



CLACKMANNANSHIRE COUNCIL

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS

REFUSAL OF PLANNING PERMISSION IN PRINCIPLE

Applicant

Hillfoot Homes Group
Hillfoots Farm
Hillfoot Road
Dollar
Clackmannanshire
FK14 7PL

Agent

FILE COPY

**THIS PAPER RELATES TO
ITEM 3c
ON THE AGENDA**

The Council hereby **REFUSE PLANNING PERMISSION IN PRINCIPLE** for the:-

Erection of 1 No House With New Access and Associated Works

Land West Of Kiloran, Upper Hillfoot Road, Dollar, Clackmannanshire,

in accordance with your application and plans Ref. No:- 19/00052/PPP dated 1st March 2019

For the following reasons:-

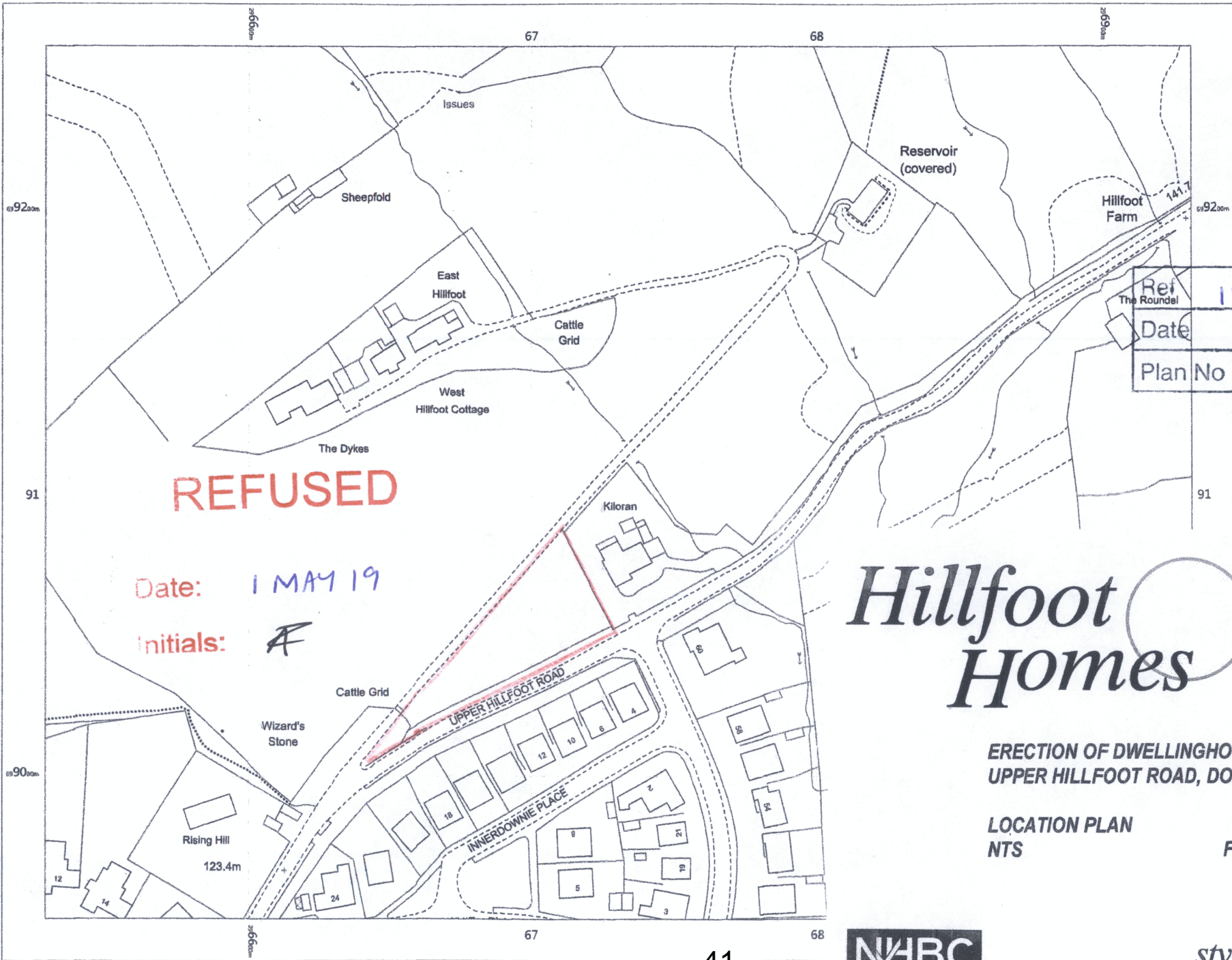
1. The proposed development, by virtue of its location on an undeveloped paddock on the rural edge of Dollar would fail to contribute positively to its setting and the character of the surrounding landscape , and as such is contrary to Policies SC5 and EA4 of the Clackmannanshire Local Development Plan, adopted 2015.
2. The proposed development, involving a new house on part of a larger rural paddock, enclosed by woodland, would adversely affect the character and visual amenity of this part of the Special Landscape Area and such is contrary to Policy EA4 of the Clackmannanshire Local Development Plan, adopted 2015.
3. The proposed development involves a new house in a countryside location and the requirement for a countryside location has not been demonstrated, the proposal would not relate well to the surrounding rural paddock and would fail to respect the distinctive rural character of the site and surrounding area on the edge of Dollar. The site does not form part of a cluster or group of buildings, and development would fail to integrate with any nearby developments. As such, the proposal is contrary to Policy SC23 of the Clackmannanshire Local Development Plan, adopted 2015.
4. The proposed house is not required in relation to any existing or proposed countryside business and does not involve replacement of an existing house, as such it is contrary to Policy SC24 of the Clackmannanshire Local Development Plan, adopted 2015.
5. The proposed development would set an unwelcome precedent for further development on the surrounding paddock which the site forms part of to the overall detriment of the countryside and landscape character on the northern edge of Dollar.

Dated: 1 May 2019

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DEVELOPMENT AND ENVIRONMENT SERVICES

Plans Relating to the Application

| Plan No | Title |
|---------|---------------|
| 1. | Location Plan |
| 2. | Site Plan |

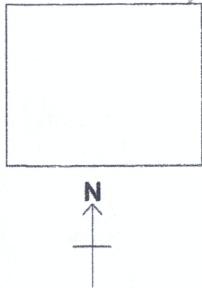


REFUSED

Date: 1 MAY 19

Initials: A

| | |
|--------------------|--------------|
| Ref The Roundel | 19/00052/PPP |
| Date | 28/2/19 |
| Plan No | 1 of 2 |



Hillfoot Homes

Hillfoot Farm
DOLLAR
Clackmannanshire
FK14 7PL
Tel: 01259 740000

**ERECTION OF DWELLINGHOUSE AT
UPPER HILLFOOT ROAD, DOLLAR**

**LOCATION PLAN
NTS**

FEB 2019



style by design



REFUSED

Date: 1 MAY 19

Initials: *AF*

| | |
|---------|--------------|
| Ref | 191000521APP |
| Date | 28/2/19 |
| Plan No | 2 of 2 |

**Hillfoot
Homes**

Hillfoot Farm
DOLLAR
Clackmannanshire
FK14 7PL
Tel: 01259 740000

ERECTION OF DWELLINGHOUSE AT
UPPER HILLFOOT ROAD, DOLLAR

PRELIMINARY SITE PLAN
1:500 FEB 2019

NHBC

style by design