

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Agent (if any)

Name **RUTH & JAMES CLOHERTY**




Name **ROSS GREIG**


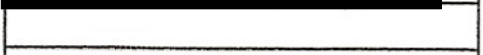

Address **OLB BARN
BRIDGE OF CALLY
BLAIRGOWRIE**

Address **RGG DESIGN AND
ARCHITECTURAL SERVICES
82 ORCHARD WAY
INCHTURE PH14 9RL**

Postcode **PH10 7JJ**

Postcode **PH14 9RL**

Contact Telephone 1 
Contact Telephone 2 
Fax No 

Contact Telephone 1 
Contact Telephone 2 
Fax No 

E-mail* 

E-mail* 

Mark this box to confirm all contact should be through this representative:

Yes No

* Do you agree to correspondence regarding your review being sent by e-mail?

Planning authority **PERTH & KINROSS**

Planning authority's application reference number **26/00070/FLL**

Site address **OLB BARN, BRIDGE OF CALLY, BLAIRGOWRIE
PH10 7JJ**

Description of proposed development **ALTERATIONS AND EXTENSION TO DWELLING HOUSE,
FORMATION OF STEPS AND RAISED DECKING OLB BARN
OF BRIDGE OF CALLY, BLAIRGOWRIE PH10 7JJ**

Date of application **23.01.2026**

Date of decision (if any) **05.03.2026**

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

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.

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

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

THE BUILDING IS NOT AS DESCRIBED BY THE PLANNING OFFICER
 THE NATURE OF THE SITE WHICH HAS NOT BEEN TAKEN INTO ACCOUNT
 THE LANGUAGE USED IN THE REFUSAL IS EMOTIVE AND NOT FACTUAL

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

IT WOULD BE NECESSARY TO INSPECT ALL ELEVATIONS, THE STATE OF THE BUILDING AND THE LIMITATIONS IMPOSED BY THE NATURE OF THE PROPERTY TO FORM AN INFORMED DECISION

Statement

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. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

SEE ATTACHED NOTICE OF REVIEW STATEMENT (AS A SEPARATE DOCUMENT)

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 new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

WE HAVE INCLUDED A PLAN WITH A FLAT ROOF IN THE ABOVE STATEMENT. THE PITCHED ROOF SUBMITTED WAS ON ADVICE FROM THE ARCHITECT.
WE HAVE ALSO INCLUDED ASPECTS RELATING TO OUR INVOLVEMENT IN SUPPORTING BIODIVERSITY WHICH WE DIDN'T REALISE WERE APPLICABLE & OUR INVOLVEMENT WITH RECRI WAS NOT FORMALISED AT THE TIME OF APPLICATION.

List of documents and evidence

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.

RGG117-PL-A000A - EXISTING FLOOR PLANS
 RGG117-PL-A100A - PROPOSED FLOOR PLANS
 RGG117-PL-A300A - SITE AND LOCATION PLANS
 SUPPORT DOCUMENT
 NOTICE OF REVIEW FORM
 - NOTICE OF REVIEW STATEMENT

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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 from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

[Redacted Signature]

Date

3 JUNE 2026

Notice of Review Statement

We are requesting a review of the planning application as it is clear that the context within which it was undertaken was based on a mistaken assumption and not on the lived reality of the property. This is a significant point as in the refusal letter the planning officer has referred to the property as a converted barn. The property has not ever been converted as stated on the refusal letter. The building, despite being called 'Old Barn' was in fact the Coach House attached to the Hotel or Inn as it was then. As such the ground floor is divided into four separate areas and it is not possible to get from one end of the ground floor to the other without going up and down two flights of stairs - one of which was put in by the previous owner. Before that it would have only been possible to enter these four separate areas from outside. There has always been living accommodation on the first floor.

The first section of the ground floor is the stables which was used for the horses and was partially renovated to be used as various shops over the years. The second section is the entrance to the stairs that provide access to the living accommodation on the first floor. The third section was like a garage for repairing the coaches and currently has a poorly fitting shed like door on it with a single pane of glass added to it. This is very drafty and cold. The fourth section was for keeping a cow and still has a large stone structure in it from it being a cow shed. There is a void area under this section that was used for keeping pigs. The current door into this section of the building is on the East elevation and it is clear that the original door was far larger and went down to the pig area. There is therefore a large gap between the floor and the actual ground below – which means this section is very cold. There are no real windows in this section – only fake plastic windows that also make this section hard to heat. The sub-floor of both the third and fourth section of the ground level need addressing and proper insulation installed to make them into liveable spaces.

As the new owners of Old Barn, we are attempting to revive and convert the old building into a supportive home as well as a space that creates value for the community and the inhabitants of the surrounding natural environment. The planning process has so far lacked any dialogue or attempt to appreciate the lived reality of the property and our intentions.

Whilst the request for building an extension is a reasonable one it seems to have been dismissed as something outrageous and the language used to justify the refusal emotive rather than factual. Surely, with no dialogue it is impossible to have a life-enhancing and fair outcome. The height of the planned extension roof is described as excessive yet a flat roof would be acceptable. The building is long and narrow and as already mentioned has never had the ground floor converted. Our ability to make three sections of the ground floor into a functioning and supportive home is limited by there being no windows on the North elevation e.g. putting in a staircase that doesn't block the limited light sources and still have adequate and appropriate living space.

It seems that the process of permitting or refusing permission stems solely on the impact on the external environment with only one mention of the impact on the actual people that live in this property. The extension would provide us with connection with the natural environment that would have a positive impact on our health and wellbeing. It will encourage us to go outside and work in the garden and to attract and feed birds, squirrels, bees and other pollinators. It would provide a delineation between the home part of the building and the Stables section that we intend to be used to host either a business or community shop and café.

Having studied the policies that have been used in order to refuse our planning application we have copied in the relevant policy points and made our comments underneath: -

National Planning Framework 4

Policy Intent:

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

Policy Outcomes:

Quality places, spaces and environments.

Places that consistently deliver healthy, pleasant, distinctive, connected, sustainable and adaptable qualities.

Local Development Plans:

LDPs should be place-based and created in line with the Place Principle. The spatial strategy should be underpinned by the [six qualities of successful places](#). LDPs should provide clear expectations for design, quality and place taking account of the local context, characteristics and connectivity of the area. They should also identify where more detailed design guidance is expected, for example, by way of design frameworks, briefs, masterplans and design codes.

Planning authorities should use the Place Standard tool in the preparation of LDPs and design guidance to engage with communities and other stakeholders. They should also where relevant promote its use in early design discussions on planning applications.

Policy 14

Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. [It is an extension that will enable the occupants of the Old Barn to integrate three separate sections of the ground floor of the old coach house into a supportive home. We are not including the Stables section of the ground floor of the property in our living accommodation. Initially we thought we would use it as office space yet now we are considering using it to provide a community shop - since the Bridge of Cally shop closed in 2025. The first floor of the coach house was historically used as the village meeting place so it seems fitting to restore this heart of the community in a way that would create value.](#)

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

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health. Having a light and open space to prepare and eat food whilst not being directly overlooked by the many people that drive by on the A93 will support the mental health of the people that live in this property. It will also provide a view of the field and the bird feeders and help to draw the inhabitants out into nature. It will also give immediate access to the kitchen from the vegetable garden for the bringing in of our own produce to prepare. All of these aspects are supportive of both mental and physical health and wellbeing.

Pleasant: Supporting attractive natural and built spaces. This is relatively subjective so hard to define. The extension will be pleasant in terms of it will blend in totally with the rest of the building. We plan to pay to have all of the peeling 'Weathershield' paint removed as the building needs to be able to breath and it requires repointing to ensure the integrity of the building. The extension is a traditional design with no overtly jarring aspects. If the roof is deemed to be too high a flat roof would be equally attractive. The language used by the planning officer seemed to be used to infer that the extension was something exceptionally ugly and disproportionate yet in reality it is of standard kitchen-diner size and design. The windows are required for light we also need adequate privacy due to the number of people driving by on the A93 and the hotel customers. If there are some more attractive windows that could be used, we are open to installing those instead. It seems the planning officer had a design in his mind that we should have known about yet with no dialogue could not possibly have been aware of.

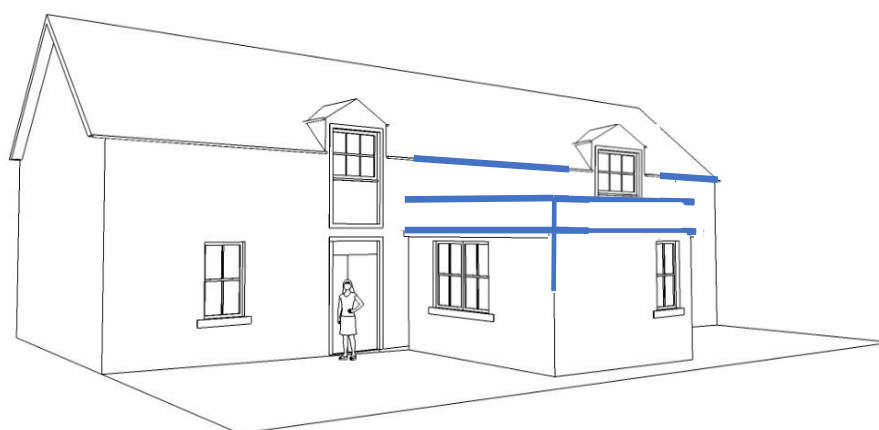
Connected: Supporting well connected networks that make moving around easy and reduce car dependency. This is not applicable. Although if we do host the community shop that would reduce dependency on car use more generally in the community.

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity. The use of stone from the actual property would ensure it maintains the local architectural style and landscape. It would reinforce the properties identity as a key part of the Bridge of Cally. The property is currently in a state of disrepair and looks extremely shabby. The hotel across from Old Barn has two extensions on the north elevation directly next to the bridge which add very little if anything to the identity of Bridge of Cally.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions. Although not included in the original application as we did not realise it was relevant to the application per se, we are wanting to establish a community farm. We are also involved in the River Erich Catchment Restoration Initiative (RECRI) and are committed to supporting biodiversity to and climate change mitigation projects.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time. The property is in desperate need of investment – the fabric of the property has not been maintained to

date. Our plans to bring this old building into the twenty-first century as a loved and well-maintained home, whilst containing its architectural significance and potentially as the heart of the village are limited by the lack of windows on the north elevation as well as the fact that there is no other elevation that would be appropriate for the kitchen. The south elevation is the only flat piece of ground and is the opposite side to the bridge which the planning officer is concerned about. We could build the extension on the North or East elevation under permissive planning with the flat roof as per the drawing below – which we would be happy with on the South elevation which our architect advised would be preferable to you.



The North and East elevations have significant falls towards the river and there are already several steps up to the doors on both elevations. The west elevation is on the A93. The South elevation is therefore the most practical and reasonable place for it to be.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported. If we are looking at the proposed extension from a design perspective there must be some objective criteria. The planned extension is not badly designed structurally or aesthetically – it is comparable to most other home extensions for accommodating a kitchen/diner. It is not detrimental to anyone or anything. The pitched roof is high yet could be a flat roof as depicted and is something that could have been discussed.

Policy impact:

Just Transition, Conserving and recycling assets, Local living, Compact urban growth, Rebalanced development, & Rural revitalisation. It will help this property survive and be a fully lived in and well-maintained home and local business (we need the Stables section for the shop/business). Having this space for the business/shop will therefore create value for the community and reduce the need to use cars so frequently. We are also recycling the stone.

Historic assets and places

Policy Principles Policy Intent:

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

Policy Outcomes:

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

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

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

Local Development Plans:

LDPs, including through their spatial strategies, should support the sustainable management of the historic environment. They should identify, protect and enhance valued historic assets and places.

Policy 7 (c) Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest. [There is no objective evidence to support the argument that the old coach house with a stone extension will negatively impact the bridge. It seems more likely that the building in its current state of disrepair would have a negative impact on the visual amenity. The extension will be blended into the property and landscape. The two extensions on the North elevation of the hotel which is across from Old Barn are directly next to the bridge. If we add the extension to the North elevation, it would be directly next to the bridge.](#)

Quality homes

Policy Principles

Policy Intent:

To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.

Policy Outcomes:

Good quality homes are at the heart of great places and contribute to strengthening the health and wellbeing of communities.

Provision of land in the right locations to accommodate future need and demand for new homes, supported by the appropriate infrastructure.

More energy efficient, net zero emissions homes, supporting a greener, fairer and more inclusive wellbeing economy and community wealth building, tackling both fuel and child poverty.

Local Development Plans:

In rural and island areas, authorities are encouraged to set out tailored approaches to housing which reflect locally specific market circumstances and delivery approaches.

Policy 16 (g) Householder development proposals will be supported where they:

- i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
- ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking. [The extension enhances the building as it enables the three sections of the ground floor to become a liveable home rather than unusable spaces. The size of the extension is not excessive and would meet the current permissive planning requirements for an extension in this respect with a flat roof. The design is traditional and is using the same stone. It will not have a detrimental impact on any neighbouring properties.](#)

Perth and Kinross Local Development Plan 2029

Policy 1: Placemaking Policy 1A Development must contribute positively to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation. The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development. [The development will contribute positively by bringing the property into the twenty-first century whilst revealing its original stone and character. We have included some aspects relating to planting hedges specifically chosen to support bees and birds as well as myriad other insects. What we did not include in the original application is that we have 500 trees coming from the Woodland Trust - due to be planted next Autumn and are involved with the River Erich Catchment Restoration Initiative \(RECRI\) to support biodiversity and climate change mitigation projects in the Perth and Kinross area. This information was not included due to us not considering it applicable and we were not fully engaged with the RECRI at the point of submission.](#)

Policy 1B All proposals should meet all the following placemaking criteria: (c) The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours. [The extension will complement its surroundings in terms of appearance as it will be built with traditional stone integrating it with the rest of the building. It will also complement the two houses and the hotel across the road. It also complements the rest of the landscape and the stone bridge behind. The materials \(stone\) are complementary to the property, bridge and surrounding area and landscape. The finishes and colours are all neutral and therefore complementary. The stone will be reused from the property.](#)

Policy 17: Residential Areas The Plan identifies areas of residential and compatible uses inside settlement boundaries where existing residential amenity will be protected and, where possible, improved. Changes away from ancillary uses such as employment land, local shops and community facilities, for example pubs and restaurants will be resisted unless there is demonstrable market evidence that the existing use is no longer viable as a commercial venture or community-run enterprise. Generally, encouragement will be given to proposals which fall into one or more of the following categories of development and which are compatible with the amenity and character of the area: **(c) Proposals which will improve the character and environment of the area or village.** Bringing the external finish of the building back to its original stone with the stone extension will improve the character and environment of the village. Having the Stables space for providing a village shop would definitely improve the village. Having the extension is a key factor as it will provide the kitchen space for our home and provide a separation between the business and home areas of the property. We may also include a café area for local people and tourists as there is currently nowhere for them to get a cup of tea and piece of cake as the hotel is closed for much of the day. These aspects were not included as we did not consider them relevant to the planning application. We also have so much work to do on the property to provide a liveable home area that it was not the primary focus. All of these things require investment and the price of building materials has increased so dramatically it is hard to plan too far ahead. The longer we have to wait to initiate the work the less we will have to invest in the property.

Policy 27: Listed Buildings Policy 27A: Listed Buildings There is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to enable them to remain in active use, and any proposed alterations or adaptations to help sustain or enhance a building's beneficial use should not adversely affect its special architectural or historic interest. Encouragement will be given to proposals to improve the energy efficiency of listed buildings within Perth and Kinross, providing such improvements do not have a significant detrimental impact on the special architectural or historic interest of the building. Enabling development may be acceptable where it can be shown to be the only means of preventing the loss of listed buildings and securing their long-term future. Any development should be the minimum necessary to achieve these aims. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the building's character, appearance and setting. The property is not a listed building yet the bridge is a listed monument. Using the same stone as from the Old Barn property to build an extension is appropriate to the actual character, appearance and setting of the bridge. Building the extension on the south elevation is probably the best elevation in relation to the bridge as if we build it on the North elevation it could detract from the bridge as it would be much closer than the extensions to the hotel.



Design & Access Statement

Old Barn, Bridge of Cally, Blairgowrie, PH10 7JJ

Proposed extension to dwellinghouse and formation of steps and raised decking

Client: Mr & Mrs James & Ruth Cloherty

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3.0 PLANNING

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1.0 Introduction -

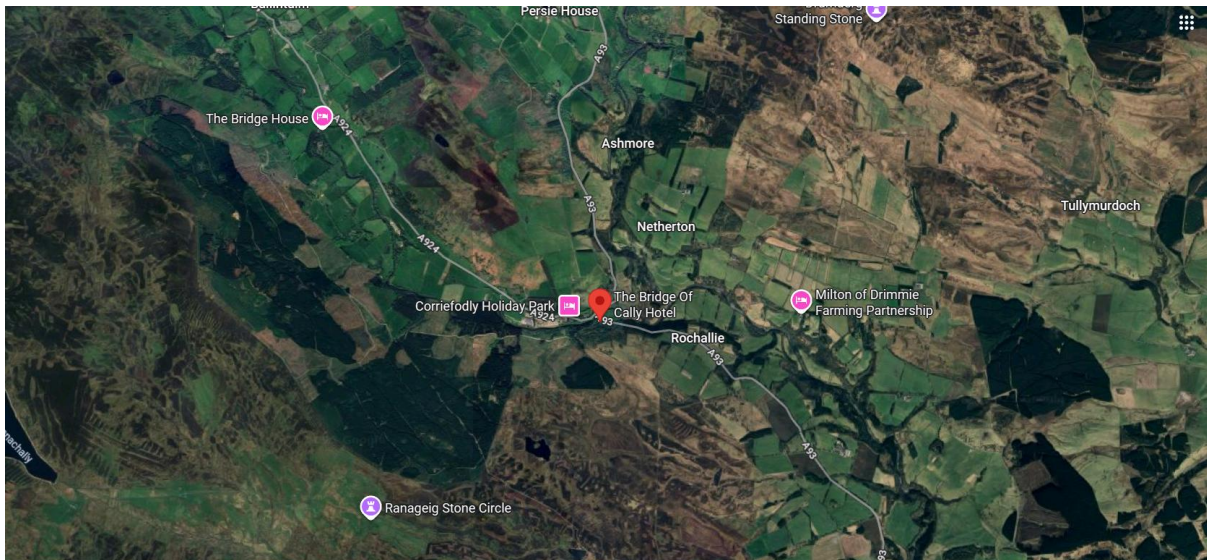
RGG Design Ltd on behalf of Mr & Mrs Cloherty have prepared this statement in support of this application to Perth & Kinross Council for Planning permission, and submit a Planning Application for the proposed extension to dwellinghouse at Old Barn, Bridge of Cally.

The purpose of this Design Statement is to illustrate the concept behind the detailed planning application for the development and how this fits in with national policy and guidelines for design.

2.0 The Site -

Location & Description

2.01 - The site across from the Bridge of Cally Hotel, approximately 10 minutes drive North from Blairgowrie and comprises of an area of 3467sqm.



Extract 1 – Location Plan

2.02 – Old Barn is a 1.5 storey building, constructed of mass stone (sandstone) which was painted white to match the hotel when it was a part of the hotel complex, (the paint needs removing as it is compromising the breathability of the stone and lime mortar walls), lime walls and a traditional slated roof dating from the mid nineteenth century.

2.03 – The site is accessed from the Bridge of Cally Hotel carpark off the A93. The carpark is on the South side of the building in which my clients have 4 carparking spaces allocated on their deeds.

2.04 – Old Barn enjoys a large garden which is mostly laid to lawn and runs down to the river Arde. To the Front (South) of the house is a shallow slope which is gravelled. Adjacent to the house there is wooden wood store, dog kennel and run.

The property opens-up to a delightful paddock which is well maintained by owners. Within the paddock there are two wildlife ponds which provides a haven for biodiversity, a previously used

wooden stable and workshop building. Throughout the paddock the owners have undertaken native tree planting and these trees will provide delightful maturity and structure in due course.

Running along the northern edge of the paddock is the river Ardle. This also runs along the northern side of the building, but a considerable level drop is between the two.

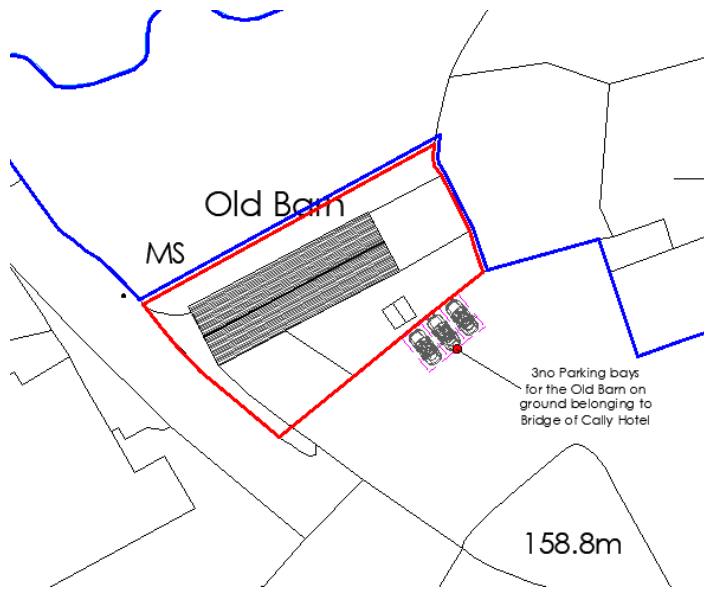


Extract 2 – Site Plan



Extract 3 – Site Plan

2.05 – In order to inform the design, process a rough topographic survey has been commissioned to document the site.



Extract 4 – Site Plan



Extract 5 - Historic Map 1843-1882

2.06 – The above historic map shows the Barn in its existing linear form, with a L-shape building to the South-East. Along with Bridge of Cally Hotel which is a T-shape form. Similar to what we are now proposing.



Extract 6 – Ariel view of bridge and application site

2.07 – The site slopes downwards towards North to the river Ericht and also East following the river round the bend. The land out with the site boundaries continues to fall towards the East.

2.08 – The site has a 90 degree range from East through to South offering a great outlook over the Perthshire Hills.

2.09 – A range of site photos were taken on site to appraise the condition and character of the existing building. A limited selection of images has been included below.



South Elevation





East Elevation



North Elevation



West Elevation



3.0 Planning –

Planning History

The site has not had previous planning applications for the main house other than the recent application which was refused without any dialogue beforehand as stated below:

- **Ref. No. 25/01241/FLL | Extension to dwellinghouse and formation of steps and raised decking | Old Barn, Bridge of Cally, Blairgowrie, PH10 7JJ**

Status – Refused

Planning Policies & Guidelines

3.01 – The proposals have been put forward with due consideration to the policies set out within the Perth and Kinross Local Development Plan 2 2019 and National Planning Framework (NPF4) 2023 along with associated supplementary guidance. Which together form the Development Plan to guide development and the use of land in Perth and Kinross area. To guide development Discussion of the relevant policies contained below in order to demonstrate how the proposals are in line with the objectives of the LDP.

Policies that were highlighted in the refusal application (25/01241/FLL) have been addressed as below:

Policy 14(c) of National Planning Framework 4 2023

Which states that development proposals that are poorly designed and detrimental to the amenity of the surrounding area will not be supported.

3.02 – Design - The proposed extension is centred on the main building and single storey in height. The roof pitch is to match the existing pitch of the main building. The proposed stone will match that of the barn once the existing paint is removed. The roof covering will be traditional slate, again to match existing building. Window proportions and styling will match that of the existing building.

Therefore, we have designed the extension to enhance the existing building. While creating privacy from the carpark and future business/separate office space which forms part of the Barn. Allowing a period property to meet the needs of a modern-day family home.

The proposal allows strong connections between inside and outside spaces which will contribute to the wellbeing of the occupants. The size of the extension is small in comparison to the barn itself with a simple material finish to look like it has always been there and appropriate to the rural location of this site.

The proposed extension will be of traditional design and sympathetic to the surrounding and rural location. The proposals will be constructed from high quality materials and incorporate stone and slate to match existing building reinforcing a sense of place.

National Planning Framework 4 (NPF4)
Policy 7(c); Historic Assets and Places
Policy 14(a)+(b): Design, Quality and Place
Policy 16(g): Quality Homes

Perth and Kinross Local Development Plan 2 (LDP2) – Adopted November 2019

Policy 1A: Placemaking
Policy 1B: Placemaking
Policy 17: Residential Areas
Policy 27A: Listed Buildings

Which seeks to ensure that development contributes to the quality of the surrounding built environment in terms of design, position, form, proportions, and appearance, in order to respect the character and amenity of the place and to protect the setting of the adjacent listed buildings.

3.03 – All points from 3.02 are applicable to the above policies

3.04 - The scale of the extension is sympathetic to its surroundings, while allowing an ageing barn building to become an integrated, sustainable modern family home. At present, it is only the first floor which is classed as a flat that is marginally habitable, as this floor has not been renovated since the early 1970s. The applicants have carried out a lot of due diligence of the current building and surrounding area to renovate this building in a sensitive and sympathetic way, considering the building, the area, and their own needs. Their intention is to enhance the form and function of the building by using traditional sustainable building materials and practices.

3.05 – Previous planning application 25/01241/FLL had no objections from neighbours.

3.06 – The proposal does not affect vehicle or pedestrian access or car parking.

3.07 – The proposed extension is on the opposite side of building from the B-listed Bridge of Cally.

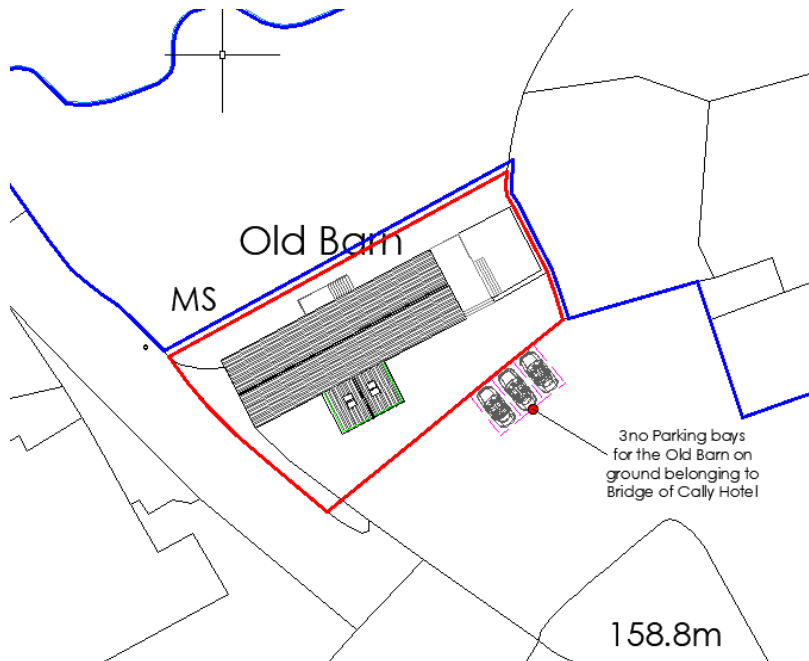
3.08 – From the refused application 25/01241/FLL, we have addressed all design points raised to allow an acceptable visual amenity of the house. Also, to minimise any adverse impact upon the setting of the adjacent category B-listed Bridge of Cally. The buildings current state of the disrepair is itself an eyesore and detracts from the B-listed bridge.

3.09 – The Southern approach from Blairgowrie past the application site, has the road winding past the front and side of the property. The proposed extension, along with some modest planting of low-level shrubs on the south side boundary, will create some much-needed privacy to the Old Barn. They are afforded very little privacy as the property currently stands.

4.0 Design & Analysis –

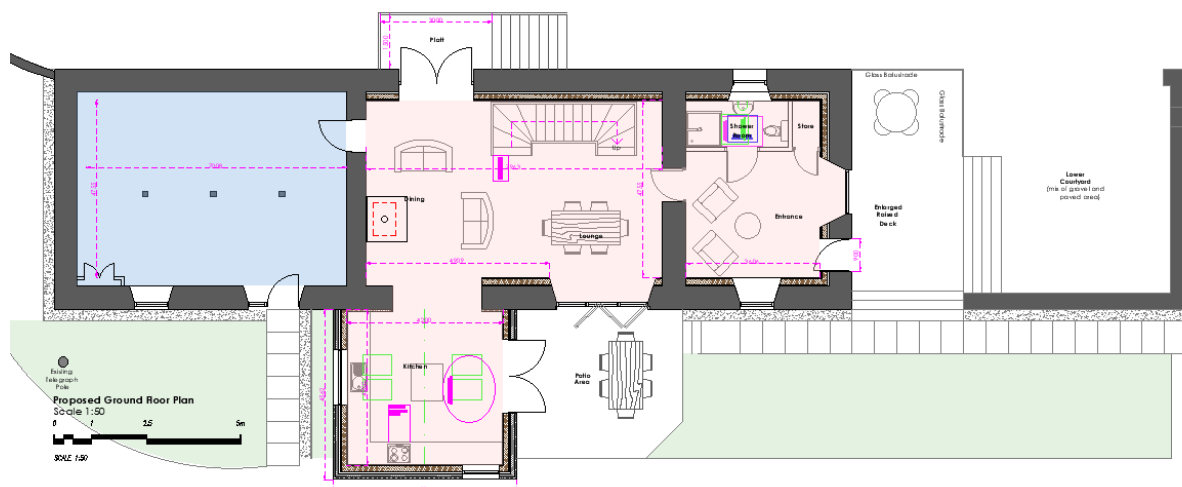
Design

4.01 – The proposal is to form an extension on the South side of the building which blends with the existing building and allows the creation of a family dwellinghouse.



Extract 8 – Proposed Site Plan

4.02 – The design is of traditional style, single storey extension that compliments the existing building on the South of the site. The existing white paint of the main building is to be removed and the existing natural stone uncovered which the extension material is to match.



Extract 9 – Proposed Floor Plan

4.03 – Site access and parking are not affected by the proposal. It will not also increase the occupancy of the dwelling as it has never been converted into a habitable building on the ground floor. This ground floor is poorly insulated, does not have ground floor internal access between rooms, and takes a considerable amount of energy to provide a basic level of heating.

4.04 – The extension is situated central on the building to create privacy for the dwelling from the busy carpark used by Bridge of Cally Hotel patrons and the previous business, which the occupants are considering future business options. This area is shown shaded blue on the floor plan above (Extract 8) to the West of the building.

4.05 – The level difference between the carpark and the ground floor of the building in question means that people using the carpark look directly into the Old Barn windows. Along with the headlights of the vehicles shining directly into the property. This carpark does become very busy, with our applicants blocked in by hotel patron cars on occasion. The noise of vehicles and pedestrians is a detrimental effect to The Old Barn occupants. There have also been instances where patrons of the Bridge of Cally Hotel have walked into The Old Barn by mistake thinking it was part of the Bridge of Cally Hotel. This is why it is imperative to create separation between the two buildings. Which we are proposing through the removal of white paint from the building and landscaping with the extension.



Extract 10 – Looking into carpark



Extract 11 – Carpark looking into Old Barn

4.06 – As can be seen by the photos below, the current white paintwork on the building is not lime based and is deteriorating badly, making it imperative to remove. The stonework underneath also requires re-pointing to avoid further moisture ingress into the building.

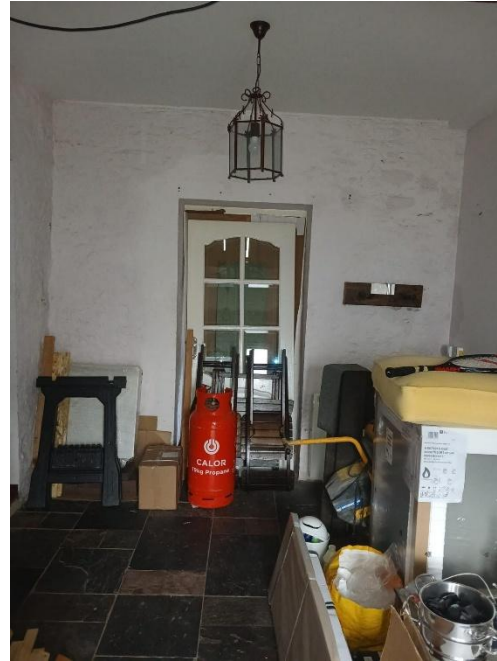
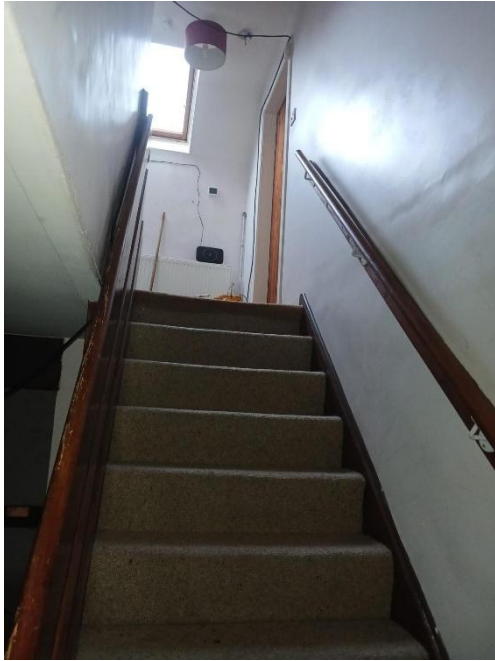


Extract 12 – Part North elevation



Extract 13 – Part East elevation

4.07 – At present, it is only the first floor which is classed as a flat that is marginally habitable. But has not been renovated since the 1970s. This building needs a full conversion and remodel to allow it to be a habitable family home.



Extract 14 – Internal condition images

4.08 – There is dubiety over the ‘principle elevation’ of this property, as it is road facing on 3no elevations, North, South and West. The current door to the property used by the applicants is actually on the East elevation. The carpark, which was put in by The Bridge of Cally hotel has essentially dictated the so called ‘principle elevation’ of The Old Barn.



Extract 15 – Bridge of Cally carpark

4.05 – Furthermore, due to the constraints of the site with the extreme slope of the North side which falls approximately 50m down to the River Ardle. The East side has a similarly slope away from the building, which would cause health and safety risks. The South side is therefore the only feasible location to situate this extension as there is only a shallow slope. This position also provides the much needed privacy as discussed in point 4.04.

4.06 – The extension will be of traditional style with materials matching the existing building. (white paint to be stripped from main building back to stonework)

Walls – Stonework to match main building

Roof – Traditional slate to match main building with roof pitch to match

Windows – White aluminium frames to match main building (sizes/ heights and proportions to match) 2 over 2 panes

4.07 – The proposed extension is on the opposite side from the Bridge of Cally, which is a B-listed feature for the area. If we were to put the extension on the north of the building, the same side as the bridge. This would clash with the bridge and undermine this focal point for the area.

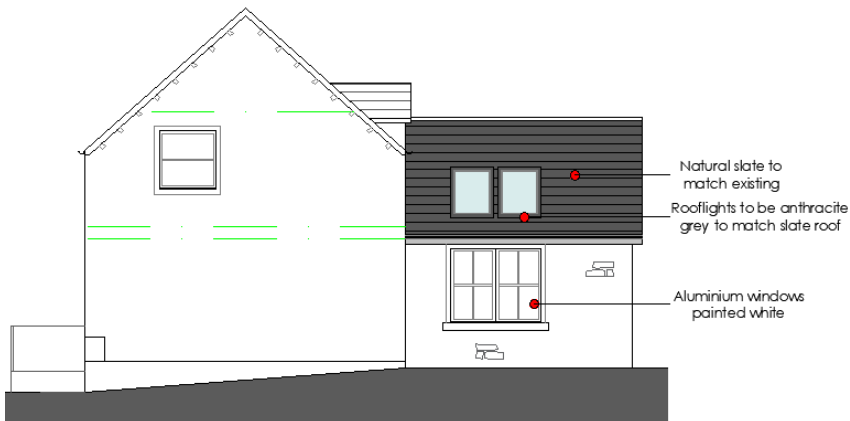
4.08 – The Bridge of Cally Hotel which is adjacent to this application site has had several extensions approved over the years approved. Much larger extensions than we are proposing and it is debatable if they are of a high-quality design and complement the existing building.

4.09 – With removing the current white paint from the application building and returning it to original exposed stonework we will be able to restore the building to its natural form and give it some much needed attention. A restores healthy building will be more pleasing to the eye and will enhance the visual amenity of the area and the bridge. Without timely significant investment it is likely this building will become derelict and beyond economical repair, leaving a rather disappointing and sad southbound entrance to Bridge of Cally.

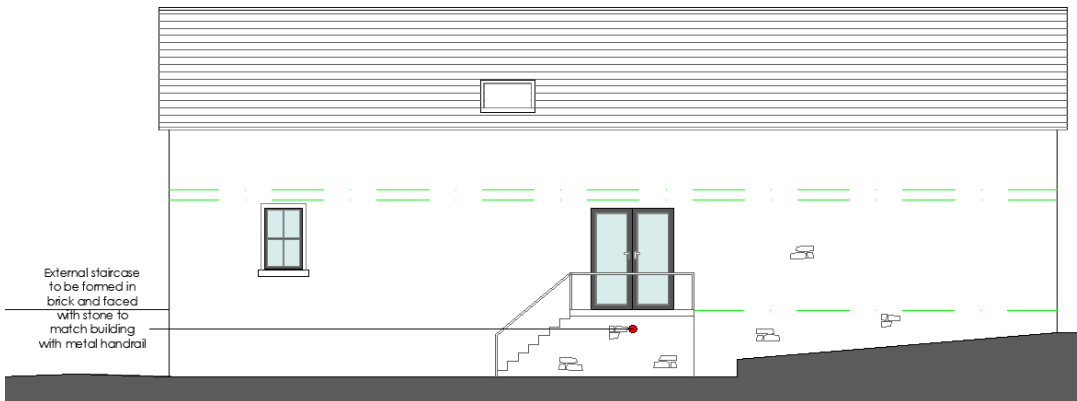
Proposed Elevations;



Extract 16 – Proposed South Elevation



Extract 17 – Proposed West Elevation



Extract 18 – Proposed North Elevation



Extract 19 – Proposed South-East Elevation

4.08 - Principal spaces will be orientated towards the sun and views connecting inside to outside creating dynamic internal space which is uplifting and will contribute to the wellbeing of the occupants.

4.09 The design proposals constitute traditional gabled properties, pitched roofs and smaller scale projections. These forms link back to the local context as well as the wider context of rural Perthshire as a whole.

4.10 Stonework from the demolition of internal stone walls will be re-used within the new walls of the proposed extension, limiting the need to remove material from the site.

4.11 The proposal will be composed from a simple palette of traditional external materials. This will provide an appropriate and high-quality finish to the extension. Details of materials are outlined in section 5 of this supporting statement.

4.12 The proposed extension will be highly insulated along with careful detailing of building junctions will achieve a low air permeability increasing the energy efficiency of the build. This will result in a carbon reduction in excess of what is required by the current Scottish Building Standards.

Materials;



Natural Slate Roof



Natural Stone Wall



White Aluminium Windows

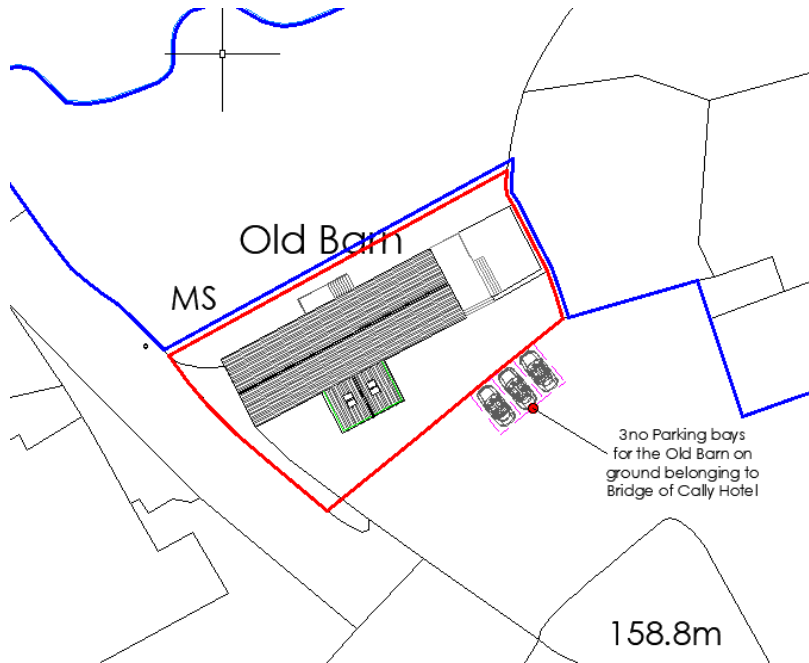
Extract 20 – Proposed Materials

Drawings

4.16 The final proposal for the site is presented in full within the accompanying drawings and reports.

4.17 – The proposed design responds to our client’s brief, the unique characteristics of the site and the relevant policies within the Perth and Kinross Local Development Plan.

Proposed Site Plan



Extract 21 – Proposed Site Plan



Extract 21a – Proposed Site Plan

Massing Model



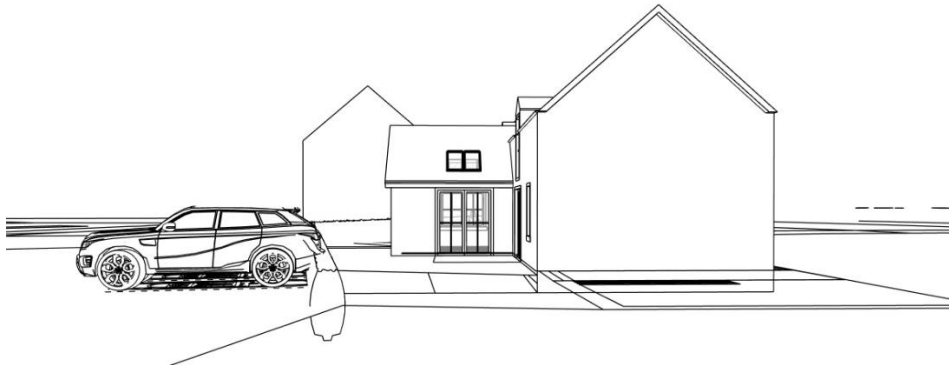
Extract 22 – Proposed Exterior 3D – Image 1



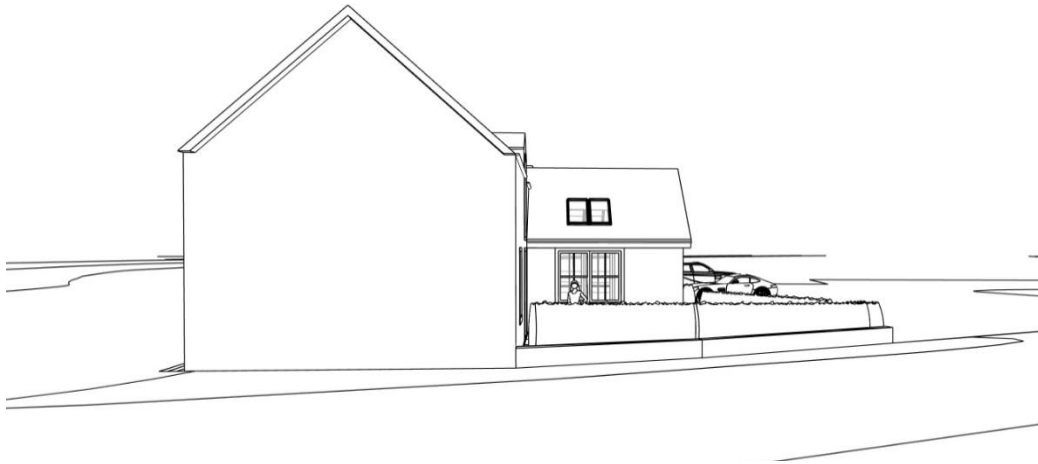
Extract 23 – Proposed Exterior 3D – Image 2



Extract 24 – Proposed Exterior 3D – Image 3



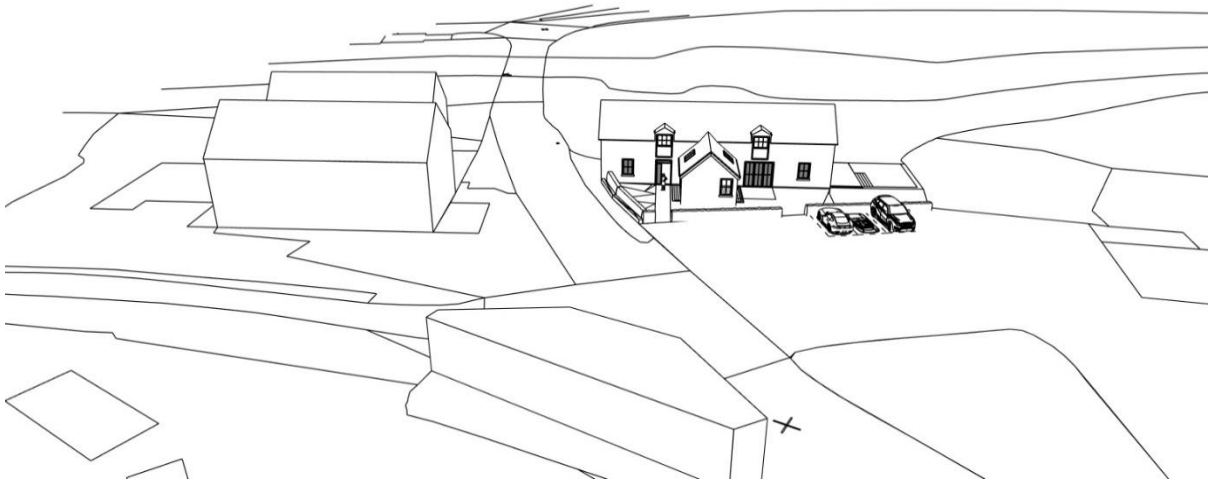
Extract 25 – Proposed Exterior 3D – Image 4



Extract 26 – Proposed Exterior 3D – Image 5



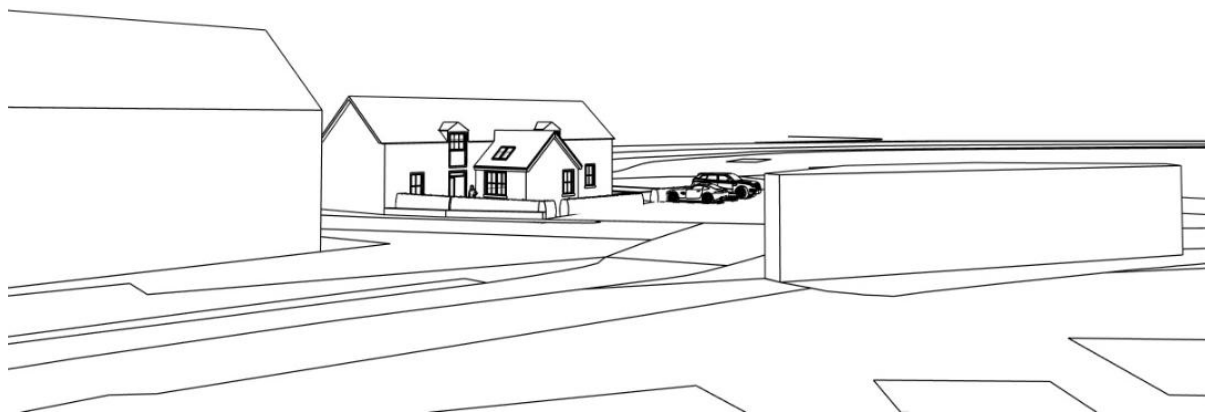
Extract 27 – Proposed Exterior 3D – Image 6



Extract 28 – Proposed Exterior 3D – Image 7



Extract 29 – Proposed Exterior 3D – Image 8



Extract 30 – Proposed Exterior 3D – Image 9

5.0 Conclusion

5.01 – The design of the proposed extension complements the existing building by matching materials and proportions. The location of the extension is the only feasible position, due to the road and extreme slopes on other elevations. The extension and landscaping create the imperative privacy from the patrons using the Bridge of Cally hotel carpark and from the potential business at Old Barn, which is situated at the West side of the Barn. It provides screening both visually and acoustically, allowing the building to become a comfortable, sustainable family home.

5.02 - The proposals put forward are a robust response to both the clients brief and the constraints of the site. In doing so the proposals address the qualities of successful places as outlined within policy 14(c) of the current NPF4 2023.

5.03 - The proposals in their current form comply with the requirements of the Perth and Kinross Local Development Plan 2019 where reasonably practical, and my clients are willing to invest time and money into improving the visual amenity along with the long-term sustainability of the Old Barn. It is therefore considered a reasonable request which is worthy of a reasonable consideration.

Appendix

- 1 - Drawing – RGG 117 – A000 - PL – Existing Floor Plans and Elevations
- 2 - Drawing – RGG 117 – A100 – PL - Proposed Floor Plans and Elevations
- 3 - Drawing – RGG 117 – A300 – PL – Site and Location Plans

Prepared by

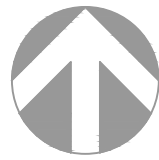
Ross Greig Bsc (Hons)

RGG Design Ltd | 82 Orchard Way Inchtute PH14 9RU | 07857 840505

On behalf of Mr & Mrs James & Ruth Cloherty

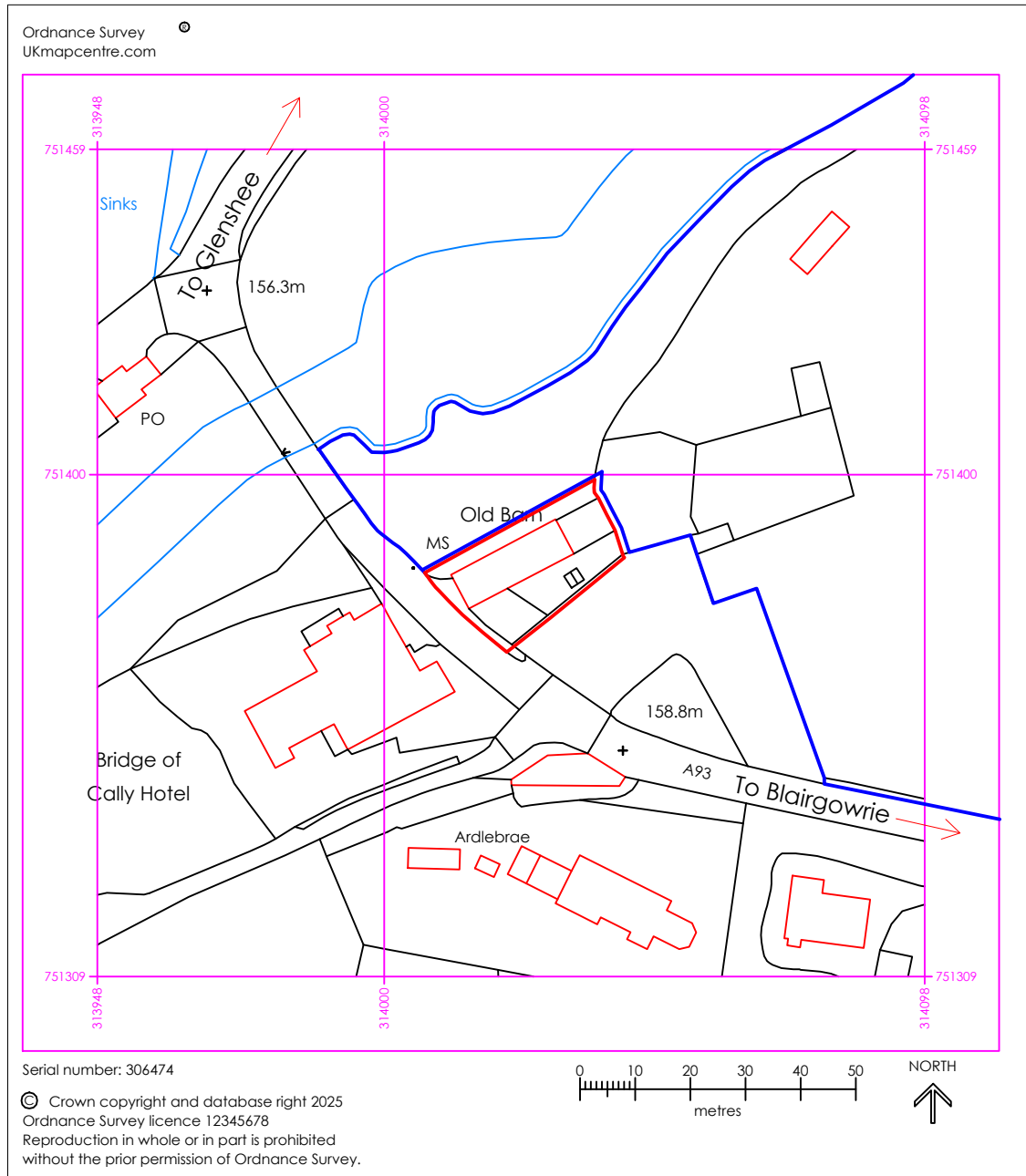
RGG Design Ltd trust that this document along with the planning application and other supporting documentation attached shall be sufficient in order to progress our proposed development application. RGG Design Ltd have undertaken and complied with Scottish Planning Policy and carried out application in a professional manner.

A3



North

- Site Line Boundary
- Adjoining land in applicants ownership

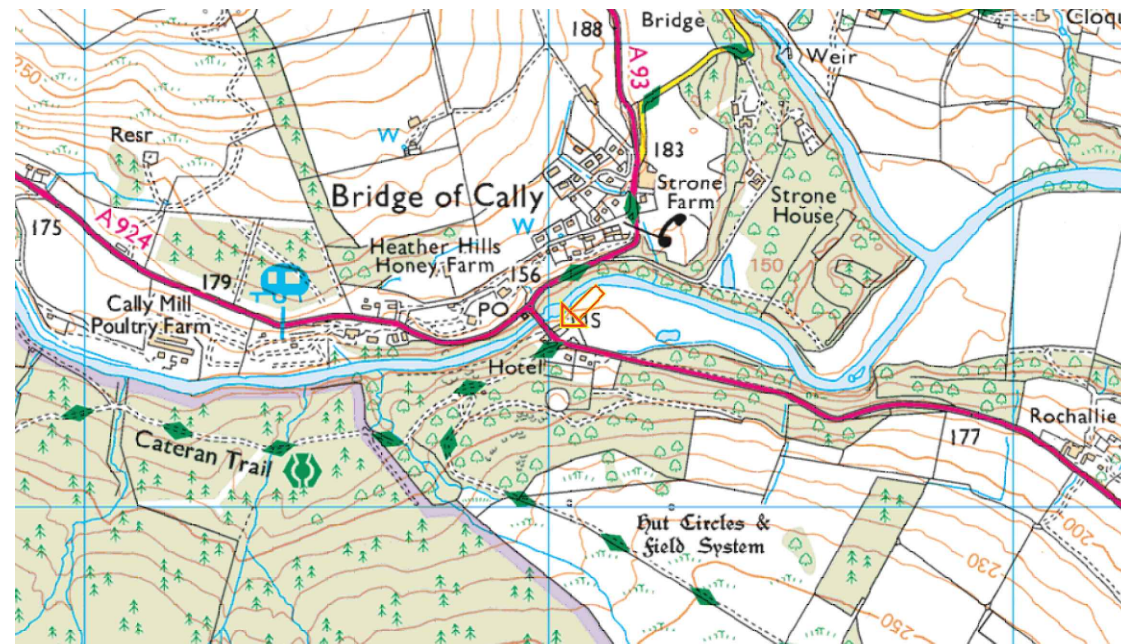


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0 25 62.5 125m



SCALE 1:1250

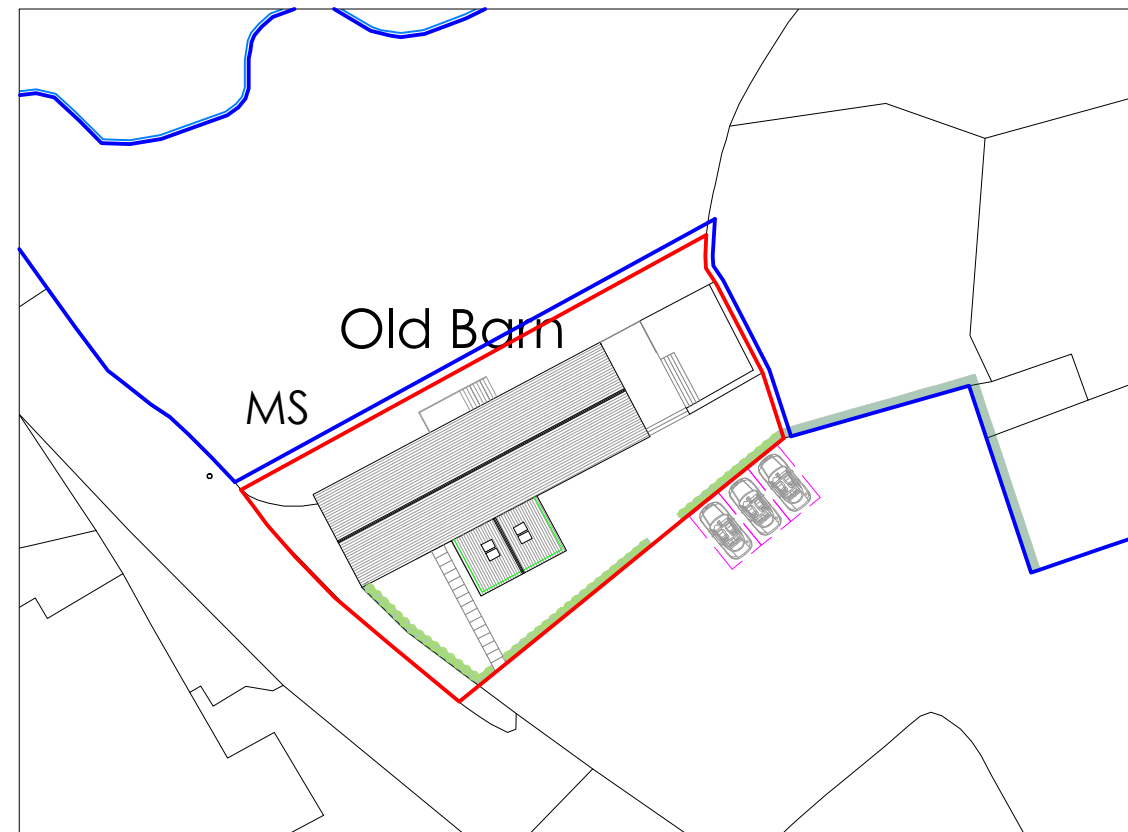


Location Plan
Scale 1:25,000

0 100 250 500m



Scale 1:25,000



Proposed Site Plan
Scale 1:500

0 10 25 50m



SCALE 1:500

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Do not scale this drawing for construction purposes.

GENERAL LEGEND

- Areas shaded represents Existing Structure
- New External Walls

REVISION	DATE	DESCRIPTION OF REVISION
A	22.01.24	Planning Updates

CLIENT
Mr James Cloherly

PROJECT
Single-storey extension and alterations to Old Barn, Bridge of Cally, Blairgowrie, PH10 7JJ

DRAWING TITLE
Site and Location Plans

SCALE	DATE	DRAWING No.	DRAWN BY
As Per DWG	20.03.25	RGD 117 - A300 -	RGD

This drawing is issued for the purpose of the status indicated below

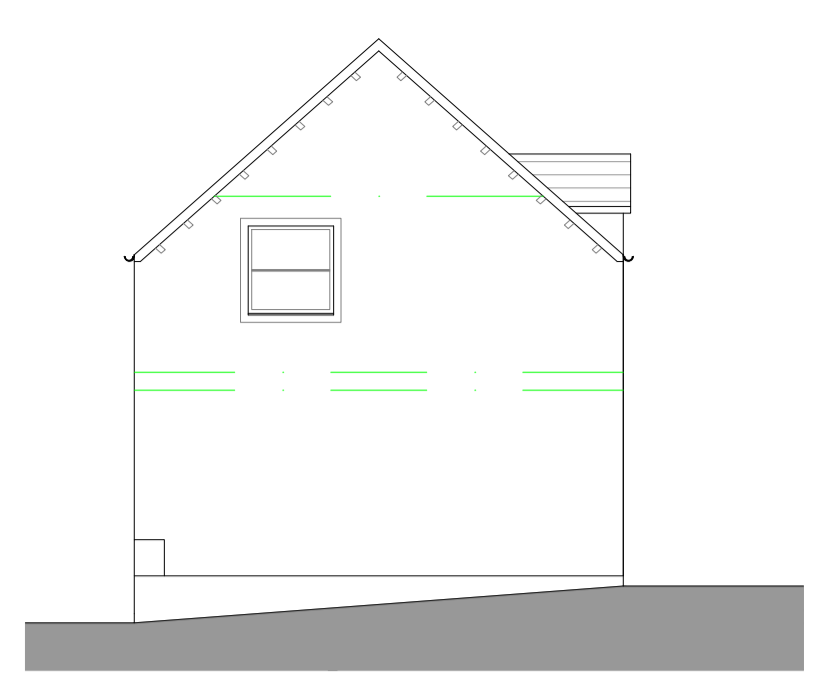
- Sketch Proposal
- Planning Application Submission
- Planning Application
- Building Warrant Application Submission
- Building Warrant Application
- Construction Drawings to be Adhered to on Site



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Email: info@rggdesign.co.uk
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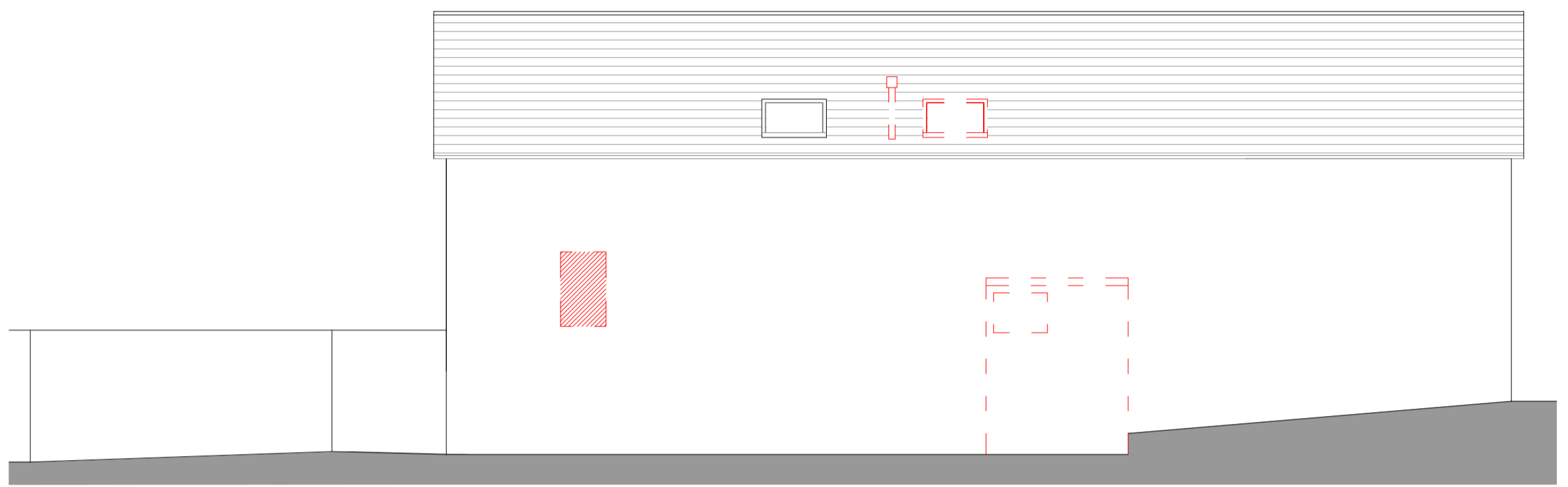
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Scale 1:100



Existing West Elevation
Scale 1:100

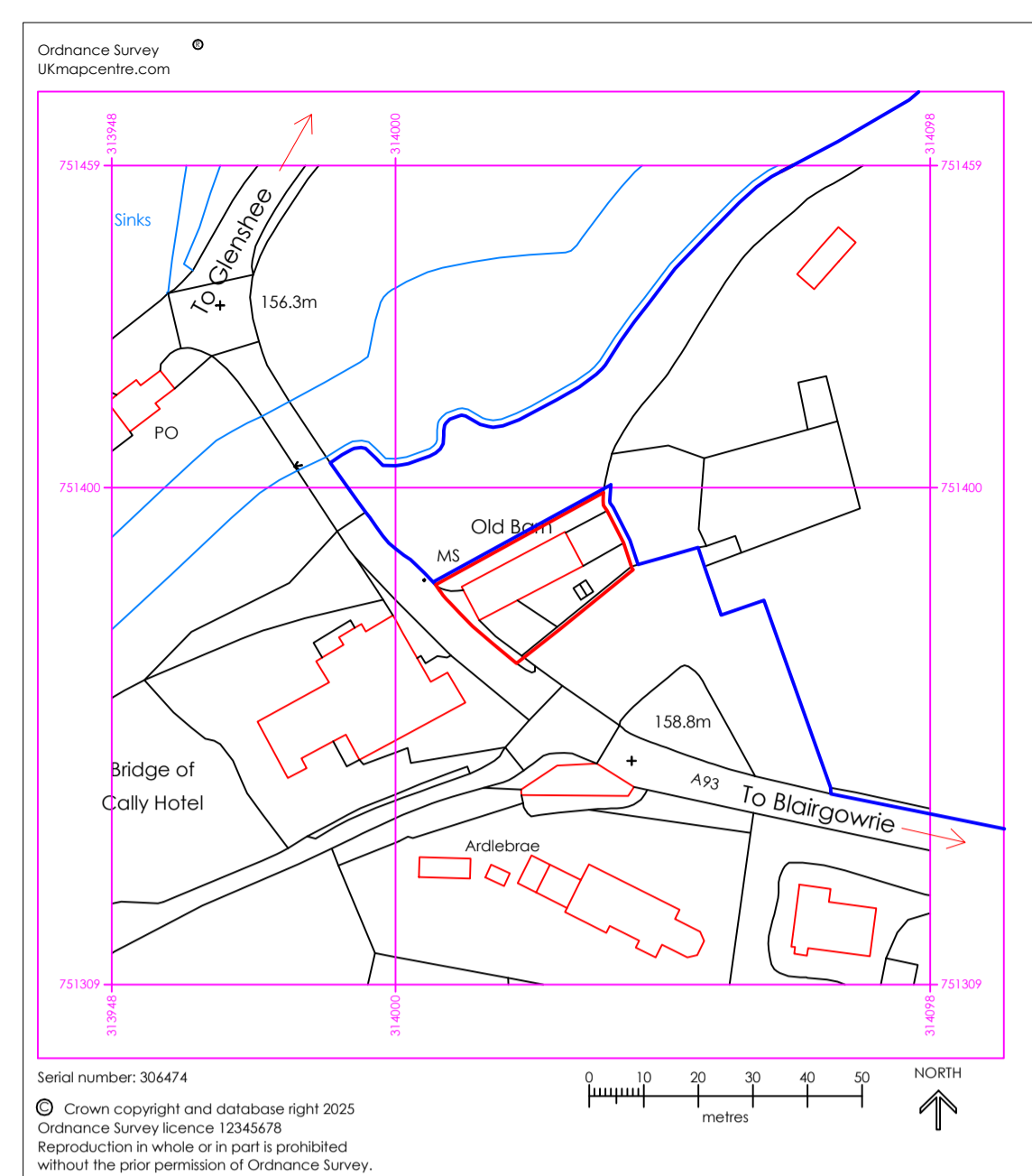
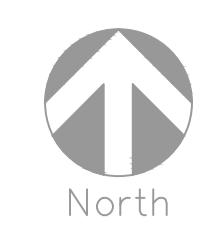


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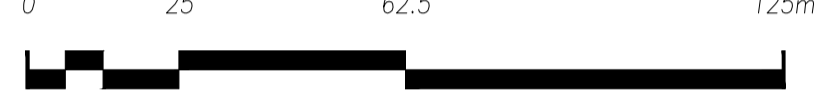


Existing North Elevation
Scale 1:100

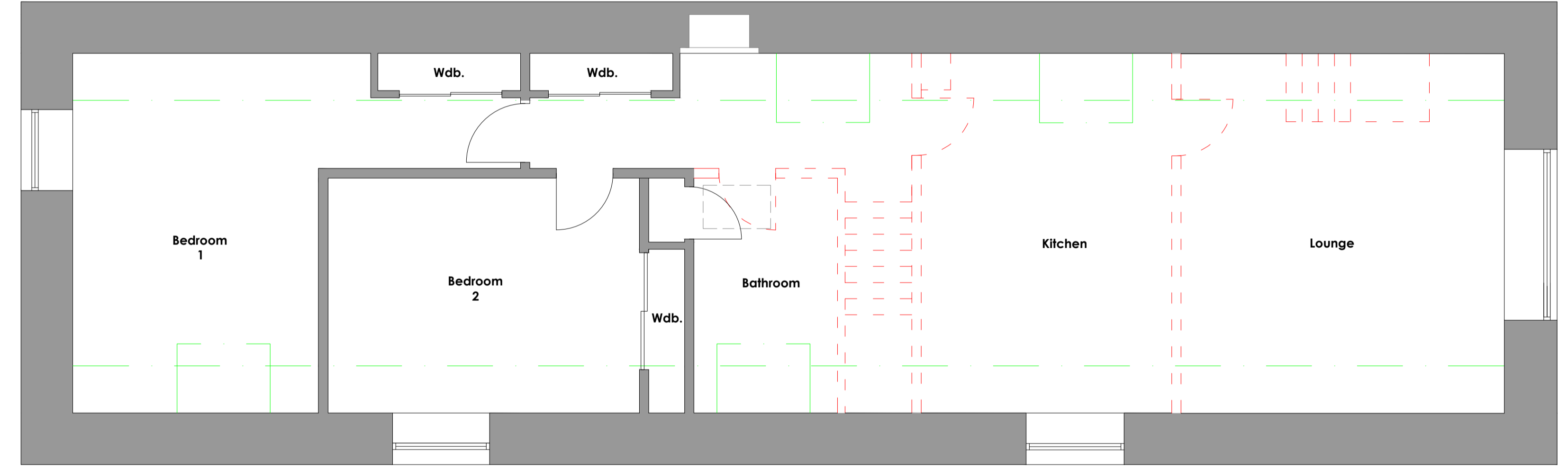
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0
2
5
10m



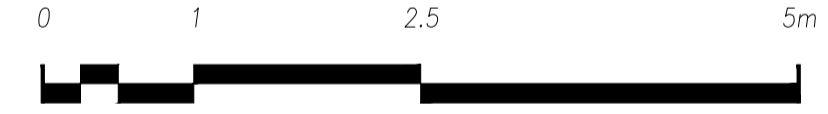
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Scale 1:1250



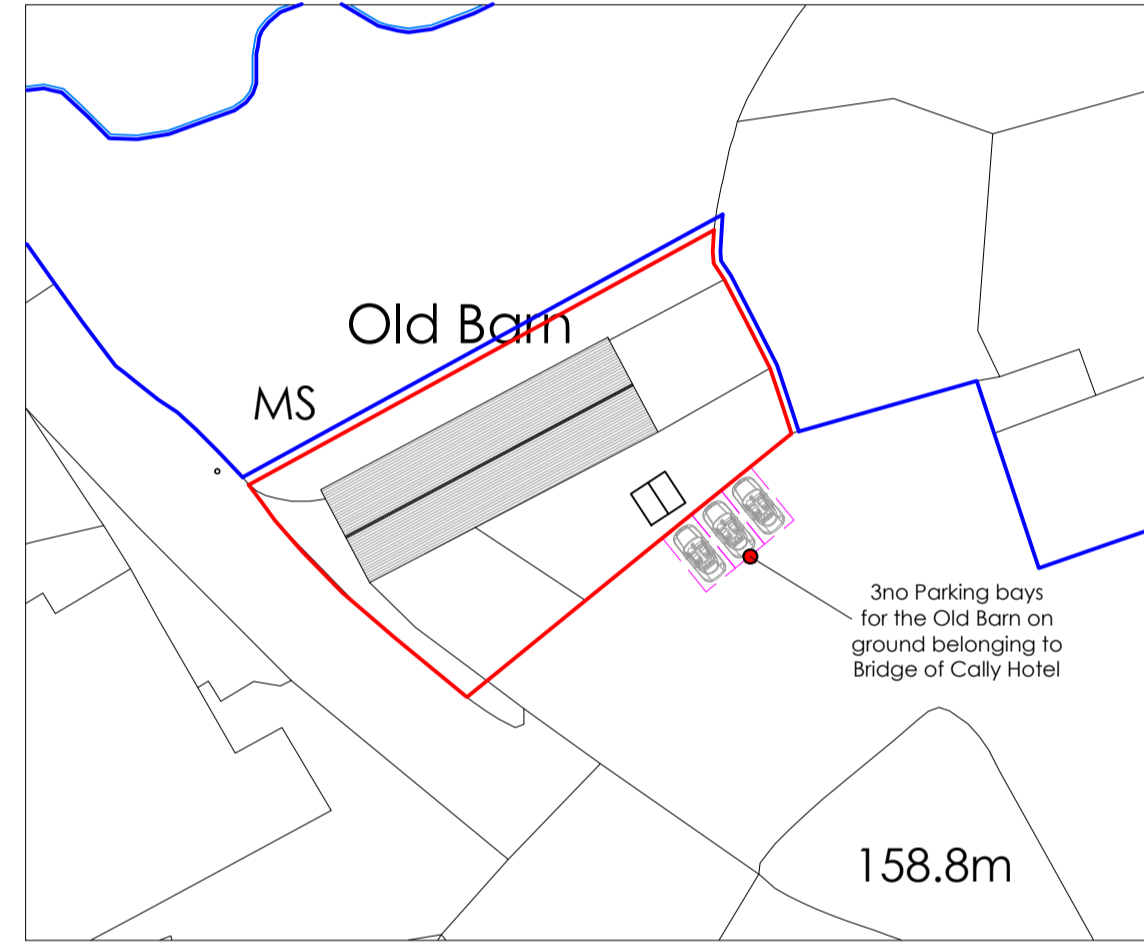
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Existing First Floor Plan
Scale 1:50



SCALE 1:50

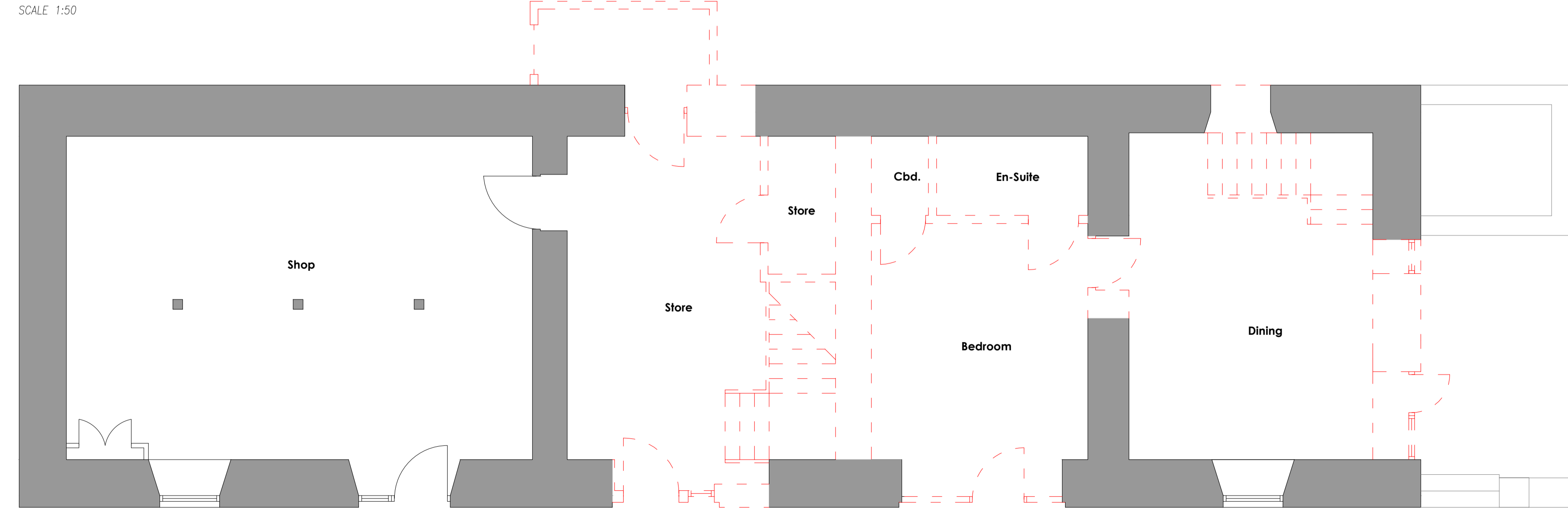


Site Plan
Scale 1:500

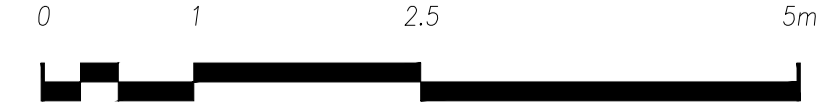


SCALE 1:500

- Site Line Boundary
- Adjoining land in applicants ownership



Existing Ground Floor Plan
Scale 1:50



SCALE 1:50

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GENERAL LEGEND

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- New External Walls

REVISION	DATE	DESCRIPTION OF REVISION

A 22.01.26 Planning Updates

CLIENT Mr James Claherty

PROJECT Single-storey extension and alterations to Old Barn, Bridge of Cally, Blairgowrie, PH10 7JJ

DRAWING TITLE Existing Floor Plans and Elevations with Site and Location Plans

SCALE	DATE	DRAWING No.	DRAWN BY
As Per DWG	20.03.25	RGG 117 - A000 -	RGG

This drawing is issued for the purpose of the status indicated below

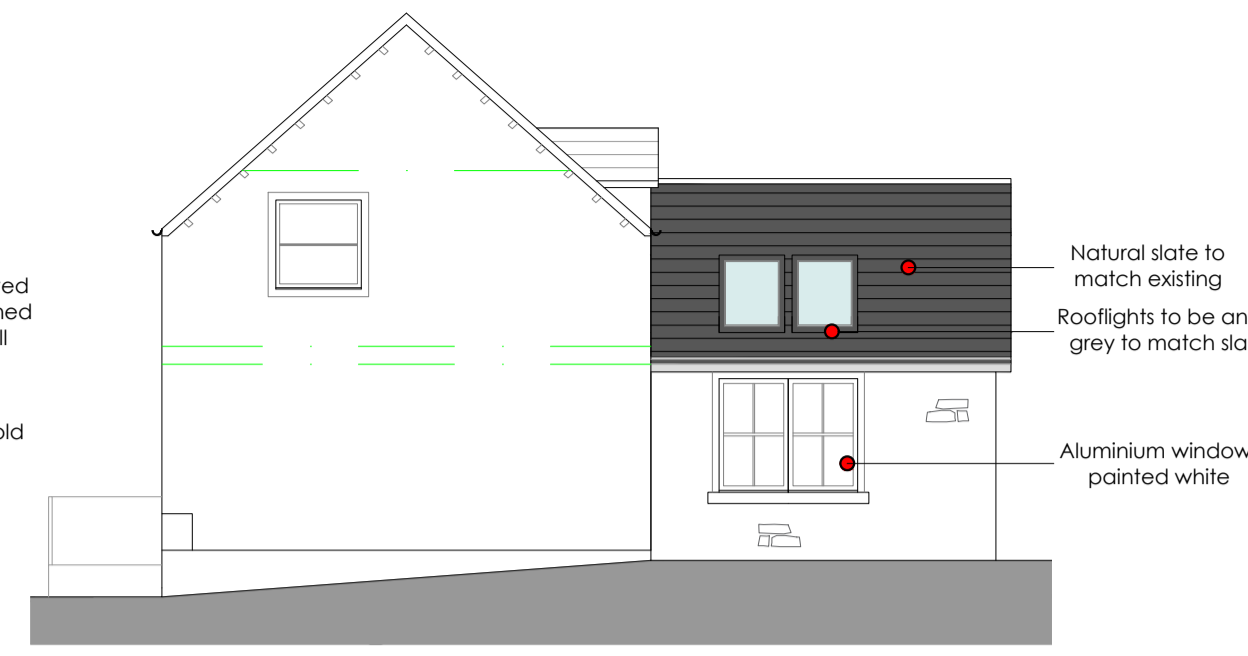
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- Planning Application Submission
- Planning Application
- Building Warrant Application Submission
- Building Warrant Application
- Construction Drawings to be Adhered to on Site



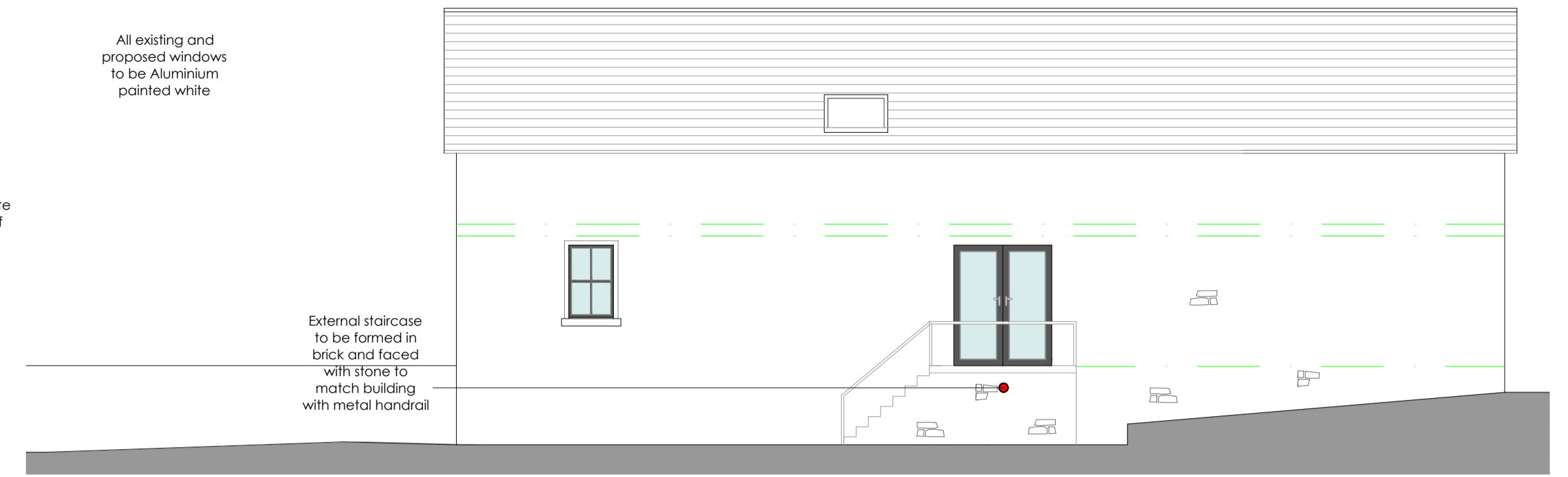
Tel: 07857 840 505
Email: info@rggdesign.co.uk
Web: www.rggdesign.co.uk



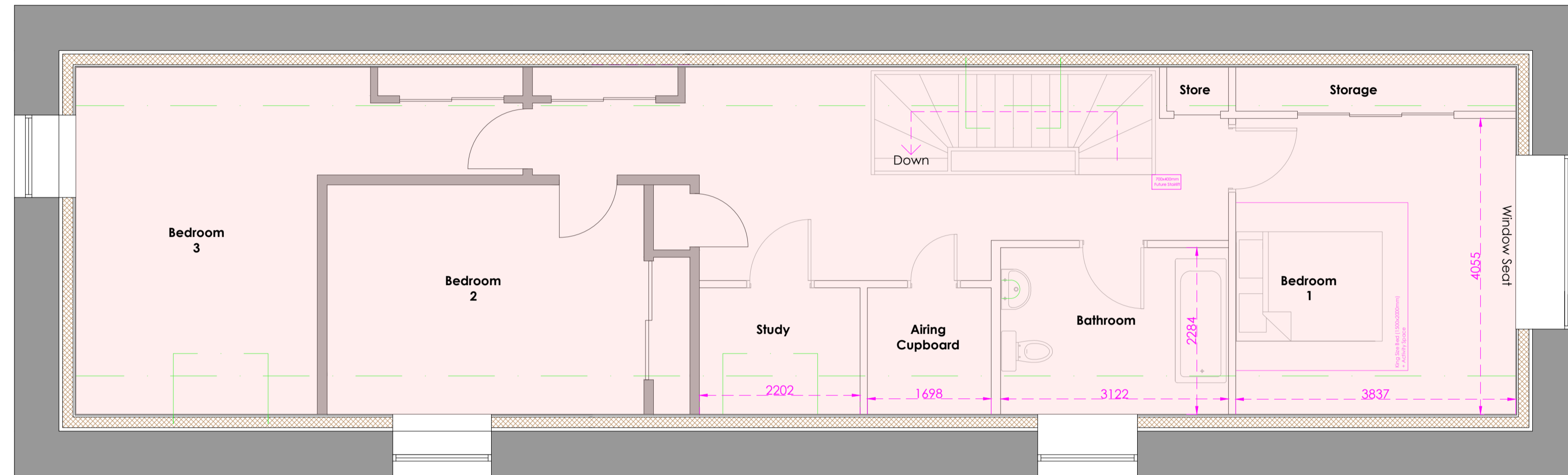
Proposed South Elevation
Scale 1:100



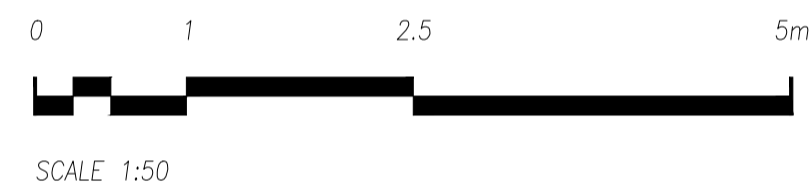
Proposed West Elevation
Scale 1:100



Proposed North Elevation
Scale 1:100



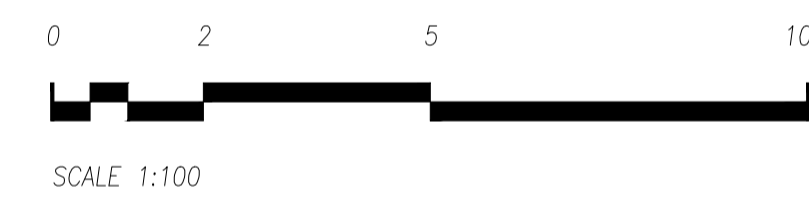
Proposed First Floor Plan
Scale 1:50



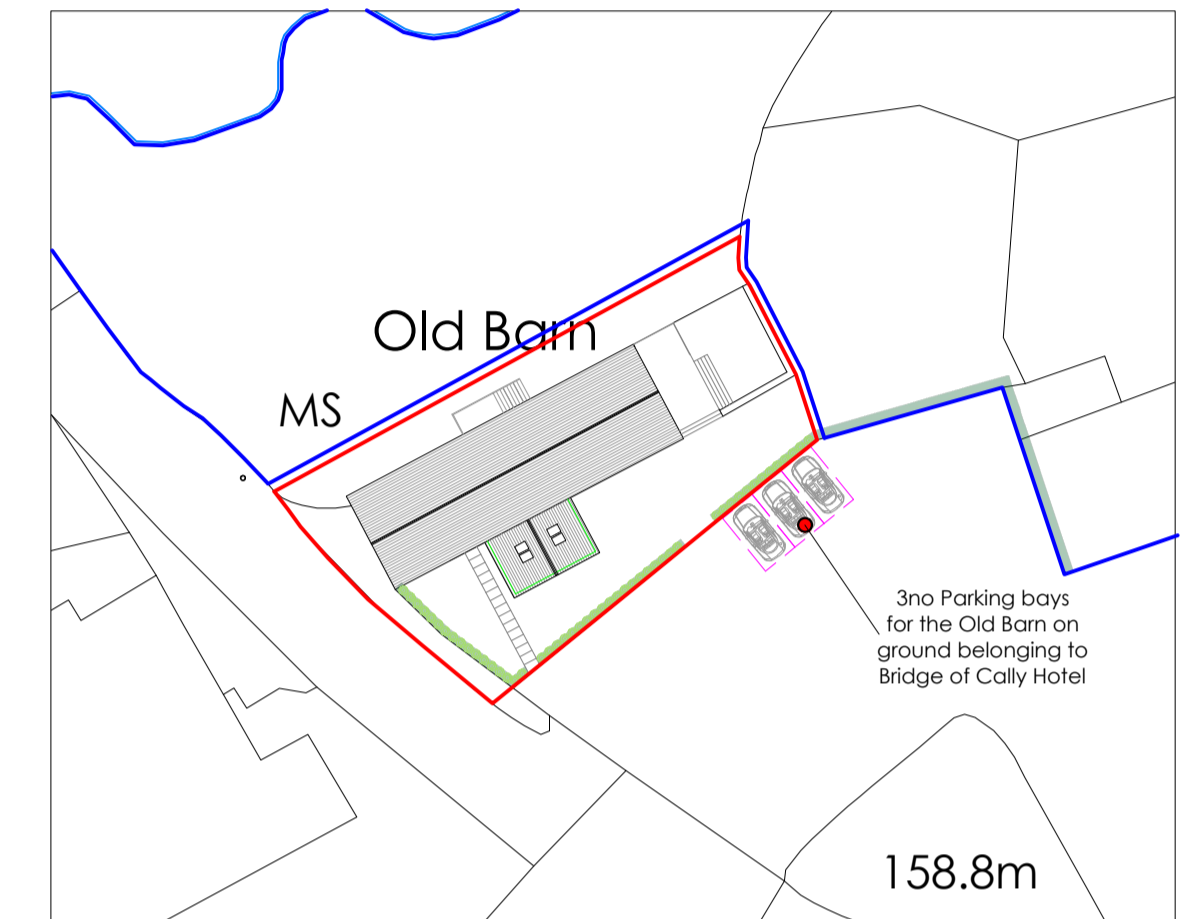
Existing Property Split:
Dwellinghouse -
Shop -



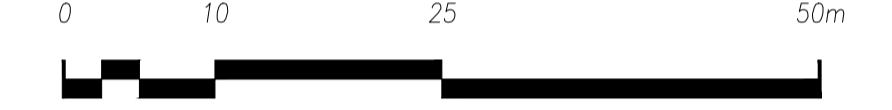
Proposed East Elevation
Scale 1:100



North



Proposed Site Plan
Scale 1:500

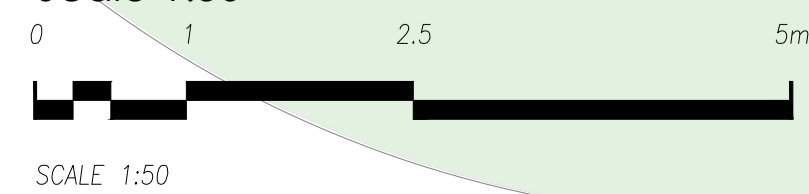


SCALE 1:500

— Site Line Boundary
— Adjoining land in applicants ownership



Proposed Ground Floor Plan
Scale 1:50



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REVISION

REVISION	DATE	DESCRIPTION OF REVISION
A	22.01.26	Planning Updates

CLIENT

Mr James Claherty

PROJECT

Single-storey extension and alterations to Old Barn, Bridge of Cally, Blairgowrie, PH10 7JJ

DRAWING TITLE

Proposed Floor Plans and Elevations with Site Plan

SCALE

As Per DWG: 08.01.26 RGG 117 - A100 - RGG

DRAWING STATUS

This drawing is issued for the purpose of the status indicated below

- Sketch Proposal
- Planning Application Submission
- Planning Application
- Building Warrant Application Submission
- Building Warrant Application
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