



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 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 100742830-001

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:

Ref. Number: You must enter a Building Name or Number, or both: *

First Name: * Building Name:

Last Name: * Building Number:

Telephone Number: * Address 1 (Street): *

Extension Number: Address 2:

Mobile Number: Town/City: *

Fax Number: Country: *

Postcode: *

Email Address: *

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="Other"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text" value="Professor"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Charles"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Clark"/>	Address 1 (Street): * <input type="text"/>
Company/Organisation	<input type="text"/>	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"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

<input type="text" value="Land to the East of Keepers Cottage, Pitilie, Aberfeldy PH15 2EN"/>

Northing	<input type="text" value="748634"/>	Easting	<input type="text" value="286960"/>
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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)

25/01440/FLL - Erection of a dwellinghouse on land 40 Metres East of Keepers Cottage, Pitilie, Aberfeldy PH15 2EN

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.

Please refer to attached letter/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 attached letter/statement.

Application Details

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

25/01440/FLL

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

26/09/2025

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

10/12/2025

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 Derek Scott

Declaration Date: 05/03/2026

Payment Details

Online payment: 005303

Payment date: 05/03/2026 08:13:13

Created: 05/03/2026 08:13



Our Ref: ep914/let001/DS/FC

05th March 2026

Local Review Body
Perth and Kinross Council
2 High Street
Perth
PH1 5PH

Dear Councillors,

Review Request

25/01440/FLL - Erection of a dwellinghouse on Land 40 Metres East of Keepers Cottage, Pitilie, Aberfeldy PH15 2EN

1. **Introduction and Background** – On behalf of our client, Professor Charles Clark, we are writing to request a review of the Appointed Planning Officer's reasons for refusing Planning Application Reference Number 25/01440/FLL which had sought planning permission for the erection of a dwelling house on land positioned approximately 40 metres to the east of Keepers Cottage, Pitilie, Aberfeldy. A copy of the application as submitted to the Council is attached as **Document 1**.
2. The application was originally submitted to your Council on 26th September 2025 (validated on 23rd October 2025) and refused by the Appointed Planning Officer on 10th December 2025 for the following reasons:
 1. *The proposal is on a greenfield site that is not allocated for development and development on the site is not explicitly supported by policies in the Local Development Plan. It is therefore contrary to Policy 9 (b), Brownfield, Vacant and Derelict Land and Empty Buildings of National Planning Framework 4 (2023).*
 2. *The proposal is contrary to Policy 17 Rural Homes of National Planning Framework 4 (2023) as it fails to meet any of the 8 criteria listed within Policy 17a).*
 3. *The proposal is contrary to Policy 19, Housing in the Countryside of the Perth and Kinross Local Development Plan 2 (2019) as it fails to comply with any of the 6 categories listed in the policy. In particular the site is not within or an extension of a building group Category 1 and does not meet criteria as an infill development Category 2. No justification has been provided in relation to Category 3 and the proposal does not fall within Category 4 replacement dwellings, Category 5 Conversion or Category 6 Brownfield.*

Copies of the Decision Notice and the Appointed Planning Officer's Report of Handling are attached as **Documents 2 and 3** respectively.

3. **Site Location and Description** – The application site, as outlined in red Figure 1 below, measures c.2523 sq. metres and is located on the northern side of the A826, approximately 775 metres to the southeast of Aberfeldy (as the crow flies) and approximately 1.25 km from the edge of the settlement by road. It forms part of a larger holding of some 9275 sq. metres in area as outlined in blue on the plan below which was acquired by our client in November 2022 and which lies between a dwelling house to the west (Keepers Lodge) and a further seven dwelling houses to the east. The northern part of the holding is currently used for equestrian purposes (grazing of horses) with the southern part lying idle. Access to the land holding is gained via an existing access road off the A826 which travels in the northeastern direction for a distance of approximately 110m and then northwards for a distance of approximately 70 metres – the latter part of the access road being shared with the four dwelling houses to the east. The application site itself incorporates the land to the immediate east of Keepers Cottage and the access road described. A line of established planting (trees) exists along the northern boundary running the entire extent of the holding; an earth bund exists along part of the boundary with Keepers Cottage to the west; the southern boundary is defined by a post and wire fence; with the eastern boundary being undefined. Outwith the application site, but within the overall holding owned by our client, there exists an open drain which runs in a south to north direction over which a culverted bridge presently provides access to the site.

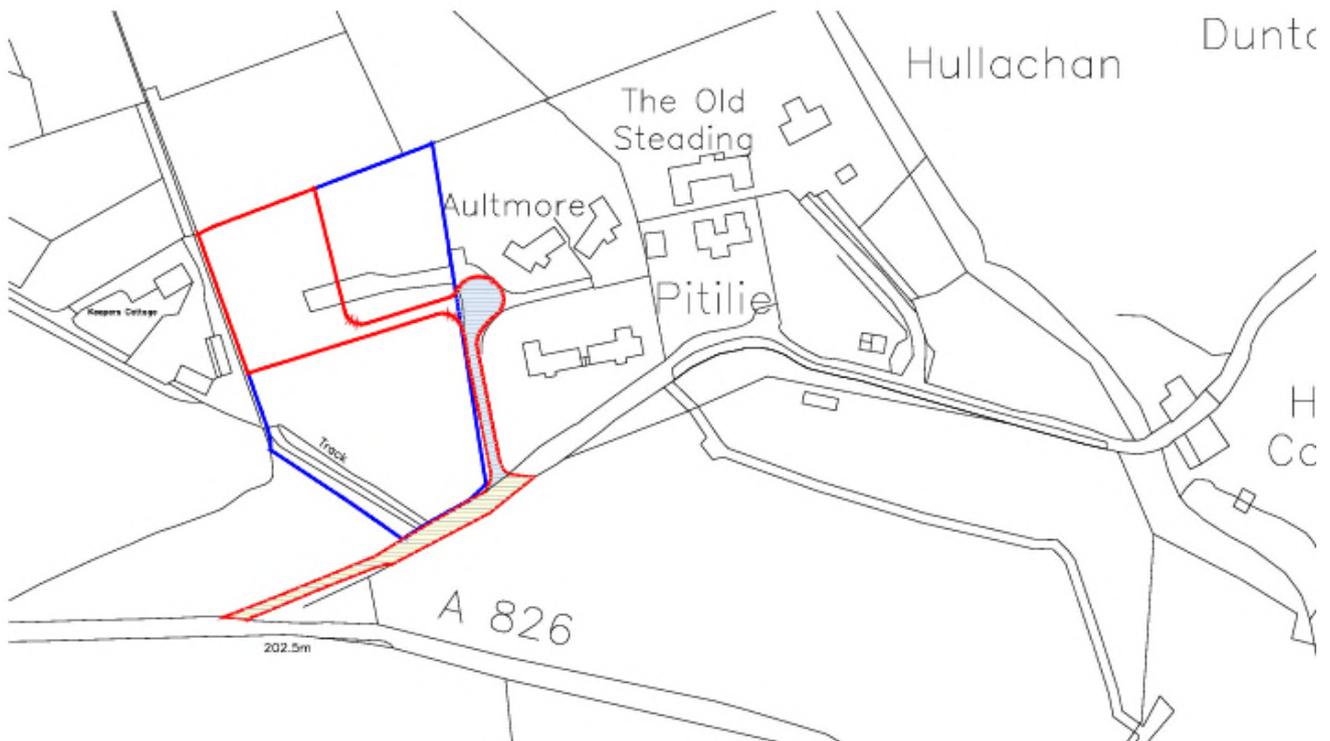


Figure 1 – Location Plan with application with applicant's ownership boundaries in blue and application site outlined in red

4. Our client, who is a Consultant Ophthalmic Surgeon was the owner and occupier (along with his wife) of one of the dwelling houses to the east (Craigellachie – house to southeast of application site) from October 2022 until December 2024 at which point he had to relocate for personal and occupational reasons. Prior to acquiring the land within which the new dwelling house is now proposed and following the withdrawal of another application for the erection of a dwelling house on the site by a separate party (Planning Application Reference Number 22/00726/FLL), Professor Clark consulted with the Council's Planning Department by phone and was advised, unequivocally, that there was no objection in principle to the erection of a dwelling house on the site. He was advised, in respect of that withdrawn application referenced, that it was the design of the house which had caused concern but not the principle of erecting a dwelling house thereon. On the back of that advice and the fact that the site had always been recognised as a fifth plot and serviced accordingly with the necessary infrastructure, he purchased it. It is Professor Clark's intention to build the

proposed dwelling house and to return, along with his wife, to live in it permanently upon his retirement as a Consultant Surgeon.

5. **Description of Proposed Development** –The application submitted and refused by the Appointed Planning Officer under delegated powers had sought detailed planning permission for the erection of a one- and three-quarter storey dwelling house. Accommodation proposed on the ground floor included an open plan kitchen/dining/family room; lounge; utility and WC; and on the upper floor, four bedrooms (one en-suite) and a bathroom. The materials specification included walls finished in reclaimed sandstone (Buff, Red and Grey); Roof in Grey/Blue Spanish Slate; and windows in Grey White PVC. Copies of the application drawings are contained within **Document 1**.
6. **Response to the Reasons for Refusal** – Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) states:

‘where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the development plan unless material considerations indicate otherwise.
7. In the context of Section 25 referred to, due cognisance must be given to the House of Lord’s Judgement on the case of the City of Edinburgh Council v the Secretary of State for Scotland 1998 SLT120 which sets out the following approach to deciding an application under the Planning Acts:
 - *identify any provisions of the development plan which are relevant to the decision;*
 - *interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies;*
 - *consider whether or not the proposal accords with the development plan;*
 - *identify and consider relevant material considerations, for and against the proposal; and*
 - *assess whether these considerations warrant a departure from the development plan.*
8. The relevant development plan for the area within which the application site lies, comprises National Planning Framework 4 (NPF4) which was adopted by Scottish Ministers in February 2023 and the Perth and Kinross Local Development Plan 2 (PKLDP2) which was adopted by Perth and Kinross Council in November 2019. The Appointed Planning Officer, having assessed the application proposals against the terms of the development plan and other material considerations, as required under the terms of Section 25 referred to, opined that they were in conflict with Policy 9 (b) on ‘*Brownfield, Vacant and Derelict Land and Empty Buildings*’ and Policy 17 on ‘*Rural Homes*’ in NPF4 (Reasons for Refusal 1 & 2) and Policy 19 on ‘*Housing in the Countryside,*’ in the PKLDP2 (Reason for Refusal 3).
9. **Reason for Refusal 1** – The first reason for the refusal of the application states, as noted in Paragraph 2 previously, that *‘the proposal is on a greenfield site that is not allocated for development and development on the site is not explicitly supported by policies in the Local Development Plan. It is therefore contrary to Policy 9 (b), Brownfield, Vacant and Derelict Land and Empty Buildings of National Planning Framework 4 (2023).*
10. Policy 9 (b) in NPF4 on the subject of ‘*Brownfield, Vacant and Derelict Land and Empty Buildings,*’ states:

‘Proposals on greenfield sites will not be supported unless the site has been allocated for development or the proposal is explicitly supported by policies in the LDP.’

A copy of Policy 9 from NPF4 is attached as **Document 4**.
11. Whilst it is accepted that the dwelling house proposed on the application site is ‘*greenfield*’ in nature, that, in itself, does not represent an impediment to its development under the terms of the policy. We also disagree with the Planning Officer’s opinion that its development is not explicitly supported by policies in the Local Development Plan and will elaborate on our reasons for forming this opinion below.

12. Applications for housing in rural areas (i.e. outside defined settlement boundaries) in the Perth and Kinross Council Area are assessed against Policy 19 on ‘*Housing in the Countryside*’ in the PKLDP2. Policy 19 in the PKLDP2 states the following:

‘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.*

The application of this policy is limited within the Green Belt to proven economic need, conversions or replacement buildings.

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 SPAs and Dunkeld-Blairgowrie Loch and the River Tay SACs. Applications shall be supported by sufficient information to allow the Council to conclude that there would be no such adverse effects.

Note: For development to be acceptable under the terms of this policy it must comply with the requirements of all relevant Supplementary Guidance, in particular the Housing in the Countryside Guide.’

A copy of Policy 19 from the Local Development Plan is attached as **Document 5**.

13. We are firmly and unequivocally of the view that our client’s overall land holding as outlined in blue in Figure 1 qualifies as an appropriate location for rural housing under the categories of both ‘*building groups*’ and ‘*infill sites*,’ a position which is supported by the Council’s Supplementary Guidance on ‘*Housing in the Countryside*.’ Relevant extracts from the Supplementary Guidance referenced are attached as **Document 6**.

14. **Building Group** – According to the 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.’

15. The Supplementary Guidance further states that:

‘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.’*

16. The Planning Officer, in their Report of Handling on the application, has opined that ‘*the site is not within a building group as it sits between a building group and an isolated dwelling.*’ The Report also states that ‘*Permission will also be granted for houses which extend the group into a ready definable site formed by existing topography, roads or well established existing landscape features such as watercourse or mature*

tree belt. The policy states that post and wire fences with newly planted hedges will not be acceptable. The site comprises of approximately 25% of a larger parcel of land and is separated from the building group to the east. The site seems to have been created within this larger plot of land to reflect the house plots to the east but it is not defined. The wider site has definition but is overly large in comparison to other plots. Proposals are required to respect the character, scale and form of the existing group this plot does not relate. The proposal does not comply with Category 1.'

17. We do not agree with the Planning Officer's opinions as expressed in their Report and are of the view, with reference to Figure 2 below, that the area outlined in green, lying between Keepers Cottage and adjoining woodland to the west and the wooded surrounds of the Pitielly Burn to the east, represents a clearly recognisable and identifiable grouping within the landscape. There are a total of eight established dwelling houses along with other buildings within that group and within which our client's overall landholding, as outlined in blue, represents a 'gap' site defined by Keepers Cottage to the west and the other seven dwellings to the east.



Figure 2 – Location Plan outlining boundaries associated with established housing group/cluster

18. The northern part of our client's landholding is considered to have the potential to accommodate two dwelling houses and be in keeping with the spatial character and density of other dwellings in the group. The current application seeks permission to develop a house on the western part of the site with the intention of submitting a further application for the erection of a dwelling house on the eastern part of the site in the future. The erection of the two houses as described and illustrated indicatively in Figure 3 would result in a cohesive and homogenous grouping which respects the character, scale and form of the existing group; would integrate into the existing layout and building pattern; and would complement rather than detract from the visual amenity of the group when viewed from the wider landscape – fully in compliance with the requirements of Policy 19 and its associated supplementary guidance. We do not consider the size of the plot on which the dwelling has been proposed to be out of character with others as the Planning Officer has claimed in their Report of Handling. This is reflected in the following table which compares the plot sizes associated with all

dwellings in the group and from which it is evident that the dwelling proposed sits comfortably within the minimum and maximum plot sizes presently existing.

Plot Areas	
House 5 –	1048 sq. m
House 4 –	1839 sq. m
House 6 –	1904 sq. m
House 3 –	1918 sq. m
House 2 –	2020 sq. m
Proposed Dwelling House –	2323 sq. m
House 1 –	2450 sq. m
House 7 –	3050 sq. m
House 8 –	3102 sq. m

Table 1 – Plot Areas within Group



Figure 3 – Location Plan showing northern part of landholding developed for two dwellings and forming a homogenous cluster of dwellings

19. **Infill Sites** – Insofar as ‘*Infill Sites*’ are concerned, the Council’s Supplementary Guidance supports -

‘The development of up to 2 new houses in gaps between established houses, or a house and another substantial building at least equivalent in size to a traditional cottage, may be acceptable where:

- *The plot or plots created are comparable in size to the neighbouring plots and have a similar size of road frontage.*

- *The proportion of each plot occupied by the infill house or houses is no greater than that of the neighbouring plots.*
- *There are no uses in the vicinity which would prevent the achievement of an adequate standard of amenity for the infill house or houses, and the amenity of any existing neighbouring house is maintained.*
- *The size and design of the infill house or houses is sympathetic to the neighbouring buildings.*
- *The full extent of the gap is included within the infill plot or plots – for the avoidance of doubt, the retention of a field access within the infill plot or plots will not be permitted.’*

20. The Planning Officer, in their Report of Handling on the application has opined that the development proposed does not constitute appropriate ‘infill development’ stating the following in support of the position adopted:

‘At this location there is a distinct building group to the east and the one single house to the west, this house is not on a road frontage but contained behind a small woodland. So although there is housing at either side of the plot it’s not what is envisaged when considering infill development i.e. between two roadside plots. The size of the site to be created is comparable however it is not infill as there is a wider land holding around the site so the proposal does not infill between two plots. The guidance requires the full extent of the gap is included within the infill plot or plots – for the avoidance of doubt, the retention of a field access within the infill plot or plots will not be permitted. In this case should the wider land have been included the plot would have been out of scale as infill and not reflected the existing character of development.’

21. Whilst it is accepted, in the most general of terms, that the examples of appropriate infill development provided in the supplementary guidance refers to that of a linear nature, we are nonetheless of the opinion that our client’s landholding constitutes a gap or appropriate infill opportunity lying between Keepers Cottage to the west and the larger group of housing to the east. Developing two houses on the northern side of the holding, of which one is proposed in this application, will fill that gap in a density sympathetic to the wider area - resulting in the creation of a larger homogeneous and entirely appropriate group or cluster within a context defined by strong defensible and impenetrable boundaries.

22. The first reason for the refusal of the application concluded that development on the site was not explicitly supported by policies in the Local Development Plan and as such was contrary to the terms of Policy 9 (b) of the NPF4 on ‘Brownfield, Vacant and Derelict Land and Empty Buildings.’ As a consequence of the views expressed above, we are in disagreement with this claim as we consider the proposal to be compliant with the terms of Policy 19 in the PKLDP2 on ‘Housing in the Countryside’ which supports the development of new housing as an extension to an established building group or of an infill site within an existing building group.

23. **Reason for Refusal 2** – The second reason for the refusal of the application states, as noted in Paragraph 2 previously, that:

‘The proposal is contrary to Policy 17 Rural Homes of National Planning Framework 4 (2023) as it fails to meet any of the 8 criteria listed within Policy 17(a).’

A copy of Policy 17 from NPF4 is attached as **Document 7**.

24. Policy 17(a) as referenced states the following:

‘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*
- (viii) *reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house.'*

25. The Planning Officer claims in their Report of Handling that the application submitted was not supported by any policy justification for the dwelling proposed and that the site did not otherwise meet any of the eight categories of development outlined in the policy referenced. Insofar as we are concerned, it has been conclusively demonstrated, through our assessment of Policy 19 on *'Housing in the Countryside,'* in the PKLDP2, that the proposed dwelling house is compliant with the policy exception which allows for the development of new dwelling houses within or as an extension to existing building groups. Such a situation essentially constitutes an allocation for housing within the Local Development Plan rendering it compliant with the terms of Policy 17 (a) (ii) of NPF4. In further support of our position on this matter we would respectfully draw attention to the terms of a letter issued by the Scottish Government's Chief Planner in April 2025 within which they reminded Councils of the importance of supporting appropriate rural development (including the development of new houses) stating, within the context of NPF4, the following:

'Reinforcing the content of previous letters, policies 17 and 29 on rural homes and rural development are supportive policies that encourage sustainable development in rural areas. This positive position is embedded across NPF4, with 'rural revitalisation' being one of six spatial principles, spatial strategies identifying a wide range of opportunities across rural areas, and several national developments expected to be located in rural areas. We want to be clear that NPF4 is not intended to reduce flexibility of supportive local rural policies, but that NPF4 and the wider development plan should be read and applied as a whole, and work alongside all relevant policies and considerations to achieve the intention of encouraging, promoting and facilitating delivery of appropriate new homes and economic development. Guidance on local living recognises the importance of diversity and specific local conditions in rural areas, noting needs are likely to differ to more densely populated areas and therefore requiring flexible solutions, such as a network approach, and realistic consideration of accessibility by different modes of transport in the travel hierarchy.'

26. **Reason for Refusal 3** – The third reason for the refusal of the application states, as noted in Paragraph 2 previously, that

'The proposal is contrary to Policy 19, Housing in the Countryside of the Perth and Kinross Local Development Plan 2 (2019) as it fails to comply with any of the 6 categories listed in the policy. In particular the site is not within or an extension of a building group Category 1 and does not meet criteria as an infill development Category 2. No justification has been provided in relation to Category 3 and the proposal does not fall within Category 4 replacement dwellings, Category 5 Conversion or Category 6 Brownfield.'

27. As noted previously between Paragraphs 13 and 22 above, we are of the view that the dwelling house proposed is on an infill site located within and as an extension to an established building group thereby complying with and meeting the criteria within Category 1 (Building Group) and Category 2 (Infill Sites) and rendering the proposal, as a consequence, compliant with the terms of Policy 19 on *'Housing in the Countryside.'* Echoing the comments made by the Scottish Government's Chief Planner in April 2025 as referenced previously in Paragraph 25, it is important to remember that policies such as Policy 19 exist to provide support for the development of housing in rural areas rather than to discourage such development. Setting interpretation of policy wording aside, it is quite evident in this instance, that the development of our client's landholding as outlined, and of which the current application forms an integral part of, will create an attractive homogenous cluster of dwellings within a strong and established landscaped context resulting in benefits to rather than adverse impacts on the character or appearance of the area.

28. **Other Considerations** – We have noted from the Planning Officer’s Report of Handling that a number of parties were consulted and made representations in connection with the application proposal, some of which, in the interests of completeness, we would wish to comment upon and respond to.
29. Firstly, it has been noted that no objections were raised to the proposal from consultees on the application – a hugely significant consideration in itself and to which considerable weight should be given in the determination of this review request. Parties which had been consulted included Scottish Water, Perth and Kinross Council’s Structures and Flooding, Environmental Health (Noise Odour and Private Water), Transportation and Development, Development Contributions Officer and the Community Waste Advisor.
30. Secondly, a total of five parties appear to have objected to the application. The points of objection raised and our responses to them are outlined below:
31. **Contrary to Planning Policy** – The Planning Officer has opined in the Report of Handling that the application proposals contravene the terms of Policies 9(b) and 17(b) in NPF4 and Policy 19 in the PKLDP2. We have disagreed with this opinion and have demonstrated above that the proposal complies with Policy 19 in the PKLDP2 and as a result of that Policies 9(b) and 17 (b) in NPF4. No other policies in the development plan (i.e. NPF4 or the PKLDP2) have been identified as being conflicted.
32. **Adverse effect on visual amenity** – As noted previously, the development of the northern part of our client’s land holding for two dwelling houses; the first of which is proposed in this application, will result in the development of a gap/infill site between established housing and in the process create a homogenous group/cluster of buildings within an established landscape setting. That consideration combined with the appropriateness of the proposed design will contribute positively to the visual amenity of the area rather than detracting from it.
33. **Flooding Risk** – Whilst the watercourse which runs along the eastern boundary of the site is identified as a source of potential surface water flooding in SEPA’s indicative flood risk maps, the Council’s Flood Team have raised no objection to the proposal. In the event of the Local Review Body being of a mind to uphold the Review Request and grant planning permission for the dwelling house applied for, it is respectfully suggested that a condition, worded along the lines of the following, be imposed:
- ‘No development shall take place until details of surface water drainage and measures to address flood risk, including sustainable drainage systems (SuDS) where appropriate, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained thereafter.’*
34. **Inappropriate Land Use** – The application site sits within an overall land holding which is bordered to the west by an existing dwelling house and to the east by an established group of seven dwelling houses. It is difficult to understand, in the context described, how or why the proposed dwelling house is claimed to represent an inappropriate use of the land.
35. **Loss of Open Space** – The application site is privately owned and whilst the southern part lies idle the northern part is presently in use for equestrian purposes (grazing horses). As such it does not function as publicly accessible open space.
36. **Loss of Trees (No Tree Survey)** - A number of small trees require to be felled to facilitate the provision of the access arrangements to the dwelling house proposed. It is our client’s intention to carry out additional planting as part of the overall development which will more than compensate for the loss of the referenced trees and to create a net biodiversity gain through the development proposed. In the event of the Local Review Body being of a mind to uphold the Review Request and grant planning permission for the dwelling house applied for, it is respectfully suggested that a condition, worded along the lines of the following, could be imposed:

'No development shall commence until a detailed landscaping and biodiversity scheme has been submitted to and approved in writing by the Planning Authority. The scheme shall include, but not be limited to:

- 1. A survey of existing plants, trees and hedgerows on and adjoining the site including species, sizes, and densities;*
- 2. Planting plans, schedules of plants, trees, and hedgerows, including species, sizes, and densities;*
- 3. Details of existing habitats to be retained and enhanced;*
- 4. Measures to create, restore, or enhance biodiversity on the site, including provisions for wildlife corridors, nesting/roosting features, and pollinator-friendly planting;*
- 5. Timetable for implementation, management, and maintenance.*

The approved landscaping and biodiversity measures shall be fully implemented in accordance with the approved details and timetable. Any trees, plants, or other features that die, are removed, or become seriously damaged or diseased within five years of planting shall be replaced in the next planting season with specimens of similar size and species.'

37. **Noise Pollution/No Noise Impact Assessment** – We understand that the points made in connection with noise pollution relate to the existence of dog kennels at Keepers Cottage to the west of the application site. Our client is familiar with the kennels referred to having lived in one of the dwelling houses to the southeast and during which time he experienced no disturbances to the levels of residential amenity he and his wife enjoyed or expected to enjoy in the location. In any event, the kennels referenced house privately owned dogs and do not constitute a business of the nature where dogs owned by third parties are accepted for overnight stays. Furthermore, it is also worth noting that the Council's Environmental Health Department have raised no concerns about the dog kennels in their consultation response on the application.
38. **Road Safety Concerns** – As one would expect, the Council's Transportation and Development Service (Roads) have raised no concerns about the application proposal. Any issues arising can be adequately addressed through the imposition of appropriately worded conditions on any permission granted as recommended in the consultation response.
39. **Whole Plot not included within application site** – There is no requirement under the applicable Regulations [Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013] to incorporate the entire landholding within an application site. The application site, as defined by the red line on the application drawings, incorporates all areas where development is currently proposed. Other areas owned by the applicant have been outlined in blue as required by the said Regulations.
40. **Access Rights and other landowners** – Although not in his ownership, our client confirms that he enjoys the necessary legal rights to access the site via the existing private access road serving it.
41. **No protected species assessment** – The Council's Planning Department did not request the submission of or identify the requirement for a 'Protected Species Assessment' or 'Ecological Assessment' prior to the determination of the application and have not made any reference to a requirement for same within the Report of Handling on the application or in the reasons for refusal.
42. **Summary and Conclusions** – Our client's application was refused by the Appointed Planning Officer as it was viewed to contravene the terms of Policies 9(b) on 'Brownfield, Vacant and Derelict Land and Empty Buildings' and 17(a) on 'Rural Homes' in National Framework 4 (NPF4) and Policy 19 on 'Housing in the Countryside' in the Perth and Kinross Local Development Plan 2 (PKLDP2). We consider, as demonstrated within this statement, that the dwelling house proposed, which lies within an overall holding forming a gap/infill site between a single residential property to the west and a larger group of seven houses to the east is compliant with the 'building group' and 'infill sites' Categories of Development supported for development by Policy 19 in the PKLDP2. Compliance with Policy 19 thereafter also renders it compliant with the terms of Policies 9 (b) and 17 (a) in NPF4.

43. In our view, the wider development, of which this proposal forms a part, will create a cohesive grouping of houses and associated buildings, framed to the east and west by established woodland that provides clear and defensible boundaries. This arrangement will contribute positively to the character and appearance of the surrounding area. For these reasons, we respectfully ask the Review Body to grant planning permission for the proposal, subject to any conditions considered appropriate and in accordance with Circular 4/1998 on the *Use of Conditions in Planning Permissions.*
44. Kindly acknowledge receipt and registration of this Review Request at your earliest convenience. We reserve the right to respond to any submissions made by other parties in connection with the request prior to its determination. We look forward to hearing from you in due course and thank you in anticipation of your assistance.

Yours faithfully



Derek Scott

enc.

Document 1 – Planning Application submitted to Perth & Kinross Council

Document 2 – Decision Notice

Document 3 – Planning Officers Report of Handling

Document 4 – Policy 9 from National Planning Framework 4

Document 5 – Policy 19 on *'Housing in the Countryside'* from the Perth and Kinross Local Development Plan 2 (PKLDP2)

Document 6 – Extracts from Perth and Kinross *'Housing in the Countryside – Supplementary Guidance'*

Document 7 – Policy 17 from National Planning Framework 4

Document 1



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 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 100727548-002

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)

Proposed Detached Dwelling House

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:	scott francis allan architectural design		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Scott	Building Name:	
Last Name: *	Allan	Building number:	36
Telephone Number: *		Address 1 (Street): *	Wallace Avenue
Extension Number:		Address 2: Town/	
Mobile Number:		City: * Country: *	Wallyford
Fax Number:		Postcode: *	East Lothian
			EH21 8BZ
Email Address: *			

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:	Professor	Building Name:	
First Name: *	Charles	Building Number:	
Last Name: * Company/	Clark	Address 1 (Street): *	
Organisation Telephone		Address 2:	
Number: * Extension		Town/City: *	
Number: Mobile Number:		Country: *	
Fax Number:		Postcode: *	
Email Address: *			

Site Address Details

Planning Authority:

Perth and Kinross Council

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Subjects comprising an area of ground at PITILIE, ABERFELDY PH15 2EN

Northing

748639

Easting

286964

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

2523.00

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)

Vacant Site - Open Field

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.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

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.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

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)? *

3

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).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
 No – proposing to make private drainage arrangements
 Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? *

- New/Altered septic tank.
 Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
 Other private drainage arrangement (such as chemical toilets or composting toilets).

What private arrangements are you proposing for the New/Altered septic tank? *

- Discharge to land via soakaway.
 Discharge to watercourse(s) (including partial soakaway).
 Discharge to coastal waters.

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *

Existing SUDS and Septic Tank arrangements on adjacent site have been provided for the additional of further development with the applicant currently paying for the maintenance of existing site set up.

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) * Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

- Yes No Don't Know

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.

Do you think your proposal may increase the flood risk elsewhere? *

- Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

- Yes No

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.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

- Yes No

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

Hard standing adjacent to house provided for recycling storage with bins relocated to access road for collection at scheduled time as required by Local Authority

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

Are you able to identify and give appropriate notice to ALL the other owners? * Yes No

Certificate Required

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

Certificate B

Land Ownership Certificate

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

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] 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;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Mrs Eva Peppitt

Address:

[Redacted]

Date of Service of Notice: *

01/10/2025

Name:

Mr David Gunderson

Address:

[Redacted]

Date of Service of Notice: *

01/10/2025

Name:

Mr Alan Buttar

Address:

[Redacted]

Date of Service of Notice: *

01/10/2025

Name:

Susan and Kevin Timoney

Address:

[Redacted]

Date of Service of Notice: *

01/10/2025

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

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed: Scott Allan

On behalf of: Professor Charles Clark

Date: 01/10/2025

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 principle 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. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

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

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 Scott Allan

Declaration Date: 26/09/2025

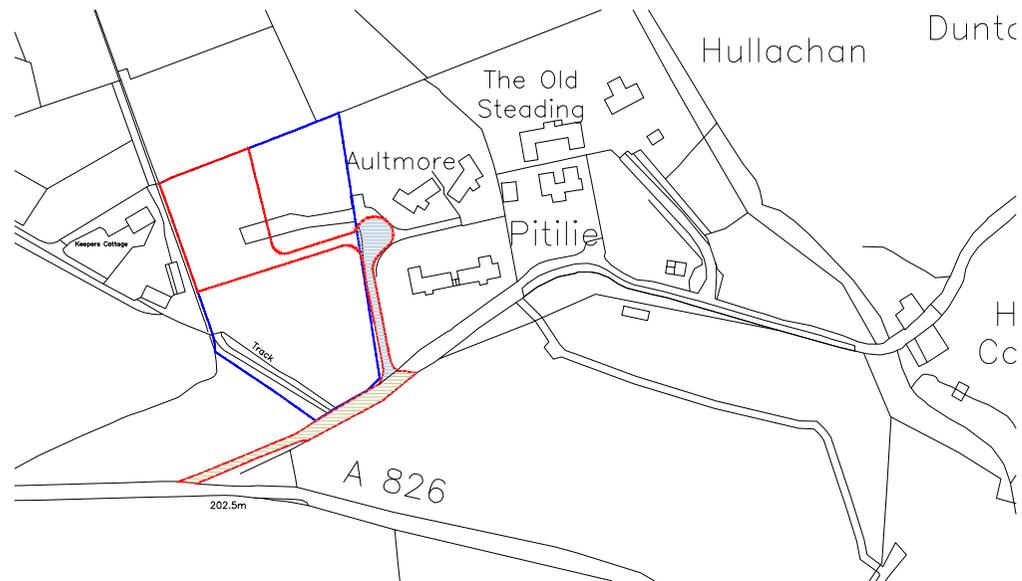
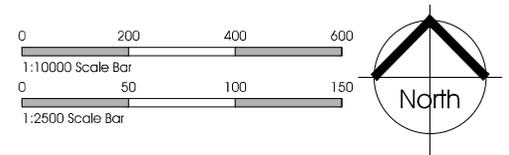
Fee Exemption Reason





Application Site

Site Context Location Plan | 1:10000 (Map by Bing Maps)



Location Plan | 1:2500

Use figured dimensions only | Discrepancies to be reported

Revision:	Description:	Date:
<p><i>Scott Francis Allan</i> Architectural Design</p> <p>36 Wallace Avenue Wallyford East Lothian EH21 8BZ Mobile: 07790 846 990 Email: scott@ego3d.co.uk Facebook.com/scottfrancisallan</p>		

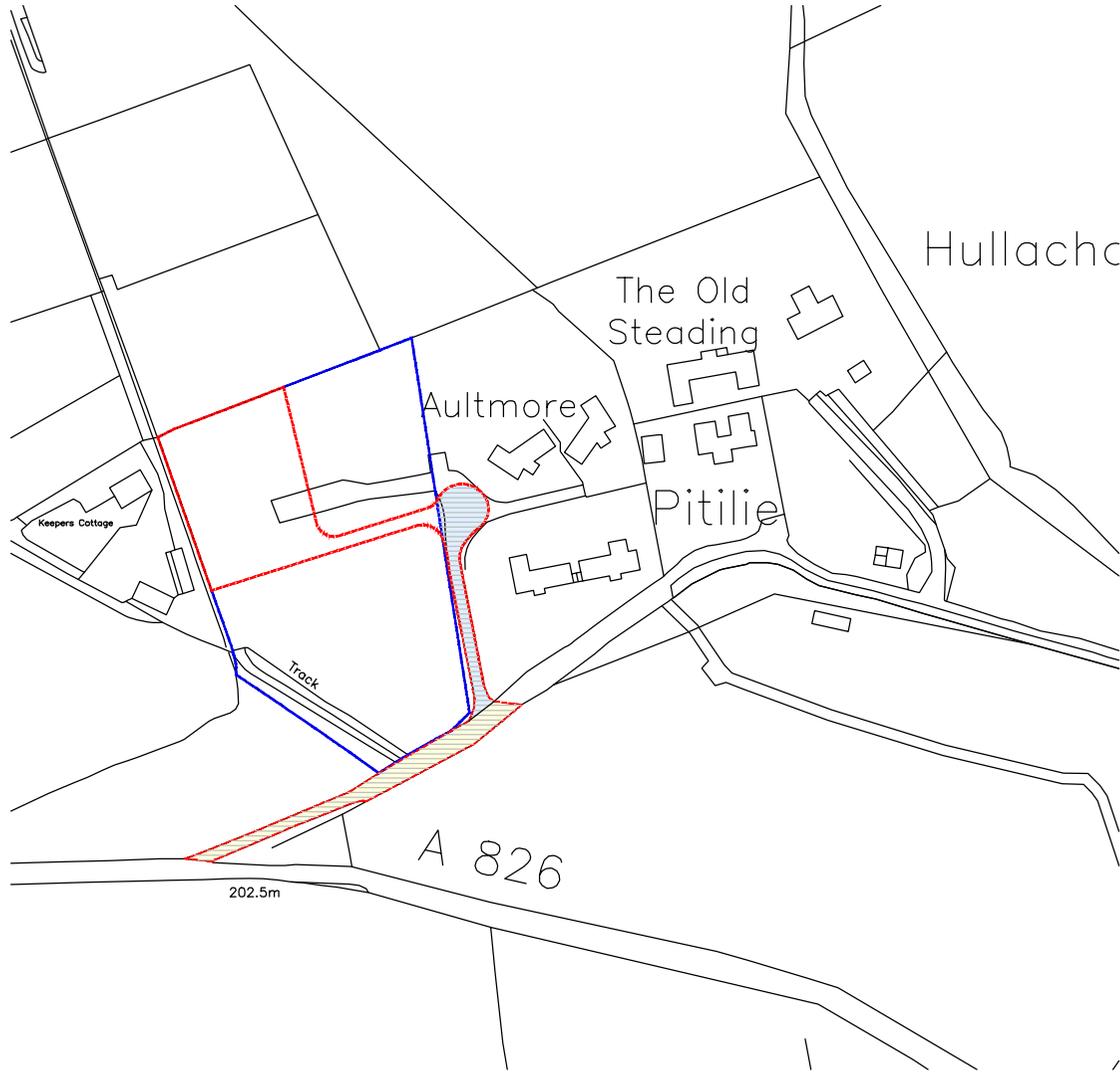
Planning Permission

Project:
**Proposed Detached House
 Land at Pitilie
 Aberfeldy, PH15 2EN**

Client:
Charles Clark

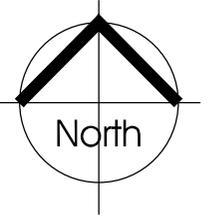
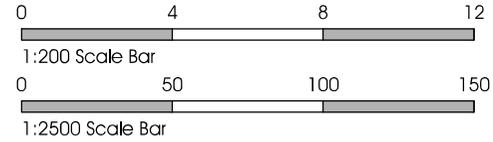
Drawing:
Location Plan and Site Context Plan

Drawing No. 2025-72-005	Scale: As Noted	Date: Oct 2025	Name: SFAllan	Sheet Size: A3
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Location Plan | 1:2500

Use figured dimensions only | Discrepancies to be reported



Rev | B | Updated for Planning
Rev | A | Updated for Planning
Revision: Description:

21 | 10 | 2025
30 | 09 | 2025
Date:

Scott Francis Allan
Architectural Design

36 Wallace Avenue | Wallyford | East Lothian | EH21 8BZ
Mobile: 07790 846 990 | Email: scott@ego3d.co.uk
Facebook.com/scottfrancisallan

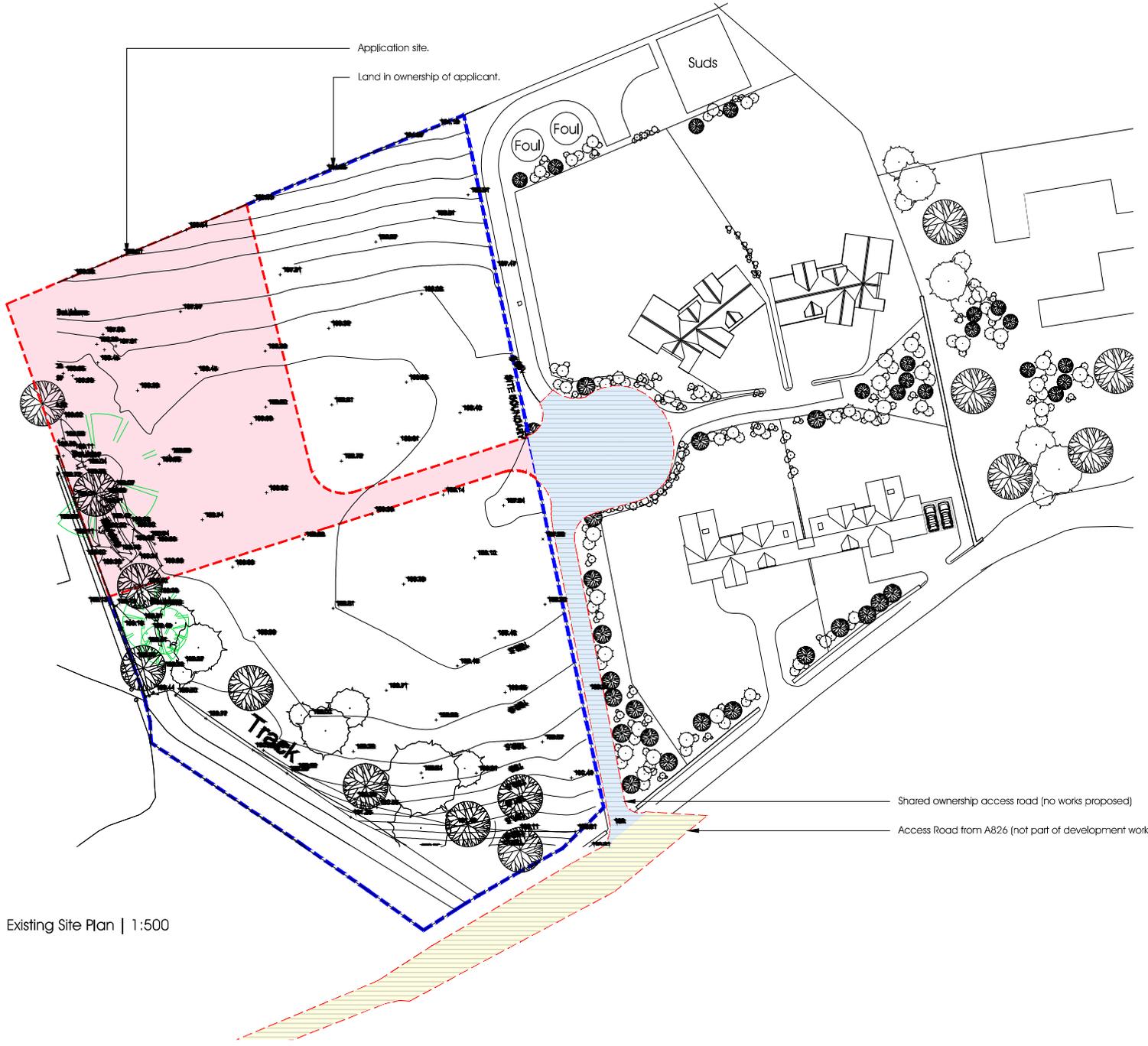
Planning Permission

Project:
**Proposed Detached House
Land at Pitilie
Aberfeldy, PH15 2EN**

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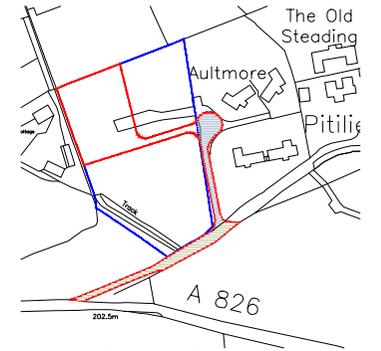
Drawing:
Location Plan

Drawing No. 2025-72-000B	Scale: As Noted	Date: Sept 2025	Name: SFAllan	Sheet Size: A1
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Existing Site Plan | 1:500

Use figured dimensions only | Discrepancies to be reported



Location Plan | 1:2500

- Material Specification:
- External Walls:
- Reclaimed Sandstone (Buff, Red and Grey)
 - Dressed copes (Whitetail/Peck-moor)
- Pitched Roof:
- Spiral Slate 14" x 10" (Grey/Blue)
 - Code 4 or 5 Lead flashings and valleys
 - Zinc ridge and hips
- Windows and Doors:
- PVC Window/Doors (Grey/White)
 - Double glazing (8mm glass/6mm argon or gas/6mm glass)
 - Velux roof windows
- Gutters and Down Pipes:
- PVC Gutters (Black)
 - PVC Down pipes (Black)
- Boundary Fence:
- Post and wire fence between properties and road 1.0m
- Driveway and Patio:
- Marshall chip driveway and turning head (Buff)
 - Marshall tegul paving (Buff/Red)
- Landscaping:
- Single species Beech hedgerow: 60-80cm height, planted at min. 6 plants per meter, and
 - Hedgerow trees: min. Light Standard nursery size (6-8cm girth)
 - Locally appropriate tree planting of smaller size (heavy) proposed at southern boundaries
 - Proposals for tree and hedgerow planting should include stakes, ties, and guards where appropriate, to protect from grazing/ browsing
 - Blockwise lawn proposed
- Total Site Area:
Area: 2623.00sqm
- Proposed House Footprint:
Area: 130.00sqm
- 0 4 8 12
1:200 Scale Bar
- 0 10 20 30
1:500 Scale Bar
- 0 50 100 150
1:2500 Scale Bar
- North
- Rev | B | Updated for Planning | 30/09/2025
Rev | A | Updated for Planning | 30/09/2025
Revision: Description: Date:

Scott Francis Allan
Architectural Design

36 Wallace Avenue | Wallyford | East Lothian | EH21 8BZ
Mobile: 07790 846 990 | Email: scott@ego3d.co.uk
Facebook.com/scottfrancisallan

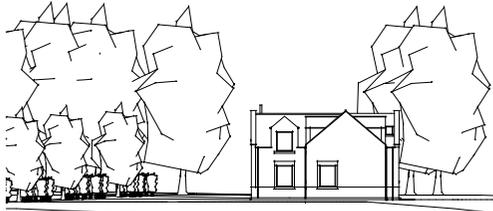
Planning Permission

Project:
**Proposed Detached House
Land at Pitilie
Aberfeldy, PH15 2EN**

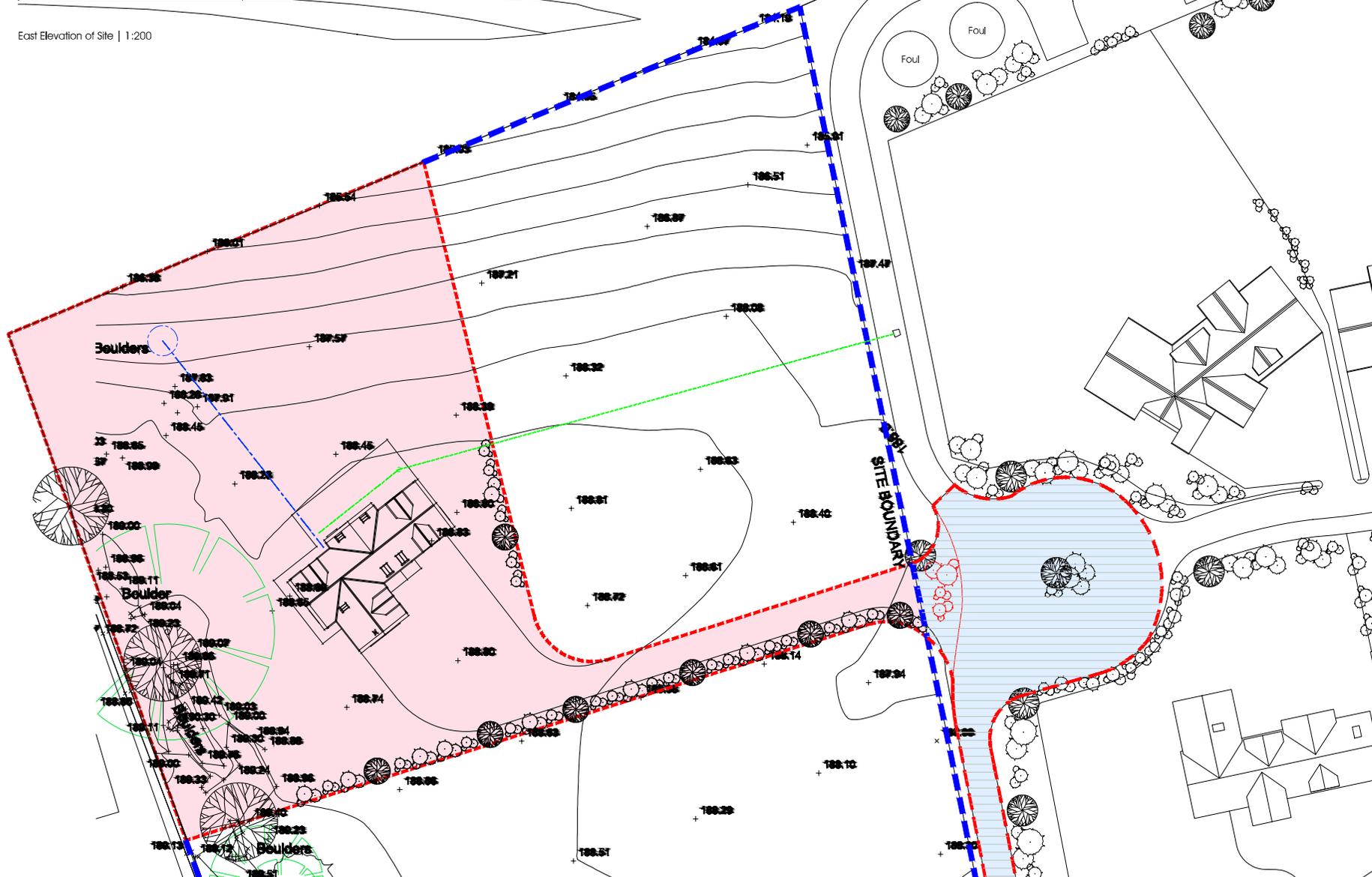
Client:
Charles Clark

Drawing:
Existing Site Plan

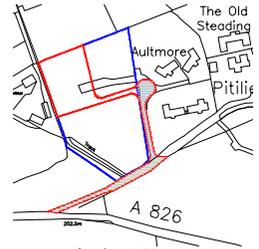
Drawing No.	Scale:	Date:	Name:	Sheet Size:
2025-72-001B	As Noted	Sept 2025	SFAllan	A1



East Elevation of Site | 1:200



Proposed Site Plan and Levels | 1:200



Location Plan | 1:2500

Materials Specification:

- External Walls:
 - Redfaced concrete (Bull, Sea and Gray)
 - Drilled copes (White/Pink/Red)
- pitched Roof:
 - Span: 10m x 10 (Grey/Red)
 - Cops 4 or 5 Lead Battings and ticks
 - 2m x 10m rafters
- Windows and Doors:
 - PVC Windows (Grey/White)
 - Double glazing (5mm glass/10mm argon or gas/10mm glass)
 - 100 x 200 frames
- Stairs and Down Pipes:
 - PVC Stairs (Black)
 - PVC Down pipe (Black)
- Boundary Fence:
 - Red and white fence between properties and road 1.2m
- Driveway and Path:
 - Manhole and turning head (Bull)
 - Manhole and turning head (Bull)
- Landscaping:
 - Single species beach hedgehog: 40-60cm high, planted at min. 6 plants per meter and
 - Hedgehog trees: 1m, 1.5m, 2m, 3m, 4m, 5m, 6m, 7m, 8m, 9m, 10m, 11m, 12m, 13m, 14m, 15m, 16m, 17m, 18m, 19m, 20m, 21m, 22m, 23m, 24m, 25m, 26m, 27m, 28m, 29m, 30m, 31m, 32m, 33m, 34m, 35m, 36m, 37m, 38m, 39m, 40m, 41m, 42m, 43m, 44m, 45m, 46m, 47m, 48m, 49m, 50m, 51m, 52m, 53m, 54m, 55m, 56m, 57m, 58m, 59m, 60m, 61m, 62m, 63m, 64m, 65m, 66m, 67m, 68m, 69m, 70m, 71m, 72m, 73m, 74m, 75m, 76m, 77m, 78m, 79m, 80m, 81m, 82m, 83m, 84m, 85m, 86m, 87m, 88m, 89m, 90m, 91m, 92m, 93m, 94m, 95m, 96m, 97m, 98m, 99m, 100m, 101m, 102m, 103m, 104m, 105m, 106m, 107m, 108m, 109m, 110m, 111m, 112m, 113m, 114m, 115m, 116m, 117m, 118m, 119m, 120m, 121m, 122m, 123m, 124m, 125m, 126m, 127m, 128m, 129m, 130m, 131m, 132m, 133m, 134m, 135m, 136m, 137m, 138m, 139m, 140m, 141m, 142m, 143m, 144m, 145m, 146m, 147m, 148m, 149m, 150m, 151m, 152m, 153m, 154m, 155m, 156m, 157m, 158m, 159m, 160m, 161m, 162m, 163m, 164m, 165m, 166m, 167m, 168m, 169m, 170m, 171m, 172m, 173m, 174m, 175m, 176m, 177m, 178m, 179m, 180m, 181m, 182m, 183m, 184m, 185m, 186m, 187m, 188m, 189m, 190m, 191m, 192m, 193m, 194m, 195m, 196m, 197m, 198m, 199m, 200m, 201m, 202m, 203m, 204m, 205m, 206m, 207m, 208m, 209m, 210m, 211m, 212m, 213m, 214m, 215m, 216m, 217m, 218m, 219m, 220m, 221m, 222m, 223m, 224m, 225m, 226m, 227m, 228m, 229m, 230m, 231m, 232m, 233m, 234m, 235m, 236m, 237m, 238m, 239m, 240m, 241m, 242m, 243m, 244m, 245m, 246m, 247m, 248m, 249m, 250m, 251m, 252m, 253m, 254m, 255m, 256m, 257m, 258m, 259m, 260m, 261m, 262m, 263m, 264m, 265m, 266m, 267m, 268m, 269m, 270m, 271m, 272m, 273m, 274m, 275m, 276m, 277m, 278m, 279m, 280m, 281m, 282m, 283m, 284m, 285m, 286m, 287m, 288m, 289m, 290m, 291m, 292m, 293m, 294m, 295m, 296m, 297m, 298m, 299m, 300m, 301m, 302m, 303m, 304m, 305m, 306m, 307m, 308m, 309m, 310m, 311m, 312m, 313m, 314m, 315m, 316m, 317m, 318m, 319m, 320m, 321m, 322m, 323m, 324m, 325m, 326m, 327m, 328m, 329m, 330m, 331m, 332m, 333m, 334m, 335m, 336m, 337m, 338m, 339m, 340m, 341m, 342m, 343m, 344m, 345m, 346m, 347m, 348m, 349m, 350m, 351m, 352m, 353m, 354m, 355m, 356m, 357m, 358m, 359m, 360m, 361m, 362m, 363m, 364m, 365m, 366m, 367m, 368m, 369m, 370m, 371m, 372m, 373m, 374m, 375m, 376m, 377m, 378m, 379m, 380m, 381m, 382m, 383m, 384m, 385m, 386m, 387m, 388m, 389m, 390m, 391m, 392m, 393m, 394m, 395m, 396m, 397m, 398m, 399m, 400m, 401m, 402m, 403m, 404m, 405m, 406m, 407m, 408m, 409m, 410m, 411m, 412m, 413m, 414m, 415m, 416m, 417m, 418m, 419m, 420m, 421m, 422m, 423m, 424m, 425m, 426m, 427m, 428m, 429m, 430m, 431m, 432m, 433m, 434m, 435m, 436m, 437m, 438m, 439m, 440m, 441m, 442m, 443m, 444m, 445m, 446m, 447m, 448m, 449m, 450m, 451m, 452m, 453m, 454m, 455m, 456m, 457m, 458m, 459m, 460m, 461m, 462m, 463m, 464m, 465m, 466m, 467m, 468m, 469m, 470m, 471m, 472m, 473m, 474m, 475m, 476m, 477m, 478m, 479m, 480m, 481m, 482m, 483m, 484m, 485m, 486m, 487m, 488m, 489m, 490m, 491m, 492m, 493m, 494m, 495m, 496m, 497m, 498m, 499m, 500m, 501m, 502m, 503m, 504m, 505m, 506m, 507m, 508m, 509m, 510m, 511m, 512m, 513m, 514m, 515m, 516m, 517m, 518m, 519m, 520m, 521m, 522m, 523m, 524m, 525m, 526m, 527m, 528m, 529m, 530m, 531m, 532m, 533m, 534m, 535m, 536m, 537m, 538m, 539m, 540m, 541m, 542m, 543m, 544m, 545m, 546m, 547m, 548m, 549m, 550m, 551m, 552m, 553m, 554m, 555m, 556m, 557m, 558m, 559m, 560m, 561m, 562m, 563m, 564m, 565m, 566m, 567m, 568m, 569m, 570m, 571m, 572m, 573m, 574m, 575m, 576m, 577m, 578m, 579m, 580m, 581m, 582m, 583m, 584m, 585m, 586m, 587m, 588m, 589m, 590m, 591m, 592m, 593m, 594m, 595m, 596m, 597m, 598m, 599m, 600m, 601m, 602m, 603m, 604m, 605m, 606m, 607m, 608m, 609m, 610m, 611m, 612m, 613m, 614m, 615m, 616m, 617m, 618m, 619m, 620m, 621m, 622m, 623m, 624m, 625m, 626m, 627m, 628m, 629m, 630m, 631m, 632m, 633m, 634m, 635m, 636m, 637m, 638m, 639m, 640m, 641m, 642m, 643m, 644m, 645m, 646m, 647m, 648m, 649m, 650m, 651m, 652m, 653m, 654m, 655m, 656m, 657m, 658m, 659m, 660m, 661m, 662m, 663m, 664m, 665m, 666m, 667m, 668m, 669m, 670m, 671m, 672m, 673m, 674m, 675m, 676m, 677m, 678m, 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1010m, 1011m, 1012m, 1013m, 1014m, 1015m, 1016m, 1017m, 1018m, 1019m, 1020m, 1021m, 1022m, 1023m, 1024m, 1025m, 1026m, 1027m, 1028m, 1029m, 1030m, 1031m, 1032m, 1033m, 1034m, 1035m, 1036m, 1037m, 1038m, 1039m, 1040m, 1041m, 1042m, 1043m, 1044m, 1045m, 1046m, 1047m, 1048m, 1049m, 1050m, 1051m, 1052m, 1053m, 1054m, 1055m, 1056m, 1057m, 1058m, 1059m, 1060m, 1061m, 1062m, 1063m, 1064m, 1065m, 1066m, 1067m, 1068m, 1069m, 1070m, 1071m, 1072m, 1073m, 1074m, 1075m, 1076m, 1077m, 1078m, 1079m, 1080m, 1081m, 1082m, 1083m, 1084m, 1085m, 1086m, 1087m, 1088m, 1089m, 1090m, 1091m, 1092m, 1093m, 1094m, 1095m, 1096m, 1097m, 1098m, 1099m, 1100m, 1101m, 1102m, 1103m, 1104m, 1105m, 1106m, 1107m, 1108m, 1109m, 1110m, 1111m, 1112m, 1113m, 1114m, 1115m, 1116m, 1117m, 1118m, 1119m, 1120m, 1121m, 1122m, 1123m, 1124m, 1125m, 1126m, 1127m, 1128m, 1129m, 1130m, 1131m, 1132m, 1133m, 1134m, 1135m, 1136m, 1137m, 1138m, 1139m, 1140m, 1141m, 1142m, 1143m, 1144m, 1145m, 1146m, 1147m, 1148m, 1149m, 1150m, 1151m, 1152m, 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1296m, 1297m, 1298m, 1299m, 1300m, 1301m, 1302m, 1303m, 1304m, 1305m, 1306m, 1307m, 1308m, 1309m, 1310m, 1311m, 1312m, 1313m, 1314m, 1315m, 1316m, 1317m, 1318m, 1319m, 1320m, 1321m, 1322m, 1323m, 1324m, 1325m, 1326m, 1327m, 1328m, 1329m, 1330m, 1331m, 1332m, 1333m, 1334m, 1335m, 1336m, 1337m, 1338m, 1339m, 1340m, 1341m, 1342m, 1343m, 1344m, 1345m, 1346m, 1347m, 1348m, 1349m, 1350m, 1351m, 1352m, 1353m, 1354m, 1355m, 1356m, 1357m, 1358m, 1359m, 1360m, 1361m, 1362m, 1363m, 1364m, 1365m, 1366m, 1367m, 1368m, 1369m, 1370m, 1371m, 1372m, 1373m, 1374m, 1375m, 1376m, 1377m, 1378m, 1379m, 1380m, 1381m, 1382m, 1383m, 1384m, 1385m, 1386m, 1387m, 1388m, 1389m, 1390m, 1391m, 1392m, 1393m, 1394m, 1395m, 1396m, 1397m, 1398m, 1399m, 1400m, 1401m, 1402m, 1403m, 1404m, 1405m, 1406m, 1407m, 1408m, 1409m, 1410m, 1411m, 1412m, 1413m, 1414m, 1415m, 1416m, 1417m, 1418m, 1419m, 1420m, 1421m, 1422m, 1423m, 1424m, 1425m, 1426m, 1427m, 1428m, 1429m, 1430m, 1431m, 1432m, 1433m, 1434m, 1435m, 1436m, 1437m, 1438m, 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1725m, 1726m, 1727m, 1728m, 1729m, 1730m, 1731m, 1732m, 1733m, 1734m, 1735m, 1736m, 1737m, 1738m, 1739m, 1740m, 1741m, 1742m, 1743m, 1744m, 1745m, 1746m, 1747m, 1748m, 1749m, 1750m, 1751m, 1752m, 1753m, 1754m, 1755m, 1756m, 1757m, 1758m, 1759m, 1760m, 1761m, 1762m, 1763m, 1764m, 1765m, 1766m, 1767m, 1768m, 1769m, 1770m, 1771m, 1772m, 1773m, 1774m, 1775m, 1776m, 1777m, 1778m, 1779m, 1780m, 1781m, 1782m, 1783m, 1784m, 1785m, 1786m, 1787m, 1788m, 1789m, 1790m, 1791m, 1792m, 1793m, 1794m, 1795m, 1796m, 1797m, 1798m, 1799m, 1800m, 1801m, 1802m, 1803m, 1804m,



Proposed South East Elevation | 1:100

Proposed South West Elevation | 1:100



Proposed North West Elevation | 1:100

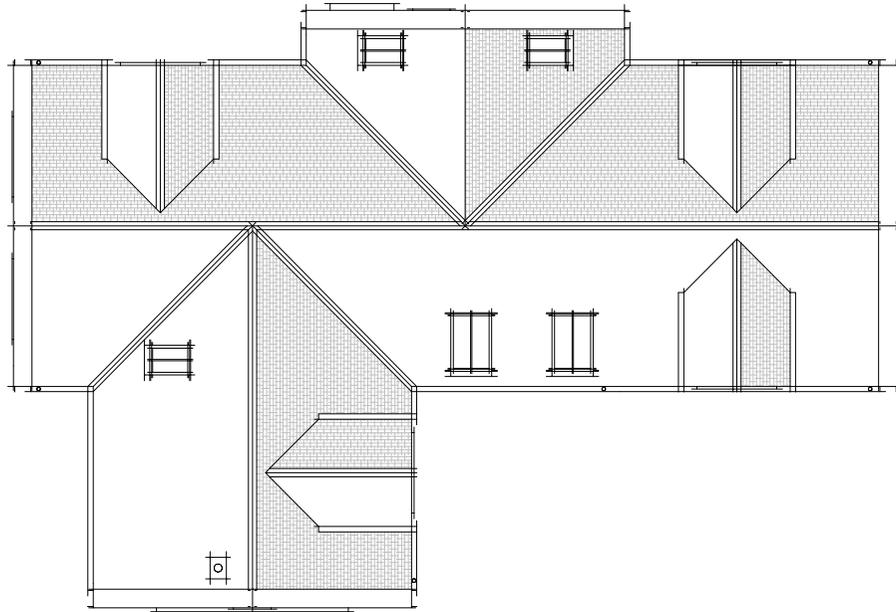
Proposed North East Elevation | 1:100



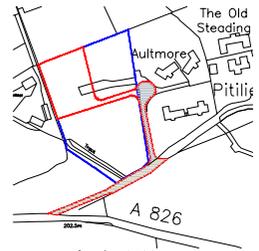
Architectural Illustration 01 | NTS



Architectural Illustration 02 | NTS

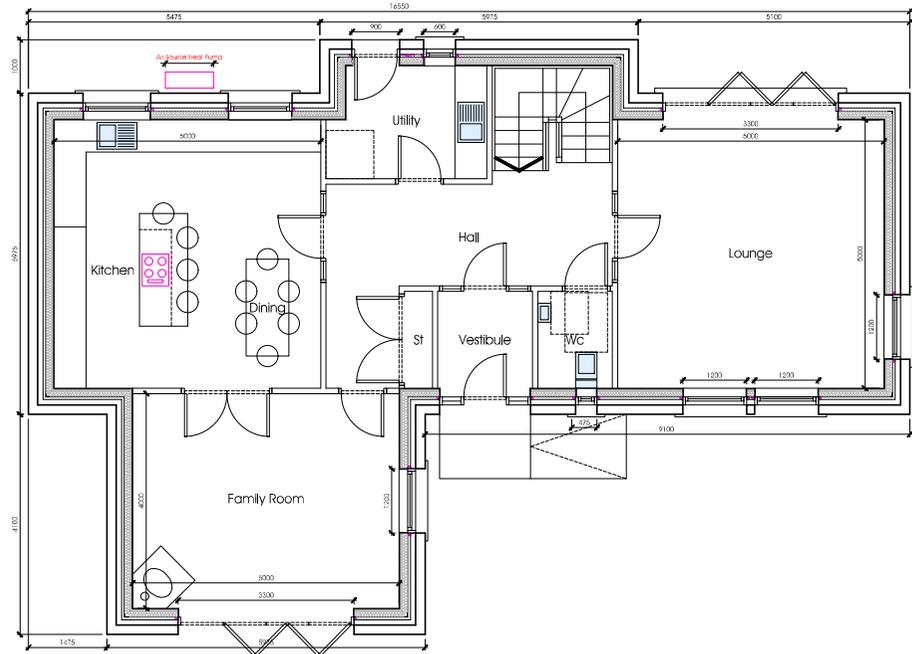


Proposed Roof Plan | 1:50



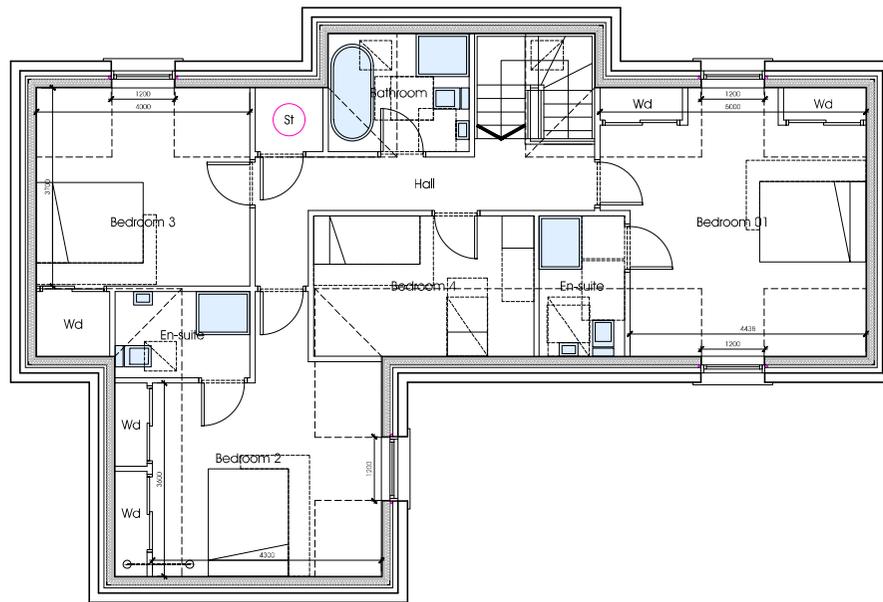
Location Plan | 1:2500

- Materials Specification:
- External walls:
 - Red faced stone (Built, Sea and Grey)
 - Dressed copes (White/Pink/Red)
 - Fitted Roof:
 - Spanning Stone 10 x 10 (Green/Blue)
 - Cops 4 or 5 Lead Battings and ridges
 - 2nd Ridge and Hips
 - Windows and Doors:
 - PVC Windows/Doors (Grey/White)
 - Double glazing
 - 5mm glass (mm argon or argon/inn glass)
 - 10mm x 10mm weather
 - Gutters and Down Pipes:
 - PVC Gutters (Black)
 - PVC Down pipe (Black)
 - Roof Soffit/Fascia:
 - Red and white fence between parapets and soffit 1.2m
 - Driveway and Path:
 - Manhole and driveway and turning head (Built)
 - Manhole paved (asphalt)
 - Landscaping:
 - Single socket fence hedgepost: 40-60cm high, planted at min. 6 plants per meter, and
 - Hedgepost posts min. 1.2m spaced every 2m (6-8m girth)
 - Locally appropriate low shrub and trees (where possible) at southern boundaries
 - Proposals for tree and hedge planting should include stakes, ties, and guards where appropriate, to protect from grazing, blowing, and felled trees proposed
 - Total Site Area:
 - Area: 2533.00sqm
 - Proposed House Footprint:
 - Area: 1330.00sqm



Proposed Ground Floor Plan | 1:50

Use figured dimensions only | Discrepancies to be reported



Proposed First Floor Plan | 1:50



Rev B | Issued for Planning | 21/10/2025
 Rev A | Issued for Planning | 20/09/2025
 Revision: 01/2025

Scott Francis Allan
 Architectural Design

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 Facebook.com/scottfrancisallan

Planning Permission

Project:
 Proposed Detached House
 Land of Entry:
 Aberdeenshire, PA11 5 2TH

Client:
 CHOICE CLIPS

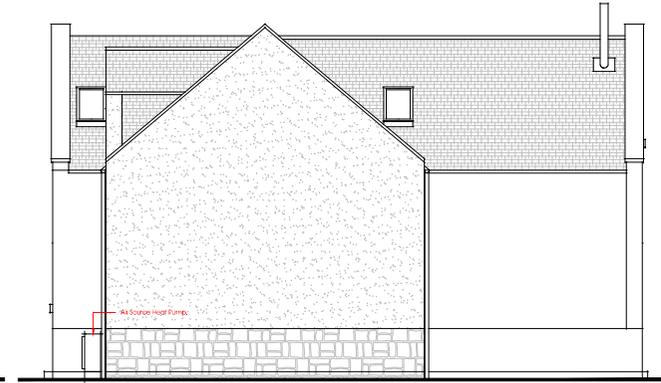
Drawing:
 Proposed Floor Plans, Elevations, Roof Plan and Vistas

Drawing No: 2025-72-001B | Scale: As Noted | Date: Sept 2025 | Name: SFA | Sheet Size: A1



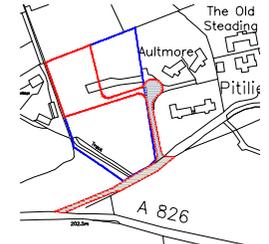
Proposed South East Elevation | 1:50

- Pitched Roof**
 - Spanish Slate 10 x 12 (Grey/Blue)
 - Cable or 3 Lead Battings and valleys
 - Zinc ridge and hips
- Gutters and Down Pipes**
 - PVC Gutters (Black)
 - PVC Down pipes (Black)
- External Walls - Stone**
 - Reddish Sandstone (Buff, Red and Grey)
 - Dressed copes (White/Black/Redwood)
- Windows and Doors**
 - PVC Windows/Doors (Grey/White)
 - Double glazing (from glass system argon or argon/krypton glass)
- External Walls - Render**
 - Reddish Sandstone Base Course (Buff, Red and Grey)
 - Wet Dash Roughcast (Off White)
- Driveway and Patio**
 - Manorland driveway and turning head (Buff)
 - Manorland paving (Buff/Red)



Proposed South West Elevation | 1:50

As Source Heat Pump



Location Plan | 1:2500

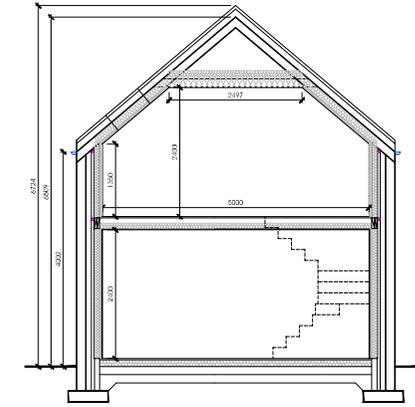
- Material Specification
- External Walls**
 - Reddish Sandstone (Buff, Red and Grey)
 - Dressed copes (White/Black/Redwood)
 - Pitched Roof**
 - Spanish Slate 10 x 12 (Grey/Blue)
 - Cable or 3 Lead Battings and valleys
 - Zinc ridge and hips
 - Gutters and Down Pipes**
 - PVC Windows/Doors (Grey/White)
 - Double glazing (from glass system argon or argon/krypton glass)
 - Wet Dash Roughcast
 - Windows and Doors**
 - PVC Windows/Doors (Grey/White)
 - Double glazing (from glass system argon or argon/krypton glass)
 - Wet Dash Roughcast
 - External Walls - Render**
 - Reddish Sandstone Base Course (Buff, Red and Grey)
 - Wet Dash Roughcast (Off White)
 - Driveway and Patio**
 - Manorland driveway and turning head (Buff)
 - Manorland paving (Buff/Red)
- Barbican Details
- Red and white fence between carport and road 1.2m
- Driveway and Patio
- Manorland driveway and turning head (Buff)
 - Manorland paving (Buff/Red)
- Landscaping
- Single species beach hedge row: 40-60cm high, planted at min. 6 plants per metre and
 - Hedge row: min. 1.2m standard nursery size (6-8cm girth)
 - Local, appropriate landscaping of area (see green) proposed at southern boundary
 - Proposals for tree and hedge planting should include stakes, ties, and guards where appropriate, to protect from grazing, browsing
 - Revised trees proposed
- Total Site Area:
- Area: 2533.00sqm
- Proposed House Footprint:
- Area: 1333.00sqm



Architectural Illustration 01 | NTS



Architectural Illustration 01 | NTS



Proposed Cross Section | 1:50

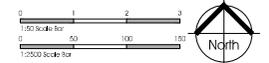


Proposed North West Elevation | 1:50



Proposed North East Elevation | 1:50

- Pitched Roof**
 - Spanish Slate 10 x 12 (Grey/Blue)
 - Cable or 3 Lead Battings and valleys
 - Zinc ridge and hips
- Gutters and Down Pipes**
 - PVC Gutters (Black)
 - PVC Down pipes (Black)
 - Electric vehicle charger
- External Walls - Stone**
 - Reddish Sandstone (Buff, Red and Grey)
 - Dressed copes (White/Black/Redwood)
- Windows and Doors**
 - PVC Windows/Doors (Grey/White)
 - Double glazing (from glass system argon or argon/krypton glass)
- External Walls - Render**
 - Reddish Sandstone Base Course (Buff, Red and Grey)
 - Wet Dash Roughcast (Off White)
- Driveway and Patio**
 - Manorland driveway and turning head (Buff)
 - Manorland paving (Buff/Red)



Rev B | Updated Planning
 Rev A | Updated Planning
 Revision: Cleanroom

21/10/2025
 20/09/2025

Scott Francis Allan
 Architectural Design

36 Wallace Avenue | Welford | East Lothian | EH21 8BZ
 Mobile: 07790 616 990 | Email: scott@scottfrancisallan.com
 Facebook.com/scottfrancisallan

Planning Permission

Project:
 Proposed Detached House

Location:
 Auldmore, PA15 2JH

Client:
 CHOICE CLIPS

Drawing:
 Proposed Elevation, Section and Illustrations

Drawing No:
 2025-720408

Scale:
 As Noted

Date:
 Sept

Frame:
 SPA

Sheet Size:
 A1



Air-to-water heat pumps • aroTHERM plus

Technical
information

Be ready for the energy change



A safe investment in the future



State-of-the-art heating technology with minimal environmental impact

Vaillant is continuously advancing the development of heat pump technology. The Vaillant research and development teams constantly strive to develop the most efficient and quiet heat pumps on the market, thoroughly testing them in our own testing centres for durability and performance. For example, we have climate and hail chambers where we can test for robustness and reliability in extreme conditions. Vaillant also manufactures only in Europe, so we can guarantee you and your customers receive the high quality expected from a Vaillant appliance.

Vaillant offers a great new model in our portfolio of air-to-water heat pumps with the introduction of the aroTHERM plus. This award-winning heat pump is the first in our range to use natural refrigerant R290. This refrigerant, commonly used in many household appliances, has a very low Global Warming Potential (GWP) that offers many advantages over refrigerants traditionally used in heat pumps.

The new aroTHERM plus heat pump has technical features for improved efficiency, as well as higher flow temperatures, so it's perfect for new and existing heating systems (including hybrid). It's also impressively quiet in operation and has been accredited by Quiet Mark*.

*Models 3.5, 5, 7 and 12kW

Always the right choice

Reliability and performance of the highest standards ensure peace of mind for your customers. It's so quiet, they won't even know it's on.



High performance

The aroTHERM plus heat pump has been designed to deliver the very best performance with low running costs, making it suitable for radiators as well as underfloor heating. With a flow temperature of up to 75°C, the aroTHERM plus can deliver more usable hot water with high hot water comfort levels and removes the need for direct electric immersion to sterilise the water, protecting from legionella.



Higher energy-efficiency

With a SCOP of up to 5.03, the aroTHERM plus is extremely energy efficient, enabling high energy savings against certain fossil fuels. The aroTHERM plus can also be combined with photovoltaic systems and integrated into smart power grids (SG-ready), so your customers can enjoy the benefits of variable electricity tariffs.



Super quiet

With sound power as low as 54 dB for easier planning and siting, the aroTHERM plus is suitable for use in densely built-up terraced housing estates.



Natural refrigerant

Already fulfilling the next NZEB requirements, the aroTHERM plus uses monobloc technology with a hermetically sealed refrigerant circuit using the natural refrigerant, R290, to deliver the one of the lowest GWP of 3.



Why R290?

R290 is a natural refrigerant with a very low GWP* of three. This offers the following advantages:

- future-proof, as not affected by the F-Gas Regulation
- higher flow temperature of up to 75°C
- higher hot water comfort and protection against legionella without electric auxiliary heating
- wider performance envelope with operating temperature ranging between -25°C and +46°C
- Already fulfilling the next NZEB requirements, the aroTHERM plus uses monobloc technology with a hermetically sealed refrigerant circuit using natural refrigerant R290 to deliver the one of the lowest GWP of 3
- Reduced refrigerant charge compared to R410a and R32

Natural refrigerants are already used in many areas of our daily lives, e.g. in refrigerators and heat pump tumble-driers

Model calculation

R290 (aroTHERM plus)

0.6 kg R290 x 3 GWP = 1.8 kg CO₂



15 km journey
by car

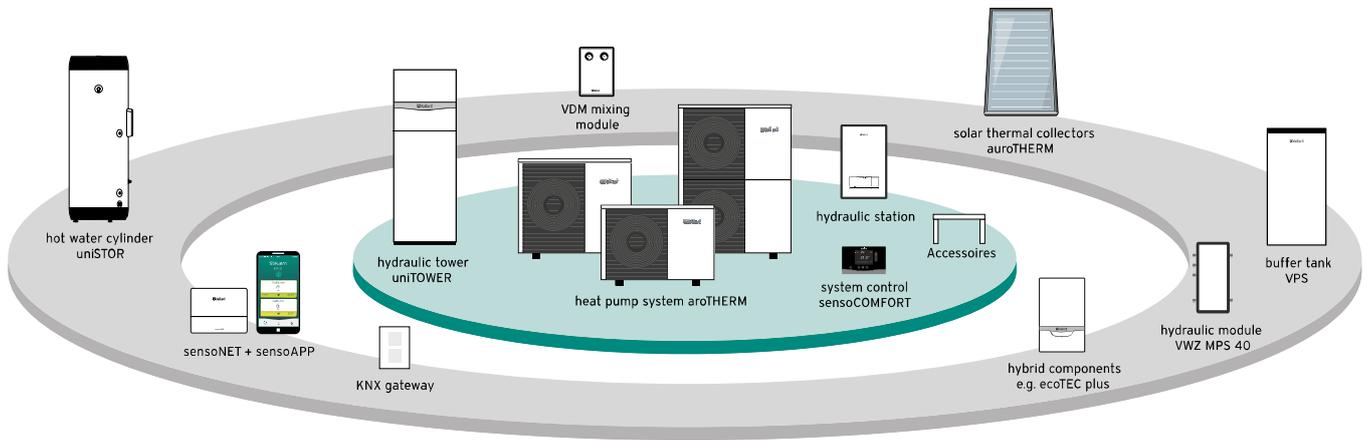
*Comparison of refrigerant GWP values:

CO ₂	1
R290	3
R32	675
R410a	2,088

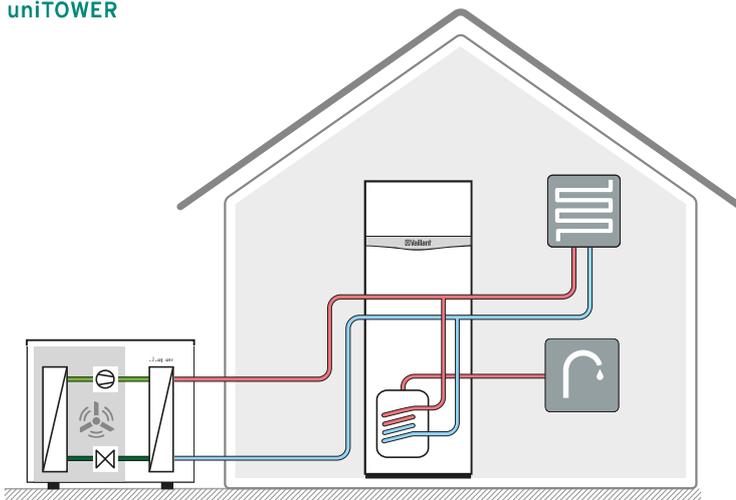


Introducing the perfect partner

Your customers have widely differing wishes and needs. We offer the system components that enable you to fulfil them all – whether they wish to integrate photovoltaics, a solar-thermal system or smart home technology. All conveniently manageable with a single controller – the new sensoCOMFORT. This enables you to quickly commission the system and lets your customers change daily settings at the flick of a wrist.

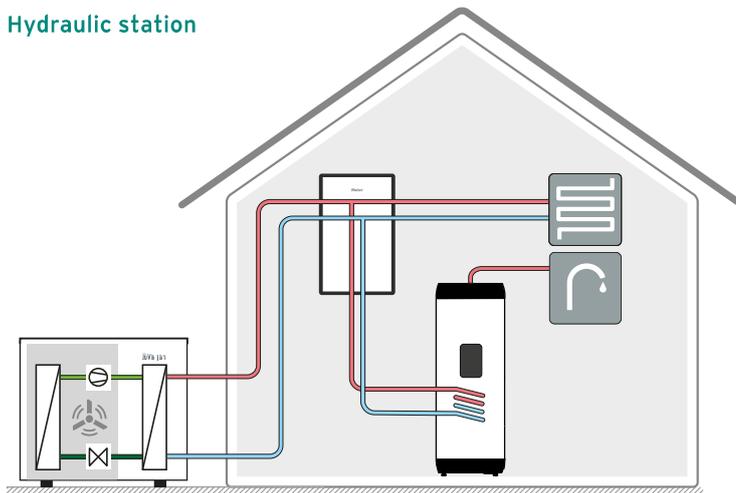


uniTOWER



The uniTOWER is an integrated 190 litre cylinder with hydraulic components which can easily provide sufficient hot water for the needs of a family of five, including the use of rain showers. Thanks to its space-saving dimensions, the system is the perfect choice for new buildings. Installed indoors, the uniTOWER is about the size of a fridge freezer and saves valuable space in the room where it's installed.

Hydraulic station



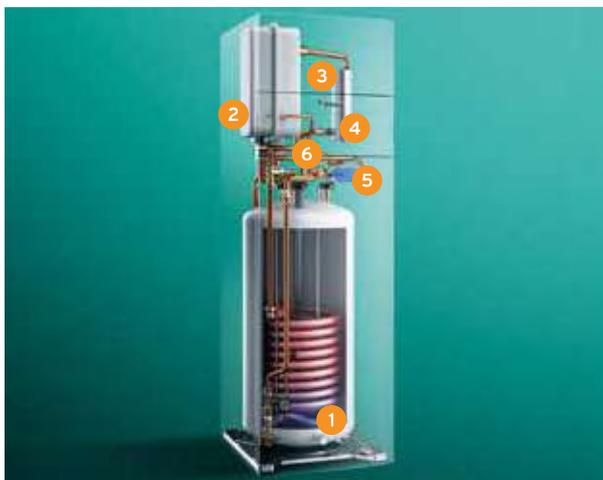
In the case of higher hot water demand, the aroTHERM plus can be used together with a wall-mounted hydraulic station and a wide range of accessories, including the uniSTOR heat pump cylinders and buffer tanks.

Features and benefits



aroTHERM plus

- 1 Hermetically sealed – no refrigerant certification required
- 2 Floating floor design absorbs vibration and reduces noise
- 3 Vortex sensor for accurate performance analysis
- 4 Weatherproof material and paint make it an ideal choice for coastal areas
- 5 Integrated tray and trace heater to ensure clear condensation run



uniTOWER

- 1 190-litre storage cylinder capacity, corresponds to up to 380-litres of usable hot water output
- 2 Hydraulic components already integrated, e.g. 15-litre expansion vessel
- 3 System accessory options, ready for integration, e.g. heating zone packs, 18-litre buffer or system separation plate heat exchanger
- 4 Modulating electric auxiliary heater with up to 6 kW
- 5 3-way diverter valve
- 6 Electric wiring interface



Hydraulic module

- 1 Hydraulic components already integrated, including 10-litre expansion vessel
- 2 Modulating electric auxiliary heater with up to 6 kW
- 3 3-way diverter valve
- 4 Continued use of existing hot water storage cylinders
- 5 Electric wiring interface



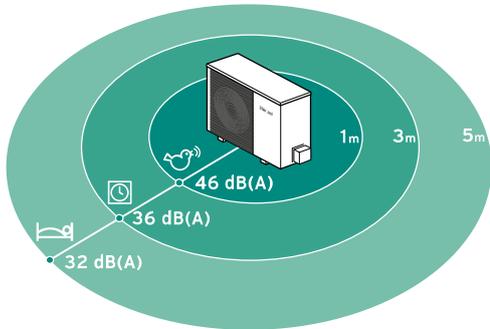
Heat pump interface

- Suitable for standard set-up and hybrid systems
- Heating system components can be placed to suit property layout
- Compatible with all Vaillant heat pump accessories including back-up heater, heat exchanger module and uniSTOR heat pump cylinders

SCOP and heating output

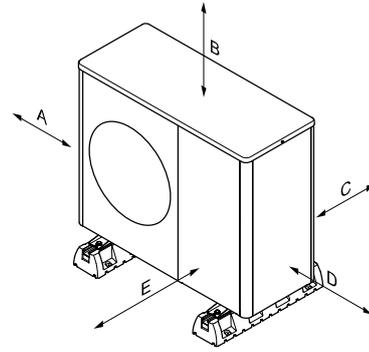
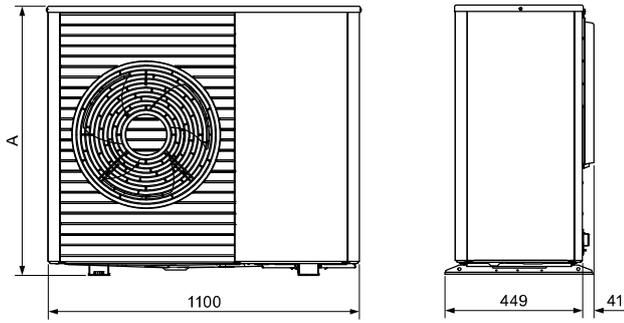
aroTHERM output		35°C flow		40°C flow		45°C flow		50°C flow		55°C flow	
		Output	SCOP								
3.5kW	-5°C	4.2	4.41	4.1	4.03	4	3.65	3.9	3.37	3.8	3.10
	-3°C	4.6		4.4		4.3		4.2		4	
	0°C	4.7		4.7		4.6		4.5		4.4	
	2°C	4.9		4.9		4.9		4.7		4.6	
5kW	-5°C	6.3	4.48	6	4.13	5.6	3.77	5.5	3.41	5.4	3.06
	-3°C	6.8		6.4		6.1		5.9		5.8	
	0°C	6.9		6.7		6.6		6.4		6.2	
	2°C	7.1		7		6.9		6.7		6.5	
7kW	-5°C	8.2	4.36	8.1	4.13	8	3.91	7.5	3.65	7	3.39
	-3°C	8.8		8.6		8.4		7.9		7.4	
	0°C	9.5		9.3		9.1		8.6		8.1	
	2°C	10		9.8		9.6		9		8.5	
10kW	-5°C	9.9	5.03	9.7	4.58	9.4	4.13	9.1	3.85	8.8	3.58
	-3°C	10.7		10.3		10		9.6		9.2	
	0°C	11.9		11.6		11.3		10.7		10.2	
	2°C	12.8		12.5		12.1		11.5		10.9	
12kW	-5°C	13.1	4.88	12.8	4.55	12.5	4.21	11.7	3.92	10.8	3.63
	-3°C	13.9		13.4		12.9		12.1		11.2	
	0°C	15.2		14.6		14.1		13.2		12.3	
	2°C	16		15.5		14.9		13.9		13	

Sound power



Model	Sound Power Level A7/W55	Sound Pressure Level		
		1m distance	3m distance	5m distance
aroTHERM plus 3.5kW	54 dB	46 dB(A)	36 dB(A)	32 dB(A)
aroTHERM plus 5kW	54 dB	46 dB(A)	36 dB(A)	32 dB(A)
aroTHERM plus 7kW	55 dB	47 dB(A)	37 dB(A)	33 dB(A)
aroTHERM plus 10kW	60 dB	52 dB(A)	42 dB(A)	38 dB(A)
aroTHERM plus 12kW	60 dB	52 dB(A)	42 dB(A)	38 dB(A)

Dimensions and clearances

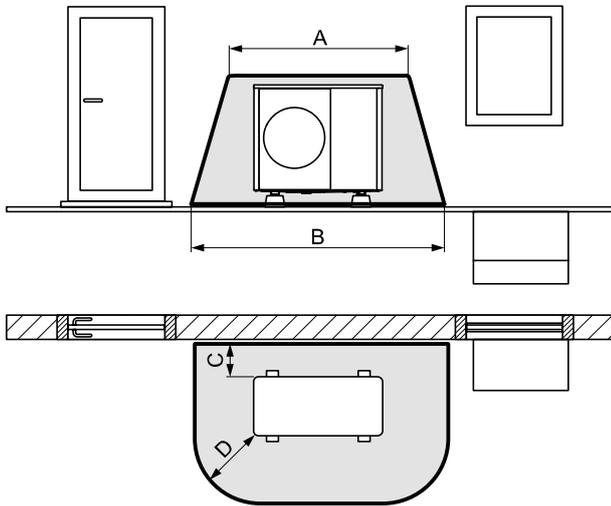


aroTHERM plus	Unit	Dimension A
3.5kW	mm	765
5kW	mm	765
7kW	mm	965
10kW	mm	1565
12kW	mm	1565

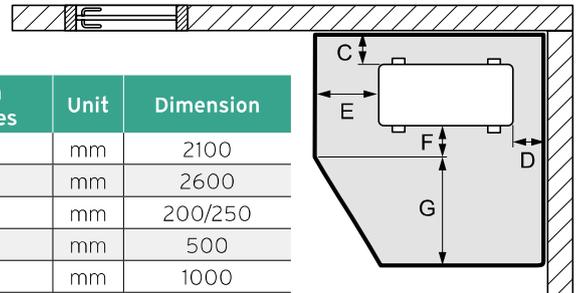
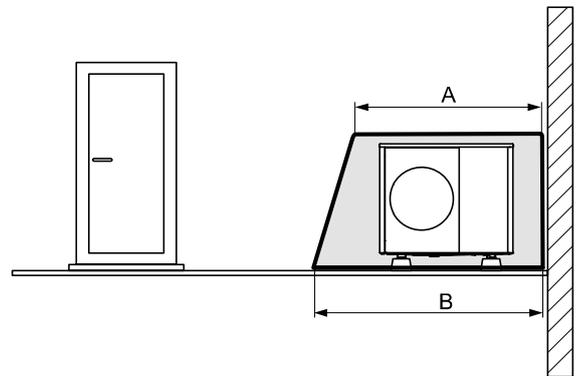
Minimum clearance	Unit	Heating mode	Heating and cooling mode
A	mm	100	100
B	mm	1000	1000
C	mm	200	250
D	mm	500	500
E	mm	600	600

R290 clearances

Clearances required for any drains, light wells or other openings



Minimum clearances	Unit	Dimension
A	mm	2100
B	mm	3100
C	mm	200/250
D	mm	1000

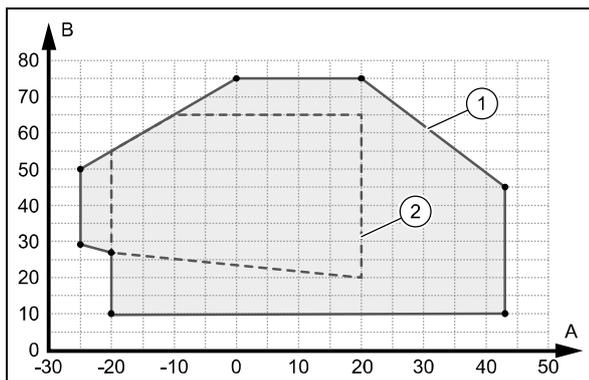


Minimum clearances	Unit	Dimension
A	mm	2100
B	mm	2600
C	mm	200/250
D	mm	500
E	mm	1000
F	mm	500
G	mm	1800

Application limits

heating mode

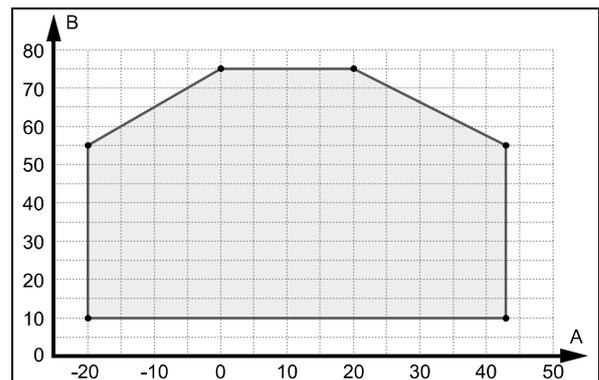
In heating mode, the product works at outdoor temperatures of -25 °C to 46 °C



A	Outdoor temperature	1	Application limits, heating mode
B	Heating water temperature	2	Area of application, in accordance with EN 14511

DHW mode

For domestic hot water generation, the product works at outdoor temperatures of -20 °C to 46 °C.



A	Outdoor temperature	B	Heating water temperature
---	---------------------	---	---------------------------

Technical specifications

aroTHERM plus	Unit	3.5kW VWL 35 / 6	5kW VWL 55 / 6	7kW VWL 75 / 6	10kW VWL 105 / 6	12kW VWL 125 / 6
General						
Width	mm	1,100				
Height	mm	765		965	1,565	
Depth	mm	450				
Weight, ready for operation	kg	114		128	194	
Connection, heating circuit		G 1 1/4"				
Rated voltage	V	230 V (+10%/- 15%), 50 Hz, 1~/N/PE				
Rated current, maximum	A	14.3		15.0	23.3	
Fuse size		16			25	
Fuse type	A	C/D				
RCD type		A				
eBUS (2-core communication cable)	mm ²	0.75				
Maximum length eBUS cable (communication cable)	m	50				
IP rating		IP 15 B				
Fan, power consumption	W	40			50	
Fan quantity		1			2	
Fan, air flow , maximum	m ³ /h	2,300			5,100	
Heating pump, power consumption	W	2 - 50			3 - 87	
Heating circuit						
Heating water temperature, minimum/maximum	° C	20 - 75				
Basic length of the heating water pipe, maximum, between the outdoor unit and indoor unit	m	20				
Operating pressure, minimum	bar	0.50				
Operating pressure, maximum	bar	3.00				
Volume flow, minimum	l/h	400		540	995	
Volume flow, maximum	l/h	860		1,205	2,065	
Water volume, in the outdoor unit	l	1.5		2.0	2.5	
Water volume, in the heating circuit, minimum, thawing mode, activated/deactivated back-up heater	l	15 / 40		20 / 55		45 / 150
Remaining feed pressure, hydraulic	kPa (mbar)	56.0 (560.0)		44.0 (440.0)	55.0 (550.0)	

aroTHERM plus	Unit	3.5kW VWL 35 / 6	5kW VWL 55 / 6	7kW VWL 75 / 6	10kW VWL 105 / 6	12kW VWL 125 / 6
Refrigerant circuit						
Fluid type		R290				
Fluid fill quantity	kg	0.6		0.9		1.3
Refrigerant, Global Warming Potential (GWP)		3				
CO ₂ equivalent	t	0.0018		0.0027		0.0039
Permissible operating pressure	bar	31.5				
Compressor type		Rotary piston			Scroll compressor	
Compressor oil type		Specific polyalkylene glycol (PAG)				
Compressor, control		Electronic				

Noise emissions, heating mode						
Sound power, EN 12102, EN 14511 LWA, A7/W35	dB(A)	51		53		58
Sound power, EN 12102, EN 14511 LWA, A7/W45	dB(A)	53				58
Sound power, EN 12102, EN 14511 LWA, A7/W55	dB(A)	54		55		60

Efficiency		
Energy efficiency class 35°C	(A+++ to F)	A+++
Energy efficiency class 55°C	(A+++ to F)	A++

Combination with uniTOWER		
Energy efficiency class	(A+++ to F)	A++
Energy efficiency class for hot water supply	(A+ to F)	A

uniTOWER	Unit	VIH QW 190 / 6
Total storage cylinder capacity	l	188
Temperature hot water (max. – with auxiliary heating)	°C	55 - 75
Dimensions, unpacked (height/width/depth)	mm	1880 x 599 x 693
Weight, unpacked	kg	175
Auxiliary electric heater	kW	6kW (230V/50Hz) / 9kW (400V/50Hz)

Hydraulic station	Unit	VWZ MEH 97
Dimensions, unpacked (height/width/depth)	mm	720 x 440 x 350
Weight, unpacked	kg	15
Power electric backup heater	kW	6 kW (230V/50Hz) / 9 kW (400V/50Hz)

Scott Francis Allan

Architectural Design

23 September 2025

Perth and Kinross Council

Pullar House
35 Kinnoull Street
Perth
PH1 5GD

**Proposed Detached Dwelling House
Land at Pitilie, Aberfeldy, PH15 2EN
NPF4 Policy Statement**

The proposed property has been designed to meet the latest Technical Standards as revised with respect to the thermal performance of the envelope. These standards have been aligned to support the Scottish Government's Climate Change policy commitments seeking Net Zero Carbon by 2045. Walls, Floors and Roof are all designed to meet or exceed the required standards. In this way the proposals are supportive of NPF4's targets for reducing emissions and greenhouse gases.

The form and mass of the proposed dwellings have been designs to sympathetically suit the site and surrounding areas by adopting a pitched roof with standing gables representing a form that is relatable to domestic rural architecture. The use of slate, stone and render are proposed to compliment the building materials within the surrounding area.

It is proposed that heating of the dwelling will be air source heat pump with suitable electric underfloor heating within wet areas. A wood burning stove is also proposed within the large open plan living space on the ground floor to assist in heating this space.

It is intended that the applicant seek to utilise the services of local trades to facilitate the build. It is also intended that materials for the build be sources locally from reputable construction material sources and where possible to use of reclaimed materials, i.e., stone be used. It is proposed to work on both dwellings simultaneously therefore reducing the transport of materials to site and material will be stored on site. It is hoped that by adopting a reuse policy of a reduction on waste and need for landfill will be reduced as well as reducing CO2 emissions by reducing labour and material transportation.

The site area of the proposed development is 2523sqm with the footprint of the proposed dwelling being 130sqm thus less than 6% of the proposed site areas per dwelling. Existing tree lines are to be maintained as is current access roads into the site, this together with the provision of Bee, Bird and Bat boxes within the proposed site will assist with biodiversity.

No tree works required to facilitate the proposed development.

The existing SUDS and foul treatment plants have been designed to accommodate the addition of additional properties and full use and connection to these facilities will be proposed.

Document 2



Professor Charles Clark
c/o Scott Francis Allan Architectural Design
Scott Allan
36 Wallace Avenue
Wallyford
EH21 8BZ

2 High Street
Perth
PH1 5PH

Date of Notice: 10th December 2025

**Town and Country Planning (Scotland) Act (as amended)
Planning, etc. (Scotland) Act 2006 (as amended)**

Application Reference: **25/01440/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 23rd October 2025 for Planning Permission for **Erection of a dwellinghouse Land 40 Metres East Of Keepers Cottage Pitilie Aberfeldy PH15 2EN**

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

Reasons for Refusal

1. The proposal is on a greenfield site that is not allocated for development and development on the site is not explicitly supported by policies in the Local Development Plan. It is therefore contrary to Policy 9 b), Brownfield, Vacant and Derelict Land and Empty Buildings of National Planning Framework 4 (2023).
2. The proposal is contrary to Policy 17 Rural Homes of National Planning Framework 4 (2023) as it fails to meet any of the 8 criteria listed within Policy 17a).
3. The proposal is contrary to Policy 19, Housing in the Countryside of the Perth and Kinross Local Development Plan 2 (2019) as it fails to comply with any of the 6 categories listed in the policy. In particular the site is not within or an extension of a building group Category 1 and does not meet criteria as an infill development Category 2. No justification has been provided in relation to Category 3 and the proposal does not fall within Category 4 replacement dwellings, Category 5 Conversion or Category 6 Brownfield.

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 which form part of this decision are listed below and are displayed as 'refused' on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

01
02
03
04
05
06
07

Should you require further information regarding the decision please contact either developmentmanagement@pkc.gov.uk or call 01738 475300, quoting the above planning reference number, and you'll be directed to the most appropriate person.

Document 3

REPORT OF HANDLING

DELEGATED REPORT

Ref No	25/01440/FLL	
Ward No	P4- Highland	
Due Determination Date	22nd December 2025	
Draft Report Date	9th December 2025	
Report Issued by	Joanne Ferguson	Date 9.12.25

PROPOSAL: Erection of a dwellinghouse

LOCATION: Land 40 Metres East Of Keepers Cottage Pitilie Aberfeldy
PH15 2EN

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 proposal is for the erection of a dwellinghouse at land east of Keepers Cottage, Pitilie, Aberfeldy. The site is in a rural area to the southeast of Aberfeldy. The site is within a larger area of undeveloped land which lies between a single dwelling and a newer development of 4 dwellings (built on a brownfield site) which lie within a bigger building group.

The proposal is to erect a single three bedroom dwellinghouse.

There was a previous application in 2022 which was withdrawn prior to refusal, before that negative pre-application advice was given in 2018.

SITE HISTORY

22/00726/FLL Erection of a dwellinghouse with ancillary accommodation unit 15
September 2022 Application Withdrawn

PRE-APPLICATION CONSULTATION

Pre application Reference: N/A

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 3: Biodiversity
Policy 6: Forestry, Woodland and Trees
Policy 9: Brownfield, Vacant and Derelict Land and Empty Buildings
Policy 13: Sustainable Transport
Policy 17: Rural Homes

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 5: Infrastructure Contributions
Policy 19: Housing in the Countryside
Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development
Policy 40A: Forestry, Woodland and Trees: Forest and Woodland Strategy
Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development
Policy 41: Biodiversity
Policy 52: New Development and Flooding
Policy 53B: Water Environment and Drainage: Foul Drainage
Policy 53C: Water Environment and Drainage: Surface Water Drainage
Policy 56: Noise Pollution

Environmental Health (Noise Odour) No objection standard stove informative recommended

Transportation And Development No objection

Development Contributions Officer No response but supplementary guidance referred to and no capacity issue

Environmental Health (Private Water) No objection

Community Waste Advisor - there is no requirement for comment from Community Waste as it is a single house and the waste can be accommodated in the current road end communal bins.

REPRESENTATIONS

Number of representations received: 5

- Contrary to planning policy
- Adverse Effect on Visual Amenity
- Flooding Risk - surface water along burn not within site
- Inappropriate Land Use
- Loss Of Open Space
- Loss Of Trees - no tree survey
- Noise Pollution
- Road Safety Concerns
- Whole plot not included
- Access rights and other land owners
- No protected species assessment
- No noise impact assessment
- Incorrect land ownership certs

Additional Statements Received:

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment under 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.

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

The proposal is considered under the rural housing policies of both NPF4 and LDP2 along with the supplementary Housing in the Countryside Guidance.

Policy 17, Rural Homes, of NPF4 promotes the development of rural homes. NPF4 policy intent with regard to rural homes is to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes in the right locations. The policy outlines 8 categories for development, the submission is not supported by any policy justification for the dwelling and otherwise the site does not meet any of the other categories. The proposal therefore gains no support from Policy 17.

The proposal can also be considered against Policy 9 b), Brownfield, vacant and derelict land and empty buildings of NPF4 states that proposals on greenfield sites will not be supported unless the site has been allocated for development or the proposal is explicitly supported by policies in the LDP. The proposal is on a greenfield site that is not allocated for development and the policy states that development will be supported where it complies with LDP policies i.e. Policy 19 of LDP2.

Policy 19 Housing in the Countryside and the associated supplementary guidance (Housing the Countryside Supplementary Guidance 2020) is applicable. It supports development which complies with 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

The proposal is not supported by any justification so is not considered under Category 3. There are no buildings or former development on the site so the proposal is also not considered under Categories 4, 5 and 6. The proposal is considered under Category 1 Building Groups and Category 2 Infill Development.

Category 1 Building Groups

The policy and guidance states that permission will be granted for houses with a building group where criteria are met. The site is not within a building group it sits between a building group and an isolated dwelling. No further consideration is given.

Permission will also be granted for houses which extend the group into a ready definable site formed by existing topography, roads or well established existing landscape features such as watercourse or mature tree belt. The policy states that post and wire fences with newly planted hedges will not be acceptable. The site comprises of approximately 25% of a larger parcel of land and is separated from the building group to the east. The site seems to have been created within this larger plot of land to reflect the house plots to the east but it is not defined. The wider site has definition but is overly large in comparison to other plots. Proposals are required to respect the character, scale and form of the existing group this plot does not relate. The proposal does not comply with Category 1.

Category 2 Infill Development

At this location there is a distinct building group to the east and the one single house to the west, this house is not on a road frontage but contained behind a small woodland. So although there is housing at either side of the plot it's not what is envisaged when considering infill development i.e. between two roadside plots.

The size of the site to be created is comparable however it is not infill as there is a wider land holding around the site so the proposal does not infill between two plots. The guidance requires the full extent of the gap is included within the infill plot or plots – for the avoidance of doubt, the retention of a field access within the infill plot or plots will not be permitted. In this case should the wider land have been included the plot would have been out of scale as infill and not reflected the existing character of development.

It is therefore considered that the proposal is contrary to the Housing the Countryside Policy and guide of LDP as well as NPF4 policies.

Design and Layout

The dwelling is 1 ½ storey with gable ended design and traditional proportions. The finishes proposed are slate, stone and render.

There are no concerns regarding the design of the dwelling however as above the principle of development is contrary to policy.

Residential Amenity

The plot is large enough to accommodate the impact of development in relation to privacy, overshadowing etc of existing dwellings. This proposal includes the provision of a single woodburning stove and associated flue, the standard stove informative would be required.

Concerns have been raised regarding the noise from the kennels at the adjacent dwelling. This dwelling had large kennels approved as it was originally it was a gamekeepers house with the occupancy controlled by condition. In 2024 the occupancy condition was removed as planning policy no longer supports the control of occupancy in this way. The kennels are not a business but are still a sizable structure. If the principle of development been acceptable the implications in relation to noise could have been investigated further.

Roads and Access

The vehicle access to the site is proposed via an existing private access which is taken off the A826 public road. There is an existing crossing point over a small watercourse but this does not tie up with the access point shown on the proposed plans. This existing access point does fall within the wider land shown in blue so if the principle of development had been acceptable this could have been further investigated/clarified.

There will be sufficient space for the vehicles to park within the site. The core path (AFDY/7) forms part of the private vehicle access so if acceptable a condition would have been required.

Issues have also been raised about the land ownership and rights of access to the public road (4 notifications to the adjacent homes have been served). The access rights etc are private matters out with the scope of planning. The granting of permission does not override any other agreements still needed.

Drainage and Flooding

The site is not at risk of river flooding, surface water flooding along the east of the existing housing site is however noted on flood layers along the small watercourse. The flood team have been consulted on the proposal and have no objection and recommend standard conditions in relation to the access re a flood plan and SUDS.

The proposal shows a connection to an existing septic tank out with the site that the agent states has a connection and capacity. If planning permission was to be granted and a connection was not secured, then a further application for new drainage would have been required.

The applicant has stated that Public Mains water will be used (the site is immediately adjacent to the publicly served area) as such there will be no water connection to the

development, therefore no existing private water supplies will be affected by the proposed activities.

Natural Heritage and Biodiversity

There are no trees on the site of the house, a number of younger trees are at the point on the new access. If the application was to be approved further information would have been sought on the removal/retention of trees.

As there are no trees on the site of the house, no mature trees which would provide roost for bats at the access and no buildings; protected species surveys would not be required.

Developer Contributions

The Developer Contributions are not required.

Economic Impact

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

VARIATION OF APPLICATION UNDER SECTION 32A

This application was not varied prior to determination.

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 on a greenfield site that is not allocated for development and development on the site is not explicitly supported by policies in the Local Development Plan. It is therefore contrary to Policy 9 b), Brownfield, Vacant and Derelict Land and Empty Buildings of National Planning Framework 4 (2023).

2 The proposal is contrary to Policy 17 Rural Homes of National Planning Framework 4 (2023) as it fails to meet any of the 8 criteria listed within Policy 17a).

3 The proposal is contrary to Policy 19, Housing in the Countryside of the Perth and Kinross Local Development Plan 2 (2019) as it fails to comply with any of the 6 categories listed in the policy. In particular the site is not within or an extension of a building group Category 1 and does not meet criteria as an infill development Category 2. No justification has been provided in relation to Category 3 and the proposal does not fall within Category 4 replacement dwellings, Category 5 Conversion or Category 6 Brownfield.

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

N/A

Procedural Notes

Not Applicable.

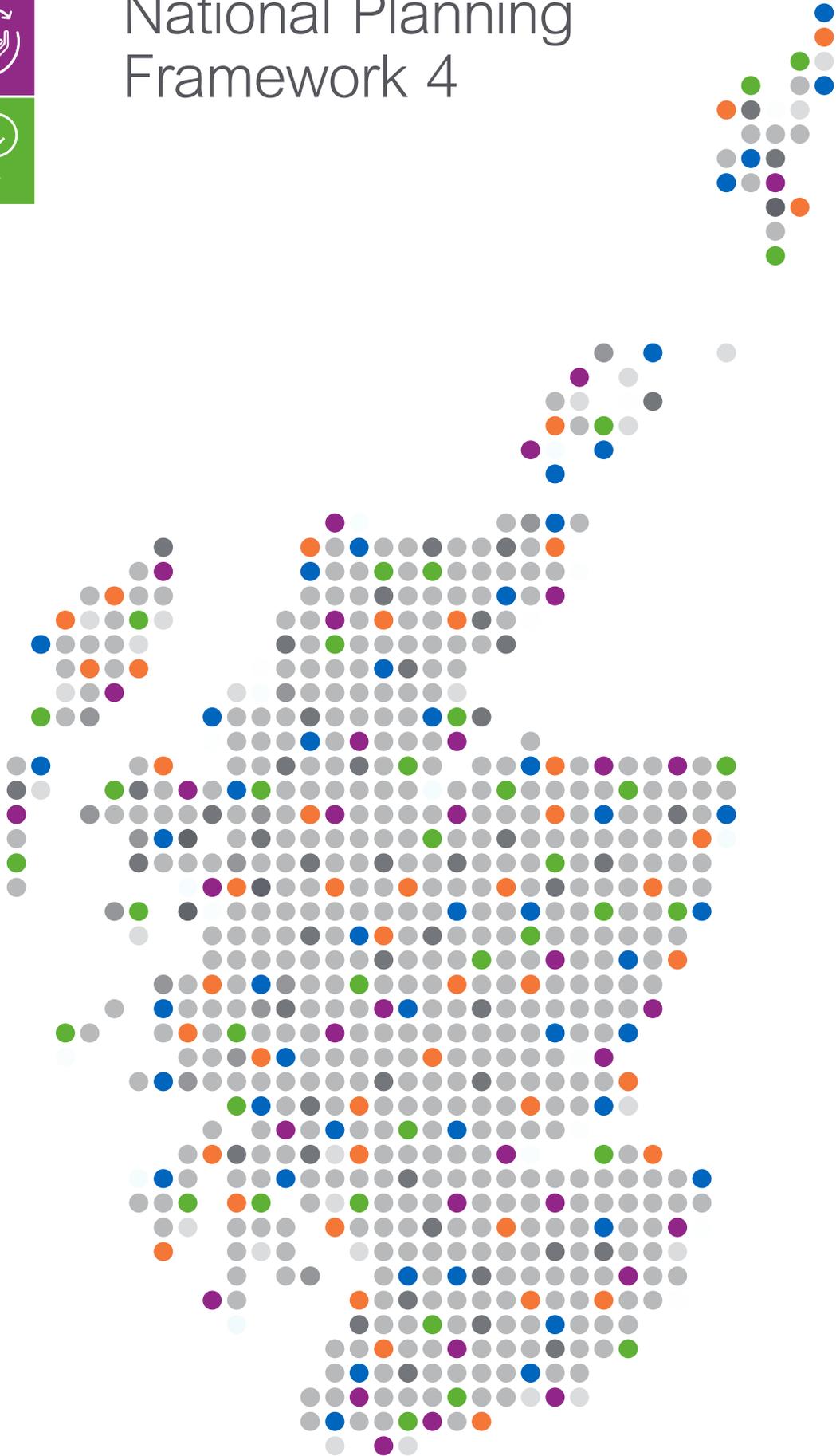
PLANS AND DOCUMENTS RELATING TO THIS DECISION

02
01
03
04
05
06
07

Document 4



National Planning Framework 4



Brownfield, vacant and derelict land and empty buildings

Policy Principles

Policy Intent:

To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.

Policy Outcomes:

- Development is directed to the right locations, maximising the use of existing assets and minimising additional land take.
- The contribution of brownfield land to nature recovery is recognised and opportunities for use as productive greenspace are realised where appropriate.
- Derelict buildings and spaces are regenerated to improve wellbeing and transform our places.

Local Development Plans:

LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings.

Policy 9

- 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.
- b) Proposals on greenfield sites will not be supported unless the site has been allocated for development or the proposal is explicitly supported by policies in the LDP.

- c) Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.
- 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.

Policy impact:

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Local living
- ✓ Compact urban growth
- ✓ Rebalanced development

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Historic assets and places](#)

[Zero waste](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Infrastructure first](#)

[Quality homes](#)

[Rural homes](#)

[Blue and green infrastructure](#)

[Play, recreation and sport](#)

[Health and safety](#)

[Business and industry](#)

[City, town, local and commercial centres](#)

[Rural development](#)

[Culture and creativity](#)

Document 5

Perth and Kinross Local Development Plan 2



Adopted 29 November 2019



Policy 19: Housing in the Countryside

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.*

The application of this policy is limited within the Green Belt to proven economic need, conversions or replacement buildings.

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 SPAs and Dunkeld-Blairgowrie Loch and the River Tay SACs. Applications shall be supported by sufficient information to allow the Council to conclude that there would be no such adverse effects.

Note: *For development to be acceptable under the terms of this policy it must comply with the requirements of all relevant Supplementary Guidance, in particular the Housing in the Countryside Guide.*



Document 6



Housing in the Countryside Supplementary Guidance

March 2020

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

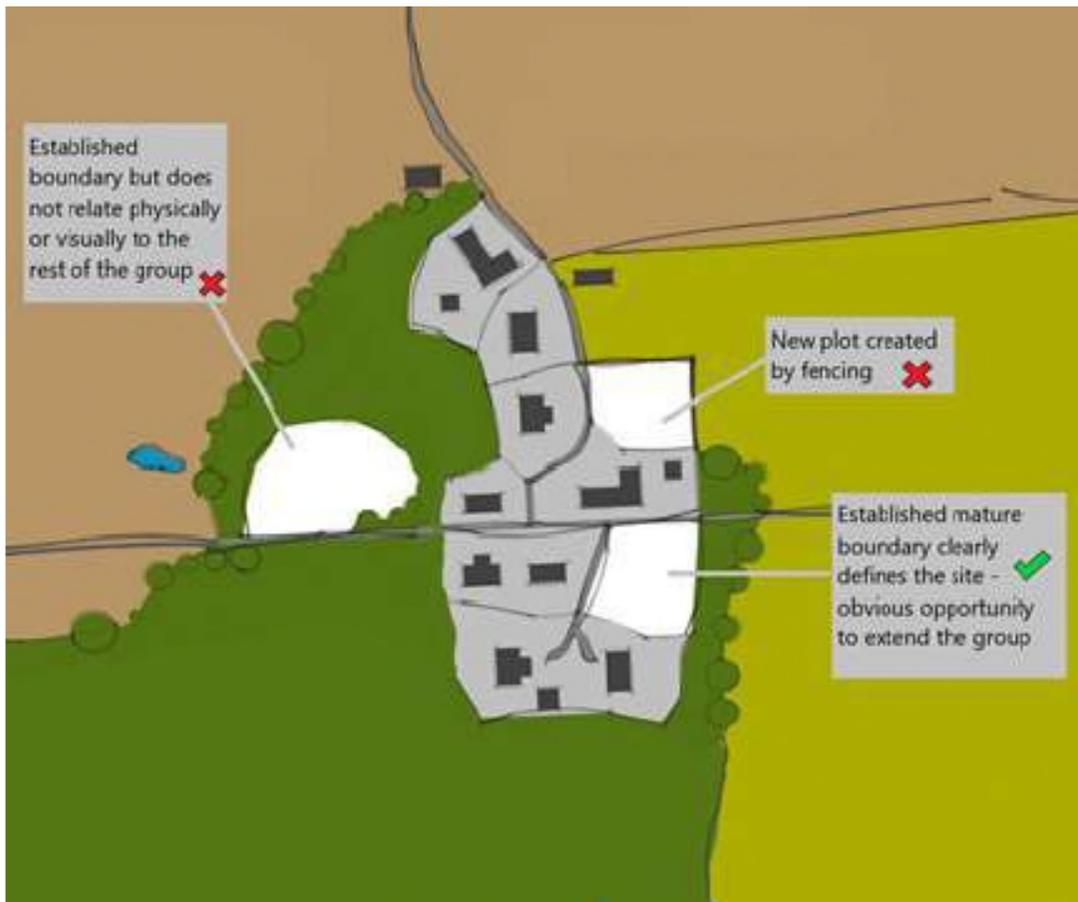
Permission will be granted for houses within building groups providing it can be demonstrated that:

- **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.

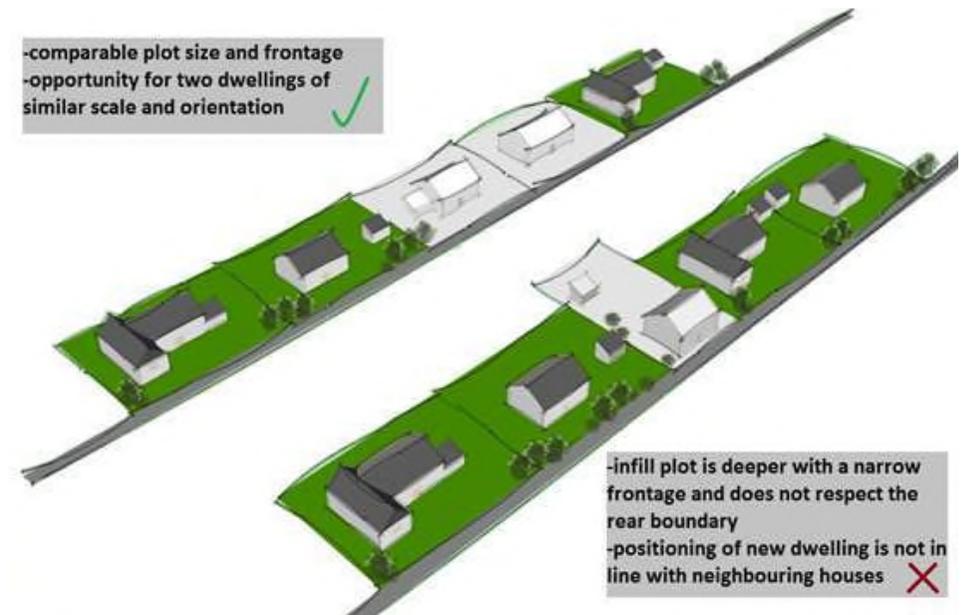
Category 2 - Infill Sites

The development of up to 2 new houses in gaps between established houses, or a house and another substantial building at least equivalent in size to a traditional cottage, may be acceptable where:

- The plot or plots created are comparable in size to the neighbouring plots and have a similar size of road frontage.
- The proportion of each plot occupied by the infill house or houses is no greater than that of the neighbouring plots.
- There are no uses in the vicinity which would prevent the achievement of an adequate standard of amenity for the infill house or houses, and the amenity of any existing neighbouring house is maintained.
- The size and design of the infill house or houses is sympathetic to the neighbouring buildings.
- The full extent of the gap is included within the infill plot or plots – for the avoidance of doubt, the retention of a field access within the infill plot or plots will not be permitted.

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.

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 the Housing in the Countryside policy.

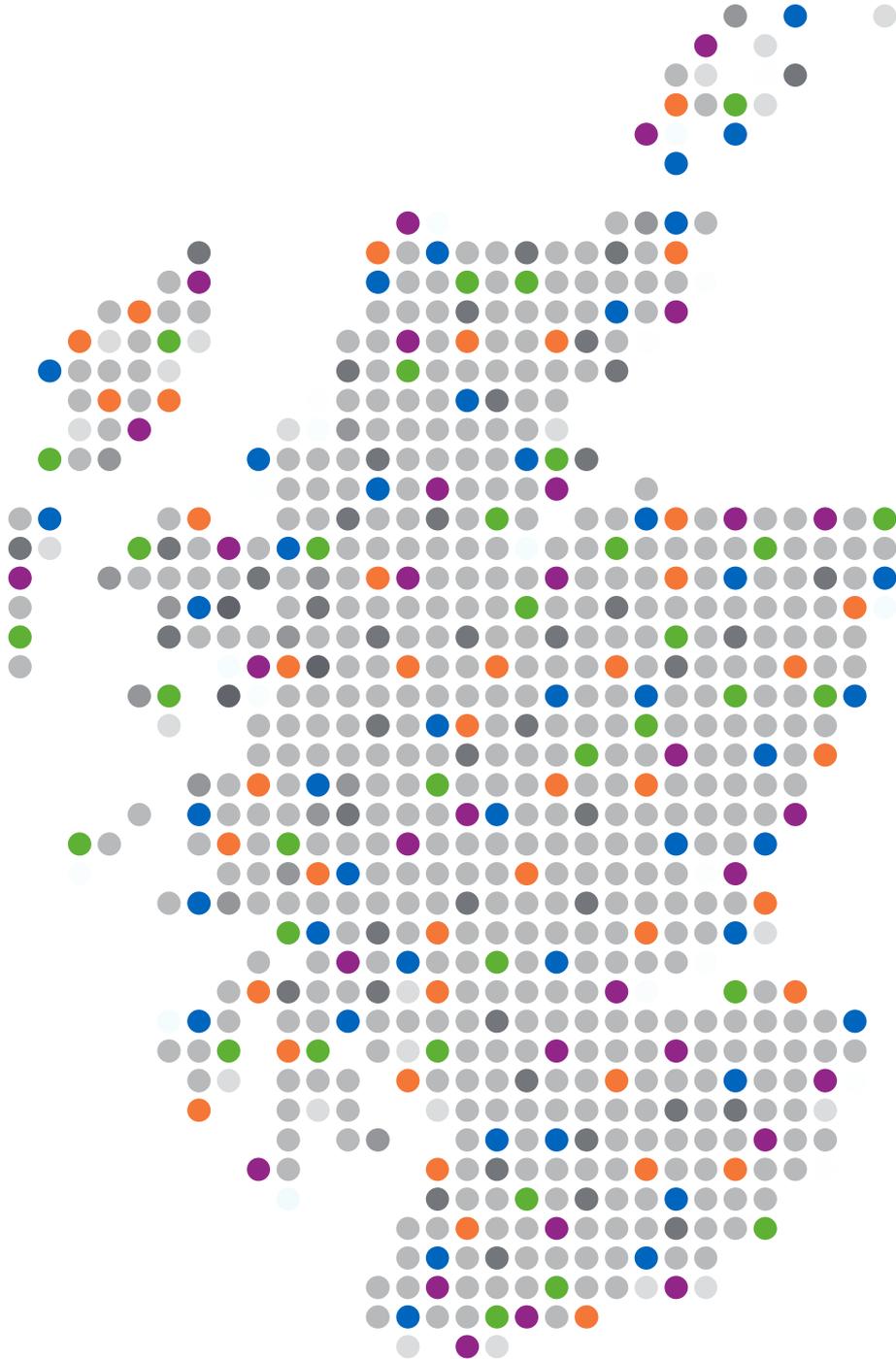


Examples of infill sites

Document 7



National Planning Framework 4



Rural homes

Policy Principles

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.

Local Development Plans:

LDPs should be informed by an understanding of population change over time, locally specific needs and market circumstances in rural and island areas.

LDPs should set out tailored approaches to rural housing and where relevant include proposals for future population growth – including provision for small-scale housing such as crofts and woodland crofts and the appropriate resettlement of previously inhabited areas. The Scottish Government's 6 fold Urban Rural Classification 2020 should be used to identify remote rural areas. Plans should reflect locally appropriate delivery approaches. Previously inhabited areas that are suitable for resettlement should be identified in the spatial strategy.

Policy 17

- 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
 - viii. reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house.
- b) Development proposals for new homes in rural areas will consider how the development 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.
- c) Development proposals for new homes in remote rural areas will be supported where the proposal:
- i. supports and sustains existing fragile communities;
 - ii. supports identified local housing outcomes; and

- iii. is suitable in terms of location, access, and environmental impact.
- d) Development proposals for new homes that support the resettlement of previously inhabited areas will be supported where the proposal:
- i. is in an area identified in the LDP as suitable for resettlement;
 - ii. is designed to a high standard;
 - iii. responds to its rural location; and
 - iv. is designed to minimise greenhouse gas emissions as far as possible.

Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Natural places](#)

[Historic assets and places](#)

[Green belts](#)

[Brownfield, vacant and derelict land and empty buildings](#)

[Coastal development](#)

[Sustainable transport](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Infrastructure first](#)

[Quality homes](#)

[City, town, local and commercial centres](#)

[Rural development](#)

[Tourism](#)