



## Planning and Access Committee

Meeting: 23 February 2026

### Agenda item 4

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**SUBMITTED BY:** Director of Place

<b>APPLICATION NUMBER:</b>	2024/0107/HAE
<b>APPLICANT:</b>	Mrs Mary White
<b>LOCATION:</b>	Letter Cottage Loch Katrine Callander FK17 8JA
<b>PROPOSAL:</b>	Erection of one and a half storey rear extension
<b>NATIONAL PARK WARD:</b>	Ward 2 - Breadalbane and the Trossachs
<b>COMMUNITY COUNCIL AREA</b>	Trossachs
<b>CASE OFFICER:</b>	Name: Caroline Strugnell Tel: 01389 722148 E-mail: caroline.strugnell@lochlomond-trossachs.org

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## **1. Summary and Reason for Presentation**

- 1.1. The application is for a one and a half storey rear extension to the residential property, Letter Cottage near Loch Katrine.

- 1.2. The application requires to be determined/heard by the Planning and Access committee because, in accordance with Part A paragraph 2.1.5 of the National Park's Scheme of Delegation, the application is the subject of an objection from the relevant Community Council (Trossachs Community Council) and the Appointed Officer's recommendation is to approve.

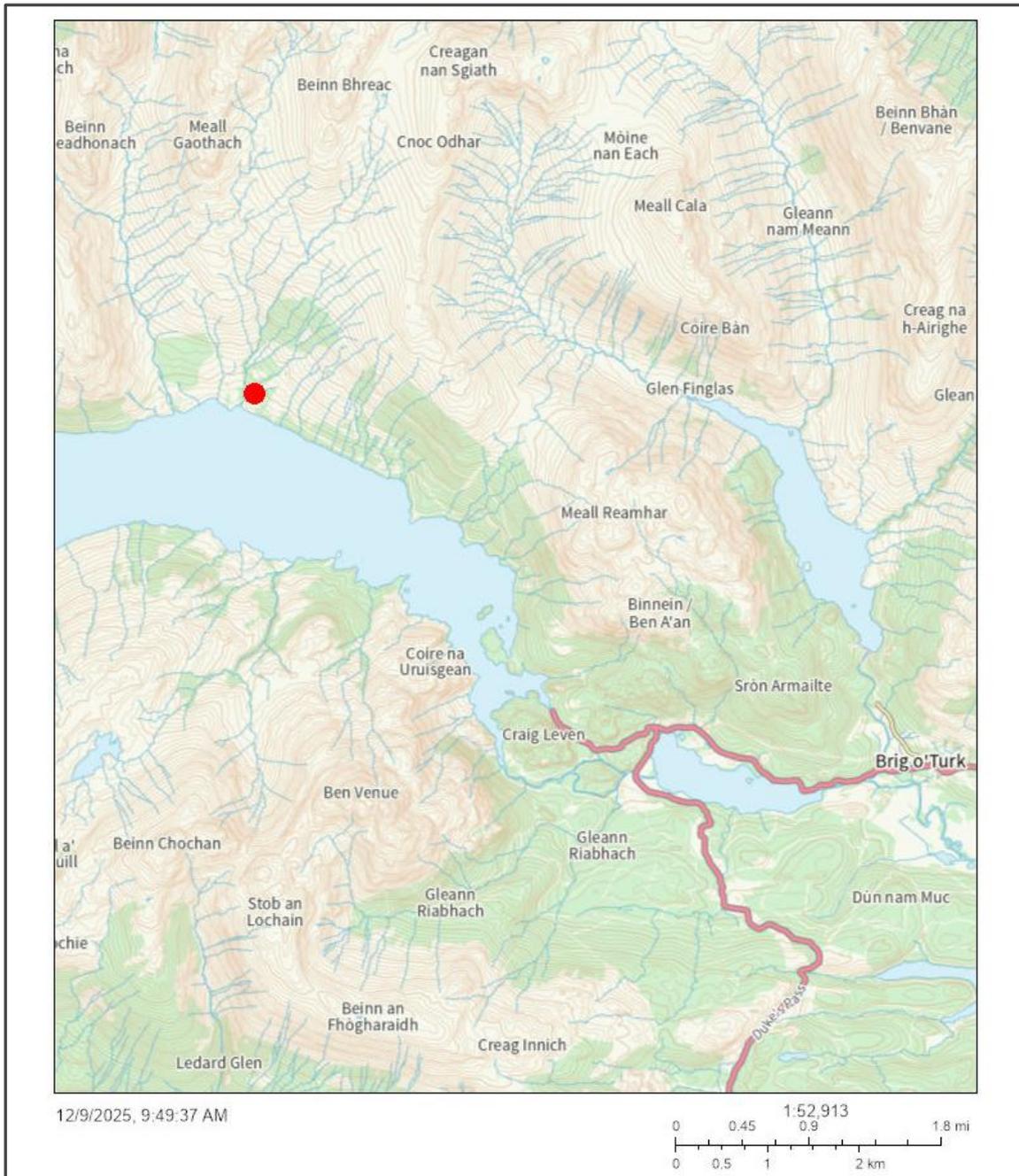
## 2. Recommendation

- 2.1. That Members **APPROVE** the application subject to the conditions set out in **Appendix 1** of the report.

## 3. Background

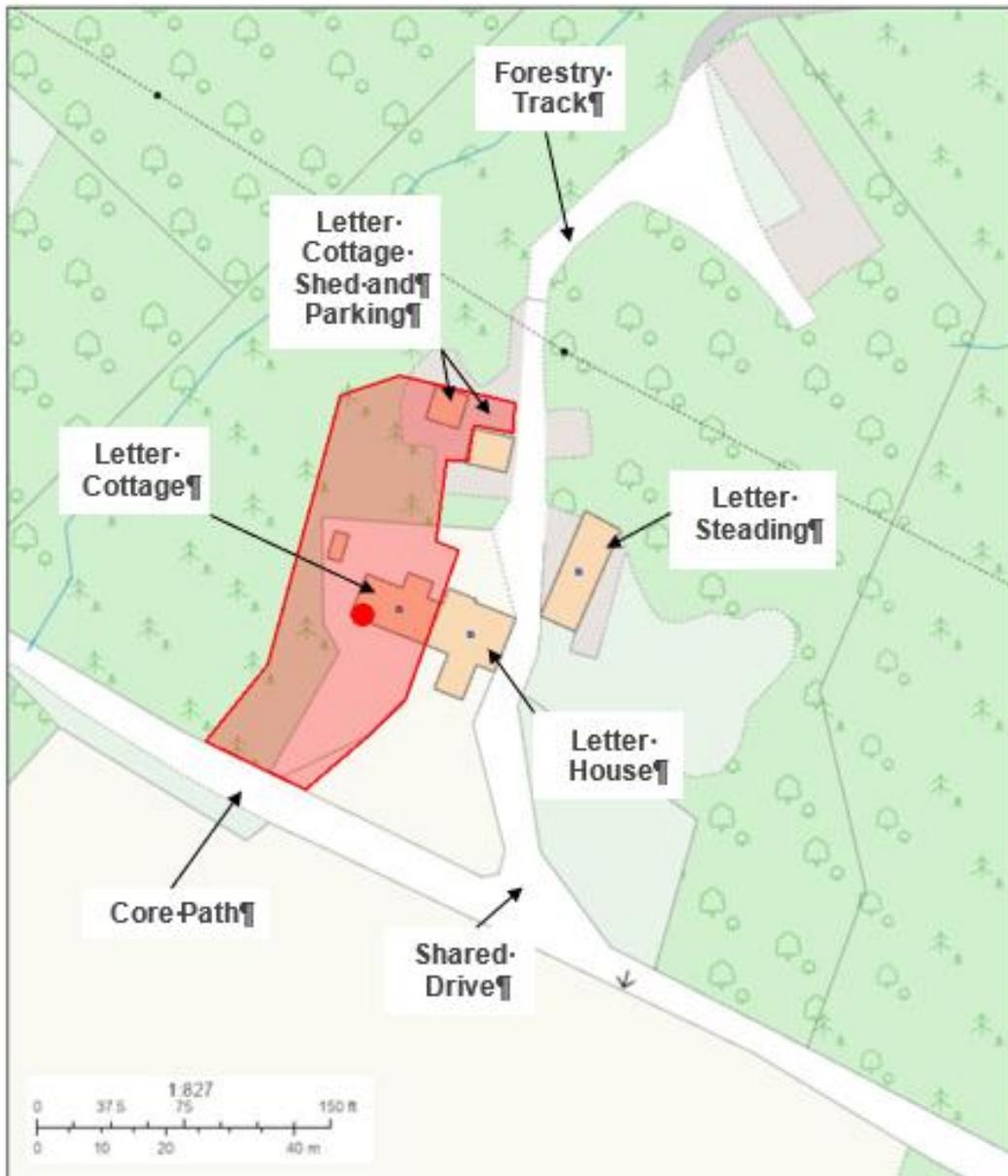
### Site Description

- 3.1. The application site is located on the north side of Loch Katrine approximately 8.5km (as the crow flies) northwest of Brig o' Turk.
- 3.2. It is accessed via the A821 from Callander and Aberfoyle that leads to the Stronachlachar Trossachs Pier public car park at the east end of Loch Katrine. From there a controlled entry barrier provides access to a minor (private) road along the northern edge of Loch Katrine. The application site is approximately 5.5km along this road which is also part of the Great Trossachs Path (Core Path).



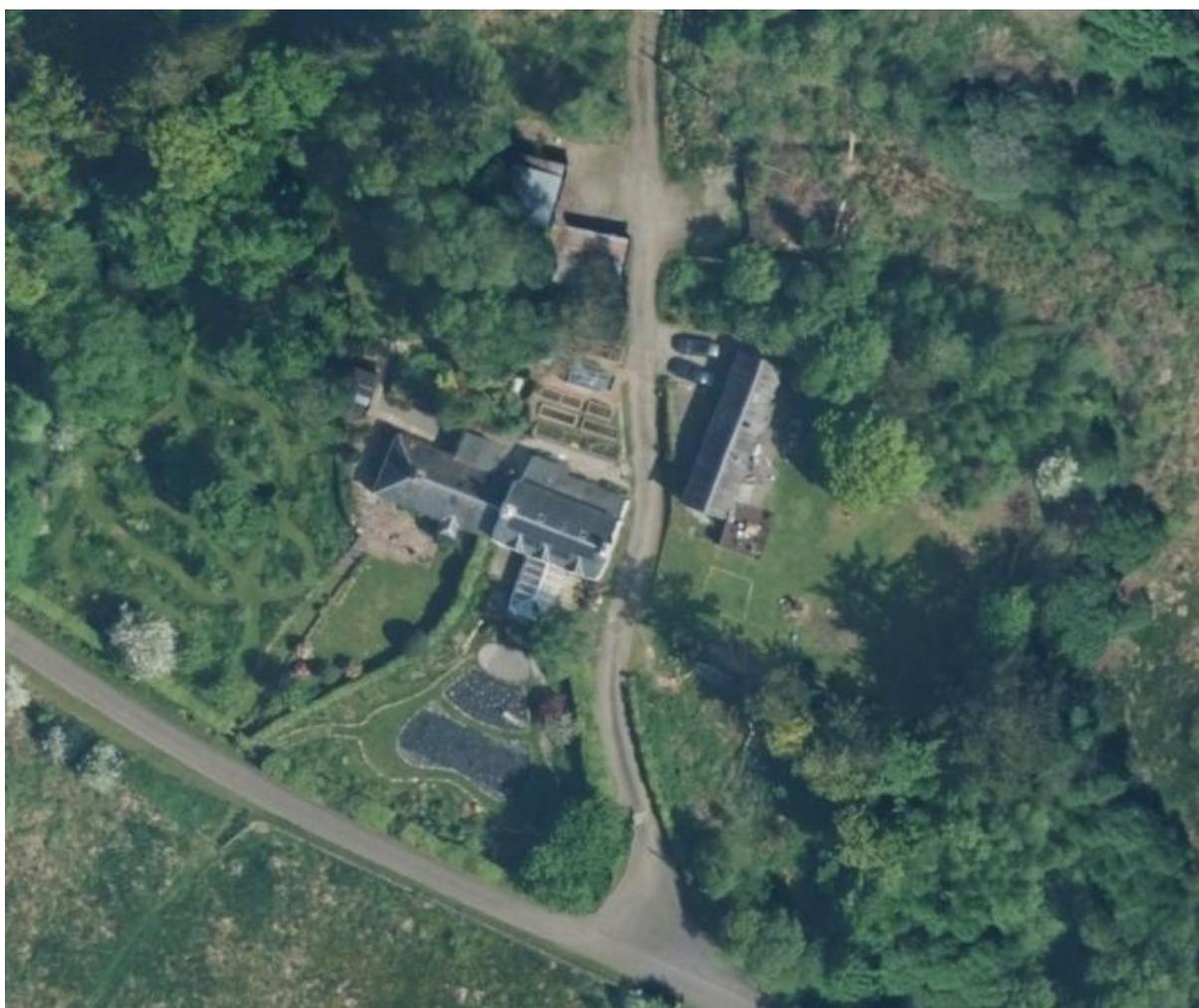
*Figure 1 Application Site Location*

3.3. The application site comprises the dwelling known as Letter Cottage and its curtilage ( Figure 2). Letter Cottage adjoins the neighbouring property, Letter House and is one of three dwellings in the small group in this location which all share a private drive. The shared drive continues by way of a gate and track which leads into the forest to the north.



*Figure 2 Map of Letter Cottage and immediate surroundings*

- 3.4. Letter Cottage is a single storey dwelling of traditional period vernacular including natural slate roof and white render. It adjoins the west side of Letter House which is two storey and also of traditional vernacular. The aerial photograph (Figure 3 below) and the photographs at Appendix 3 show Letter Cottage and its relationship with Letter House and surroundings.



*Figure 3 Aerial Photograph of Site (LLT WebGIS v1.2) Web Mapping Application)*

- 3.5. To the rear of Letter Cottage (north elevation), there is a modern, flat roofed extension which houses an entrance, downstairs bathroom and small utility room. The extension is c. 2.5m from the boundary and measures c. 4.2m wide by c. 2.7m deep (rear projection) and c 2.6m in height. The remainder of the ground floor comprises two bedrooms, a living room and a kitchen-dining room. There is a further large family room in the attic space (accessed by a ladder) with rooflights to front and rear. The existing floorplans can be seen in Appendix 4.
- 3.6. A footpath from the extension through the rear garden leads up the slope to the parking area at the top of the shared private drive. There are outbuildings located adjacent to the parking; the one on the west side belonging to Letter Cottage and the one on the south side of the parking housing water purification equipment.
- 3.7. There is a boundary fence c. 1.8m in height separating the properties at the rear. The rear garden of Letter Cottage is laid to lawn with some sporadic trees and garden shrubs. The rear garden of the neighbouring property has raised planters and a greenhouse.

- 3.8. The front gardens on the south side of the properties are both private and enclosed by high hedging. The neighbouring Letter House has a conservatory extension on the south elevation.

### **Description of Proposal**

- 3.9. The proposal is to demolish the flat-roofed extension and erect a one and a half storey extension. There are plan extracts provided at Appendix 4 for reference.
- 3.10. The extension would accommodate a lobby, a shower room and small utility on the ground floor along with a staircase (replacing the ladder) to an upper floor landing and relocated bathroom. The existing attic room would be internally sub-divided into two bedrooms accessed from the landing.
- 3.11. The extension footprint would be 4.9m wide and 3.5m deep, marginally larger than the existing (an additional 0.7m wide and 0.75m deep). It would be 5.0m in height and would maintain c. 2.2m separation from the neighbouring boundary.
- 3.12. The proposed extension would have a mansard roof (a pitched roof with a flat section at ridge height) which would be the same height as the existing ridge. Eaves heights would match the existing.
- 3.13. Proposed materials include matching natural slate roof (likely to be Spanish Cupa3) and cement board clad walls with smooth acrylic render in white to match the existing. Windows would be traditional timber with aluminium velux rooflights and an aluminium cupola roof light is proposed above the upper hallway. Rainwater goods would be black cast iron.

### **Planning History**

- 3.14. There is no relevant planning history pertaining to Letter Cottage.

## **4. Environmental Impact Assessment (EIA) & Habitat Regulations Assessment (HRA)**

- 4.1. Neither EIA or HRA are applicable to this application because the proposed development is not of a type that requires assessment under The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 and no European designated sites would be affected.

## **5. Consultations and Representations**

### **Statutory Consultations**

#### ***Scottish Water (No Objection)***

5.1. Scottish Water has no objection to this planning application.

***Stirling Roads Authority (No Objection)***

5.2. The Transport Development Team do not have any objections to this application, and there are no transport-related conditions being recommended should you be minded to grant consent.

***West of Scotland Archaeological Service (No Objection)***

5.3. The proposal does not raise a substantive archaeological issue.

**Representations Received**

5.4. Six representations in objection have been received of which five are from one individual and one is from Cllr Gene Maxwell (Cllr for Trossachs and Teith Ward). There were two representations received in support from one individual.

5.5. The following is a summary of the representations **in support**:

- The proposed extension is small, non-intrusive, and well-considered.
- The proposal does not amount to over-development; it maintains the existing footprint and only adds an upstairs bathroom and staircase. The addition of a shower room is not overdevelopment.
- The design is sympathetic to the character of the area and will enhance the surroundings.
- The extension will improve views compared to the current structure.
- There is no environmental impact on any of the three properties at Letter.
- The owners have lived at Letter Cottage for 25 years, so upgrading is necessary and appropriate.
- Planners should encourage sympathetic upgrades to rural properties to help prevent rural depopulation.
- Issues with the private water supply in the 1990s was before an upgrade to the system and in the installation of large storage tanks. There is no issue with the private water supply.

5.6. The following is a summary of the representations **in objection**. Matters have been grouped under themes for ease:

### *Scale and Design*

- The proposed development involves a substantial extension, including the addition of a second storey, which significantly increases the size and height of the property.
- The design is out of character with the traditional style of the existing cottage and surrounding area. The development is contrary to the Loch Lomond & Trossachs National Park Local Development Plan (LDP) and National Planning Framework 4 (NPF4) Policy 16, which require developments to respect scale, design, and impact on neighbouring properties.

### *Privacy and Residential Amenity*

- The proposal will result in permanent loss of privacy due to proposed rooflights on the front overlooking the conservatory of the adjoining property and private front garden.
- There are proposed windows on the extension in close proximity to and overlooking the rear garden.
- There will be overshadowing of the neighbouring property's raised vegetable beds due to the increased height and northward projection of the extension. There is no practical way to mitigate these impacts.

### *Access and Construction Challenges*

- It is not feasible to construct the development.
- Letter Cottage has no direct vehicle access; only long footpaths with steps lead to the property.
- There is no room for materials storage and access without damage to trees and woodland.
- Construction would require use of the shared narrow drive which must remain clear of obstruction for forestry operations, water supply maintenance, and peat restoration projects. Parking for construction vehicles is extremely limited and there is no room for HGVs to park without obstructing the shared drive.
- There is a high risk of damage to the shared track and underlying drainage pipes, which have recently been repaired.
- Construction vehicles would obstruct and encroach on verges on the core path creating a safety hazard.

### *Impact on Natural Environment*

- Bat surveys conducted in 2024 and 2025 confirm four roosting sites within Letter Cottage; bats are protected species. The proposed works would destroy or disturb these roosts, requiring a NatureScot licence.

- There is a risk of removing mature silver birch trees located close to the proposed build, and no evidence of a tree survey has been provided. Concerns extend to biodiversity loss, affecting birds, red squirrels, and other wildlife.

#### *Water Supply and Flood Risk*

5.7. Four properties rely on a private water supply from Letter Burn which is fragile and there have been periods of water scarcity which is due to low flow in the burn. Development will increase strain on this fragile supply.

- Construction poses a risk of damaging drainage pipes and surface water ditches, leading to flooding and contamination of Letter Burn and Loch Katrine. These risks contravene NPF4 Policy 22 and LDP Natural Environment Policy 11 on water management and flood prevention.

#### *Noise, Disruption, and Impact on Amenity*

- Prolonged construction will cause significant noise pollution and disturbance to the tranquil setting.
- The impact on the adjoining property and neighbour's quality of life would be severe, including loss of privacy and interference with home-based work that requires confidentiality.

#### *Other*

- This extension is for a holiday house which is only occupied occasionally.
- There are incorrect and misleading comments within the planning statement.

5.8. Cllr Gene Maxwell has objected on the basis of the fragility of the private water supply.

5.9. Representations were also received from Trossachs Community Council in objection. To clarify, Trossachs Community Council were not formally consulted on this application by the National Park Authority because statutory consultation with Community Councils is only required in accordance with the relevant Regulations<sup>1</sup>, where the development "*is likely to affect the amenity in the area of the Community Council*". Proposals for householder developments do not generally raise material issues of wider public amenity or concern. It is therefore unusual for a Community Council to seek to comment on a householder application such as this. It is also unusual for a Community Council to put forward grounds for objection on

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<sup>1</sup> The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

matters relating to the amenity of a private dwelling, seemingly on behalf of an individual. Notwithstanding, all matters raised by the Community Council are included below for completeness.

- Concerns about access, disruption and impact due to the narrow access along the tarmac road which is very popular with visitors and a Core Path.
  - Concern about noise and access disruption in relation to the private shared track leading directly past both the neighbouring Letter and Letter Steading. Conditions for repair need to be agreed in advance with the neighbours before any construction can take place. This needs to be a condition of planning.
  - The proposed increase in height will result in a noticeable reduction of natural light into the neighbouring residential property and outside space.
  - Loss of privacy to the neighbouring property and the associated outside space.
  - Lack of information on what will be seen from the bathroom and utility windows.
  - A bat survey and a tree survey are requested.
  - Inaccuracies in the plans.
- 5.10. The neighbouring property is a permanent residence. This property is a second home and therefore not contributing to sustainable communities nor visitor accommodation which is not in the spirit of the requirements of the LDP for this area. Given infrequent use, such a substantial development is not necessary.
- 5.11. The full content of the representations is available to view on the National Park Authority's Public Access website (<http://www.lochlomond-trossachs.org/planning/>) by entering the reference number 2024/0107/HAE.

## 6. Policy context

### The Development Plan

- 6.1. Section 25 of the Town and Country Planning (Scotland) Act 1997 states that planning applications are to be determined in accordance with the Development Plan unless other material considerations indicate otherwise. The Development Plan comprises the Loch Lomond & The Trossachs National Park Local Development Plan (LDP) (adopted 2017) and Supplementary Guidance (SG).

### *National Planning Framework 4 (NPF4)*

6.2. NPF4 is the fourth National Planning Framework for Scotland. It sets out the Scottish Governments priorities and policies for the planning system up to 2045 and how the approach to planning and development will help to achieve a net zero, sustainable Scotland by 2045. NPF4 contains 33 policies to guide development management decisions. The following NPF4 policies are relevant to this proposal:

- Policy 4 – Natural Places
- Policy 14 - Design, quality and place
- Policy 16 - Quality homes

### *Local Development Plan (2017-2022)*

6.3. The LDP outlines the vision for how the National Park should change over the next 20 years, including the strategy for development and the policy approach for key topics. There remains broad alignment between the LDP and NPF4 policies however, where any incompatibility does arise, then NPF4 prevails as the more recent policy. The following LDP policies are relevant to this proposal:

- OP1 - Overarching Policy 1: Strategic Principles
- OP2 - Overarching Policy 2: Development Requirements
- NEP4 - Natural Environment Policy 4: Legally Protected Species

6.4. Full details of the policies can be viewed at: <http://www.lochlomond-trossachs.org/planning/planning-guidance/local-development-plan/>

### *Supplementary Guidance*

6.5. The adopted Supplementary Guidance provides support to the policies of the LDP and carries the same weight in the determination of applications. The Supplementary Guidance of relevance to this application comprises:

- Design and Placemaking

## **Material Considerations**

### *National Park Partnership Plan (2024-2029)*

6.6. All planning decisions within the National Park require to be guided by the Partnership Plan, where its aims and objectives are considered material, in order to ensure that development is consistent with the Park's statutory aims.

### *National Park Aims*

6.7. The four statutory aims of the National Park are a material planning consideration. These are set out in Section 1 of the National Parks (Scotland) Act 2000 and are:

- to conserve and enhance the natural and cultural heritage of the area;
- to promote sustainable use of the natural resources of the area;
- to promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public; and
- to promote sustainable economic and social development of the area's communities.

6.8. Section 9 of the Act states that these aims should be achieved collectively. However, if in relation to any matter it appears to the National Park Authority that there is a conflict between the first aim, and the other National Park aims, greater weight must be given to the conservation and enhancement of the natural and cultural heritage of the area.

## **7. Summary of Supporting Information**

7.1. The applicant has submitted the following documentation in support of the planning application:

- Site Photographs – series of 4 no. photographs of Letter Cottage
- Planning Statement - Prepared by Suzanne McIntosh Planning Limited (August 2025)
- Bat Roost Survey - Prepared by Baker Ecology for ESS Ecology on behalf of Simon White (August 2024)
- Protected Species Report: Bats – Prepared by GW Ecology (July 2025)

## **8. Planning Assessment**

8.1. This section sets out the planning assessment of the key issues in the determination of this application which are considered under the following headings:

- Design
- Residential Amenity
- Roads/Access
- Biodiversity

- Water Supply
- Surface Water and Foul Drainage
- Other Matters

### **Policy Context for ‘Householder’ Developments**

- 8.2. NPF4 Policy 16 ‘Quality Homes’ sets out the requirements relating to householder development. Policy 16 g) states *“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”*
- 8.3. Overarching Policy 2 of the LDP states that development proposals should not conflict with nearby land uses and must address certain requirements. Relevant requirements for this development proposal are to: *“avoid any significant adverse impacts of; flooding, noise/vibration, air emissions/ odour/fumes/dust, light pollution, loss of privacy/sunlight/daylight”*.
- 8.4. The Design and Placemaking Supplementary Guidance supports high quality design and in relation to extensions, states that:
- New extensions should not be larger in scale than the original building i.e. it should not overwhelm or dominate the original building.
  - Eaves and ridge heights should be no higher than existing building.
  - Materials and detailing should complement the original building.
  - Ensure the extension does not compromise the privacy or sunlight/daylight afforded to neighbours.

### **Design**

- 8.5. The proposed extension represents a minor addition to the original building and is not of a scale that would dominate or overwhelm it. The eaves and ridge heights would not be any higher than the existing building (the plans were amended to reduce the eaves heights). The mansard roof design, although not matching the original building’s pitched roof form, is required to provide minimum headroom standards in the attic rooms and stairwell. This design approach raises no issues on a rear elevation.
- 8.6. The proposed materials are all traditional in their materiality and appearance and represent an appropriately high quality befitting to this traditional dwelling.

- 8.7. Overall, the appearance of the extension, and its scale, are fully in accordance with the National Park's Design and Placemaking Supplementary Guidance and is considered acceptable. The design is also consistent with the requirements of NPF4 Policy 16 g) i. relating to its impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials.

### **Overlooking and Privacy**

- 8.8. The representations in objection raise concerns about the proposed rooflight in the south elevation (front) which it is stated overlooks and adversely affects the privacy of the neighbouring private conservatory and garden. Although noted on the plans, these rooflights do not require planning permission because they are permitted development under The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 Class 2B 'Improvements or alterations to a dwellinghouse which are not enlargements'. They do not therefore require to be assessed as part of this application. Notwithstanding, the respective positions of the proposed rooflight and the neighbouring conservatory reflects a fairly typical arrangement of windows in the elevations of attached properties that share a boundary (there are respective views over the garden of Letter Cottage available from the upper floor windows of Letter House). Views from skylights are generally outward rather than downwards. Combined with the set back from the boundary and the distance from the conservatory this relationship is wholly acceptable.
- 8.9. Turning to the proposed extension, the proposed ground floor window in the east elevation facing the neighbour would be to a shower room and utility room, neither of which are habitable rooms. The shower room window would likely be obscure glazed for privacy. Notwithstanding, the views from both rooms would be blocked by the boundary fence which is c. 2.2m away and 1.8m high directly beyond which is the blank side of the extended part of Letter Cottage. There would be no unobstructed views of the neighbouring property and no privacy issues arising.
- 8.10. The proposed rooflight on this same elevation is to the upstairs bathroom. The angle of view towards this from the neighbouring garden would be towards the ceiling of the bathroom and would not permit direct views into the room. The relationship of this rooflight and the second floor windows of Letter House would be at such an oblique angle that direct views into the respective rooms would not be available and privacy would not be compromised. A bathroom is not a habitable room and the limited views afforded over the neighbouring garden are acceptable also noting in any event that the neighbouring rear garden is not wholly private with it being

directly overlooked by several windows of Letter Steading and anyone using the shared drive.

- 8.11. It is assessed therefore, that the impact of the proposed extension in regards to overlooking and privacy is wholly acceptable.

### **Loss of Light/Overshadowing**

- 8.12. Representations in objection highlight that the extension would cause loss of light and overshadowing of the rear garden of Letter House and, in particular, the raised vegetable and fruit beds.
- 8.13. There are no windows in the neighbouring property in proximity that would suffer loss of light.
- 8.14. In relation to overshadowing, the Building Research Establishment (BRE) guidance recommends that at least half of an assessed outdoor area should receive at least two hours of sunlight on the equinox. The applicant has submitted models of the shadow extents on 20<sup>th</sup> March 2026 equinox. The extent of morning and early afternoon sunlight falling on the neighbouring garden would be unaffected. There would be a slightly greater length of shadow cast that at present between 15:00pm and sunset. Overall, the extent of additional overshadowing would be negligible and would not unacceptably impact upon the use and enjoyment of the neighbouring garden.

### **Pollution and Noise**

- 8.15. Representations in objection highlight obstruction and inconvenience, lack of room for HGV vehicles in the parking area and risk of damage to the shared track and water supply pipes buried below it. They also highlight risk of pollution to the drainage systems and related risk of pollution to the adjacent watercourse. Disturbance and noise as well as contamination to the neighbouring garden during construction are also raised.
- 8.16. The applicant has submitted a statement entitled 'Site Information for Tendering Contractors' which sets out the measures that site contractors will be expected to implement in order to safeguard neighbouring amenity and to limit risk of damage to underground pipes and general nuisance. This includes the use of temporary road spreader plates to distribute the weight of larger vehicles in areas where there are pipes or ditches and limiting the use of larger goods vehicles. It also proposes a suitable fence/barrier between the properties to limit the spread of dust and, if necessary, a dedicated materials storage area on land adjacent to the applicant's garage and parking area (subject to 3<sup>rd</sup> party agreement).

- 8.17. The development is sufficiently separated from the adjacent watercourse (some 45 metres away) such that direct construction impacts on water quality are very unlikely.
- 8.18. There will inevitably be construction noise and potentially inconvenience for a temporary period which is to be expected although will not be significant for a construction project of this scale. A standard hours of work condition is recommended to prevent construction works outside of normal working hours. The applicant's statement demonstrates their intent to be a 'good neighbour' and general disruption, inconvenience and temporary obstruction to a private shared access are not reasonable grounds for refusal.

### **Roads/Access**

- 8.19. There will be a requirement for construction vehicles to use a section of The Great Trossachs Path core path and NCN7 to access the site. The Community Council and the representations in objection highlight the potential impact of construction vehicles using and parking on the Core Path including potential for safety issues, inconvenience, obstruction and damage to verges.
- 8.20. Stirling Council's Road Authority has no objection to the development given the trips associated with the construction phase are not anticipated by them to be significant enough to create any noticeable impact to the public road network either in terms of network capacity, or road safety. The National Park's Access Team has no objection to the use of the Core Path provided there are no closures (no closures are necessary or proposed).
- 8.21. The applicant has put forward reasonable measures including asking contractors keep the use of heavy goods vehicles to a minimum, drive courteously and avoid using the core path at weekends if possible. This development will result in a very low volume of construction traffic over a temporary period and it is not considered proportionate nor reasonable to seek to control or restrict this in any way. Parking for operatives is available within the site. As there would be no public safety issues arising, it is not deemed necessary or proportionate to seek to prevent vehicles parking considerably on or adjacent to the Core Path for the period of construction in the event there is no feasible alternative. Refusal of the application on the grounds of core path impacts would not be reasonable.

### **Biodiversity**

- 8.22. Representations in objection highlight the presence of bats in the roof. NPF4 Policy 3 and Natural Environment Policy 4 of the LDP require appropriate surveys to be undertaken where protected species may be

present. Accordingly, two bat survey reports have been submitted which confirm the presence of four non-breeding bat roosts. The loss of these roosts does not prevent works taking place however a licence must be obtained from Nature Scot before works begin. The working methods and mitigation to provide alternative roosts will require to be carried out in line with the licence conditions.

- 8.23. Representations in objection are also concerned about the potential loss of trees and the lack of a tree survey. There is a single birch tree that is located on the raised garden area but away from the proposed extension which would occupy the lower ground. No trees are proposed to be felled. Notwithstanding, if the tree requires to be removed to permit construction access (or for any other reason) this would be acceptable as it is not considered of an age or quality that would merit special protection. NPF4 Policy 3 expressly excludes householder developments from requirements to enhance biodiversity. A tree survey is not deemed proportionate or necessary in the circumstances.

### **Water Supply**

- 8.24. Representations in objection highlight concern about water scarcity and the extra demand that would be placed on the private water supply which is shared between the three properties at Letter and Edra (another property) to the west. Conflict with NPF4 Policy 22 is cited. This states that, *“where a connection [to the public main] is not feasible, the applicant will need to demonstrate that water for drinking water purposes will be sourced from a sustainable water source that is resilient to periods of water scarcity”*.
- 8.25. The representations refer in particular to a recent supply failure during a dry spell (May 2025). There are differing accounts of the event in the representations in objection and support and disagreement as to whether the event was due to a system failure related to an intake filter or whether it was caused by water scarcity in the burn.
- 8.26. Having carefully considered this matter, it is concluded that it is likely a combination of these factors i.e. a lack of system resilience when the burn is in a state of ‘low flow’. Irrespective, it must be recognised that this is a minor addition to a dwelling that already has a connection to the shared supply. There is no requirement for express planning permission to add bathrooms or shower rooms to a property. This extension requires planning permission only on account of its proposed height (at 5.0m) exceeding the limitations of permitted development (4m). Water demand will vary from time to time within households depending on the household size and their particular circumstances. There is no policy or legal basis to refuse planning permission for this minor extension on water supply grounds and to do so would therefore be unreasonable.

8.27. The resilience of the shared system to meet varying demand is a private civil matter to be resolved among the parties.

### **Surface Water and Foul Drainage**

8.28. There is no Scottish Water sewage infrastructure in this location so it is proposed that the foul drainage will connect to the existing septic tank. Licensing of septic tanks and capacity considerations are a separate regulatory matter for SEPA.

8.29. Surface water will be directed to the existing surface water drainage system. The surface water will likely be directed to a soakaway first with onward discharge to the existing watercourse if the permeability of the ground does not permit full soakaway. The design of the surface water drainage system will be regulated by building standards through the building warrant process.

### **Other Matters**

8.30. Representations in objection, including from Trossachs Community Council, highlight the subject property's use as a second home. Alterations to existing residential properties must be assessed on the basis of their material impacts. The manner of the property's occupation is not a relevant planning consideration or valid grounds for objection.

8.31. Damage to private property is raised in objections, including by Trossachs Community Council who have requested conditions requiring agreement to the cost of repair. However, this is not valid grounds for objection. Planning is designed to regulate land use, design, and public amenity, not to mediate private civil disputes or damages which are matters to be resolved between the parties in the event of occurrence. The applicant has put forward appropriate and reasonable measures to minimise the risk of damage occurring during construction.

8.32. Representations in objection, also reference what they consider to be inaccuracies and incorrect statements within the applicant's Planning Statement referencing the neighbouring property. These statements have been redacted however they are not considered relevant to the assessment and determination of this application in any event.

### **Conclusions**

8.33. The proposal seeks planning permission for the replacement of an existing rear extension at Letter Cottage with a one and a half storey extension. It is a minor scale householder development to formalise access to an existing attic floor and to accommodate a single additional shower room.

- 8.34. The application has been subject to objection in relation to scale and design, residential amenity (including privacy, overlooking and overshadowing), disruption during construction, and impacts on the private water supply, bats and trees. It is recognised there is genuine concern over the proposed changes in this isolated group of buildings for a variety of reasons and these have been carefully considered. Nevertheless, there would be no impacts arising that would justify refusal.
- 8.35. The extension represents a proportionate and wholly acceptable form of minor householder development which is seen across the National Park on a regular basis and primarily determined under delegation to officers as set out in the Planning Scheme of Delegation. In this instance, it is the objection from the Community Council which triggers a decision by the Committee. However, there are no specific reasons raised to view this application other than an acceptable development proposal, provided appropriate safeguards and requirements are attached through planning conditions appropriate to the scale of the application. Damage to private property and the use of the subject property as a second home are not matters that can be taken into account, either on a policy or legal basis, in a planning decision.
- 8.36. Overall, the proposal is considered to fully comply with the policies of the Development Plan. It is therefore concluded that planning permission should be granted, subject to the conditions set out in Appendix 1 of this report.

## Appendix 1 Conditions

- 1. Duration of Permission:** This permission lapses on the expiration of 3 years beginning from the date of this permission unless the development to which this permission relates is begun before that expiration.

REASON: In accordance with section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

- 2. Construction Hours:** No construction deliveries or works shall take place outwith these hours:

Monday to Friday 8.00 am - 6.00 pm

Saturday 8.00 am - 1.00 pm

Sundays and Public Holidays – no construction permitted.

REASON: To protect the occupants of nearby dwellings from excessive noise and disturbance associated with construction works.

## Appendix 2 List of Plans

<b>Title</b>	<b>Reference</b>	<b>Date Received</b>
Location Plan	375/P/01 REV B	01/09/2025
Site Plan	375/P/02 REV B	01/09/2025
Existing Plans and Section	375/P/03 (GA) REV B	01/09/2025
Existing Elevations	375/P/04 (GA) REV B	01/09/2025
Proposed Plans and Section	375/P/05 (GA) REV B	01/09/2025
Proposed Elevations	375/P/06 (GA) REV B	01/09/2025
Proposed Site Section	375/P/08 (GA)	01/09/2025

## **Appendix 3 Site Photographs**



*Figure 4 Letter Cottage north (rear) elevation showing extension*



*Figure 5 View from boundary beside Letter Cottage extension looking east (prior to erection of boundary fence)*



*Figure 6 View across boundary towards Letter House (after boundary fence erected)*



*Figure 7 View of Letter Cottage across the rear garden of Letter House*



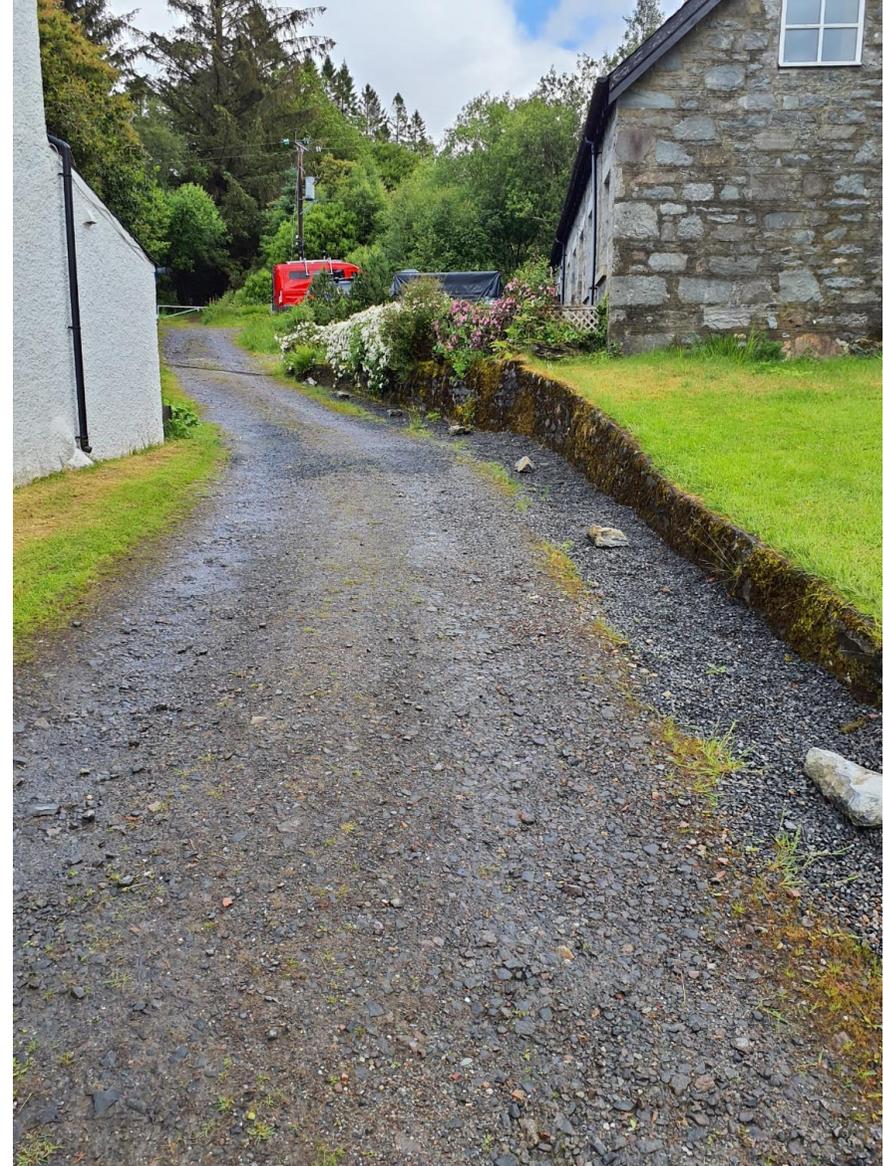
*Figure 8 Rear Garden of Letter Cottage*



*Figure 9 Letter Cottage – south (front) elevation (extract from Planning Statement)*



*Figure 10 Outbuildings - view south towards Letter Cottage*



*Figure 11 Shared private drive/track*



*Figure 12 Neighbouring Letter House – front (south) elevation showing conservatory*

# Appendix 4 Plan Extracts

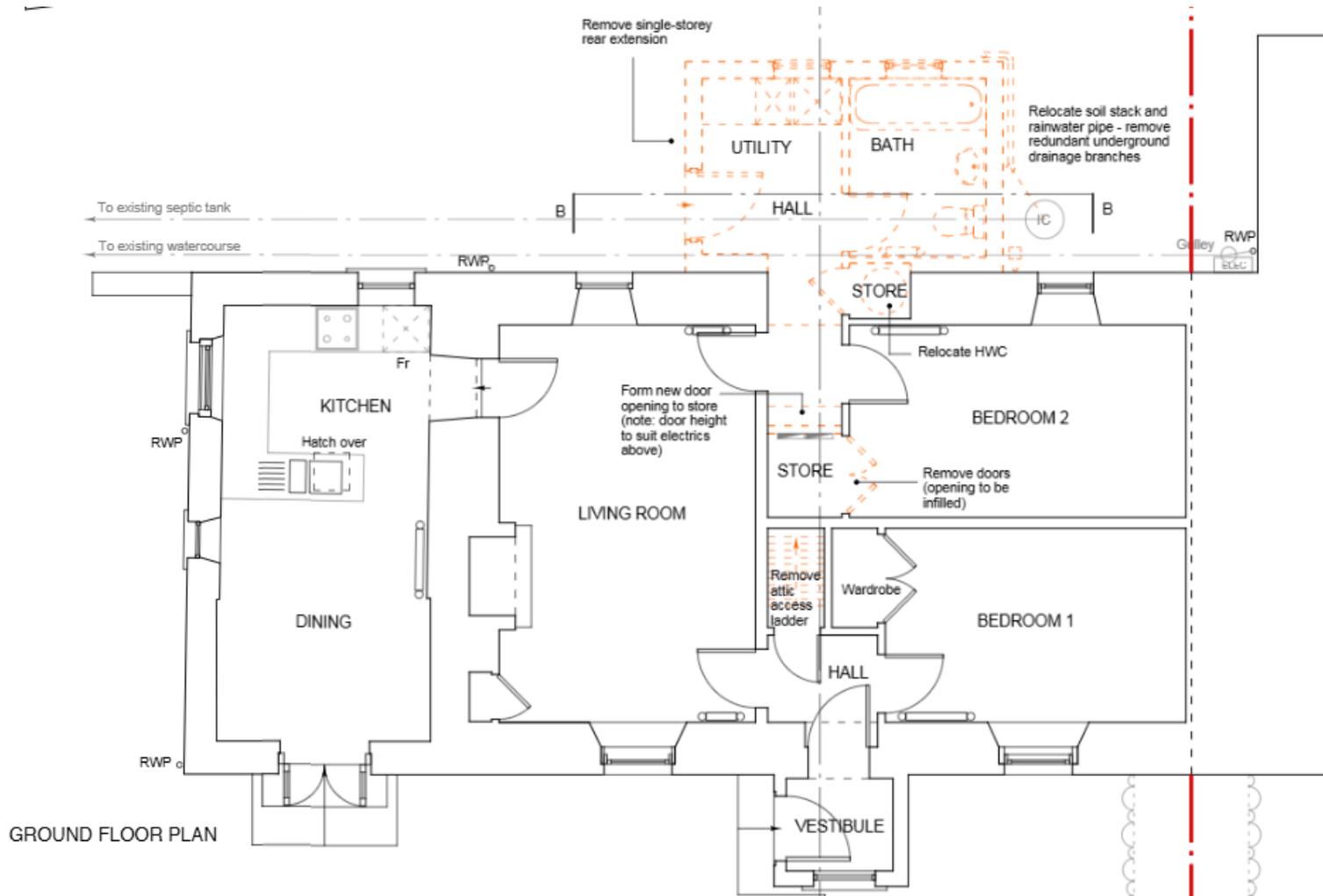


Figure 13 Extract from existing ground floorplan

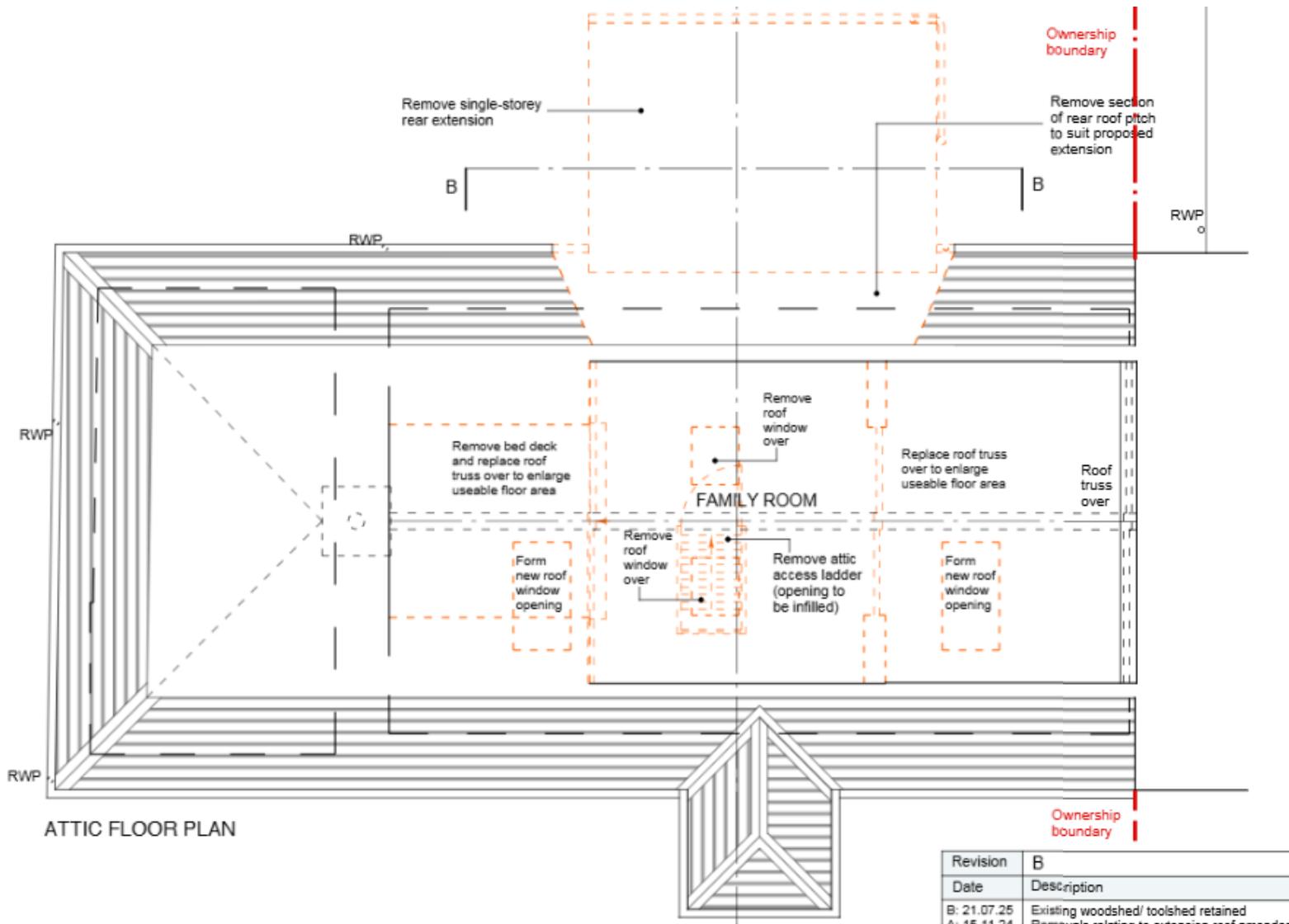


Figure 14 Extract from existing attic floorplan



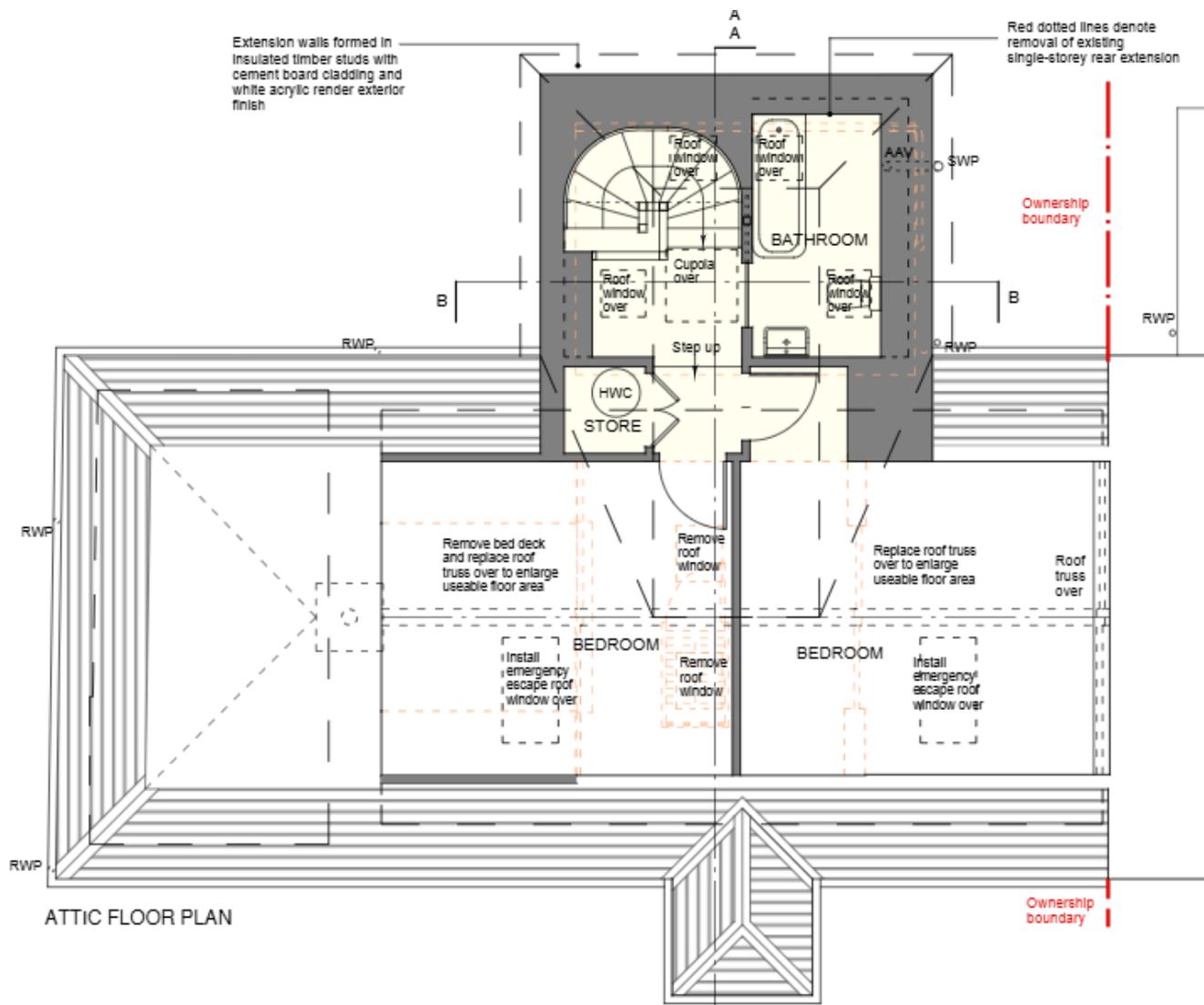


Figure 16 Extract of proposed attic floorplan

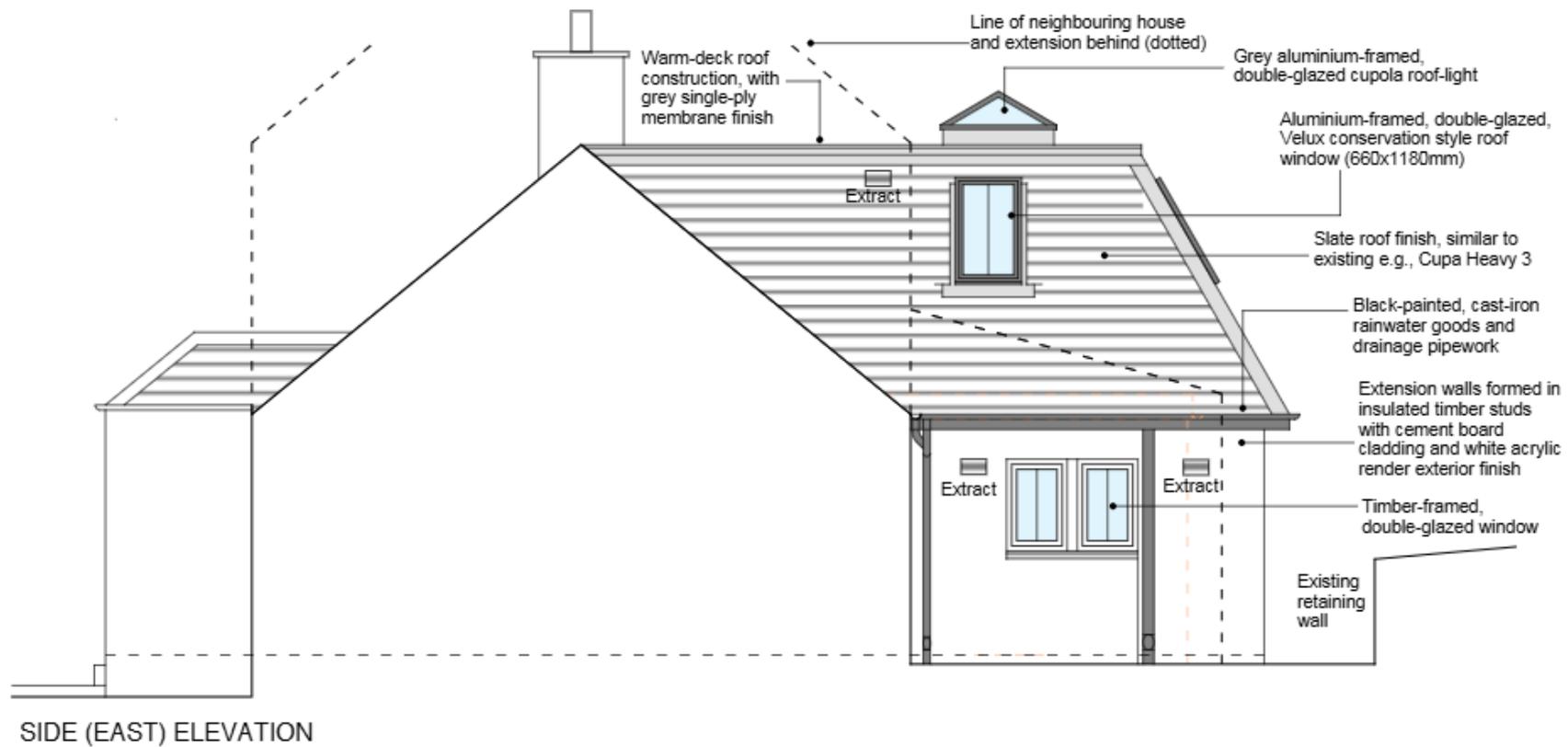


Figure 17 Extract of proposed extension – east elevation

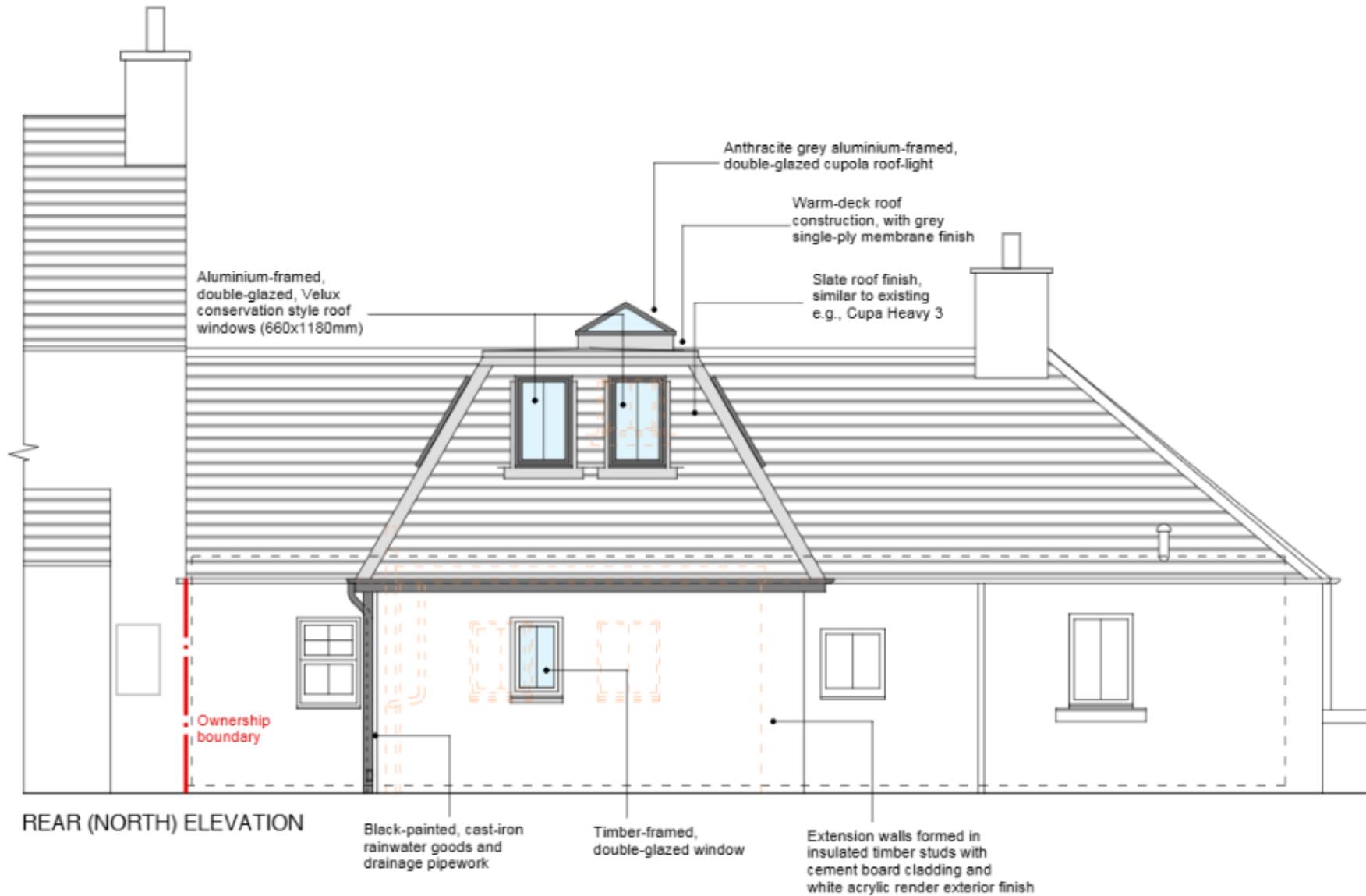


Figure 18 Extract of Proposed extension (north/rear elevation)

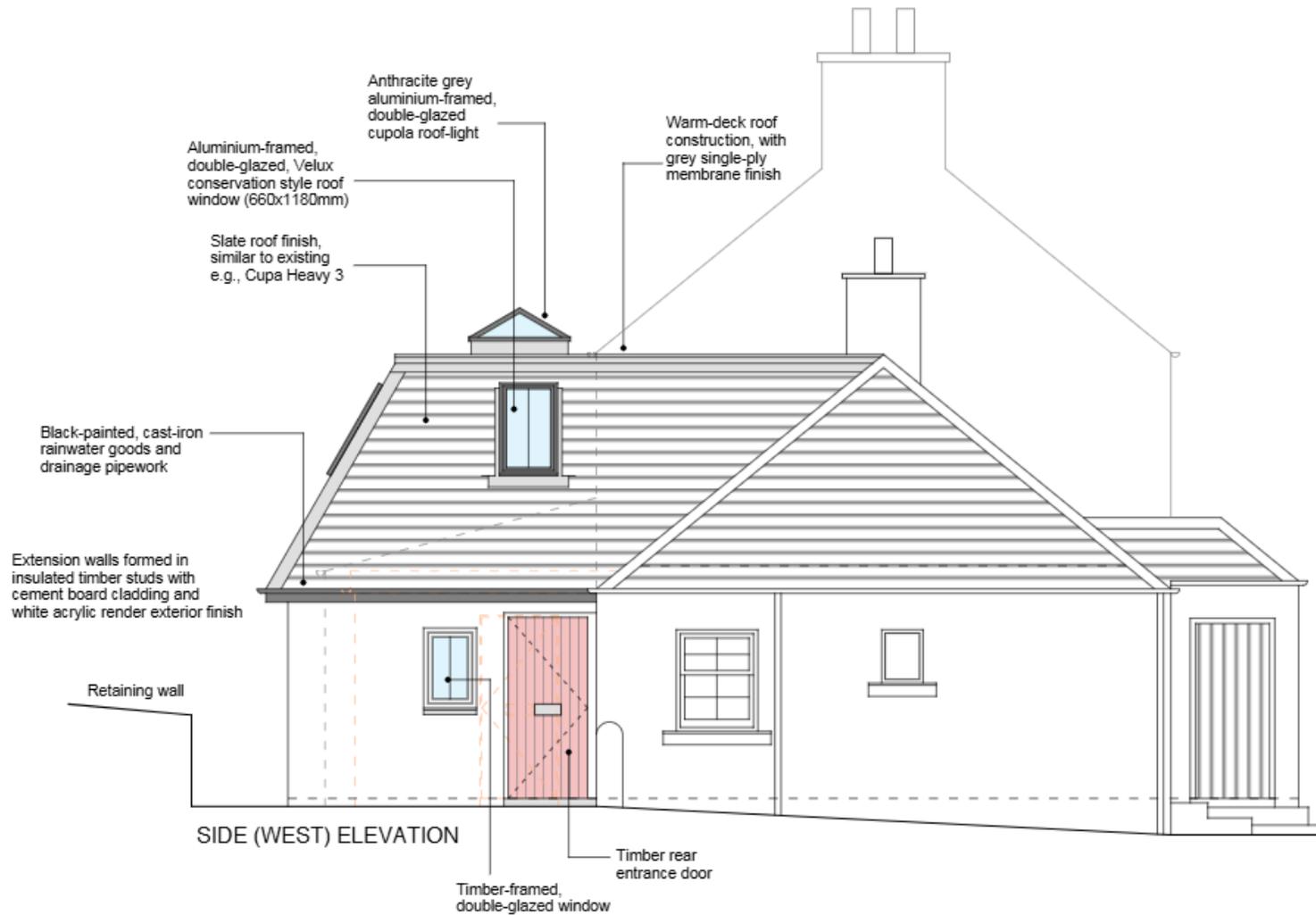


Figure 19 Extract of Proposed Extension - west elevation

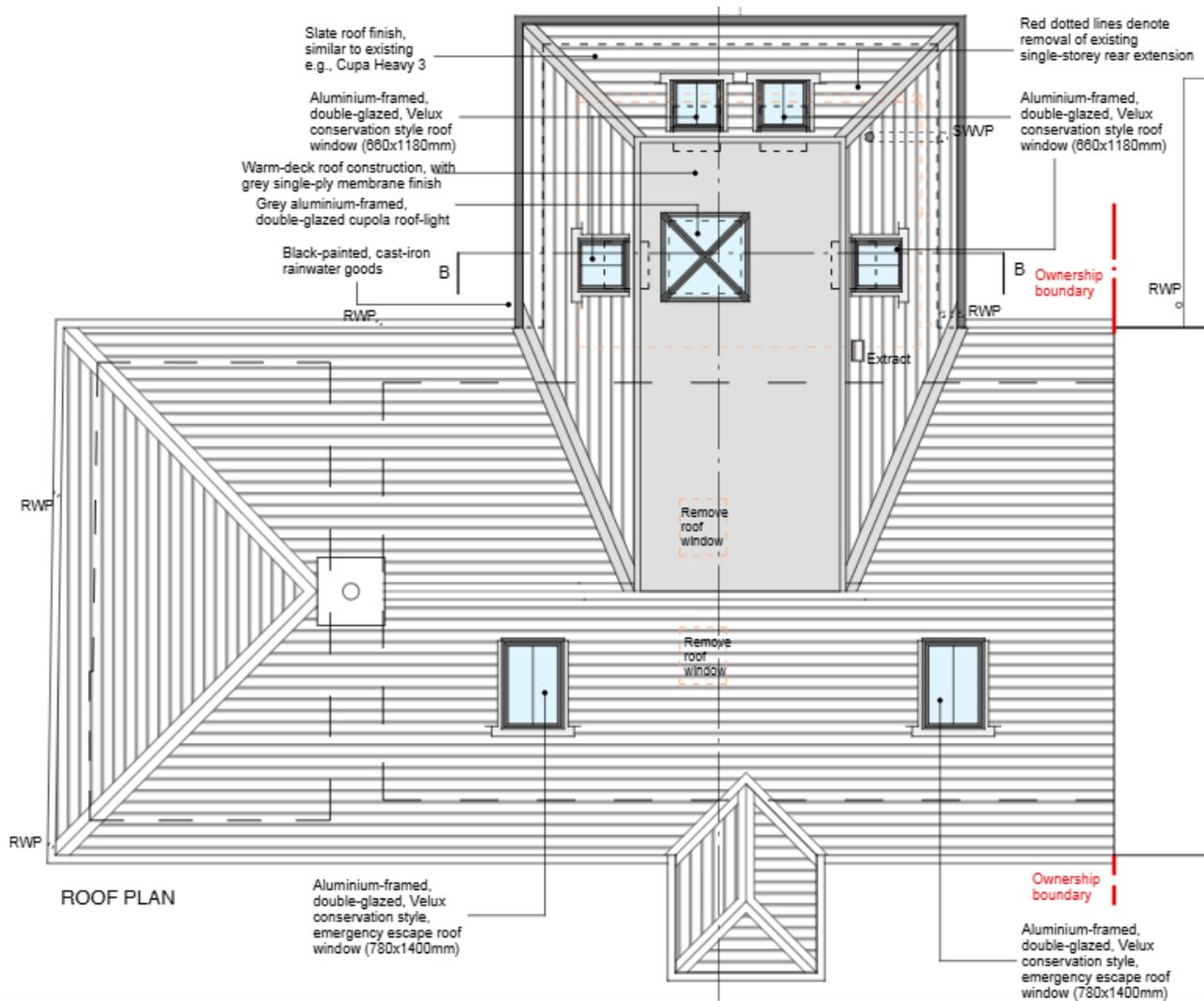


Figure 20 Extract of Proposed roof plan

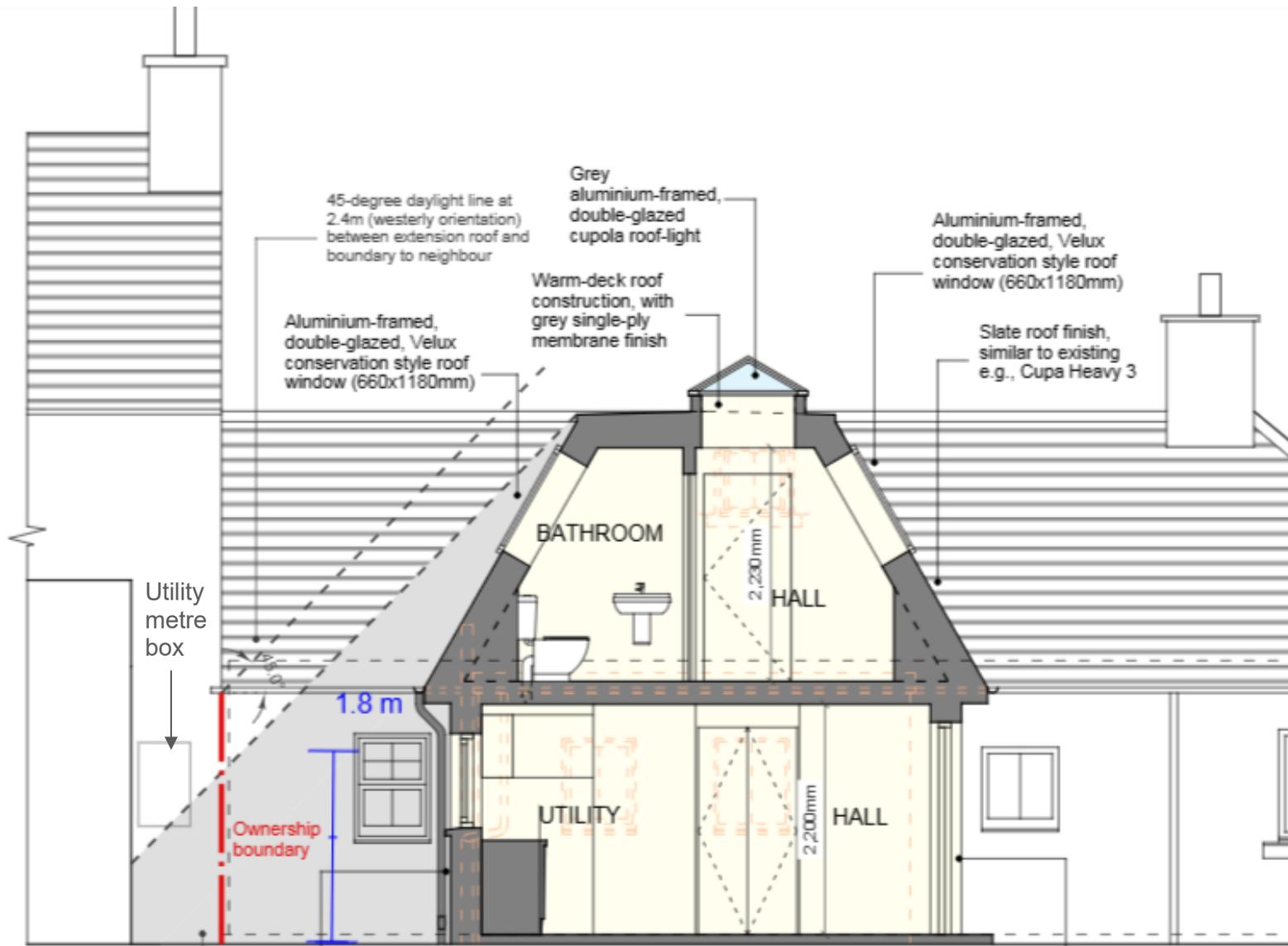


Figure 21 – Proposed section

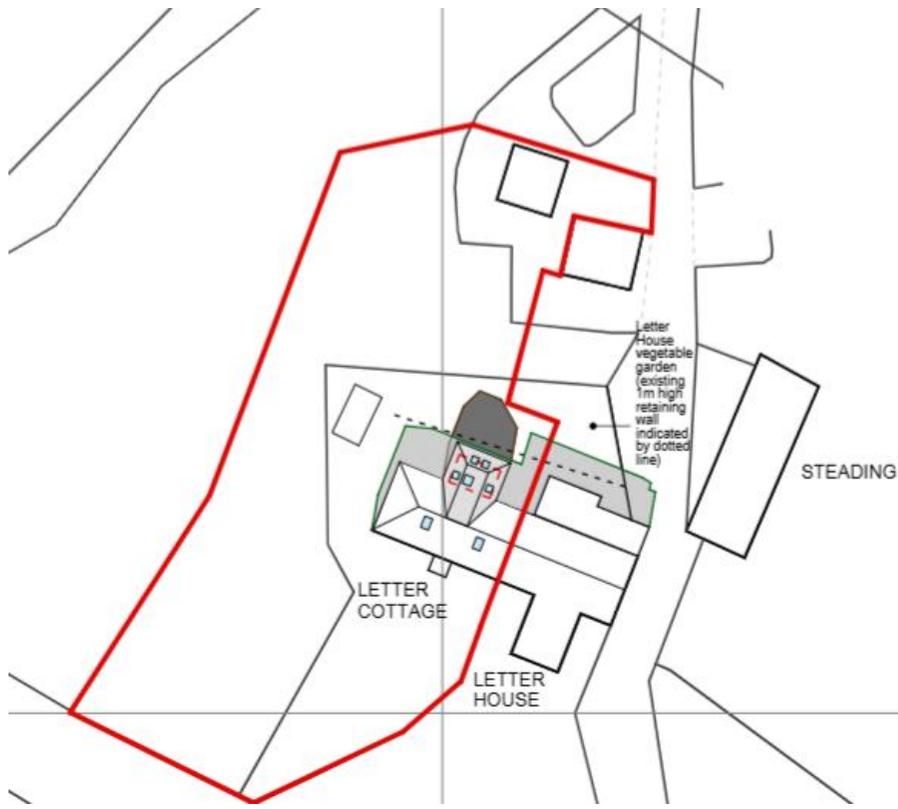


Figure 22 Shadow at 13:00pm



Figure 23 Shadow at 15:00pm