

TCP/11/16(603) – 18/02241/IPL - Erection of a dwellinghouse (in principle), land 20 metres north of 33 Holding, Northbank, Longforgan

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**TCP/11/16(603) – 18/02241/IPL - Erection of a
dwellinghouse (in principle), land 20 metres north of 33
Holding, Northbank, Longforgan**

**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 2013
The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

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.

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

1. Applicant's Details		2. Agent's Details (if any)	
Title	<input type="text" value="Mr"/>	Ref No.	<input type="text"/>
Forename	<input type="text" value="Ronald"/>	Forename	<input type="text" value="Gordon"/>
Surname	<input type="text" value="Dalley"/>	Surname	<input type="text" value="Davidson"/>
Company Name	<input type="text"/>	Company Name	<input type="text" value="GD Architectural Services"/>
Building No./Name	<input type="text"/>	Building No./Name	<input type="text" value="56"/>
Address Line 1	<input type="text"/>	Address Line 1	<input type="text" value="Queen Street"/>
Address Line 2	<input type="text"/>	Address Line 2	<input type="text"/>
Town/City	<input type="text"/>	Town/City	<input type="text" value="Tayport"/>
Postcode	<input type="text"/>	Postcode	<input type="text" value="DD6 9LQ"/>
Telephone	<input type="text"/>	Telephone	<input type="text" value="07703469893"/>
Mobile	<input type="text"/>	Mobile	<input type="text" value="07703469893"/>
Fax	<input type="text"/>	Fax	<input type="text"/>
Email	<input type="text"/>	Email	<input type="text" value="gordon@gdas101.co.uk"/>

3. Application Details	
Planning authority	<input type="text" value="Perth and Kinross Council"/>
Planning authority's application reference number	<input type="text" value="18/02241/IPL"/>
Site address	
<input style="width: 100%; height: 100%;" type="text" value="Land 20m North of Northbank House, 33 Holding, Northbank, Longforgan"/>	
Description of proposed development	
<input style="width: 100%; height: 100%;" type="text" value="Erection of Dwellinghouse (in principle)"/>	

Date of application	11/12/2018	Date of decision (if any)	20/02/2019
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Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

4. Nature of Application

Application for planning permission (including householder application)	<input type="checkbox"/>
Application for planning permission in principle	<input checked="" type="checkbox"/>
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"/>
Application for approval of matters specified in conditions	<input type="checkbox"/>

5. Reasons for seeking review

Refusal of application by appointed officer	<input checked="" type="checkbox"/>
Failure by appointed officer to determine the application within the period allowed for determination of the application	<input type="checkbox"/>
Conditions imposed on consent by appointed officer	<input type="checkbox"/>

6. 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.

Further written submissions	<input type="checkbox"/>
One or more hearing sessions	<input type="checkbox"/>
Site inspection	<input type="checkbox"/>
Assessment of review documents only, with no further procedure	<input checked="" type="checkbox"/>

If you have marked either of the first 2 options, 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 necessary.

7. Site inspection

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

Can the site be viewed entirely from public land?	<input type="checkbox"/>
Is it possible for the site to be accessed safely, and without barriers to entry?	<input checked="" 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:

Should a site visit be required we would request that you contact the Agent to make appropriate arrangements.

8. 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.

Please see the Review Statement Accompanying this Notice of Review

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes ☐ No ☒

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

9. 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

Review Statement
Planning Application 18/02241/IPL As Submitted
Report of Handling
Decision Notice

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.

10. Checklist

Please mark the appropriate boxes to confirm that 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 requesting 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 hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:



Name: Gordon Davidson

Date: 18.05.2019

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

ERECTION OF DWELLINGHOUSE (IN PRINCIPLE) AT LAND 20 METRES NORTH OF 33 HOLDING, NORTHBANK, LONGFORGAN

LOCAL REVIEW BODY REVIEW STATEMENT

Town and Country Planning(Scotland) Act 1997 as amended

Planning Application Ref: 18/02241/IPL

Appellant: Mr and Mrs Ronald Dalley

Date: April 2018

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1.0 INTRODUCTION

This Notice of Review has been submitted by Mr and Mrs Dalley and relates to an application for planning permission in principle for the erection of a dwellinghouse on land 20m to the north of Northbank House, 33 Holding, Northbank, Longforgan.

Perth and Kinross Council registered the application on 11 December 2018 under planning application reference: 18/02241/IPL.

The planning application was validated on 21 December 2018 and determined on 20 February 2019. The Planning Decision Notice cites the following reasons for refusal of planning permission:

01. The proposal is contrary to policy RD3, Housing in the Countryside, of the Perth and Kinross Local Development Plan 2014 and its associated supplementary guidance. The proposal does not comply with any of the categories of development contained within the policy and guidance. In particular it is contrary to the Building Groups section of the policy and guide. The proposal would not respect the surrounding layout and building pattern of the group, would detract from existing residential amenity and lead to over development of the area.

02. The proposal is contrary to Policy PM1A of the Perth and Kinross Local Development Plan 2014 as development of this site would not contribute positively to the quality of the surrounding built and natural environment. In addition the density of development would not respect the character and amenity of the place.

In determining the planning application, the Planning Authority is required, under Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act, 1997 (as amended) (the "Act") to determine the application in accordance with the Development Plan so far as material to the proposed development and any other material considerations.

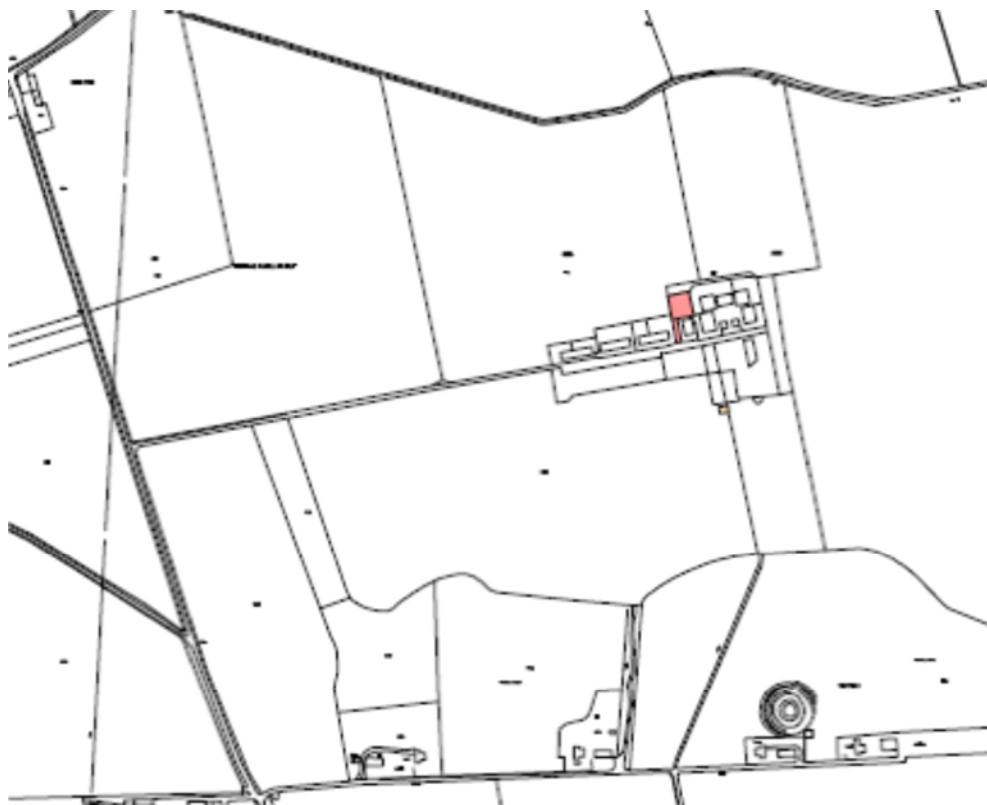
The appellant disagrees with the Case Officer's Decision and respectfully requests that the review is considered in light of the material considerations detailed within this statement which we believe to justify approval of the proposal having regard to the requirements of Sections 25 and 37(2) of the Act.

It is respectfully requested that this review is supported and planning permission granted for the reasons provided in this statement.

2.0 APPLICATION SITE AND CONTEXT

The property at Northbank House is set within extensive landscaped grounds at the eastern end of the linear development of small holdings known as Northbank, to the north of the village of Longforgan as shown in Figure 1: Site Local Plan.

Figure 1: Site Local Plan



Access to the site is via a minor public road that leads from the A90 over the border of Perth & Kinross Council's area at Blairhall, Balruddery. The site borders onto agricultural land to the north and is bound to the east, west and south by a recently built steading group of houses.

The site is located to the north of Northbank House and forms an area of extended private garden ground. The property at Northbank House is enclosed by a combination of timber fencing supplemented by a dense hedge as shown in the aerial photograph in Figure 2.

Vehicle access to the property is taken through an opening in the southern boundary fence/hedge and leads to a parking area to the east of the existing house. Northbank House is situated in the south eastern sector of the site and is single storey with a pitched roof. The driveway and parking area is enclosed by a recently erected timber fence and is separated from the paved patio area to the immediate west and south of the house.

Figure 2: Aerial Photograph of Site



Figure 3: View of 33 Holding Streetscape Looking West



The character of Northbank varies with a mixture of house types, designs, finishing materials, plot sizes and house positions combining to form this rural hamlet. This is evidenced by the photographs in Figures 4 and 5. The houses are predominantly single storey to the west of the application property and two storey to the east. Figure 2 illustrates that the position of the proposed house although in a backland location (to the rear of the original house at 33 Holdings) is very similar to the north most houses in the recently completed housing development to the east of the application site. The photographs in Figures 6 and 7 demonstrate the significance of the coniferous hedging that encloses the proposed housing plot to the north, east, south and west. Similar dense coniferous hedging encloses the houses on the southern side of the Northbank access road as shown in Figure 3. Figure 3 also demonstrates that in complementing and strengthening the character of Northbank care has been taken to integrate new housing into the existing

streetscape. The building to the front in Figure 3 is a garage with the building to the rear being Northbank House. There is a clear relationship in terms of scale, massing and finish between the two buildings despite their purpose being very different.

Figure 4: View of North Side of Northbank Access Road West of the Application Property



Figure 5: View of Recently Completed Housing Development to East of Application Property



Figure 6: View of Western and Northern Boundaries of Proposed Plot



Figure 7: View of Eastern and Southern Boundaries of Proposed Plot



3.0 PROPOSAL

It is understood that any form of garden ground development will impact on the amenity of the existing house and has the potential to impact on neighbouring properties. However, in this instance the position of the existing house and orientation of the principal elevation allow for the sensitive subdivision of the existing plot and the erection of a modest dwellighthouse without adversely impacting on the character of the existing property or those adjoining the site. Principally this is because the proposed house will be located behind the principal elevation's building line and therefore will not be visible from the windows on the principal elevation of the existing house. This is demonstrated by Figure 8: Identification of Site Constraints and Figure 9: Constraint Design Solution.

Figure 8: Identification of Site Constraints



The design of the proposed development seeks to create a high quality residential environment where the amenity of the existing and proposed housing units is optimised by the character of the site. This above objective is achieved by subdividing the existing plot east to west to create two sizeable plots. The proposed plot shall have an area of 400sqm excluding the access driveway while the resulting plot serving the existing house shall retain a plot area of 635sqm.

The layout and design of the proposed development is illustrated by Figure 10.

Figure 9: Constraint Design Solution



The proposed house has been positioned to the north of the existing house. The new house shall be restricted to single storey so as to minimise any impact on the existing house and neighbouring properties in terms of overbearing, overlooking and overshadowing.

The proposed house has been designed with a principal southern aspect to optimise outlook, access to natural light and to survey the extensive private gardens to the front of the house.

The positioning of the proposed house to the north of the existing house shall also minimise tree loss with the mature hedging forming the southern boundary of the proposed plot being retained with the exception of a 3m wide section that will be removed to create vehicle access to the site.

Figure 10: Proposed Site Plan



Access to the proposed plot will be formed through a new opening in the boundary hedge separating Northbank House from the Northbank access road. The opening shall be formed in the south western corner of the existing plot with a driveway following the western boundary of the side garden to the west of Northbank House into the proposed plot. The driveway will follow the southern boundary of the proposed plot to a parking, turning area and garage located in the south eastern corner of the proposed plot. The proposed driveway has been separated from the remaining side garden serving Northbank House by a 1.0m high timber fence.

4.0 ASSESSMENT OF PROPOSED DEVELOPMENT

Section 25 of the Act identifies that "where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise."

This principle is restated in Section 37(2) of the Act on the determination of applications states that "In dealing with such an application the authority shall have regard to the provi-

sions of the development plan, so far as material to the application, and to any other material considerations".

The determining issues in this case are whether; the proposal complies with the adopted Perth and Kinross Local Development Plan and in particular:

Policy PM1A Placemaking
Policy PM1B Placemaking
Policy RD3 Housing in the Countryside

Housing in the Countryside Supplementary Planning Guidance (HICG) 2012

The other material considerations to be taken into account in the assessment if the proposed development related the content of:

Scottish Planning Policy
National Planning Framework

Principle of Development

As the site lies within the landward area within the adopted Local Development Plan 2014, the proposal falls to be principally considered against *Policy RD3: Housing in the Countryside* and its associated SPG on Housing in the Countryside, which is the most recent expression of Council policy towards new housing in the open countryside. Policy PM1 'Placemaking' and PM3 'Infrastructure Contributions' of the adopted Local Development Plan and the recently adopted Developer Contributions and Affordable Housing Guide 2016 are also relevant.

The proposed development is compliant with Policy RD3: Housing in the Countryside and its associated SPG on Housing in the Countryside. This is because Category 1 Building Groups of the SPG states that:

Consent will be granted for houses within building groups provided they do not detract from both the residential and visual amenity of the group. Consent will also be granted for houses which extend the group into definable sites formed by existing topography and or well established landscape features which will provide a suitable setting. All proposals must respect the character, layout and building pattern of the group and demonstrate that a high standard of residential amenity can be achieved for the existing and proposed house(s).

The proposed plot qualifies as an identifiable site by being enclosed by a dense landscaped boundaries to the north, east and west with a trees separating the proposed plot from the existing house to the south. Bounding the site to the north and west is an agricultural way providing access to the network of fields to the west and north of the site. In addition the proposed plot adjoins a neighbouring residential plot to the east and south.

The proposed plot shall be of a scale and design that is commensurate with those surrounding the site as shown in Figure 8. Although the pre-application advice obtained from the Council raised concern that the proposed plot would constitute backland development, the houses outlined in blue in Figure 8 demonstrate that the proposed development although within a backland location maintains the existing pattern of development within the building group. In terms of minimising impact on neighbouring prop-

erties the sloping topography and tree lined boundaries of the application site will screen the proposed development from neighbouring properties as well as the public road to the south of the site.

The surrounding area is characterised by plots with different sizes containing a variety of traditional cottage style houses and contemporary two storey houses of a suburban design. The plot layout and orientation of the proposed house shall replicate the form of the existing plots to the east of the site while the design of the house shall replicate the traditional cottages to the west strengthening the visual relationship and bond between the proposed development and the surrounding building group. The proposed plot therefore respects the character, layout and building pattern of the existing group while extending the building group into a site with defined boundaries that is contained.

Although the proposed development will extend the existing building group it should be noted that the extent of development will not exceed that created by the adjoining plots to the east of the site. However, in this instance further development would not be possible. This is due to the site being contained through definitive site boundaries in the form of dense landscaped boundaries, adjoining plots, an agricultural way and fields.

The distance between the proposed development and the existing buildings will ensure that there is no adverse impact on residential amenity while the visual cohesion between the proposed house and the existing building group shall be strengthened by the plot layout, position of the proposed house and definitive plot boundaries.

For the reasons outlined above it has been demonstrated that the proposed development complies with the requirements of Policy RD3 and the Housing In The Countryside Supplementary Guidance 2012.

Design and Layout

The site is required to be assessed against the 'Placemaking' policies of the adopted local plan. Although the detailed design of the proposed house has not yet taken place the indicative site layout plan accompanying this enquiry demonstrates that the proposed houses can be accommodated on the site.

The proposed site layout plan in Figure 10 demonstrates visually that the proposed development by virtue of the scale, plot size and house positions will not adversely impact on the density of development within the established building group or the amenity and character of the surrounding area.

The proposed house will be served by 3 curtilage parking spaces. Access to the proposed plot will be formed by utilising an existing area of unused garden ground to the west of the existing house that extends along the western boundary of the site from the main access road to 33 Holdings.

The proposed house has been purposefully positioned on the site so as to ensure that there is a distance of no less than 20m between the proposed houses and those existing. The generous space between buildings shall further reinforce the rural character of the area and visual cohesion of the building group through uniformity in plot size, layout, building orientation and distance between buildings.

Taking cognisance of the above reasoning the proposals satisfy Policy PM1A.

Residential Amenity

The formation of residential development has the potential to result in overlooking and overshadowing to neighbouring dwellings and garden ground. There is a need to secure privacy for all the parties to the development those who would live in the new dwelling and those that live in the neighbouring steading. Planning control has a duty to future occupiers not to create situations of potential conflict between neighbours.

The proposed house shall be positioned in the northern sector of the new plot. The position of the new house and its generous distance from existing houses surrounding the site shall ensure that the privacy and amenity of neighbouring properties is preserved by the proposed development.

The Site Layout Plan in Figure 10 demonstrates that the proposed house will be afforded generous external space standards and off street parking facilities. The windows of the proposed house will be positioned no less than 20m from the existing house at 33 Holdings and 12m from the neighbouring houses to the west as demonstrated by Figure 11. This will prevent the proposed house from overlooking, over shadowing and physically impacting on existing buildings within the group. Taking account of the proposed site layout plan we believe that the new house would not compromise the amenity of the existing building group and will equally provide a suitable level of residential amenity for future occupiers of the new house.

For the reasons outlined above the proposals satisfy Policy PM1B.

Access

It is proposed to utilise the existing road serving the site to provide access to the proposed house. The proposed access shall be designed to meet the standards required by the Council to ensure safe access and egress from the property whilst maintaining safety levels associated with other roads users and residents. The means of access to the site has been designed in compliance with the Council's transportation development standards and therefore accords with Policy TA1B of the adopted Local Development Plan.

Drainage and Flooding

SEPA's flood maps demonstrate that the site has not been the subject of flooding. Surface water from the proposed houses and areas of hard surfacing shall be attenuated and allowed to drain from the site sustainably.

Other Material Considerations

The Scottish Planning Policy (SPP) is a statement of Scottish Government policy on land use planning and contains, *inter alia*, concise subject planning policies, including the implications for development planning and development management. The SPP introduces a presumption in favour of development that contributes to sustainable development, and states that this will be a material consideration in the determination of planning applications.

With respect to promoting rural development, the SPP states in paragraph 75 that the planning system should "*promote a pattern of development that is appropriate to the character of the particular rural area and the challenges it faces*" and "*encourage rural devel-*

opment that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality.”

The SPP advises that in the areas of intermediate accessibility and pressure for development *“plans should be tailored to local circumstances, seeking to provide a sustainable network of settlements and a range of policies that provide for additional housing requirements, economic development, and the varying proposals that may come forward, while taking account of the overarching objectives and other elements of the plan.”* (Paragraph 78).

In addition to the above, paragraph 83 of the SPP refers to rural areas and highlights that decision making should generally *“include provision for small scale housing and other development which supports sustainable economic growth in a range of locations, taking account of environmental protection policies and addressing issues of location, access, siting, design and environmental impact.”*

The SPP defines small scale housing as including clusters and groups; extensions to existing clusters and groups; replacement housing; plots for self-build; holiday homes; new build or conversion linked to rural business.

The SPP seeks to balance development and economic growth in a sustainable manner that protects and enhances the environmental quality and landscape of an area. To deliver this, development proposals are encouraged to respond to the specific local character of the location and to fit sensitively and appropriately with the existing landscape and rural setting of the area.

We would contend that the proposal is consistent with the aims and objectives of the Scottish Planning Policy. The proposal presents an opportunity to sustainably extend the existing building group that comprises 33 Holding into a defined and contained site that shall blend with the surrounding rural landscape. For these reasons the proposal adheres to the rural placemaking and sustainability objectives of the Scottish Planning Policy.

In summary we have demonstrated that the proposed development satisfies the requirements of the Perth and Kinross Local Development Plan and align with national policy and guidance pertaining to development in the countryside.

5.0 EVALUATION OF REASONS FOR REFUSAL

The Report of Handling for planning application ref: 18/02241/IPL concludes that the proposed development contravenes Policies RD3 and PM1A of the adopted Local Development Plan. This section of the appeal statement shall evaluate the reasons for refusal and demonstrate the reasons why the proposal satisfies the requirements of the adopted Perth and Kinross Local Development Plan.

01. The proposal is contrary to policy RD3, Housing in the Countryside, of the Perth and Kinross Local Development Plan 2014 and its associated supplementary guidance. The proposal does not comply with any of the categories of development contained within the policy and guidance. In particular it is contrary to the Building Groups section of the policy and guide. The proposal would not respect the surrounding layout and building pattern of the group, would detract from existing residential amenity and lead to over development of the area.

Section 4.0 Assessment of Proposed Development demonstrates the proposal's compliance with Policy RD3 Housing in the Countryside of the adopted Local Development Plan. However, upon consideration of the Report of Handling for application ref: 18/02241/IPL the Case Officer has focused on the layout of the proposed plot as being the main reason for contravention of Policy RD3. The Report of Handling states:

This application is in principle at this stage. Full details would be required should the principle of development on this site be established. I would however note that an indicative house position has been shown which shows the proposed house located to the north of the site. In this scenario, once land has been set out for vehicle parking and turning, there will be inadequate space remaining for an acceptable level of private amenity space for the new dwelling. The Council's guidance requires around 100 square metres of usable private garden ground as a minimum. It is unlikely that this requirement could be met on this site.

The proposed site layout plan submitted to the Council is a scaled plan meaning that accurate measurements can be taken from the plan that reflect the dimensions of the proposed plot on the ground. It appears that the negative assumption made by the case officer regarding the provision of private garden ground is an opinion and is not based on empirical evidence extracted from an analysis of the proposed plans site layout plan. To clarify the areas private garden ground that will be afforded to the proposed house and resulting plot we have annotated the site layout plan in Figure 11.

Figure 11 Annotated Proposed Site Layout Plan



With reference to the design and layout of the proposed development the Report of Handling goes on to state:

The proposal is in a backland situation with access taken through existing garden ground close to the existing house. The distance between the existing house and new plot boundary to the north is 4.5 metres. It would be 4.25m from the west side of the house to the boundary with the new access. The other boundaries to east and south are 2.3 m and 6 m respectively. This conflicts with the Council's guidance which requires 9m window to boundary distance and 18 metres window to window. Whilst I accept that the east side of the property is less than 9 metres and will remain the same the north and western boundaries will be less than the recommended distance. The existing property would be hemmed in on three sides by a timber fence and with much reduced garden ground the amenity of this property would be compromised by the proposal to establish a dwelling-house on land to the north. The proposal would result in over development of the site in a manner that does not respect the layout of other development in the area.

The Report of Handling falsely concludes that the existing house would be “hemmed in” by virtue of the layout and design of the proposed development. The reference to guidance on window to boundary distances is not specified in the Report of Handling and such guidance is not contained in the Local Development Planning in the Countryside Supplementary Guidance, Placemaking Supplementary Guidance, Housing in the Countryside Technical Note and Urban Infill Development Technical Note (that refers to backland development). The annotated site layout plan in Figure 11 and the table in Figure 12 demonstrate that the proposed plot and the resulting plot will be afforded a generous development density commensurate with neighbouring properties. In this regard we have demonstrated that the proposed plot and resulting plot are not “hemmed in”.

Figure 12: Development Density

Address	Plot Area	House Footprint	Private Garden Ground Area
Northbank House (Resulting)	400sqm	107sqm	202sqm
Proposed Plot	604sqm	96sqm	208sqm
DOUGLAS HOUSE NORTHBANK FARM LONGFORGAN DUNDEE DD2 5HU	394sqm	105sqm	182sqm
GOWRIE COTTAGE NORTHBANK FARM LONGFORGAN DUNDEE DD2 5HU	506sqm	159sqm	262sqm

ILLINGWORTH COTTAGE NORTHBANK FARM LONGFORGAN DUNDEE DD2 5HU	392sqm	159sqm	185sqm
JAMES COTTAGE NORTHBANK FARM LONGFORGAN DUNDEE DD2 5HU	394sqm	105sqm	182sqm
MILL COTTAGE NORTHBANK FARM LONGFORGAN DUNDEE DD2 5HU	504sqm	159sqm	255sqm
PENNY COTTAGE NORTHBANK FARM LONGFORGAN DUNDEE DD2 5HU	562sqm	150sqm	376sqm
SANDY COTTAGE NORTHBANK FARM LONGFORGAN DUNDEE DD2 5HU	453sqm	121sqm	265sqm
THE BYRE NORTHBANK FARM LONGFORGAN DUNDEE DD2 5HU	552sqm	149sqm	308sqm
ROWAN COTTAGE NORTHBANK STEAD- ING LONGFORGAN DUNDEE DD2 5HU	559sqm	159sqm	303sqm
(NORTHBANK) 34 HOLDING LONGFORGAN DUNDEE DD2 5HU	2774sqm	262sqm	2234sqm
Margaret WILLIAM COTTAGE 33 HOLDING LONGFORGAN DUNDEE DD2 5HU	478sqm	173sqm	198sqm

(NORTHBANK) MARGARET COTTAGE 33 HOLDING LONGFORGAN DUNDEE DD2 5HU	384sqm	104sqm	181sqm
WOODSIDE COTTAGE 31 HOLDING LONGFORGAN DUNDEE DD2 5HU	405sqm	111sqm	244sqm
29 HOLDING LONGFORGAN DUNDEE DD2 5HU	875sqm	284sqm	478sqm

With reference to the existing landscaping and boundary treatments enclosing the existing property at Northbank House the Report of Handling states:

The site is contained on three sides by coniferous hedging. Whilst this does screen the site from the surrounding area the type of trees planted are non-native fast growing conifers that are not appropriate to a rural setting and along with the suburban style fencing to the front and along the access would not accord with the housing in the countryside policy, particularly criteria m) which states that suburban style fences and non-native fast growing conifers should be avoided.

Although not native, coniferous hedging predominates through out Northbank as shown in Figures 2 and 3. In addition the fencing forming the front boundary to the site is existing and while not considered by the Case Officer to be appropriate but rather suburban in nature the photographs in Figures 5 and 13 clearly demonstrate that timber fencing is commonly used as a form of boundary enclosure throughout the Northbank settlement. Therefore, we would contend that it is both unreasonable and prejudiced to consider the proposed development to contravene the Housing in the Countryside Supplementary Guidance due to an existing form of landscaping and boundary enclosure. Had such landscaping and boundary enclosures been proposed by planning application ref: 18/02241/IPL it is understandable that these would be reasons to consider the proposal contrary to Policy RD3 but not as existing features which characterise the residential environment at Northbank.

02. The proposal is contrary to Policy PM1A of the Perth and Kinross Local Development Plan 2014 as development of this site would not contribute positively to the quality of the surrounding built and natural environment. In addition the density of development would not respect the character and amenity of the place.

With regard to residential amenity the Report of Handling states:

There have been objections from neighbours with regard to impact on residential amenity in terms of overlooking and loss of privacy. As this application is in principle the indicative

house design is not approved and impact on residential amenity would be fully assessed should a detailed application be submitted. However due to the close proximity to the neighbouring property to the site and potential for over-development of the site I would have some concerns that development of this site that would impact on the amenity of both future and existing residents. I would also highlight that the amenity of the existing dwellinghouse would be severely compromised by the construction of an additional house to the north with the existing property suffering from a significant loss of useable garden ground caused by the access running through it. In addition the proximity of the access to existing house would lead to a loss of amenity.

Figure 13: Northbank Streetscape West of the Application Property



As evidenced through the analysis of reason for refusal 01 above, the Case Officer has again used opinion rather than empirical evidence to justify the refusal of planning permission.

Figures 8, 9, 10 and 11 clearly demonstrate how the site constraints have been taken into account in the evolution of the proposal. The proposed house has been positioned on site so as to maximise the level of available private garden ground, preserve the amenity of the existing house and neighbouring properties while also providing a safe means of vehicular access to the site and ample parking. The table in Figure 12 evidences through the use of empirical data that the density of development proposed is commensurate with the density of development surrounding the application site. Therefore, contrary to the Case Of-

ficer's opinion, we have demonstrated in compliance with Policies RD3 and PM1A that the proposed development will be afforded a high quality amenity while also preserving the amenity and environmental quality of the surrounding area. The evidence presented through out this statement clearly demonstrates that the proposal will not overdevelop the proposed or resultant housing plots, adversely impact on privacy or significantly reduce the amount of available garden ground to the detriment of Northbank House. Therefore, we would contend that the proposed development unequivocally satisfies the requirements of Policies RD3 and PM1A.

6.0 VIEWS OF OBJECTORS

Three letters of objection have been received from neighbouring residents. The concerns raised include:

- Impact on residential amenity – overlooking, loss of privacy, overbearing, over development, too close
- Visual impact – impact on view
- Traffic – noise, parking, disturbance, parking within curtilage, pollution
- Construction traffic disturbance – road would be closed when delivery materials for building works, single track, impact of extra traffic
- Disturbance by service vehicles – oil, septic tanking emptying etc

The concerns of the objectors have been assessed through out this statement through analysis of the proposed development against the criteria of the Local Development Plan. The proposed development has been evidence to maintain the amenity of neighbouring properties. By restricting the proposed house to a single storey design and having windows in the south and north elevations only there will be no adverse impact on the privacy of neighbouring properties. In addition the single storey pitched roof design of the proposed house and its location along the northern boundary of the site would prevent the extent of shadowing from impacting on the amenity of neighbouring properties. The annotated site layout plan in Figure12 illustrates the distance between the proposed house and Northbank House as well as the distance to the neighbouring houses to the east of the site. Figure 11 clearly demonstrates that the proposed house will not impact on the amenity of neighbouring properties by virtue of proximity due to there being a greater distance between the proposed house and neighbouring houses than the distance between existing houses.

In terms of disturbance generated by construction traffic and servicing vehicles we comment as follows:

Construction traffic is temporary until such times as works on the proposed house are complete. Planning conditions could be used to control the comings and goings of construction vehicles and the delivery of materials to the site during the erection of the proposed house should planning permission be granted.

The level of noise and disturbance generated by construction traffic would not be greater than that generated by such vehicles servicing neighbouring properties.

Concerns regarding loss of view are not material planning considerations and should not be take into account in the determination of this application.

Taking cognisance of the reasoning outlined through out this Statement the concerns of the objectors are not supported.

7.0 CONCLUSION

The purpose of this statement has been to demonstrate that the proposal aligns with the aspirations of the Development Plan and satisfies the specific requirements of the adopted Perth and Kinross Local Development Plan 2012 that are material to the proposed development.

The proposed development has been demonstrated to maintain the character, amenity and environmental quality of Northbank House and the surrounding area.

We have provided photographic, empirical and theoretical evidence to address the concerns that led the Council to refuse planning application ref: 18/02241/IPL.

The concerns of the objectors have been demonstrated to be at odds with the requirements of the Local Development Plan and are not supported.

Taking these matters into consideration it is respectfully requested that, having regard to the requirements of Sections 25 and 37 of the Town and Country Planning (Scotland) Act, 1997, as amended, this appeal to the Local Review Body is supported and planning permission granted.

PERTH AND KINROSS COUNCIL

Mr And Mrs Ronald Dalley
c/o G D Architectural Services
56 Queen Street
Tayport
Fife
DD6 9LQ

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 20th February 2019

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **18/02241/IPL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 21st December 2018 for permission for **Erection of a dwellinghouse (in principle) Land 20 Metres North Of 33 Holding Northbank Longforgan** for the reasons undernoted.

Interim Development Quality Manager

Reasons for Refusal

1. The proposal is contrary to policy RD3, Housing in the Countryside, of the Perth and Kinross Local Development Plan 2014 and its associated supplementary guidance. The proposal does not comply with any of the categories of development contained within the policy and guidance. In particular it is contrary to the Building Groups section of the policy and guide. The proposal would not respect the surrounding layout and building pattern of the group, would detract from existing residential amenity and lead to over development of the area.
2. The proposal is contrary to Policy PM1A of the Perth and Kinross Local Development Plan 2014 as development of this site would not contribute positively to the quality of the surrounding built and natural environment. In addition the density of development would not respect the character and amenity of the place.

Justification

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

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

18/02241/1

18/02241/2

REPORT OF HANDLING

DELEGATED REPORT

Ref No	18/02241/IPL	
Ward No	P1- Carse Of Gowrie	
Due Determination Date	20.02.2019	
Case Officer	Persephone Beer	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Erection of a dwellinghouse (in principle)

LOCATION: Land 20 Metres North Of 33 Holding Northbank
Longforgan

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

DATE OF SITE VISIT: 6 February 2019

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a dwellinghouse (in principle) at land 20 metres north of 33 Holding, Northbank, Longforgan which is to the around 600 metres north of the A90 Dundee to Perth road, to the north of Longforgan. The site is to the rear of and within the garden ground of a detached single storey property. A group of housing in a courtyard formation lies to the east with a row of single storey traditional style cottages to the west.

The application site is currently garden ground for the single storey property and is surrounded on three sides by a coniferous hedge. A timber fence has recently been erected to the south of the proposed plot close to the existing dwelling to subdivide the existing house from the proposed plot. The hedge to the east is less well established and supplemented by a timber fence to the rear of another domestic dwelling.

The site will be accessed through the garden of the existing property. The land for this has been fenced off but no access has as yet been formed. An existing hedge to the front of the site boundary will be removed to form this access. This is adjacent to an existing access that serves the rear of the cottages to the west and to agricultural land to the north. The cluster of houses in this area is served by a single track private access. The group of houses is around 500 metres from the public road along this track.

SITE HISTORY

None.

PRE-APPLICATION CONSULTATION

Pre application Reference: 18/00438/PREAPP

NATIONAL POLICY AND GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

The Local Development Plan is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

Policy PM1A - Placemaking

Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. All development should be planned and designed with reference to climate change mitigation and adaption.

Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

Policy PM3 - Infrastructure Contributions

Where new developments (either alone or cumulatively) exacerbate a current or generate a need for additional infrastructure provision or community

facilities, planning permission will only be granted where contributions which are reasonably related to the scale and nature of the proposed development are secured.

Policy RD3 - Housing in the Countryside

The development of single houses or groups of houses which fall within the six identified categories will be supported. This policy does not apply in the Green Belt and is limited within the Lunan Valley Catchment Area.

Proposed Perth and Kinross Local Development Plan 2 (LDP2)

Perth & Kinross Council is progressing with preparation of a new Local Development Plan to provide up-to-date Development Plan coverage for Perth & Kinross. When adopted, the Perth & Kinross Local Development Plan 2 (LDP2) will replace the current adopted Perth & Kinross Local Development Plan (LDP). The Proposed Local Development Plan 2 (LDP2) was approved at the Special Council meeting on 22 November 2017.

The representations received on the Proposed LDP2 and the Council's responses to these were considered at the Special Council meeting on 29 August 2018. The unresolved representation to the Proposed Plan after this period is likely to be considered at an Examination by independent Reporter(s) appointed by the Scottish Ministers, later this year. The Reporter(s) will thereafter present their conclusions and recommendations on the plan, which the Council must accept prior to adoption. It is only in exceptional circumstances that the Council can elect not to do this.

The Proposed LDP2 represents Perth & Kinross Council's settled view in relation to land use planning and as such it is a material consideration in the determination of planning applications. It sets out a clear, long-term vision and planning policies for Perth & Kinross to meet the development needs of the area up to 2028 and beyond. The Proposed LDP2 is considered consistent with the Strategic Development Plan (TAYplan) and Scottish Planning Policy (SPP) 2014. However, the outcome of the Examination could potentially result in modifications to the Plan. As such, currently limited weight can be given to its content where subject of a representation, and the policies and proposals of the plan are only referred to where they would materially alter the recommendation or decision.

OTHER POLICIES

Housing in the Countryside Supplementary Guidance
Developer Contributions Supplementary Guidance

CONSULTATION RESPONSES

Internal

Transport Planning
No objection subject to condition.

Development Negotiations Officer
Conditions required with regard to developer contributions.

External

Scottish Water
Capacity at Clatto Water Treatment Works.
No public foul water infrastructure.

Dundee Airport Ltd
No objections.

REPRESENTATIONS

The following points were raised in the 3 representations received:

Impact on residential amenity – overlooking, loss of privacy, overbearing, over development, too close

Visual impact – impact on view

Traffic – noise, parking, disturbance, parking within curtilage, pollution

Construction traffic disturbance – road would be closed when delivery materials for building works, single track, impact of extra traffic

Disturbance by service vehicles – oil, septic tanking emptying etc

The above points will be addressed in the appraisal section of the report below. I would note that the loss of a view is not a material planning consideration.

ADDITIONAL INFORMATION RECEIVED:

Environmental Impact Assessment (EIA)	Not Required
Screening Opinion	Not Required
EIA Report	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Supporting Statement submitted
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

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 Plan for the area comprises the approved TAYplan 2016 and the adopted Perth and Kinross Local Development Plan 2014.

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.

Policy Appraisal

The site is within an area where the housing in the countryside policy of the Local Development Plan applies. This supports housing in the countryside subject to various criteria.

In this case the proposal is considered to fall within the Building Group category of the policy and supplementary guidance. This states that consent will be granted for houses within building groups provided they do not detract from both the residential and visual amenity of the group. All proposals must respect the character, layout and building pattern of the group. In additional proposals should meet a range of criteria including m) that suburban style fences and non-native fast growing conifers should be avoided.

In this case it is considered that the proposed site, in a backland situation would not respect the character, layout and building pattern of the group and as such would be contrary to Policy RD3 Housing in the Countryside and the associated Housing in the Countryside Guide. The amenity of existing residents would be compromised and the proposal would be over-development of the area. In addition Policy PM1 Placemaking requires proposals to contribute positively to the built and natural environment. For reasons set out in the report below this proposal due would fail to do that.

Design and Layout

This application is in principle at this stage. Full details would be required should the principle of development on this site be established. I would however note that an indicative house position has been shown which shows the proposed house located to the north of the site. In this scenario, once land has been set out for vehicle parking and turning, there will be inadequate space remaining for an acceptable level of private amenity space for the new dwelling. The Council's guidance requires around 100 square metres of usable private garden ground as a minimum. It is unlikely that this requirement could be met on this site.

The proposal is in a backland situation with access taken through existing garden ground close to the existing house. The distance between the existing house and new plot boundary to the north is 4.5 metres. It would be 4.25m from the west side of the house to the boundary with the new access. The

other boundaries to east and south are 2.3 m and 6 m respectively. This conflicts with the Council's guidance which requires 9m window to boundary distance and 18 metres window to window. Whilst I accept that the east side of the property is less than 9 metres and will remain the same the north and western boundaries will be less than the recommended distance. The existing property would be hemmed in on three sides by a timber fence and with much reduced garden ground the amenity of this property would be compromised by the proposal to establish a dwellinghouse on land to the north. The proposal would result in over development of the site in a manner that does not respect the layout of other development in the area.

Landscape

The site is contained on three sides by coniferous hedging. Whilst this does screen the site from the surrounding area the type of trees planted are non-native fast growing conifers that are not appropriate to a rural setting and along with the suburban style fencing to the front and along the access would not accord with the housing in the countryside policy, particularly criteria m) which states that suburban style fences and non-native fast growing conifers should be avoided.

There has not been any information submitted with regard to existing trees on the site and whether these will be retained or not. An existing hedge will also be removed along the frontage if approved. Further information would be required with regard to existing and proposed landscaping as well as measures to be taken to enhance biodiversity as required by the Housing in the Countryside Guide.

Residential Amenity

There have been objections from neighbours with regard to impact on residential amenity in terms of overlooking and loss of privacy. As this application is in principle the indicative house design is not approved and impact on residential amenity would be fully assessed should a detailed application be submitted. However due to the close proximity to the neighbouring property to the site and potential for over-development of the site I would have some concerns that development of this site that would impact on the amenity of both future and existing residents. I would also highlight that the amenity of the existing dwellinghouse would be severely compromised by the construction of an additional house to the north with the existing property suffering from a significant loss of useable garden ground caused by the access running through it. In addition the proximity of the access to existing house would lead to a loss of amenity.

Visual Amenity

The application is in principle. The impact on visual amenity will be fully considered should detailed proposals be submitted.

Roads and Access

The site is accessed along a private track from the public road. The private track also serves around a dozen other dwellinghouses. The site will be accessed from this track through the existing garden ground of 33 Holding, Northbank. The Transport Planner has requested a condition be attached to ensure that any access is in accordance with appropriate roads guidance. There have also been objections to the proposal due to potential extra traffic, parking and disturbance. Also, there have been concerns that there would be disturbance whilst the dwelling is under construction as well as additional service vehicles required for oil deliveries and septic tank emptying once complete.

I would comment that the addition of one house is unlikely to have a significant impact on the traffic along the private road. However I do have some concerns with the movement of traffic within the new site once completed. This is close to the private rear garden of Mill Cottage to the east and also 33 Holding, Northbank. The application suggests that three car parking spaces will be provided within the site. Although this is an indicative number I consider that there is potential for access and egress to any parking area to have an adverse impact on the amenity of existing properties due to the site being close to existing private amenity space. I would also note that due to the small size of the site it would also be difficult to provide parking and turning facilities as well as sufficient useable garden ground.

Drainage and Flooding

The site is not within an area identified as being at risk of flooding. Private drainage arrangements will be made for discharge of foul waste.

Conservation Considerations

The site is not within a Conservation Area or close to any listed buildings. There will be no impact on any built conservation interests as part of this proposal.

Developer Contributions

Primary Education

The Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.

This proposal is within the catchment of Longforgan Primary School.

A condition will be attached to any permission to ensure that the proposal is in accordance with the Council's developer contributions policy with regard education provision.

Transport Infrastructure

The Council Transport Infrastructure Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth.

The application falls within the identified Transport Infrastructure Supplementary Guidance boundary and a condition to reflect this should be attached to any planning application granted.

A condition will be attached to any permission to ensure that the proposal is in accordance with the Council's developer contributions policy with regard to transport contributions.

Economic Impact

The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is not considered to comply with the approved TAYplan 2016 and the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for refusal.

APPLICATION PROCESSING TIME

The recommendation for this application has not been made within the statutory determination period.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Conditions and Reasons for Recommendation

- 1 The proposal is contrary to policy RD3, Housing in the Countryside, of the Perth and Kinross Local Development Plan 2014 and its associated supplementary guidance. The proposal does not comply with any of the categories of development contained within the policy and guidance. In particular it is contrary to the Building Groups section of the policy and guide. The proposal would not respect the surrounding layout and building pattern of the group, would detract from existing residential amenity and lead to over development of the area.
- 2 The proposal is contrary to Policy PM1A of the Perth and Kinross Local Development Plan 2014 as development of this site would not contribute positively to the quality of the surrounding built and natural environment. In addition the density of development would not respect the character and amenity of the place.

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.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

18/02241/1

18/02241/2

Date of Report

20 February 2019

18/02241/FLL

RECEIVED

11 DEC 2018

APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

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://www.eplanning.scot>**

1. Applicant's Details		2. Agent's Details (if any)	
Title	<u>MR</u>	Ref No.	
Forename	<u>RONALD</u>	Forename	<u>GORDON</u>
Surname	<u>DALLEY</u>	Surname	<u>DAVIDSON</u>
Company Name		Company Name	<u>G.D. ARCHITECTURAL SERVICES</u>
Building No./Name		Building No./Name	<u>56</u>
Address Line 1		Address Line 1	<u>QUEEN STREET</u>
Address Line 2		Address Line 2	<u>TAYBET</u>
Town/City		Town/City	<u>FIFE</u>
Postcode		Postcode	<u>DD6 9LQ</u>
Telephone		Telephone	<u>07703 469893</u>
Mobile		Mobile	<u>07703 469893</u>
Fax		Fax	
Email		Email	<u>gordon@gdas101.co.uk</u>
3. Postal Address or Location of Proposed Development (please include postcode)			
<u>NORTH BANK HOUSE, 33 HOLDING, LONGFORDGATE.</u> <u>DD2 5HU</u>			
NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.			
4. Type of Application			
What is the application for? Please select one of the following:			
Planning Permission			<input type="checkbox"/>
Planning Permission in Principle			<input checked="" type="checkbox"/>
Further Application*			<input type="checkbox"/>
Application for Approval of Matters Specified in Conditions*			<input type="checkbox"/>
Application for Mineral Works**			<input type="checkbox"/>
NB. A 'further application' may be e.g. development that has not yet commenced and where a time limit has been imposed a renewal of planning permission or a modification, variation or removal of a planning condition.			
*Please provide a reference number of the previous application and date when permission was granted:			
Reference No:		Date:	
**Please note that if you are applying for planning permission for mineral works your planning authority may have a separate form or require additional information.			

5. Description of the Proposal

Please describe the proposal including any change of use:

ERECTION OF NEW HOUSE

Is this a temporary permission?

Yes ☐ No ☒

If yes, please state how long permission is required for and why:

Have the works already been started or completed?

Yes ☐ No ☒

If yes, please state date of completion, or if not completed, the start date:

Date started:

Date completed:

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

6. 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:

Date:

Ref No.:

7. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha):

Square Metre (sq.m.)

400 sq.m.

8. Existing Use

Please describe the current or most recent use:

GARDEN GROUND

9. 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 arrangements for continuing or alternative public access.

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

0

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

3 vehicles

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

10. Water Supply and Drainage Arrangements

Will your proposals require new or altered water supply or drainage arrangements?

Yes ☒ No ☐

Are you proposing to connect to the public drainage network (e.g. to an existing sewer?)

Yes, connecting to a public drainage network

☐

No, proposing to make private drainage arrangements

☒

Not applicable – only arrangement for water supply required

☐

What private arrangements are you proposing for the new/altered septic tank?

Discharge to land via soakaway

☒

Discharge to watercourse(s) (including partial soakaway)

☐

Discharge to coastal waters

☐

Please show more details on your plans and supporting information

What private arrangements are you proposing?

Treatment/Additional treatment (relates to package sewer treatment plants, or passive sewage treatment such as a reed bed)

☐

Other private drainage arrangement (such as a chemical toilets or composting toilets)

☐

Please show more details on your plans and supporting information.

Do your proposals make provision for sustainable drainage of surface water?

Yes ☒ No ☐

Note:- Please include details of SUDS arrangements on your plans

Are you proposing to connect to the public water supply network?

Yes ☒ No ☐

If no, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site)

11. Assessment of Flood Risk

Is the site within an area of known risk of flooding?

Yes ☐ No ☒

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your planning authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? Yes ☐ No ☒ Don't Know ☐

If yes, briefly describe how the risk of flooding might be increased elsewhere.

12. 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.

13. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (including recycling)

Yes ☒ No ☐

If yes, please provide details and illustrate on plans.

If no, please provide details as to why no provision for refuse/recycling storage is being made:

14. Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats?

Yes ☒ No ☐

If yes how many units do you propose in total?

ONE

Please provide full details of the number and types of units on the plan. Additional information may be provided in a supporting statement.

15. For all types of non housing development – new floorspace proposed

Does your proposal alter or create non-residential floorspace?

Yes ☐ No ☒

If yes, please provide details below:

Use type:

If you are extending a building, please provide details of existing gross floorspace (sq.m):

Proposed gross floorspace (sq.m.):

Please provide details of internal floorspace(sq.m)

Net trading space:

Non-trading space:

Total net floorspace:

16. Schedule 3 Development

Does the proposal involve a class of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008?

Yes ☐ No ☒ Don't Know ☐

If yes, your proposal will additionally have to be advertised in a newspaper circulating in your area. Your planning authority will do this on your behalf but may charge a fee. Please contact your planning authority for advice on planning fees.

17. 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. The accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

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:

G. Davidson

Date:

7/12/18

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

Name	Address	Date of Service of Notice

Signed:

On behalf of:

Date:

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:

Solicitor making land registry investigations into ownership of private road.

Signed:

On behalf of:

Date:

20/12/18

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:

ERECTION OF DETACHED DWELLINGHOUSE AT LAND 20M NORTH OF NORTH-BANK, 33 HOLDING, LONGFORGAN

PLANNING STATEMENT

CONTENTS

- 1.0 Introduction
- 2.0 Site
- 3.0 Proposal
- 4.0 Site History
- 5.0 Policy Framework
- 6.0 Analysis
- 7.0 Material Considerations
- 8.0 Conclusion

1.0 INTRODUCTION

This statement has been prepared to support an application for planning permission in principle for the erection of a detached house at land 20m to the north of Northbank, 33 Holding, Longforgan.

Section 25 of The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 directs that all planning decisions should accord with the development plan unless material considerations indicate otherwise:

Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Section 37 of The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006, re-affirms the above direction and confirms that in Determining planning applications, the Planning Authority “shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations”.

The Scottish Planning Policy stipulates that in considering planning applications planning authorities should adopt a presumption in favour of development that contributes to sustainable development. Scottish Government Planning Policy states:

“The planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost.”

In addition the Scottish Planning Policy also states:

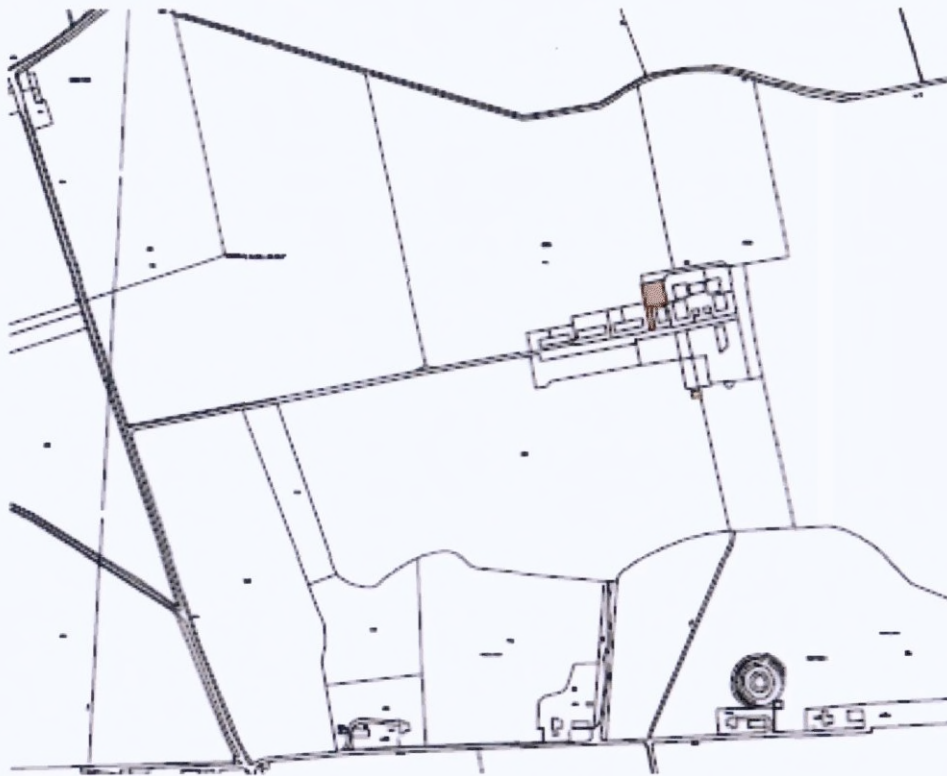
“Proposals that accord with up-to-date plans should be considered acceptable in principle and consideration should focus on the detailed matters arising. For proposals that do not accord with up-to-date development plans, the primacy of the plan is maintained and this SPP and the presumption in favour of development that contributes to sustainable development will be material considerations.”

This statement shall demonstrate the proposal’s compliance with the objectives of the Development Plan as well as highlight material considerations that support the approval of planning permission.

2.0 SITE

The property at Northbank House is set within extensive landscaped grounds at the eastern end of the linear development of small holdings known as Northbank, to the north of the village of Longforgan as shown in Figure 1: Site Local Plan.

Figure 1: Site Local Plan



Access to the site is via a minor public road that leads from the A90 over the border of Perth & Kinross Council's area at Blairhall, Balruddery. The site borders onto agricultural land to the north and is bound to the east, west and south by a recently built steading group of houses.

The site is located to the north of Northbank House and forms an area of extended private garden ground. The property at Northbank House is enclosed by a combination of timber fencing supplemented by a dense hedge as shown in the aerial photograph in Figure 2.

Vehicle access to the property is taken through an opening in the southern boundary fence/ hedge and leads to a parking area to the east of the existing house. Northbank House is situated in the south eastern sector of the site and is single storey with a pitched roof. The driveway and parking area is enclosed by a recently erected timber fence and is separated from the paved patio area to the immediate west and south of the house.



Figure 2: Aerial Photograph of Site

Figure 3: View of 33 Holding Streetscape Looking West



3.0 PROPOSAL

It is proposed to subdivide the property at Northbank House to create a house plot in the northern sector of the property. The new plot will be accessed by utilising an existing area of unused garden ground to the west of the existing house.

The existing property at Northbank House has an area of 1035sqm and the proposed plot shall have an area of 400sqm. This shall ensure that Northbank House shall be afforded a plot no less

than 635sqm in area with 3 curtilage parking spaces and a private garden ground of no less than 220sqm.

The proposed plot shall have an area of 400sqm excluding the access driveway. The indicative site layout plan accompanying this pre-application enquiry demonstrates that a single storey house with a footprint of 96sqm (8m x 12m) shall be positioned in the eastern sector of the plot. A detached garage shall be erected in the south western corner of the site. The remainder of the site shall be given over to a parking area for up to 3 vehicles and private useable garden ground amounting to 250sqm.

The plot layout and design is illustrated by Figure 4.

The proposed house has been purposefully restricted to single storey, positioned in the western sector of the plot and designed to replicate the cottage style housing to the west of Northbank House. The reasoning for this is to maintain the density and pattern of development within the existing building group but also to ensure that the existing and proposed houses continue to be afforded an exceptionally high quality amenity free from impact on privacy and access to natural light.

The proposed house is to be finished in light coloured roughcast similar to neighbouring properties and would have a pitched roof finished in slate also.

4.0 SITE HISTORY

Pre-application enquiry ref: 18/00438/PREAPP was submitted to the Council in July 2018. A response was received on 22 August 2018 confirming that the principle of the proposed development is acceptable providing the Council's concerns that the proposal is backland development can be overcome.



Figure 4: Site Layout Plan

5.0 POLICY FRAMEWORK

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *"By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs."*

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

The Local Development Plan is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

Policy PM1A - Placemaking

Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. All development should be planned and designed with reference to climate change mitigation and adaption.

Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

Policy RD3 - Housing in the Countryside

The development of single houses or groups of houses which fall within the six identified categories will be supported. This policy does not apply in the Green Belt and is limited within the Lunan Valley Catchment Area.

Supplementary Planning Guidance

Housing in the Countryside Guide (HICG) 2012

6.0 ANALYSIS

Principle of Development

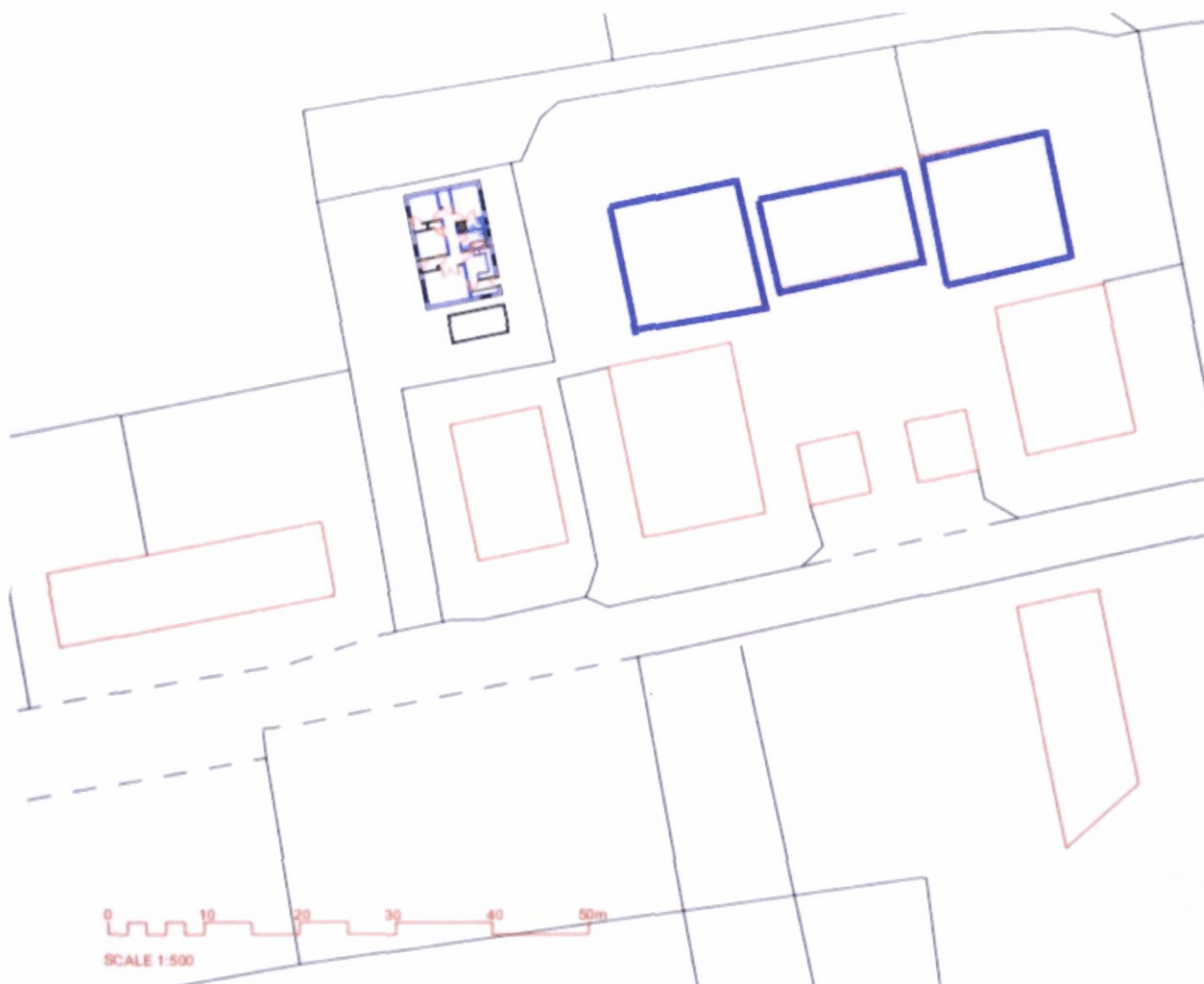
As the site lies within the landward area within the adopted Local Development Plan 2014, the proposal falls to be principally considered against *Policy RD3: Housing in the Countryside* and its associated SPG on Housing in the Countryside, which is the most recent expression of Council policy towards new housing in the open countryside. Policy PM1 'Placemaking' and PM3 'Infrastructure Contributions' of the adopted Local Development Plan and the recently adopted Developer Contributions and Affordable Housing Guide 2016 are also relevant.

The proposed development is compliant with Policy RD3: Housing in the Countryside and its associated SPG on Housing in the Countryside. This is because Category 1 Building Groups of the SPG states that:

Consent will be granted for houses within building groups provided they do not detract from both the residential and visual amenity of the group. Consent will also be granted for houses which extend the group into definable sites formed by existing topography and or well established landscape features which will provide a suitable setting. All proposals must respect the character, layout and building pattern of the group and demonstrate that a high standard of residential amenity can be achieved for the existing and proposed house(s).

The proposed plot qualifies as an identifiable site by being enclosed by a dense landscaped boundaries to the north, east and west with a trees separating the proposed plot from the existing house to the south. Bounding the site to the north and west is an agricultural way providing access to the network of fields to the west and north of the site. In addition the proposed plot adjoins a neighbouring residential plot to the east and south.

Figure 5: Proposed Development in Context



The proposed plot shall be of a scale and design that is commensurate with those surrounding the site as shown in Figures 5 and 6. Although the pre-application advice obtained from the Council raised concern that the proposed plot would constitute backland development, the houses outlined in blue in Figure 5 demonstrate that the proposed development although within a backland location maintains the existing pattern of development within the building group. In terms of minimising impact on neighbouring properties the sloping topography and tree lined boundaries of the application site will screen the proposed development from neighbouring properties as well as the public road to the south of the site.

Figure 6: Development Density

Address	Plot Area	House Footprint	Private Garden Ground Area
Northbank House (Resulting)	635sqm	107sqm	220sqm
Proposed Plot	400sqm	96sqm	200sqm

DOUGLAS HOUSE NORTHBANK FARM LONGFORGAN DUNDEE DD2 5HU	394sqm	105sqm	182sqm
GOWRIE COTTAGE NORTHBANK FARM LONGFORGAN DUNDEE DD2 5HU	506sqm	159sqm	262sqm
ILLINGWORTH COTTAGE NORTHBANK FARM LONGFORGAN DUNDEE DD2 5HU	392sqm	159sqm	185sqm
JAMES COTTAGE NORTHBANK FARM LONGFORGAN DUNDEE DD2 5HU	394sqm	105sqm	182sqm
MILL COTTAGE NORTHBANK FARM LONGFORGAN DUNDEE DD2 5HU	504sqm	159sqm	255sqm
PENNY COTTAGE NORTHBANK FARM LONGFORGAN DUNDEE DD2 5HU	562sqm	150sqm	376sqm
SANDY COTTAGE NORTHBANK FARM LONGFORGAN DUNDEE DD2 5HU	453sqm	121sqm	265sqm
THE BYRE NORTHBANK FARM LONGFORGAN DUNDEE DD2 5HU	552sqm	149sqm	308sqm
ROWAN COTTAGE NORTHBANK STEADING LONGFORGAN DUNDEE DD2 5HU	559sqm	159sqm	303sqm

(NORTHBANK) 34 HOLDING LONGFORGAN DUNDEE DD2 5HU	2774sqm	262sqm	2234sqm
(NORTHBANK) WILLIAM COTTAGE 33 HOLDING LONGFORGAN DUNDEE DD2 5HU	478sqm	173sqm	198sqm
(NORTHBANK) MARGA- RET COTTAGE 33 HOLDING LONGFORGAN DUNDEE DD2 5HU	384sqm	104sqm	181sqm
WOODSIDE COTTAGE 31 HOLDING LONGFORGAN DUNDEE DD2 5HU	405sqm	111sqm	244sqm
29 HOLDING LONGFORGAN DUNDEE DD2 5HU	875sqm	284sqm	478sqm

The surrounding area is characterised by plots various sizes containing a variety of traditional cottage style houses and contemporary two storey houses. The plot layout and orientation of the proposed house shall replicate the form of the existing plots to the east of the site while the design of the house shall replicate the traditional cottages to the west strengthening the visual relationship and bond between the proposed development and the surrounding building group. The proposed plot therefore respects the character, layout and building pattern of the existing group while extending the building group into a site with defined boundaries that is contained.

Although the proposed development will extend the existing building group it should be noted that further development would not be possible. This is due to the site being contained through definitive site boundaries in the form of dense landscaped boundaries, adjoining plots, an agricultural way and fields.

The distance between the proposed development and the existing buildings will ensure that there is no adverse impact on residential amenity while the visual cohesion between the proposed house and the existing building group shall be strengthened by the plot layout, position of the proposed house and definitive plot boundaries.

For the reasons outlined above it has been demonstrated that the proposed development complies with the requirements of Policy RD3 and the Housing In The Countryside Supplementary Guidance 2012.

Design and Layout

The site is required to be assessed against the 'Placemaking' policies of the adopted local plan. Although the detailed design of the proposed house has not yet taken place the indicative site layout plan accompanying this enquiry demonstrates that the proposed houses can be accommodated on the site.

The proposed site layout plan in Figure 4 demonstrates visually that the proposed development by virtue of the scale, plot size and house positions will not adversely impact on the density of development within the established building group or the amenity and character of the surrounding area.

The proposed house will be served by 3 curtilage parking spaces. Access to the proposed plot will be formed by utilising an existing area of unused garden ground to the west of the existing house that extends along the western boundary of the site from the main access road to 33 Holdings.

The proposed house has been purposefully positioned on the site so as to ensure that there is a distance of no less than 20m between the proposed houses and those existing. The generous space between buildings shall further reinforce the rural character of the area and visual cohesion of the building group through uniformity in plot size, layout, building orientation and distance between buildings.

Taking cognisance of the above reasoning the proposals satisfy Policy PM1A.

Residential Amenity

The formation of residential development has the potential to result in overlooking and overshadowing to neighbouring dwellings and garden ground. There is a need to secure privacy for all the parties to the development those who would live in the new dwelling and those that live in the neighbouring steading. Planning control has a duty to future occupiers not to create situations of potential conflict between neighbours.

The proposed house shall be positioned in the western sector of the new plot. The position of the new house and its generous distance from existing houses surrounding the site shall ensure that the privacy and amenity of neighbouring properties is preserved by the proposed development.

The Site Layout Plan in Figure 4 demonstrates that the proposed house will be afforded generous internal and external space standards and off street parking facilities. The windows of the proposed house will be positioned no less than 20m from neighbouring houses. This will prevent the proposed house from overlooking, over shadowing and physically impacting on existing buildings within the group. Taking account of the indicative site layout plan we believe that the proposals would not compromise the amenity of the existing building group and will equally provide a suitable level of residential amenity for future occupiers of the new house.

For the reasons outlined above the proposals satisfy Policy PM1B.

Access

It is proposed to utilise the existing road serving the site to provide access to the proposed house. The proposed access shall be designed to meet the standards required by the Council to ensure safe access and egress from the property whilst maintaining safety levels associated with other roads users and residents. The means of access to the site has been designed in compliance with the Council's transportation development standards and therefore accords with Policy TA1B of the adopted Local Development Plan.

Drainage and Flooding

SEPA's flood maps demonstrate that the site has not been the subject of flooding. Surface water from the proposed houses and areas of hard surfacing shall be attenuated and allowed to drain from the site sustainably.

The proposal aligns with the requirements of Development Plan policies and has been demonstrated to support the policy objectives of both the TAYplan and adopted Local Development Plan for delivering effective high quality housing.

7.0 MATERIAL CONSIDERATIONS- NATIONAL POLICY AND GUIDANCE

The Scottish Planning Policy (SPP) is a statement of Scottish Government policy on land use planning and contains, *inter alia*, concise subject planning policies, including the implications for development planning and development management. The SPP introduces a presumption in favour of development that contributes to sustainable development, and states that this will be a material consideration in the determination of planning applications.

With respect to promoting rural development, the SPP states in paragraph 75 that the planning system should *"promote a pattern of development that is appropriate to the character of the particular rural area and the challenges it faces"* and *"encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality."*

The SPP advises that in the areas of intermediate accessibility and pressure for development *"plans should be tailored to local circumstances, seeking to provide a sustainable network of settlements and a range of policies that provide for additional housing requirements, economic development, and the varying proposals that may come forward, while taking account of the overarching objectives and other elements of the plan."* (Paragraph 78).

In addition to the above, paragraph 83 of the SPP refers to rural areas and highlights that decision making should generally *"include provision for small scale housing and other development which supports sustainable economic growth in a range of locations, taking account of environmental protection policies and addressing issues of location, access, siting, design and environmental impact."*

The SPP defines small scale housing as including clusters and groups; extensions to existing clusters and groups; replacement housing; plots for self-build; holiday homes; new build or conversion linked to rural business.

The SPP seeks to balance development and economic growth in a sustainable manner that protects and enhances the environmental quality and landscape of an area. To deliver this, development proposals are encouraged to respond to the specific local character of the location and to fit sensitively and appropriately with the existing landscape and rural setting of the area.

We would contend that the proposal is consistent with the aims and objectives of the Scottish Planning Policy. The proposal presents an opportunity to sustainably extend the existing building group that comprises 33 Holding into a defined and contained site that shall blend with the surrounding rural landscape. For these reasons the proposal adheres to the rural placemaking and sustainability objectives of the Scottish Planning Policy.

8.0 CONCLUSION

The above analysis has demonstrated that the principle of the proposed development satisfies the requirements of the Development Plan and national policy and guidance. We believe that in compliance with Policy RD3 Housing in the Countryside and the associated SPG of the Perth and Kinross Local Development Plan, the design and layout of the proposed development demonstrates that the new house shall appear as part of the existing building group and that sufficient planning controls can be put in place to prevent further development on the land to the north and north-west of the site.

Furthermore, in compliance with Policies PM1A and PM1B the proposed development shall not impact on the amenity environmental quality of neighbouring houses with the resulting property afforded a significant level of privacy, an open western outlook, generous private garden grounds and parking facilities commensurate with the existing building group.

In this regard we would respectfully request the Council's support for the proposed development.



TCP/11/16(603) – 18/02241/IPL - Erection of a dwellinghouse (in principle), land 20 metres north of 33 Holding, Northbank, Longforgan

PLANNING DECISION NOTICE *(included in applicant's submission, pages 177-178)*

REPORT OF HANDLING *(included in applicant's submission, pages 179-188)*

REFERENCE DOCUMENTS *(included in applicant's submission, pages 197-211)*

TCP/11/16(603) – 18/02241/IPL - Erection of a dwellinghouse (in principle), land 20 metres north of 33 Holding, Northbank, Longforgan

REPRESENTATIONS

From: Anne Phillips
Sent: Tue, 8 Jan 2019 12:40:40 +0000
To: Development Management - Generic Email Account
Subject: Plan App 18/02241/IPL - Erect Dwelling House North of 33 Holding Northbank Longforgan

Your Ref: 18/02241/IPL

Dear Sir/Madam,

PROPOSAL: Erection of a dwellinghouse (in principle)

LOCATION: Land 20 Metres North Of 33 Holding Northbank Longforgan

With reference to the above proposed development, it is confirmed that our calculations show that, at the given position and height, this development would not infringe the safeguarding surfaces for **Dundee Airport**.

Therefore, Dundee Airport Limited has no objections to the proposal.

Regards

Safeguarding Team

on behalf of Dundee Airport Limited

c/o Highlands and Islands Airports Limited
Head Office, Inverness Airport, Inverness IV2 7JB
☎ 01667 464244 (DIRECT DIAL)
✉ safeguarding@hial.co.uk 🌐 www.hial.co.uk

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9th January 2019

Perth & Kinross Council
Pullar House 35 Kinnoull Street
Perth
PH1 5GD



Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Local Planner

PH14 Longforan 33 Holding Land 20M North
PLANNING APPLICATION NUMBER: 18/02241/IPL
OUR REFERENCE: 771338
PROPOSAL: Erection of a dwellinghouse (in principle)

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

Water

- There is currently sufficient capacity in the Clatto Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Foul

- Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not normally accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- **Scottish Water asset plans can be obtained from our appointed asset plan providers:**

Site Investigation Services (UK) Ltd

Tel: 0333 123 1223

Email: sw@sisplan.co.uk

www.sisplan.co.uk

- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.
- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
- **Please find all of our application forms on our website at the following link <https://www.scottishwater.co.uk/business/connections/connecting-your-property/new-development-process-and-applications-forms>**

Next Steps:

- **Single Property/Less than 10 dwellings**

For developments of less than 10 domestic dwellings (or non-domestic equivalent) we will require a formal technical application to be submitted directly to Scottish Water or via the chosen Licensed Provider if non domestic, once full planning permission has been granted. Please note in some instances we will require a Pre-Development Enquiry Form to be submitted (for example rural location which are deemed to have a significant impact on our infrastructure) however we will make you aware of this if required.

- **10 or more domestic dwellings:**

For developments of 10 or more domestic dwellings (or non-domestic equivalent) we require a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

- **Non Domestic/Commercial Property:**

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened up to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

- **Trade Effluent Discharge from Non Dom Property:**

Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.

If you are in any doubt as to whether or not the discharge from your premises is likely to be considered to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found using the following link <https://www.scottishwater.co.uk/business/our-services/compliance/trade-effluent/trade-effluent-documents/trade-effluent-notice-form-h>

Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

If the applicant requires any further assistance or information, please contact our Development Operations Central Support Team on 0800 389 0379 or at planningconsultations@scottishwater.co.uk.

Yours sincerely

Angela Allison

A solid black rectangular box used to redact the signature of Angela Allison.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	18/02241/IPL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin [REDACTED]
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 20 Metres North Of 33 Holding Northbank , Longforgan		
Comments on the proposal	<p>Primary Education</p> <p>With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.</p> <p>This proposal is within the catchment of Longforgan Primary School.</p> <p>Transport Infrastructure</p> <p>With reference to the above planning application the Council Transport Infrastructure Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth.</p> <p>The application falls within the identified Transport Infrastructure Supplementary Guidance boundary and a condition to reflect this should be attached to any planning application granted.</p>		
Recommended planning condition(s)	<p>Primary Education</p> <p>CO01 The development shall be in accordance with the requirements of Perth & Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2016 in line with Policy PM3: Infrastructure Contributions of the Perth & Kinross Local Development Plan 2014 with particular regard to primary education infrastructure or such replacement Guidance and Policy which may replace these.</p> <p>RCO00 Reason – To ensure that the development approved makes a contribution towards increasing primary school provision, in accordance with Development Plan Policy and Supplementary Guidance.</p>		

	<p>Transport Infrastructure</p> <p>CO00 The development shall be in accordance with the requirements of Perth & Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2016 in line with Policy PM3: Infrastructure Contributions of the Perth & Kinross Local Development Plan 2014 with particular regard to transport infrastructure or such replacement Guidance and Policy which may replace these.</p> <p>RCO00 Reason – To ensure that the development approved makes a contribution towards improvements of regional transport infrastructure, in accordance with Development Plan policy and Supplementary Guidance.</p>
Recommended informative(s) for applicant	N/A
Date comments returned	11 January 2019

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	18/02241/IPL	Comments provided by	Dean Salman Development Engineer
Service/Section	Transport Planning	Contact Details	██████████ ████████████████████
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 20 Metres North Of 33 Holding Northbank , Longforgan		
Comments on the proposal	Insofar as the Roads matters are concerned I have no objections to this proposal on the following condition.		
Recommended planning condition(s)	<ul style="list-style-type: none"> • Prior to the occupation and use of the approved development all matters regarding access, car parking, public transport facilities, walking and cycling facilities, the road layout, design and specification (including the disposal of surface water) shall be in accordance with the standards required by the Council as Roads Authority (as detailed in the National Roads Development Guide) and to the satisfaction of the Planning Authority. 		
Recommended informative(s) for applicant			
Date comments returned	22 January 2019		

Development Management
Perth & Kinross Council Planning
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

23 January 2019

Dear Sirs
Planning Application Ref 18/02241/IPL

I would object to the proposed development as per the above application for the following reasons.

The area has reached saturation point where it has become overdeveloped this could in turn have a damaging effect on property prices as the desirability of the area becomes diluted as the area becomes less like a rural community with outdoor space for children, residents and pets to enjoy more like a housing estate where the properties are much closer together.

Any more development in the area is likely to have a negative visual impact and also a negative impact on vegetation in the area.

Although water pressure is reaching the levels as stipulated to be adequate water flow is consistently drastically impaired at peak times and has been for the past number of years. The properties here are serviced by private pipework which was installed many years ago by the Ministry of Agriculture. The pipework may have been adequate for the 3 properties which were here when the pipework was installed but it may not be of adequate size as service the 13 properties which are situated in the area now. Scottish water has attended various properties in the area to investigate problems.

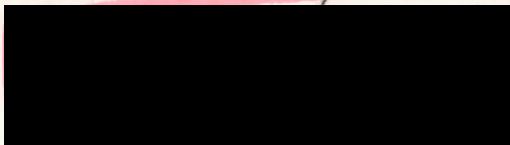
The road is not of a standard as cope with more traffic as it is a single track cul-de-sac with little provision for passing places or turning places therefore construction traffic will cause havoc. The traffic volumes have grown considerably over the years with the previous development in the area and as the area has no public transport links it can be assumed that highway safety (especially for children) will be compromised further with the addition of the proposed dwelling and the associated vehicles which will accompany it. We currently have 24 vehicles with only one way in and one way out. The situation has been exacerbated further as peoples shopping habits have changed considerably over the past 10 years and folk are shopping online which in turn has increased the flow of delivery vehicles and these vehicles along with service vehicles i.e. refuse collection and oil delivery vehicles have real issues with access and turning so the appropriateness of adding to the problem should be considered it is not unusual for residents to have to wait whilst a septic tank or the bins are emptied to exit the area. When visitors come to the area the parking

situation can be really problematic and surely one of the reasons for people to move to an area like this is to have space to enjoy with family and friends and to be able to accommodate the vehicles required to get to the countryside this seems to have been somewhat overlooked at the last development in the area.

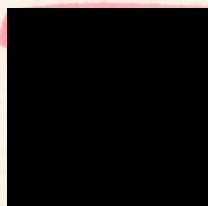
There is likely to be a negative effect on the amenity as the new property will be overlooking other properties which results in a loss of privacy (this is particularly important when children are involved as many people do not like the idea of folk being able to observe their children without being in clear sight). The new property will also overshadow existing properties causing loss of light.

Effluent disposal is already having an impact on a joining fields which can be evidenced by the weeds present, changes to moisture content of the ground and degeneration of fences and posts. This raises concerns regarding the cumulative impact of having a large number of onsite systems (septic tanks and soakaways) in an area. The possible impact on farm animals, domestic pets and most importantly children has to be considered very carefully.

Yours sincerely

A large black rectangular redaction box covering the signature of the sender.

Mr D W Bruce

A black rectangular redaction box covering the address of the sender.

Mr and Mrs G Holt

Perth & Kinross Council
Planning & Development
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

16 January 2019

Dear sir/Madam
Reference : 18/02241/IPL

Proposed Erection of a Dwelling House. Land 20m North of 33 Holding, Northbank, Longforgan

I write in connection with the above planning application. I have examined the plans and I know the site well. [REDACTED] where the proposed development site is and are writing to ask that Perth & Kinross refuse this planning application from Mr And Mrs Ronald Dalley.

Herein are our comments and objections relating to this planning application:

The dwelling could overlook our property; this would lead to loss of privacy and will certainly impact on the enjoyment of our home and garden. The applicant's house already looks directly in [REDACTED] and this house will also.

The dwelling will be visually overbearing where there will be a negative visual impact. Our country view will be affected and with the dwelling being so close by, the noise created by the traffic and every day to day living will affect my privacy.

The area has now reached a point where it has now become overdeveloped. The road is not suitable for the use of the heavy construction traffic needing access to the land. The road is a single track / dead end road where the only turning point is between myself and a neighbour's garage. Service vehicles such as refuse collection, oil delivery and the emptying of septic tanks turning have issues.

As this is a single track road, there is no where for construction vehicles to offload their deliveries and materials as this would lead to the closure of the road which cannot happen as this is the only access in and out.

Tracy McManamon

From: [REDACTED]
Sent: 27 January 2019 13:00
To: Development Management - Generic Email Account
Subject: Objection to 18/02241/IPL
Attachments: Site Location and Block Plan.jpg

Perth & Kinross Council
L. Winchester
Planning & Development
Pullar House, 35 Kinnoull St
Perth, PH1 5GD

ENTERED IN COMPUTER

28 JAN 2019

Mr G. Lammie & Ms [REDACTED]

Dear Sir/Madam,

Objection to 18/02241/IPL | Erection of a dwellinghouse (in principle) | Land 20 Metres North Of 33 Holding Northbank Longforan

I am writing as the homeowners [REDACTED] the proposed land for development, to object strongly to planning application 18/02241/IPL.

Herein are our comments and objections relating to this planning application:

The proposed house would overlook our garden, therefore resulting in a loss of privacy in an area [REDACTED]

The proposed house would also result in a loss of privacy from the following rooms in our house;

Parking [REDACTED] causing noise and pollution at potentially any time of day or night.

The private road leading to Northbank is a narrow single-track road which is regularly used by Farm machinery; horses; large tankers delivering oil; bin lorries; cars from residents and visitors and septic tank trucks so therefore simply cannot sustain further traffic volume. This extra traffic would also impact upon young children being able to play safely.

There will also be a negative impact during any building phase with regard to access to and from the homes leading off from Northbank road.

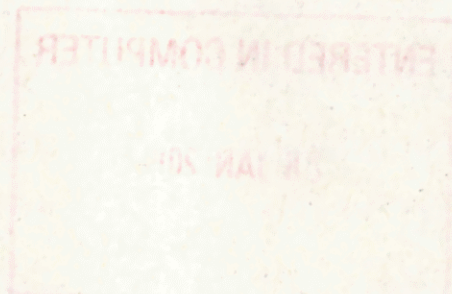
The erection of this building will add to an already over-developed site, and as this is planned in an existing garden [REDACTED]

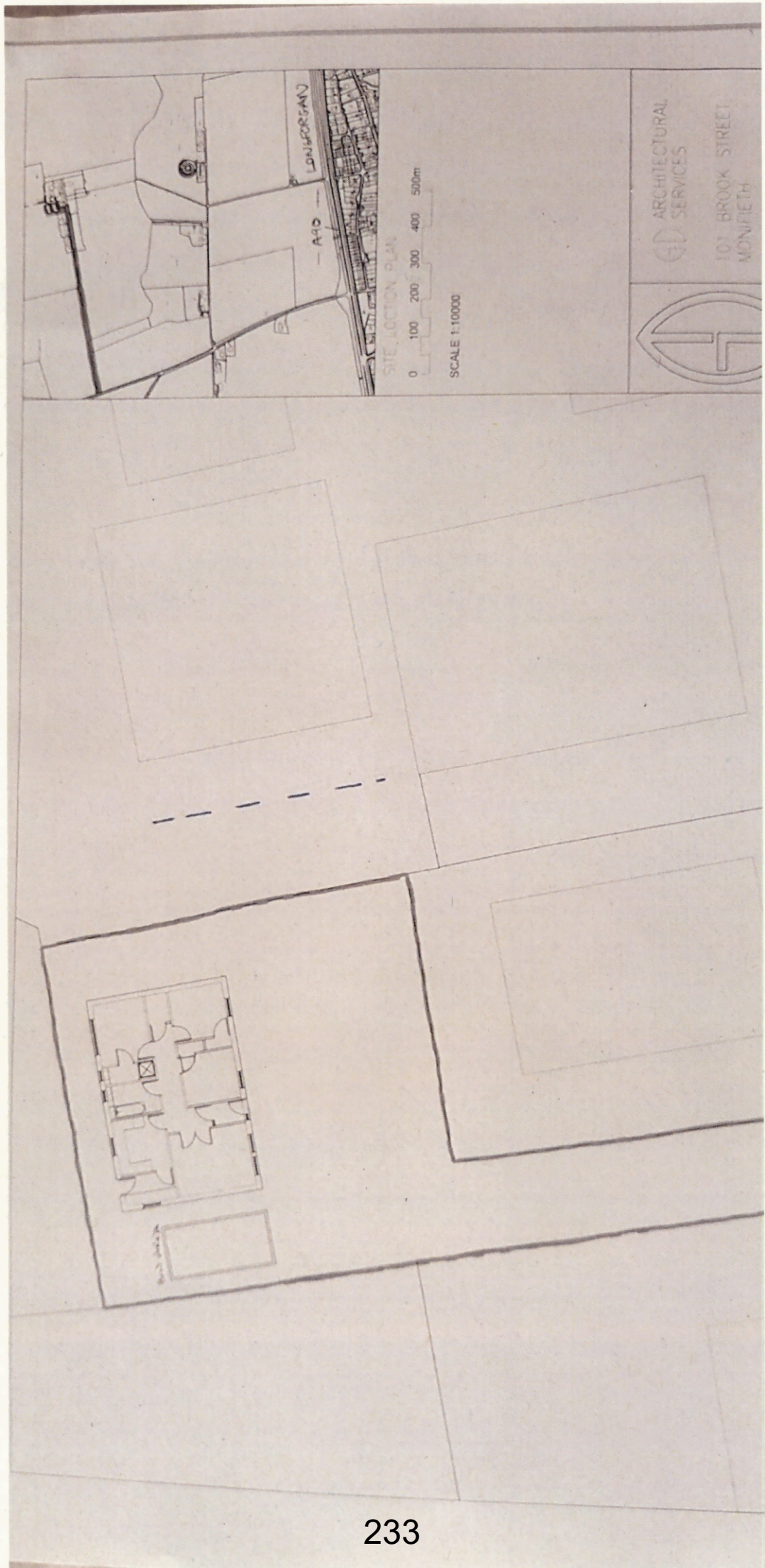
The site Location and Block Plan show [REDACTED] to be further away from the proposed development than it is in reality. (Please see attached drawing)

We invite you to visit our home to verify that these objections are valid.

Yours Sincerley,

Gordon Lammie & Lesley Winchester





Development Management
Perth & Kinross Council Planning
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

05 June 2019

Dear Sirs
Planning Application Ref 18/02241/IPL

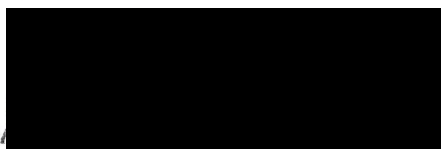
In regard to the review on the above numbered planning application as well as my previous correspondence of 23 January 2019 I would like it noted that the photographs presented with the appeal are considerably out of date and are not representative of the area in question. The streetscape photograph presented also paints a much rosier picture than is actually the case as it shows a road free from traffic and clear of obstruction this is probably because the residents have to be particularly diligent in regard to clearing paths on Wednesdays (it is evident from bins being visible as ready for collection on photos that they were taken on a Wednesday) in order that the bin men can negotiate the road without wreaking havoc. The real fun is in the evenings when everyone is home and the area resembles a car forecourt with cars parked on the verges, residents are receiving visitors and children are playing.... leaving the premises can be stressful and time consuming as people jostle for position on the single track road.

The cluster of houses which were built next to 33 Holding was built on the footprint of the old steading and various restrictions were placed on how they were constructed and the materials which could be used down to the colour which could be used to paint the buildings. There were also parking restrictions which have not been adhered to over the years. This had the knock on effect of making the property at No33 Holding look very old and tired and at one point the previous owner considered raising it to the ground. The addition of the erection of fencing to create the impression of a driveway which although could be deemed to be a sound commercial decision has only served to detract from the amenity further and has no respect for the character, layout or building pattern of the other properties. The erection of fences and the impact of having cars passing the windows at all hours will not only affect the surrounding properties but will also have a negative effect on the physical benefits enjoyed from the ever shrinking external space enjoyed by 33 Holding. It is not unreasonable to assume as it is unlikely that the applicants are looking at the proposed development as anything other than a commercial venture and sacrificing some garden space could be deemed a small price to pay. The development in area has reached saturation point and it is noted that it states in section 4 Assessment of Proposed Development that 'Bounding the site to the North and West is an agricultural way providing access to the network of fields to the West and North' this statement is inaccurate as although unkempt the path which runs parallel to the proposed new driveway is actually the driveway which is owned and used by the residents of Penny Cottage.

I am concerned that the issues we have with the water supply and effluent are being somewhat brushed aside however we have to live with the situation. As stated in my previous correspondence we have had Scottish Water attend and although water pressure is reaching the levels as stipulated to be adequate water flow is consistently drastically impaired at peak times and has been for the past number of years. The properties here are serviced by private pipework which was installed many years ago by the Ministry of Agriculture. The pipework may have been adequate for the 3 properties in situation when the pipework was installed but Scottish Water has stated it may not be of adequate size as service the 13 properties which are situated in the area now. Scottish water has attended various properties in the area to investigate problems over recent years.

I would like to thank you for giving your consideration to my comments

Yours sincerely

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Mr D W Bruce

A black rectangular redaction box covering the contact information area.

Mr and Mrs G Holt

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

5 June 2019

Dear Ms Simpson

Reference: 18/02241/IPL

Erection of a dwellinghouse (in principle) Land 20m North of 33 Holding, Northbank, Longforan

In reply to your email on 24/5/19 and with reference to the above application, we would still like to emphasise our objections and comments from our previous letter and that Perth & Kinross council refuse this planning review from the applicant.

We strongly still standby the comments and objections we put forward and would ask again that Perth & Kinross consider these again.

We would like to address the fact that as this is a single track/dead end road where service vehicles have issues turning, construction traffic needing to offload would block the entire road. From a Health & Safety point of view, if emergency services (such as Fire services or Ambulance) should need access there is no other way of accessing other dwellings beyond this point.

The water board has been out to the area and tested the water pressure which is already borderline as the private supply pipe is now at its maximum potential. Adding another dwelling to this would only deteriorate it more.

Again, we would hope this application will be refused as like many have moved to this secluded area for a nice country style, peaceful living and do not want to be living on a 'construction site' so to speak.

Yours sincerely

Mr and Mrs G Holt

CHX Planning Local Review Body - Generic Email Account

From: lesley winchester [REDACTED]
Sent: 05 June 2019 21:06
To: CHX Planning Local Review Body - Generic Email Account
Subject: Planning Application Ref- 18/02241/IPL

Dear Sir/Madam,

I am writing in response to your email dated Friday 24th of May regarding the review on the decision for planning application reference 18/02241/IPL. I would like to reiterate that we stand by the concerns raised by ourselves in our previous letter of contest, and believe that erecting this building (both during the construction phase and thereafter) will have a negative effect upon all residents living in the vicinity.

Since submitting our reasons for contesting this planning application, we have since learned more about the workings of the water supply here, and have real concerns about linking in another property to said supply which was originally installed to service far fewer properties than it currently does. I have no doubt that this would have a negative impact on the water flow, given that it is already significantly weaker at certain times of the day. I have also learned from fellow residents that there have been a number of issues regarding water over the years, and I can only deduce that by adding in this proposed property will only add heavily to these problems.

The impact of the construction phase also continues to be a concern of ours. Adding more traffic to the single track road which is used to access these properties will make it incredibly difficult to gain entry to and exit our property at potentially any given time. Currently, it's not uncommon to be stuck behind an oil tank, a grocery delivery van or a bin lorry; to provide a few examples. To add construction vehicles, lorries, delivery trucks etc would critically overburden the road, not only majorly inconveniencing current residents but posing a danger to our children who play freely here, and for anyone who may be in need of the emergency services.

Following completion of this dwelling, the road would continue to be overburdened by increasing traffic- the vehicles belonging to the new residents; visitors to the new residents (already there is no additional parking); oil tank deliveries; septic tank vehicles etc. Currently, on occasion, I have observed people parking in the passing places when all available space to leave a vehicle is taken, which I can only imagine would become more of a frequent occurrence.

I appreciate your time in considering the concerns I have raised in the aforementioned.

Yours Sincerely,

Mr. G Lammie and Ms. L Winchester

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CHX Planning Local Review Body - Generic Email Account

From: Gordon Davidson <gordon@gdas101.co.uk>
Sent: 25 June 2019 06:29
To: CHX Planning Local Review Body - Generic Email Account
Subject: Re: TCP/11/16(603)

Dear Audrey

Thank you for forwarding copies of the letters of further objection to planning appeal ref: TCP/11/16(603).

In response we comment as follows:

- The photographs in the appeal statement were taken on the morning of Wednesday 3 April (circa 0730-0830hours) and the evening of Wednesday 15 May 2019 (circa 1800-1900hours). As is evident from the photographs parking pressure and congestion is not prevalent in this location given the number of houses v's the available parking spaces serving the housing at Northbank.
- The photographs contained within the planning appeal clearly evidence timber fencing and stone walls to be the predominant form of boundary enclosure separating the houses at Northbank from the access road.
- Water supply and effluent are matters that fall under the jurisdiction of Scottish Water. Scottish Water did not object to planning application ref: XXX. However, it should be noted that the approval of planning permission does not guarantee connection to Scottish Water's water supply or drainage network as separate consents to connect to these networks require to be submitted to and approved by Scottish Water. As this is a matter that is outwith the control of the Council as Planning Authority it is not material to the outcome of appeal ref: TCP/11/16(603).
- Construction traffic generated by the proposed development is a temporary inconvenience that will cease once the proposed house is built should planning permission be granted. Nevertheless, the Council as Planning Authority can control the delivery of materials and hours of work on site by planning condition to address the concerns of objectors.
- The reason for seeking planning permission for the erection of a dwellinghouse at 33 Holding, Northbank is not a matter that should be considered by the Council as Planning Authority in the determination of appeal ref: TCP/11/16(603). This is purely speculation by the objectors to attempt to sway the Local Review Body towards the refusal of planning permission.

I trust this information is helpful and clarifies the objectors misunderstandings relating to the proposed development.

Regards

Gordon Davidson

