

LRB-2023-19 – 22/01972/FLL – Alterations and extension to dwellinghouse and installation of flue, 45 Tay Avenue, Comrie, Crieff, PH6 2PF

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LRB-2023-19 – 22/01972/FLL – Alterations and extension to dwellinghouse and installation of flue, 45 Tay Avenue, Comrie, Crieff, PH6 2PF

**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 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:

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.

See enclosed documents.

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.

Additional information in response to officer's comments in report. Comments were not known until refusal was granted.

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.

P04c at A1 Drawings as proposed as refused.
 P05 at A1 Roof plans as refused.
 P04d at A1 Drawings as proposed with amendments responding to officer's comments.
 P05a at A1 Roof plans with amendments responding to officer's comments.
 P20 at A1 Figure grounds referred to in appeal document
 Appeal 45 Tay Avenue Agent's statement in support of review.
 Applicants statement in support of review.

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

Checklist

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

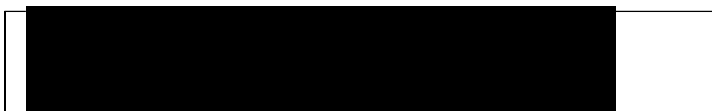
- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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

Declaration

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

Signed



Date

28/04/23

Appeal by Elaine Catton and Neil Dawson in respect of planning permission for property at 45 Tay Avenue, Comrie PH6 2PF

Ref:

In support of our appeal in respect of the refusal of planning permission for the submission referenced above, we would like to plead our case on a personal level. This is in addition to the technical redesign submitted by our architect, John Hannay from Hannay McLaren. In so doing, we seek to explain why these planned extensions are important and necessary from a family perspective, and also reasonable when considered within the wider community and societal context.

Committed to Comrie

We, Neil Dawson and Elaine Catton, have strong ties to Comrie. Neil was born in Comrie and has lived here his entire life. He runs a small business Comrie Joinery as a sole trader and is considering expanding it to take on an apprentice. Furthermore, Neil is a retained firefighter with the Comrie station of the SFRS, where he has a service record of 18 years.

Elaine Catton moved to Comrie in 2011. Like Neil, she runs a small business in the area. Comrie Workspace is a coworking facility in Cultybraggan Camp on the edge of the village. It has been providing desk space to local freelancers and remote workers since 2019.

The number of properties in Comrie that have been bought as second homes and holiday lets has risen considerably in recent years. We share the concern of many that the growth of the transient population will have a negative impact on the fabric of village life.

Between us, we have three adult children whose regular visits usually involve overnight stays. We would like a home that can better accommodate these visits as well as potentially longer stays from our one-day growing family. We believe this reflects a general trend in family life that was less prevalent at the time the properties on Tay Avenue were designed and built.

A long-term home fit for modern life and circumstances

The current proportions of our home do not satisfy our current and anticipated future needs on a number of levels:

- We have been storing possessions at a storage facility since Elaine and her daughter moved into the property in 2018.
- The property has no utility room. This function is currently being served by the garage, which is also used for additional storage.
- Neil requires a home office for the administration work associated with Comrie Joinery. He currently does this at the dining room table.
- All three bedrooms and the en-suite are tiny. Anyone who has ever been inside the 2nd-phase bungalows on Tay Avenue can attest to that.

Recognising our need for more space, we have been considering alternatives for the past 18 months:

- Buying another, larger property in Comrie
- Buying land in Comrie and building a new property
- Extending our existing property

We are sure the panel does not need us to inform them of what has happened to the housing market in Comrie in recent years. In the past 18 months there has been a singular lack of suitable property or land on offer that would fall anywhere close to our budget. Given Neil's skills as a joiner, we have also considered properties in need of considerable renovation. However, the bidding wars on these properties likewise took them well out of our budget.

This brings us to the option of extending our existing property. It is well positioned in a pleasant development. We have good neighbours and very much enjoy living here. The south-facing garden is small but a suntrap and a lovely space to spend time in the good weather. There is considerable space to the front (north) and side (west) of our home that is currently laid to lawn and standing for a car. Both present ample space for extension without going beyond the footprint of many other similar homes in the area. Attached to this appeal are photographs of several properties in the immediate vicinity in the style we propose. Most were built originally in this way, others extended.

Our back garden (south) is not suitable for extension as we would be left with no back garden to speak of. As it stands at the moment, our back garden is very much another room of our home from April to October. To lose it would be to the severe detriment of the home's appeal and livability. The other side (east) is the driveway access to the garage and, as such, also not an option for extension.

Modest aims to future-proof and maximise liveability

The proposed alterations are not unreasonable in what they seek to do. The only additional room will be a utility room. Other than this, we are seeking merely to enlarge the size of the existing rooms to make them more usable in a modern context. And we should point out that the resulting rooms are still modest in size. We're not building a palace. If we were to extend only to the side, we would achieve a larger kitchen/dining area and a utility room. However, we would still find ourselves with three tiny bedrooms unable to accommodate our needs. Turning our three small bedrooms into two larger ones would make us unable to accommodate our visiting family and friends.

By taking advantage of Neil's skills as a joiner, we can afford to extend our home to fit our long-term needs, and indeed future-proof it. Comrie is our home. We have neither intention nor reason to leave. We want to continue to contribute to this thriving community and enjoy living here as we have done for many years.

**Appeal Statement
45 Tay Avenue
Comrie
Crieff PH6 2PF**



Figure 1 45 Tay Avenue

Hannay McLaren Architects
No2 The Old Bakery
Commercial Lane
Comrie
Crieff PH6 2DW

45 Tay Avenue
Appeal Statement 2023

**Extensions to 45 Tay Avenue, Comrie
Planning Ref 22/01972/FLL**

Planning Appeal

This document is in support of an appeal to reverse the planning refusal of the application ref 22/01972/FLL to alter and extend 45 Tay Avenue.

The application sought to extend the house to enlarge the existing 3 bedrooms. This was intended to create more spacious double and single rooms for the applicant, his partner and their visiting teenage children.

A second extension provided a correspondingly spacious kitchen and dining with the existing kitchen becoming a utility room.

The property is located on Tay Avenue, a housing development completed in phases from the 1980s to the early 1990s when 45 Tay Avenue was built. The plan form of the area is built up using a variety of standard housing types placed around the curve of the avenue to create a loose building line with the principle elevation incorporating features and colour as phases progressed. Fig 1

No 45 and its immediate neighbours are placed on the corners of entrances to cul de sacs. No 47 is placed at 45 degrees to address both street elevations fig 2. No 35 is placed with its principle elevation to the loop of the avenue fig 3. No 45 has been placed with a side elevation to the loop and the principle elevation to the cul de sac. The significant step back to the adjacent elevations together with the change in road finish creates a courtyard space fig 4, fig 5.

The forms of 45 and its adjacent properties are designed to present more complex outlines, siting and elevations than the earlier phases. No 45 has a pyramid style roof, hipped projection over the lounge and porch, and a gable over the lounge window. No 35 has similar roof features as well as forward projecting forms. All houses in this later phase have a warm palate of coloured materials.



Figure 2 47 Tay Avenue



Figure 3 35 Tay Avenue



Figure 4 45 Tay Avenue
Courtyard Elevation

45 Tay Avenue
Appeal Statement 2023



Figure 5 Courtyard facing West

Despite the developing complexity in forms, the Tay Avenue street scape is limited by the use of repeated standard house types with one principle elevation. This is most evident at corners. Every opportunity should be taken to address the limitations and enhance the original design intentions. The street scape is based on a loose building line using organic massing. It is not appropriate, in this instance to apply a rule more suited to formal urban street scapes. It is especially unsuited to corner sites where there is the chance to enhance the areas design and form by providing 2 principle elevations and to turn the corner with the street scape.

The extensions to no 45 are placed to enhance the courtyard space intended by the original design, provide 2 principle elevations to turn the corner and create a 45 degree emphasis similar to no 47. It also retains adequate front garden area in a improved form due to the extension wings. The roof shapes and materials are in keeping with surrounding houses and extensions.

Building over the drive would render the garage redundant. Building into the garden to the south would cut off access to the back garden and would reduce the back garden area which is considerably smaller than the front garden. The afore mentioned would reduce the amenity of the property when there is suitable space elsewhere.

The proposal picks up on and expands the original themes of the street layout and house designs. It addresses where these fall short due to the use of a standard house type. It is in keeping with other extensions in the area and therefore makes a positive contribution to placemaking. It is not appropriate in this instance to apply the rule regarding front elevations; particularly when turning a corner into a courtyard. To do so would be at the expense of the house's amenity. It is appropriate to treat each application on its individual merits and challenges.



Figure 6 Extensions to similar property in Tay Avenue, Corner site.



Figure 7 Recent extension to prominent corner site, Tay Avenue and Strowan Road.



Figure 8 Extensions to similar property in
Langside Drive, Corner site.



Figure 9 House on prominent corner site, Tay Avenue and Strowan
Road– 2 principle elevations

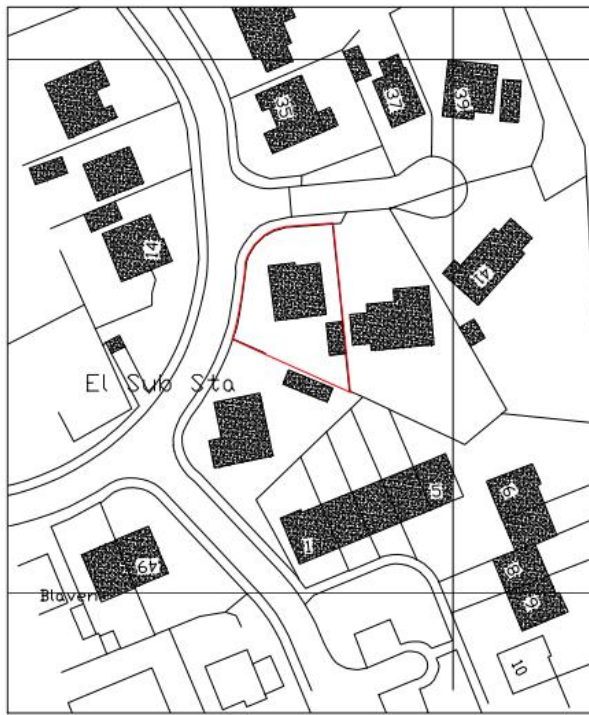


Figure Grounds as Existing

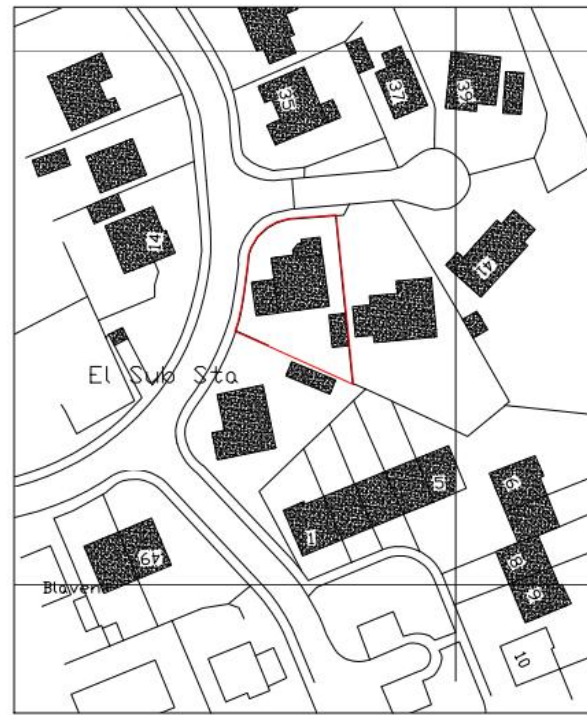
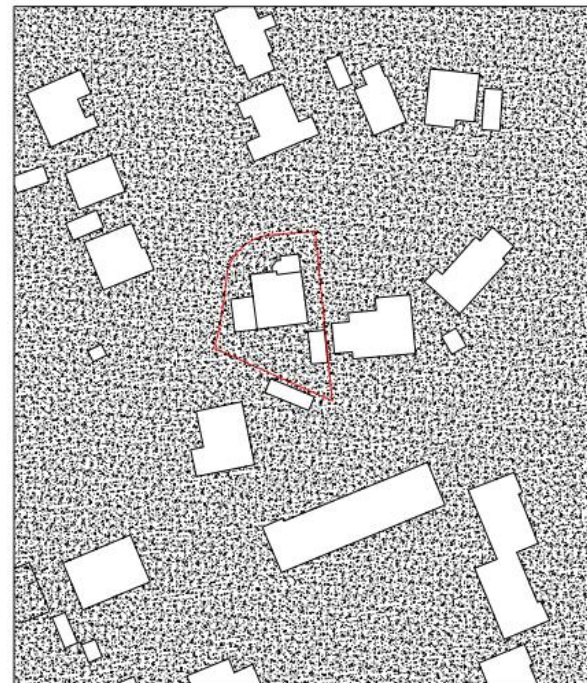
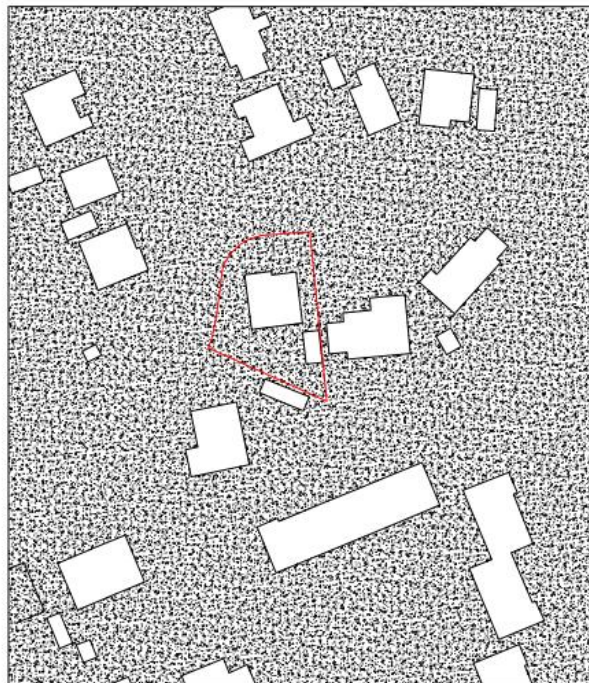


Figure Grounds as Proposed

0 10 50



649

Do not use scaled dimensions from this drawing for construction purposes. All dimensions are to be verified and checked on site by the Main Contractor before the commencement of any shop drawings or work.

All discrepancies are to be reported to the architect immediately.

This drawing is to be read in conjunction with all related Architects, Engineer's and Specialist drawings and relevant information.

This drawing is copyright of Hannay McLaren Architects Ltd.

Revisions:

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E info@hannaymclaren.co.uk

Project Name:
Extension to 45 Tay Avenue
Comrie
PH6 2BA

Client:
N Dawson & E Catton

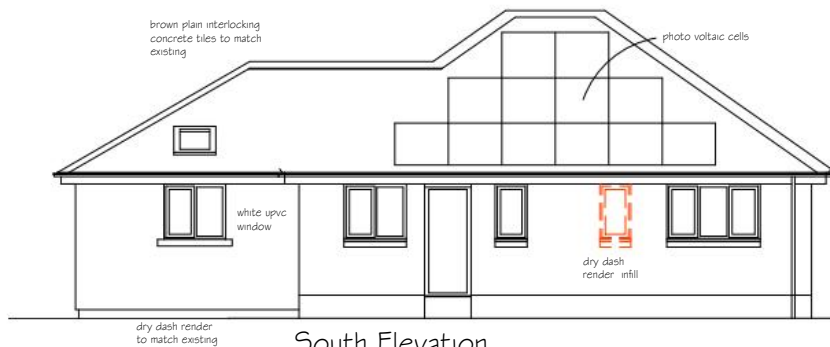
Drawing Title:
Figure Grounds

Scale:
1:500 at A1

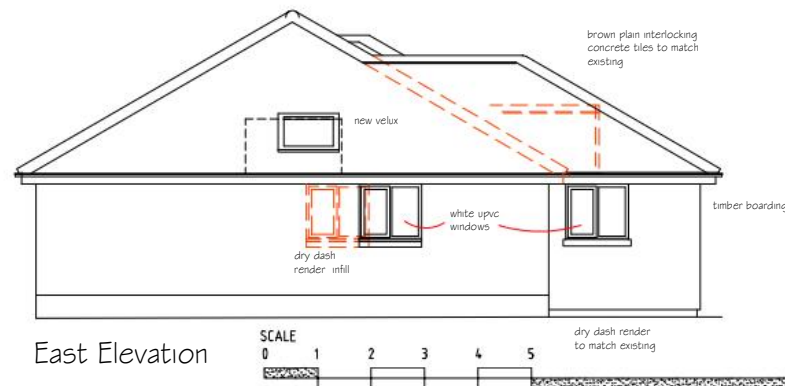
Drawing No.
2222.P20

Date:
12-10-22

Drawn by:
JH



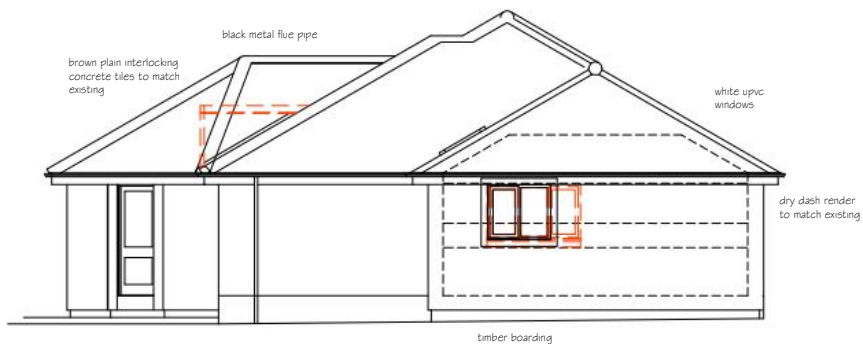
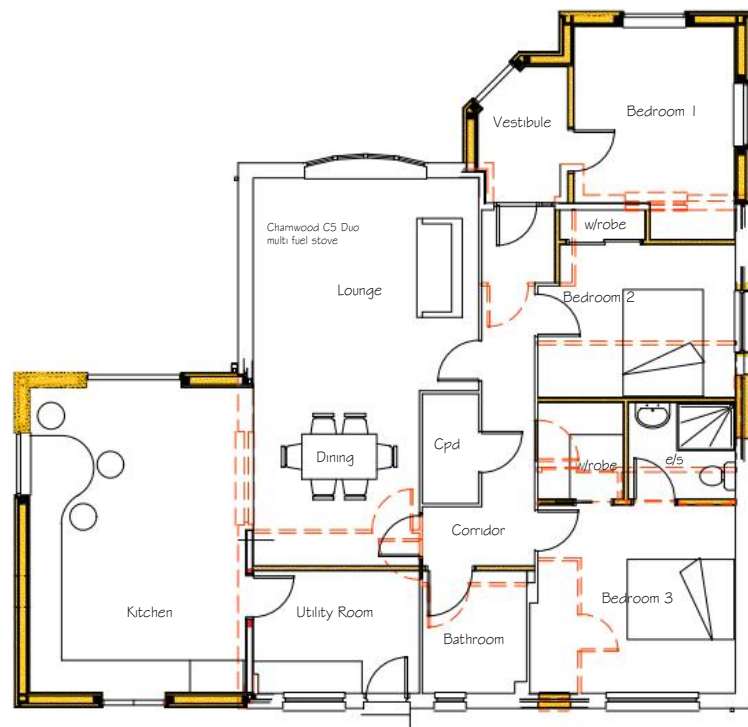
South Elevation



East Elevation



North Elevation



West Elevation



Site Plan I :200

650

Do not use scaled dimensions from this drawing for construction purposes. All dimensions are to be verified and checked on site by the Main Contractor before the commencement of any shop drawings or work.

All discrepancies are to be reported to the architect immediately.

This drawing is to be read in conjunction with all related Architects, Engineer's and Specialist drawings and relevant information.

This drawing is copyright of Hannay McLaren Architects Ltd.

Revisions:

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Project Name:
Extension to 45 Tay Avenue
Comrie
PH6 2BA

Client:
N Dawson & E Catton

Drawing Title:
Drawings as Proposed

Scale: 1:50 Drawing No. 2222.P04d

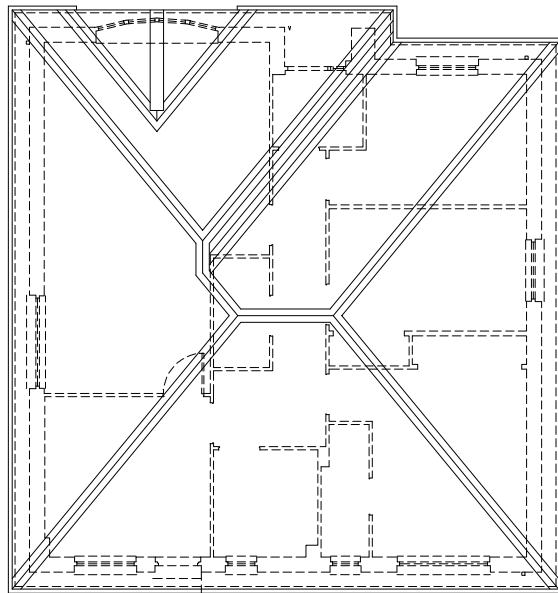
Date: 12-10-22 Drawn by: JH

Do not use scaled dimensions from this drawing for construction purposes. All dimensions are to be verified and checked on site by the Main Contractor before the commencement of any shop drawings or work.

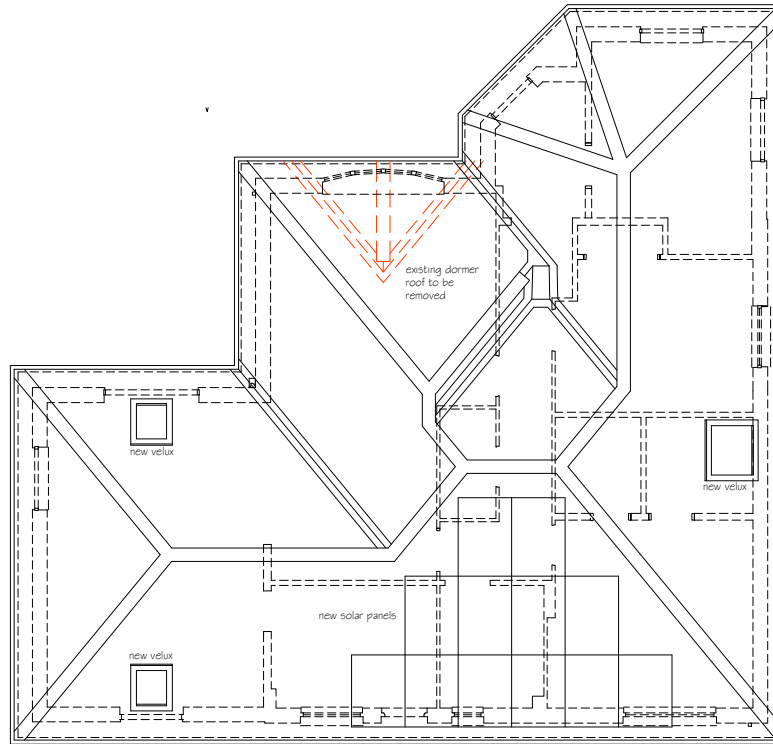
All discrepancies are to be reported to the architect immediately.

This drawing is to be read in conjunction with all related Architects, Engineer's and Specialist drawings and relevant information.

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Roof Plan as Existing



Roof Plan as Proposed



Revisions:

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Project Name:
Extension to 45 Tay Avenue
Comrie
PH6 2BA

Client:
N Dawson & E Catton

Drawing Title:
Roof Plans

Scale: 1:50
Drawing No. 2222.P05a

Date: 12-10-22
Drawn by: JH

LRB-2023-19 – 22/01972/FLL – Alterations and extension to dwellinghouse and installation of flue, 45 Tay Avenue, Comrie, Crieff, PH6 2PF

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS



Mr Neil Dawson
c/o Hannay McLaren Architects Ltd
John Hannay
Studio 52
Drummond Street
Comrie
Crieff
PH6 2DW

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **8th February 2023**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **22/01972/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 13th December 2022 for Planning Permission for **Alterations and extension to dwellinghouse and installation of flue 45 Tay Avenue Comrie Crieff PH6 2PF**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. The proposal, by virtue of its design, form, mass and layout on the principal and side elevation of the dwellinghouse would have a significant detrimental impact on the character and appearance of the property's simple form and character. The proposed flue would also create a negative visual impact, due to its height and location, to the property's principal elevation.

Approval would therefore be contrary to the Perth & Kinross Placemaking Guide 2020, which states that front extensions should generally be avoided, in particular where they dominate the principal elevation of the property and where side extensions are set back from building lines. Furthermore, approval would be contrary to Policies 1A and 1B (a), (b), (c), (d) and (g) of the Perth and Kinross Local Development Plan 2 2019, which seek to ensure that developments contribute positively to the quality of the surrounding built environment in terms of design, proportions and appearance in order to respect the character and amenity of the place.

2. The proposal, by virtue of its design, mass and siting, would not be in-keeping with the residential character of the area which features open spaces and soft landscaping at the front and side.

Approval would therefore be contrary to Policy 17 (a) and (c) of Perth and Kinross Local Development Plan 2 2019, which seek to ensure that development contributes positively to the quality of the surrounding built environment by complementing and respecting its surroundings and that which improves the character and environment of the area.

Justification

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

Notes

The plans 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

REPORT OF HANDLING

DELEGATED REPORT

Ref No	22/01972/FLL	
Ward No	P6- Strathearn	
Due Determination Date	12th February 2023	
Draft Report Date	7th February 2023	
Report Issued by	AR	Date 7.2.23

PROPOSAL: Alterations and extension to dwellinghouse and installation of flue

LOCATION: 45 Tay Avenue Comrie Crieff PH6 2PF

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.

BACKGROUND AND DESCRIPTION OF PROPOSAL

45 Tay Avenue is a detached corner-plot dwellinghouse located within a residential cul-de-sac area of Comrie. The property benefits with direct access from Tay Avenue. This application seeks detailed planning permission for the alterations and erection of two extensions, one to the side (West) and front (North) of the property, and the installation of a flue.

SITE HISTORY

No relevant planning history.

PRE-APPLICATION CONSULTATION

Pre application Reference: none.

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.

National Planning Framework 4

The National Planning Framework 4 (NPF4) was approved by the Scottish Parliament on 11 January 2023. NPF4 has an increased status over previous NPFs and is a material consideration in the determination of this application.

The Council's assessment of this application has considered the policies of NPF4 and it is considered that the development proposal accords with the intentions of this document.

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and 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 AND GUIDANCE

Placemaking Supplementary Guidance (2020)

CONSULTATION RESPONSES

External

Scottish Water
No concerns or objections - see informative.

Internal

Structures And Flooding
No concerns or objections.

Environmental Health (Odour)
No concerns or objections - see informative.

REPRESENTATIONS

No representations were received.

ADDITIONAL STATEMENTS

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

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprise 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. NPF4 is a material consideration.

Policy Appraisal

Alterations and extensions to an existing domestic dwellinghouse are generally considered to be acceptable in principle. Nevertheless, consideration must be given to the scale, form, massing, design, position, proportions and external finishes of the proposed development, within the context of the application site, and whether it would have an adverse impact upon visual, residential or environmental amenity.

Placemaking policies 1A and 1B state that development must contribute positively to the quality of the surrounding built and natural environment, and that it meets all placemaking criteria. Policy 17 states that development proposals should protect and, where possible, improve the existing residential amenity of the area and are compatible with the character of the area.

The proposed development does not comply with the above relevant policies. In this instance, the proposal is considered inappropriate and cannot be approved by virtue of its siting, scale and design which does not safeguard or enhance the visual amenity or character amenity of the area or property, as identified within the adopted local development plan. This stance is supported by Placemaking Supplementary Guidance (2020).

Design and Amenity

The application seeks to introduce an extension to the front (North) and side (West) of the property, and to install a flue, attached to an internal multi-fuel stove, which protrudes from the existing roof plane.

Firstly, the proposed front extension would be single storey, 3.4 metres at its longest and 5.4 metres at its widest and would accommodate an additional bedroom and vestibule entrance. This element of the proposal would be 4.9 metres to ridge height and 3.05 metres to eaves height. Secondly, the proposed side extension would also be single storey, 6.25 metres in length and 4.3 metres wide which would form an open-plan kitchen-dining-living area but would mainly consist of a new kitchen space. This element of the proposal would also be 4.9 metres to ridge height and 3.05 metres to eaves height. Finally, the proposed flue would protrude 2.3 metres from the roof plane to its terminal. All measurements are approximate.

The property features a relatively simple and characteristic roof form and it is considered that the introduction of the front extension would result in over-complicating the roof form and consequently presents a poor design. With this in mind, and staying with this front (north) perspective, the introduction of the two extensions would over-dominate the simple form and character of this corner-plot property. The extensions, projecting beyond the principal elevation and the established side building line are considered to undermine and disrespect the property's character in addition to presenting a negative visual impact to the immediate and surrounding area's 'open' character, primarily relating to front and side gardens. Equally, the addition of the 2.3 metre high flue would further emphasise a negative visual impact to the property's principal elevation. The property occupies a prominent corner-plot location and presents character of merit which could be better respected.

Placemaking Supplementary Guidance (2020) states that front extensions should generally be avoided where they dominate the principal elevation of the property and where visual impact on the established streetscape is evident. Also, although the side extension is set back from the frontage of the building, it projects beyond the established building line and its mass over-dominates the established amenity value of the site and the streetscape. The proposal does not strike a suitable balance between the host property and compatibility with its surrounds.

It is important and crucial to note that the decision does take account that the proposed design does not breach the two existing roof ridge heights, is level with the existing eaves height and most materials would match as existing. These points cannot comfortably overrule remaining concerns with the proposal. The introduction of timber boarding further emphasises a negatively contrasting design to the principal elevation and its surrounding context.

It is unfortunate that the proposal, in its current design, cannot comfortably accommodate a front and side extension however there could be opportunity for a high quality designed extension on the opposite side and/or rear elevation.

Taking account of all the above points, the proposal by virtue of its design and siting is considered to erode the property's character and have an adverse impact on visual amenity to the property itself, its setting and immediate residential environment which cannot be supported. The introduction of the proposal would result in an imbalanced form and significant massing on the two prominent elevations. Ultimately, the proposed development would not respect or complement its immediate surroundings and would not improve the character of the area.

The proposal is not considered to comply with Policies 1A and 1B, with particular note to points (a), (b), (c), (d) and (g); or Policy 17, with particular note to points (a) and (c), supported by principles set within Placemaking Supplementary Guidance (2020).

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.

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 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 Development Plan.

Accordingly the proposal is refused on the grounds identified below.

Conditions and Reasons

1. The proposal, by virtue of its design, form, mass and layout on the principal and side elevation of the dwellinghouse would have a significant detrimental impact on the character and appearance of the property's simple form and character. The proposed flue would also create a negative visual impact, due to its height and location, to the property's principal elevation.

Approval would therefore be contrary to the Perth & Kinross Placemaking Guide 2020, which states that front extensions should generally be avoided, in particular where they dominate the principal elevation of the property and where side extensions are set back from building lines. Furthermore, approval would be contrary to Policies 1A and 1B (a), (b), (c), (d) and (g) of the Perth and Kinross Local Development Plan 2019, which seek to ensure that developments contribute positively to the quality of the surrounding built environment in terms of design, proportions and appearance in order to respect the character and amenity of the place.

2. The proposal, by virtue of its design, mass and siting, would not be in-keeping with the residential character of the area which features open spaces and soft landscaping at the front and side.

Approval would therefore be contrary to Policy 17 (a) and (c) of Perth and Kinross Local Development Plan 2 2019, which seek to ensure that development contributes positively to the quality of the surrounding built environment by complementing and respecting its surroundings and that which improves the character and environment of the area.

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 applicable.

Procedural Notes

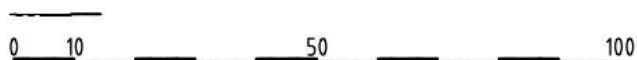
Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

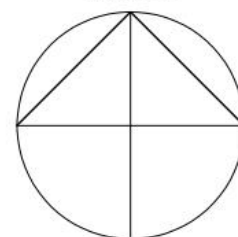
01 02 03 04 05 06



Location Plan 1:1250



NORTH



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All discrepancies are to be reported to the architect immediately.

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Project Name:

Extension to 45 Tay Avenue
Comrie
PH6 2BA

Client:

N Dawson & E Catton

Scale:

1:1250

Drawing No.

2222.L01

Revisions:

Drawing Title:

Location Plan

Date:

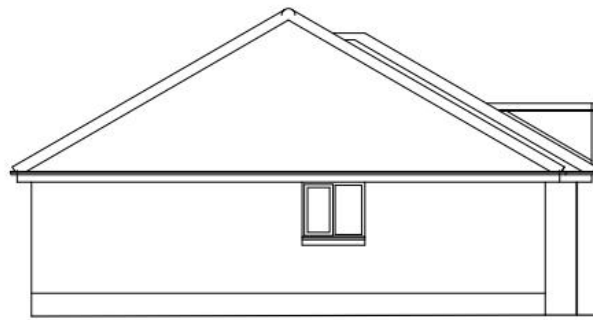
12-10-22

Drawn by:

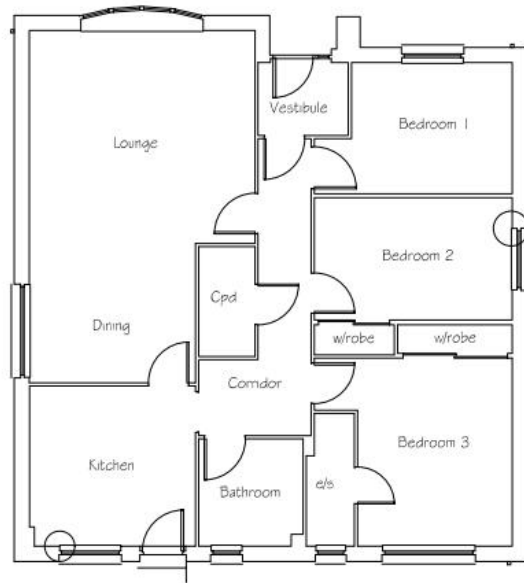
JH



South Elevation



East Elevation



Site Plan 1:200



North Elevation



West Elevation

664

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Revisions:

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Project Name:

Extension to 45 Tay Avenue
Comrie
PH6 2BA

Client:

N Dawson & E Catton

Drawing Title:

Drawings as Existing

Scale:

1:50

Drawing No.

2222.E03

Date:

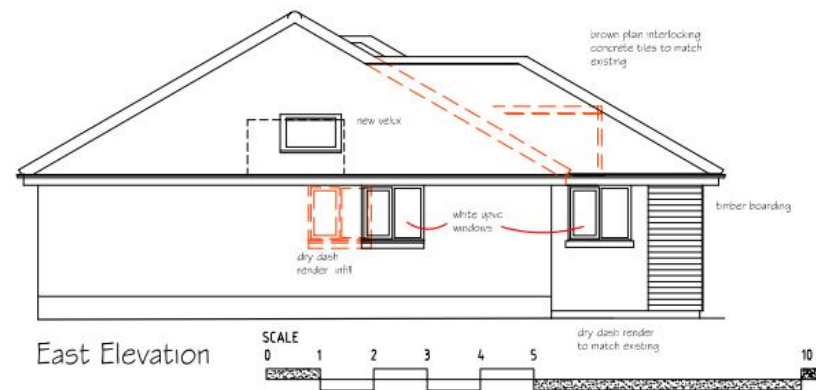
12-10-22

Drawn by:

JH



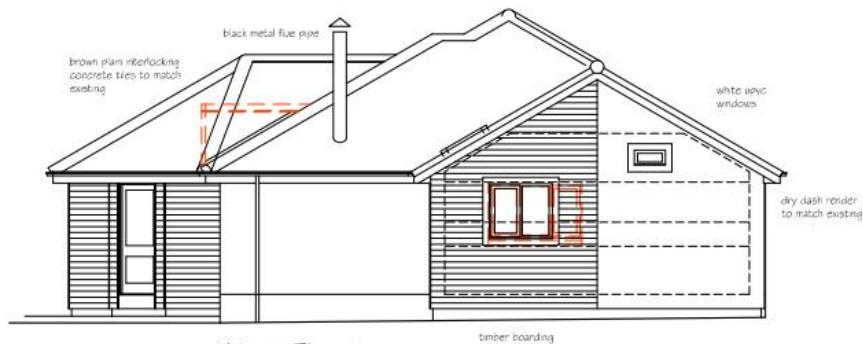
South Elevation



East Elevation



North Elevation



West Elevation



Site Plan 1:200

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Project Name:
Extension to 45 Tay Avenue
Comrie
PH6 2BA

Client:
N Dawson & E Catton

Drawing Title:
Drawings as Proposed

Scale: 1:50 **Drawing No.** 2222.P04c

Date: 12-10-22 **Drawn by:** JH

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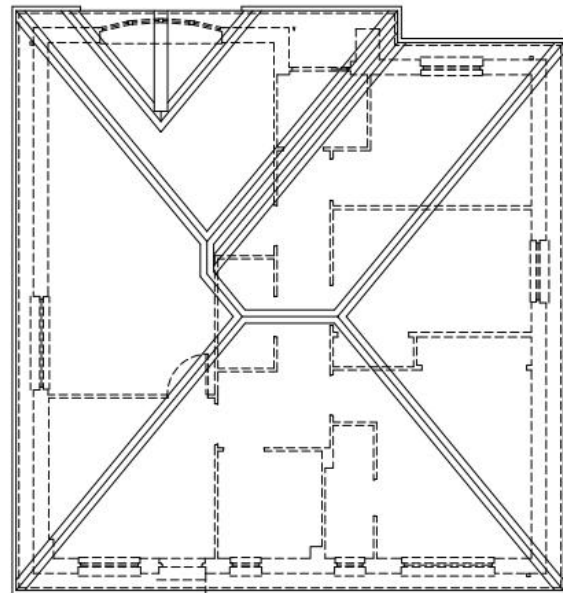
Project Name:
Extension to 45 Tay Avenue
Comrie
PH6 2BA

Client:
N Dawson & E Catton

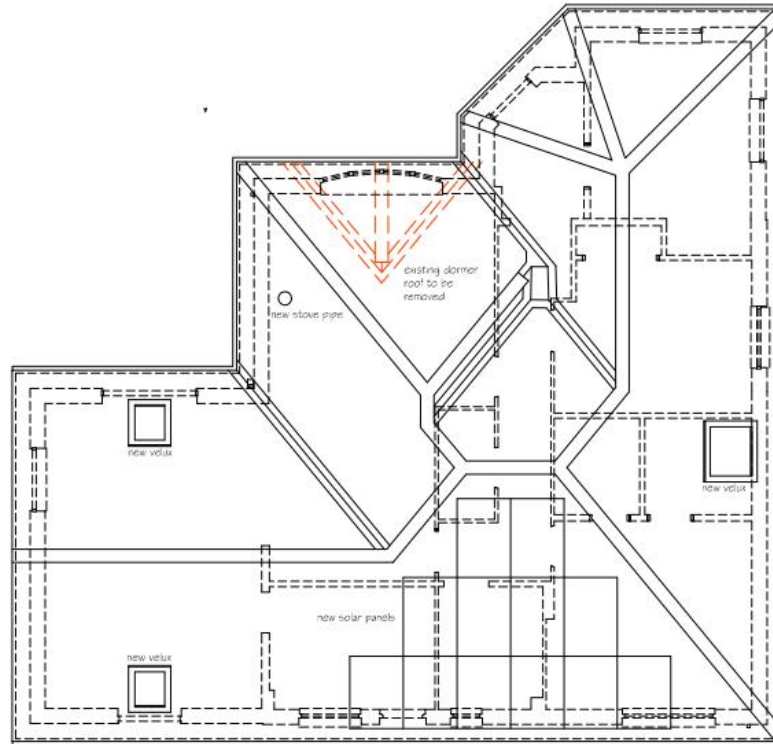
Drawing Title:
Roof Plans

Scale: 1:50 **Drawing No.** 2222.P05

Date: 12-10-22 **Drawn by:** JH



Roof Plan as Existing



Roof Plan as Proposed

C-FIVE



The C-Five has a similar output to the C-Four but it is built with landscape proportions to take a slightly longer log length; 300mm (12"). The stove is fire brick lined and in certain situations, can be installed without the need for external air due to its rated output of 5kW.

RATED OUTPUT

5kW to room (range 2-5.5kW)

NET EFFICIENCY

75.7%

FLUE OUTLET

Top or Rear **125mm (5")** dia

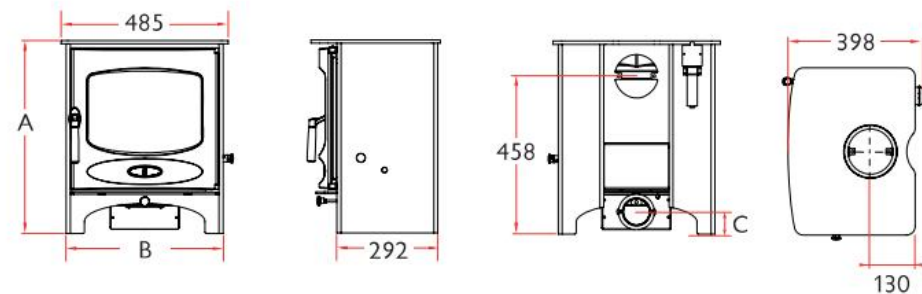
MAX LOG LENGTH




300 mm (12")

MIN DISTANCE TO COMBUSTIBLES

Side: **500mm** Rear: **400mm**

With heatshield - Rear: **175mm**



		A	B	C	WEIGHT
LOW LEGS		560	455	65	96KG
STORE STAND		745	455	250	104KG
HIGH LEGS		765	469	268	99.5KG

7th November 2022

**hannay
mclaren
architects**
Ltd

**Extension and Alterations to
45 Tay Avenue
Comrie PH6 2PF**

Design Statement

45 Tay Avenue is a bungalow built in the late 1980s. It is a timber frame construction clad in blockwork with a dry dash finish. The roof is clad with plain concrete tiles on timber trusses. The floor is chipboard on timber suspended joists. The windows and external doors are upvc in construction.

The proposal is to alter and extend the house to enlarge the bedrooms and en suite, create a utility room and a family kitchen/dining area.

The extensions exploit the corner site by using the front garden ground to form two arms with the existing living room located centre place. The west extension matches the building line of the house to the south.

The new walls will be finished with either dry dash render to match the existing or timber cladding. The roof will be clad in concrete tiles to match the existing and the windows will be in upvc.

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LRB-2023-19 – 22/01972/FLL – Alterations and extension to dwellinghouse and installation of flue, 45 Tay Avenue, Comrie, Crieff, PH6 2PF

REPRESENTATIONS

From: Planning Consultations <PlanningConsultations@scottishwater.co.uk>
Sent: 16 December 2022 14:42
To: Development Management <DevelopmentManagement@pkc.gov.uk>
Subject: Scottish Waters response - 22/01972/FLL | Alterations and extensions to dwellinghouse and installation of flue | 45 Tay Avenue Comrie Crieff PH6 2PF

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22/01972/FLL | Alterations and extensions to dwellinghouse and installation of flue | 45 Tay Avenue Comrie Crieff PH6 2PF

Good afternoon

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 us on 0800 389 0379 or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Kind regards,

Ruth Kerr

Technical Analyst
North Regional Team

Strategic Development
Development Services
Dedicated Freephone Helpline: 0800 389 0379

DevelopmentOperations@scottishwater.co.uk

Scottish Water.

Trusted to serve Scotland.

----- Original Message -----

From: Local Planner <developmentmanagement@pkc.gov.uk>;
Received: Wed Dec 14 2022 16:46:42 GMT+0000 (Greenwich Mean Time)
To: <planningconsultations@scottishwater.co.uk>;
Subject: Planning Application Consultation for Application No 22/01972/FLL

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Scottish Water

www.scottishwater.co.uk

Memorandum

To Development Management & Building
Standards Service Manager

From Regulatory Services Manager

Your ref 22/01972/FLL

Our ref OLW
Tel No 01738 476958

Date 21 December 2022

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

**Consultation on an Application for Planning Permission
PKC 22/01972/FLL RE: Alterations and extensions to dwellinghouse and
installation of flue, 45 Tay Avenue, Comrie, Crieff, PH6 2PF for Mr Neil Dawson**

I refer to your letter dated 14 December 2022 in connection with the above application and have the following comments to make.

Environmental Health

Recommendation

I have no objections to the application but recommend the undernoted informative be included on any given consent.

Comments

This application is for alterations and extensions to a dwellinghouse which will include the provision of a single woodburning stove and associated flue.

Air Quality

Perth and Kinross Council have a duty to assess biomass boilers for capacity within the range of 50kW to 20MW in terms of nitrogen dioxide and particulate matter based on their effect on air quality in the area. This will not be necessary with the domestic sized stove in this case and therefore I have no adverse comments to make with regards to air quality.

Odour

Another matter pertaining to the stove which could cause an issue has the potential for smoke or odour disamenity. This Service has seen an increase in complaints with regards to smoke and odour due to the installation of biomass appliances. This can be caused due to poor installation and maintenance of the biomass appliances and also inadequate dispersion of emissions due to the inappropriate location and height of a flue with regards to surrounding buildings.

I note from the submitted plans that the flue will terminate above roof ridge height, which will aid in dispersion of emissions. I would advise that smoke/odour could be further minimised through the use of fuel recommended by the stove manufacturer.

In light of the above, the residential amenity at neighbouring dwellinghouses should not be adversely affected by smoke/odour.

I would therefore have no objections to this development provided that the following informative is attached to the consent.

Informative

The approved stove system shall be installed and thereafter operated and maintained in accordance with the manufacturer's recommendations, such that smoke odours are not exhausted into or escape into any neighbouring dwellings. Failure to do so may result in an investigation and possible action by Environmental Health under the Environmental Protection Act 1990.



