

TCP/11/16(524) – 17/02047/IPL – Erection of a dwellinghouse (in principle), land north of 59 Station Road, Invergowrie

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TCP/11/16(524) – 17/02047/IPL – Erection of a dwellinghouse (in principle), land north of 59 Station Road, Invergowrie

**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 2008

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

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

Name	Mr S. Adams
Address	C/O Jon Frullani Architect Unit 5, District 10 25 Greenmarket Dundee DD14QB
Postcode	
Contact Telephone 1	
Contact Telephone 2	
Fax No	
E-mail*	

Agent (if any)

Name	Kieran Mcadam
Address	Jon Frullani Architect Unit 5, District 10 25 Greenmarket Dundee DD14QB
Postcode	
Contact Telephone 1	01382224828
Contact Telephone 2	
Fax No	
E-mail*	kieran@jfrarchitect.co.uk

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

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

Yes ☒ No ☐

Planning authority	Perth and Kinross Council
Planning authority's application reference number	17/02047/IPL
Site address	Land North of 59 Station Road, Invergowrie,
Description of proposed development	Erection of Dwellinghouse (in principle)
Date of application	21 November 2017
Date of decision (if any)	23 January 2018

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

Nature of application

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

Reasons for seeking review

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

Review procedure

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

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

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

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

NA

Site inspection

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

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

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

N/A

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 Appeal Statement (Document 5) accompanying this notice of review. The Appeal Statement sets out the reasons for review and detailed justification of the reasons why the proposed development satisfies the requirement of the Development Plan.

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

Yes ☐ No ☒

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

List of documents and evidence

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

Document 1 – Planning Application Ref: 17/02047/IPL
Document 2 – Report of Handling for Application Ref: 17/02047/IPL
Document 3 – Decision Notice for Application Ref: 17/02047/IPL
Document 4 – Alternative Proposed Site Layout Plans
Document 5 - Appeal Statement

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

Checklist

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

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

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

Declaration

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

Signed

[Redacted Signature]

Date

16/02/2018



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100076200-004

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation: JON FRULLANI ARCHITECT

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

JON

Building Name:

UNIT 5, DISTRICT 10,

Last Name: *

FRULLANI

Building Number:

Telephone Number: *

0138224828

Address 1
(Street): *

25 GREENMARKET

Extension Number:

Address 2:

Mobile Number:

Town/City: *

DUNDEE

Fax Number:

Country: *

UNITED KINGDOM

Postcode: *

DD1 4QB

Email Address: *

jon@jfarchitect.co.uk

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="S"/>	Building Number: <input type="text" value="59"/>
Last Name: *	<input type="text" value="Adams"/>	Address 1 (Street): * <input type="text" value="Station Road"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Invergowrie"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="DD25AP"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text"/>	

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="59 Station Road"/>
Address 2:	<input type="text" value="Invergowrie"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="Dundee"/>
Post Code:	<input type="text" value="DD2 5AP"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="730038"/>	Easting	<input type="text" value="334972"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Planning Permission in Principle for the erection of a single dwelling house in the garden ground at 59 Station Road, Invergowrie.

Type of Application

What type of application did you submit to the planning authority? *

- ☐ Application for planning permission (including householder application but excluding application to work minerals).
- ☒ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to planning appeal statement for full justification as to appeal.

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

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Completed Notice of Review Form Document 1 - Developer Contributions Consultation Response Dundee Airport Consultation Response Existing Site Plan Local Flood Prevention Consultation Response Location Plan Planning Application Form Planning Statement Proposed Site Plan Scottish Water Consultation Response Transport Planning Consultation Response Document 2 - Report of Handling Document 3 - Decision Notice Document 4 - Alternative Proposed Site Plan Document 5 - Appeal Statement.

Application Details

Please provide details of the application and decision.

What is the application reference number? *

17/02047/IPL

What date was the application submitted to the planning authority? *

21/11/2017

What date was the decision issued by the planning authority? *

23/01/2018

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

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

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

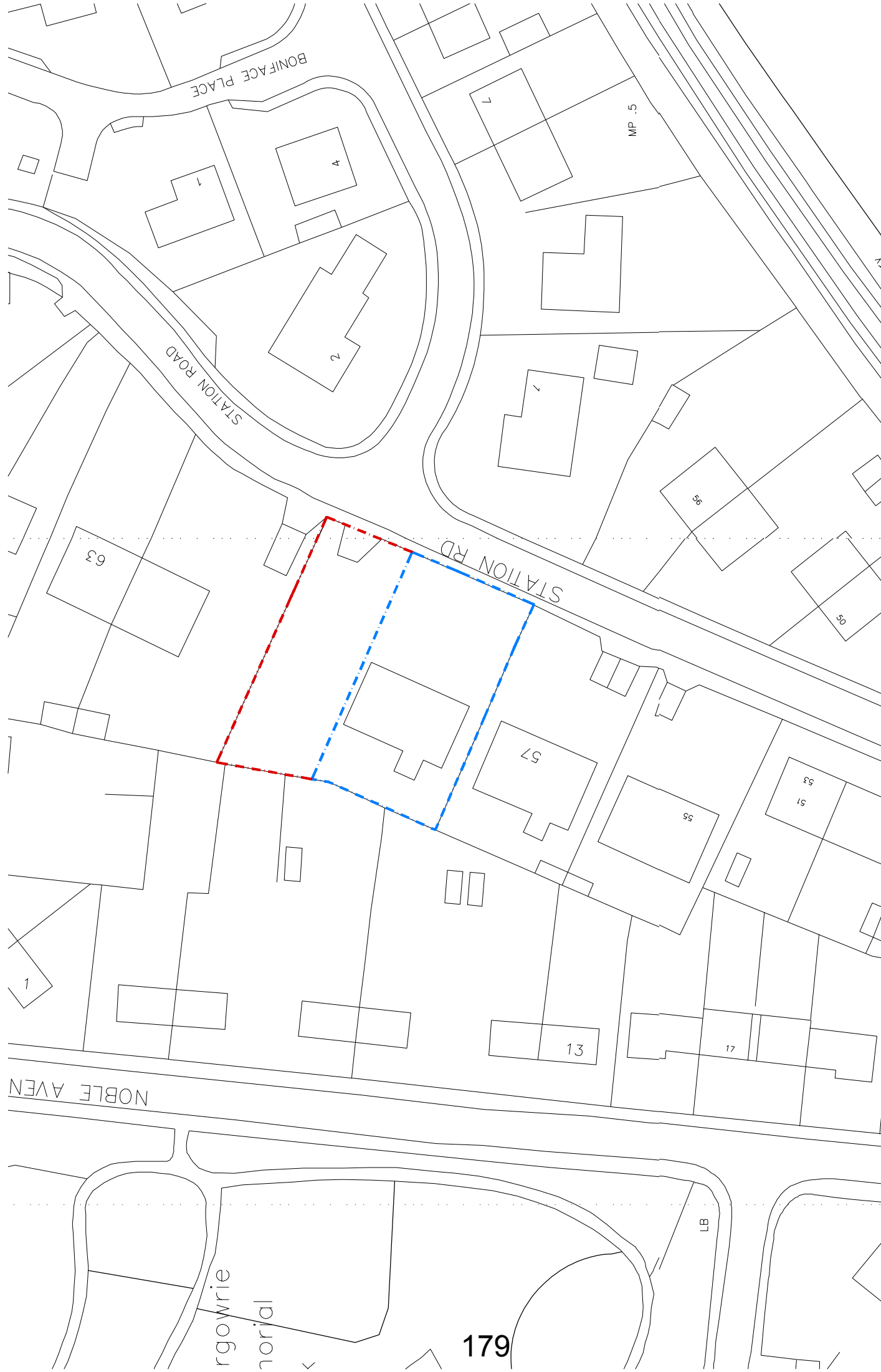
Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number,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

Declare – Notice of Review

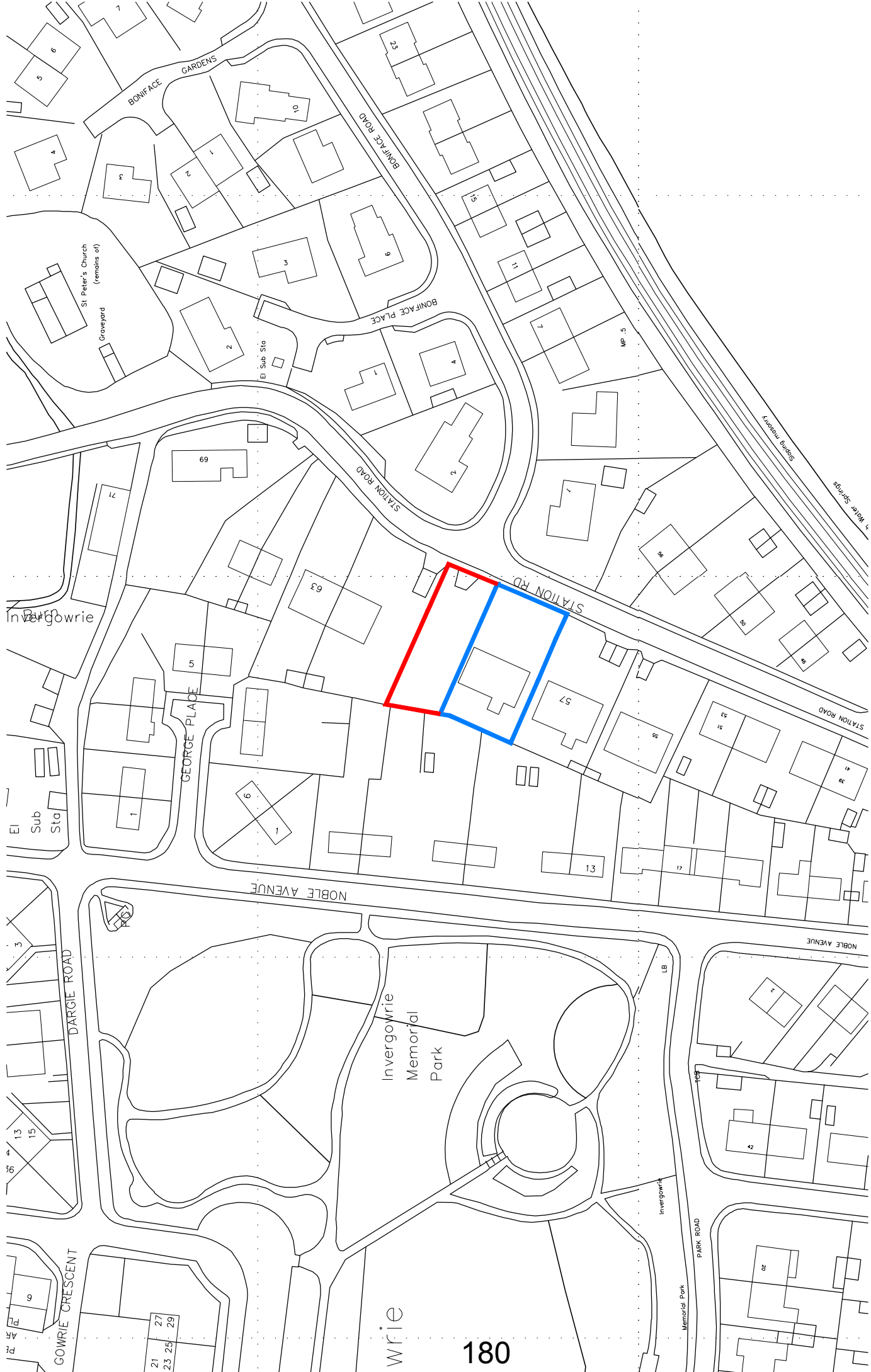
I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr JON FRULLANI

Declaration Date: 05/03/2018

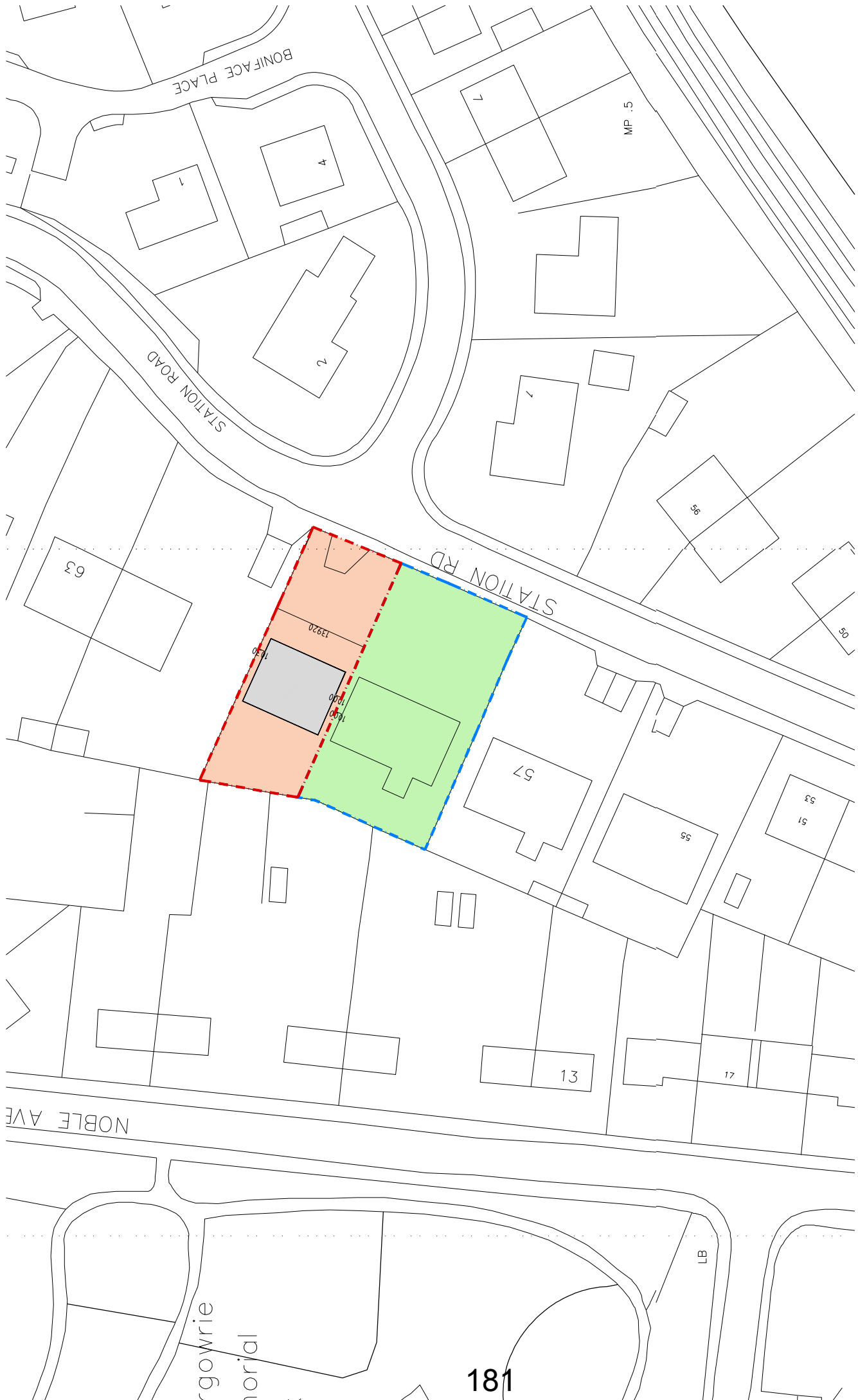


plot at 59 station road, ivergowrie



plot at 59 station road, invergowrie

jon frullani architect



- revised existing plot - 735 sq.m
- proposed new plot - 542 sq.m (notional dwelling footprint - 120 sq.m)

plot at 59 station road, Ivergowie

proposed site plan 5654.500.02a
1:500 @ A3
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jon frullani architect

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**PLANNING PERMISSION IN PRINCIPLE FOR ERECTION OF DWELLINGHOUSE ON PLOT AT 59 STATION ROAD,
INVERGOWRIE**

PLANNING STATEMENT

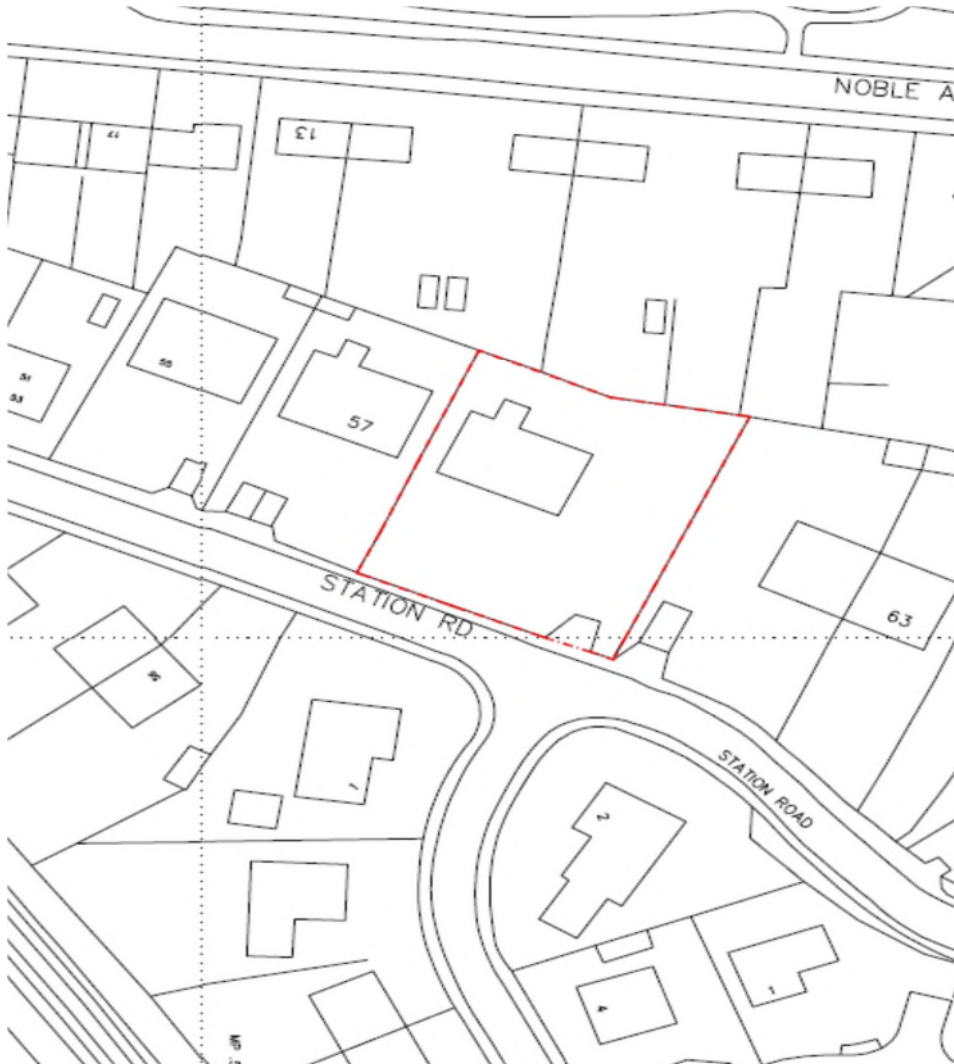


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Site

The property at 59 Station Road, Invergowrie comprises of a single storey dwellinghouse situated in the south-western sector of a large plot as shown in Figure 1.

Figure 1: Site Location Plan



The site slopes from north-west to south east and is separated from Station Road by a stone retaining wall. To the west the site is separated from the gardens of neighbouring properties on Noble Avenue by 1.8m timber fencing,

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to the north and south the site is separated from neighbouring properties by a combination of stone walls and hedging. The gardens serving the existing house are sown in grass.

The existing house is stone built with a pitched roof finished in natural slate. The house has solar panels and roof lights on the south-eastern roof plane and white UPVC framed fixed lower pane and opening top hopper style double glazed windows on the ground floor.

The property is located on the western side of Station Road. Access to the site is taken from Station Road where a parking area has been created in the north-eastern corner of the site. The Site is bound to the north and south by detached and semi-detached single storey dwellinghouses of a similar design, scale and massing as the existing dwellinghouse at 59 Station Road. To the west the site is bound by the rear gardens of two storey semi-detached dwellinghouses on Noble Avenue.

Surrounding the application site there is a variety of different house types and plot sizes that reflect the period of time over which Station Road, Noble Avenue and Boniface Place have been developed.

Proposal

It is proposed to erect a house in the area of garden ground to the north of the existing house at 59 Station Road.

The proposed house will be served by the existing off-street parking facilities in the south-eastern corner of the property while the existing house will be served by new off-street parking facilities formed within the front garden ground of the remaining plot as shown on the proposed site layout plan.

The proposed house will have a north west to south east orientation to maintain the appearance of the Station Road streetscape and will be restricted to single storey to maintain the appearance of the surrounding built form and streetscape.

Planning History

Planning application ref: 10/01728/FLL was granted planning permission for the erection of two dormers on the front and two dormers on the rear elevations of the dwellinghouse at 59 Station Road, Invergowrie. The permission was not implemented within the given timescale and has consequently expired.

Planning application ref: 10/01738/FLL was refused planning permission for the erection of a house in the garden ground to the north of the existing house at 59 Station Road, Invergowrie. The Council's decision to refuse planning permission was appealed to the Local Review Body (PKLRB) who upheld the Council's decision and dismissed the appeal for the following reason:

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The proposal, by virtue of the site's narrow width, will have an adverse impact on the density and character of the area, whilst not achieving a satisfactory level of separation between the proposed new dwelling and the existing dwelling, is contrary to Policy 71 of the Perth Area Local Plan 1995 (Incorporating Alteration No 1, Housing Land 2000), which seeks to ensure the character, density and amenity of existing areas are not adversely affected by new developments.

The PKLRB concluded that the issue was not the design of the proposal but that it would be on too narrow a site with an adverse impact on the density and character of the area and insufficient separation with the existing dwelling. The Review Application was accordingly dismissed.

Prior the submission of this application, the Council were engaged in pre-application discussions relating to the erection of a house in the garden ground to the north of the existing house at 59 Station Road, Invergowrie. Responding to pre-application enquiry ref: XXXX, the Council stated that concerns relating to the width of the proposed building plot would potentially prevent an application for planning permission being supported.

Policy Framework

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.

The Development Plan

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2012-2032 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *"By 2032 the TAYplan region 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 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.

The principal policies are, in summary:

Policy PM1A - Placemaking

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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 PM4 - Settlement Boundaries

For settlements which are defined by a settlement boundary in the Plan, development will not be permitted, except within the defined settlement boundary.

Policy RD1 - Residential Areas

In identified areas, residential amenity will be protected and, where possible, improved. Small areas of private and public open space will be retained where they are of recreational or amenity value. Changes of use away from ancillary uses such as local shops will be resisted unless supported by market evidence that the existing use is non-viable. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area.

Policy TA1B - Transport Standards and Accessibility Requirements

Development proposals that involve significant travel generation should be well served by all modes of transport (in particular walking, cycling and public transport), provide safe access and appropriate car parking. Supplementary Guidance will set out when a travel plan and transport assessment is required

Evaluation

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 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.

Principle of Development

The site is located within the Invergowrie settlement boundary where Policy RD1 of the adopted Local Development Plan 2014 applies. This recognises that residential development within existing settlements can often make a useful contribution to the supply of housing land, but acknowledges the potential conflicts new development can have within the existing built environment. Proposals will be encouraged where they satisfy the criteria set out in the policy in particular criteria a) Infill residential development at a density which represents the most efficient use of the site while respecting its environs and c) proposals which will improve the character and

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environment of the area. In addition, the policy seeks to retain areas of private and public open space where they are of recreational or amenity value.

Policies PM1A and PM1B are also of relevance. These policies require proposals to contribute positively to the surrounding built and natural environment and to respect the character and amenity of the place.

Design and Layout

The site is required to be assessed against the 'Placemaking' policies of the adopted local plan. Although it is proposed to submit a formal application for planning the indicative site layout plan accompanying this pre-application enquiry demonstrates that a dwelling can be accommodated on the site.

The indicative site layout plan in combination with Table 1 below demonstrates that a house can be positioned on the site without impacting on the density, amenity and character of the surrounding area. This because the proposed plot and the remaining plot are of a size comparable to neighbouring properties while the level of private garden ground serving both the proposed plot and remaining plot also comparable with the level of private garden ground serving neighbouring properties. This information demonstrates that the proposed development shall not adversely impact on the density of development in the surrounding area.

Table 1: Density of Development in Area Surrounding Application Site

Property	Plot Area	Private Garden Ground Area
55 Station Road	665sqm	128sqm
57 Station Road	700sqm	144sqm
59 Station Road	684sqm	152sqm
61 Station Road	902sqm	180sqm
63 Station Road	533sqm	99sqm
13 Noble Avenue	330sqm	209sqm
11 Noble Avenue	455sqm	312sqm
9 Noble Avenue	475sqm	312sqm
7 Noble Avenue	602sqm	450sqm
5 Noble Avenue	525sqm	395sqm

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3 Noble Avenue	504sqm	376sqm
Proposed Plot	542sqm	168sqm

In addressing the concerns raised by the Council in a pre-application capacity in relation to Policies RD1 and PM1 and PM1B, Table 2 demonstrates that the dimensions of the proposed plot are comparable with neighbouring plots surrounding the application site. In addition, the aerial photograph in Figure 2 demonstrates that from a visual perspective the proposed plot does not appear to be out of keeping with the surrounding buildings plots.

Table 2: Dimensions of Plots Surrounding Application Site

Property	Plot Length	Plot Width
55 Station Road	35m	19m
57 Station Road	35m	20m
59 Station Road	36m	19m
61 Station Road	41m	22m
63 Station Road	41m	13m
13 Noble Avenue	30m	11m
11 Noble Avenue	35m	13m
9 Noble Avenue	38m	12.5m
7 Noble Avenue	41.5m	14.5m
5 Noble Avenue	42m	12.5m
3 Noble Avenue	42m	12m
Proposed Plot	39.3m	13.8m

Figure 2: Aerial Photograph of Plots Surrounding Application Site

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a: unit 5, district 10, greenmarket, dundee, dd1 4qb



Off street parking serving the proposed house will be formed by re-purposing the facilities serving the existing dwellinghouse. As part of the proposed development new off-street parking facilities will be formed within the area of garden ground to the front of the existing house. The new off-street parking facilities will also be accessed from Station Road.

In terms of site layout, it has been demonstrated that through the provision of generous external space standards, off-street parking facilities and a distance of no less than 18m between the principle (north west and north/south east) elevations of the new house and neighbouring properties that the proposal will contribute positively to the quality of the surrounding built and natural environment.

In terms of design, to minimise any impact on visual amenity and to maintain the appearance of the Station Road streetscape the new house will be positioned to maintain the front building line of existing houses on the north-western side of Station Road and will take the form of a single storey building with a pitched roof.

For the reasons outlined above we believe that the proposal respects the density, character and amenity of the area and will complement the high quality residential environment. Therefore, the proposal satisfies Policies PM1A and PM1B.

Landscape

Development and land use change should be compatible with the distinctive characteristics and features of Perth & Kinross's landscape. Development proposals will be supported where they do not conflict with the aim of maintaining and enhancing the landscape qualities of Perth and Kinross. In this case the siting of a proposed dwelling on this site within the settlement boundary is not considered to erode local distinctiveness, diversity and quality of the landscape. However, an appropriate form of boundary planting and screening will be required to the southern boundary of the proposed site. This matter could be controlled by planning condition should the Council be supportive of the proposal.

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, those that live in the existing house and those that live in adjoining dwellings. Planning control has a duty to future occupiers not to create situations of potential conflict between neighbours.

Tables 1 and 2 above demonstrate that the existing and proposed house will be afforded generous external space standards should planning permission be granted, with both properties being comparable to neighbouring properties in terms of size but with greater areas of private garden ground.

In terms of privacy and overlooking, the proposed site layout plan demonstrates that the new house will be positioned no less than 18m from the facing windows of neighbouring houses. In addition, restricting the height of the proposed house to one storey and screening the proposed house from the existing house will prevent the overlooking of private garden grounds.

Taking account of the proposed site layout plan and suggested restrictions relating to the design of the proposed house we believe that the proposal would not compromise the amenity of existing residential properties and will equally provide a suitable level of residential amenity for future occupiers of the house.

Conclusion

In conclusion, the proposal requires to be assessed in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal has been demonstrated to comply with the approved TAYplan 2012 and the adopted Local Development Plan 2014. There are no material considerations immediately obvious that would justify overriding the adopted Development Plan. On that basis we believe that this application for planning permission in principle for the development outlined above should be supported by the Council.

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REPORT OF HANDLING

DELEGATED REPORT

Ref No	17/02047/IPL	
Ward No	P1- Carse Of Gowrie	
Due Determination Date	26.01.2018	
Case Officer	Andy Baxter	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Erection of a dwellinghouse (in principle)

LOCATION: Land North Of 59 Station Road, Invergowrie

SUMMARY:

This report recommends **refusal** of a planning in principle application for the erection of a new dwelling on an area of garden ground next to 59 Station Road, Invergowrie 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: 12 January 2018

SITE PHOTOGRAPHS



View of the site, which is sandwiched between the existing house to the left and the garage to the right.

BACKGROUND AND DESCRIPTION OF PROPOSAL

This planning application seeks to obtain a planning in principle consent for the erection of a new dwelling on an infill site located within the settlement of Invergowrie, adjacent to 59 Station Road. The site slopes from its public road frontage (east) to the rear (west), and measures approx. 14m in its width (south to north) with a depth (east to west) ranging between 40-37m.

The surrounding area is residential in character, with residential properties surrounding the site on all sides.

An indicative footprint of a dwelling has been submitted in support of the planning application which shows a modest sized dwelling (presumably with 2 levels of accommodation) in a central location. The indicative house has been shown approx. 1m away from each of the sites side boundaries.

SITE HISTORY

A previous planning application was lodged in 2010 (10/01738/FLL) which sought to obtain detailed permission for the erection of dwellinghouse on a slightly narrower site. That planning application was refused planning permission, and a subsequent review to the Local Review Body dismissed.

Whilst the 2010 planning application was for a site slightly smaller, I still consider it relevant to this proposal and I note the comments made in para 4.2 of the LRB decision notice which stated *'The PKLRB concluded that the issue was not the design of the proposal but that it would be on too narrow a site with an adverse impact on the density and character of the area and insufficient separation with the existing dwelling. The Review Application was accordingly dismissed'*

PRE-APPLICATION CONSULTATION

A pre-application enquiry was made to the Council late last year for a similar proposal which is subject to this planning application (17/00165/PREAPP). The response issued by the Council indicated that a formal planning application would most likely not be supported.

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.

Of relevance to this planning application is,

The Scottish Planning Policy 2014

The Scottish Planning Policy (SPP) was published in June 2014, and sets out national planning policies which reflect the Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:

- the preparation of development plans;
- the design of development, from initial concept through to delivery; and
- the determination of planning applications and appeals

Of relevance to this planning application are paragraphs 109 - 134, which relates Enabling Delivery of New Homes

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 site lies within the settlement boundary of Invergowrie, where the following policies are applicable to a new house proposal,

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 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 RD1 - Residential Areas

In identified areas, residential amenity will be protected and, where possible, improved. Small areas of private and public open space will be retained where they are of recreational or amenity value. Changes of use away from ancillary uses such as local shops will be resisted unless supported by market evidence that the existing use is non-viable. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area.

OTHER COUNCIL POLICIES

Developer Contributions and Affordable Housing (2016)

This policy outlines the Councils position in relation to developer contributions in relation to primary education, transport infrastructure and A9 junction improvements, as well as our Affordable Housing provision requirements.

EXTERNAL CONSULTATION RESPONSES

Dundee Airport Ltd have commented on the proposal in terms of aviation safeguarding issues, and have raised no objections.

Scottish Water have commented on the proposal and raised no objections.

INTERNAL COUNCIL COMMENTS

Flooding and Structures Team have commented on the proposal and raised no objection in terms of flooding matters. They have however suggested that a condition should be placed on any permission in relation to the disposal of surface water.

Transport Planning have commented on the proposal in terms of parking provisions and access, and have raised no objections.

Developer Negotiations Officer has commented on the proposal and stated that in the event of an approval standard compliance conditions in relation to both Primary Education and Transport Infrastructure should be applied.

REPRESENTATIONS

None received.

ADDITIONAL INFORMATION

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	Submitted
Report on Impact or Potential Impact	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 2017, and the adopted Perth and Kinross Local Development Plan 2014.

In terms of other material considerations, the sites planning history and also compliance with the Council's policies on Developer Contributions are material considerations.

Policy Appraisal

The key land use policies are contained within the Local Development Plan 2014 (LDP). Within the LDP, the site lies wholly within the settlement boundary of Invergowrie where *Policy RD1* is directly applicable. This policy seeks to ensure that all new developments within existing settlements are compatible with existing land uses and that the character and amenity (visual and residential) of the area concerned is not adversely affected by the development proposed.

In addition to this, *Policy PM1A* is also applicable and this policy seeks to ensure that the quality of the surrounding built and natural environment is

maintained and that all new development respects the existing character and amenity of the existing areas

For reasons stated below, I consider the proposal (by virtue of the sites shape and relationship with its neighbour) to be contrary to these policies.

Land Use

In terms of land use issues, the site has been identified within the LDP settlement boundary of Invergowrie. Within settlement boundaries, infill residential developments are generally encouraged by the LDP providing that the density proposed represents the most efficient use of the site and that the development respects the surrounding environs.

As the surrounding land uses are largely residential, in land use terms only I consider the proposed residential use to be compatible with the existing uses.

However, I do have some concerns as to whether or not a residential dwelling on this site is acceptable, based on the shape of the site and its (close) relationship with the existing dwelling.

Looking the current plans, and the plans previously lodged back in 2010, the applicant's appear to have managed to increase the width of the site from approx. 13m to just under 14m. This width increase increases the oversize of the plot to just under 550sq m – somewhat less than the 735sq m stated on the application form, but still approx. 50sq m more than the site that was previously considered in 2010.

A site of circa 550sq m, and with 100sq m of usable garden ground would normally be sufficient for a new infill plot; however the narrowness of this site and the close relationship with the existing dwelling would in my view lead to an odd arrangement of two detached dwellings being seen very close to one another, which in turn would create a 'squeezed' appearance, which in my view would be out of character with the surrounding area.

The indicative footprint lodged with the application shows a 2m gap – 1m on each side of the mutual boundary- between the existing dwelling and the proposed, which is extremely close. A more linear footprint could perhaps increase this space, however the separation distance between the existing and proposed would nevertheless remain close.

I'm also conscious of the fact that the existing dwelling has two windows at first floor level, serving what I believe to be bedrooms facing the proposed plot. In the event of a consent being issued for a dwelling on this site, and without any changes in window placement on the existing house, the best scenario (in terms of preventing overlooking/loss of privacy) would be a blank gable approx. 2m away from those windows and at worse, potential other habitable windows approx. 2m away.

Neither of these scenarios would ordinarily be considered acceptable.

To this end, I ultimately consider the proposal to have the potential to have an adverse impact on the general character and density of the area by 'squeezing in a new dwelling', as well as having the potential to adversely impact on the residential amenity of the adjacent property.

Design and Layout

This planning application is in principle only, therefore there are no detailed plans to consider at this stage. However, as stated above the narrowness of the site and its relationship to the neighbour, does raise concerns in relation to achieving a suitable layout which would not be out of character of the area and also would not adversely affect the existing property.

Residential Amenity

In terms of the impact on existing residential amenity, any impact would largely be limited to the neighbour at 59, which is within the same ownership as the application site. Notwithstanding this, the impact that a new dwelling so close to the boundary would have on any future occupiers would be an adverse one.

In terms of being able to offer a suitable level of residential amenity, suitable amenity space will be available for further occupiers. There would however remain the issue of the existing windows on the neighbouring property, however in the event that a blank gable is proposed there would be no direct window to window issue.

Visual Amenity

In terms of the impact on the visual amenity of the area, the proposal is in principle only so there are no firm details of any elevations to consider. However, as stated previously the narrowness of the site will mean that any new dwelling will appear very close to the existing dwelling would be out of character with the area, and which would likely appear visually incongruous.

Roads and Access

The proposal raises no issues in terms of roads related matters.

It is likely that parking would have to be slightly divorced from the main dwelling with the natural levels of the site, however this arrangement already occurs all along Station Road and appears to work reasonably well and does not appear too visually obtrusive.

Drainage and Flooding

The proposal raises no issues in terms of drainage or flooding issues.

Developer Contributions

Affordable Housing

As this proposal is for a single dwelling, there is no requirement for any Affordable Housing provision.

Primary Education

As this is a planning in principle application, a standard compliance condition should be attached to any permission.

Transport Infrastructure

The site lies within the catchment area for Transport Infrastructure contributions. As this is a planning in principle application, a standard compliance condition should be attached to any permission.

A9 Junction Improvements

The site lies outwith the catchment area for A9 junction improvements.

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 considered to be contrary to the adopted Local Development Plan 2014, and on that basis the application is recommended for refusal,

APPLICATION PROCESSING TIME

The recommendation for this application has been made within the statutory determination period.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the planning application because of the following reason,

The proposal, by virtue of the sites narrow width and close relationship with the existing property, would have an adverse impact on the density and visual character of the area whilst not achieving a satisfactory level of separation between the proposed new dwelling and the existing dwelling. To this end, the proposal is contrary to Policies PM1A and RD1 of the adopted Perth and Kinross Local Development Plan 2014, which both seek to ensure that new developments within residential areas do not adversely affect the character, density and amenity (visual and residential) of existing areas.

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

17/02047/1
17/02047/2
17/02047/3
17/02047/4

Date of Report - 22 January 2018

PERTH AND KINROSS COUNCIL

Mr S Adams
c/o Jon Frullani Architect
Unit 5, District 10
25 Greenmarket
Dundee
DD1 4QB

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 23rd January 2018

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **17/02047/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 27th November 2017 for permission for **Erection of a dwellinghouse (in principle) Land North Of 59 Station Road Invergowrie** for the reasons undernoted.

Interim Development Quality Manager

Reasons for Refusal

1. The proposal, by virtue of the sites narrow width and close relationship with the existing property, would have an adverse impact on the density and visual character of the area whilst not achieving a satisfactory level of separation between the proposed new dwelling and the existing dwelling. To this end, the proposal is contrary to Policies PM1A and RD1 of the adopted Perth and Kinross Local Development Plan 2014, which both seek to ensure that new developments within residential areas do not adversely affect the character, density and amenity (visual and residential) of existing areas.

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

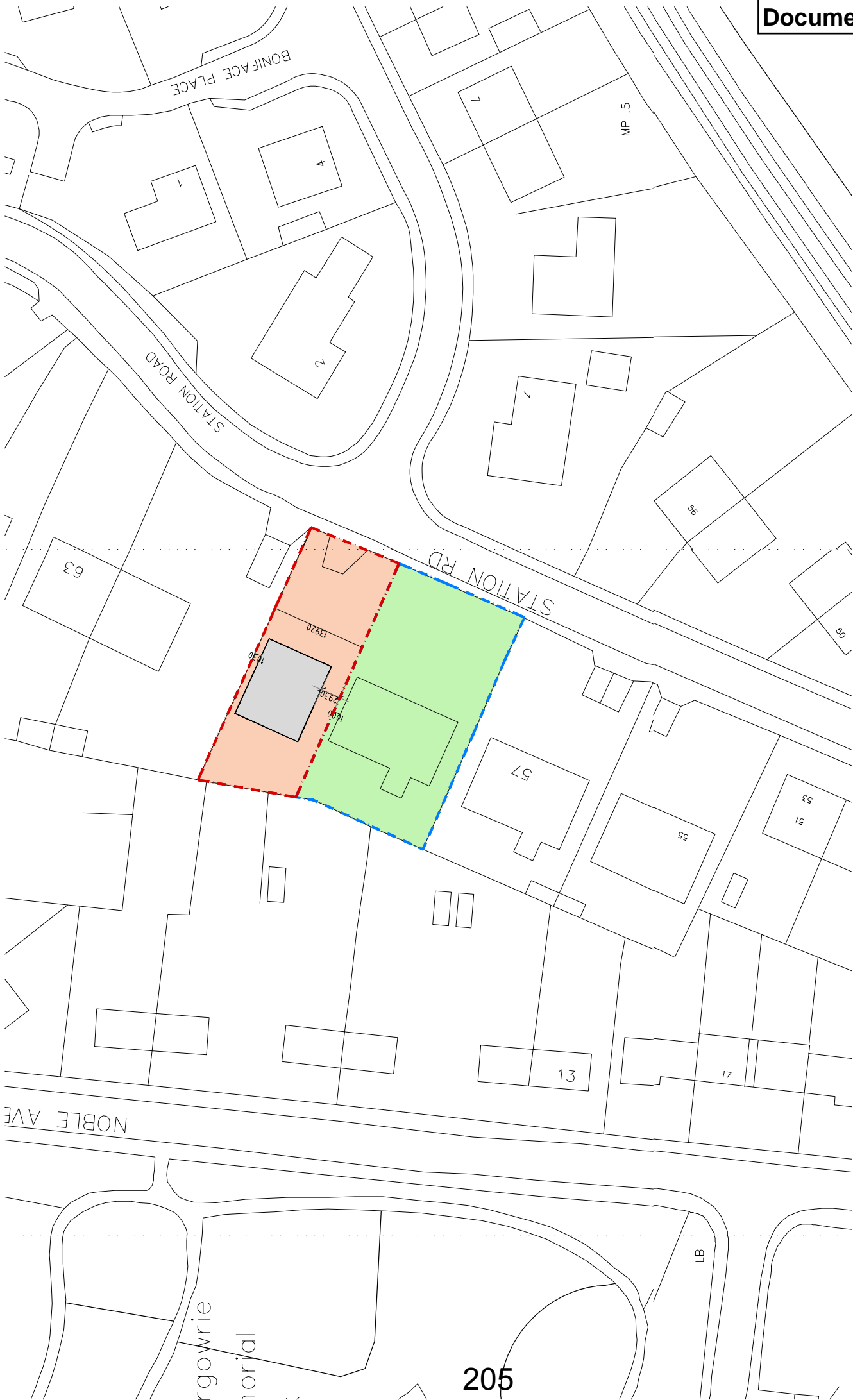
Plan Reference

17/02047/1

17/02047/2

17/02047/3

17/02047/4



- revised existing plot - 735 sq.m
- proposed new plot - 542 sq.m (notional dwelling footprint - 120 sq.m)

plot at 59 station road, Invergowie

ERECTION OF DWELLINGHOUSE (IN PRINCIPLE) ON LAND TO NORTH OF 59 STATION ROAD,
INVERGOWRIE

APPEAL STATEMENT



Town and Country Planning(Scotland) Act 1997 as amended
Planning Application Ref: 17/02047/IPL
Appeallent: Mr S. Adams
Date: February 2017

Contents

- 1.0 Introduction
- 2.0 Application Site and Context
- 3.0 Proposed Development
- 4.0 Development Plan
- 5.0 Evaluation of Proposed Development
- 6.0 Evaluation of Council's Assessment of Planning Application Ref: 17/02047/IPL
- 7.0 Conclusion

Appeal Documents

- Document 1 – Planning Application Ref: 17/02047/IPL
- Document 2 – Report of Handling for Application Ref: 17/02047/IPL
- Document 3 – Decision Notice for Application Ref: 17/02047/IPL
- Document 4 – Alternative Proposed Site Layout Plans

1.0 INTRODUCTION

This Planning Appeal has been prepared on behalf of Mr S. Adams and relates to a Planning Application in Principle for the erection of a detached dwellinghouse at Land North of 59 Station Road, Invergowrie.

Perth and Kinross Council registered the application on 21 November 2017 under planning application reference: 17/02047/IPL. The planning application forms Document 1 to this appeal submission.

The planning application was validated on 27 November 2017 and determined on 23 January 2018. The Case Officer's Report of Handling forms Document 2 and the Planning Decision Notice dated 23 January 2018, Document 3. The Planning Decision Notice cites the following reason for refusal of planning permission:

"The proposal, by virtue of the sites narrow width and close relationship with the existing property, would have an adverse impact on the density and visual character of the area whilst not achieving a satisfactory level of separation between the proposed new dwelling and the existing dwelling. To this end, the proposal is contrary to Policies PM1A and RD1 of the adopted Perth and Kinross Local Development Plan 2014, which both seek to ensure that new developments within residential areas do not adversely affect the character, density and amenity (visual and residential) of existing areas."

In determining the planning application, the Planning Authority is required, under Section 25 of the Town and Country Planning (Scotland) Act, 1997 (as amended) (the "Act") to determine the application in accordance with the Development Plan unless material considerations indicate otherwise. The appellant disagrees with the Case Officer's Decision and does not consider that the proposal will result in an adverse impact on the visual character and density of the area surrounding 59 Station Road, Invergowrie such as to justify refusal of the proposal having regard to the requirements of Section 25 of the Act.

Prior to the submission of planning application ref: 17/02047/IPL, a detailed pre-application enquiry was submitted to the Council for the erection of a house in the garden ground of 59 Station Road. A copy of the pre-application correspondence is detailed in Appendix 1 to this Appeal Statement. During the exchange of pre-application emails the Case Officer clearly states they he would not assess any formal application for planning permission for the erection of a house in the gardens of 59 Station Road as he had already decided that planning permission would not be granted. Given that the same Case Officer dealt with the pre-application enquiry and planning application, the appellant considers it important that this matter is brought to the attention of the Council's Local Review Body as it would appear the outcome of planning application ref: 17/02047/IPL was decided without taking into consideration the detail of the proposed development or content of the associated Planning Statement. Therefore, the appellant believes that the Council has misinterpreted the proposal and as such incorrectly concluded that the proposed development is contrary to the requirements of the Development Plan.

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

2.0 APPLICATION SITE AND CONTEXT

Figure 1: Location Plan identifies the site within its wider setting. The site is located on the western side of Station Road within a residential area comprising of different house types and plot sizes.

The property at 59 Station Road, Invergowrie comprises of a single storey dwellinghouse situated in the northern sector of a large plot as shown in Figure 1.

The site slopes from west to east and is separated from Station Road by a stone retaining wall. To the west the site is separated from the gardens of neighbouring properties on Noble Avenue by 1.8m timber fencing, to the north and south the site is separated from neighbouring properties by a combination of stone walls and hedging. The gardens serving the existing house are sewn in grass.

Figure 1: Location Plan



The existing house is stone built with a pitched roof finished in natural slate. The house has solar panels and roof lights on the eastern roof plane and white UPVC framed fixed lower pane and opening top hopper style double glazed windows on the ground floor.

Access to the site is taken from Station Road where a parking area has been created in the north eastern corner of the site. The Site is bound to the north and south by detached and semi-detached single storey dwellinghouses of a similar design, scale and massing as the existing dwellinghouse at 59 Station Road. To the west the site is bound by the rear gardens of two storey semi-detached dwellinghouses.

Figure 2: Proposed Site Plan



3.0 PROPOSED DEVELOPMENT

Planning application ref: 17/02047/IPL sought planning permission for the erection of a house in the area of garden ground to the north of the existing house at 59 Station Road.

The proposed house will be served by the existing off-street parking facilities in the south-eastern corner of the property while the existing house will be served by new off-street parking facilities formed within the front garden ground of the remaining plot as shown on the proposed site layout plan.

The proposed house will have a north west to south east orientation to maintain the appearance of the Station Road streetscape and will be restricted to single storey to maintain the appearance of the surrounding built form and streetscape.

Figure 2: Proposed Site Plan illustrates that the site outlined in red on Figure 1 is capable of accommodating a single dwellinghouse, in accordance with the Council's standards. Figures 3 and 4 demonstrate that the proposed housing site by virtue of plot size, dimensions and area of private garden ground is reflective of the prevailing pattern and density of development surrounding the site. The Indicative Block Plan in Figure 2 demonstrates that the proposed house can be served by off street parking through the existing vehicle access to the property.

Figure3: Plot Areas and Private Garden Ground Areas

Property	Plot Area	Footprint of Dwellinghouse	Private Garden Ground Area
55 Station Road	608sqm	164sqm	128sqm
57 Station Road	684sqm	180sqm	144sqm
59 Station Road	735sqm	175sqm	152sqm
61 Station Road	720sqm	125sqm	180sqm
63 Station Road	378sqm	120sqm	99sqm
13 Noble Avenue	330sqm	47sqm	209sqm
11 Noble Avenue	455sqm	40sqm	312sqm
9 Noble Avenue	475sqm	41sqm	312sqm
7 Noble Avenue	602sqm	46sqm	450sqm
5 Noble Avenue	525sqm	42sqm	395sqm
3 Noble Avenue	504sqm	47sqm	376sqm
Proposed Plot	546sqm	120sqm	143sqm (Proposed Site Plan)/ 138sqm (Document 4)

Figure 4: Dimensions of Plots Surrounding Application Site

Property	Plot Length	Plot Width
55 Station Road	35m	19m
57 Station Road	35m	20m
59 Station Road	36m	19m
61 Station Road	41m	22m
63 Station Road	41m	13m
13 Noble Avenue	30m	11m
11 Noble Avenue	35m	13m
9 Noble Avenue	38m	12.5m
7 Noble Avenue	41.5m	14.5m
5 Noble Avenue	42m	12.5m
3 Noble Avenue	42m	12m
Proposed Plot	39.3m	13.9m

Overall the material submitted in support of planning application ref: 17/02047/IPL demonstrates that the site extends to an area of 546sqm with the proposed house occupying an indicative footprint of 120sqm (12m x 10m) and an area of private usable garden ground of 143sqm. This information when compared with surrounding plots demonstrates that the proposed development is reflective of the prevailing pattern and density of development in the surrounding area.

4.0 DEVELOPMENT PLAN

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

The statutory Development Plan for the area comprises the TAYplan, approved 2017 and the Perth and Kinross Local Development Plan adopted 2014. It is considered that the strategic policies contained in the TAYplan are not directly relevant to this proposal, which is more properly assessed through the site-specific proposals contained in the Perth and Kinross Local Development Plan 2014.

The site lies within the settlement boundary of Invergowrie, where the following Local Development Plan policies are applicable to a new house proposal,

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 PM4: Settlement Boundaries

For settlements which are defined by a settlement boundary in the Plan, development will not be permitted, except within the defined settlement boundary.

Policy RD1 - Residential Areas

In identified areas, residential amenity will be protected and, where possible, improved. Small areas of private and public open space will be retained where they are of recreational or amenity value. Changes of use away from ancillary uses such as local shops will be resisted unless supported by market evidence that the existing use is non-viable. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area.

8.0 EVALUATION OF PROPOSED DEVELOPMENT

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 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.

Principle of Development

The site is located within the Invergowrie settlement boundary where Policy RD1 of the adopted Local Development Plan 2014 applies. This recognises that residential development within existing settlements can often make a useful contribution to the supply of housing land, but acknowledges the potential conflicts new development can have within the existing built environment. Proposals will be encouraged where they satisfy the criteria set out in the policy in particular criteria a) Infill

residential development at a density which represents the most efficient use of the site while respecting its environs and c) proposals which will improve the character and environment of the area. In addition, the policy seeks to retain areas of private and public open space where they are of recreational or amenity value.

Policies PM1A and PM1B are also of relevance. These policies require proposals to contribute positively to the surrounding built and natural environment and to respect the character and amenity of the place.

Design and Layout

The site is required to be assessed against the 'Placemaking' policies of the adopted local plan. Although it is proposed to submit a formal application for planning the indicative site layout plan accompanying this preapplication enquiry demonstrates that a dwelling can be accommodated on the site.

The indicative proposed site layout plan in Figure 2 in combination with Figure 3 demonstrates that a house can be positioned on the site without impacting on the density, amenity and character of the surrounding area. This because the proposed plot and the remaining plot are of a size comparable to neighbouring properties while the level of private garden ground serving both the proposed plot and remaining plot also comparable with the level of private garden ground serving neighbouring properties. This information demonstrates that the proposed development shall not adversely impact on the density of development in the surrounding area.

In addressing the concerns raised by the Council in a pre-application capacity in relation to Policies RD1 and PM1 and PM1B, Figure 4 demonstrates that the dimensions of the proposed plot are comparable with neighbouring plots surrounding the application site. In addition, the aerial photograph in Figure 6 demonstrates that from a visual perspective the proposed plot is in keeping with the surrounding buildings plots in terms of shape and proportions. It is proposed to align the front building line of the proposed house with the existing house at 59 Station Road and those at 57 and 55 Station Road. The photograph in Figure 7 demonstrates the strong building line created by these 3 existing properties. Aligning the proposed house with these properties shall create visual cohesion between the new house and those to the south of the site.

Figure 6: Aerial Photograph of Application Site and Surrounding Context



Off street parking serving the proposed house will be formed by re-purposing the facilities serving the existing dwellinghouse. As part of the proposed development new off-street parking facilities will be formed within the area of garden ground to the front of the existing house. The new off-street parking facilities will also be accessed from Station Road.

Figure 7: Photograph of Application Site From South East Side of Station Road



In terms of site layout, it has been demonstrated that through the provision of generous external space standards, off-street parking facilities the proposed plot is of a suitable size and shape to accommodate a single storey house of similar footprint to those surrounding. Figures 1-5 demonstrate that the area in which the application site is located is characterised by a mixture of different house types, sizes, plot sizes and shapes. Therefore, the erection of a house on the proposed plot shall not adversely impact on the quality of the surrounding built and natural environment.

In terms of design, to minimise any impact on visual amenity and to maintain the appearance of the Station Road streetscape the new house will be positioned to maintain the front building line of existing houses on the north-western side of Station Road and will take the form of a single storey building with a pitched roof.

For the reasons outlined above we believe that the proposal respects the density, character and amenity of the area and will complement the high quality residential environment. Therefore, the proposal satisfies Policies PM1A and PM1B.

Landscape

Development and land use change should be compatible with the distinctive characteristics and features of Perth & Kinross's landscape. Development proposals will be supported where they do not conflict with the aim of maintaining and enhancing the landscape qualities of Perth and Kinross.

In this case the siting of a proposed dwelling on this site within the settlement boundary is not considered to erode local distinctiveness, diversity and quality of the landscape. However, an appropriate form of boundary planting and screening will be required to the southern boundary of the proposed site. This matter could be controlled by planning condition should the

Council be supportive of the proposal.

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, those that live in the existing house and those that live in adjoining dwellings. Planning control has a duty to future occupiers not to create situations of potential conflict between neighbours.

Figures 3 and 4 above demonstrate that the existing and proposed house will be afforded generous external space standards should planning permission be granted, with both properties being comparable to neighbouring properties in terms of size but with greater areas of private garden ground.

In terms of privacy and overlooking, the proposed site layout plan demonstrates that windows in the new house will be positioned no less than 18m from the facing windows of neighbouring houses. In addition, restricting the height of the proposed house to one storey and screening the proposed house from the existing house will prevent the overlooking of private garden grounds.

Taking account of the proposed site layout plan and suggested restrictions relating to the design of the proposed house we believe that the proposal would not compromise the amenity of existing residential properties and will equally provide a suitable level of residential amenity for future occupiers of the house. However, these matters should be assessed in greater detail through the submission of an application for matters specified in conditions if planning permission in principle is approved.

For the reasons outlined above it has been demonstrated that the development proposed by application ref: 17/02047/IPL satisfies the requirements of the adopted Perth and Kinross Local Development Plan.

6.0 Evaluation of Council's Assessment of Planning Application Ref: 17/02047/IPL

In assessing planning application ref: 17/02047/IPL the Planning Case Officer has concluded that the proposed development is contrary to Policies RD1 and PM1A of the Perth and Kinross Local Development Plan 2014 because the shape of the proposed housing plot and its close relationship with the existing property, would not achieve a satisfactory level of separation between the proposed dwelling and the existing dwelling. Further, the reason for refusing planning permission states that because of the shape of the proposed plot and its close relationship with the existing property the proposed development would have an adverse impact on the density and visual character of the area.

In drawing these conclusions the Case Officer focuses his assessment on 4 key themes which he believes run concurrently through Policies PM1A: Placemaking and RD1: Residential Areas.

- Land Use
- Design and Layout
- Residential Amenity
- Visual Amenity

It has been demonstrated in the Planning Statement submitted in support of application ref: 17/02047/IPL (Contained within Document 1) and Sections 3 and 5 of this Appeal Statement that the application site by virtue of area, shape and dimensions is not out of character with those surrounding the site at 59 Station Road. Indeed the tables within Figures 3 and 4 of this Appeal

Statement demonstrate that the proposal is reflective of the prevailing pattern and density of development in the surrounding area.

The reason for refusing planning permission specifically refers to the shape of the application site as being detrimental to visual amenity. However, the content of Figure 1 can be cross referenced against the corresponding plot dimensions within Figure 4 to clearly demonstrates that the shape of the application site, like the surrounding housing plots, is not unorthodox but rather wholly similar to those adjoining and adjacent to the site. Therefore, the shape and size of the proposed housing plot are not detrimental to visual amenity.

In terms of separation distances between the proposed house and the existing house at 59 Station Road, the proposed site layout plan submitted as part of application ref: 17/02047/IPL and detailed within Figure 2 of this statement is purely indicative to demonstrate that a house of a similar footprint to those surrounding could be located on the application site. However, in assessing the indicative block plan the Planning Case Officer has considered matters relating to the detailed design of the proposed house and not the principal of locating a house on the application site which is what is required when assessing an application for planning permission in principle.

The Report of Handling states:

A site of circa 550sq m, and with 100sq m of usable garden ground would normally be sufficient for a new infill plot; however the narrowness of this site and the close relationship with the existing dwelling would in my view lead to an odd arrangement of two detached dwellings being seen very close to one another, which in turn would create a 'squeezed' appearance, which in my view would be out of character with the surrounding area.

The indicative footprint lodged with the application shows a 2m gap – 1m on each side of the mutual boundary- between the existing dwelling and the proposed, which is extremely close. A more linear footprint could perhaps increase this space, however the separation distance between the existing and proposed would nevertheless remain close.

In concluding that the proposed house would be unnaturally close to the existing house, would appear 'squeezed' and would be out of character with the surrounding area the Planning Case Officer expresses personal opinions rather than those that can be evidenced by empirical fact. Figure 6: Separation Distances Between Houses demonstrates the distances between the houses surrounding the application site and those adjoining them. It is clearly demonstrated that the relationship between the proposed house and the existing house at 59 Station Road is no different to the relationship between neighbouring houses and those adjoining them. However, as this is an application for planning permission in principle and the proposed site layout plan submitted as part of the planning application was indicative (for illustrative purposes only as detailed within the Case Officer's Report of Handling), the separation distance between the proposed house and the existing house at 59 Station Road could be increased by reducing the footprint of the proposed house or changing its shape as demonstrated by the alternative proposed site plan in Document 4 of this appeal submission. Document 4 shows a house on the proposed plot with a footprint of 120sqm, a private garden ground of 135sqm and distance between the existing house at 59 Station Road of 4.5m.

Figure 6: Separation Distances Between Houses

Property	Distance to Neighbouring House North	Distance to Neighbouring House South
55 Station Road	3.9m	6.1m
57 Station Road	4.2m	4.1m

59 Station Road	26.5m	4.1m
61 Station Road	Adjoined	26.5m
63 Station Road	5.9m	Adjoined
13 Noble Avenue	Adjoined	3.9m
11 Noble Avenue	Adjoined	12.1m
9 Noble Avenue	Adjoined	12.1m
7 Noble Avenue	11.2m	Adjoined
5 Noble Avenue	Adjoined	11.2m
3 Noble Avenue	9.9m	Adjoined
Proposed Plot	12.5m (63 Station Road)	2.0m Proposed Site Plan/ 4.0m (Document 4)

It is detailed within the Planning Case Officer's Report of Handling that he presumed the proposed house to be 2 storeys in height:

An indicative footprint of a dwelling has been submitted in support of the planning application which shows a modest sized dwelling (presumably with 2 levels of accommodation) in a central location. The indicative house has been shown approx. 1m away from each of the sites side boundaries.

However, had the scale of the Indicative Block Plan and the content of the Planning Statement submitted in support of application ref: 17/02047/IPL been considered by the Case Officer it would have been strikingly obvious that this application proposed a single storey house with a footprint of 120sqm. A 2 storey house with a footprint of 120sqm would provide a maximum internal floor area of 240sqm which would be the equivalent of a 5-6 bedroom house. The application site in no way could accommodate a house of this size without impacting on the density of development, visual character and amenity of the surrounding area. Therefore, it is understandable that in considering a 2 storey house on the application site the Case Officer concluded that the proposal would have an adverse impact on the density and visual character of the area.

To clarify, the development proposed by application ref: 17/02047/IPL was for the erection of a single storey house which the Planning Statement clearly stipulates and that the appellant continues to propose. The Planning Statement submitted in support of application ref: 17/02047/IPL stipulates that the appellant is agreeable to the approval of planning permission in principle for the erection of a house on the application site being restricted to the erection of a single storey house.

The Report of Handling further states:

I'm also conscious of the fact that the existing dwelling has two windows at first floor level, serving what I believe to be bedrooms facing the proposed plot. In the event of a consent being issued for a dwelling on this site, and without any changes in window placement on the existing house, the best scenario (in terms of preventing overlooking/loss of privacy) would be a blank gable approx. 2m away from those windows and at worse, potential other habitable windows approx. 2m away.

Neither of these scenarios would ordinarily be considered acceptable.

The Planning Case Officer at no stage contacted the appellant or the appellant's agent who submitted planning application ref: 17/02047/IPL prior to the application being determined. Had he done so it could have been clarified that these windows are not the primary source of light to bedrooms on the first floor of the existing house. As the house at 59 Station Road is in the ownership and control of the applicant a condition requiring that these windows be obscurely glazed and maintained as such in perpetuity or removed and the openings blocked up could have been

incorporated into the approval of planning permission to overcome the perceived issues of overlooking.

Alternatively and similar, to restricting the height of the proposed house to single storey a condition restricting window openings in the southern elevation of the proposed house could have been incorporated into the approval of planning permission to prevent issues of overlooking from arising. The Planning Statement in combination with Section 5 of this Appeal Statement highlights that the proposed house would have no facing windows within 18m of existing houses as well as drawing attention to the proposal also involving screening of private garden grounds through the erection of boundary treatments.

In terms of impact on residential amenity, the Case Officer's report of handling states:

In terms of the impact on existing residential amenity, any impact would largely be limited to the neighbour at 59, which is within the same ownership as the application site. Notwithstanding this, the impact that a new dwelling so close to the boundary would have on any future occupiers would be an adverse one.

This statement highlights a continuous theme throughout the report of handling in relation to personal opinion rather than empirical fact or professional judgement. The planning case officer has stated that the proposed house shall impact on residential amenity. However, other than allude to this there is no assessment of what this impact would actually be. This is because the planning application is seeking to establish the principle of erecting a house on the application site and as such applications in principle do not require the detailed design of the proposed house to be complete. Therefore, until the detailed design of the proposed house has been completed it is not possible to state that the proposed house would impact on the residential amenity of neighbouring properties as this impact is unknown. This is because it is unknown how big the proposed house will be, what distance it will be positioned from the site boundaries, what height it shall be and where it's window and door openings shall be positioned.

Throughout this Appeal Statement empirical facts and material planning considerations in relation to the policy requirements of the Perth and Kinross Local Development Plan 2014 have been presented to demonstrate compliance with the adopted Local Development Plan. Similar to this Appeal Statement the Planning Statement submitted in support of planning application ref: 17/02047/IPL set out the reasons that despite planning permission previously being refused for the erection of a house on the application site, the revised proposals satisfy the requirements of the adopted Local Development Plan. However, the Case Officer's Report of Handling does not mention the Planning Statement, not even as a material consideration in the assessment of the proposed development.

7.0 CONCLUSION

The decision notice for application ref: 17/02047/IPL is attached as Document 3 and provides the following reason for refusal of planning permission:

"The proposal, by virtue of the sites narrow width and close relationship with the existing property, would have an adverse impact on the density and visual character of the area whilst not achieving a satisfactory level of separation between the proposed new dwelling and the existing dwelling. To this end, the proposal is contrary to Policies PM1A and RD1 of the adopted Perth and Kinross Local Development Plan 2014, which both seek to ensure that new developments within residential areas do not adversely affect the character, density and amenity (visual and residential) of existing areas."

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. Although the proposal has been incorrectly assessed as a two storey

dwelling, this statement clarifies exactly what was proposed by application ref: 17/02047/IPL and the reasons why planning application ref: 17/02047/IPL adheres to the requirements of the Local Development Plan.

The appellant is agreeable to the distance between the new house and the existing house at 59 Station Road, the height of the proposed house and the respective footprint of the proposed house being restricted by condition should this appeal be supported and planning permission in principle granted. Through the submission of a further application for matters specified in conditions the Council would have the opportunity to assess the impact of the detailed design of a proposed house on the application site in terms of visual impact, residential amenity and design in accordance with Policies PM1A and RD1 of the adopted Local Development Plan.

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

28/11/2017

Pullar House
35 Kinoull Street
Perth
PH1 5GD



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

Development Operations

www.scottishwater.co.uk

Dear Local Planner

DD2 59 Station Rd Land North Of
PLANNING APPLICATION NUMBER: 17/02047/IPL
OUR REFERENCE: 754188
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

- There is currently sufficient capacity in the Hatton PFI Waste 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.

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

[Redacted signature]

From: Anne Phillips
Sent: Wed, 29 Nov 2017 17:15:27 +0000
To: Development Management - Generic Email Account
Subject: Plan App 17/02047/IPL - Erect Dwellinghouse North of 59 Station Road Invergowrie

Your Ref: 17/02047/IPL

HIAL Ref: 2017/0190/DND

Dear Sir/Madam,

PROPOSAL Erect Dwellinghouse (in principle)

LOCATION Land North of 59 Station Road Invergowrie

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, Highlands and Islands Airports Limited would have no objections to the proposal.

Kind regards

Safeguarding Team

on behalf of Dundee Airport Limited

c/o Highlands and Islands Airports Limited

[Redacted signature block]

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Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	17/02047/IPL	Comments provided by	Ruth Thompson
Service/Section	Flooding	Contact Details	
Description of Proposal	Erection of dwellinghouse (in principle)		
Address of site	Land North of 59 Station Road Invergowrie for Mrs S Adams		
Comments on the proposal	We have no objection to this application.		
Recommended planning condition(s)	DR01 Storm water drainage from all paved surfaces, including the access, shall be disposed of by means of suitable Sustainable Urban Drainage Systems to meet the requirements of best management practices.		
Recommended informative(s) for applicant			
Date comments returned	5/12/17		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	17/02047/IPL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin [REDACTED] [REDACTED]
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land North Of 59 Station Road, Invergowrie		
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, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.</p> <p>This proposal is within the catchment of Invergowrie 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, unless otherwise agreed in writing with the Council as Planning Authority.</p> <p>RCO00 Reason – To ensure the development is in accordance with the terms of the Perth and Kinross Council Local Development Plan 2014 and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance 2016.</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, unless otherwise agreed in writing with the Council as Planning Authority.</p> <p>RCO00 Reason – To ensure the development is in accordance with the terms of the Perth and Kinross Council Local Development Plan 2014 and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance 2016.</p>
Recommended informative(s) for applicant	N/A
Date comments returned	07 December 2017

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	17/02047/IPL	Comments provided by	Dean Salman Development Engineer
Service/Section	Transport Planning	Contact Details	██████████ ████████████████████
Description of Proposal	Erection of dwelling house (in principle)		
Address of site	Land north of 59 Station Road, Invergowrie		
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	21 December 2017		

TCP/11/16(524) – 17/02047/IPL – Erection of a dwellinghouse (in principle), land north of 59 Station Road, Invergowrie

PLANNING DECISION NOTICE *(included in applicant's submission, see pages 203-204)*

REPORT OF HANDLING *(included in applicant's submission, see pages 193-201)*

REFERENCE DOCUMENTS *(included in applicant's submission, see pages 179-192)*

TCP/11/16(524) – 17/02047/IPL – Erection of a dwellinghouse (in principle), land north of 59 Station Road, Invergowrie

REPRESENTATIONS

(included in applicant's submission, see pages 221-232)

