

20th December 2023

Planning Statement

Proposed New Extension at
No 7 St Colm Place, Pitlochry



Figure 1 - rear elevation

Existing Building

The existing building is a storey and a half dwelling with gable ends, dormer windows to the front and the rear and a conservatory to the rear. The existing walls are masonry with drydash render, facing block basecourse, slate roof, black PVC-u rainwater goods and white PVC-u windows.

The dwelling is located within a cul-de-sac with the front elevation facing the road and the rear elevation overlooking a burn and trees. The building is not listed and does not sit within a Conservation area.

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Proposed Works

The proposals are to remove the existing conservatory from the rear elevation and replace it with a new extension. The extension is to protrude 2.5m from the rear of the house and will be approximately 7.6m long. New slappings are to be created in the existing rear wall of the dwelling to form a large open plan kitchen/dining area flowing into the new extension.

Access to the garden from the new extension will be provided via new French doors to the South, and large sliding doors to the West elevation. A window is also included on the North elevation of the new extension to capture a striking view up to the summit of Ben Vrackie, however none of the glazing causes any issues with overlooking of neighbouring properties. Works are also proposed within the garage to form a small utility space accessed via the kitchen.

Externally the new extension has been designed to tie in with the character of the existing house. The blockwork walls will be rendered to match and a pitched slate roof will be used, with a flat section in Sika Sarnafil membrane to allow the roof to tie in underneath the existing dormer windows. Black PVC-u gutters and downpipes are to be installed and the extension has been designed so that these sit at the same height as the gutters of the existing house.



Figure 2 - existing rear elevation and conservatory