

Agenda Item	6.3
Report No	PLS-018-21

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 09 March 2021
Report Title: 20/04503/FUL: Mr M Pratt
Land 50m NE of Edoras, Balnacruie, Boat of Garten
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Erection of House
Ward: 20 – Badenoch and Strathspey
Development category: Local
Reason referred to Committee: 5 or more objections

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Recommendation

Members are asked to agree the recommendation to **Grant** Planning Permission as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 The application seeks planning permission for the erection of a house and all associated infrastructure on land to the north of the A95 Trunk Road between Boat of Garten and Dulnain Bridge. The Heather Centre, Skye of Curr and Broomhill railway are nearby to the east and south east of the site. Much of the wider area is surrounded by forestry plantation and open countryside.
- 1.2 There is an existing shared access to the site from the A95 Trunk Road.
- 1.3 Pre-Application Consultation: None
- 1.4 Supporting Information:
- Supporting Statement
 - Visual Information
- 1.5 Variations:
- Footprint reduced by approximately 5m
 - Open sided carport added to west elevation
 - Ridge height reduced by approximately 0.5m on west elevation roof
 - Solar panels added to south and west elevation ridge slopes
 - Finished Ground Level set down additional 0.5m
 - Window openings to south elevation altered
 - Projecting gable width to south elevation reduced
 - Floor Plans amended to reflect reduced scale

2. SITE DESCRIPTION

- 2.1 The site is an undeveloped open area of land which lies behind the house 'Balnacruie'. The site slopes gently from north to south toward the A95(T). A post and wire fence defines the boundary of the site on all sides. The land to the north of the site comprises open countryside. The east boundary neighbours the curtilage of Easter Balnacruie; there is planting which further defines the boundary on this side. To the west the site bounds the rear curtilage associated with Edoras. Beyond Edoras, to the west are the houses Mountain Shadows, Cairnview and one other house.
- 2.2 There is an existing access from the A95(T) which serves the residential properties. The site also includes a gated access to the east of Balnacruie which is to provide a private access into the site.

3. PLANNING HISTORY

- 3.1 19 August 2003 02/00239/OUTBS - Erection of dwelling Planning
(outline) Permission
Granted

3.2	21 August 2003	02/00240/OUTBS – Erection of dwelling (outline)	Planning Permission Granted
3.3	15 April 2004	04/00013/REMBS – Erection of dwelling and garage (approval of reserved matters)	Planning Permission Granted
3.4	09 Dec 2004	04/00296/REMBS – Erection of dwelling and garage (approval of reserved matters)	Planning Permission Granted
3.5		20/04500/FUL – Erection of extensions to house (Balnacruie to the south of the site)	Pending Consideration

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 10.12.2020

Representation deadline: 17.02.2021

Timeous representations: 5 including Community Council

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- a) Siting and Design – Do not consider that development is sympathetic to character and form of housing development in the immediate vicinity
- b) Development will be overbearing and intrusive to Easter Balnacruie and Edoras
- c) Development disproportionate and overdevelopment of the small rural cluster
- d) Proposal does not comply with Policy 1.2 of the Development Plan
- e) Access and Servicing – Potential to impact on existing services to adjacent properties
- f) Consider increase in traffic dangerous from A95(T) site access, visibility is poor on the bend of the road, additional traffic could lead to accidents and near misses and there are no public transport options

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

5.1 **Cairngorms National Park Authority:** Application does not raise any planning issue of general significance to the Park aims, no call in necessary.

5.2 **Scottish Water:** No objections. Note the proposed development will be fed from Aviemore Water Treatment Works and Dulnain Bridge Wastewater Treatment

Works. Cannot currently confirm capacity, confirmation and connections to infrastructure will require an application to Scottish Water.

5.3 **SSE:** No response received.

5.4 **Transport Scotland:** No objections

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Cairngorms National Park Local Development Plan (2015):

1 – New Housing Development

3 – Sustainable Design

5 - Landscape

6.2 Proposed Cairngorms National Park Local Development Plan (2020)

1 – New Housing Development

3 – Design and Placemaking

5 – Landscape

6.3 Cairngorm National Park Planning Guidance

1 – New Housing Development non-Statutory Guidance

3 – Sustainable Design non-Statutory Guidance

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Scottish Planning Policy 2014 (updated 2020)

7.2 Highland Council Planning Policy

Developer Contributions Supplementary Guidance (2018)

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Determining Issues

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

- 8.3 The key considerations in this case are:
- a) compliance with the development plan and other planning policy
 - b) siting and design
 - c) access and servicing
 - d) residential amenity
 - e) developer contributions
 - f) any other material considerations.

Development plan/other planning policy

- 8.4 The application seeks planning permission for the erection of a house. The main policy of relevance in assessing the proposal is Policy 1 of the CNPA Local Development Plan, specifically Policy 1.2 Housing Development in Existing Rural Groups. This states that proposals for new housing development which adds to an existing rural group (three or more buildings) will be considered favourably where:
- they connect to, reinforce and enhance the character of the group integrating with existing built form, pattern of development; and
 - do not add more than one third to the existing number of buildings in the group within the plan period (based on the size of the group on the date of plan adoption).
- 8.5 The associated New Housing Development Planning Guidance defines a rural building group as including three or more buildings, one of which must be an existing house. It is noted that each building group has its own individual identity with both man-made and natural boundaries defining the extent of building groups. Development must also not extend a group by expanding into previously undeveloped fields. Houses should also be of a scale which is appropriate to others in the locality.
- 8.6 Policy 1 also requires all new residential developments to pay an Affordable Housing Contribution toward future provision of affordable housing within the area.
- 8.7 Policy 3 – Sustainable Design requires that all new development is assessed against a list of criteria including that they are;
- sympathetic to the traditional pattern and character of the surrounding area, local vernacular and local distinctiveness, whilst encouraging innovation in design and use of materials;
 - use of materials and landscaping that will complement the setting of the development
 - protect amenity enjoyed by neighbours including minimising of disturbance cause by access to the development site; and
 - include an appropriate means of access, egress, levels of private amenity

ground and space for off street parking.

- 8.8 The CNPA sustainable design guide requires that development should reflect traditional materials and take on board innovation, contemporary design and methods of construction. It is stated that whilst new developments do not need to copy past styles, the imposition of standard off the shelf designs will erode the characteristics for which the National Park is renowned.
- 8.9 Where amenity is concerned the sustainable design non-Statutory Guidance advises that new development should be compatible with the existing uses on and adjacent to the proposed development site. Consideration must be given to the impact of the proposal on existing and surrounding properties.

Siting and Design

- 8.10 The site is currently undeveloped however there is housing development surrounding the site. It shares a boundary with Easter Balnacruie to the east, the rear curtilage of Edoras to the west and Balnacruie to the south. There are three other properties beyond Edoras to the west. Easter Balnacruie, Edoras, Balnacruie and the application site all share a post and wire fence to the north which defines the edge of the building group with open countryside beyond. The undeveloped site, sitting between three other residential properties is considered to be an infill site which would round off the group. The site is relatively large measuring approximately 2518sqm - 57m x 44m (excluding area for access to the east of Balnacruie) - and is well separated from neighbours on all sides. There is a presumption in favour of developing such sites over new single houses within the open countryside in the CNPA Local Development Plan.
- 8.11 It is proposed to site the house to the north eastern portion of the site which largely retains a building line with the neighbouring Easter Balnacruie to the east, and Mountain Shadows to the west. The eastern gable of the house would be 5m away from the shared boundary with Easter Balnacruie. Given the large curtilage associated with this property, the proposed house will be approximately 27m away from Easter Balnacruie gable to gable. This is considered to be adequately spaced in the context of the settlement pattern within the building group. The setback within the plot also provides adequate separation between the proposed house and Balnacruie which ties in with the building line of Edoras and its neighbour to the west. The proposed siting of a house in this location is considered to connect to the group and the existing pattern of development.
- 8.12 The proposed house is predominantly single storey. It would have a T-shaped footprint measuring approximately 234sqm which is similar in size to Edoras, although larger than Cairnview and Balnacruie. The approximate footprint of the neighbouring properties are as follows:
- Edoras – 242sqm
 - Mountain Shadows – 187sqm
 - Cairnview 164sqm
 - Easter Balnacruie – 188sqm

- Balnacruie – existing 85sqm - proposed 161sqm

- 8.13 The proposed house has a front and rear projecting gable feature to the eastern elevation which brings this wing of the house to 1½ storey with the highest point of the ridge being 7m. A car port is located to the west elevation with the ridge being stepped down from the main house which breaks up the perceived mass of the house. The front elevation would have an overhanging porch area to deck with two of the bedrooms benefitting from French doors. While the house is taller than neighbouring Edoras, Balnacruie and Easter Balnacruie, when viewed from the surrounding area it shall not be out of keeping with Mountain Shadows which is set at a higher elevation given the sloping nature of the land. A sectional drawing has been submitted which denotes that the ridge height of the house will be approximately 1m higher than the proposed extension to Balnacruie (20/04500/FUL). Given the separation distances between the proposed house and all neighbours, it is not considered to be overbearing or over-dominant in the context of the building group. The site and group are considered to be capable of accommodating an additional house without impacting upon neighbouring amenity. The overall scale of the house is considered acceptable.
- 8.14 Materials to be used would reflect those of the proposed extension to Balnacruie (20/04500/FUL) and brings about a more contemporary design within the housing group. The design utilises natural, sustainable materials including timber, slate and cut stone. The design is contemporary, however the inclusion of traditional materials and traditional proportions, including the square gable ends, pitched roof and rectangular footprint, are considered an improvement over some of the more recent house designs within the group which are very much of their time and not of a design which is often progressed in rural areas in recent years. Conditions attached to previous consents relating to house design on adjacent plots were attached under previous now superseded development plans and associated guidance and are not relevant in assessing current proposals, with all applications requiring to be assessed on their own merits.
- 8.15 It is considered that there is ample space within the site to accommodate the house. The contemporary design which comprises traditional proportions and materials is considered to enhance the character of the group and be capable of integrating with the existing built form. The siting of the house within the generous plot and separation distances between the houses is considered to be sympathetic to the pattern of development within the building group. The design is not an 'off the shelf' design as referred within the design guidance. While it can be argued that it does not reflect the bungalows on the neighbouring plots, it is considered to be innovative and modern, utilising appropriate natural materials and building proportions which are in keeping with the traditional Highland vernacular. Further detail on landscaping and planting will be conditioned to secure in order to ensure that planting is appropriate to the site which shall assist in assimilating the development into its surroundings.

Access and Servicing

- 8.16 The proposed house will be served by an existing access serving the rest of the building group off the A95(T). Transport Scotland has confirmed that it has no

objection to an additional house utilising the access. A new track will be formed to the east of Balnacruie which shall serve the house. There are no issues in this regard. Representations were received relating to a right of servitude not being denoted on plan. It does not appear that this would be impacted by the proposed development and if that was the case, this would be a civil matter to be resolved between the relevant parties. There is space to the front of the house to comfortably accommodate parking and turning for four vehicles and bin storage is denoted adjacent to the proposed access track to the site which is acceptable.

- 8.17 A new septic tank and soakaway is to be accommodated within the site. There is ample space to accommodate this within the site and well away from boundaries with neighbouring properties; this is therefore not considered to raise any issue. SUDs drainage is not denoted on plan and shall be conditioned to secure further detail.
- 8.18 It is noted in representations that there could be issues around capacity in terms of electricity supply and water. An overhead line crosses the front of the site that may need to be removed.
- 8.19 It will be necessary for the developer of the site to gain all of the relevant consents and connections in terms of water and electricity. Any impact to that provision would be for the service provider to resolve.

Residential Amenity

- 8.20 As the house is adequately separated from the neighbouring properties, it is not considered there will be any significant detriment to neighbouring amenity from overlooking and impacts to privacy, or in terms of overshadowing or impacting daylighting to neighbours. Representations suggest that the house may be utilised for a holiday let and this could therefore impact on neighbouring amenity in terms of noise and anti-social behaviour. What is being applied for is a permanent residential dwelling and plans have to be assessed on that basis. Even so, if the house did become a holiday let, issues around noise and use of the house would be for the owner to manage, or a matter for the police. This is not material in considering the suitability of this site for a house.

Developer Contributions

- 8.21 As required by Policy 1 of the CNPA Local Development Plan an Affordable Housing Contribution requires to be paid for all residential development. This single house attracts a contribution of £1,250 which shall require to be paid prior to any decision being issued.
- 8.22 The Council's Developer Contributions Guidance is used in the determination of planning applications and requires all development, including single house developments, make proportionate financial developer contributions towards meeting service and infrastructure needs in areas of Highland where clear deficiencies are identified. The site is located within the catchment area of Grantown Grammar and Grantown Primary School. These are not currently identified as being at, or near capacity and therefore no education contribution is currently required.

Other material considerations

- 8.23 Representations point to the design and scale not appearing to be for permanent residential use and that a change of use for holiday letting might occur, along with associated impacts on amenity. A request for a planning condition to restrict the use has been made. The application is however for a house, not a holiday let. Were the property to require a change of use in the future, matters to address amenity could be considered at that time. It is therefore not competent to apply such a condition.

Non-material considerations

- 8.24 A number of matters have been raised which are not material to the consideration of the application. It should be noted that the application is assessed on its own merits and previous planning decisions in the area do not bind the Planning Authority in relation to future applications with regards to design or conditions.
- 8.25 Matters relating to access to the adjacent croft are for those parties requiring access to legally agree with the developer. The servicing of the site with water and electricity is for the developer to secure separately with the relevant service providers. These are no matters for the Planning Authority.

Matters to be secured by Section 75 Agreement

- 8.26 None

9. CONCLUSION

- 9.1 The planning application is for the erection of a house. In terms of siting, the Development Plan presumes in favour of directing development within the countryside to existing building groups. The existing group has a defined boundary to the rear of the site with open fields beyond. It has a generous curtilage, which would not be out of keeping with neighbouring houses and is sited within the plot to retain building lines which define the existing settlement pattern.
- 9.2 The design is contemporary however utilises proportions and materials which are consistent with the traditional Highland vernacular. The CNPA Sustainable Design non-statutory guidance promotes design which is innovative and there is a preference for avoiding 'off the shelf kits'. External finishes are natural sustainable materials including slate, stone and timber which is consistent with the current design ethos being promoted within the CNPA area and similar to new housing in the countryside surrounding the wider site.
- 9.3 There are no issues with regard to access, servicing or residential amenity which would arise from the proposed development and there are no designations or natural heritage features on site which would be impacted.
- 9.4 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued	Y – Affordable Housing Contribution
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

Subject to the above, it is recommended that planning permission be **GRANTED** subject to the following:

Conditions and Reasons

1. No development shall commence until full details of all surface water drainage provision within the application site (which shall accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved details shall be implemented and all surface water drainage provision shall be completed prior to the first occupation of any of the development.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment.

2. No development shall commence until full written and plan details of all boundary treatments for the development site shall have been submitted to and approved in writing by the Planning Authority. The agreed details shall thereafter be provided prior to the first occupation of the house.

Reason: In order to clarify the terms of the permission and in the interests of residential amenity.

REASON FOR DECISION

The proposals are considered to comply with the relevant policies of the Development Plan and its associated Design Guidance, and there are no technical issues.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the

application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Septic Tanks & Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Transport Scotland

To obtain permission to work within the trunk road boundary, contact the Area Manager through the general contact number below. The Operating Company has responsibility for co-ordination and supervision of works and after permission has been granted it is the developer's contractor's responsibility to liaise with the Operating Company during the construction period to ensure all necessary permissions are obtained.

TS Contact: - Area Manager (A95)

0141272 7100

Buchanan House, 58 Port Dundas Road, Glasgow, G4 OHF

Operating Company: - NORTH EAST

Address: - Bear House, Inveralmond Road, Inveralmond Industrial Estate, PERTH, PH1 3TW

Telephone Number: - 01738448600

e-mail address: - NEplanningapplications@bearsotland.co.uk

Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Overhead lines

Overhead lines are close to/cross the site and you should contact SSE to discuss appropriate safeguarding measures/re-routing.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

Designation:	Area Planning Manager – South
Author:	Laura Stewart
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - Location Plan - AL(LOC)001 REV A Plan 2 - Site Layout Plan - AL(SITE)001 REV B Plan 3 - Elevation Plan – AL(SK)003 REV A Plan 4 - Elevation Plan – AL(SK)004 REV A Plan 5 - Section Plan – AL(SK)005 REV A Plan 6 - Floor Plan – AL(SK)001 REV A Plan 7 - Floor Plan – AL(SK)002 REV A

Appendix 2

Developer Contributions

Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount* ¹	Index Linked	Base Date* ²	Payment Trigger* ³	Accounting Dates* ⁴	Clawback Period* ⁵
Affordable Housing									
On-site provision	N/A				No				
Off-site provision	N/A				No				
Commuted Sum	£1250 per affordable unit not delivered on/off site.			£1,250	No				5 Years
Agreement for Delivery Needed	N								

*1 Adjust total to take account of flat exemptions

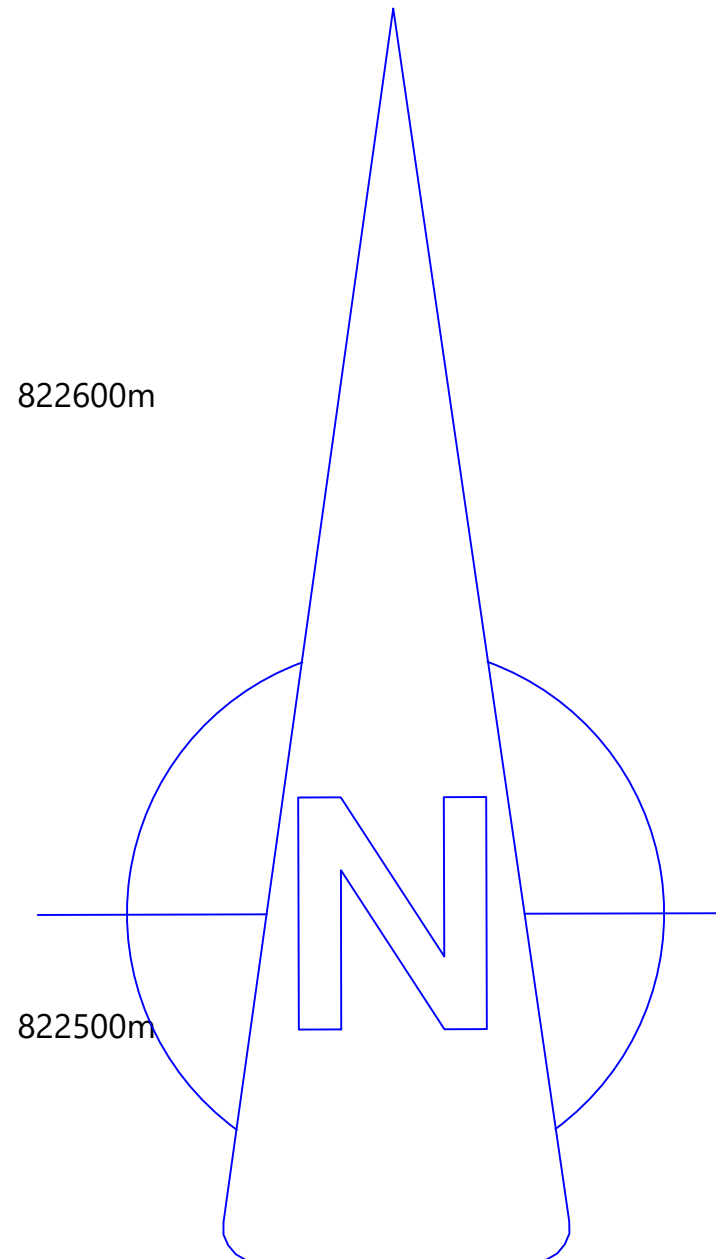
*2 Base Date – Set out in Supplementary Guidance on Developer Contributions

*3 TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

*4 Accounting dates - 1 April & 1 October each year of development

*5 Clawback – 15 years for Major development; 20 years for Local development

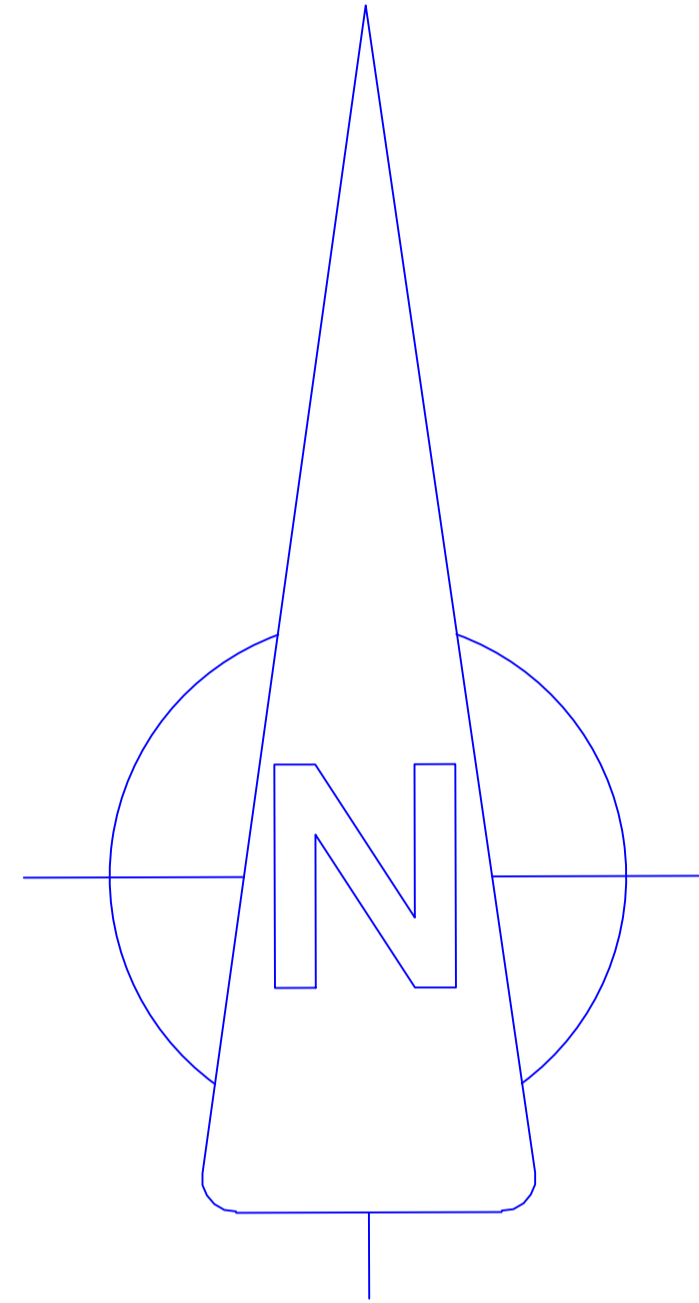
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PLANNING DRAWING

<p>Project Proposed New Dwelling House Vacant Plot, Balnacruie, Boat of Garten, PH24 3BX for Mr M Pratt & Ms S Cobbett</p>	<p>Maple Leaf Architecture (& Interiors) Ltd 15 Oak Drive, Strathearn Gardens, Auchterarder. PH3 1GN tel: 07739937454 email: david@mapleleafarchitecture.com www.mapleleafarchitecture.com</p>	<p>Scale. 1:1250 Drawing Location Plan</p>	<p>Date. Nov 2020</p>	<p>Drawn By. dm</p>	<p>Drawing No. AL(loc)001</p>	<p>Project No. 09-20-002 Revision a</p>
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Maple Leaf Architecture (& Interiors) Ltd
 15 Oak Drive, Strathearn Gardens,
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 tel: 07739937454 email: david@mapleleafarchitecture.com
 www.mapleleafarchitecture.com

Project
 Proposed New Dwelling House
 Vacant Plot, Balnacruie, Boat of Garten, PH24 3BX
 for Mr M Pratt & Ms S Cobbett

Drawing
 Site Plan as Existing & Proposed

Drawing No. AL(site)001	Project No. 09-20-002
Revision. b	Drawn By. dm
Scale. 1:50	Date. Jan 2021

Site Plan as Existing & Proposed 1:200
Vacant Plot, Balnacruie, Boat of Garten

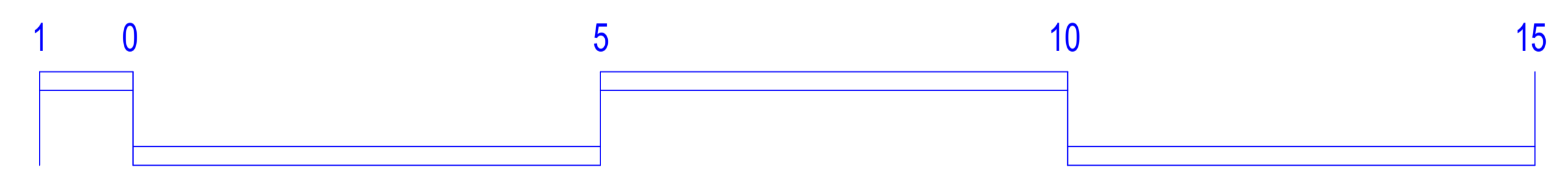
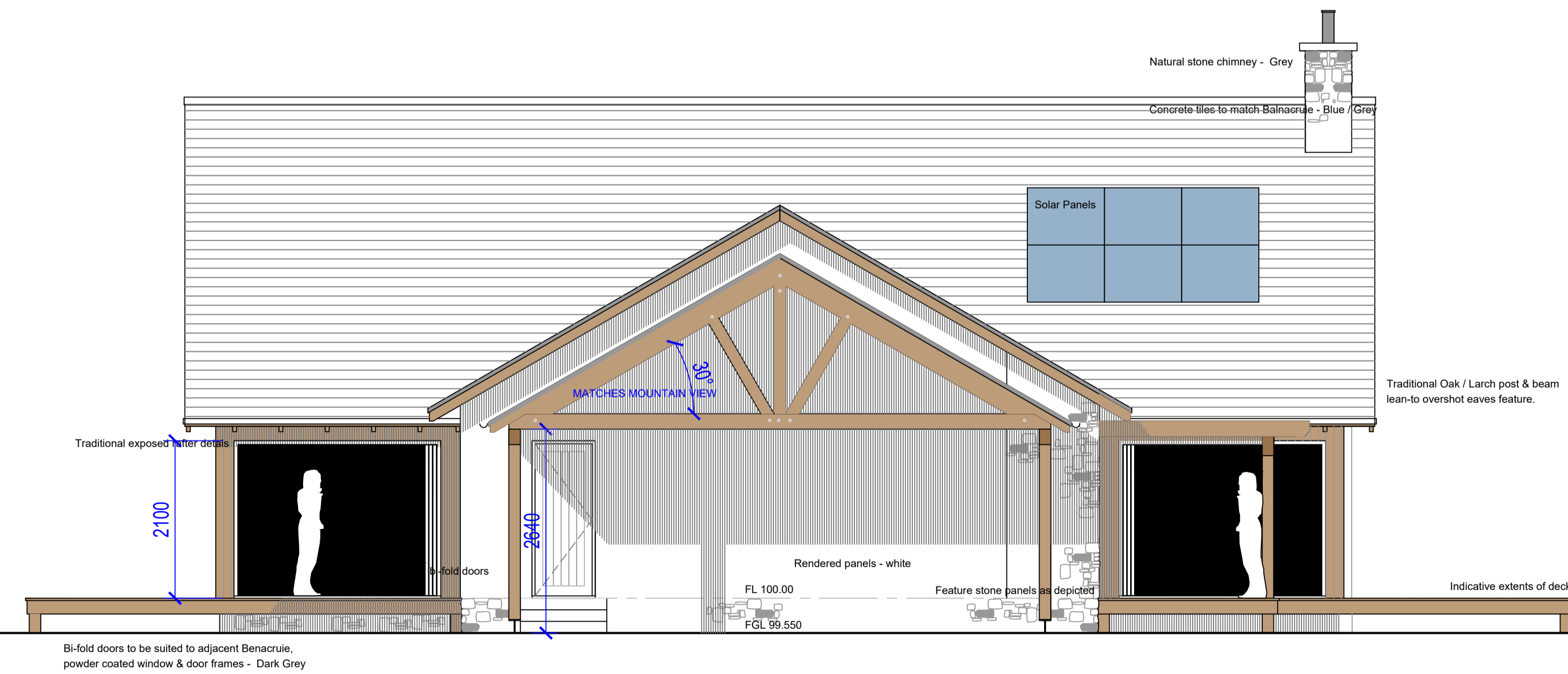
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- Natural stone chimney - Grey
- Concrete tiles to match Balnacruie - Blue / Grey
- Recessed first floor Balcony / Deck
- Oak or Larch fascia & soffits - Natural
- Powder coated window and door frames - Dark Grey
- Plate glass balustrades - clear
- UPVC gutters & downpipes - Black
- Powder coated window & door frames - Dark Grey
- Oak or Larch vertical cladding - Natural
- Natural stone basecourse - Grey

Front (South) Elevation as Proposed 1:50



Scale in Metres 1:50

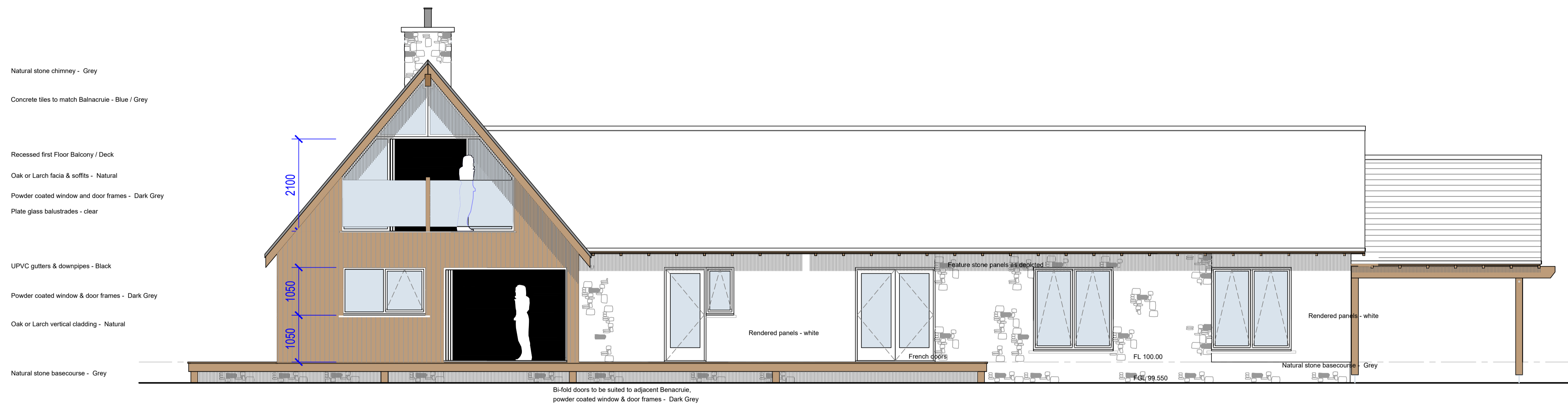
Side (West) Elevation as Proposed 1:50

Vacant Plot, Balnacruie, Boat of Garten

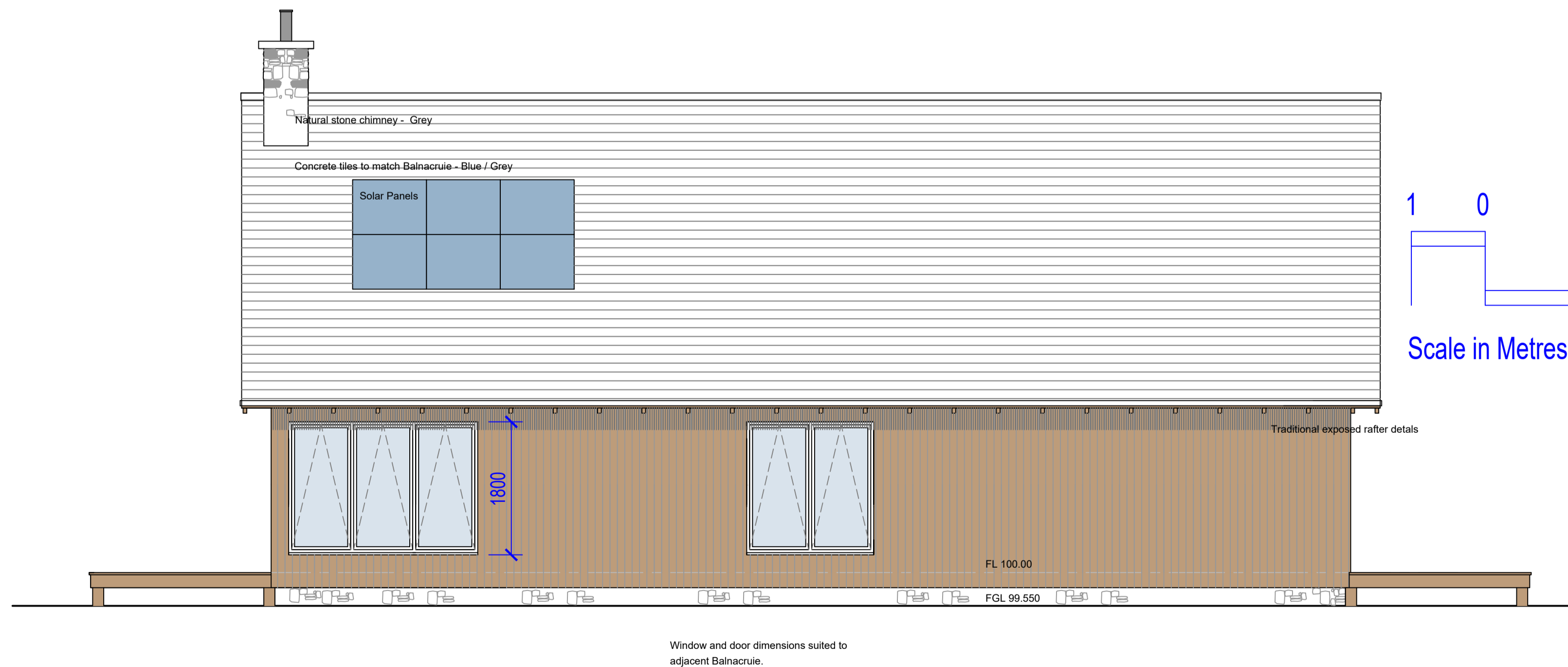
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Maple Leaf Architecture (& Interiors) Ltd 15 Oak Drive, Strathearn Gardens, Auchterarder. PH3 1GN tel: 07739937454 email: david@mapleleafarchitecture.com www.mapleleafarchitecture.com	
Project Proposed New Dwelling House Vacant Plot, Balnacruie, Boat of Garten, PH24 3BX for Mr M Pratt & Ms S Cobbett	
Drawing Elevations as Proposed	
Drawing No. AL(sk)003	Project No. 09-20-002
	Revision. A
Scale. 1:50	Date. Jan 2021
	Drawn By. dm

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Rear (North) Elevation as Proposed 1:50



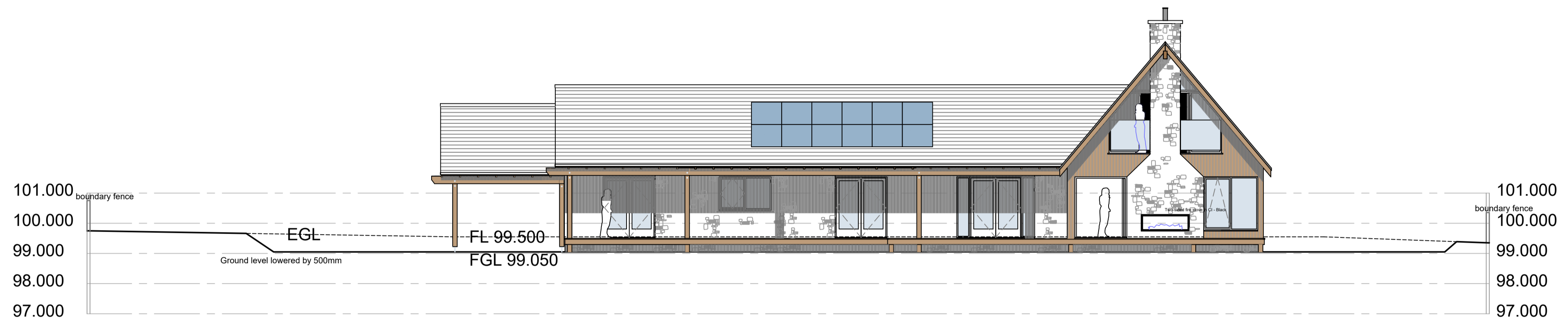
North (East) Elevation as Proposed 1:50

Vacant Plot, Balnacruie, Boat of Garten

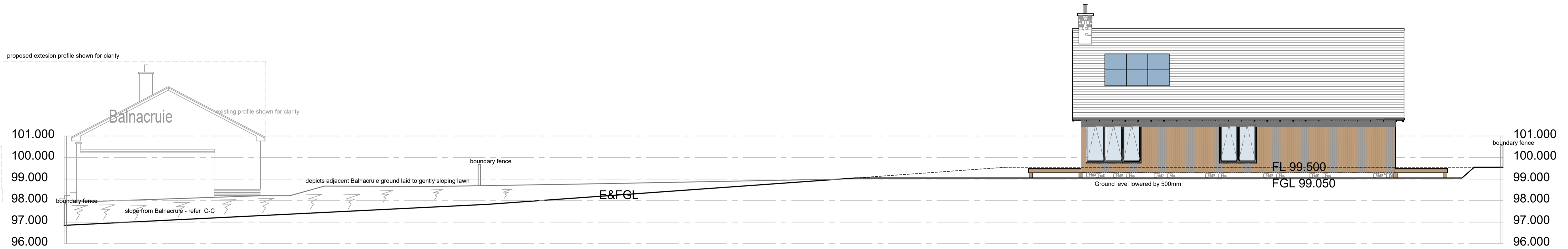
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Drawing Elevations as Proposed		
Drawing No. AL(sk)004	Project No. 09-20-002	Revision. A
Scale. 1:50	Date. Jan 2021	Drawn By. dm

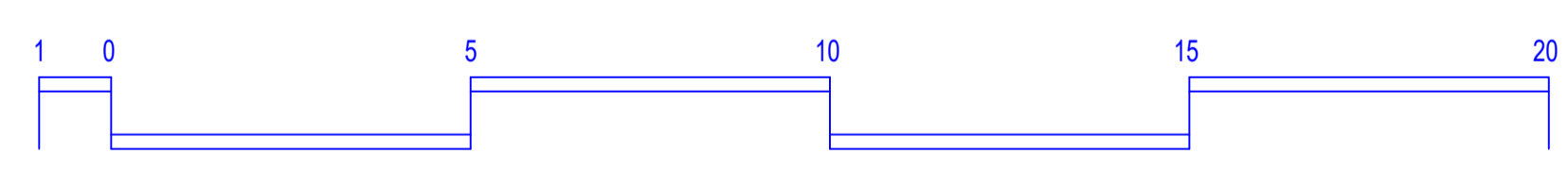
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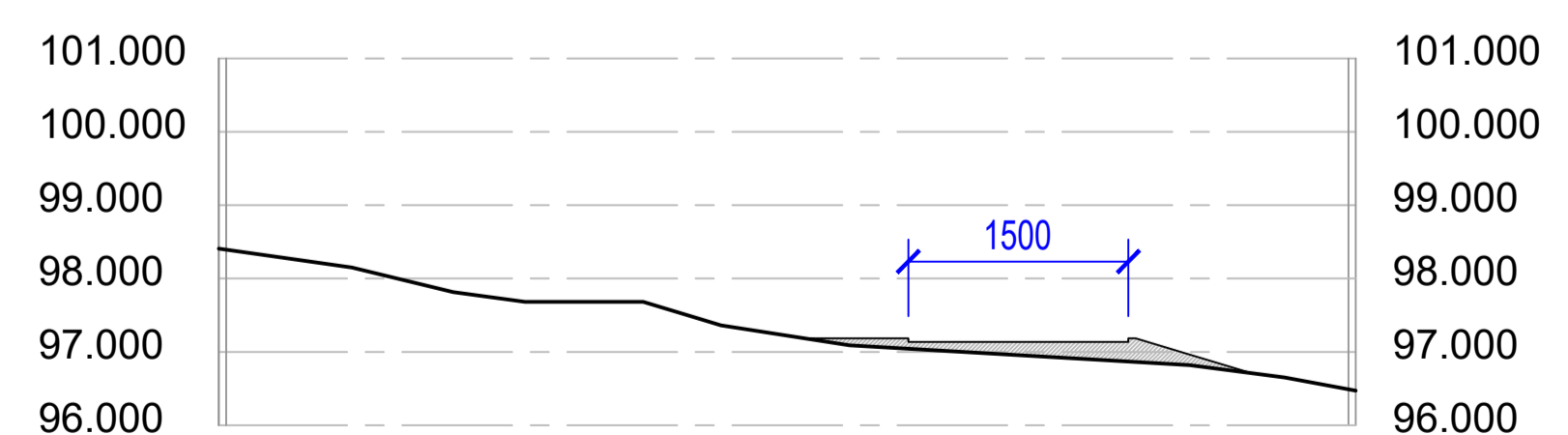
Section on A - A 1:100



Section on B - B 1:100



Scale in Metres 1:100



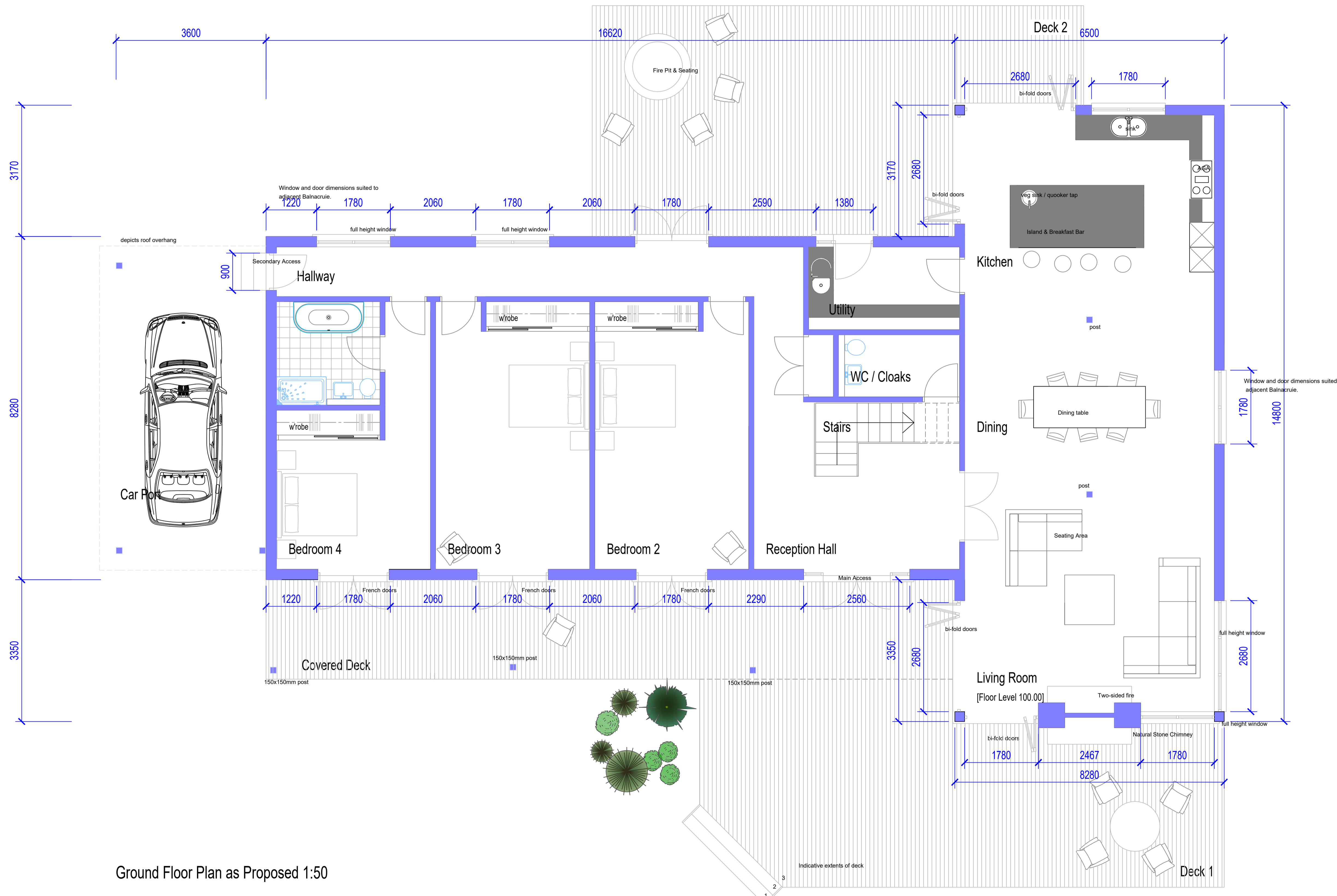
Section on C - C 1:100

Vacant Plot, Balnacruie, Boat of Garten

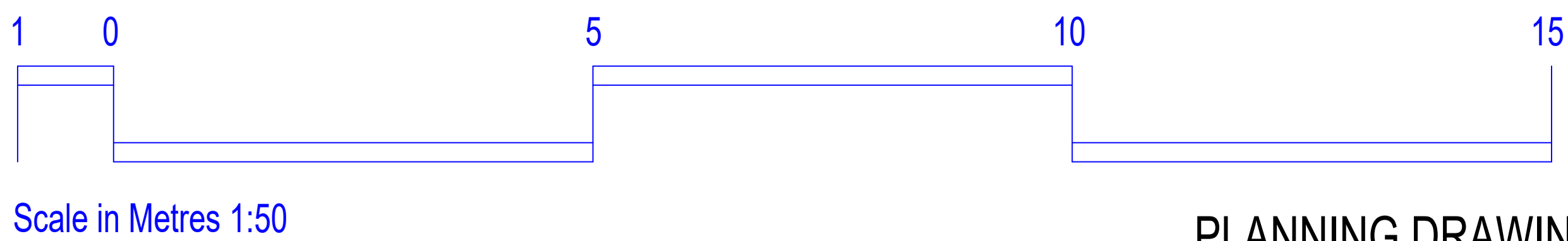
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Project Proposed New Dwelling House Vacant Plot, Balnacruie, Boat of Garten, PH24 3BX for Mr M Pratt & Ms S Cobbett		
Drawing Longitudinal Sections as Proposed		
Drawing No. AL(sk)005	Project No. 09-20-002	
		Revision. A
Scale. 1:100	Date. Jan 2021	Drawn By. dm

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Vacant Plot, Balnacruie, Boat of Garten



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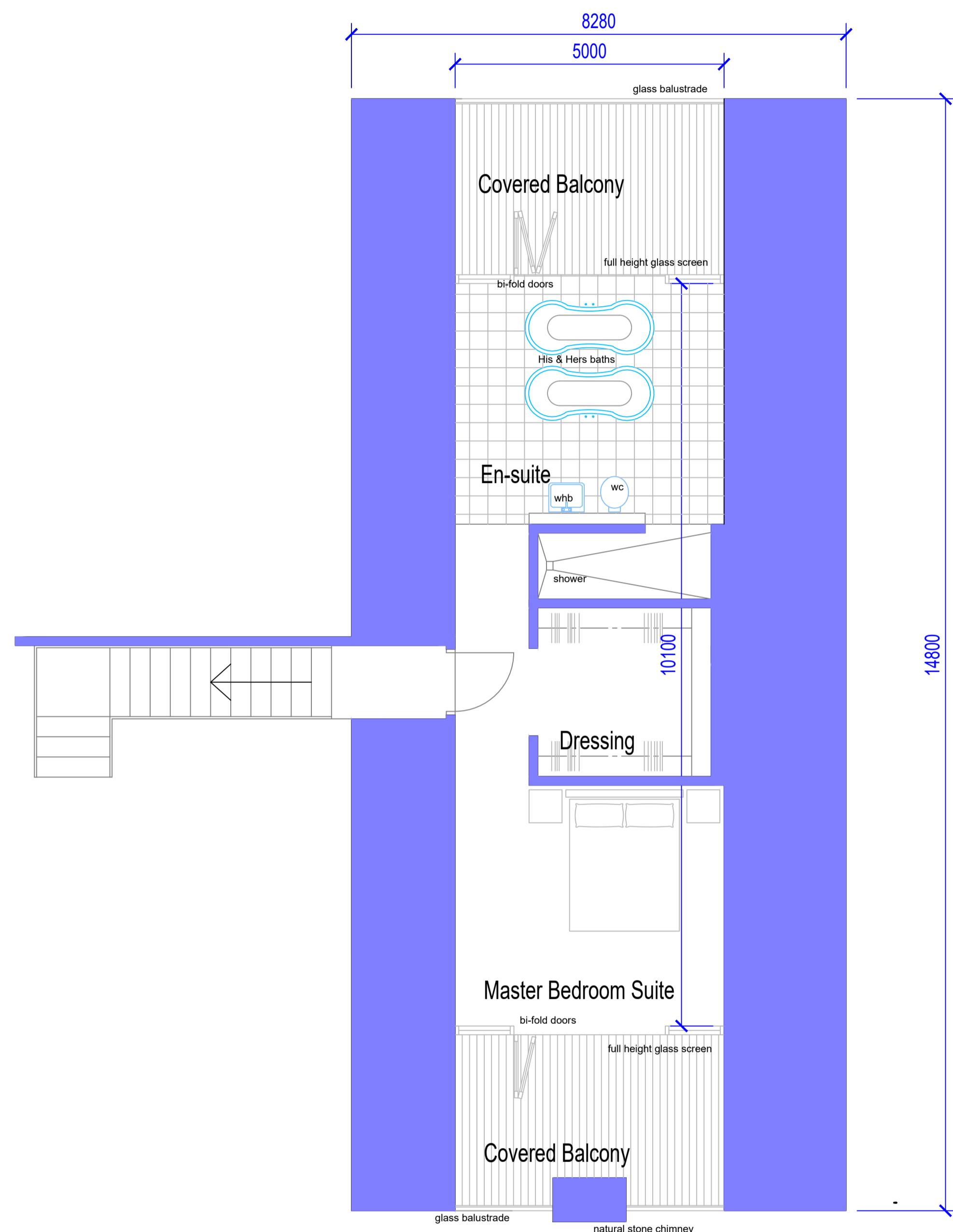
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Project
 Proposed New Dwelling House
 Vacant Plot, Balnacruie, Boat of Garten, PH24 3BX
 for Mr M Pratt & Ms S Cobbett

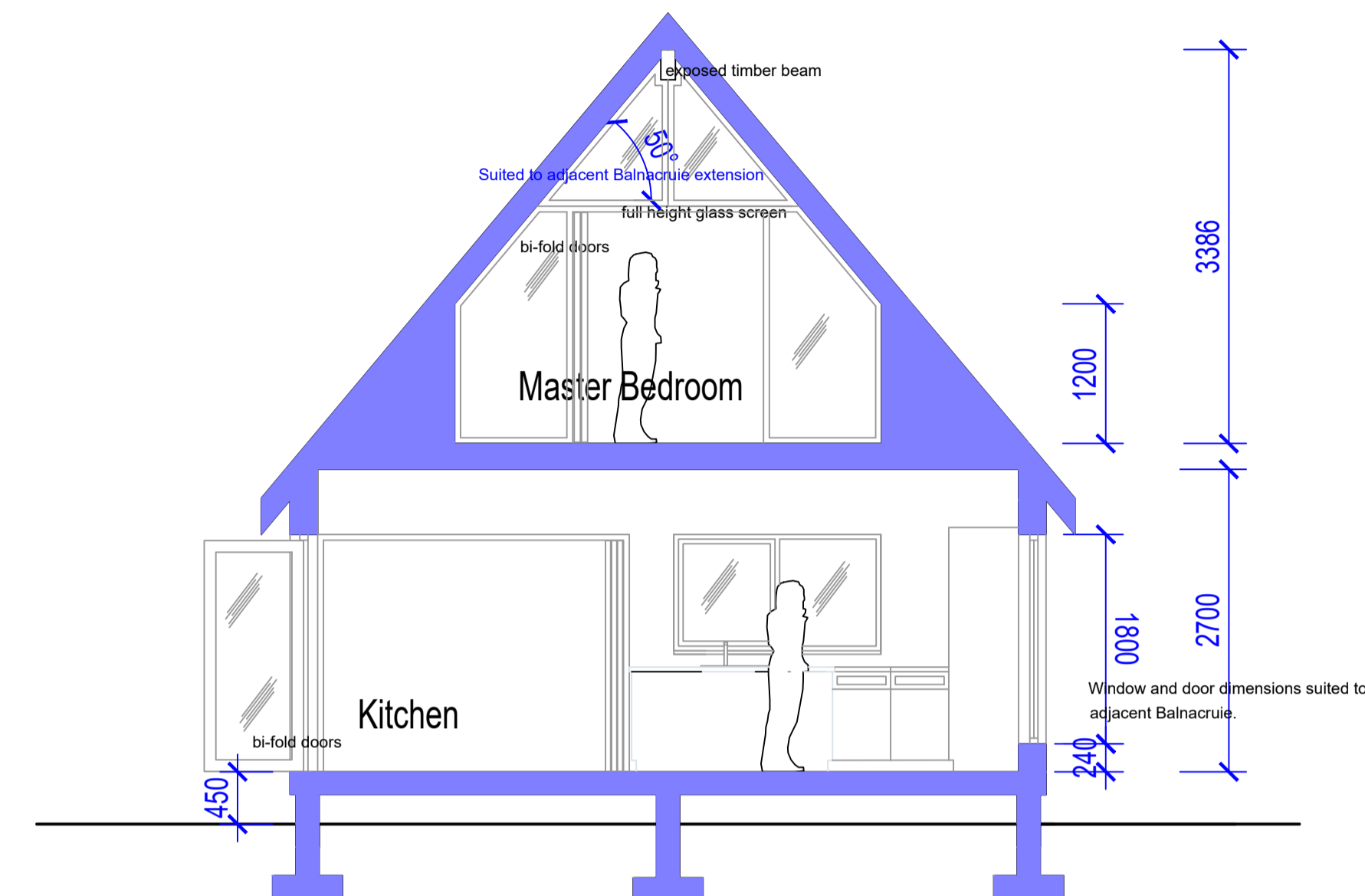
Drawing
 Ground Floor Plan as Proposed

Drawing No. AL(sk)001	Project No. 09-20-002
Scale: 1:50	Date: Jan 2021
Revision: A	Drawn By: dm

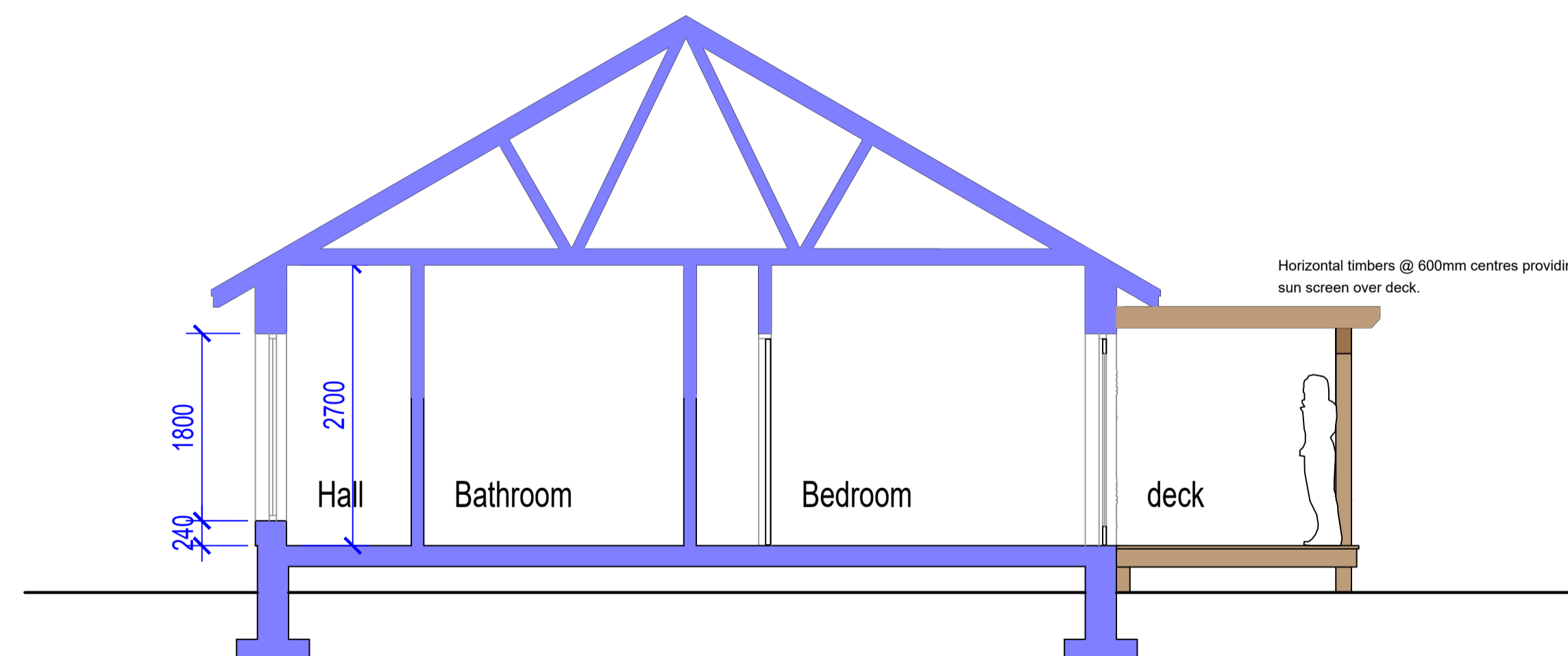
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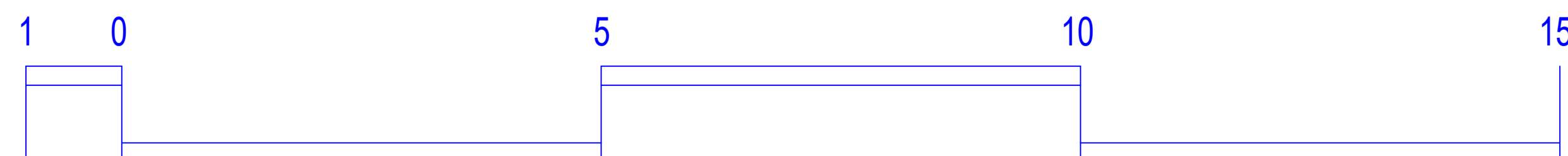
Attic Floor Plan as Proposed 1:50



Section Thro. Kitchen & Master Bedroom as Proposed 1:50



Section Thro. Bedroom Wing as Proposed 1:50



Scale in Metres 1:50

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Project Proposed New Dwelling House Vacant Plot, Balnacruie, Boat of Garten, PH24 3BX for Mr M Pratt & Ms S Cobbett		Revision. A
Drawing First Floor Plan as Proposed Section as Proposed		
Drawing No. AL(sk)002	Date. Jan 2021	Drawn By. dm
Scale. 1:50		

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Vacant Plot, Balnacruie, Boat of Garten