

TCP/11/16(247)
Planning Application 13/00237/FLL – Alterations and
extension to dwellinghouse at Hollybush Cottage, Dollerie
Terrace, Crieff, PH7 3QQ

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form.
Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be
through this representative: x

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes No
x ☐

Planning authority

Planning authority's application reference number

Site address

Description of proposed
development

Date of application

Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- | | |
|--|--------------------------|
| 1. Application for planning permission (including householder application) | X |
| 2. Application for planning permission in principle | <input type="checkbox"/> |
| 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) | <input type="checkbox"/> |
| 4. Application for approval of matters specified in conditions | <input type="checkbox"/> |

Reasons for seeking review

- | | |
|---|--------------------------|
| 1. Refusal of application by appointed officer | X |
| 2. Failure by appointed officer to determine the application within the period allowed for determination of the application | <input type="checkbox"/> |
| 3. Conditions imposed on consent by appointed officer | <input type="checkbox"/> |

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- | | |
|---|--------------------------|
| 1. Further written submissions | <input type="checkbox"/> |
| 2. One or more hearing sessions | x |
| 3. Site inspection | x |
| 4. Assessment of review documents only, with no further procedure | <input type="checkbox"/> |

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

A hearing would help to explain the background to the planning application and why the scheme was designed as submitted. A site visit would allow the LRB to assess the character of the area and the relationship of the existing dwelling to neighbouring properties.

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|--------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input type="checkbox"/> | x |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | x | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Introduction

The statement has been prepared on behalf of Mr and Mrs Bryn Roberts. It represents their response to the recent refusal of planning permission under delegated powers for alterations and extensions to their property, Hollybush Cottage, Dollerie Terrace, Crieff. They wish the Perth and Kinross Local Review Body (LRB) to review this decision and to grant planning permission for the proposals as submitted.

If consented, the applicants' intend to employ close family members involved in the building trade, and other local contractors, in undertaking the work to ensure that their significant investment will benefit the local area and community.

The proposals for the property comprise the following.

1. The replacement of two velux windows on the front elevation with a new dormer window.
2. The raising of walls and the roof, relating to the mid-section of the existing property, including the provision of two new dormers, to allow for the creation of floorspace at first floor level, and the extension of two existing chimneys using the same original stone. The stone walls need to be raised in order for the room that will be created to have sufficient ceiling height to be useable. A further velux will also be inserted in the rear elevation to improve the light in the new mid-section room above the stairwell.
- NB: The LRB will appreciate that there is already a room in the roof of the part of the property that is not being raised in height, but this room is small and has limited ceiling height. This will be improved by the inclusion of the proposed dormer, but this will still be a compromised space.
3. The creation of a garden room on the rear elevation, which will connect with the existing living room at ground floor level and the proposed new first floor room.
4. A new side garage and car port, which will be connected to the main house and will have velux windows to allow the roof void to be lit and used as storage space only.
5. All new materials will match the existing house and include use of natural stone, wooden stained windows and slate for the roofs. The garage roller door will have timber lining to match the existing appearance of the property.
6. Conservation type velux windows will be used throughout.

Review of the Report of Handling suggests that the case officer accepts that the property can be extended, that the new front elevation dormer (item 1) is not of concern whilst she has made no comments in relation to the materials to be used (item 5), or the type of velux proposed (item 6).The

matters in dispute are, therefore, restricted to items 2, 3 and 4 and this statement represents the applicants' response to the concerns raised in relation to these by the case officer.

Proposals for the property have been the subject of pre-application consultation and the proposals did change as a result. However, the reasons that a number of the case officer's comments could not be implemented are for constructional and usability reasons.

In relation to the mid-section, the case officer originally saw a scheme that was lower than is currently proposed and asked that this be lowered even further and stepped down west to east. However, in subsequently designing this part of the scheme it became obvious that not only did the version originally submitted at pre-application stage not work, but lowering the roof further would mean that an upstairs would not have been worthwhile as the resultant floorspace would have been very small. The applicants', therefore, decided to apply for what they wanted instead and with a room at first floor that is more spacious and useable and the scheme was adapted to suit.

Other changes proposed by the case officer included changes to the garage and garden room. The applicants' have, as a consequence, stepped back the frontage of the garage and reduced its width by 1 metre from the boundary stone wall. However, the final change suggested by the officer would have narrowed the length (front to back) of the garage and any further reduction in this dimension would make it too short for the applicants' cars. Equally, the applicants' did reduce the width of the garden room by 1 metre wide and 0.5 metres depth. However, reducing the width of the garden room any further, as also suggested, would have rendered this room too small and not large enough for a suite of furniture.

The Application Site

Hollybush Cottage is situated on Dollerie Terrace west of the town centre. This area is not designated nor is the property listed.

The property is Mr and Mrs Roberts' home and has been for over 25 years. The property is small by modern standards and has limited first floor accommodation and no covered parking for cars. Mr Roberts also has a number of family vehicles, which at present he has to store elsewhere due to not having any secure garaging at the house.

The property is generally long and narrow in form, being only c. 4 metres front to back, other than where there is an existing two storey extension at the western end, and c. 16.5 metres long. The plot is similarly proportioned being c. 15 metres wide and 27 metres long. The plot used to be shorter, but in 2004 the applicants' purchased and secured planning permission for the addition of an area of garden ground and a parking area at the eastern end of the plot, part of which will be developed with the currently proposed garage, if the local review is successful.

It is a reasonably attractive property, but is far from being the "quaint" cottage that the name and Report of Handling imply. Instead, it is a much altered simple form stone property that has changed over the years to suit the applicants' needs and, therefore, the proposed changes are simply a continuation in the slow genesis of the building from one form to another to allow it to adapt to a growing family with different requirements. These changes have included a two storey rear extension granted in 1991, new front porch, roof lights and the replacement of all of the original windows. They have also constructed new stone walls around the property. All of these have, however, been done to a very high standard and the applicants' intend to follow this through with the currently proposed extensions and additions, which will be of a similarly high standard of finish using materials that suit the property and are exceptional for this part of Dollerie Terrace where the properties are mainly modern and utilitarian.

The property stands out on the street because it has open space on both sides, landscaped when the estate to the rear was built by Persimmon Homes, and because it is of traditional design and built of stone with a slate roof and not rendered with modern tiles like the properties that surround it. If instead the property were more modern in style, and perhaps more in-keeping with the remainder of the street, and the applicants' had been less conscientious in their choice of materials in extending their property to-date, it is at least questionable whether the current planning application would have been reacted to in quite the same way.

A large useable rear garden and front garden together with a side open washing drying area would still be available for the occupants, even after the property has been extended, and the garage would be located 1 metre from the east stone boundary wall that bounds the open grass space area.

To illustrate the context of the property a number of photographs have been taken that show a progression along Dollerie Terrace. This shows how the street changes from older properties to more modern ones close to the Cottage and show that this is a suburban rather than village-type area. It is, therefore, an area that has the capacity to change and absorb development that might not be acceptable elsewhere.

Planning Issues

The two planning issues that are relevant to the consideration of the planning application are considered to be the impact that the proposals will have on the character of the area/dwelling and, secondly, on the amenity of neighbouring properties.

Dealing with the impact on the character of the area/dwelling first, this is always a subjective issue and will be helped by the LRB visiting the property and local area to judge for themselves the likely impact. This will also hopefully explain why it is the applicants' opinion that the local area can absorb the proposed changes to this property without any resultant harm, as explained above.

The proposed changes are reasonably extensive, but the resultant property will be of a high standard of design. It will be different to what exists, and will be visible albeit with some views restricted by trees, but with the careful choice of materials proposed, the resultant dwelling will appear as a vernacular steading with a central two storey element with lower side projections, of which numerous examples exist in the local area. Once the materials weather, anyone viewing the property will see this form as being just as normal in the street scene as that which currently exists.

If the existing property were still a small "quaint" cottage, the applicants' appreciate that they may not be able to extend it as they wish, but it is not a protected building, nor is it sited in a protected area, and so they do not understand why their aspirations and ambitions for their property are being limited, particularly as they are prepared to use expensive vernacular materials in its construction. The proposed design may not be to everyone's taste, but the planning system is there to promote good design not a particular architectural style, type or form of building.

Turning to the issue of the neighbours then none of these have commented on the planning application despite being notified. The only close property lies to the rear, 16 Boyd Avenue. The amenity of this property is protected by a wall and, in part, by existing trees and whilst it is appreciated that the garden room takes the resultant property closer to them, it will in no way infringe upon their ability to enjoy their property. Again, the LRB is invited to visit the application site to view this relationship in person.

It is not certain what the residential amenity issue is with the garage, as has been raised by the case officer. On the contrary being able to house the applicants' cars and motorcycles will be a visual and amenity improvement for the area in their opinion.

Finally, it is worth mentioning that whilst the current proposals require planning permission, and represent what the applicants' want to do to their property, they could proceed with certain adapted elements of the overall application scheme without planning permission and as permitted development. For example, the garage would be permitted development if the roof height were lowered to no more than 4 metres and with other minor modifications. It is also noteworthy that the garden room and single dormer would be permitted development, but for the narrowness of the plot.

Conclusion

For the reasons given above the applicants' consider that the proposals meet their aspirations for the property, are of a high standard of design and suit the local context. They will not impact upon the amenity of any neighbours, none of whom anyway commented on the planning application. As such, the LRB are respectfully requested to grant planning permission for the proposals as submitted.

If, however, the LRB have any concerns relating to parts of the overall scheme then the applicants' understand that certain elements can be considered independently of the whole and would prefer a grant of planning permission for some of what they have proposed rather than a refusal of all of it.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes ☐ No ☒
But see below

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

A set of photographs has been submitted to show the property in context with what surrounds it.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

Planning Application Form
 Location Plan/Site Plan
 Existing Floor Plans
 Proposed Floor Plans
 Existing Elevations
 Proposed Elevations
 Delegated Report
 Decision Notice
 Photographs

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

Paul Houghton

Date

19th April 2013

PERTH AND KINROSS COUNCIL

Mr And Mrs Bryn Roberts
Hollybush Cottage
Dollerie Terrace
Crieff
PH7 3QQ

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 5th April 2013

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **13/00237/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 7th February 2013 for permission for **Alterations and extension to dwellinghouse Hollybush Cottage Dollerie Terrace Crieff PH7 3QQ** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. In the interests of visual amenity; the proposed extensions by reason of their bulk and design would detract from the appearance of the existing dwellinghouse, resulting in an unbalanced and unsympathetic development, out of scale and out of keeping with the character and appearance of the existing dwellinghouse and surrounding area. Approval would therefore be contrary to Policy 2 and 5 of the Strathearn Area Local Plan 2001.
2. In the interests of the established character; visual and residential amenity of the surrounding area, the development by reason of its scale, location and proximity to boundaries will appear oppressive as viewed from neighbouring properties, will increase the potential to overlook and overdevelop the plot to the detriment of the amenity of the occupants. Approval would therefore be contrary to Policies 2, 5 and 66 of The Strathearn Area Local Plan 2001.

Justification

1. The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the development plan.

Notes

The plans relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

13/00237/1

13/00237/2

13/00237/3

13/00237/4

13/00237/5

REPORT OF HANDLING

DELEGATED REPORT

Ref No	13/00237/FLL
Ward No	N6- Strathearn

PROPOSAL: Alterations and extension to dwellinghouse

LOCATION: Hollybush Cottage Dollerie Terrace Crieff PH7 3QQ

APPLICANT: Mr and Mrs Bryn Roberts

RECOMMENDATION: REFUSE THE APPLICATION

SITE INSPECTION: 22 February 2013

OFFICERS REPORT:



Planning application relates to a detached stone built dwellinghouse which is located to the southeast of Crieff town centre. The cottage is separated from the more recent residential estates in the area by the presence of the public road and adjacent open space.

The property is unlisted, but of considerable vernacular charm. As such, it is the only traditionally built unit in existence in this part of Dollerie Terrace; a busy road linking Crieff and Tibbermore.

Consent is sought to alter and extend the property in order to form a pitched roofed sunroom addition to the rear, the raising of the wallheads to provide first floor accommodation, installation of two chimneys, dormer windows and the creation of a new hipped roofed, double garage and carport wing to the eastern gable of the house.

Plans indicate that the sunroom will feature the use of extensive glazing and be within 9 metres of the rear gardens of houses in Boyd Avenue, while the garage block will be within 1 metre of the boundary with the open space. Finishes noted include the use of stone and slate, timber cladding and a double metal roller shutter garage door.

As a result, the existing modest proportions of the dwelling which is in two distinct parts will be radically altered by the scale, proportions and extent of the works. The quaint traditional nature of the cottage will be lost by the increase in height, formation of top heavy dormers and expanse of new roof created. The principle elevational of the property is highly visibly to public view and the resultant works are considered to be detrimental to the visual amenity of the surrounding area.

Although no formal representations have been received, it is also considered that the loss of garden area and proximity of new build to boundaries will impact on the established residential amenity of the local environment. Further that the size of the garage unit (3 bays) is excessive for a modest residential property and would be better served by a smaller detached building.

Comments were provided to a pre-application enquiry and suggestions forwarded have been incorporated in part into the scheme, but not sufficiently developed to unify the various alterations. The overall proposals have in any event changed and become more onerous in terms of design and relationship to the existing building.

The determining issues in this case are whether: - the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy. There are no issues of strategic relevance, therefore Policies 2, 5 & 66 of the local plan are applicable the as the site lies within the settlement boundary of Crieff.

Policy S2 of the Strathearn Area Local Plan sets out a criterion against which all developments will be judged in particular that development should have regard to the scale and form of existing development; not result in a loss of amenity and that the site should be large enough to accommodate the development satisfactorily. The resultant scale and design forwarded is such that the proposals are contrary to Policy S2 of the adopted development plan.

Policy 5 requires a high standard of design to be adopted which ensures development fits its location and is in keeping with its surroundings. This has not been achieved as the various elements are at odds with each other and do not provide a unified scheme which would enhance the existing building.

Policy S66 identifies areas of residential and compatible uses where the existing residential amenity will be retained and where possible improved. The proximity to the boundaries and extent of garaging is such that there is likely to be a detrimental effect on neighbours; rather than a continuation or improvement of existing circumstances.

Accordingly, whilst I am content to support the principle of the house being extended, I am of the opinion that the detailed plans forwarded contradict local plan policy and will be detrimental to the visual and residential amenity of the surrounding area and as a consequence cannot be supported. Further that there is an opportunity to enhance the established streetscene, (as promoted in 2001 Scottish Government Policy – Designing Places) not to erode further elements of the traditional character of the area and introducing incongruous and industrial type facades into public view.

In view of the above, the proposals do not in my opinion accord with development plan policies and cannot be supported. Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the Development Plan unless material considerations indicate otherwise. The adopted development plans that are applicable to this area are the TAYplan and the Strathearn Area Local Plan. There are no issues of strategic importance and pertinent local plan policies are outlined in full below.

DEVELOPMENT PLAN

S_002 Strathearn Development Criteria

All developments will also be judged against the following criteria:

- (a) The sites should have a landscape framework capable of absorbing or, if necessary, screening the development and where required opportunities for landscape enhancement will be sought;
- (b) In the case of built development, regard should be had to the scale, form, colour, and density of existing development within the locality;
- (c) The development should be compatible with its surroundings in land use terms and should not result in a significant loss of amenity to the local community;
- (d) The road network should be capable of absorbing the additional traffic generated by the development and a satisfactory access onto that network provided;
- (e) Where applicable, there should be sufficient spare capacity in drainage, water and education services to cater for the new development;
- (f) The site should be large enough to accommodate the development satisfactorily in site planning terms;
- (g) Buildings and layouts of new developments should be designed so as to be energy efficient;
- (h) Built developments should where possible be built within those settlements that are the subject of inset maps.

S_005 Strathearn Design

The Council will require high standards of design for all development in the Strathearn Area. In particular encouragement will be given to:

- a) The use of appropriate high quality materials;
- b) Innovate modern design incorporating energy efficient technology and materials;
- c) Avoiding the use of extensive under-building on steeply sloping sites;
- d) Ensuring that the proportions of any building are in keeping with its surroundings;
- e) Ensuring that the development fits its location.

The design principles set out in the Council's "Guidance and Design of Houses in Rural Areas" will be used as a guide for all development in the Strathearn Area.

S_066 Strathearn Crieff General Housing

Inset Map 3 identifies areas of residential and compatible uses where the existing residential amenity will be retained and where possible improved. Where sites become available for development, housing will be the most obvious alternative use. Some scope may exist for infill development but only where this will not have a significant adverse effect on the density, character or amenity of the area concerned and where a suitable access can be obtained. Hotels, guest houses and bed and breakfast accommodation will generally be acceptable uses for these areas provided the existing residential amenity can be protected. Important trees and hedges will be protected from development and small areas of private open space will be retained where they are of recreational or amenity value.

OTHER POLICIES

The Proposed Perth and Kinross Local Development Plan is also a material consideration in the assessment of this application. The most relevant policy is:

Policy RD1: Residential Areas

The Plan identifies areas of residential and compatible uses where existing residential amenity will be protected and, where possible, improved. Small areas of private and public open space will be retained where they are of recreational or amenity value. Changes away from ancillary uses such as employment land, local shops and community facilities will be resisted unless there is demonstrable market evidence that the existing use is no longer viable. Generally encouragement will be given to proposals which fall into one or more of the following categories of development and which are compatible with the amenity and character of the area: (a) Infill residential development of a similar density to its environs. (b) Improvements to shopping facilities where it can be shown that they would serve local needs of the area. (c) Proposals which will improve the character and environment of the area or village. (d) Business, home working, tourism or leisure activities. (e) Proposals for improvements to community and educational facilities.

SITE HISTORY

91/00210/FUL ALTERATIONS & EXTENSION AT 28 March 1991 Application Refused
91/01041/FUL TWO STOREY EXTENSION TO REAR AT 13 August 1991 Application Permitted

04/00139/FUL Change of use of ground to form extension of garden and parking area 29 March 2004 Application Permitted

10/00916/FLL Erection of entrance porch 29 June 2010 Application Permitted

12/00054/FLL Change of use of public open space to garden ground 22 March 2012 Application Refused

CONSULTATIONS/COMMENTS

TARGET DATE: 7 April 2013

Representations Received	None
Additional Statements Received	None
Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement or Design and Access Statement	Not required
Report on Impact or Potential Impact i.e. Flood Risk Assessment	Not required
Legal Agreement Required	None
Direction by Scottish Ministers	None

Reasons:-

- 1 In the interests of visual amenity; the proposed extensions by reason of their dominant scale and unbalanced design would detract from the appearance of the existing dwellinghouse, resulting in an unbalanced and unsympathetic development, out of scale and out of keeping with the character and appearance of the existing dwellinghouse and surrounding area. Approval would therefore be contrary to Policy 2 and 5 of the Strathearn Area Local Plan 2001.
- 2 In the interests of the established character; visual and residential amenity of the surrounding area, the development by reason of its scale, location and proximity to boundaries will appear oppressive as viewed from neighbouring properties, will increase the potential to overlook and overdevelop the plot to the detriment of the

amenity of the occupants. Approval would therefore be contrary to Policies 2, 5 and 66 of The Strathearn Area Local Plan 2001.

- 3 The proposal is contrary to the Scottish Governments "Designing Places" which seeks to ensure good design at all scales of development. The proposed extension will create an unacceptable visual impact to the detriment of the adjacent building and wider streetscene.

Justification

- 1 The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the development plan.

Notes

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (SCOTLAND) ACT 1997
The Town and Country Planning (Development Management Procedure) (SCOTLAND) REGULATIONS 2008

Please refer to the accompanying Guidance Notes when completing this application

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR/S	Ref No.	
Forename	BRYN	Forename	
Surname	ROBERTS	Surname	
Company Name		Company Name	
Building No./Name	HOLLYBUSH COTTAGE	Building No./Name	
Address Line 1	DOLLERIE TERRACE	Address Line 1	
Address Line 2		Address Line 2	
Town/City	CRIEFF	Town/City	
Postcode	PH7 3QQ	Postcode	
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email	abrengiweering@btinternet.com	Email	
3. Address or Location of Proposed Development (please include postcode)			
HOLLYBUSH COTTAGE DOLLERIE TERRACE CRIEFF PH7 3QQ			
NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.			
4. Describe the Proposed Works			
Please describe accurately the work proposed:			
RAISE AND RENEW SLATED PITCHED ROOF OVER SITTING ROOM ERECT SINGLE STOREY GARAGE AND CAR PORT ERECT SINGLE STOREY GARDEN ROOM			
Have the works already been started or completed Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
If yes, please state date of completion, or if not completed, the start date:			
Date started: <input type="text"/>		Date completed: <input type="text"/>	

If yes, please explain why work has already taken place in advance of making this application.

5. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal? Yes ☒ No ☐

If yes, please provide details about the advice below:

In what format was the advice given? Meeting ☐ Telephone call ☐ Letter ☒ Email ☒

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes ☐ No ☒

Please provide a description of the advice you were given and who you received the advice from:

Name: ALMA BENDALL Date: 20.12.2012 Ref No.: 12/01114/PREAPP

REDUCE WIDTH OF SUNROOM
PROVIDE STEPPED ROOFLINE IN 3 STAGES
SET BACK FRONTAGE OF GARAGE BLOCK
REDUCE LENGTH OF GARAGE BY 1 METRE
ALIGN GARAGE WITH REAR OF HOUSE.

6. Trees

Are there any trees on or adjacent to the application site? Yes ☒ No ☐

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

7. Changes to Vehicle Access and Parking

Are you proposing a new altered vehicle access to or from a public road? Yes ☐ No ☒

If yes, please show in your drawings the position of any existing, altered or new access and explain the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? Yes ☐ No ☒

If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangement for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

SIX

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total of existing and any new spaces or reduced number of spaces)

SIX

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc).

8. Planning Service Employee/Elected Member Interest

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority? Yes ☐ No ☒

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority? Yes ☐ No ☒

If you have answered yes please provide details:

DECLARATION

I, the applicant / ~~agent~~ certify that this is an application for planning permission and that accompanying plans/drawings and additional information are provided as part of this application.

I, the applicant / ~~agent~~ hereby certify that the attached Land Ownership Certificate has been completed ☒

I, the applicant / ~~agent~~ hereby certify that requisite notice has been given to other land owners and /or agricultural tenants Yes ☐ No ☐ N/A ☒

Signature



Name:

BRYN ROBERTS

Date:

5.02.2013

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997
Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

CERTIFICATE A, B, C OR CERTIFICATE D MUST BE COMPLETED BY ALL APPLICANTS

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than myself was owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the application. ☒
- (2) None of the land to which the application relates constitutes or forms part of agricultural land. ☒

Signed:

[Redacted Signature]

On behalf of:

[Redacted Name]

Date:

6th February 2013

CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are: ☐

Name	Address	Date of Service of Notice

- (2) None of the land to which the application relates constitutes or forms part of agricultural land ☐

or

- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are: ☐

Name	Address	Date of Service of Notice

CERTIFICATE C

Certificate C is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where it has not been possible to identify ALL or ANY owners/agricultural tenants.

- (1) I have been unable to serve notice on **every** person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. ☐

or

- (2) I have been unable to serve notice on **any** person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner of any part of the land to which the application relates. ☐

- (3) None of the land to which the application relates constitutes or forms part of an agricultural holding.

or

- (4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have been unable to serve notice on any person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. ☐

or

- (5) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding I have served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are: ☐

Name	Address	Date of Service of Notice

- (6) I have taken reasonable steps, as listed below, to ascertain the names and addresses of all other owners or agricultural tenants and have been unable to do so.

Steps taken:

CERTIFICATE D
Certificate D

Certificate D is for use where the application is for mineral development.

- (1) No person other than myself _____ was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application. ☐

or

- (2) I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the accompanying application, was to the applicant's knowledge, the owner, of any part of the land to which the application relates. These persons are: ☐

Name	Address	Date of Service of Notice

- (3) None of the land to which the application relates constitutes or forms part of an agricultural holding. ☐

or

- (4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the application, was an agricultural tenant. ☐

- (5) Notice of the application as set out below has been published and displayed by public notice ☐

Signed:

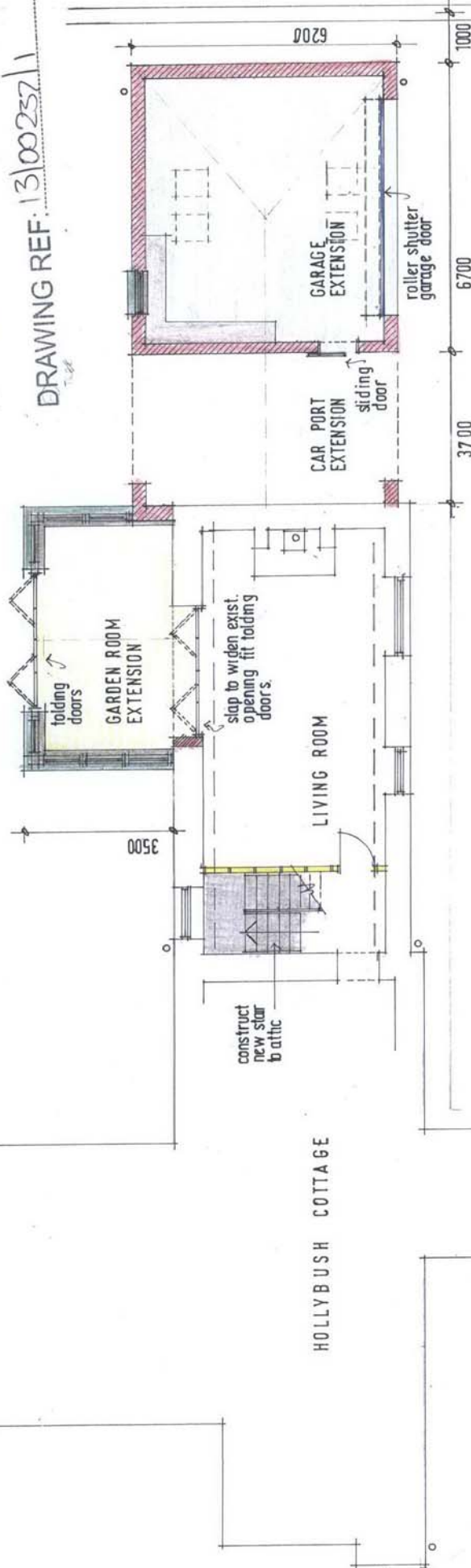
On behalf of:*

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act

PERTH AND KINROSS COUNCIL

DRAWING REF: 13/00237/11



GROUND FLOOR PLAN



SCALE OF METRES 1:100

proposals

PROPOSED ALTERATIONS

AND EXTENSIONS TO

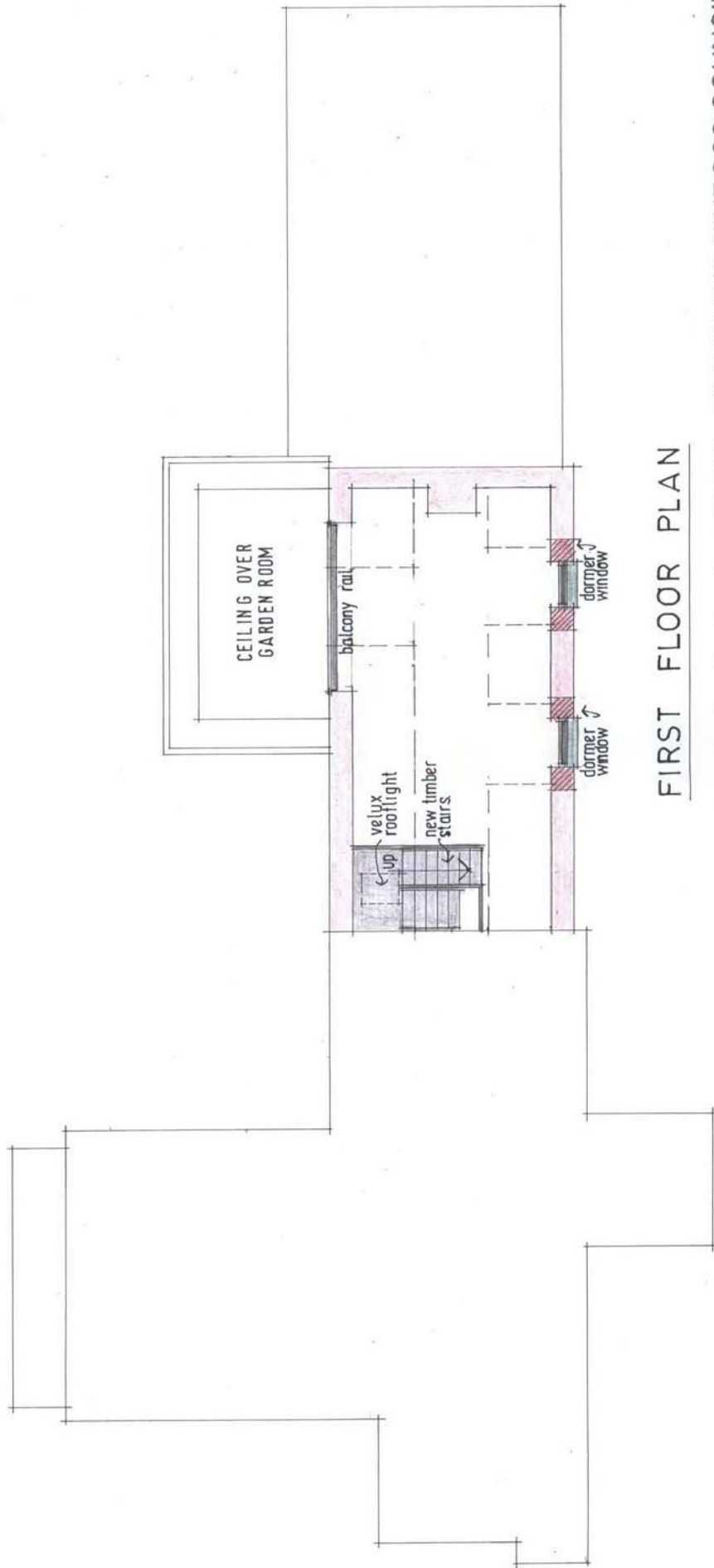
HOLLYBUSH COTTAGE

DOLLERIE TERRACE CRIEFF

FOR MR/S. B. ROBERTS

drawing FLOOR PLAN AS PROPOSED

date FEB'13 scale 1:100 drg.no. R/13/01.



FIRST FLOOR PLAN

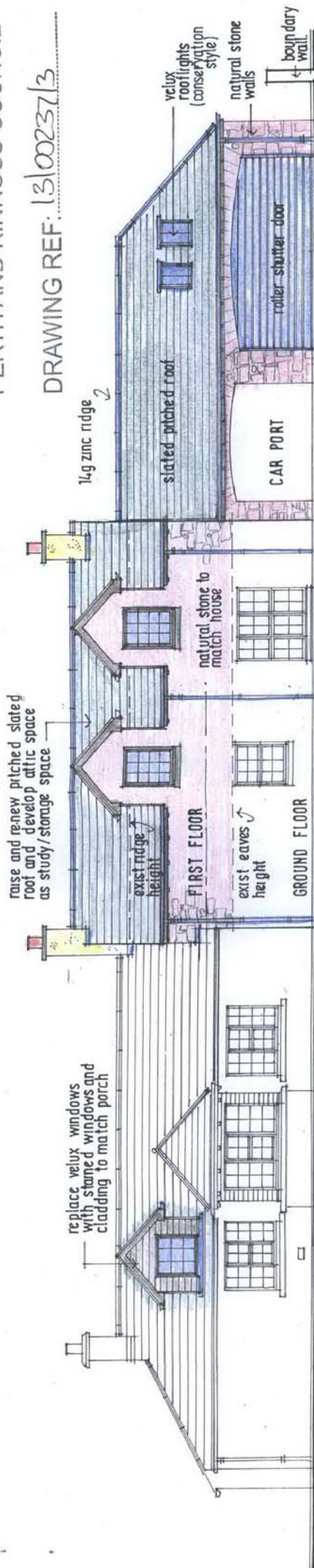
1 0 1 2 3 4 5 METRES

SCALE OF METRES 1:100

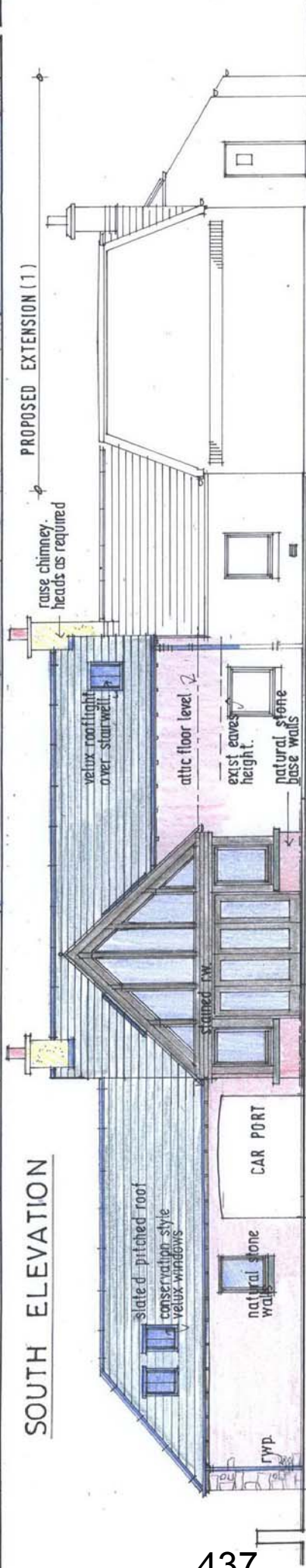
PERTH AND KINROSS COUNCIL

DRAWING REF: 1300237/2

drawing
FIRST FLOOR PLAN
date
FEB/13
scale
1:100
drg.no.
R/13/02



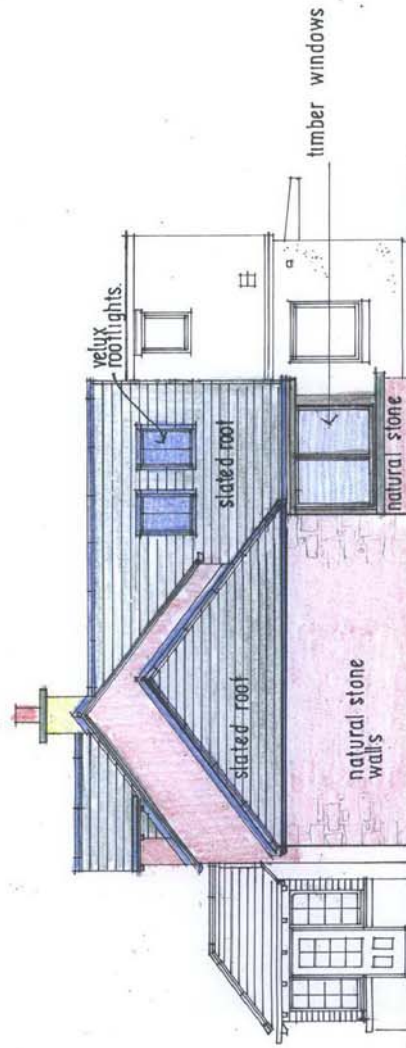
SOUTH ELEVATION



NORTH ELEVATION

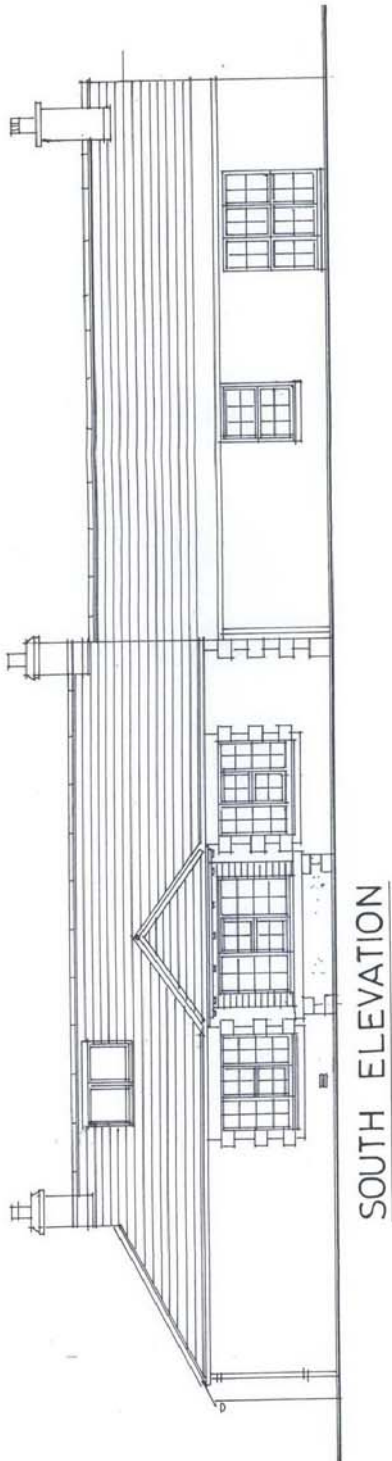


WEST ELEVATION

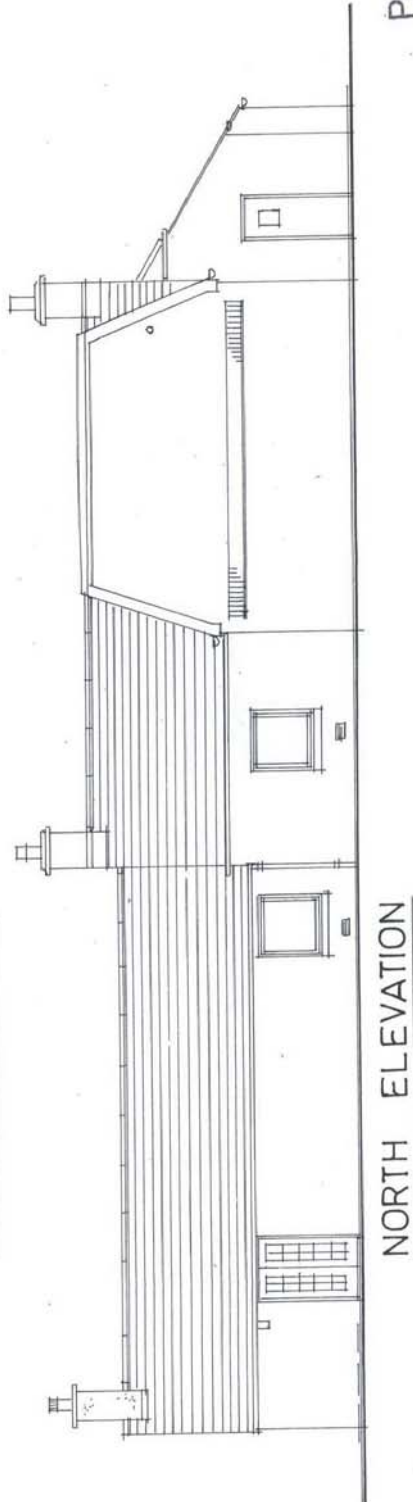


EAST ELEVATION

drawings
ELEVATIONS AS PROPOSED
date
FEB'13
scale
1:100
drg.no.
R/13/03



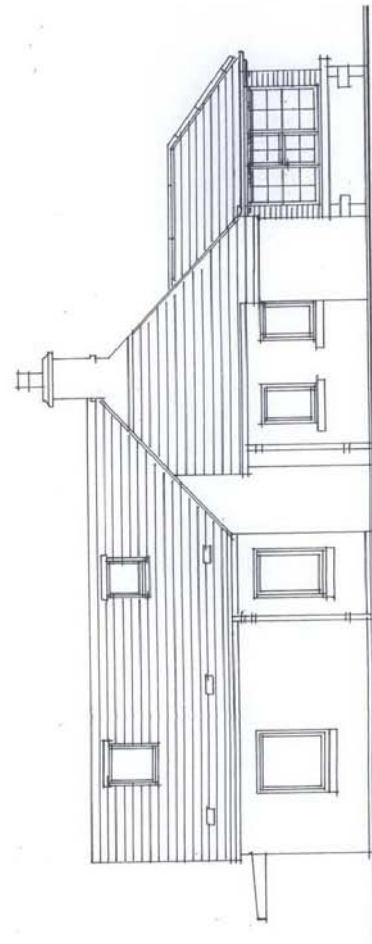
SOUTH ELEVATION



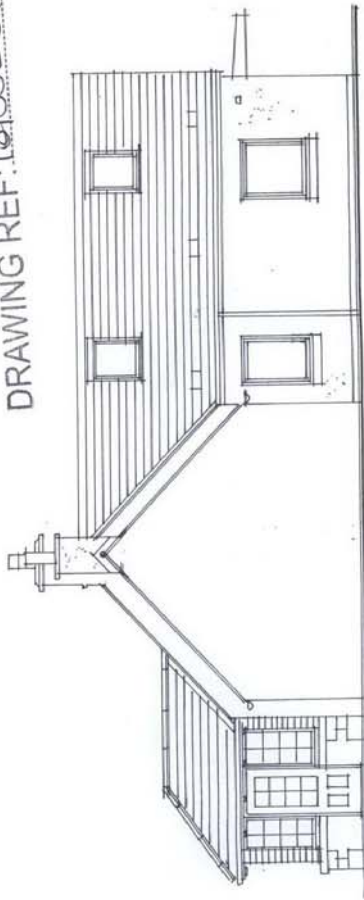
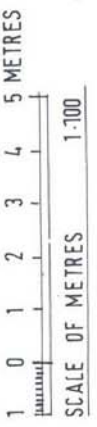
NORTH ELEVATION

PERTH AND KINROSS COUNCIL

DRAWING REF: 13/00237/4



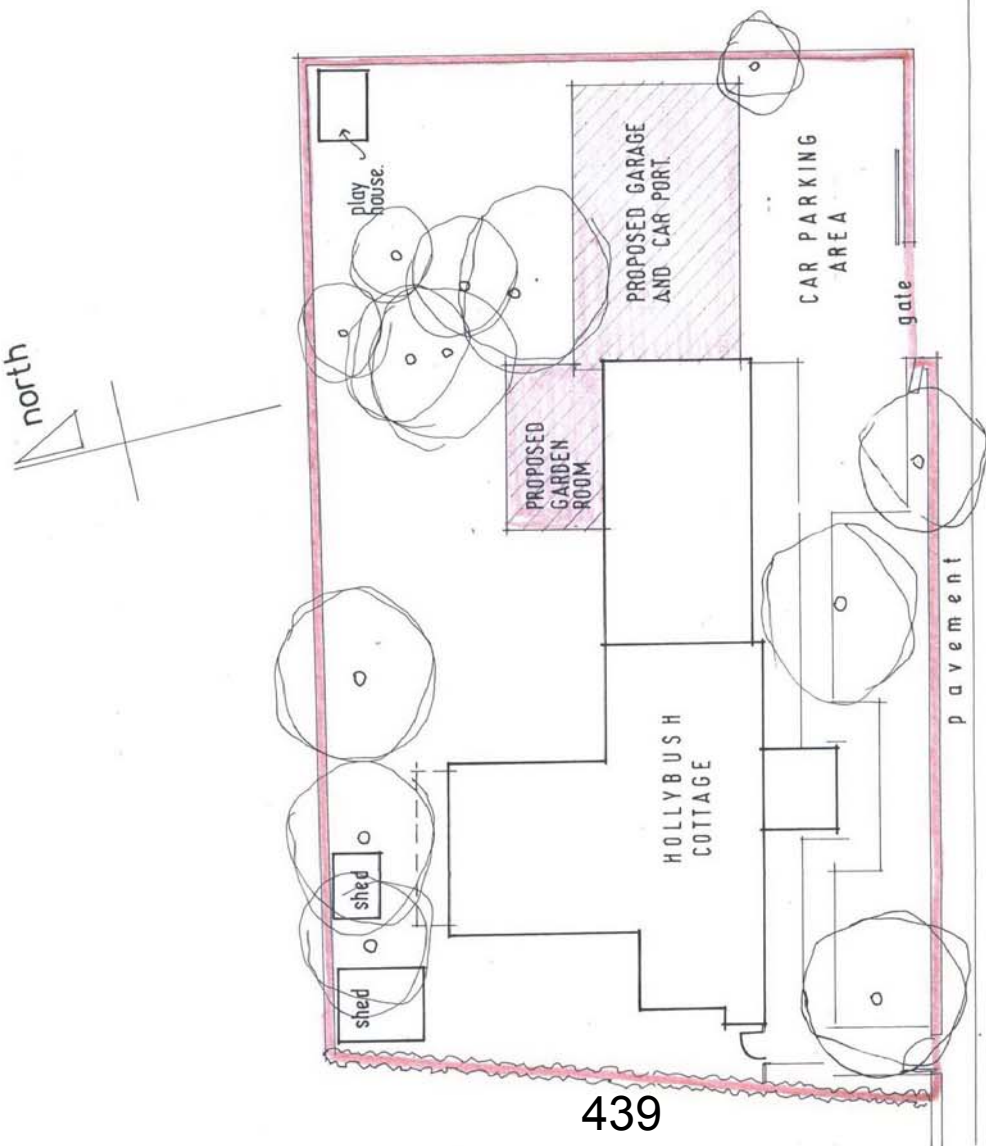
WEST ELEVATION



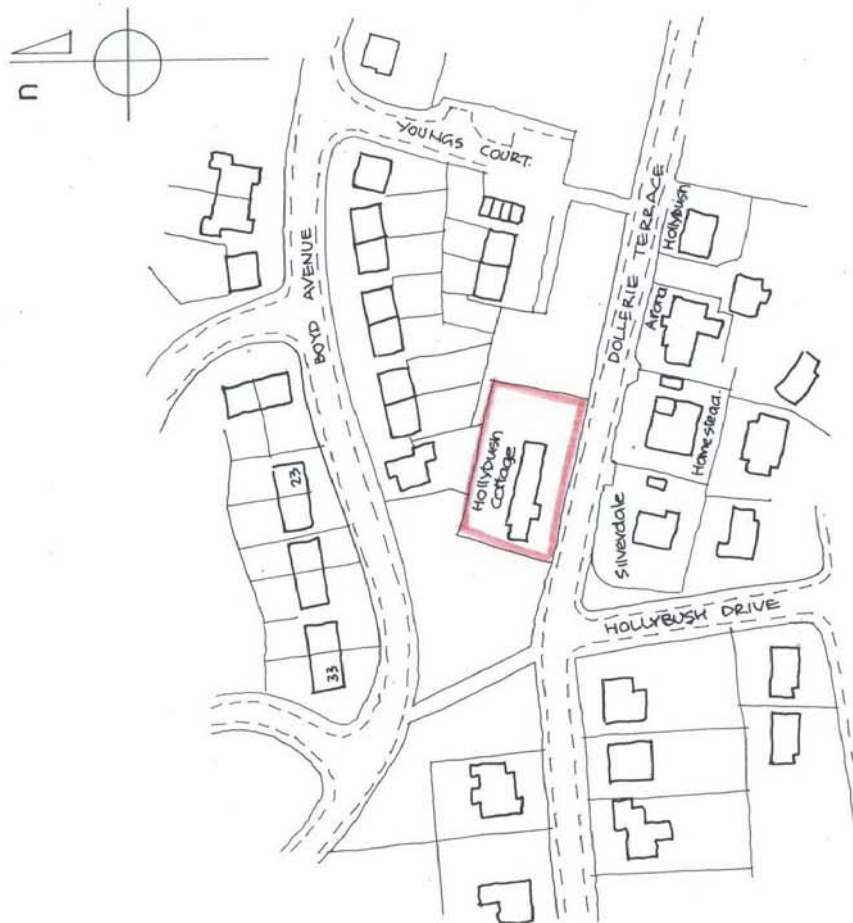
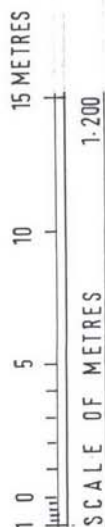
EAST ELEVATION

drawing
ELEVATIONS AS EXISTING
date FEB /13
scale 1:100
drg no. R/13/4

north



SITE PLAN



LOCATION PLAN
scale 1:1250

drawings
SITE AND LOCATION PLANS
date FEB '13
scale 1:200
1:1250
drg. no. R/13/6

<p>TCP/11/16(247) Planning Application 13/00237/FLL – Alterations and extension to dwellinghouse at Hollybush Cottage, Dollerie Terrace, Crieff, PH7 3QQ</p>
--

PLANNING DECISION NOTICE *(included in applicant's submission, see pages 421-422)*

REPORT OF HANDLING *(included in applicant's submission, see pages 423-427)*

REFERENCE DOCUMENTS *(included in applicant's submission, see pages 435-439)*

