

Comments for Planning Application 22/00289/FULL

Application Summary

Application Number: 22/00289/FULL

Address: Over Auchenleish Glen Isla Blairgowrie PH11 8PN

Proposal: A floating structure at Over Auchenleish to be used as a room for inspiration, contemplation and writing - structure to be erected above stone walls of old outbuilding

Case Officer: Alexandra Motoi

Customer Details

Name: Dr Josephine Campbell

Address: milnacraig of kilry BLAIRGOWRIE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having looked at the planned structure, we conclude it is not in keeping with the surrounding area or the neighbouring properties. We are also concerned about the effect of light pollution through the glass and the effect on birds and other mammals, particularly at night. We are not directly affected by this as based in Kilry but have known and loved Glenisla for 60 years. It just doesn't fit in.

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Customer Details

Name: Mr Brian Ivory

Address: Brewlands House Glenisla Blairgowrie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As the closest neighbours to the north of the proposed application, we wish to object to the planning application on the following grounds:

While we do not object, in principle, to the idea of a glass box, we believe the building as currently planned, overwhelms the traditional cottages in the hamlet, which have been sensitively restored. We believe it to be too large in scale and height for the site, especially in a first floor position, where it dominates and distorts the roof line of the adjacent buildings. There are very few hamlets left in this beautiful rural area where the traditional cottages are largely intact and unspoiled. This is one of them and in our view, the building as currently planned would destroy the atmosphere and the good and sensitive restoration of this hamlet achieved in recent years.

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Case Officer: Alexandra Motoi

Customer Details

Name: Mr Ian Cumming

Address: Newlands of Auchenleish Glenisla Blairgowrie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are the closest neighbours of Over Auchenleish, our properties are adjacent and our houses forms a visual continuum, but we do not overlook each other currently, and have a lot of privacy.

In principle we are not against a glass fronted extension, however we wish to object to the design submitted.

The glass box proposed is to be set above a range of walls that are to form a garage and it therefore rises well above the roofline of the house. It is very large, extending above and out from the roofline and will have an overbearing and dominating effect on this collection of buildings (which includes our own) and be visible from the roads on both sides of the glen and the surrounding hills. It is out of keeping with the vernacular buildings of the area and the glen.

A considerable part of our garden would be overlooked by the structure, we would lose privacy and be subject to light pollution. The light and expanse of glass would also be a hazard for the local wildlife.

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Case Officer: Alexandra Motoi

Customer Details

Name: Mr Timothy Neill

Address: Auchenleish House Glenisla Blairgowrie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Auchenleish House is approximately 1/4 mile from Over Auchenleish.

Our objections are:-

- 1) The glass cube proposed is not architecturally sympathetic to the design of the existing residential property and surrounding area, including building lines
- 2) Being wholly of glass, the external finish is not complementary to the existing residential property and surrounding area
- 3) From the submitted drawings it is not clear that the proposed development has the same roof design as the existing residential property
- 4) From the submitted drawings it appears that the glass room will be wider than the top of the pitched roof of the neighbouring property and so will be visible from Auchenleish House and will certainly dominate the next door property.
- 5) Further, when occupied and lit up at night the room would be visible for several miles to anyone driving along the opposite side of the glen.

In summary we do not believe this proposal is sympathetic or complementary to the glen.

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Case Officer: Alexandra Motoi

Customer Details

Name: Mrs Elizabeth Cumming

Address: Newlands of Auchenleish Glenisla Blairgowrie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to our original submission we would like to reiterate our objection to the proposed development as follows.

Over Auchenleish is a second home and only used for a few months of the year.

Despite the close proximity of our houses, we are both afforded a great deal of privacy by the present configuration of our buildings, however the raised structure, on stilts, would overlook our garden in various areas reducing our privacy and subjecting us to views of the ugly structure which would also be a source of light pollution.

The design is overbearing in scale and the drawings provided do not appear to align with the measurements provided as to the height of the structure. The top would appear to be above the ridge line of the house, but the square structure would also extend out well beyond the roof on both sides.

There is no consideration for birds and other wildlife, which will be adversely affected by the see-through nature of the design and the light emitted.

A place of "contemplation and writing" does not surely require such a statement of design for all to see, surely a sympathetic development of the outbuildings would be more appropriate.

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Case Officer: Alexandra Motoi

Customer Details

Name: Mrs Philippa Gammell

Address: Alrick Glenisla Blairgowrie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a near neighbour I am not unsympathetic should a different planning application for a conservatory style ground level re-use of the proposed space be made. However this detached ultra modern rectangular glass and steel building effectively built on stilts is not the same shape of the structure below it which is not rectangular. The design as shown is taller than the Over Auchenleish house and the drawings clearly show that it will completely dominate and diminish the charming nature of the property by its shape, its size, its height and the incongruity of its design. The elevation of this detached room/glass box will lead to the immediate loss of the highly valued and historic privacy of its immediate neighbours. The supporting photos and narrative show and describe the property trees in summertime full leaf not when they are bare in the winter months so unfortunately could be rather misleading particularly when trees have a finite life and are subject to huge storm damage viz Storm Arwen. Well sheltered properties can suddenly become very visible. In addition the known danger to wild birds which fly straight at buildings they think they can see through so often results in irreparable injury and associated gross suffering before death occurs, particularly in rural locations.

I echo the concerns of those who commented before me.

Proper on-site scrutiny is crucial to a full understanding of the application and its impact and to a more fully informed decision. For all of the above reasons in my view this proposal should be rejected in its present form.