

<p>LRB-2022-58 22/00773/FLL – Extension to dwellinghouse, 58 Fairies Road, Perth, PH1 1LZ</p>

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LRB-2022-58
22/00773/FLL – Extension to dwellinghouse, 58 Fairies
Road, Perth, PH1 1LZ

**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

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

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

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

Yes ☐ No ☐

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application Date of decision (if any)

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

Nature of application

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

Reasons for seeking review

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

Site inspection

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

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

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

Statement

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

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

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

1. HOUSEHOLDER APPLICATION FOR EXTENSION TO HOUSE WAS REFUSED DESPITE HAVING ALREADY ADDRESSED ALL CONCERNS RAISED BY DIFFERENT PLANNING OFFICER IN OUR PRE-PLANNING ENQUIRY.
2. FULL PLANNING PERMISSION WAS SUBMITTED ON 25/04/22 TOGETHER WITH OUR PLANNING DESIGN STATEMENT CLEARLY EXPLAINING HOW THE ORIGINAL PRE-PLANNING OFFICER'S CONCERNS HAVE BEEN RESOLVED.
3. 10 WEEKS AFTER THE APPLICATION WAS SUBMITTED AND NOTING IT HAD BEEN "AWAITING DECISION" FOR SEVERAL WEEKS ALREADY, I BECAME CONCERNED THAT PROGRESS WAS NOT BEING MADE. NO OBJECTIONS OR CONCERNS WERE RAISED BY NEIGHBOURS SO I SUBMITTED AN E-MAIL TO DISCUSS PROGRESS WITH THE PLANNING CASE OFFICER.
4. ON 26/07/22, 13 WEEKS AFTER THE APPLICATION WAS SUBMITTED, AND HAVING STILL RECEIVED NO RESPONSE FROM THE CASE OFFICER I SUBMITTED ANOTHER E-MAIL TO ASK WHY THE APPLICATION WAS STILL "AWATING DECISION" ONLY TO RECEIVE THE "REFUSAL" NOTICE BY E-MAIL THE FOLLOWING DAY.
5. WE FEEL AGGRIEVED BY THE MANNER IN WHICH THIS APPLICATION WAS HANDLED AND ASK THE LOCAL REVIEW BODY TO LOOK CLOSELY AT THE PLANNING APPLICATION DRAWINGS AND THE PLANNING DESIGN STATEMENT WHICH EXPLAINS IN DETAIL HOW ALL OF THE PRE-PLANNING ENQUIRY CONCERNS HAVE BEEN ADDRESSED AND OVERCOME.
6. IT IS OF GREATER CONCERN TO US THAT THE PLANNING CASE OFFICER DEEMED IT UNNECESSARY TO VISIT THE SITE BUT INSTEAD CONTENT TO RELY ON "REMOTE AND ELECTRONIC MEANS, IMAGER ANS STREETVIEW" THE LAST OF THESE NOT UPDATED SINCE 2009. IT IS ALSO NOT CLEAR WHICH "INTERESTED PARTIES" SUBMITTED PHOTOGRAPHS AS NO OBJECTIONS OR COMMENTS WERE SEEN ON THE PLANING PORTAL.

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.

525 WJB APPEAL STATEMENTS.PDF
 525-57 EXISTING AND PROPOSED STREET ELEVATIONS.PDF
 525-59 EXISTING AND PROPOSED WEST ELEVATIONS.PDF
 58 FAIRIES ROAD - SITE PHOTOGRAPHS AND ARCHITECT 3D'S
 DRAWING "06_00038_FUL-PART_PLAN-613755" - 7 MURRAY PLAC E PERTH

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

 W J BEATSON ARCHITECT

Date

07 SEPTEMBER 2022

- William James Beatson Dip Arch (Mackintosh) RIBA ARIAS Chartered Architect 2 Island View Dundee Road Perth PH2 7HS
- tel/fax. 01738 633659 ~ e-mail - wjbeatson@gmail.com
- Royal Scottish Academy Gold Medal for Architecture 1989 ~ Dundas and Wilson Architectural Award Commendation - 1989



WJ BEATSON · ARCHITECT ·

PROPOSED EXTENSION TO HOUSE AT 58 FAIRIES ROAD PERTH PH1 1LZ

STATEMENTS IN SUPPORT OF APPEAL TO THE LOCAL REVIEW BODY AGAINST REFUSAL OF PLANNING PERMISSION REF 22/00773/FLL

Introduction

The enclosed statements, photographs and images are submitted in response to the comments and reasons made for justifying the Refusal of Planning Permission laid out in the Perth & Kinross Council Planning Officer's Report of Handling dated 21/07/22.

The conclusions and reasons given by the Perth & Kinross Council Planning Case Officer under delegated powers dated 21/07/22 are as follows -

DELEGATED REPORT CONCLUSION AND REASONS FOR DECISION

The proposal is refused on the grounds identified below.

“ The proposed extension by virtue of its scale, height, design, imposing wrap around effect and poor relationship to the existing dwellinghouse would appear visually incongruous and out of keeping with the character and appearance of the host building and surrounding area. “

“ The proposals as submitted would result in a cramped and over-intensive development of the site to the extent that the space around the dwellinghouse and between adjoining properties would be impinged to an unacceptable degree, to the detriment of the amenity of the house and surrounding area.”

We strongly disagree with the foregoing Planning Officer's reasons and conclusions and aim to demonstrate in enclosed statements, photographs and illustrations why those reasons for refusal are unfounded and completely unjustified.

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*RIAS Energy Design Certification Scheme Approved Body
Approved Certifier of Design (Section 6 - Energy) Domestic
New Build Domestic Energy Assessor*





No.58 FAIRIES ROAD -
EXISTING STREET VIEW

WHITE PAINTED COURSED
ASHLAR TO STREET VIEW

No.58 FAIRIES ROAD - EXISTING STREET VIEW A



No.58 - WHITE PAINTED
COURSED ASHLAR TO
STREET VIEW

No.60 - WHITE PAINTED
ROUGHCAST TO STREET
VIEW

No.58 FAIRIES ROAD - EXISTING STREET VIEW B



NOTE DISTANCE
BETWEEN NO.56 AND
NO.58

No.56 FAIRIES ROAD - EXISTING STREET VIEW

P2



No.60 - WHITE PAINTED
ROUGHCAST GABLE
WALL -
NOTE 5.50M TO EAVES
LEVEL

NO.60 FAIRIES ROAD GABLE WALL - OVERLOOKING NO.58



NO.60 FAIRIES ROAD
GARDEN VIEW TOWARDS
EXISTING EXTENSION

No.58 -
3.50M TO EXISTING EAVES
LEVEL AND 36deg. ROOF
PITCH WITH NATURAL
SLATES

NO.60 FAIRIES ROAD GARDEN VIEW TOWARDS NO.58



NO.60 FAIRIES ROAD
GARDEN VIEW TOWARDS
EXISTING EXTENSION

No.58 -
3.50M TO EXISTING EAVES
LEVEL AND 36deg. ROOF
PITCH WITH NATURAL
SLATES



3D1 - EXISTING

NO.60 GARDEN VIEW TO EXISTING EXTENSION

No.58 -
3.50M TO EXISTING EAVES LEVEL AND 36deg. ROOF PITCH.
SLATED ROOF AND WHITE WEATHERBOARDING TO MATCH EXISTING



3D1 - PROPOSED

NO.60 GARDEN VIEW TO PROPOSED EXTENSION

No.58 -
4.30M TO EXISTING EAVES LEVEL AND 36deg. ROOF PITCH - (RAISED 800mm)
SLATED ROOF AND WHITE WEATHERBOARDING TO MATCH EXISTING



3D2 - EXISTING

EXISTING AERIAL VIEW TO No.58

SHOWING EXISTING ROOF



3D2 - PROPOSED

PROPOSED AERIAL VIEW TO No.58

SHOWING PROPOSED NEW ROOF HEIGHT REMAINS LOWER THAN EXISTING HOUSE ROOF



3D3 - EXISTING

No.58 - WHITE PAINTED
COURSED ASHLAR TO
STREET ELEVATION

No.60 - WHITE PAINTED
ROUGHCAST TO STREET
ELEVATION



3D3 - PROPOSED

No.58 - WHITE PAINTED
COURSED ASHLAR TO
STREET ELEVATION

No.60 - WHITE PAINTED
ROUGHCAST TO STREET
ELEVATION



3D4 - EXISTING

No.58 - WHITE PAINTED
COURSED ASHLAR TO
STREET ELEVATION

No.60 - WHITE PAINTED
ROUGHCAST TO STREET
ELEVATION



3D4 - PROPOSED -

No.58 EXTENSION SITS
COMFORTABLY WITHIN
THE STREET ELEVATION

No.60 REMAINS THE
DOMINANT BUILDING

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- Royal Scottish Academy Gold Medal for Architecture 1989 ~ Dundas and Wilson Architectural Award Commendation - 1989



3D5 - EXISTING

No.60 IS THE DOMINANT BUILDING -

NOTE DISTANCES BETWEEN Nos.56/58 AND 58/60



3D5 - PROPOSED -

No.58 EXTENSION SITS COMFORTABLY WITHIN THE STREETSCAPE
No.60 IS THE DOMINANT BUILDING
NOTE DISTANCES BETWEEN Nos.56/58 AND Nos.58/60 REMAIN EQUAL



STATEMENTS IN SUPPORT OF APPEAL

The following statements are submitted in support of this Appeal in response to the Planning Officer's comments made under the paragraph headings contained in the Delegated Report of Handling dated 21 July 2022 which are identified as follows -

Perth & Kinross Council Planning Officer - "PKC RoH" -

W J Beatson Architect - "WJB Architect" -

"PKC RoH" -

SITE VISIT:

"In line with established practices, the need to visit the application site has been carefully considered by the case officer. The application site and its context are visible from the street and have been viewed by a variety of remote and electronic means, such as aerial imagery and Streetview, in addition to photographs submitted by interested parties." This information has meant that, in this case, it is possible and appropriate to determine this application without a physical visit as it provides an acceptable basis on which to consider the potential impacts of this proposed development."

"WJB Architect" -

1. It is quite lazy and irresponsible for a planning officer to believe that a simple "drive-by" or "streetview" can provide sufficient evidence to determine a planning application of such importance.
2. The latest "Streetview" images of Fairies Road referred to are dated 2009 and are distorted views captured by wide angle "fish-eye" lenses for the purposes only to create street images and should not be relied upon for planning assessments.
3. It is not clear where "photographs submitted by interested parties" have come from as the Report makes no references to the actual source.

"PKC RoH" -

PRE-APPLICATION CONSULTATION

"Pre-Application Reference: 21/00331/PREAPP raised concerns with enlargement proposals. The plans forwarded have not addressed all of the concerns or issues raised."

"WJB Architect" -

1. We strongly refute that we have not addressed every the concerns raised previously in the Pre-Application Ref.21/00331/PREAPP as we listed them in the Planning Design Statement submitted with the Planning Application Ref.22/00773/FLL together with all relevant drawings.



“PKC RoH” -

OTHER POLICIES

“Perth & Kinross Council Placemaking Guide 2020: Technical Guidance Householder Applications. Advises that extensions should respect the shape, scale and proportions of the existing building and relate to the roof pitch and original building depth. Further, that an extension should be a subordinate addition in all respects and of a depth which respects traditional building forms and alterations should fit in with the local street character.”

“WJB Architect” -

1. We very strongly contend that the proposed extension **does** respect the shape, scale and proportions of the existing building and relates sympathetically to the roof pitch and original building depth. The extension is very much not the dominant element but instead compliments the existing dwelling by use of white painted ashlar stone and weatherboard cladding to match the existing house. The proposed street elevations submitted with this appeal clearly demonstrate that the proposals are sympathetic to the local street character and compliment the existing house (see attached drawings 536/57 and 59 and 3D1 - 3D5)
2. It is notable that no objections or representations were received from Consultees or from any neighbours.

“PKC RoH” -

Policy Appraisal

“As the property is located within the defined settlement boundary, key policy considerations seek to ensure that new development is in keeping with the surrounding area and does not result in any adverse impacts. In this instance the proposals are considered unsuitable in terms of scale, massing, form and design and will have a detrimental impact upon established amenity levels.”

“WJB Architect” -

1. The street elevation drawings 536/57 and 59, and images 3D1 - 3D5 clearly show that the “scale, massing, form and design” are perfectly sympathetic and compatible with existing and have absolutely no detrimental impact upon existing levels of amenity.

“PKC RoH” -

Layout, Design and Visual Amenity

“The property has been subject to various past alterations and has likely reached its limit of acceptable development. A rear addition which is half the depth of the original house has been created which extends past the northern gable of the house to within 1 metre of the boundary. The setback nature of the addition and open, ground floor, carport type structure of the northern section, helps to mitigate its impact. A number of dormer windows have been installed and the roofspace has been converted to provide 2 additional bedrooms and an office space.”



“WJB Architect” -

1. It is unclear whether the planning officer is referring to the existing house extension or the proposed house extension?
2. The existing house has only two first floor bedrooms and the existing office space is contained outwith the main house in the extension ancillary to the main house only accessible by way of an external stair and not directly from the main house.
3. It is subjective whether it is “likely” that the acceptable limit of development has already been reached. The proposals will require removal of the existing previously constructed extension to allow for a replacement which is explained clearly in the Planning Design Statement submitted with the planning application.

“PKC RoH” -

“ The current proposals will effectively more than double the original accommodation and result in a large, imposing, mansard type roof with dominant flat roof section and lantern detail. The rear aspect of the roof will overhang the building line to create a covered area which will feature a steeper roof pitch. A double garage will be formed, just shy of the main frontage. Additional dormer roof windows and skylights will be installed with the roof. The north facing, side elevation, will extend to over 14 metres in depth within 1 metre of the boundary. The access door at the side will contain an open sided canopy type structure that is about 30cm from the boundary. The roof detailing and eaves height on this side of the extension is different, given the proximity to the boundary.”

“WJB Architect” -

Several of those foregoing points need to be addressed -

1. It is a gross exaggeration and very misleading to say the accommodation will be more than doubled.
2. The existing accommodation contains 5 ground floor rooms and 2 first floor bedrooms rooms plus the ancillary office space making a total of 8 rooms.
3. The proposed alterations and extension will contain one additional ground floor room and one additional first floor room making a total of 10 rooms which does not add up to a total of 16 rooms suggested.
4. The Planning Design Statement submitted with the planning application Ref.22/00773/FLL clearly explains that the existing accommodation is a very unsatisfactory arrangement for a young family. It is the existing accommodation that is disjointed and dysfunctional and the design strategy and purpose of the new extension is to make all of the accommodation accessible for the whole family from within the main house.
5. The rear west elevation roof is not a “mansard roof” by any definition and the use of that terminology is very misleading. A mansard roof has a lower pitch of 70deg with the upper top pitch of at least 30deg. Therefore it must be strongly emphasised that all roofs will have a pitch of 36deg. to match the existing house except only for the rear enclosed garden elevation where the roof pitch of 45deg. provides more comfortable headroom within the rear first floor bedrooms. A 9deg. difference is not perceptible from any view point around the house.
6. The flat roof cannot possibly be considered “dominant” as it cannot be seen from any viewpoint which renders that argument irrelevant in the context of this

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planning application as it has no impact whatsoever upon private amenity and therefore cannot be detrimental to the existing levels of amenity.

7. It should be noted that the depth of the extension has already been established by the existing house extension and it is only the vacant area at the north side of the house - an area of only 40sq.m - which is to be infilled.

“PKC RoH” -

“Overall, the changes are substantial and will cumulatively appear visually disjointed, top heavy and lacking any uniformity or integration with the host unit. The proposals by reason of their excessive scale and proportions will engulf what remains of the original bungalow and erode its distinctive character and charm, to the detriment of the wider street scene.”

“WJB Architect” -

1. The foregoing statements are completely unjustified as the attached street elevations 536/57 and 59 and images 3D1 - 3D5 clearly illustrate that the opposite is true and completely refute these statements.

“The development proposals are not subordinate to the existing house and would be incongruous and overbearing, to the detriment of the visual amenity and character of the application site and environs. A suitable compromise may be achieved if a revised and substantially reduced extension was considered. Cognisance should be given however that some sites – for whatever reason, have limitations which restrict their redevelopment potential.”

“WJB Architect” -

1. The attached street elevations Drgs.536/57 and 59 and images 3D1 - 3D5 clearly illustrate that the proposals are complimentary to the existing house and its neighbours.
2. 3D5 shows that the original bungalow with room-in-roof still retains its original identity and character with projecting bay windows and large traditional roof dormer window.
3. The proposed new extension is sympathetic to the host dwelling with a more modest room-in-roof dormer window to match the main roof dormer and the double garage doors at ground level draw the eye down to emphasise the reduced scale of the extension.
4. We enclose for the attention of the Review Body the drawing “06_00038_FUL-PART_PLAN-613755” which was the subject of a planning application approved in January 2006 for extensions to a bungalow not far from Fairies Road at 7 Murray Place Perth. The issues raised in the refusal of our planning application seemingly did not apply to this existing 5 apartment bungalow converted into a two-storey dwelling with 10 rooms, e.g. street frontage, extension not subordinate to host building, overbearing east elevation towering over its neighbour across the boundary less than 1.0m at the extension etc, etc,

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“PKC RoH” -

Residential Amenity

“Any new development which is large in scale or set close to the boundary is likely to appear dominant and oppressive in nature and has the potential to impact on established privacy and daylight levels.”

“ In this instance a shadow cast assessment was not requested given the lack of any windows within the gable of the nearby house and to avoid the applicant incurring more costs, given that the proposals would not be supported for other reasons.”

“WJB Architect” -

1. We must refer again to the enclosed drawing “06_00038_FUL-PART_PLAN-613755” which received planning permission in January 2006 for extensions to a bungalow at 7 Murray Place Perth and must question the consistency of the planning department.
2. The proposed development is not large in scale, is not set too close to the boundary, is not dominant and oppressive in nature and does impact on established privacy and daylight levels.”

“PKC RoH” -

“Plans indicate that there is currently 7 metres of space between the applicants’ house (as built) and the neighbouring property to the north. Infilling the driveway area will result in an oppressive elevation, mostly devoid of any architectural detailing within close proximity to the boundary. This will breach guidelines which suggest that windows should be positioned a minimum of 9 metres from the boundary to protect privacy levels. The works will as a result, impact negatively on the character and amenity of the area and the sense of setting that the units within Fairies Road sit within spacious plots”

“WJB Architect” -

1. The “7 metres of space” referred to is a relatively small vacant space which will become occupied by the proposed extension with garage at ground level.
2. The proposed north elevation mirrors the elevation and details of the gable wall of the house at No.60 shown in the photos attached at the beginning of this report. The achitectoral details for the proposed gable wall is shown in the drawings to have coursed ashlar stone quoins, white painted roughcast (as No.60) and white weatherboarding to match the existing extension. Architectural detailing also includes a traditional open porch with glazed roof covering an entrance doorway.
3. Two new windows are shown on the north elevation towards the rear of the extension enclosed behind a new 2.0m high screen fence which we would have thought were acceptable but can readily be deleted.

“PKC RoH” -

“The proposed development also raises concerns in terms of its excessive footprint and the detrimental impact that will have on the established building pattern in the area. While the existing usable areas of private amenity space are sufficient for the needs of the already enlarged household, the development will impact negatively on



the current facility and result in a cramped appearance, as viewed from the public street."

"WJB Architect" -

1. The foregoing statement is completely unjustified. The existing roof plan "footprint" is 190sq.m and the proposed roof plan after extension will be 230sq.m - an increase of 40sq.m. The plot area at No.58 Fairies Road is 757sq.m therefore the existing footprint/plot has a ratio of 23% and the proposed footprint/plot ratio after extension will be 30% - an increase of 7% in the footprint/plot ratio.
2. Fairies Road and the Burghmuir district in general contains a multitude of different house types and so it is quite wrong to suggest there is an established defined building pattern in the area.
3. The attached street elevations Drgs.536/57 and 59 and images 3D1 - 3D5 views completely contradict the planning officer's view that "the development will impact negatively on the current facility and result in a cramped appearance, as viewed from the public street."

"PKC RoH" -

Landscape

"The domestic scale and nature of the proposal does not raise any landscape impact issues and the impact would be limited to the streetscape."

Roads and Access

"There are no road or access implications associated with this proposed development."

Drainage and Flooding

"There are no drainage and flooding implications associated with this proposed development."

"WJB Architect" -

1. All of the above are noted and accepted

"PKC RoH" -

CONCLUSION AND REASONS FOR DECISION

"To conclude, 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 Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the adopted Development Plan."

Accordingly the proposal is refused on the grounds identified below.



CONCLUSION AND REASONS FOR APPEAL

We have carefully considered the planning officer's statements and comments and feel that the issues and concerns identified as reasons for refusal are unjustified. The majority of these issues bear a strong similarity to the issues raised in Pre-Planning Enquiry Report dated 21 June 2021 which were previously addressed and explained in the Planning Design Statement submitted with the application.

We strongly disagree with the planning officer's conclusion "*The proposed extension . . . scale, height, design, imposing wrap around effect and poor relationship to the existing dwellinghouse would appear visually incongruous*" "*and out of keeping with the character and appearance of the host building and surrounding area.*" and that "*The proposals as submitted would result in a cramped and over-intensive development of the site to the extent that the space around the dwellinghouse and between adjoining properties would be impinged to an unacceptable degree, to the detriment of the amenity of the house and surrounding area.*"

We believe that planning application merited approval for the following reasons-

1. The street elevations Drgs.536/57 and 59 and images 3D1 - 3D5 clearly illustrate that the proposals are sympathetic, complimentary and clearly subordinate to the host building and its neighbours.
2. Illustration 3D5 shows that the original bungalow with room-in-roof still retains its original strong identity with its strong frontage, bold stone-built projecting bay windows and large traditional dormer window.
3. The proposed extension is sympathetic to the host building by incorporating a similar but modest traditional room-in-roof dormer window complimentary to the main roof dormer.
4. The double garage doors at ground level and dormer window above are clearly subordinate in scale alongside the host building drawing the eye downwards on that side.
5. The result is an asymmetrical composition which is very pleasing to the eye where the symmetry of the host building is still clearly evident and external finishes of white painted coursed ashlar stonework. In this context the extension could easily be assumed as a part of the original house.
6. The criticism that the proposals are "cramped, over-intensive and oppressive" cannot be compared to the planning application previously granted for 7 Murray Place Perth - REF "06_00038_FUL-PART_PLAN-613755" for a 2-storey extension towering over its neighbour less than 1.0m from the nboundary.
7. We should expect consistency from the Perth & Kinross Council so that all planning applications are treated equally which does not appear to have happened in this case.

W J Beatson Architect



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RIAS Energy Design Certification Scheme Approved Body
 Approved Certifier of Design (Section 6 - Energy) Domestic
 New Build Domestic Energy Assessor





PROPOSED STREET ELEVATION



EXISTING STREET ELEVATION

0 5 10 20 metres



This drawing is copyright. All dimensions and site sizes to be site verified.

JOB TITLE PROPOSED ALTERATIONS AND EXTENSION TO HOUSE AT 58 FAIRIES ROAD PERTH PH1 1LZ		
SCALE @ A2 1/150	DATE 04 October 2022	DRAWN BY
DRAWING TITLE EXISTING AND PROPOSED STREET ELEVATIONS		JOB/DWG NO. 525/57

W J BEATSON · ARCHITECT · 

2 ISLAND VIEW, DUNDEE ROAD, PERTH PH2 7HS • tel. 01738 633659



PROPOSED WEST ELEVATIONS



EXISTING WEST ELEVATIONS

0 5 10 20 metres



<small>This drawing is copyright. All dimensions and site sizes to be site verified.</small>		
JOB TITLE PROPOSED ALTERATIONS AND EXTENSION TO HOUSE AT 58 FAIRIES ROAD PERTH PH1 1LZ		
SCALE A2	DATE	DRAWN BY
1/150	04 October 2022	
DRAWING TITLE EXISTING AND PROPOSED WEST ELEVATIONS		JOB/DRG. NO. 525/59



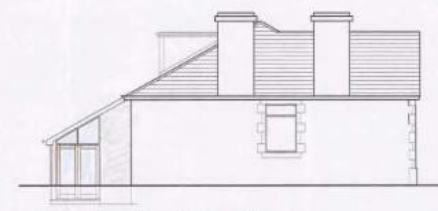
south elevation



east elevation



north elevation



west elevation

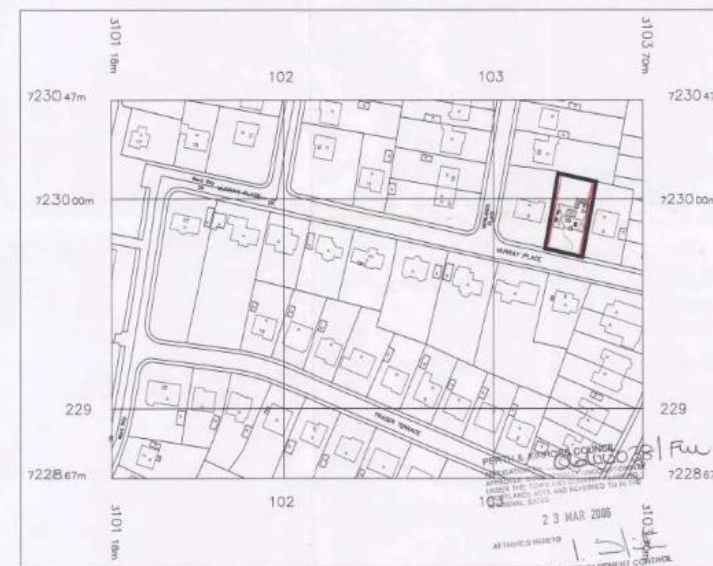
first floor plan



ground floor plan



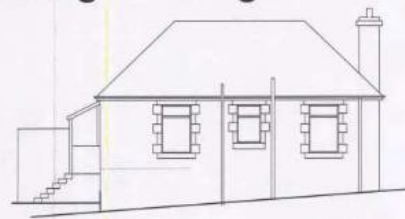
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Superplan Data® location plan 1:1250



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04/00035/FUL

existing drawings



89

roof slate to match existing
(Norwegian Penn)
Front elevation finished in blocks to
match existing
Walls to rear and sides wet dash render
finished white
new doors timber
new windows white UPVC to match existing

I CERTIFY THAT THIS IS A TRUE COPY
OF THE PLANS REFERRED TO IN THE
PLANNING / BUILDING APPLICATION

SIGNED: _____ DATED: _____
NOTE: all alterations must be submitted to the Planning and Building Department
in accordance with the provisions of the
Planning and Building Act 1990
and the Planning and Building Regulations 1991
and the Planning and Building Act 1990
and the Planning and Building Regulations 1991

David Soppitt
associates
specialists in domestic architecture
2 Fairlie Road Perth PH1 1NR 01738 443 900

client	private client
project	Extension to 7 Murray Place, Perth
drawing	sketch design
drawing ref:	jsb109/sk01
scale	1:100
date	Nov. 05
drawn	djs
revision	none

SCANNED

private client 7 Murray Place Perth-----Planning drawing

















LRB-2022-58
22/00773/FLL – Extension to dwellinghouse, 58 Fairies
Road, Perth, PH1 1LZ

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS



Mr and Mrs Stephen Ritchie
c/o W J Beatson Architect
William Beatson
2 Island View
Dundee Road
Perth
PH2 7HS

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **25th July 2022**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **22/00773/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 25th April 2022 for Planning Permission for **Extensions to dwellinghouse 58 Fairies Road Perth PH1 1LZ**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. The proposed extension by virtue of its scale, height, design, imposing wrap-around effect and poor relationship to the existing dwellinghouse would appear visually incongruous and out of keeping with the character and appearance of the host building and surrounding area. Approval would therefore be contrary to the Perth & Kinross Placemaking Guide 2020 and Policies 1A+1B (parts b, c, & d) and 17 of Perth & Kinross Local Development Plan 2 (2019), which seek to ensure that new development respects the character and amenity of the place and does not impact on established amenity levels.
2. The proposals as submitted would result in a cramped and over-intensive development of the site to the extent that the space around the dwellinghouse and between adjoining properties would be impinged to an unacceptable degree, to the detriment of the amenity of the house and surrounding area. Approval of the application would therefore be contrary to Policy 17 of the Perth and Kinross Local Development Plan 2 (2019).

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 and documents 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

01

02

03

04

05

06

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16

REPORT OF HANDLING

DELEGATED REPORT

Ref No	22/00773/FLL	
Ward No	P10- Perth City South	
Due Determination Date	24th June 2022	
Draft Report Date	15th July 2022	
Report Issued by	ab	Date 21/7/22

PROPOSAL: Extensions to dwellinghouse
LOCATION: 58 Fairies Road Perth PH1 1LZ
SUMMARY:

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

SITE VISIT:

In line with established practices, the need to visit the application site has been carefully considered by the case officer. The application site and its context are visible from the street and have been viewed by a variety of remote and electronic means, such as aerial imagery and Streetview, in addition to photographs submitted by interested parties.

This information has meant that, in this case, it is possible and appropriate to determine this application without a physical visit as it provides an acceptable basis on which to consider the potential impacts of this proposed development.

SITE PHOTOGRAPHS





BACKGROUND AND DESCRIPTION OF PROPOSAL

Planning application relates to a long established, detached, “Beat Builders” bungalow of distinctive hipped roofed period styling, which is located on the western side of Fairies Road in Perth.

Plans indicate that the interior layout of the property is to be altered in part and the house enlarged to create a new pool room, entrance hall and double garage at ground floor level, with 4 bedrooms and 2 bathrooms above. Essentially the “courtyard” driveway area on the northern side of the house will be infilled to create a residential unit with a larger, square footprint and substantially different roof profile.

SITE HISTORY

04/02516/FUL Alterations and extension to dwellinghouse 22 February 2005
Application Approved. 08/01067/FUL Alterations and extension to dormer 22 August
2008 Application Approved

PRE-APPLICATION CONSULTATION

Pre-Application Reference: 21/00331/PREAPP raised concerns with enlargement proposals. The plans forwarded have not addressed all of the concerns or issues raised.

NATIONAL POLICY AND GUIDANCE

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

DEVELOPMENT PLAN

The Development Plan comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth & Kinross Local Development Plan 2 (2019).

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 2 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 17: Residential Areas

OTHER POLICIES

Perth & Kinross Council Placemaking Guide 2020: Technical Guidance Householder Applications.

Advises that extensions should respect the shape, scale and proportions of the existing building and relate to the roof pitch and original building depth. Further, that an extension should be a subordinate addition in all respects and of a depth which respects traditional building forms and alterations should fit in with the local street character.

CONSULTATION RESPONSES

Transport Planning and Scottish Water have made comment, no concerns have been raised.

REPRESENTATIONS

None received.

ADDITIONAL STATEMENTS

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

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan and the adopted LDP2.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

As the property is located within the defined settlement boundary, key policy considerations seek to ensure that new development is in keeping with the surrounding area and does not result in any adverse impacts. In this instance the proposals are considered unsuitable in terms of scale, massing, form and design and will have a detrimental impact upon established amenity levels.

Layout, Design and Visual Amenity

The property has been subject to various past alterations and has likely reached its limit of acceptable development. A rear addition which is half the depth of the original house has been created which extends past the northern gable of the house to within 1 metre of the boundary. The setback nature of the addition and open, ground floor, carport type structure of the northern section, helps to mitigate its impact. A number of dormer windows have been installed and the roofspace has been converted to provide 2 additional bedrooms and an office space.

The current proposals will effectively more than double the original accommodation and result in a large, imposing, mansard type roof with dominant flat roof section and lantern detail. The rear aspect of the roof will overhang the building line to create a covered area which will feature a steeper roof pitch. A double garage will be formed, just shy of the main frontage. Additional dormer roof windows and skylights will be installed with the roof. The north facing, side elevation, will extend to over 14 metres in depth within 1 metre of the boundary. The access door at the side will contain an open sided canopy type structure that is about 30cm from the boundary. The roof detailing and eaves height on this side of the extension is different, given the proximity to the boundary.

Overall, the changes are substantial and will cumulatively appear visually disjointed, top heavy and lacking any uniformity or integration with the host unit. The proposals by reason of their excessive scale and proportions will engulf what remains of the original bungalow and erode its distinctive character and charm, to the detriment of the wider streetscene.

The development proposals are not subordinate to the existing house and would be incongruous and overbearing, to the detriment of the visual amenity and character of the application site and environs. A suitable compromise may be achieved if a revised and substantially reduced extension was considered. Cognisance should be given however that some sites – for whatever reason, have limitations which restrict their redevelopment potential.

Residential Amenity

Any new development which is large in scale or set close to the boundary is likely to appear dominant and oppressive in nature and has the potential to impact on established privacy and daylight levels.

In this instance a shadow cast assessment was not requested given the lack of any windows within the gable of the nearby house and to avoid the applicant incurring more costs, given that the proposals would not be supported for other reasons.

Plans indicate that there is currently 7 metres of space between the applicants' house (as built) and the neighbouring property to the north. Infilling the driveway area will result in an oppressive elevation, mostly devoid of any architectural detailing within close proximity to the boundary. This will breach guidelines which suggest that windows should be positioned a minimum of 9 metres from the boundary to protect privacy levels. The works will as a result, impact negatively on the character and amenity of the area and the sense of setting that the units within Fairies Road sit within spacious plots.

The proposed development also raises concerns in terms of its excessive footprint and the detrimental impact that will have on the established building pattern in the area. While the existing usable areas of private amenity space are sufficient for the needs of the already enlarged household, the development will impact negatively on the current facility and result in a cramped appearance, as viewed from the public street.

Landscape

The domestic scale and nature of the proposal does not raise any landscape impact issues and the impact would be limited to the streetscape.

Roads and Access

There are no road or access implications associated with this proposed development.

Drainage and Flooding

There are no drainage and flooding implications associated with this proposed development.

Natural Heritage and Biodiversity

No issues of concern are noted

Developer Contributions

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

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

VARIATION OF APPLICATION UNDER SECTION 32A

This application was not varied prior to determination.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, 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 Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the adopted Development Plan.

Accordingly the proposal is refused on the grounds identified below.

Reasons

- 1 The proposed extension by virtue of its scale, height, design, imposing wrap around effect and poor relationship to the existing dwellinghouse would appear visually incongruous and out of keeping with the character and appearance of the host building and surrounding area. Approval would therefore be contrary to the Perth & Kinross Placemaking Guide 2020 and Policies 1A+1B (parts b, c, & d) and 17 of Perth & Kinross Local Development Plan 2 2019, which seek to ensure that new development respects the character and amenity of the place and does not impact on established amenity levels.
- 2 The proposals as submitted would result in a cramped and over-intensive development of the site to the extent that the space around the dwellinghouse and between adjoining properties would be impinged to an unacceptable degree, to the detriment of the amenity of the house and surrounding area. Approval of the application would therefore be contrary to Policy 17 of the Perth and Kinross Local Development Plan 2 (2019).

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

01	06	11
02	07	12
03	08	
04	09	
05	10	

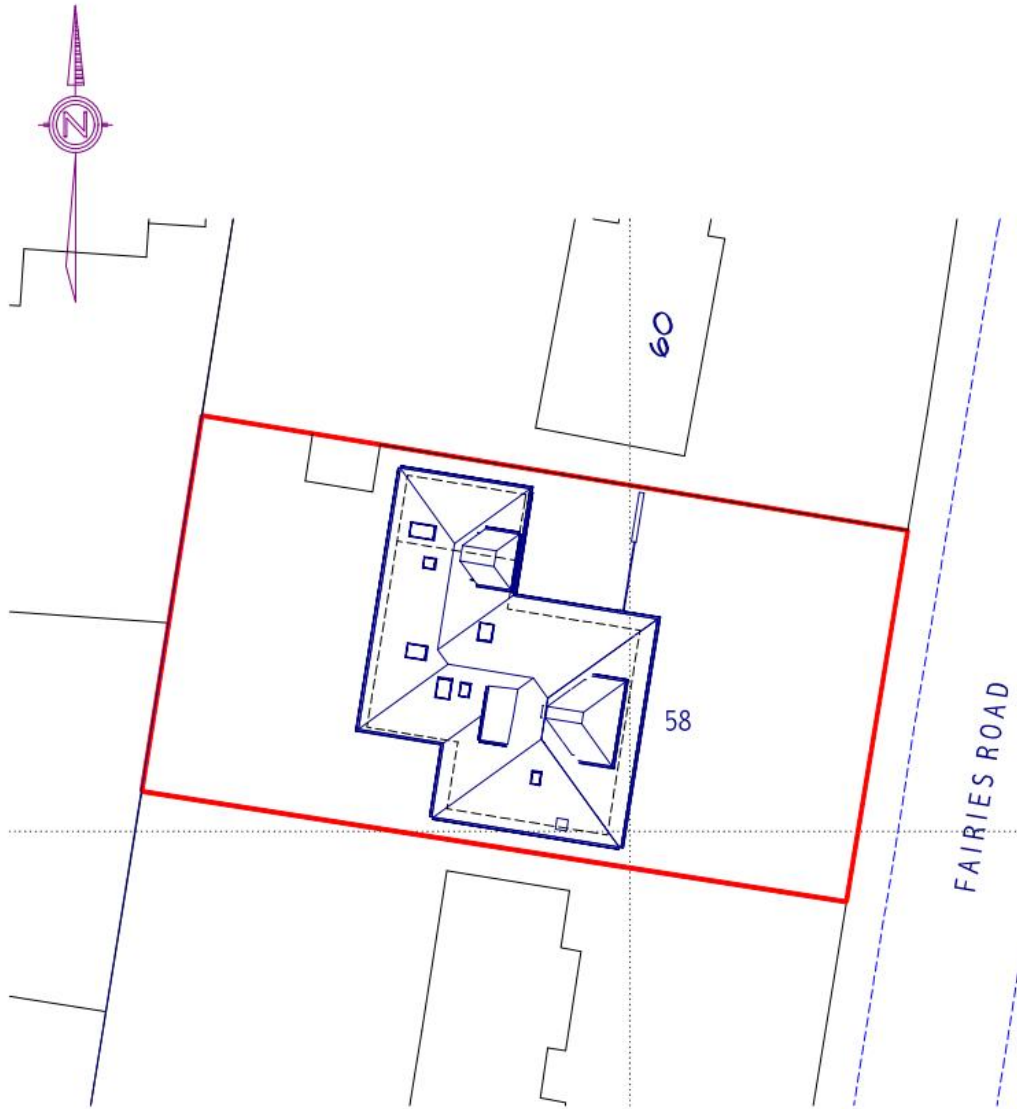


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TITLE PROPOSED ALTERATIONS AND EXTENSION TO HOUSE AT 58 FAIRIES ROAD PERTH PH1 1LZ	JOB/DRG.NO. 525/00
	SCALE
	DATE 21/04/22

W J BEATSON · ARCHITECT · 
 2 ISLAND VIEW, DUNDEE ROAD, PERTH PH2 7HS - Tel. 01738 633659



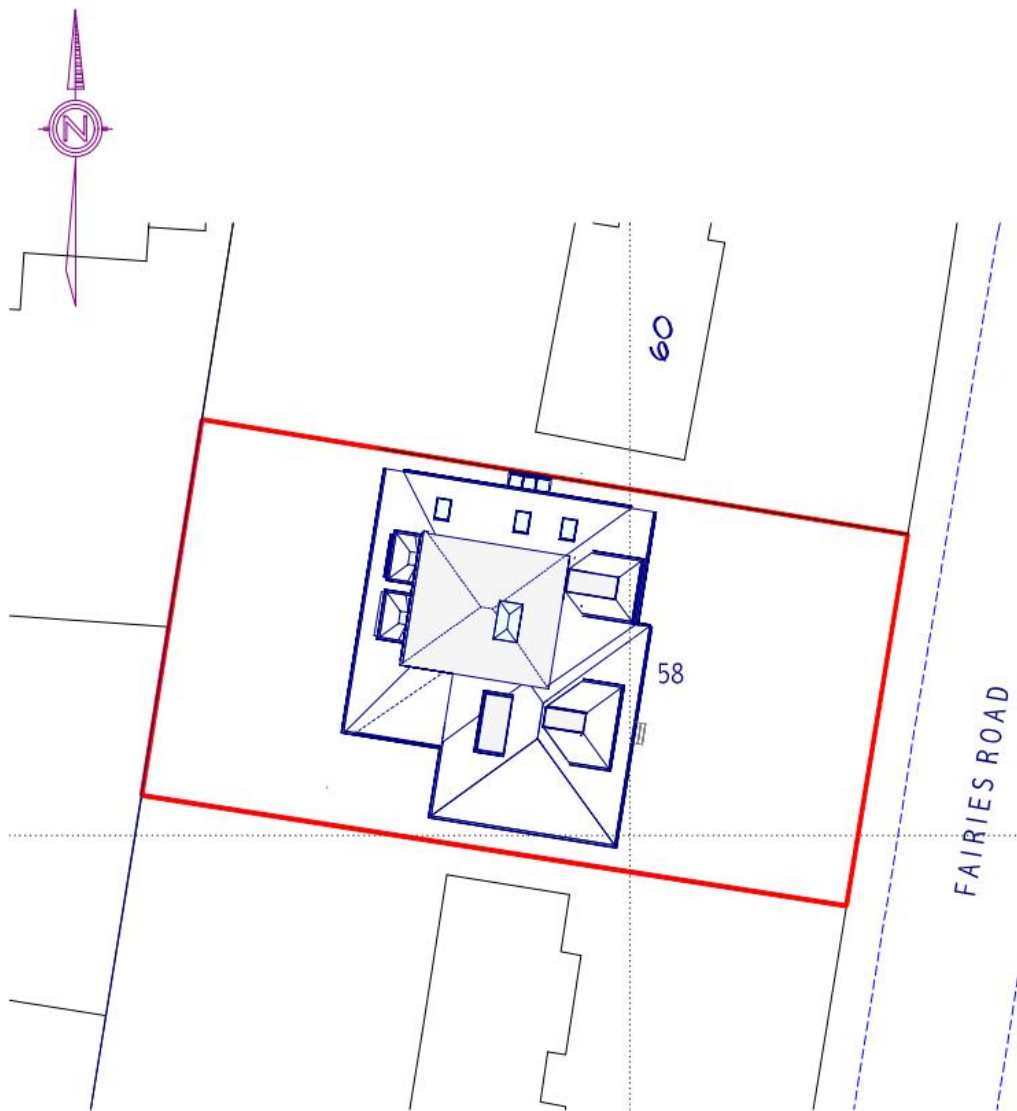
SITE PLAN 1/200

0 5 10 20 METRES



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JOB TITLE PROPOSED ALTERATIONS AND EXTENSION TO HOUSE AT 58 FAIRIES ROAD PERTH PH1 1LZ		
SCALE @ A2 1/200; 1/1250	DATE 31 March 2022	DRAWN BY
DRAWING TITLE EXISTING SITE PLAN and LOCATION PLAN		JOB/DWG. NO. 525/10



SITE PLAN 1/200

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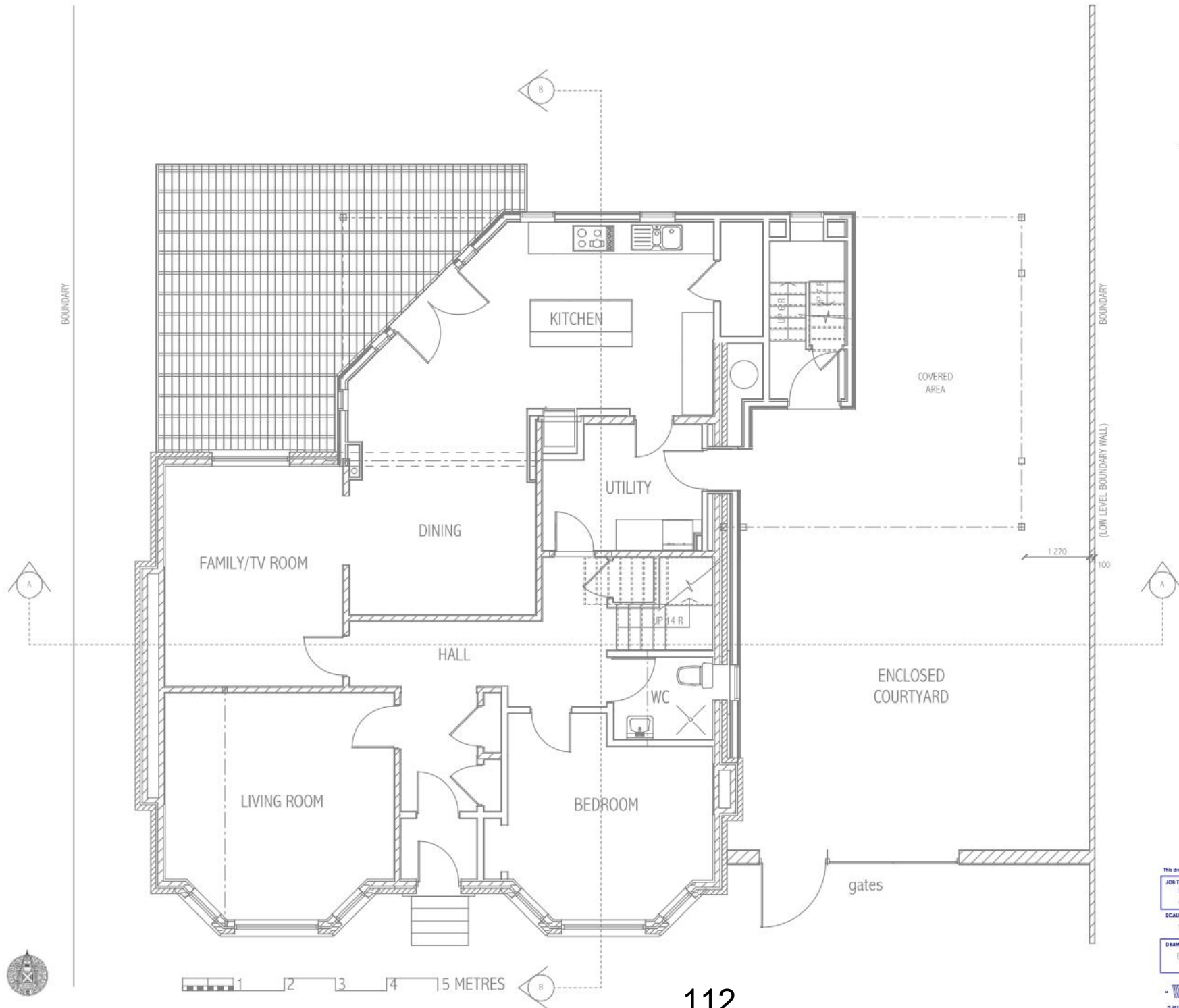


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SCALE @ A2 1/200; 1/1250	DATE 31 March 2022	DRAWN BY
DRAWING TITLE EXISTING SITE PLAN and LOCATION PLAN	JOB/DWG. NO. 525/40	

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JOB TITLE
PROPOSED ALTERATIONS AND EXTENSION TO HOUSE
AT 58 FAIRIES ROAD PERTH PH1 1LZ

SCALE: A3
1/50

DATE
15 April 2021

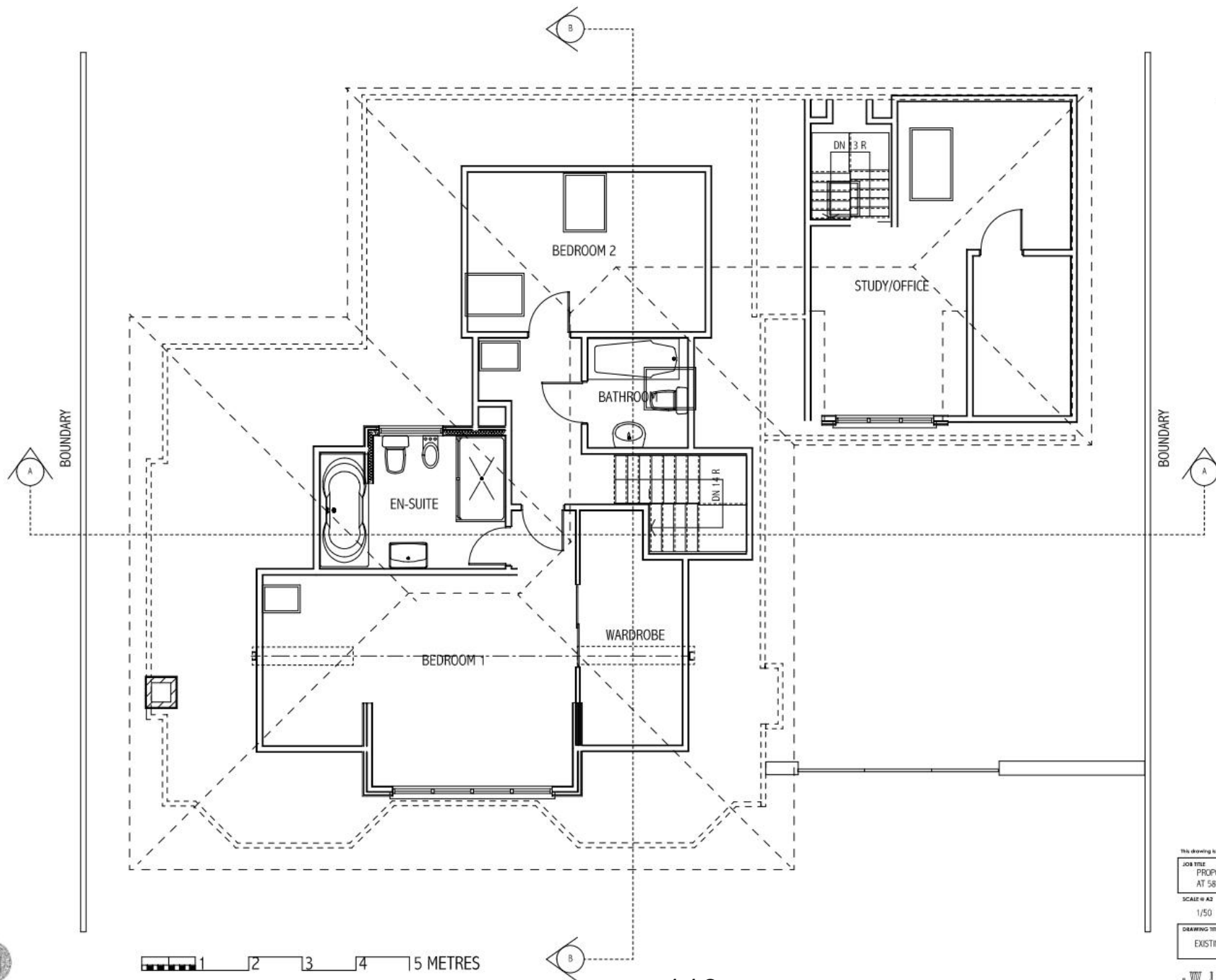
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DRAWING TITLE
EXISTING GROUND FLOOR PLAN

JOB/ORD. NO.
525/01

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JOB TITLE
PROPOSED ALTERATIONS AND EXTENSION TO HOUSE
AT 58 FAIRIES ROAD PERTH PH1 1L2

SCALE: 1/50

DATE
15 April 2021

DRAWN BY

DRAWING TITLE
EXISTING FIRST FLOOR PLAN

FOR/DWG NO.
525/02

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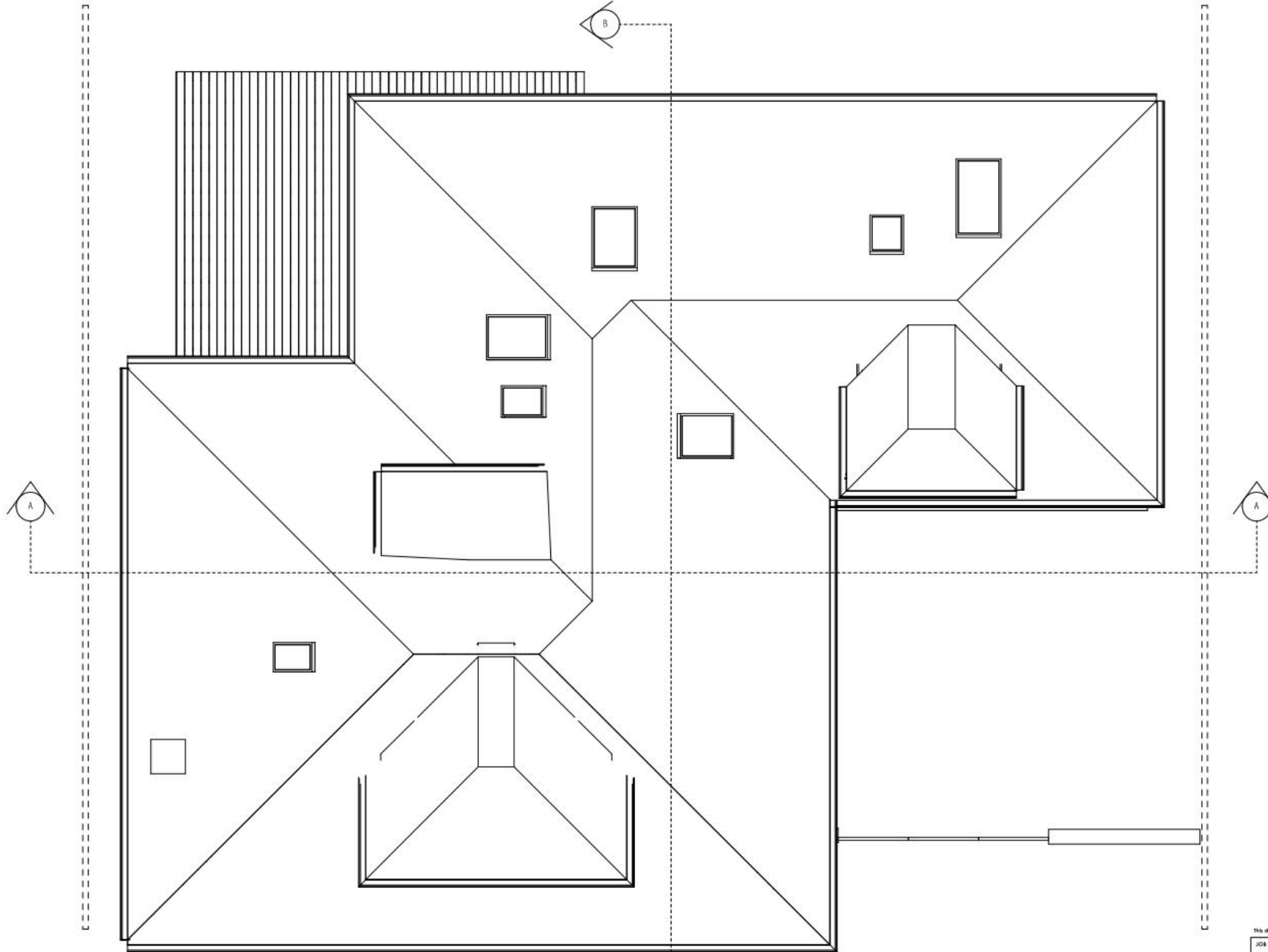
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AT 58 FAIRIES ROAD PERTH PH1 1LZ

SCALE: 1/50 DATE: 15 April 2021 DRAWN BY:

DRAWING TITLE
EXISTING EAST ELEVATION
EXISTING SOUTH ELEVATION

JOB/DWG. NO.
525/04

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1 2 3 4 5 METRES

115

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JOB TITLE
PROPOSED ALTERATIONS AND EXTENSION TO HOUSE
AT 58 FAIRIES ROAD PERTH PH1 1LZ

SCALE @ A2
1/50

DATE
15 April 2021

DRAWN BY

DRAWING TITLE
EXISTING ROOF PLAN

JOB/DWG NO.
525/03

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JOB TITLE
PROPOSED ALTERATIONS AND EXTENSION TO HOUSE
AT 58 FAIRIES ROAD PERTH PH1 1LZ

SCALE: W A2
1/50

DATE
15 April 2021

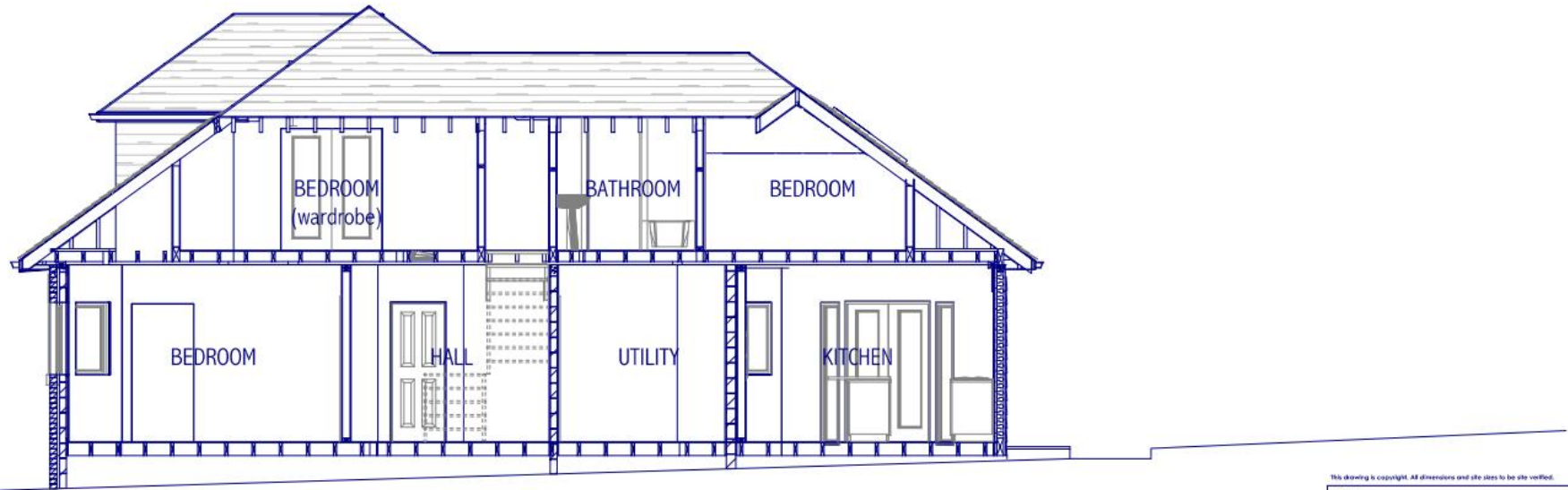
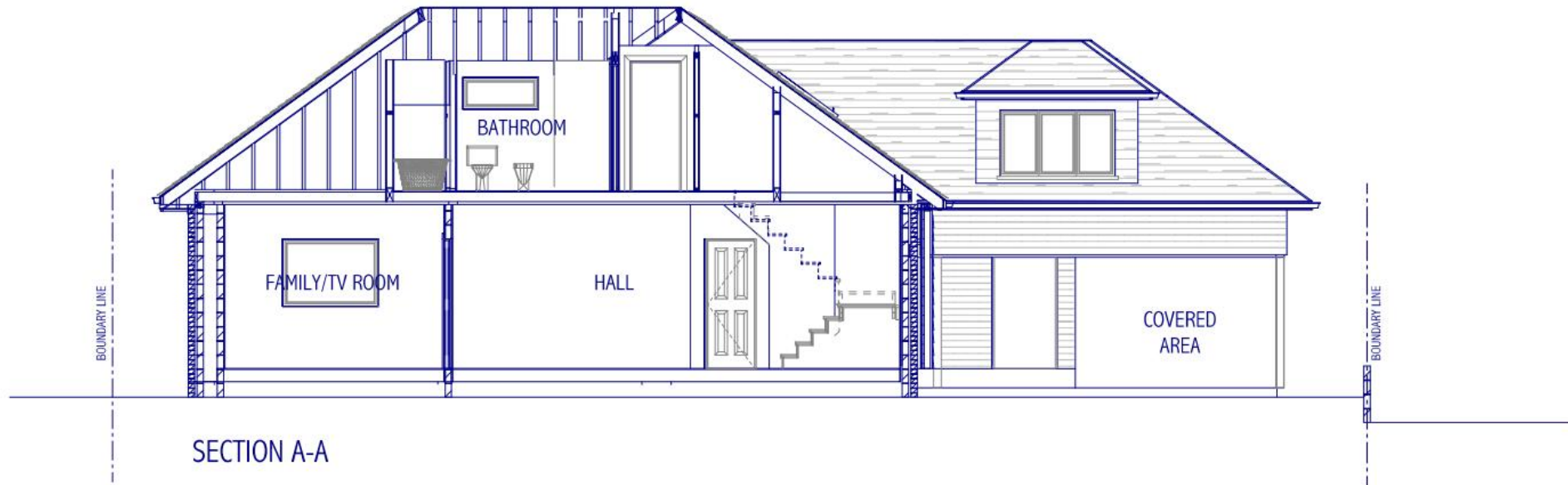
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DRAWING TITLE
EXISTING WEST ELEVATION
EXISTING NORTH ELEVATION

JOB/DRG. NO.
525/05

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SECTION B-B

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JOB TITLE
PROPOSED ALTERATIONS AND EXTENSION TO HOUSE
AT 58 FAIRIES ROAD PERTH PH1 1LZ

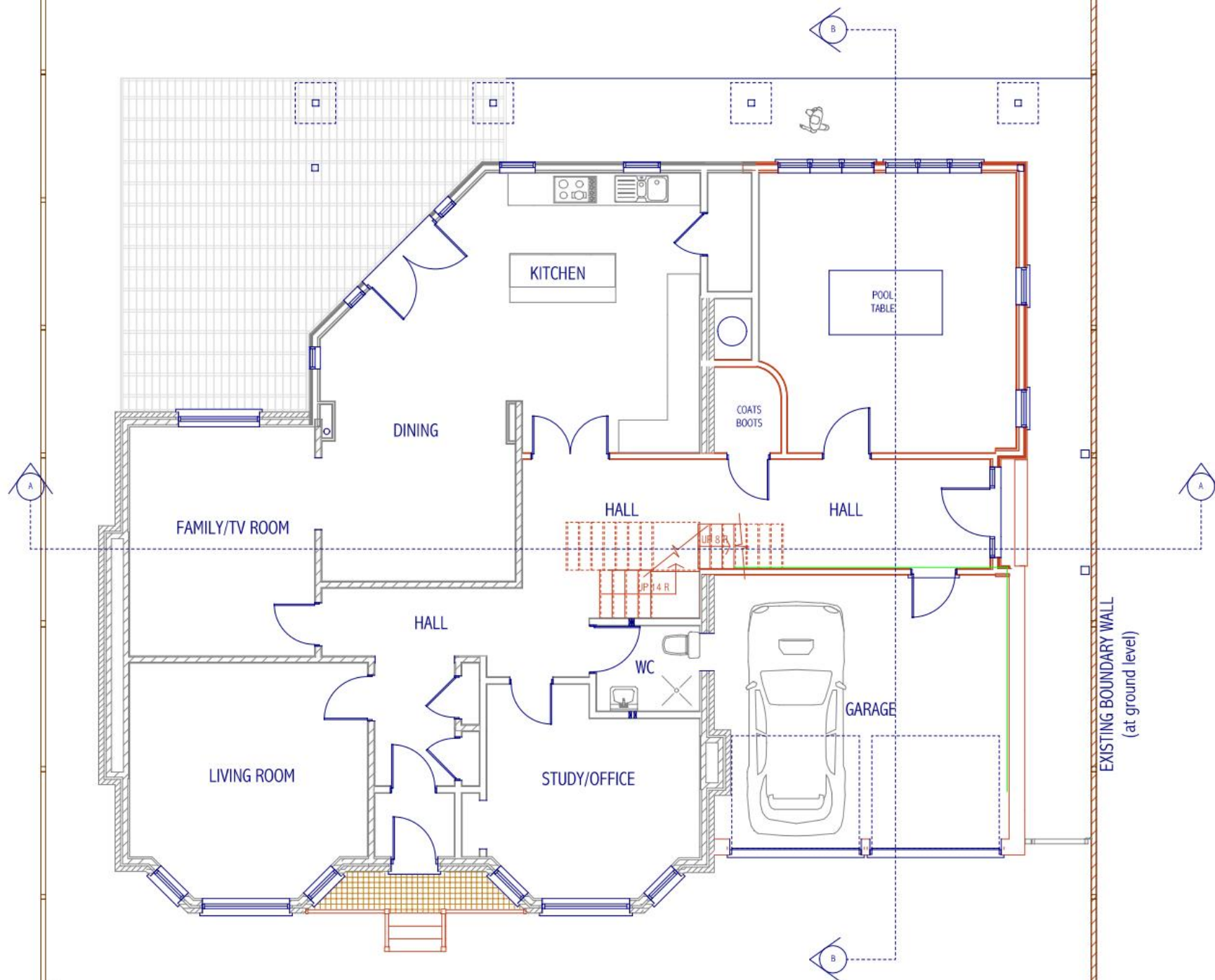
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31 March 2022

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DRAWING TITLE
EXISTING SECTIONS A-A; B-B

JOB/DRG NO.
525/04



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JOB TITLE
PROPOSED ALTERATIONS AND EXTENSION TO HOUSE
AT 58 FAIRIES ROAD PERTH PH1 1LZ

SCALE @ A2
1/50

DATE
31 March 2022

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DRAWING TITLE
PROPOSED GROUND FLOOR PLAN

JOB/DWG NO.
525/41-C

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1 2 3 4 5 METRES

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JOB TITLE
PROPOSED ALTERATIONS AND EXTENSION TO HOUSE
AT 58 FAIRIES ROAD PERTH PH1 1LZ

SCALE: W A2
1/50

DATE
31 March 2022

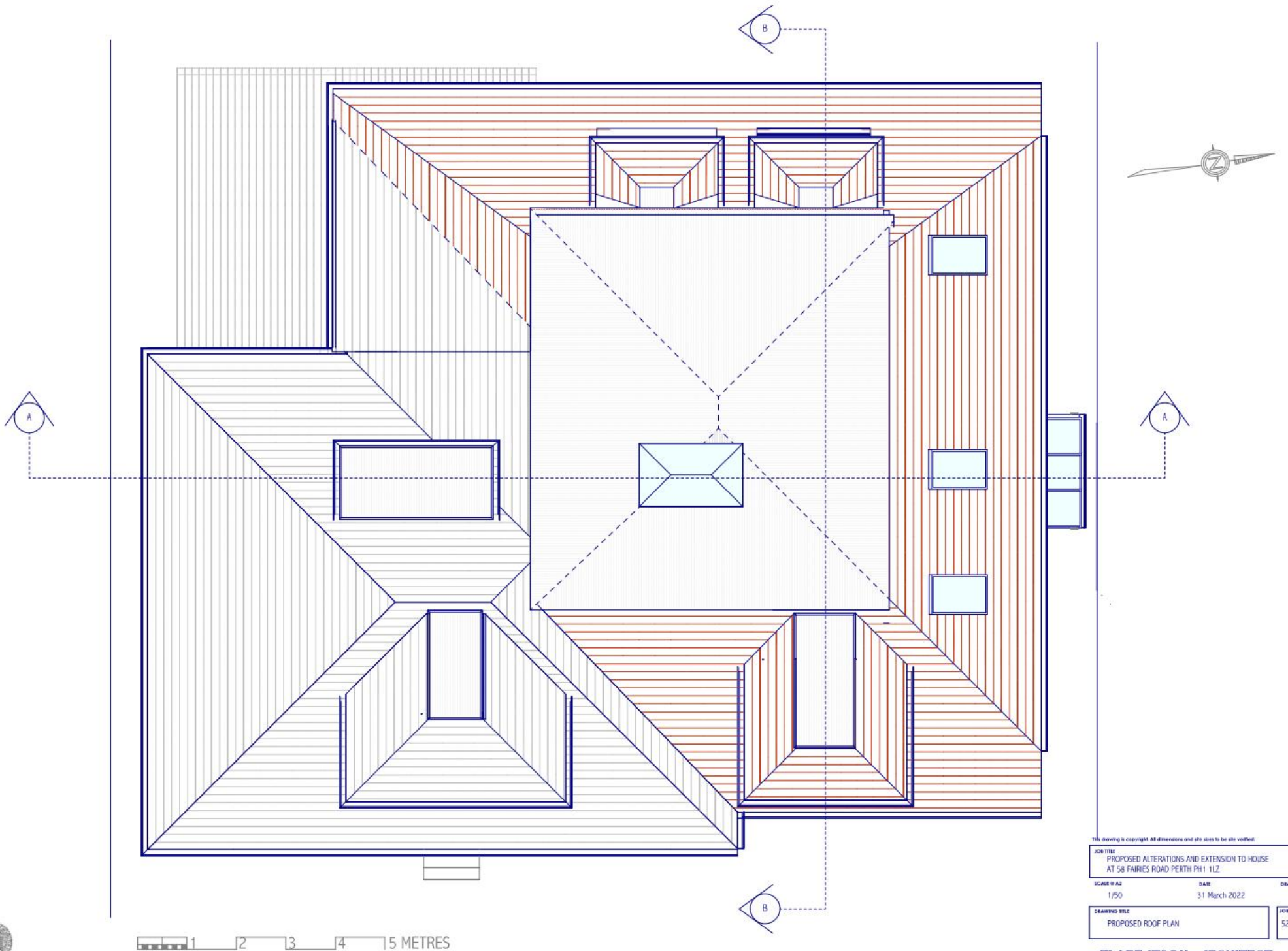
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DRAWING TITLE
PROPOSED WEST ELEVATION
PROPOSED NORTH ELEVATION

JOB/DRG. NO.
525/49

W J BEATSON ARCHITECT

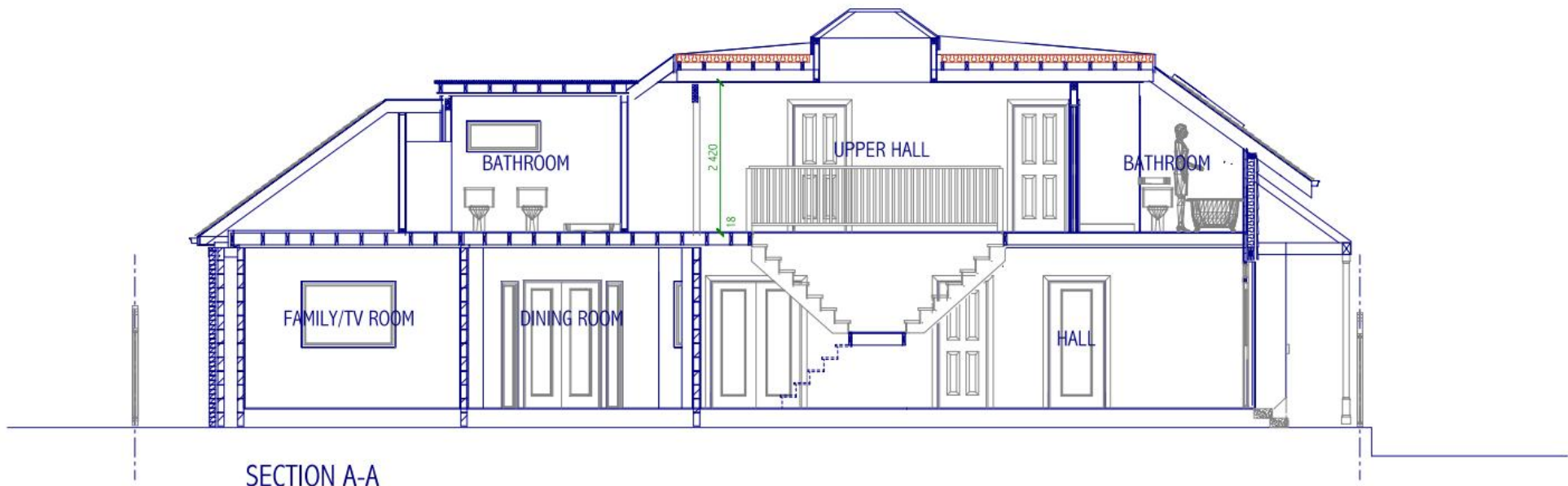
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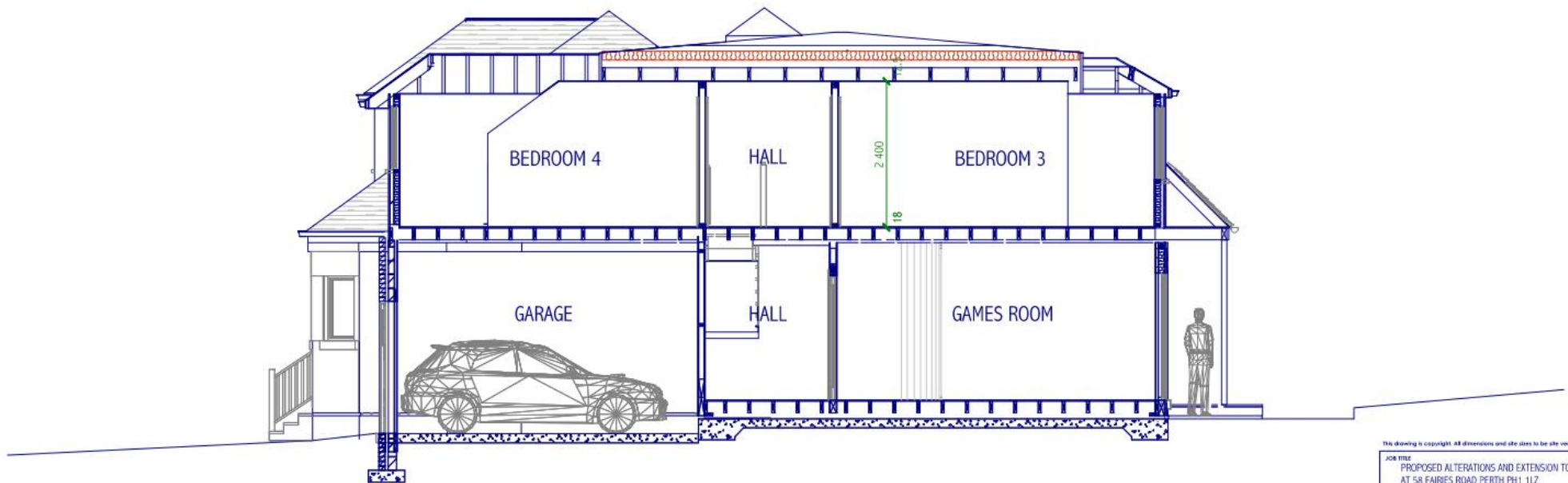
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JOB TITLE PROPOSED ALTERATIONS AND EXTENSION TO HOUSE AT 58 FAIRES ROAD PERTH PH1 1LZ			
SCALE: 1/50	DATE 31 March 2022	DRAWN BY	
DRAWING TITLE PROPOSED ROOF PLAN	JOB/ORD. NO. 525/43 B		

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SECTION A-A



SECTION B-B

1 2 3 4 5 METRES



1 2 3 4 5 METRES

- William James Beatson Dip Arch (Mackintosh) RIBA ARIAS ~ Chartered Architect ~ 2 Island View Dundee Road Perth PH2 7HS
- tel/fax. 01738 633659 ~ e-mail - wjbeatson@gmail.com
- Royal Scottish Academy Gold Medal for Architecture 1989 ~ Dundas and Wilson Architectural Award Commendation - 1989



PLANNING DESIGN STATEMENT FOR PROPOSED ALTERATIONS AND EXTENSION TO HOUSE AT 58 FAIRIES ROAD PERTH PH1 1LZ

- - - - -

INTRODUCTION

With reference to our Pre-Planning Enquiry Ref.21/00331/PREAPP submitted on 16 June 2021 we submit below the following statements in support of the proposals now submitted with this Planning Application.

The property is located in Fairies Road which is recognised as a prime residential area of Perth where the street contains a variety of sought after properties of mixed character. The existing house underwent alterations and extensions in 2005 to create a large open plan Kitchen/Dining Room to the back of the house with walk-through arch into a Family/TV Room. A Living Room is situated in one of the original front east facing rooms with the other front room used as a Bedroom. Other adjacent spaces on the ground floor contain a Utility Room and a WC/Shower Room. The existing first floor room-in-roof accommodation of the main house contains one Bedroom to the front with Ensuite Bathroom and one other Bedroom and a small Bathroom to the rear. The existing floor plans show that the extension to the north elevation of the house has a Study/Office in an attic room which is detached from the main house and is only accessible from outside via its own separate stair.

Outwith the main house on the north side is an enclosed Courtyard behind a substantial stone wall entered through a set of impressive timber gates providing an area of outdoor private amenity and enclosed private car parking space. To the back of the Courtyard stands the recently built upper floor extension covering an open concrete platt at ground level joined at roof level to the main house. The extension has been constructed on "stilts" independently of the main house with its own separate staircase leading into the cramped attic room used as a Study/Office. There is no direct access between the main house and the Study/Office and therefore no direct access to existing washroom facilities making it unsuitable for use as a Bedroom.

While the property is perfectly and ideally located close to public schools the existing house accommodation is not suitable for a family with two small children. With only two Bedrooms on the first floor level of the main house one of the children uses the existing ground floor Bedroom which is too remote from the Master Bedroom to be a satisfactory arrangement.

The Clients' Brief for this project was to increase the accommodation for a growing family with all Bedrooms at first floor level, improve internal circulation and access between floors and change the use of the existing ground floor Bedroom to a Study/Office. Since the existing open covered area beneath the existing north extension is not practical for outdoor activities, placed under cover of the extension on the north side of the house, it was requested to have that space enclosed as a Games Room for use by all the family with doors opening on to the private garden. While the existing outdoor private car parking space provides a degree of security the proposed new extension at first floor level provided the ideal opportunity for a new secure double garage. The existing side entrance door to the house leads into an existing cramped Utility Room and so the ground floor alterations are designed to create a more welcoming entrance into a larger Hall with impressive staircase providing better internal connections between all rooms.

Page 1 of 3

- - - - -

*RIAS Energy Design Certification Scheme Approved Body
Approved Certifier of Design (Section 6 - Energy) Domestic
New Build Domestic Energy Assessor*





Site Designations and Constraints

1. The planning officer's description of the property as a "cottage" is misleading as the definition of a "cottage" is a "small, single-storied house, especially in the country" whereas this property is a substantial stone-built house with two Bedrooms within the main roof of the house and another separate room within the roof of the existing extension on the north side. The property is not in a rural location but is located in a prime highly desirable residential district of Perth.

2. It is noted that the planning officer confirms there are no designations or constraints which would be relevant to the proposed development .

Design and Layout

As set out in the "Introduction" the existing house is not suitable for the current and future uses of the occupants and significant alterations and extensions are needed to improve the existing accommodation. In response to the planning officer's comments, we have addressed all his concerns by making revisions to the initial design as now submitted with this planning application. The proposed roof structure now has roof pitches consistent with the host dwelling on the principal front elevation and on the south and north elevations (36 degrees). The new hipped roof of the north elevation has a raised eaves level which mirrors exactly that feature immediately opposite on the south elevation of the two storey house at No.60 Fairies Road.

The west elevation overlooking the private back garden to the rear has a slightly steeper roof pitch of 45 degrees to achieve a comfortable ceiling height within the new first floor bedrooms at the back of the house. Roof pitches of 45 degrees are not uncharacteristic of one-and-a-half storey houses as can be seen on the roof of the house immediately next door at No.56 Fairies Road.

The original proposal of first-floor patio doors and external balcony have been deleted and replaced with traditional dormer roof windows serving the new first floor bedrooms at the rear of the house. The main roof has been slightly extended to the rear with a modest cantilever to provide a covered walkway designed to provide weather protection to areas of external wall cladding which would otherwise suffer from the growing amounts of inclement weather being experienced. The roof design with modest "portico" provides a degree of shelter to the private amenity at the back of the house for the enjoyment of the occupants when entertaining and moving between the ground floor Kitchen, Play Room and the outdoors.

The planning officer claims that the "large expanse of flat roof is symptomatic of the over-development of the first-floor level of this modest hipped roof cottage". However, it is the very objective of this development to increase the internal accommodation by adding rooms while being mindful and sympathetic to the existing house design. The flat roof has a traditional skylight lantern centred above the proposed Upper Hall which is designed to flood that internal space with daylight. The flat roof is incidental to the design and should not be considered contentious as it cannot be seen from any viewpoint and, since the flat roof does not rise higher than any existing roofs, it can have no adverse impact on the street elevation or upon the residential amenity of neighbouring properties.

The "... imposing nature of the balcony/doors. ." and "... The proximity to boundary, increased span depth and dormer oriented towards the neighbouring property to the

- William James Beatson Dip Arch (Mackintosh) RIBA ARIAS ~ Chartered Architect ~ 2 Island View Dundee Road Perth PH2 7HS
- tel/fax. 01738 633659 ~ e-mail - wjbeatson@gmail.com
- Royal Scottish Academy Gold Medal for Architecture 1989 ~ Dundas and Wilson Architectural Award Commendation - 1989



north" have now been removed from the proposals removing those elements of design which might have raised neighbourly concerns.

Drawing inaccuracies/inconsistencies/concerns

Pre-Planning Enquiries are prepared as quickly and as efficiently as possible by producing sketch plans at minimal costs to both the applicant and the architect simply to explore the feasibility of a project at an early stage sometimes using drawings already available before a survey is carried out. In this case the architect used the client's existing drawings dated 2005 as the basis for sketch plans which perhaps explains how the planning officer found discrepancies between the existing and proposed drawings. A full measured survey was carried out later by the architect following the outcome of the Pre-Planning Enquiry comments and we are confident that all drawings now submitted are as accurate as can be produced at scale 1/50.

The spiral stair shown on the west elevation in the preliminary sketch plans submitted with the Pre-App Enquiry has been deleted, and the posts and open-sided canopy on the north elevation have also been removed.

Conclusion

In full consideration of all the points raised in the Pre-Application Enquiry the revised design addresses all of the planning officer's original concerns. The proposals sit comfortably within the site without encroaching forward of the existing house frontage nor extending closer to the north boundary than the existing house such that the proposals do not adversely impact upon the residential amenity of neighbouring properties.

The revised design with all of the Bedroom accommodation on the first floor level has been achieved successfully with an appearance very sympathetic to the existing house. The result is a more substantial residential property which improves greatly upon the existing disjointed and disconnected accommodation. The proposed house will be much better suited to the lifestyle and needs of a growing family while the house will contribute positively to the character and value of this very desirable residential area.

We trust that the Perth & Kinross Council will give its positive support to these proposals and will recommend approval for this Planning Application.

W J Beatson Dip Arch RIBA ARIAS

LRB-2022-58
22/00773/FLL – Extension to dwellinghouse, 58 Fairies
Road, Perth, PH1 1LZ

REPRESENTATIONS

Monday, 16 May 2022



Local Planner
Planning and Development
Perth and Kinross Council
Perth
PH1 5GD

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

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



Dear Customer,

58 Fairies Road, Perth, PH1 1LZ
Planning Ref: 22/00773/FLL
Our Ref: DSCAS-0064883-3CP
Proposal: Extensions to dwellinghouse

Please quote our reference in all future correspondence

Audit of Proposal

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:

For all extensions that increase the hard-standing area within the property boundary, you must look to limit an increase to your existing discharge rate and volume. Where possible we recommend that you consider alternative rainwater options. All reasonable attempts should be made to limit the flow.

No new connections will be permitted to the public infrastructure. The additional surface water will discharge to the existing private pipework within the site boundary.

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Kerry Lochrie
Development Operations Analyst
Tel: 0800 389 0379
developmentoperations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/00773/FLL	Comments provided by	Lachlan MacLean Project Officer – Transport Planning
Service/Section	Transport Planning	Contact Details	TransportPlanning@pkc.gov.uk
Description of Proposal	Extensions to dwellinghouse		
Address of site	58 Fairies Road, Perth PH1 1LZ		
Comments on the proposal	<p>The applicant is proposing extending an existing dwellinghouse and including an integral double garage to the property at 58 Fairies Road. No changes to the vehicle access arrangements onto the public road network are proposed.</p> <p>The plans submitted show little detail of both the current and proposed parking arrangements for the site. The proposed plans show that the private courtyard area will be replaced by a double garage, and it is assumed that the parking area at the front of the property will remain unchanged, but as there is a lack of detail on the drawings it is hard to say for sure.</p> <p>Insofar as the Roads matters are concerned, I have no objections to this proposal.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	31 May 2022		

