

# ALLY CROLL ARCHITECT

Stirling Council Planning Dept  
Teith House  
Kerse Road  
Stirling  
FK7 7QA

31<sup>st</sup> March 2024

OUR REF A 21.01PH2

Dear Sirs

**Re: Proposed Alterations, Extension and New Garage, with Studio Accommodation over, at Existing C Listed Dwelling House, 7 Kenilworth Road, Bridge of Allan, FK9 4DU.**

We refer to the above and enclose our Planning and Listed Building applications for proposals.

Please find enclosed the following documents, included within our submission;

1. Design Statement, including existing photograph sheets.
2. Copy Pre-application feedback ref; PREAPP-2022-0178.
3. Further existing Pre-app feedback email; 230228 PRE-APP EMAIL.
4. Location plan.
5. Existing location and site plans.
6. As approved plans.
7. As approved elevations.
8. As approved site plan.
9. Proposed plans.
10. Proposed elevations.
11. Proposed roof/ site plan.
12. Proposed CGI 3D views of extensions.

As stated within the enclosed Design Statement, we submitted a detailed pre-application for proposals in 2022 and worked through feedback with Lisa Miller Planning Officer at the time. As a result, we adjusted and amended proposals, which subsequently received positive feedback following further pre-application discussions/ liaisons and we received Planning and Listed Building approval for that scheme; ref 23/00282/LBC and 23/00281/FUL.

We now propose an altered scheme, to incorporate a further guest annex and associated alterations, along with a new standalone garage building with studio accommodation over.

Part of the original pre- application in 2022 included a much larger guest annex over two levels, with a larger footprint, along with an infill courtyard swimming pool building to the rear of the house. Following the pre-application feedback received previously on these elements, proposals for the guest annex have been reduced in both footprint and reduced in height to single storey. We have completely omitted the infill courtyard building, allowing the view of the rear of the building to mostly be left intact.

The proposed standalone garage building sits to the rear of the property, similar to a coach house type building; examples of coach houses and garages, can be found all along Kenilworth Road and in the properties adjacent.

As always, if you are minded to refuse the application, we would request you make us aware of this prior to making the recommendation, to afford us the opportunity of withdrawing the application. We would also be happy to discuss making any adjustments, should this facilitate a positive recommendation and would attend to these as quickly as possible, should this be the case. However, we hope the proposals can be looked upon favourably following amendments made in line with pre application feedback.

We look forward to hearing from you and please do not hesitate to contact this office should you require any clarification or further information in the meantime.

Yours faithfully



**Mrs Alexandra Croll**

CHARTERED ARCHITECT + OWNER  
B.ARCH DIP.ARCH ARB RIAS

FOR AND ON BEHALF OF  
ALLY CROLL ARCHITECT LTD