. No public wastewater infrastructure within the vicinity.

### Internal

Transportation And Development - Initial comment requesting further information on the public road junction.

Development Contributions Officer - The proposed subdivision will result in the creation of a one-bedroomed dwellinghouse, which are not assessed for developer contributions (Guidance par 4.5). No contribution required.

## REPRESENTATIONS

Number of representations received: 0

### Additional Statements Received:

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment under Habitats Regulations	Habitats Regulations / AA Not Required
Design Statement or Design and Access Statement	Planning 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.

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.

### Policy Appraisal

This area of Campmuir is very low density in character with single dwellinghouses positioned within large plots. This is illustrated in the extract from the GIS map below - the application site is north of Woodfell House.



A 4-bedroom dwellinghouse with garage attached was approved on the application site (04/01631/REM).

The proposal is to subdivide the plot to create a 4-bedroom semi-detached dwellinghouse and a 1-bedroom semi-detached dwellinghouse with a shared access and parking area. The proposal would create semi-detached dwellinghouses of marked contrast in scale and design and a development which would be incongruous with the local character. The proposal would result in a density and character which does not respect the established character, building pattern, scale and form of the building group in this hamlet.

The proposal is contrary to NPF4 Policy 14 Design, Quality and Place as the proposal is poorly designed and fails to take account of the local context, it will have a negative impact on the visual amenity of the area and the local character and will be detrimental to residential amenity. The proposal is contrary to LDP2 Policy 1 Placemaking as the design, density and siting fails to respect the character and amenity of the place.

The supporting statement highlights the proposal satisfies NPF4 Policy 17 Rural Homes paragraph a) criterion vii) for the subdivision of an existing residential dwelling. However, the scale, siting and design of the proposal through the subdivision of the plot is not in keeping with the density and character of the area, a requirement for new homes in rural areas set out in NPF4 Policy 17a). The proposal is contrary to NPF4 Policy 17.

LDP2 Policy 19 Housing in the Countryside and related Supplementary Guidance (2020) align with NPF4 Policy 17 Rural Homes. The Supplementary Guidance supports proposals which extend a building group into a readily definable adjacent site and demonstrate that the following criteria can be met -

- 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

Firstly, the proposal does not extend a building group into a readily definable site. The plot boundaries are manufactured with hedgerow planting proposed to define plot boundaries and the existing vehicular access and parking area are to be shared.

The proposal fails to meet the criteria set out in the Supplementary Guidance – the proposal does not respect the character, scale and form of the existing group; the proposal does not respect and integrate into the existing building pattern; the proposal is not in keeping with the character of the area and will negatively impact the visual amenity of the group; residential amenity will be negatively impacted by the proposal to sub-divide the plot and create two contrasting semi-detached dwellinghouses.

The proposal is contrary to LDP2 Policy 19 Housing in the Countryside and related Supplementary Guidance (2020).

### **Roads and Access**

During the application process Transportation and Development requested further detail on the relationship of the vehicular access and the public road. A condition could ensure that any potential spillage of aggregate onto the public road from the site is avoided.

### **Drainage and Flooding**

There are no details of drainage submitted with the application. This could be controlled by a planning condition to ensure appropriate foul and surface water drainage are in place for the proposed dwellinghouse. The building warrant process would review drainage details.

The consultation response from Scottish Water notes there is no public wastewater infrastructure within the vicinity.

### **Natural Heritage and Biodiversity**

The proposal includes the planting of a biodiversity-rich native hedge to define the site curtilage, and the supporting statement notes this will strengthen local

nature networks, enhance habitat connectivity, and support the reversal of biodiversity loss. The proposal commits to maintaining all existing trees. The proposal satisfies related national and local planning policy.

## **Material Considerations**

### Planning History

The application site was granted outline consent for a dwellinghouse in January 2003 (02/01926/OUT). This was one of two plots granted outline consent with a plot to the rear (Plot 2) also approved in January 2003 (02/01927/OUT) and that consent was renewed in May 2023 (23/00489/IPL).

Plot 2 is highlighted in red in the plan below -



An application was refused to subdivide Plot 2 (23/01810/IPL). It was considered that the proposal for two houses would effectively split the plot in half and result in a density and character which does not respect the established character or building pattern of this part of the building group and is contrary to LDP2 Policy 19 Housing in the Countryside and the associated Supplementary Guidance (2020). The refusal of this planning application would be consistent with 23/01810/IPL.

The planning history shows a consent for a dwellinghouse on Plot 2, west of the application site. This is a material consideration. The proposal would create two contrasting semi-detached properties in plots which are disproportionate to the building pattern in the surrounding area.

### Applicant's Supporting Planning Statement

The supporting statement outlines policy support via NPF4 Policy 1, by utilising an existing building footprint, the proposal minimises the need for new land take, thereby reducing emissions associated with new construction and preserving the natural landscape. The one-bedroom unit supports efficient use of resources and energy, promoting a low-carbon lifestyle.

The proposed subdivision of the existing dwelling to create a one-bedroom house aligns with the principles of Policy 2 in the National Planning Framework 4 (NPF4) by promoting sustainable use of existing resources and minimizing lifecycle greenhouse gas emissions. By utilizing an existing structure, the proposal reduces the need for new construction materials and associated emissions.

Response – NPF4 sets out cross-cutting outcomes and policy links and the policies outlined above underpin the approach to secure positive effects for the natural environment. NPF4 highlights that in rural areas the approach to local living will be shaped by local context. It advocates a stronger commitment to placemaking, through a design-led approach and a focus on quality, to ensure every new development improves the experience of our places. The proposal is poorly designed and fails to respect the local context. The proposal would create two contrasting semi-detached properties in plots which are disproportionate in size and do not respect the building pattern in the surrounding area. The proposal is contrary to NPF4 Policy 14 and Policy 17.

The supporting statement highlights the new one-bedroom home will contribute to meeting local housing needs by providing a smaller, affordable option, which is in demand in Perthshire's rural areas to retain a younger demographic.

Response – There is no such identified local housing need for Campmuir. NPF4 states Planning must enable the delivery of good quality, affordable homes by allocating enough land in the right locations to meet current and future needs and aspirations. The plan making process will consider local housing needs (LDP3).

There are no material considerations of sufficient weight to justify approval of the application which is contrary to the development plan.

### **Developer Contributions**

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

### **Economic Impact**

The economic impact of the proposal is likely to be minimal.

### **VARIATION OF APPLICATION UNDER SECTION 32A**

This application was not varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended.

### **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**

1.The proposal is poorly designed, fails to take account of local context, will have a negative impact on the visual amenity of the area and local character and the proposal will be detrimental to residential amenity and as such is contrary to NPF4 Policy 14 Design, Quality and Place. The proposal is contrary to LDP2 Policy 1 Placemaking of the Perth and Kinross Local Development Plan 2 (2019) as the design, density and siting fails to respect the character and amenity of the place.

2.The proposal is contrary to NPF4 Policy 17 Rural Homes paragraph a) as the scale, siting and design of the proposal to sub divide the plot and create two semi-detached dwellinghouses is not in keeping with the density and character of the area. The proposal is contrary to LDP2 Policy 19: Housing in the Countryside and the related Housing in the Countryside Supplementary Guidance (2020) of the Perth and Kinross Local Development Plan 2 (2019) as the proposal does not extend a building group into a readily definable site; the proposal does not respect the character, scale and form of the existing group; the proposal does not respect and integrate into the existing building pattern; the proposal is not in keeping with the character of the area and will negatively impact the visual amenity of the group; and residential amenity will be negatively impacted by the proposal to sub-divide the plot and create two semi-detached dwellinghouses of marked contrast in scale and design.

### **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**

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