

**TCP/11/16(282)**  
**Planning Application 13/01157/FLL – Alterations and extension to dwellinghouse, 26 Coltward, Campmuir, Blairgowrie, PH13 9JF**

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**TCP/11/16(282)**

**Planning Application 13/01157/FLL – Alterations and extension to dwellinghouse, 26 Coltward, Campmuir, Blairgowrie, PH13 9JF**

**PAPERS SUBMITTED  
BY THE  
APPLICANT**



CUSTOMER SERVICE  
POINT

27 SEP 2013

## NOTICE OF REVIEW

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 2013

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 DAVID + JILLIAN MARTIN

Address 26 LINTROSE HOLDINGS  
CAMPMUIR

Postcode PH13 9LN

Contact Telephone 1 [REDACTED]

Contact Telephone 2 [REDACTED]

Fax No [REDACTED]

E-mail\* [REDACTED]

### Agent (if any)

Name [REDACTED]

Address [REDACTED]

Postcode [REDACTED]

Contact Telephone 1 [REDACTED]

Contact Telephone 2 [REDACTED]

Fax No [REDACTED]

E-mail\* [REDACTED]

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

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

Yes ☒ No ☐

Planning authority

PERTH & KINROSS COUNCIL

Planning authority's application reference number

13/01157/FLL

Site address

26 LINTROSE HOLDINGS, CAMPMUIR, PH13 9LN

Description of proposed  
development

ALTERATIONS AND EXTENSION TO DWELLINGHOUSE

Date of application

19-06-2013

Date of decision (if any)

9-09-2013

**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)   | <input checked="" type="checkbox"/> |
| 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  | <input checked="" type="checkbox"/> |
| 2. Failure by appointed officer to determine the application within the period allowed for determination of the application | <input checked="" 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                                   | <input type="checkbox"/>            |
| 3. Site inspection  | <input checked="" type="checkbox"/> |
| 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:

### 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"/>            | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <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.

PROVIDED IN SEPARATE DOCUMENT

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

Yes ☐ No ☒

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.

**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.

FOUR PICTURES  
TWO A4 PAPERS OF APPEAL

**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 applicant/~~agent~~ [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed



Date

27-09-2013



CUSTOMER SERVICE  
POINT

27 SEP 2013

Dear Sir/madam

In response to the decision to refuse our planning application for alterations and extension to dwellinghouse 26 Coltward, Campmuir, reference number 13/01157/FLL. We appeal due to the reason for refusal being contradictory to the surrounding houses already allowed in our street.

Looking at the objectors points which have also been brought up by the planning officer:

**Overshadowing:** Our garden and the back of our house are completely overshadowed due to a brand new house still in the process of being built to the right of our house. The decision was made by planning officers at Perth and Kinross council to allow this build in the knowledge the sheer size of the house would overshadow our land. The objectors house is the only one and a half storey in a street of single storey houses and clearly overshadows the neighbouring house and yet was still allowed to be built. So to refuse our application by stating it overshadows the neighbouring land is absurd considering the above.

**Overlooking:** As already stated by the planning officer the objectors one and a half storey house overlooks our own house by way of a dormer window. The house currently being built to the right of our house has four very large windows overlooking our property, again both were allowed by Perth and Kinross planning department. We proposed one window and a door facing the objectors house. There is a distance of 40ft between the proposed window and the neighbouring window, a greater distance than a lot of houses, and now there is a six foot fence separating the properties which blocks any view into each others houses and gardens.

**Height:** The proposed height of the extension is insignificant in comparison to both neighbouring properties. As stated there is a one and a half storey house to the left of ours and to the right there is a very large single storey being built. The length of the proposed extension as stated by the officer is 11.8m, the height was needed to achieve the correct angle for the slates/tiles on the roof. Even being 1.5m above the existing ridge line, this height is still lower than the neighbouring houses.

Looking at the reason for refusal:

This is our second attempt at planning permission and both times have been refused on the same basis, that is, it is detrimental to the character of the cottage and the surrounding properties, how can this possibly be a legitimate reason when out of seven houses in the street, five are new builds at different sizes, shapes and height? Our house is now in between two very large houses, it looks small and insignificant next to them. If the council are worried about what is detrimental to the look of our house, the two houses either side of ours would never have been allowed planning permission, but as it stands they were granted and have now been built.

The need for the extension is not to profit from a larger house but to enhance a family home which is now too small for our growing children. We have a five year old boy, a two year old girl and a one year old boy all squashed in one room. Due to their ages and sex they all require their own room and the only way to achieve this is to build an extension on the scale we have proposed. The extension would be the same length as the other houses, and shorter than the house which is currently being built next to us. The height would be less than the rest of the houses in the street. When we say "street" we live down a private road, no body drives passed our house unless to gain access to the one farm which is beyond our own house, therefore even if the roof does protrude 1.5 m above the

existing ridge line, no one will view this, as it will still be towered over by the one and a half storey house and new build which dominate our private road. We feel after the last attempt, we have altered the plans significantly and have incorporated the proposed extension in with the cottage by dropping the size from a two storey house to a single storey and by taken out any gable walls facing neighbouring properties. The length stayed the same for the reason of our large family and the rooms needed to accomodate them, but as already stated the length is the same as the other houses in the street. Our house does feel "lost" between such large buildings and to build this extension would enhance our cottage to the same standard that was allowed when the neighbouring houses were built. A smaller extension would not meet the needs of our family and the house would still be "lost" inbetween very large houses.

The fact we bought a traditional cottage, which was in such a state to repair, it was almost at the stage of demolition, should not hinder us from extending it to the same precedence which has already been set by large new build houses. We restored a house, which easily could've been knocked down, to retain the traditional cottage, but it desperatley needs an extension and with the size of the houses being allowed in our street and village we see no valid reason why our house should be refused a proposed extension which will still make it smaller than the rest of the houses and retain the traditional cottage.

Yours

David & Jillian Martin

As shown, it's clear to see how small our house now looks and how dominated it is by the houses either side.



The sheer size of the new build house clearly dominates our own. The height of this house along with the one and a half storey tower above our own.





From the garden of the new build. This shows the difference in size and length. Even the height of the garage on the neighbouring land is taller than our house.



A view from our garden. To the right of our shed you will notice the 4 windows looking straight into our land, and clearly 'overlooking' our property. Our house now looks lost between two huge houses.



**TCP/11/16(282)**

**Planning Application 13/01157/FLL – Alterations and extension to dwellinghouse, 26 Coltward, Campmuir, Blairgowrie, PH13 9JF**

**PLANNING DECISION NOTICE**

**REPORT OF HANDLING**

**REFERENCE DOCUMENTS**





# PERTH AND KINROSS COUNCIL

Mr David Martin  
26 Lintrose Holding  
Campmuir  
Coupar Angus  
Blairgowrie  
PH13 9LN

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date 3rd September 2013

## TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **13/01157/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 19th June 2013 for permission for **Alterations and extension to dwellinghouse 26 Coltward Campmuir Blairgowrie PH13 9JF** for the reasons undernoted.

Development Quality Manager

### Reasons for Refusal

1. The proposed design is contrary to Policy 71 of the Eastern Area Local Plan 1998; as the scale, form and design of the development is incongruous with the character of the existing property and properties within the surrounding area, to the detriment of visual amenity.

### Justification

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](http://www.pkc.gov.uk) "Online Planning Applications" page

**Plan Reference**

**13/01157/1**

**13/01157/2**

**13/01157/3**

**13/01157/4**

**13/01157/5**

**13/01157/6**

**13/01157/7**

**13/01157/8**

**13/01157/9**

**13/01157/10**

**13/01157/11**

**13/01157/12**

**13/01157/13**

## REPORT OF HANDLING

### DELEGATED REPORT

Ref No	13/01157/FLL
Ward No	N2- Strathmore

**PROPOSAL:** Alterations and extension to dwellinghouse

**LOCATION:** 26 Coltward Campmuir Blairgowrie PH13 9JF

**APPLICANT:** Mr David Martin

**RECOMMENDATION:** REFUSE THE APPLICATION

**SITE INSPECTION:** 27 June 2013

**OFFICERS REPORT:**

#### **Site Description:**

The application site relates to No. 26 Coltward, Campmuir. The application site which falls within the Campmuir village envelope, refers to a single storey detached bungalow. The property itself is of a fairly traditional form and appearance, clad in rendered walls with a pitched, slated roofline and the neighbouring, adjacent properties are the same in terms of form and appearance.

#### **Background:**

A previous application was refused Planning Consent for a larger two-storey extension on the rear of the property (App Ref No: 12/02068/FLL). The applicant then subsequently appealed the decision made by the Council but this was dismissed by the Local Review Body. In the Planning Advisor's comments, it was stated that the proposed extension was considered excessive in scale and would, thus, have a detrimental impact upon the amenity of the area. The Review Application was accordingly dismissed.

#### **Development Proposal:**

This application seeks detailed Planning Consent for the removal of an existing sunroom and the erection of a single storey extension on the rear of the property. The application also proposes the formation of a porch on the front of the property that projects out by 1.5metres; and a detached garage of 21 square metres in floorspace.

The proposed additional floorspace of the rear extension equates to an area of 122 square metres that projects out from the rear of the property by 11.8 metres. The height of the extension to the eaves equates to 4 metres whilst the height to the ridgeline equates to 7.8 metres (and of particular relevance, protrudes above the existing ridgeline by 1.5 metres).

### **Assessment:**

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 Development Plans that are applicable to this area are the approved Tay Plan 2012 (Strategic Development Plan 2012 - 2032) and the adopted Eastern Area Local Plan 1998.

As a consequence of falling within the Campmuir village envelope, the application falls to be assessed against Policy 71 of the EALP. Policy 71 seeks to ensure among other criteria, "In the case of built development, the scale, form, colour and design of development should accord with the existing pattern of building."

The determining issues for this application are therefore: (i) Whether the proposal is in accordance with the relevant provisions of the Development Plan, (namely Policy 71 of the EALP 1998); and, (ii) Whether an exception to those provisions is justified by other material considerations.

Having inspected the application site and carefully assessed the submitted plans, I would assess the proposal as follows:-

### **Residential Amenity:**

The existing plot is of a sufficient size to accommodate this development without adversely affecting the residential amenity of the application site. The development takes up less than 20% of the garden space. It is considered that the development, therefore does not occupy an undue proportion of the private garden ground and as such, there will remain a more than adequate private amenity space.

In terms of overlooking, the gable of the extension (south-west elevation), includes the formation of two windows. The nearest edge of the gable of the proposed extension would leave a separation distance of only 3 metres from the boundary with the neighbouring, adjacent property. However, the neighbouring, adjacent property has a first floor dormer window that overlooks into the rear garden of the application site and, consequently, the proposal would exacerbate overlooking between the windows of the respective properties.

In terms of overshadowing, as a consequence of the neighbouring, adjacent property having undergone a previous rear extension; and, the proximity from the proposed extension, there will be overshadowing but will not pose significant adverse issues.

### **Visual Amenity:**

In terms of the visual amenity, it is clear that the mass, scale and proportionality of the proposed development will adversely impact on the character and appearance of what is a modest single storey detached bungalow. Although this amended application has downgraded from a two storey extension (12/02068/FLL), to a single storey extension, the height of the development still protrudes significantly above the existing ridgeline; as well as the scale, mass and proportionality adversely impacting upon the existing cottage. The proposal will have a significant adverse impact in terms of visual amenity.

In terms of design and appearance, the development will pose significant adverse issues. The design, mass and scale of the development is not subordinate to the existing. The existing property is a modest, rural cottage, in stark contrast to the

proposal which, although remaining single storey, includes a roof pitch that is 1.5 metres higher than the existing ridgeline and, thus, becomes the dominant feature of the property. Furthermore, the proposed extension is effectively forming a second cottage on the rear of the existing cottage which adversely impacts on the character by dominating the existing cottage.

As a consequence, the proposal is over-dominant and introduces what would be an undesirable precedent for this bungalow as well as the neighbouring, adjacent properties. The existing floorspace amounts to 106 square metres and as a consequence of the extension proposing a floorspace area of 122 square metres, clearly the proposed development is more than 50% of the existing floorspace; and, therefore, proposing a floorspace area that does not relate satisfactorily to the existing floor area.

Overall, the design is considered incongruous to the existing building by proposing an extension that is completely out of character with the existing design. It is acknowledged that this application is an amended design from the previous refused application (Ref No: 1202068/FLL) but the revised plans/elevations have not sufficiently resolved the adverse issues of the original application; and, consequently, there remain significant issues in regard to design.

The proposed finishing materials comprise of wet dash rendered walls with a pitched, slated roofline.

### **Conclusion:**

In conclusion, the proposed extension, by virtue of its scale, mass and proportionality, does not recognise, nor, respect the form of the existing building. The original form and appearance of the building has therefore been ignored and consequently, the proposal would adversely impact upon the shape, scale and proportions of the existing building. The overall, cumulative impact is that the proposed development overwhelms the existing building, and, thereby, the architectural integrity of the original structure, (if approved), would become lost.

Despite this being a re-submission, there remain significant adverse issues with the proposed development.

Having taken cognisance of the relevant criterion, (Policy 71), I consider the development is in contravention of the guidance contained within the Eastern Area Local Plan 1998. As a consequence of the above mentioned material considerations, there is no reasoned justification for approving this application. On that basis, this application is recommended for refusal.

### **DEVELOPMENT PLAN**

The Development Plan for the area comprises the approved Tay Plan 2012 (Strategic Development Plan 2012 – 2032 and the adopted Eastern Area Local Plan 1998. There are no strategic issues of relevance raised in the Tay Plan 2012 (Strategic Development Plan 2012 – 2032) In summary, the principal Development Plan policies are raised in the Eastern Area Local Plan 1998. These are as follows:

#### **Policy 71** **Eastern village uses**

Policy 71 seeks to ensure among other criteria, "In the case of built development, the scale, form, colour and design of development should accord with the existing pattern of building."

## **PERTH AND KINROSS COUNCIL LOCAL DEVELOPMENT PLAN – PROPOSED PLAN, JANUARY 2012**

The adopted Local Plan will eventually be replaced by the Proposed Local Development Plan. The Council's Development Plan scheme sets out the timescale and stages leading up to adoption. Currently undergoing a period of representation, the Proposed Local Development Plan may be modified and will be subject to examination prior to adoption. This means that it is not expected that the Council will be in a position to adopt the Local Development Plan before December 2014. It is therefore a material consideration in the determination of this application.

Under the LDP (Local Development Plan) the relevant paragraphs related to this application are Policy RD1 (Residential Areas) which identifies areas of residential and compatible uses where existing residential amenity will be protected and, where possible, improved.

### **OTHER POLICIES**

None specific.

### **SITE HISTORY**

05/01648/FUL Erection of a garage

***Application Permitted***

12/02068/FLL Alterations and extension to dwellinghouse

***Application Refused***

### **CONSULTATIONS:**

Scottish Water

No objections.

**TARGET DATE:** 19 August 2013

### **REPRESENTATIONS RECEIVED:**

Number Received:

2

**Summary of issues raised by objectors:**

There are two letters of representation, one received from a neighbouring resident, objecting to the proposed development on the following grounds:-

- Overlooking;
- Discrepancy regarding dimensions on plans;
- Height of extension impacting upon existing building.

**Response to issues raised by objectors:**

In response to the points discussed above, it is clear that both, Overlooking and Excessive Height are considered as valid material Planning Considerations and have been taken cognisance of in the determination of this Application. In regard to the reason querying the dimensions shown on the submitted plans, while this is not a material Planning consideration, it is an important issue and has been addressed. Accordingly, at the time of writing, the dimensions provided in the submitted plans have been checked and are an accurate reflection of the proposed development.

There is also a letter of representation, received from the Applicant, responding to the points cited by the neighbour, against the proposed development.

**ADDITIONAL STATEMENTS RECEIVED:**

Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement / Design and Access Statement	Not required
Report on Impact or Potential Impact e.g. Flood Risk Assessment	Not required

**LEGAL AGREEMENT REQUIRED**

None required

**DIRECTION BY SCOTTISH MINISTERS**

None required

**REASONS FOR REFUSAL:**

- 1 The proposed design is contrary to Policy 71 of the Eastern Area Local Plan 1998; as the scale, form and design of the development is incongruous with the character of the existing property and properties within the surrounding area, to the detriment of visual amenity.

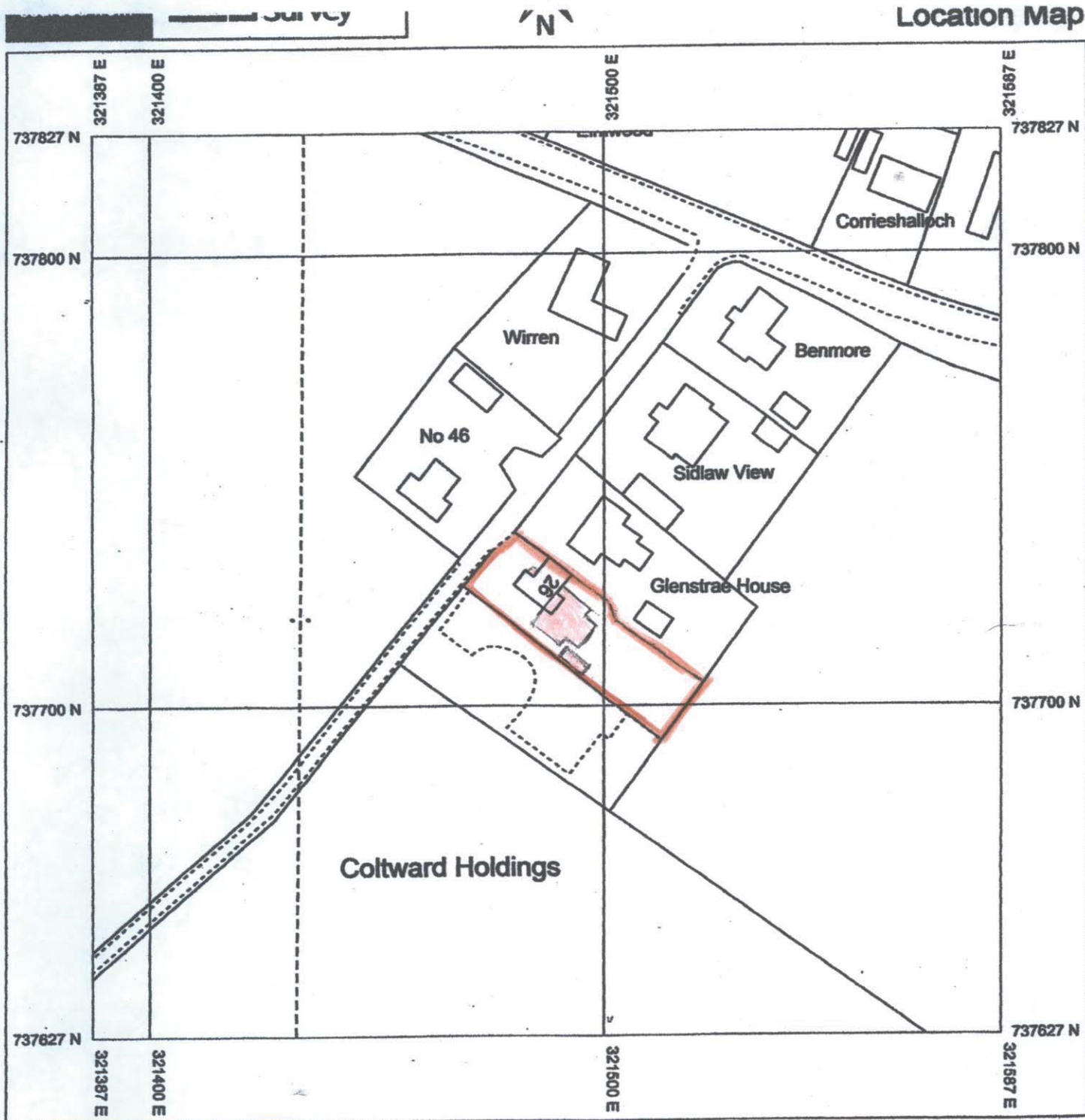
**JUSTIFICATION :**

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

**INFORMATIVES:**

None.





PERTH AND KINROSS COUNCIL

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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

DRAWING REF: 18/01157/1

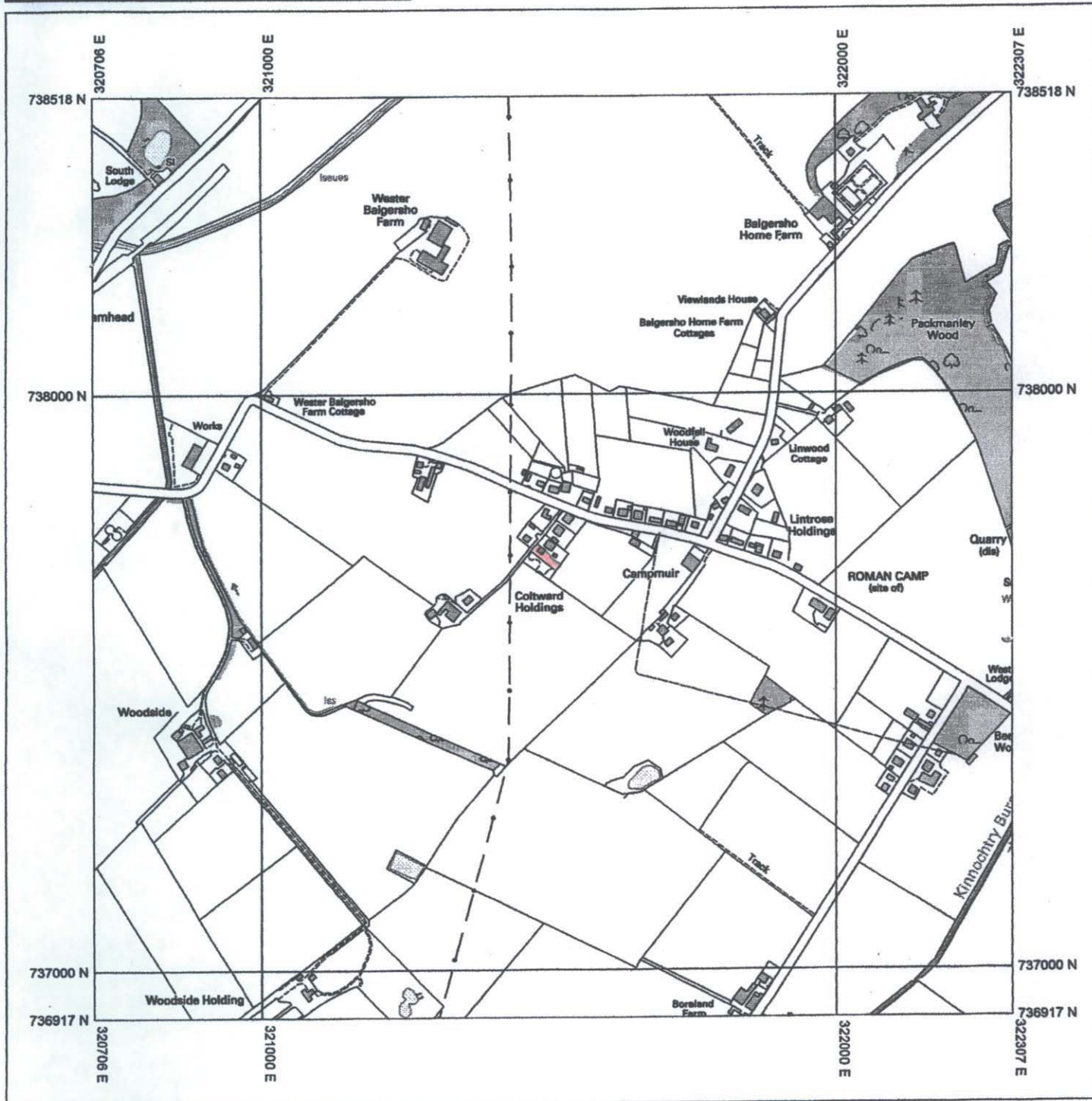


Scale 1:1250

Supplied By: Danscot Perth

Serial number: 001083334

Plot Centre Coordinates: 321487, 737727



## PERTH AND KINROSS COUNCIL

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The representation of features as lines is no evidence of a property boundary.

DRAWING REF: 13/01157/2



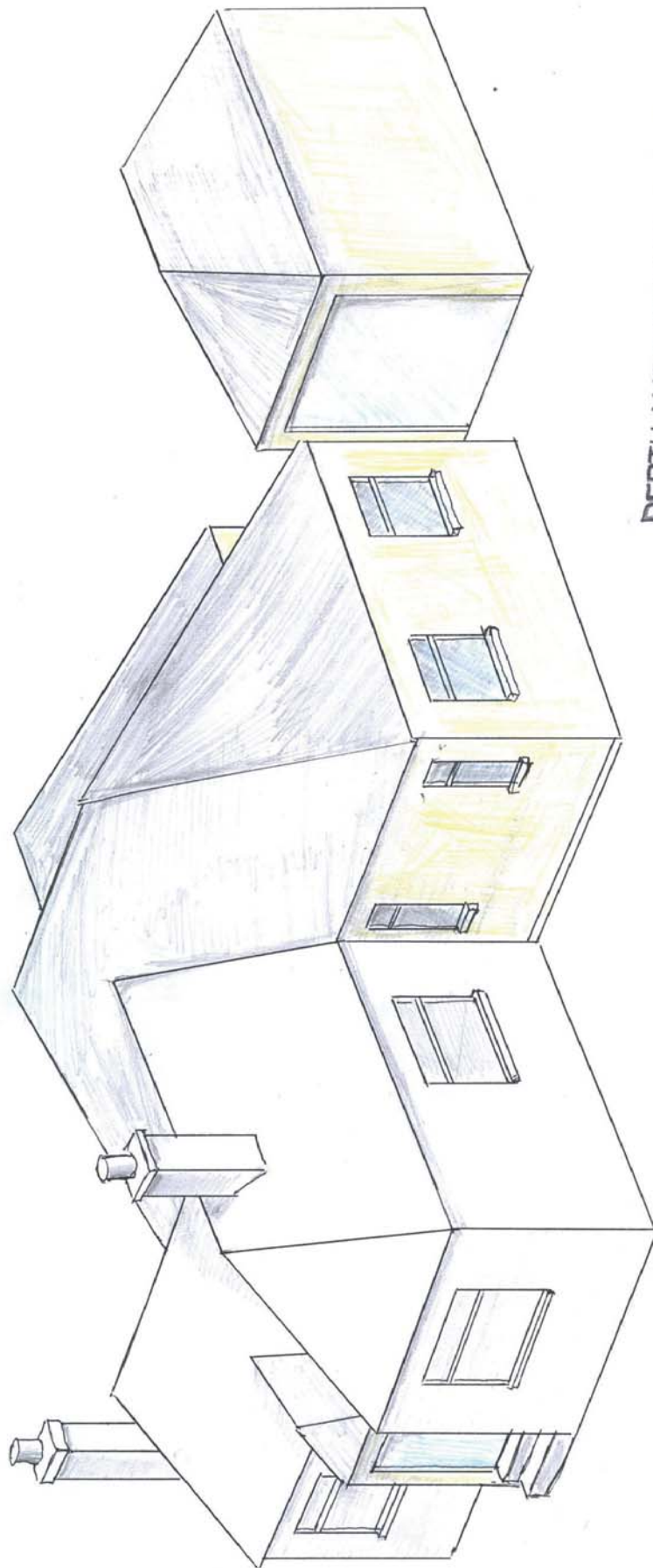
Scale 1:10000

Supplied By: **Danscot Perth**

Serial number: 001083335

Plot Centre Coordinates: 321506, 737717





PERTH AND KINROSS COUNCIL

DRAWING REF: 13/01157/3

Proposed extension to 26 The Holdings,  
Campmuir, by Burrelton.  
For Mr and Mrs David Martin

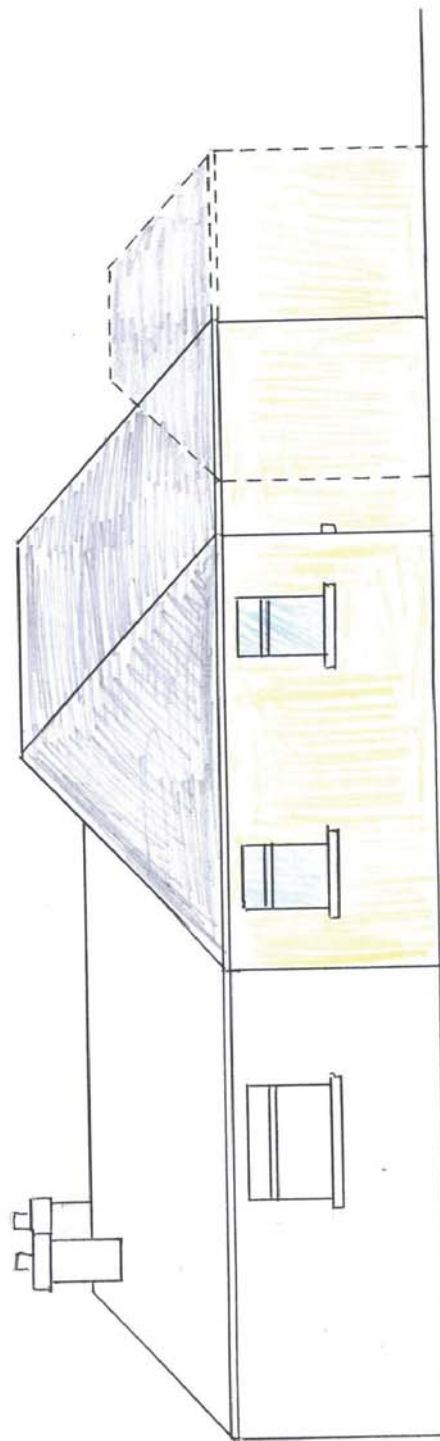
#### Substructure

External perimeter walls to comprise 100mm thick outer skin dense block work 7N/mm<sup>2</sup> / 50mm wide cavity with stainless steel wall ties 5 per M<sup>2</sup> / 150mm thick inner skin dense concrete block work / minimum cover on foundations to be 450mm / site scrape to be carried out to remove top soil.

#### External superstructure walls

16mm wet dash to match existing / 100mm thick dense concrete block work 7N/mm<sup>2</sup> / 50mm wide cavity with stainless steel wall ties 5 per M<sup>2</sup> with stainless steel annular nails / frameshield breather membrane / 9.5 GSP plywood / 145 x 47mm regularised timber studs at 600mm max crs. 150mm rockwool insulation quilt set between studs / 12.7 taper edged plaster-board screw fixed and having joints taped and filled / cavity fire stopped around all windows and door openings, eaves, verges, fans, wallhead and all corners / dpcs between fire stops and outer skins / 70 x 10mm Rytons plastic perpend ventilators with flyscreens inserted in outer skin of walling around perimeter of base course and at eaves all at 1200mm max crs.

30 x 5 galv holding down straps at 2.4m crs securing timber frames to substructure perimeter walls / straps also to be fitted either side of all door and window openings, at corners, and shall be 1200 long / new block work tied to existing masonry with stainless steel starter strips and ties / movement joints as required / mastic pointing at starter strips / all timbers treated.



NORTH EAST VIEW



SCALE 1:100

Proposed extension to 26 The Holdings, Campmuir, by Burrelton

For Mr and Mrs David Martin.

PERTH AND KINROSS COUNCIL

DRAWING REF: 13/01157/4

# Glazing calculation

Total floor area of house

g.f. 105m<sup>2</sup>

f.f. 144m<sup>2</sup>

249m<sup>2</sup>

25% of 249m<sup>2</sup> = 62.25m<sup>2</sup>

Total area of windows and external doors

g.f. 16.5m<sup>2</sup>

f.f. 26.5m<sup>2</sup>

doors 5m<sup>2</sup>

48m<sup>2</sup>

Glass requirement 48 - 62.25 = -14.25m<sup>2</sup>

For the size of extension, the glass / door openings are not in excess of allowable limits / the garage area has not been considered in this calculation.

## Windows

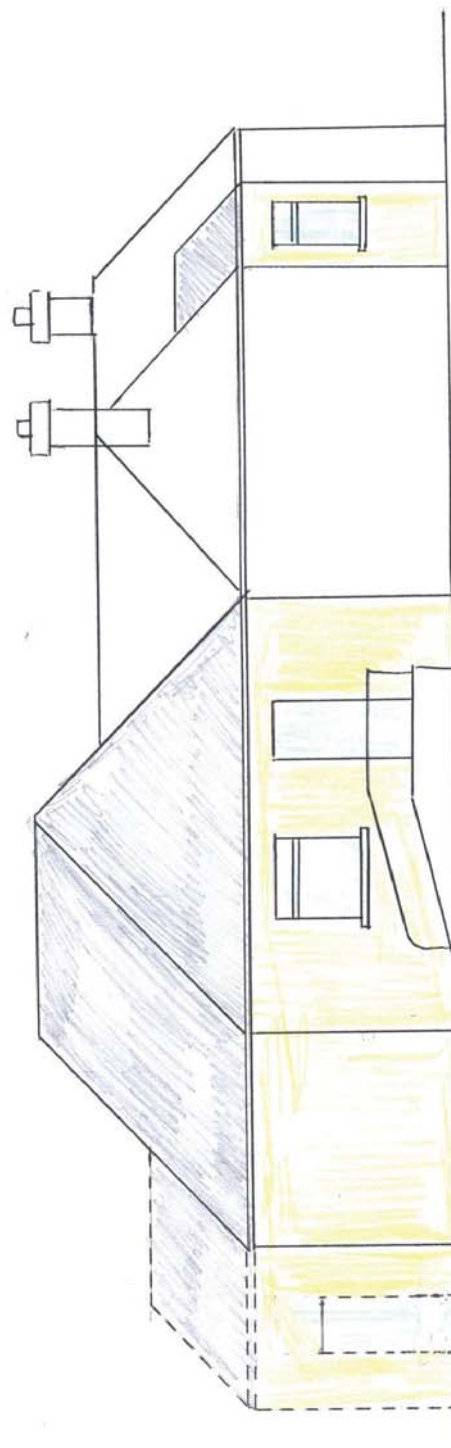
Windows to be white UPVC and opening as shown and having 28mm double glazed units / both skins of glass to be safety glass / U value 1.60W/m<sup>2</sup>K / permanent vents in the heads of the windows / sill boards to be 20mm white UPVC / ingoers and soffit to be 12mm white UPVC / locking fasteners / final dimensions to be checked on site / dpcs all round openings at cavity closures / mastic beading to sills and mastic pointing all round perimeter of windows / precast concrete sills to match existing and having dpc envelope / point up between pvc sills and concrete sills

## Floor

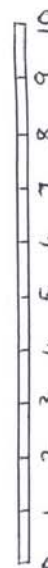
22mm thick V313 moisture resistant chipboard flooring with glued joints and fixed with ringshank nails / 75 x 47mm timber fillets at 600mm max crs, levelled, plugged, and screwed to floor slab / 75mm thick Kingspan floor insulation set between fillets / 150mm thick concrete floor slab with A142 mesh reinforcement / Visqueen 1200 dpm laid on sand and turned up 400mm at all walls / 150mm thick type 1 bottoming fully compacted and blinded with sand / additional type 1 fill as required.

## Roof

Welsh slates to match existing / ridge tiles to match existing / roofshield breather membrane / 16mm thick sawn sarking / roof trusses to engineered specifications / straps to tie roof trusses to wall head / insulation quilt / 12.5 plasterboard screw fixed and taped and filled.



SOUTH WEST VIEW



SCALE 1:100

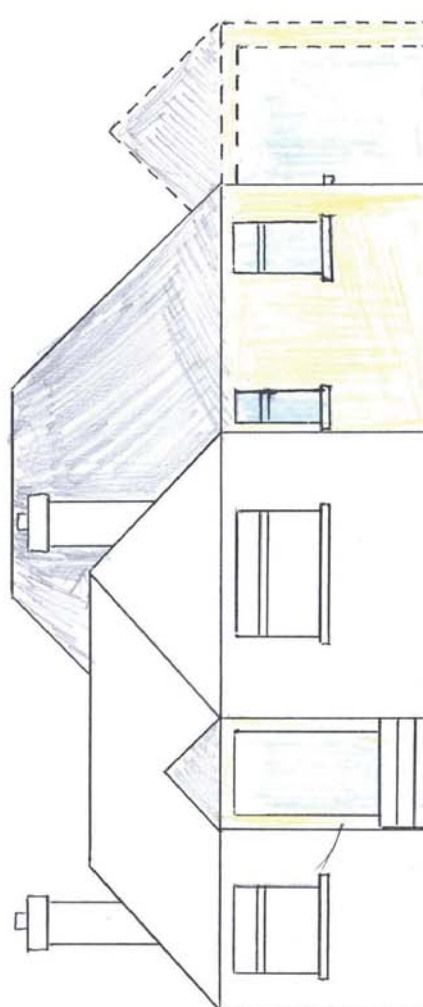
Proposed extension to 26 The Holdings, Campmuir, by Burrelton

For Mr and Mrs David Martin.

PERTH AND KINROSS COUNCIL

DRAWING REF: 13/01157/5





SOUTH EAST VIEW



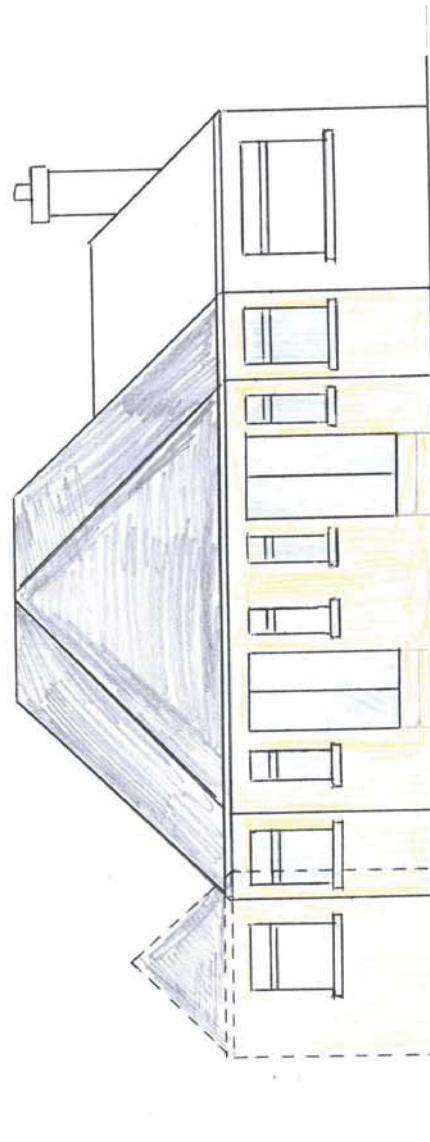
SCALE 1:100

Proposed extension to 26 The Holdings, Campmuir, by  
Burrelton

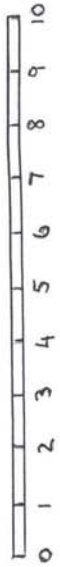
For Mr and Mrs David Martin.

PERTH AND KINROSS COUNCIL

DRAWING REF: 13/01157/6



NORTH WEST VIEW



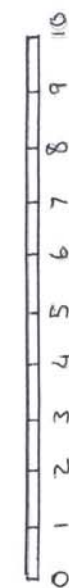
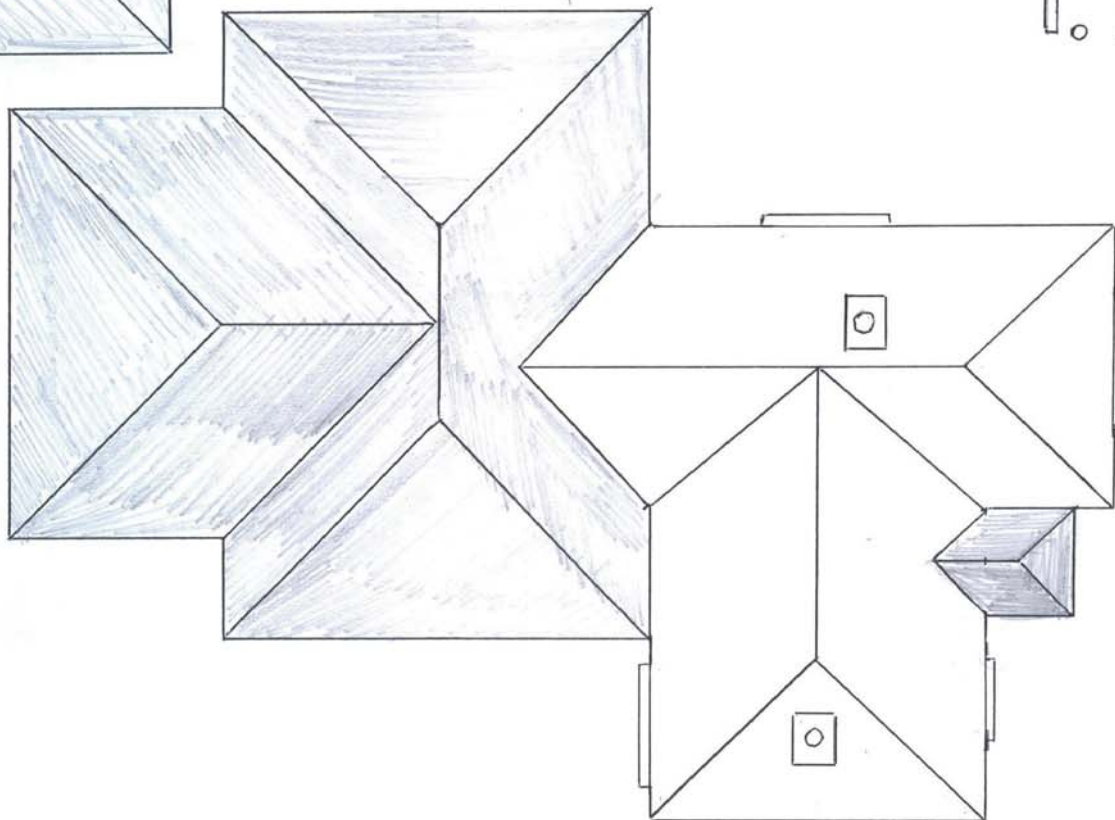
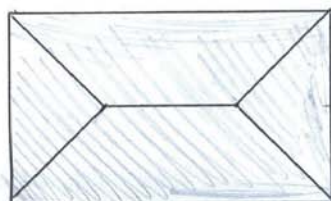
SCALE 1:100

Proposed extension to 26 The Holdings, Campmuir, by  
Burrelton

For Mr and Mrs David Martin.

**PERTH AND KINROSS COUNCIL**

DRAWING REF: 13/01157/7



SCALE 1:100

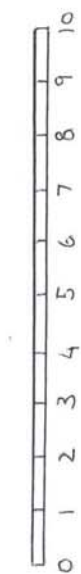
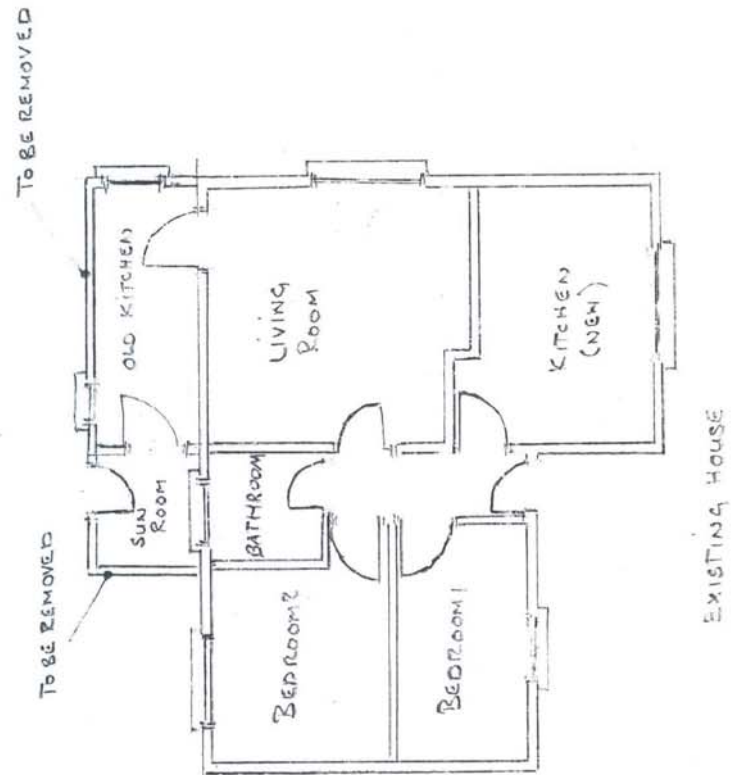
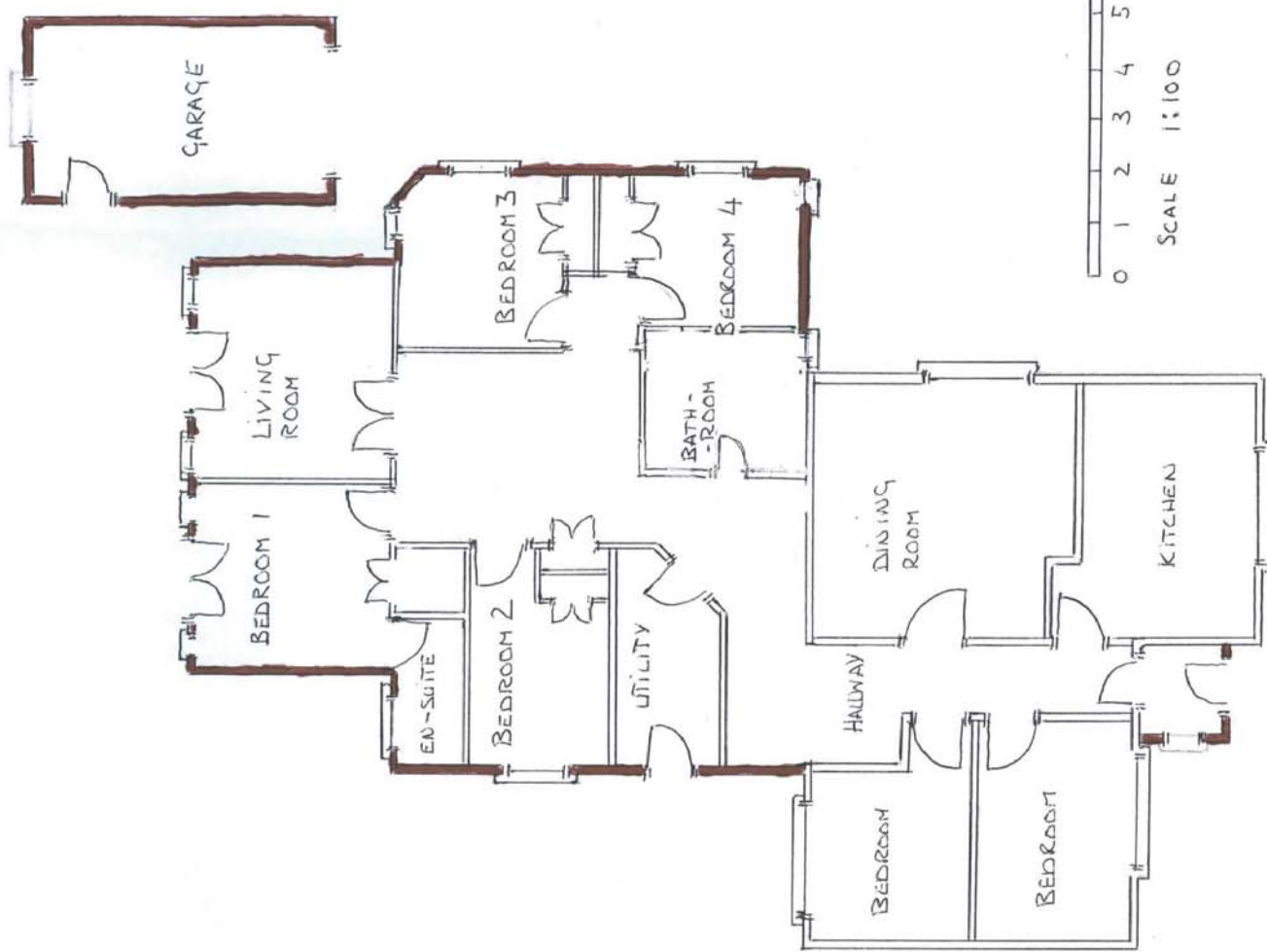
Proposed extension to 26 The Holdings, Campmuir, by  
Burrelton

For Mr and Mrs David Martin.

PERTH AND KINROSS COUNCIL

DRAWING REF. 13/01157/8

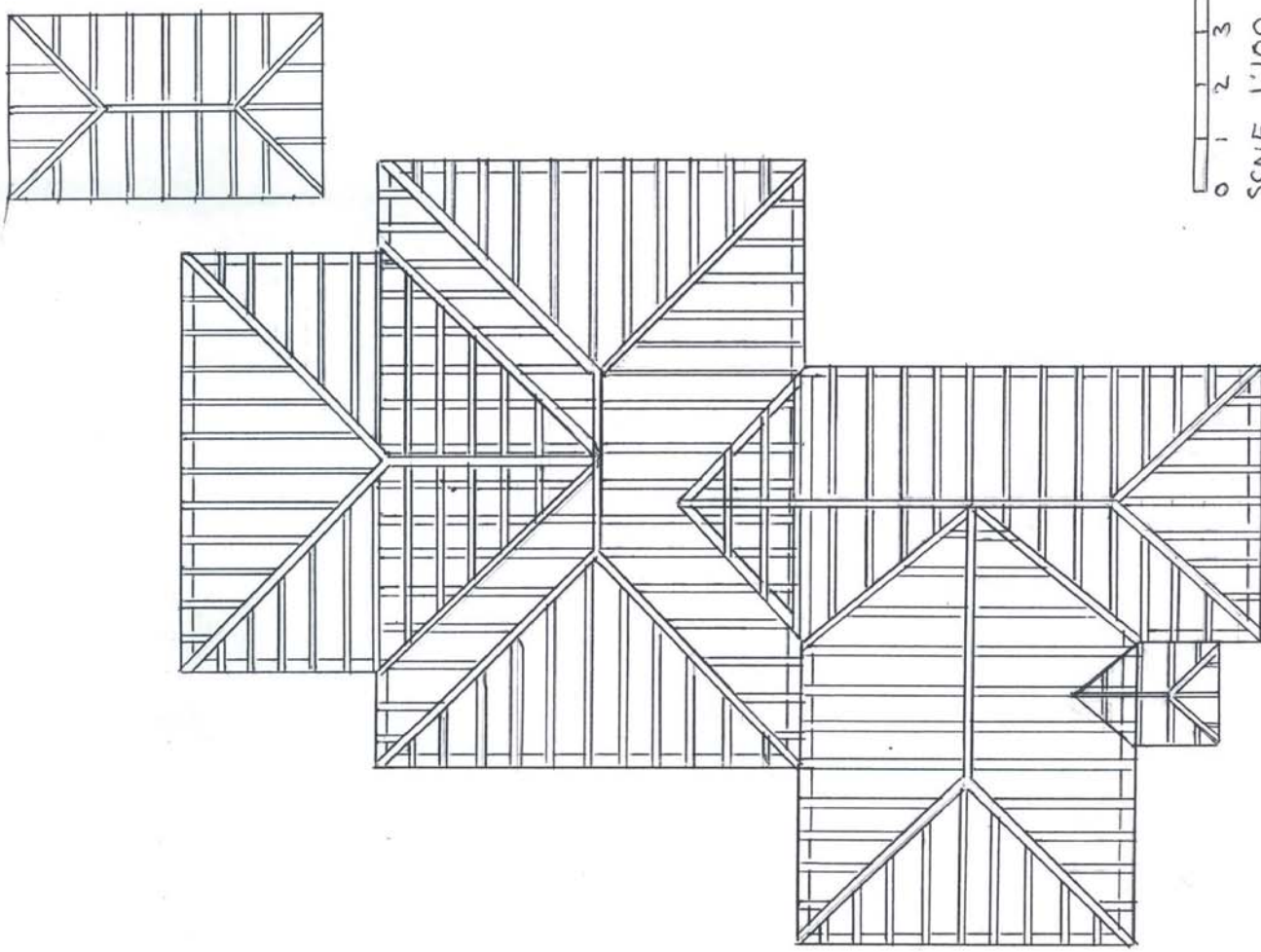




PERTH AND KINROSS COUNCIL

DRAWING REF: 12/01157/9

Proposed extension to 26 The Holdings, Campmuir, by  
Burrelton  
For Mr and Mrs David Martin.

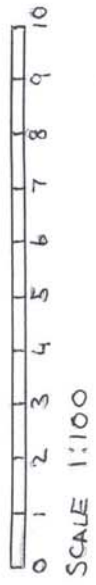


PERTH AND KINROSS COUNCIL

DRAWING REF 13/01157/10

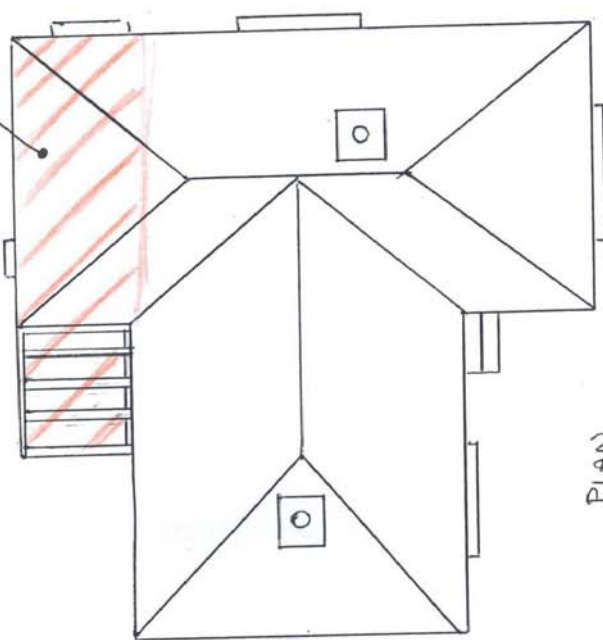
Proposed extension to 26 The Holdings, Campmuir, by  
Burrelton

For Mr and Mrs David Martin.

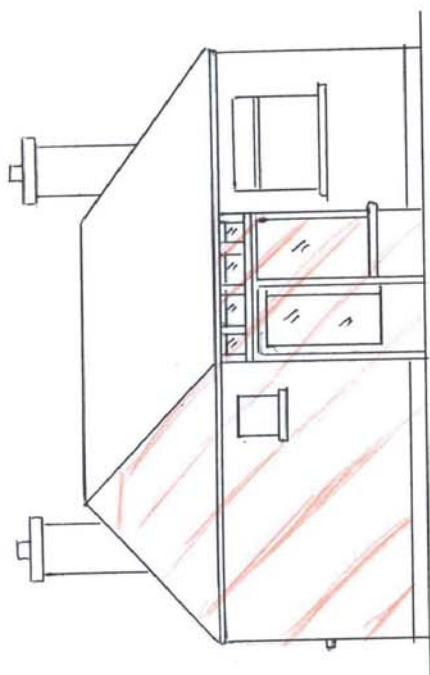


THIS PART REMOVED.

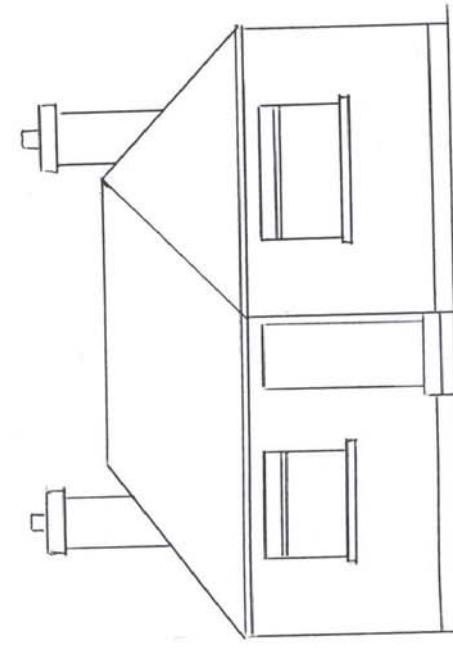
EXISTING VIEWS OF HOUSE  
AT 26 THE HOLDINGS,  
CAMPMUIR, by BURRELTON



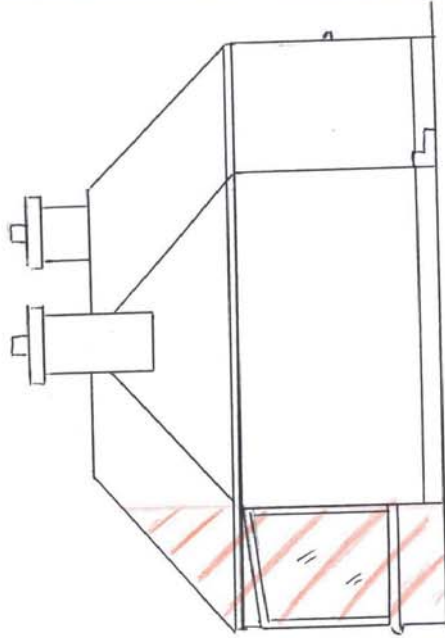
PLAN



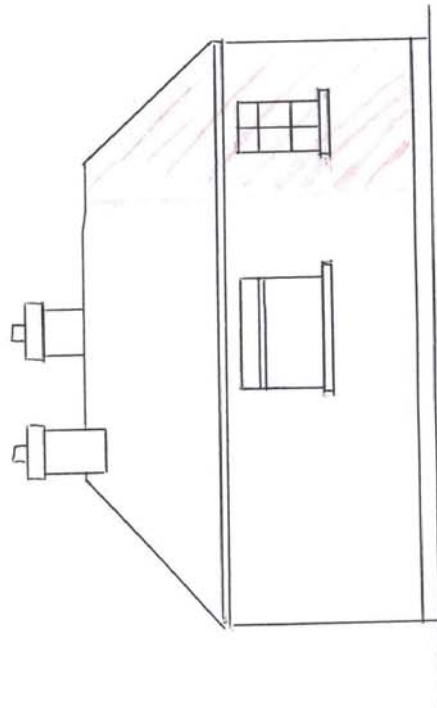
NORTH WEST VIEW



SOUTH EAST VIEW



SOUTH WEST VIEW



NORTH EAST VIEW

SCALE 1/100

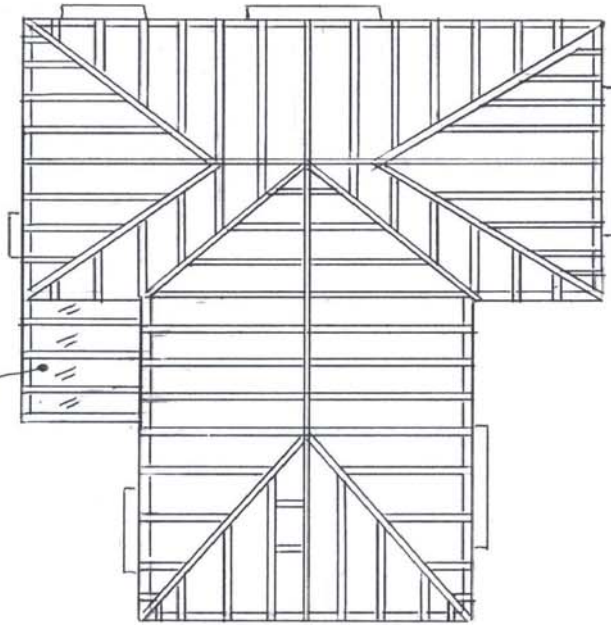


PERTH AND KINROSS COUNCIL

DRAWING REF: 13/0157/11

EXISTING ROOF DETAIL

GLASS ROOF OVER  
SUN ROOM



PERTH AND KINROSS COUNCIL

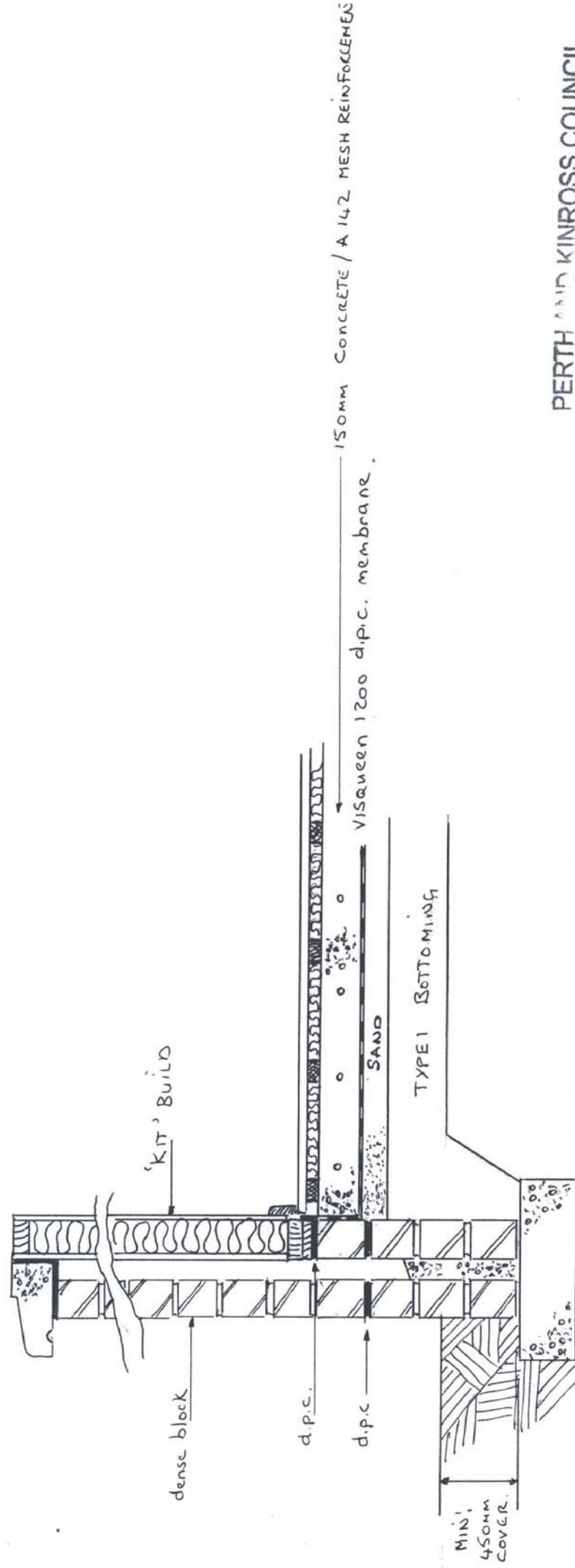
DRAWING NO. 13/01157/12

SCALE 1:100



Proposed extension to 26 The Holdings, Camphuir, by  
Burrelton

For Mr and Mrs David Martin.



PERTH AND KINROSS COUNCIL

SCALE 1:10

DRAWING REF: 13/01157/13



Proposed extension to 26 The Holdings, Campmuir, by  
Burrelton

For Mr and Mrs David Martin.



**TCP/11/16(282)**

**Planning Application 13/01157/FLL – Alterations and extension to dwellinghouse, 26 Coltward, Campmuir, Blairgowrie, PH13 9JF**

## **REPRESENTATIONS**

- Objection from Mr and Mrs Murdoch, dated 12 July 2013





**Gavin And Donna Murdoch (Neutral)**

**Comment submitted date: Fri 12 Jul 2013**

We wish to object to the application as follows:-

1. The submitted drawings are not of architectural standard, having no noted dimensions and are clearly wrong in a number of areas;
2. Overlooking from neighbouring window into our living room window;
3. Impact of obtrusive roof height of development;
4. The glazing ratios on the drawings are wrong, belonging to the previously rejected extension. Presumably, this should be correctly defined prior to the build being signed off.

