



Speaking for Scotland's Buildings

This comment was submitted by the AHSS Highlands & Islands Cases Panel via an online planning portal

Council: Fife

Application reference: 21/01223/FUL

Address: 38 Main Street, Lower Largo

Date AHSS comment submitted: 10th June 2021

The AHSS Forth & Borders Cases Panel has examined this application, and objects to the replacement of the present improvised structure with a more substantial and permanent construction within the Lower Largo Conservation Area.

The property backs onto the sea wall at Lower Largo and is very visible from the beach. The improvised sunroom at present is secondary to the main property and although of no architectural merit, its lightweight shack-style form is broadly in keeping with the seaside character of the area.

The proposed works are uncharacteristic and would have a negative impact on the area. The substantial increased in height and footprint means that the new development would be far more prominent. The modern design, monopitch roof, and use of modern materials combine to make this a much more incongruous element of the seafront, exacerbated by the notching of the sea wall to permit more glass to show here.

Replacement of the existing building with something of the same size and material palette could work well, but this design seeks too much attention for itself and thus detracts from the present character of the conservation area, not respecting the existing building line or scale.

We note HES's guidance that new development should be respectful of the surrounding landscape and scale (New Design in Historic Settings, p7). We believe that these designs are overdevelopment of this sensitive location and hope to see more suitable revisions to this proposal.