

**TCP/11/16(237)**

**Planning Application 12/02144/FLL – Erection of two  
dwellinghouses and associated site water dispersal on  
land 10 metres west of 1 Leetown, Glencarse**

**PAPERS SUBMITTED  
BY THE  
APPLICANT**



CHIEF EXECUTIVES  
DEMOCRATIC SERVICES

15 MAR 2013

Notice of Review

**NOTICE OF REVIEW****RECEIVED**UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN  
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTSTHE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)  
(SCOTLAND) REGULATIONS 2008

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 JOHN W GRANTAddress STANDFAST LODGE  
LEETOWN  
GLENCARSEPostcode PERTH PH2 7NNContact Telephone 1 [REDACTED]Contact Telephone 2 [REDACTED]Fax No [REDACTED]E-mail\* [REDACTED]**Agent (if any)**Name [REDACTED]Address N/APostcode [REDACTED]Contact Telephone 1 [REDACTED]Contact Telephone 2 [REDACTED]Fax No [REDACTED]E-mail\* [REDACTED]Mark this box to confirm all contact should be  
through this representative: ☐

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

Yes ☒ No ☐

Planning authority

PERTH & KINROSS COUNCIL

Planning authority's application reference number

12/02144/FLL

Site address

10 METRES WEST OF 1 LEETOWN, GLENCARSE  
PERTH PH2 7NNDescription of proposed  
developmentTWO 'X' SHAPED BUNGALOWS WITH INTEGRATED GARAGES.  
1 ASSOCIATED SITE WATER DISPOSAL.

Date of application

12 DEC 2012

Date of decision (if any)

6<sup>th</sup> MARCH 2013**Note.** This notice must be served on the planning authority within three months of the date of the decision  
notice or from the date of expiry of the period allowed for determining the application.

### Nature of application

1. Application for planning permission (including householder application) ☒
2. Application for planning permission in principle ☐
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) ☐
4. Application for approval of matters specified in conditions ☐

### Reasons for seeking review

1. Refusal of application by appointed officer ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

### 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 ☐
2. One or more hearing sessions ☐
3. Site inspection ☒
4. Assessment of review documents only, with no further procedure ☒

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

## Notice of Review

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

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

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

PLEASE see separate 7 Page document-- Attached

Plus, 4 Page- OVERVIEW OF PROPOSED 2 House-  
FAMILY PROPOSAL. - FOR INFO ONLY (Attached)

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.

As the Applicant, we had prepared a small portfolio of supporting evidence that highlighted the facts, but our ~~then~~ appointed Agent David Soffitt Associates failed to attach that portfolio to our original Planning Application. We feel it would have addressed the 2 key issues that the application was rejected on.

**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.

PAGE 1 - Shows the "cosmetics" of our proposed single story houses - the how roof lines to. Compliment existing 1-14 houses, plus the existing & sloped house in hertown.

Page 2 - Evidence that 75% of houses in hertown have a building beyond the "building line"

Page 3 - Aerial Plan which clearly demonstrates the Development Site is 2.4 MTR FORWARD FROM THE REST OF hertown.

Page 4 - Photographic evidence of Room/extension/porches that have been built on all of which breach the said hertown "building line" + Ganges on the Road Boundary.

Page 5 - Evidence of the latest 4 M. EXTENSION - BEYOND THE HISTORIC "BUILDING LINE".

Page 6 - Clear Evidence - Photograph - The 2.4 meter Step Forward of the Dev Plot.

Page 7 - House Footprint to Garden Gate - More than 4 to 1

**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

12 March 2013

COPY

## PERTH AND KINROSS COUNCIL

Mr John Grant  
Standfast Lodge  
Leetown  
Glencarse


Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date 6th March 2013

### TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: 12/02144/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 7th January 2013 for permission for **Erection of two dwellinghouses and associated site water dispersal Land 10 Metres West Of 1 Leetown Glencarse** for the reasons undernoted.

  
Development Quality Manager

### Reasons for Refusal

1. As the proposal (by virtue of the buildings advanced position on their plots) will result in a development which is out of character with the local building pattern, the proposal is contrary to Policy 71 of the Perth Area Local Plan 1995 (Incorporating Alteration No1, Housing Land 2000) which seeks to ensure that the character of existing areas is protected from inappropriate new developments.
2. As the proposal (by virtue of the size of buildings in relation of the size of plots), will result in the overdevelopment of each plot, which in turn will adversely affect the residential amenity of future occupiers, the proposal is contrary to Policy 71 of the Perth Area Local Plan 1995 (Incorporating Alteration No1, Housing Land 2000) which seeks to ensure that residential amenity is protected.

### Justification

The proposal is contrary to the Development Plan, and there are no material reasons which justify approval of the planning application.

## **Notes**

The plans relating to this decision are listed below and are displayed on Perth and Kinross Council's website at [www.pkc.gov.uk](http://www.pkc.gov.uk) "Online Planning Applications" page

### **Plan Reference**

**12/02144/1**

**12/02144/2**

**12/02144/3**

**12/02144/4**

**12/02144/5**

**12/02144/6**



**STANDFAST LODGE  
Leetown, Glencarse  
PERTH PH2 7NN**

The Secretary  
Local Review Body  
Perth & Kinross Council  
Committee Services  
Council Buildings – 2 High Street  
PERTH PH1 5PH

12<sup>th</sup> March 2013

Dear Sir/Madam

**Ref : P & K Council – Delegated Power Rejection of Planning Permission – 12/02144/FLL – APPEAL**

With reference to the above, we understand elements of the reasoning for the Planning Officer using his delegated powers to reject our Planning Application, but at the same time we believe his reasons to be unjust and all of the facts were not taken into consideration.

**In brief :** The development site in question already has Full Planning Permission for the erection of 3 dwelling houses, our wish is to build just 2 dwelling houses on the same area of development land. In support our Planning Application we would ask the Local Review Body to take into account the following facts, and reverse this decision that was made on the 6<sup>th</sup> of March 2013.

Please take into account the following facts :-

**Point 1 – Building Line**

- The natural change in the Leetown Road alignment. The development site is 2.4mtrs [ 8ft ] further forward than the rest of the hamlet.
- The 'historic building line ' of the Leetown houses has been destroyed over the years, with 75% of the 14 houses having extension added onto the front of them, plus a number of them have garages built on the boundary road line and Conservatories, etc at the rear.
- Only two of the points of our proposed 'Y' shaped houses comes beyond the historic building line, which is no further forward than many of the front porches and extensions that P & K Council granted permission to over the last 5 – 10 years, or so. Plus, the 3 Houses that already have Planning consent have front Porches breaching the aforementioned line.

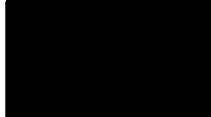
**Point 2 Residential amenity**

- The proportion of each of the 2 proposed houses is less than 25% of the overall individual plot sizes. [ *Qualified research suggests that as a 'Rule of thumb' for all New Developments an allowance on average 25% of house footprint should be allowed for garden* ] In our case it is more than 4 to 1 ratio.
- The ' Y ' design of the 2 houses follows the design of an existing house in Leetown, which has been cleverly designed to maximise daylight / sunlight throughout the day, plus the angles ensure that it offers maximum respect of privacy for all neighbouring houses.

Cont ;

We trust the attached information [ *which in fairness was not made available to the Planning Officer prior to the close of the consultation date, due to a failure by our then Agent* ] will offer you the required facts for you to reverse the present decision and grant us full Planning Permission for the 2 x 3 bedroom houses along with the associated site water dispersal plan lodged with P & K Council in December 2012.

Yours sincerely



John W Grant  
Maureen Grant

Please find attached :-

- ✓ A copy of the P & K Council – Application Refusal Letter
- ✓ A completed signed copy of the 'NOTICE TO REVIEW – dated 12<sup>th</sup> March 13
- ✓ A 4 – scale drawing in evidence that the house to plot is greater than 4 to 1 ratio which is above the normal modern day requirement.
- ✓ A 7 page – Document of supporting evidence :-
  - Page 1 – the cosmetic look of the 2 identical single story houses, with low pitched roofs of the same height as all 14 existing houses.
  - Page 2 – The facts stressing how 75% of existing houses have breeched the said historic building line over the years.
  - Page 3 – The Site & Road Plan providing factual evidence that the development site is 2.4 metres further forward than the rest of Leetown.  
[ Natural Road line is in pink – the difference of 2.4mtrs in green ]
  - Page 4 – Sample photographs of Room extensions – No 11 & 12 Leetown, plus other photographs of porches and garages on the boundary road line in Leetown.
  - Page 5 – One of the latest extensions added to a Leetown house, protracts some 4 meters past the historic building line, plus yet another house with a garage built on the road boundary line.
  - Page 6 – A photograph that provides clear evidence that the road line has a natural step forward of 2.4 meters [8 ft ] – wall on the left is the road / boundary line of houses 1 – 14. The Service pole's also show that this Development site is not in line with the rest of Leetown.
  - Page 7 – Accurate scale evidence of ratio of house footprint to garden / amenity – separating front and rear space.

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John W Grant FAIA, FFA, FIC, MIOD, MCIM. –   
Mo Grant – 

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**John & Mo Grant**

**Standfast Lodge**

**Leetown**

**Glencarse**

**PERTH PH2 7NN**

**House ; ( 01738 ) 861 165**

**JWG's Office ( 01738 ) 861 166**

**JWG's Mobile ( 07831 ) 85 33 95**

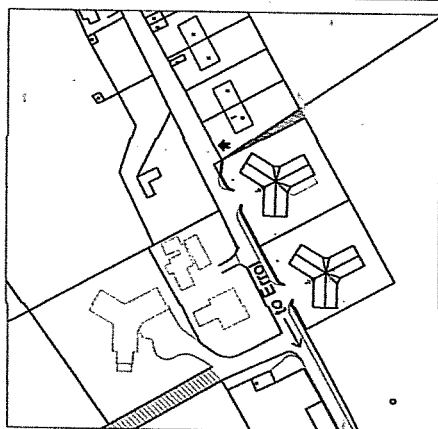
**2 House Project**

**House No 1 – ‘ East Lodge ‘ – John & Mo Grant**

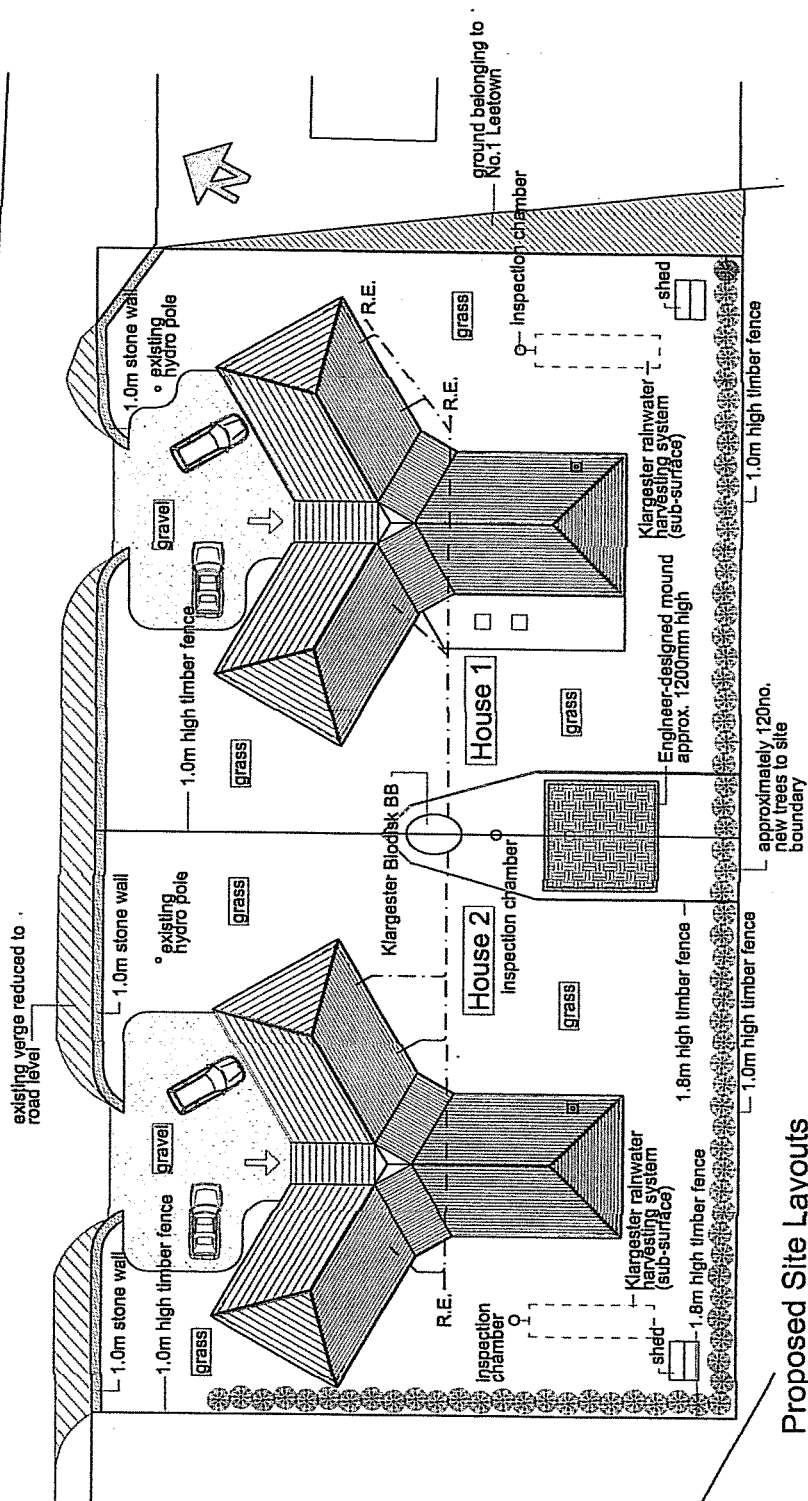
**House No. 2 – ‘ West Lodge ‘ Gary & Sarah Grant**



COPY



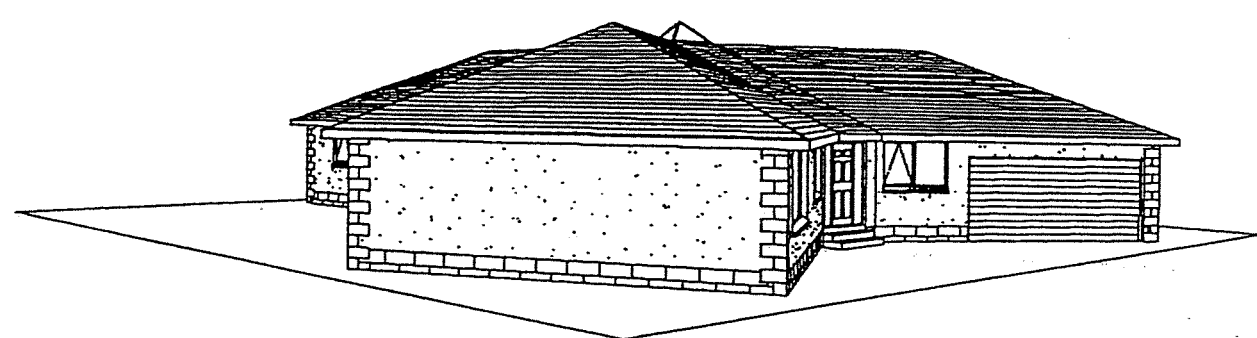
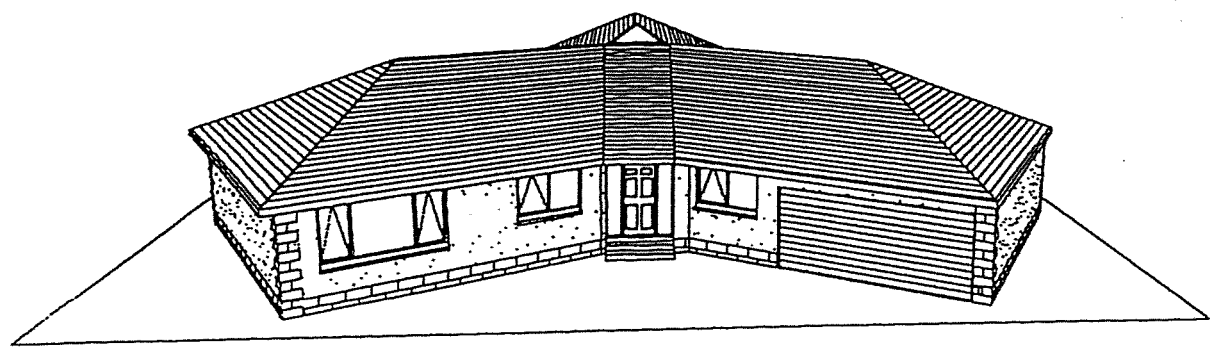
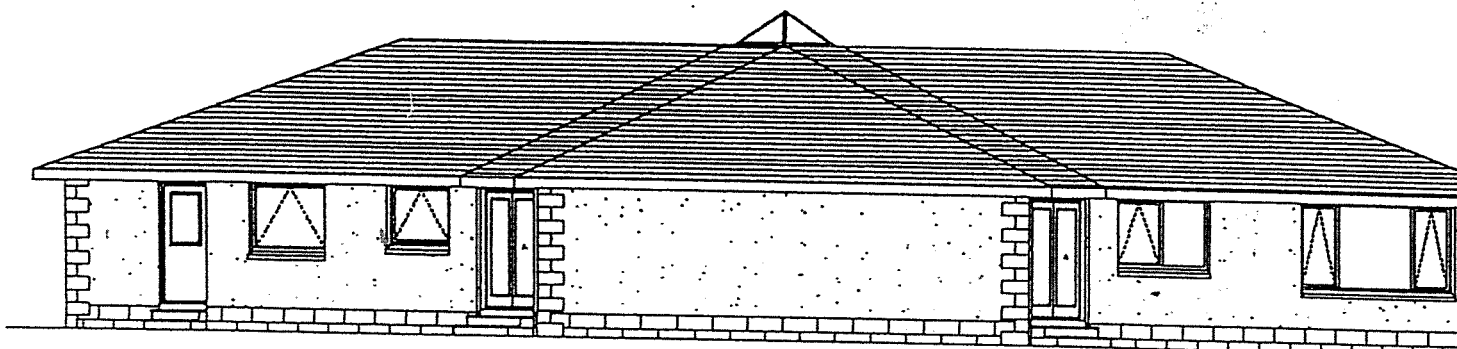
Location Plan  
Scale 1:200



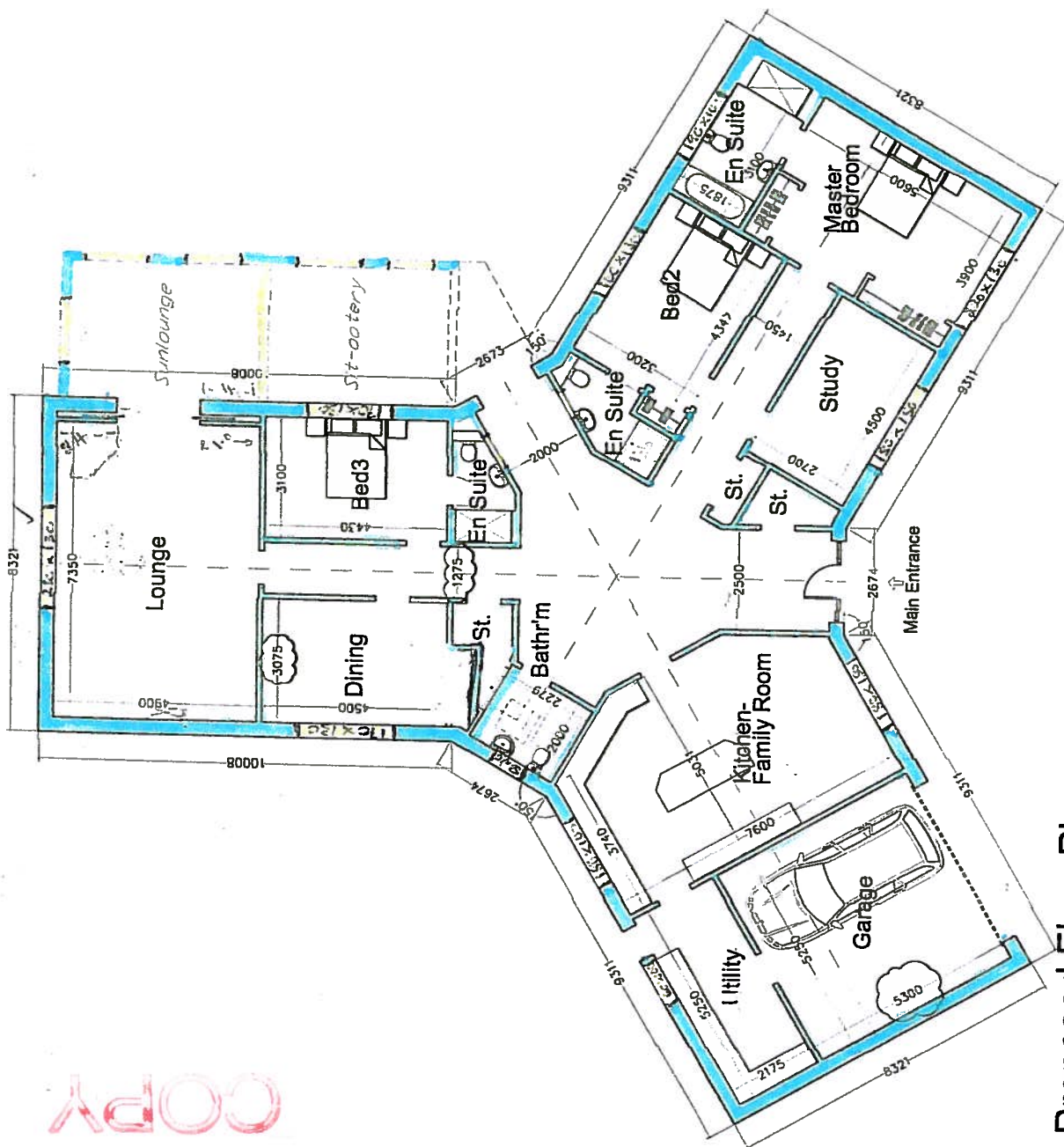
Proposed Site Layouts  
Scale 1:200

<b>David Soppitt</b> architects Specialists in domestic architecture 100 Leetown, Leeton, Victoria 3463 Tel: 08 8633 1111 www.davidsoppitt.co.au	
Client: JOHN & NO GWAT Project: 2NO. NEW-BUILD BUNGALOW DEVELOPMENT LAND AT LEETOWN, GLENCAUSE PERTHSHIRE Drawing: (PLANNING APPLICATION) PROPOSED SITE PLAN Job No: 289 Date: 01/10/2012 Drawn: JCS Checked: JCS	Scale: 1:200 Date: 01/10/2012 Drawn: JCS Checked: JCS

COPY



COPY



<b>David Soppitt</b> <b>associates</b> specialists in domestic architecture the cottage, byres of ailsayriggs, bankfoot, pd1 4du www.davidsoppitt.co.uk Tel: 01738 787258	
client	JOHN & MO GRANT
project	2NO. NEW-BUILD BUNGALOW DEVELOPMENT LAND AT LEETOWN, GLENCAIRSE PERTHSHIRE
drawing	[FOR APPROVAL] SKETCH FLOOR PLAN
Job No.	289
Drwg No.	SK02
Scale	as shown
Drawn	ARP 2012
Rev.	CSM

Proposed Floor Plan  
Scale 1:100

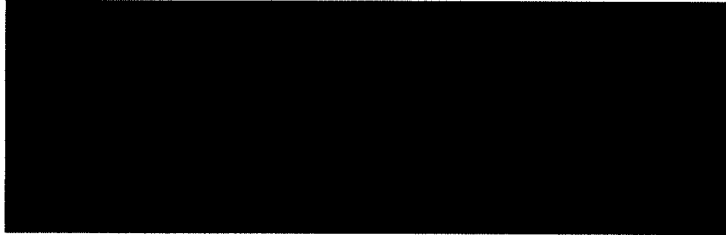
**John & Mo Grant**

**Standfast Lodge**

**Leetown**

**Glencarse**

**PERTH PH2 7NN**



**2 House Project**

**House No 1 – ‘ East Lodge ’ – John & Mo Grant**

**House No. 2 – ‘ West Lodge ’ Gary & Sarah Grant**



## Planning Application

### New Builds : East Lodge & West Lodge, Leetown – Supporting Evidence that there is No Building Line

**\*Note :** The 14 - Single Story houses that make up the Hamlet of Leetown, were historically built in a line, which would have formed the Building Line ' Once upon a time ' but, over the years householders adapted, extended and enhanced their person dwelling by building on Front Porches ; Garages, Conservatories, etc.....Some are Built on the Road / boundary line. [ Sample Photographs attached ]  
The land in question is also 2.4 meters further forward than the whole boundary line of the 14 existing houses, offer a very natural break in any alignment.

No. 1	Leetown	Small Front Porch
No. 2	Leetown	.....
No.3	Leetown	Small Front Porch
No.4	Leetown	Front Porch & Garage on Road Boundary
No. 5	Leetown	Front Porch and Garage
No. 6	Leetown	.....
No.7	Leetown	Garage on Road Boundary
No. 8	Leetown	Garage on Road Boundary – Front Porch on House
No. 9	Leetown	Garage at front of House
No 10	Leetown	.....
No.11	Leetown	Kitchen / Dining room built on at Front of House
No.12	Leetown	Kitchen / Dining Room built on at front of house + Garage on Road Boundary
No. 13	Leetown	Small Front Porch + Garage built at front of House.
No. 14	Leetown	Garage built in front of house.





\*NOTES:

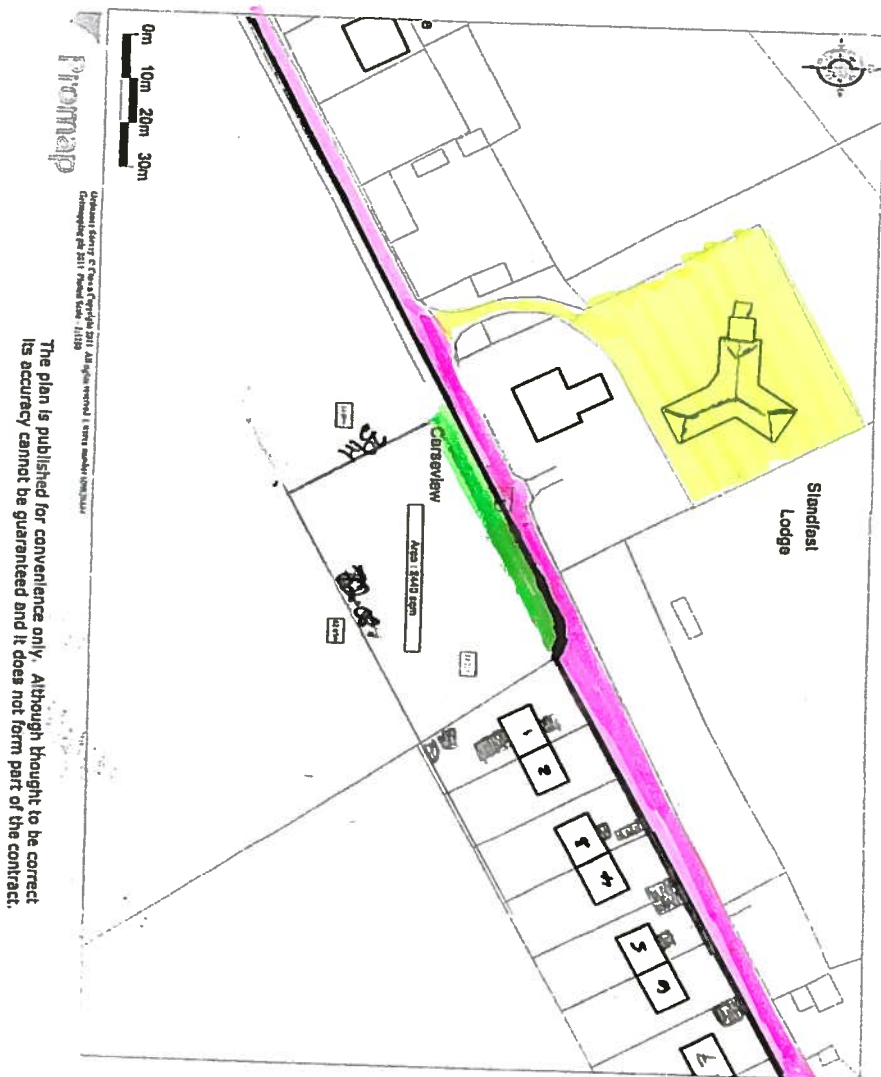


Represents a Natural  
2-4 [EFT] - Step in.  
Road verge - FORWARDED

Huge ALLOCATION TO  
ROAD LINE!!



ACTUAL ROAD LINE  
DEV SITE: 2-4 METER  
FURTHER FORWARDED



EXISTING 'Y' SHAPED  
BUILDING IN  
LEETOWN.





SAMPLE - PHOTO OF ROOMS & GARAGES THAT HAVE BEEN BUILT ON.

No. 11 & No 12



SAMPLE - PHOTO OF PORCHES - GARAGES @ ROAD BOUNDARY.

Page 4





GARAGE - ON ROAD LINE.



LARGE - LINK EXTENSION.

GARAGE BEHIND VAN





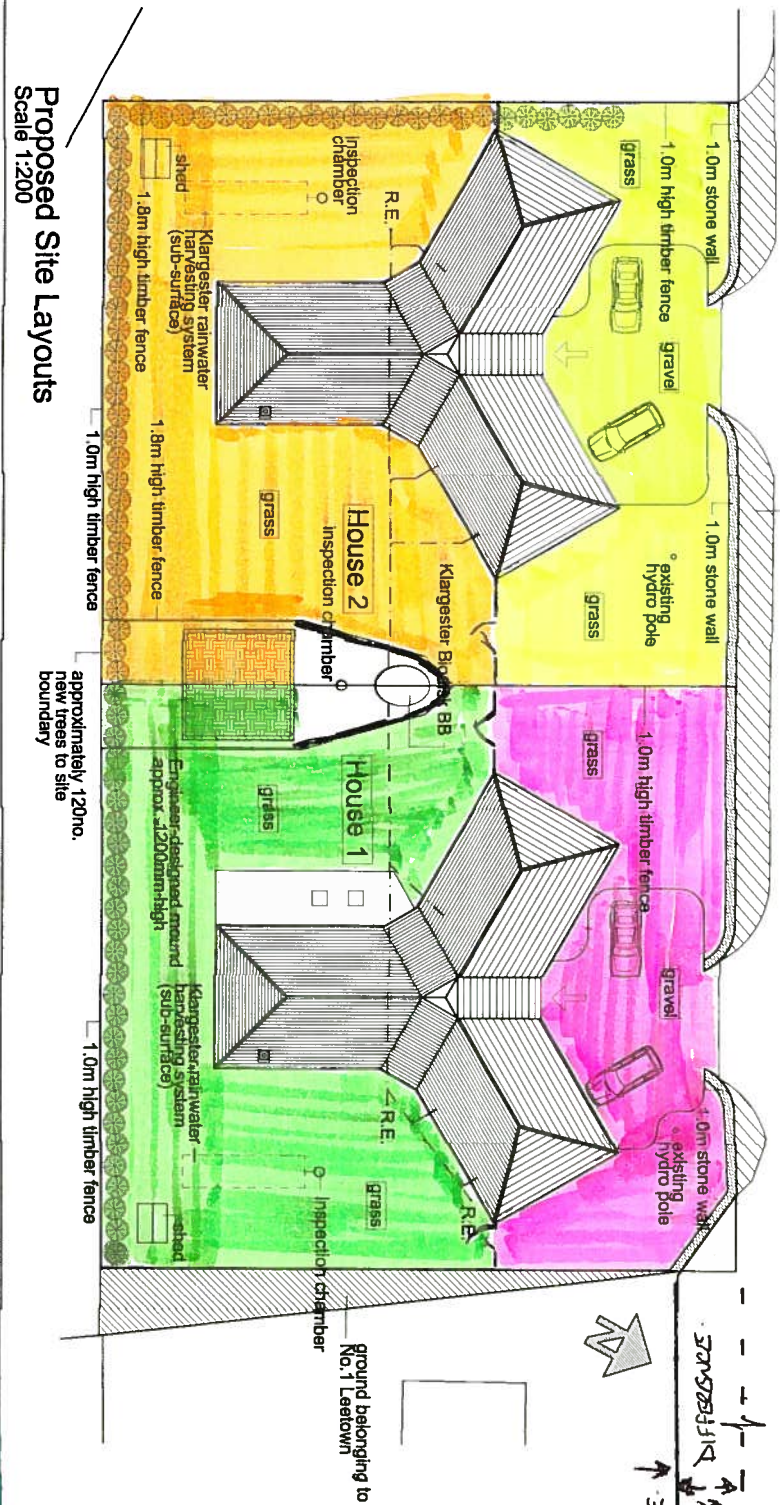




**David Sopplitt**  
 SPECIALIST IN DOMESTIC ARCHITECTURE  
 20, NEW-3RD BUNGALOW DEVELOPMENT  
 LAND AT LEETOWN, GLENKILDE  
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 Web: www.sopplitt.co.uk

JOHN & NO DWAIT  
 PROJECT  
 20, NEW-3RD BUNGALOW DEVELOPMENT  
 LAND AT LEETOWN, GLENKILDE  
 Pembrokeshire

PLANNING APPLICATION  
 PROPOSED SITE PLAN  
 Job No. 289 Draw No. P/01  
 Date: Oct 2012 CSW



Proposed Site Layouts  
 Scale 1:200

Location Plan  
 Scale 1:200



**REAR GARDEN**  
 HOUSE 1  
 616 sq MTRS  
 (6,888 sq ft)

**FRONT GARDEN/DRIVE**  
 HOUSE 1  
 361 sq MTRS  
 (3,881 sq ft)

**REAR GARDEN**  
 HOUSE 2  
 596 sq MTRS  
 (6,412 sq ft)

**FRONT GARDEN/DRIVE**  
 HOUSE 2  
 348 sq MTRS  
 (3,744 sq ft)

\* HOUSE FOOTPRINT = 240 sq MTRS  
 3 BEDROOM - (2,800 sq ft)

\* HOUSE FOOTPRINT = 224 sq MTRS  
 3 BEDROOM - (2,410 sq ft)

**TOTAL GARDEN** 997 sq MTRS  
 10,512 sq ft  
 - 4 to 1 RATIO

**TOTAL GARDEN** 994 sq MTRS  
 10,517 sq ft  
 4 to 1 RATIO

EXISTING  
 Y SHARP BUNGALOW  
 IN LEETOWN

**NOTE**  
 ROAD LINE IS 204 MTRS  
 FURTHER FORWARD  
 THAN ALL HOUSES IN  
 LEETOWN



**TCP/11/16(237)**

**Planning Application 12/02144/FLL – Erection of two dwellinghouses and associated site water dispersal on land 10 metres west of 1 Leetown, Glencarse**

**PLANNING DECISION NOTICE** *(included in applicant's submission, see pages 183-184)*

**REPORT OF HANDLING**

**REFERENCE DOCUMENTS**





**PERTH AND KINROSS COUNCIL**

**ERECTION OF TWO DWELLINGHOUSES AND ASSOCIATED SITE WATER  
DISPERSAL AT LAND 10 METRES WEST OF 1, LEETOWN, GLENCARSE**

**DELEGATED REPORT OF HANDLING**

Ref No	12/02144/FLL	Case Officer	Team Leader	Decision to be Issued?	
Ward	N1– Carse				
Target	6 March 2013			Yes	No
<b>RECOMMENDATION</b>					
Refuse the planning application on the grounds that the proposal is out of character of the existing area and will not provide adequate residential amenity for future occupiers.					

**BACKGROUND & DESCRIPTION**

This planning application seeks to obtain detailed planning permission for the erection of two detached, single storey dwellings on a consented residential site at the western end of Leetown, a small hamlet of cottages located in the Carse of Gowrie. Detailed planning consent (10/00715/FLL) exists on the site for three detached, single storey cottages.

The proposed dwellings will be sited parallel to one another, with parking and turning facilities to the front (north). Both the proposed dwellings will be of the same house type which is an unusual designed dwelling with a central hallway - resulting in a 'Y' shaped footprint.

**APPRAISAL**

Sections 25 and 37(2) of the TCP (S) Act 1997 (as amended by the 2006 act) requires the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless other material considerations indicate otherwise. In terms of the Development Plan, the key Development Plan policy is found in the adopted Local Plan where Policy 71 seeks to protect the character, density and amenity of existing areas from inappropriate developments.

In terms of other material considerations, these include consideration of the contents of the proposed LDP and the contents of the Developer Contributions 2012 document.

To this end, as the principle of a residential development has been firmly established on this site by virtue of the extant consent, I ultimately consider the two key determining issues for this proposal to be a) whether or not the design / siting of the dwellings is acceptable, and b) whether or not the proposed house types will adversely impact on the residential amenity of existing properties, bearing in mind the provisions of the Development Plan.

There is no doubt that the proposed house type is an unusual one; however I am not particularly concerned by its overall appearance or design. However, due to the

awkward shape of the dwellings and their position in the centre of the plots, both plots will have relevantly small areas of private amenity space to the area and will also project past the *original* building line of the cottages to the east - which was protected as part of the extant consent. Ordinarily, the solution to the building line issue would be to simply move the dwellings further back into their individual plots, however by doing this; the small level of amenity space which is already available to future occupiers is reduced even further.

I acknowledge that there are two possible solutions to the two aforementioned issues, namely a) a change of house type or b) extra land being made available – either of which may result in an acceptable scheme, however neither can be dealt with specifically under the terms of this planning submission. To this end, I therefore consider the design (by virtue of the physical limitations of the plot in relation to the house types proposed) and the advanced position of the dwellings to result in an unacceptable arrangement which is both out of character with the existing building pattern of the area and could result in an unacceptable residential environment for future occupiers.

In terms of the second issue, the impact on the amenity of the neighbouring property, I note that this planning application has attracted local interest, with a number of objections and a local petition submitted against the proposal. Nevertheless, I do not consider the proposal to compromise the residential amenity of the neighbouring property to the east and although I note the comments in terms of flooding and access related matters, I consider these to be technical issues which can be addressed through suitable design solutions.

Lastly, in terms of primary education matters, in the event that the applicant asks the Council to review the ultimate decision to refuse the application at the Councils LRB, a primary education contribution will be required prior to the release of any formal decision notice.

## **NATIONAL PLANNING GUIDANCE / POLICIES**

The Scottish Government expresses its planning policies through the National Planning Framework 1 & 2, the Scottish Planning Policy (SPP), Scottish Historic Environment Policy (SHEP), Planning Advice Notes (PAN), Designing Places, Designing Streets, and a series of Circulars. As this application relates to a modifications to an existing consented residential site, there are no policies of national interest specifically relevant to this proposal.

## **DEVELOPMENT PLAN**

The Development Plan for the area comprises the approved Tay Plan 2012 and the adopted Perth Area Local Plan 1995 (Incorporating Alteration No1, Housing Land 2000). There are no policies of specific relevance contained in the Tay Plan.

Within the Local Plan, the site lies within the settlement of Leetown, where *Policy 71* is directly applicable. This policy seeks (amongst other things) to ensure that existing amenity, character and density is not adversely affected by inappropriate developments.

## **OTHER COUNCIL POLICIES**

### Proposed LDP 2012

The Council has approved its proposed LDP in 2012. Within the LDP, the site lies within the landward area where the SPG on Housing in the Countryside is applicable. *(Note – As a detailed consent exists on the site, I do not consider it necessary to re-visit the principle of a residential development on this site)*

### Developer Contributions 2012

This guidance sets out the basis on which Perth and Kinross Council will seek to secure contributions from developers of new homes towards the cost of meeting primary education infrastructure improvements necessary as a consequence of development. All new housing from the date of adoption including those on sites identified in adopted Local Plans will have the policy applied.

## **SITE HISTORY**

Detailed planning permission (10/00715/FLL) was granted in 2010 for the erection of 3 dwellings. This approval followed an earlier refusal of a development of 4 dwellings (09/00948/FLL)

## **REPRESENTATIONS RECEIVED**

At the time of writing, six individual letters of representations have been received all objecting to the proposal. In addition to this, a petition with 30 names attached has also been received, also objecting to the proposal.

The main issues raised in both the letters of representation and the petition are,

- Inappropriate house types
- Impact on residential amenity
- Flooding issues

These issues are addressed in the main section of the report.

## **ADDITIONAL STATEMENTS**

Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement / Design and Access Statement	Not required
Report on Impact or Potential Impact	None required

## **PUBLICITY UNDERTAKEN**

The application was advertised in the local press on the 18 January 2013.

## **LEGAL AGREEMENTS REQUIRED**

None required.

## **DIRECTION BY SCOTTISH MINISTERS**

None applicable to this proposal.

## **RECOMMENDED REASON FOR REFUSAL**

- 1 As the proposal (by virtue of the buildings advanced position on their plots) will result in a development which is out of character with the local building pattern, the proposal is contrary to Policy 71 of the Perth Area Local Plan 1995 (Incorporating Alteration No1, Housing Land 2000) which seeks to ensure that the character of existing areas is protected from inappropriate new developments.
- 2 As the proposal (by virtue of the size of buildings in relation of the size of plots), will result in the overdevelopment of each plot, which in turn will adversely affect the residential amenity of future occupiers, the proposal is contrary to Policy 71 of the Perth Area Local Plan 1995 (Incorporating Alteration No1, Housing Land 2000) which seeks to ensure that residential amenity is protected.

## **JUSTIFICATION**

The proposal is contrary to the Development Plan, and there are no material reasons which justify approval of the planning application.

## **INFORMATIVES**

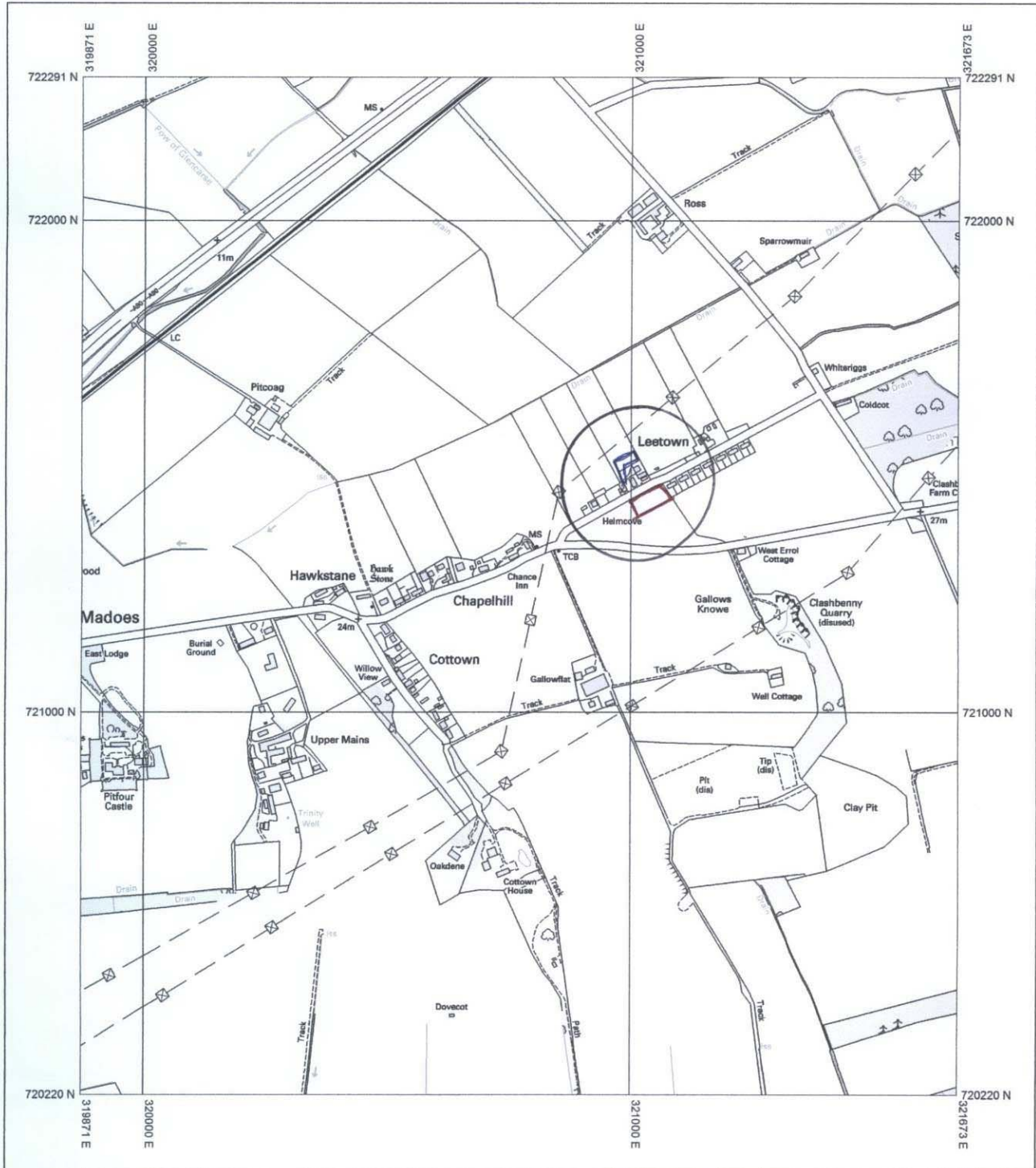
None

## **PROCEDURAL NOTES**

None

## **REFUSED PLANS**

12/02144/1 - 12/02144/6 (inclusive)



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

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

location plan 1:10,000

John Grant houses at leetown



Scale 1:10000

Supplied By: **David Soppitt Associates**

Serial number: 001077753

Plot Centre Coordinates: 320771, 721255

**PERTH AND KINROSS COUNCIL**

DRAWING REF: 12/02144/1











**EXTERNAL FINISHES:-**

1. Grey 'Inspire' Slate Effect Tiles
2. Grey 'X Rend' Render System
3. Smooth Cement Bands To Windows & Doors

Elevation Towards Garage/Utility Gable 1:100  
NORTH ELEVATION

Elevation Towards Bedroom 1 Gable  
WEST ELEVATION

Elevation Towards Lounge Gable  
SOUTH ELEVATION

## Section 1:50

PERTH AND KINROSS COUNCIL  
DRAWING REF: 12/02166/4

CONDUCTED BY

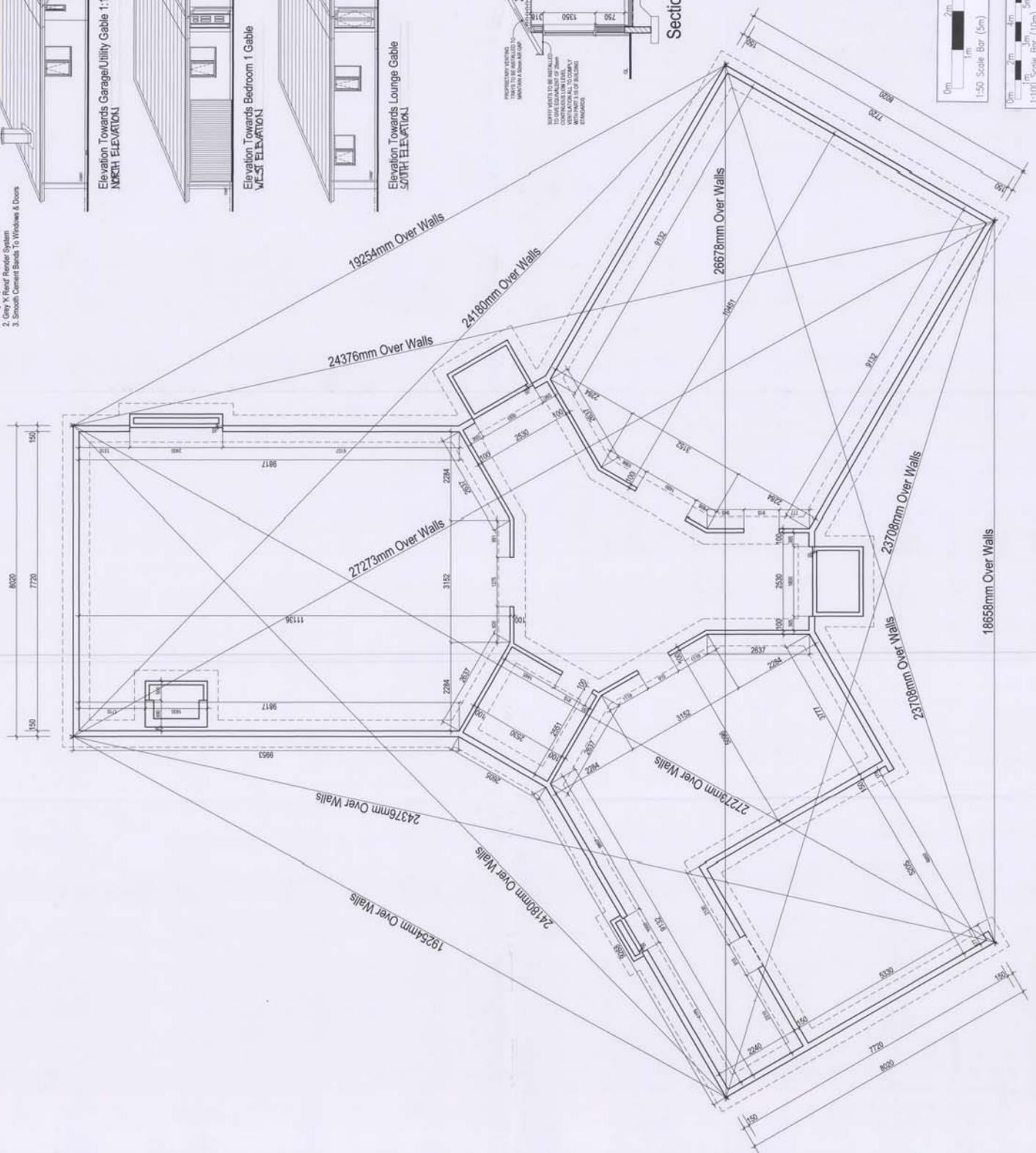
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	C	ADDRESS AMENDED	GM	11/2012
	B	CLIENTS ALTS ADDED	GM	10/2012
	A	CLIENTS ALT SPL & BWN INFO ADDED	GM	09/2012
Rev				Date

Mr &amp; Mrs Gary and Sarah Grant

Proposed House At West Lodge,  
Leetown, Glencarse,  
Dumfriesshire.

# scotframe

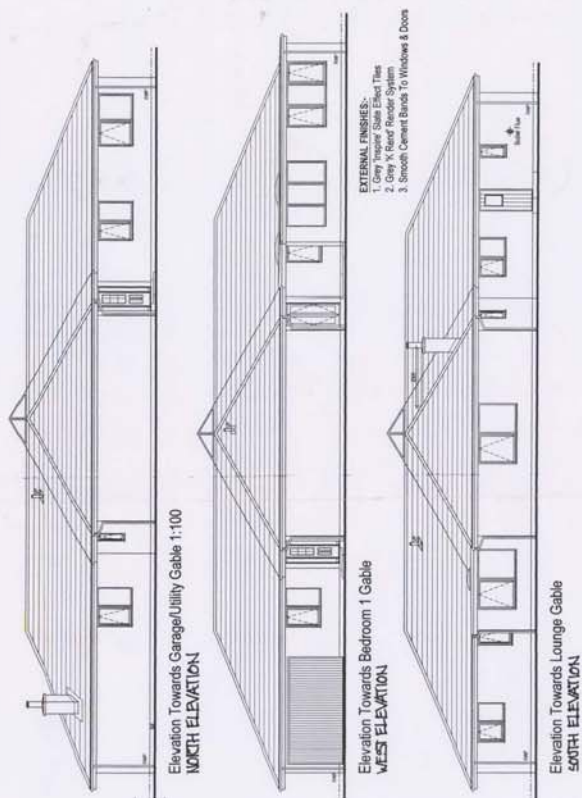
[illegible]

Foundation Plan 1:50

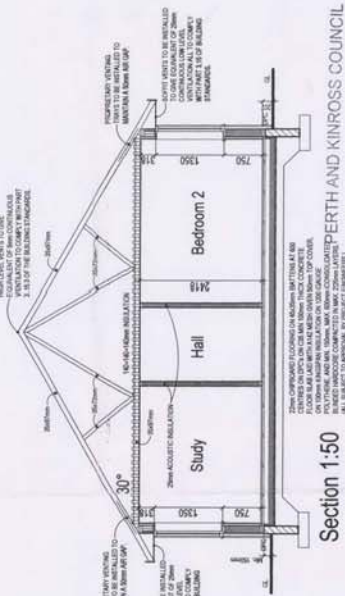








- EXTERNAL FINISHES:**
1. Grey Insane Slate Effect Tiles
  2. Grey 'X' Rend' Render System
  3. Smooth Cement Bands To Windows & Doors



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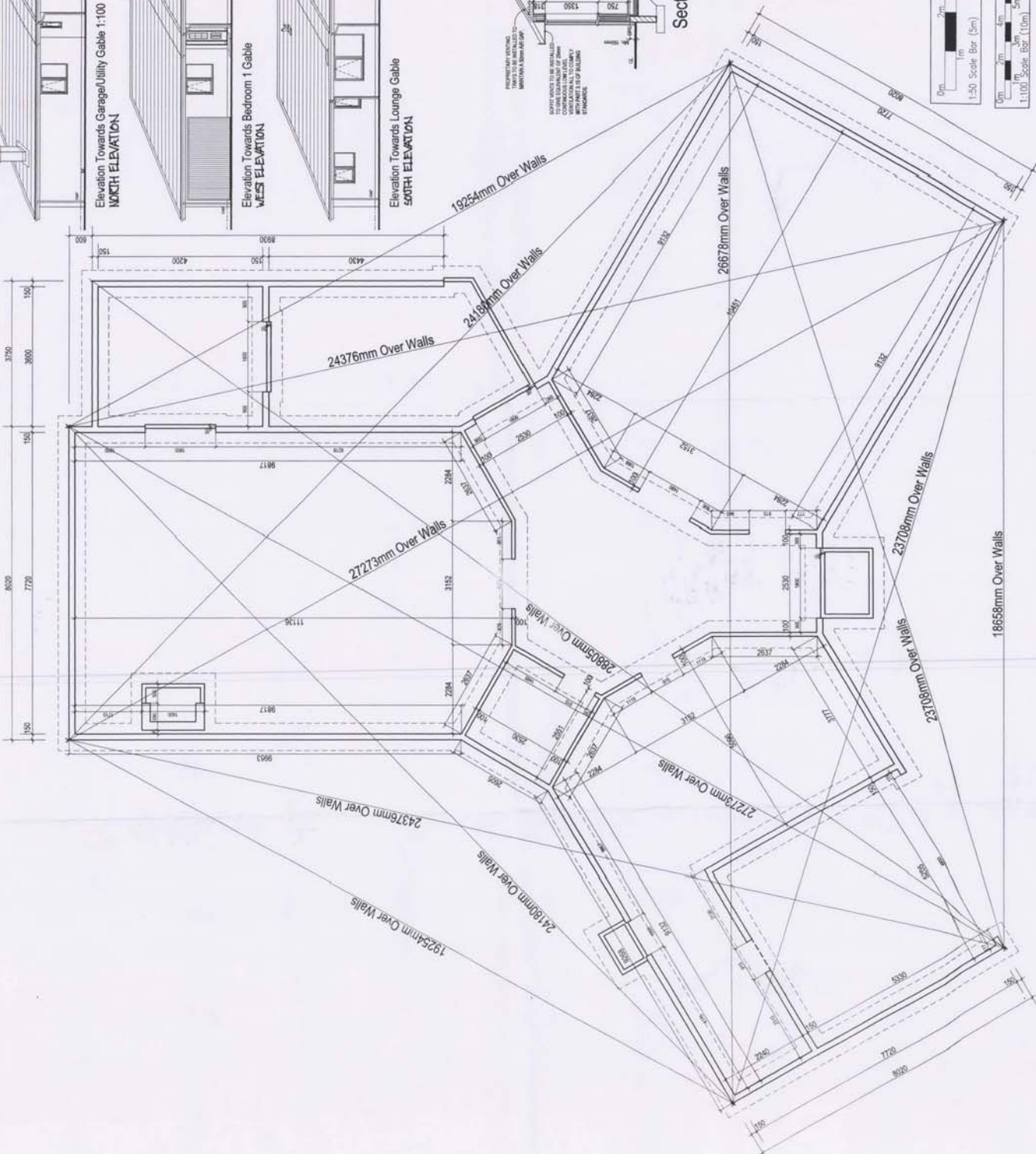
C ADDRESS AMENDED	GM 11/2012
B CLIENTS ATTS ADDED	GM 10/2012
A CLIENTS ATTS & BSW INFO ADDED	GM 10/2012
Rev	Date

Client: Mr & Mrs John and Maureen Grant

Site: Proposed House At East Lodge,  
100m from the Perth and Kinross Council  
Perthshire PH2 7NN

**scotframe**  
timber frame | engineering

100% 100%	100% 100%	100% 100%	100% 100%
100% 100%	100% 100%	100% 100%	100% 100%
100% 100%	100% 100%	100% 100%	100% 100%
100% 100%	100% 100%	100% 100%	100% 100%



**TCP/11/16(237)**

**Planning Application 12/02144/FLL – Erection of two dwellinghouses and associated site water dispersal on land 10 metres west of 1 Leetown, Glencarse**

## **REPRESENTATIONS**

- Representation from Education and Children's Services, dated 10 January 2013
- Objection from Mrs Hunter, received 16 January 2013
- Objection from Mr Kennedy, received 16 January 2013
- Objection from Mrs Hunter on behalf of Leetown residents and surrounding areas, received 17 January 2013
- Objection from Mr Holt, dated 22 January 2013
- Representation from Mr Forbes, West Carse Community Council, dated 27 January 2013
- Representation from Transport Planning, dated 31 January 2013
- Objection from Mr Low, dated 5 February 2013
- Representation from Mr Holt, dated 24 March 2013
- Representation from Mr Low, dated 25 March 2013
- Representation from Mrs Hunter, received 26 March 2013
- Representation from Mr Kennedy, received 26 March 2013
- Applicant's response to representations, dated 16 April 2013



# M/e m o r a n d u m

To	Nick Brian Development Quality Manager	From	Gillian Reeves Assistant Asset Management Officer
Your ref	12/02144/FLL	Our ref	GR/CW
Date	10 January 2013	Tel No	(4) 76395

Education & Children's Services

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

## Planning Application Ref No 12/02144/FLL

This development falls within the St Madoes Primary School catchment area.

Based on current information this school will reach the 80% capacity threshold.

Approved capacity	150
Highest projected 7 year roll	140
Potential additional children from this and previously approved/yet to be determined applications	9.72
Possible roll	149.72
Potential % capacity	99.8%

Therefore I request that the Finalised Primary Education and New Housing Contributions Policy be applied to this application.

Please do not hesitate to contact me should you require any further information.

*Support Services is committed to providing a high level of customer service designed to meet the needs and expectations of all who may come into contact with us. Should you have any comments or suggestions you feel may improve or enhance this service, please contact [ecssupportservices@pkc.gov.uk](mailto:ecssupportservices@pkc.gov.uk)*



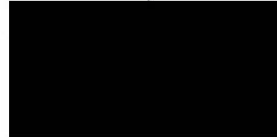
Willeen ann Hunter  
1 Leetown  
G,lencarse  
Perth  
Ph2 7nn

Dear sir madam

I strongly object to planning application 12/02144/FLL  
As the two houses are far too big and contravene the approved alinghtment which would make my house and carseview dark taking away our light,also leetown suffers drainage promblems Scottish water and sepa have beed informed of the sewage which is coming up showers feeling more houses will add to problem as they are building on redclay land I have enclosed photos to let you see what happens when leetown gets heavy rain so please take this into consideration and refuse the application

Thankyou

W hunter /

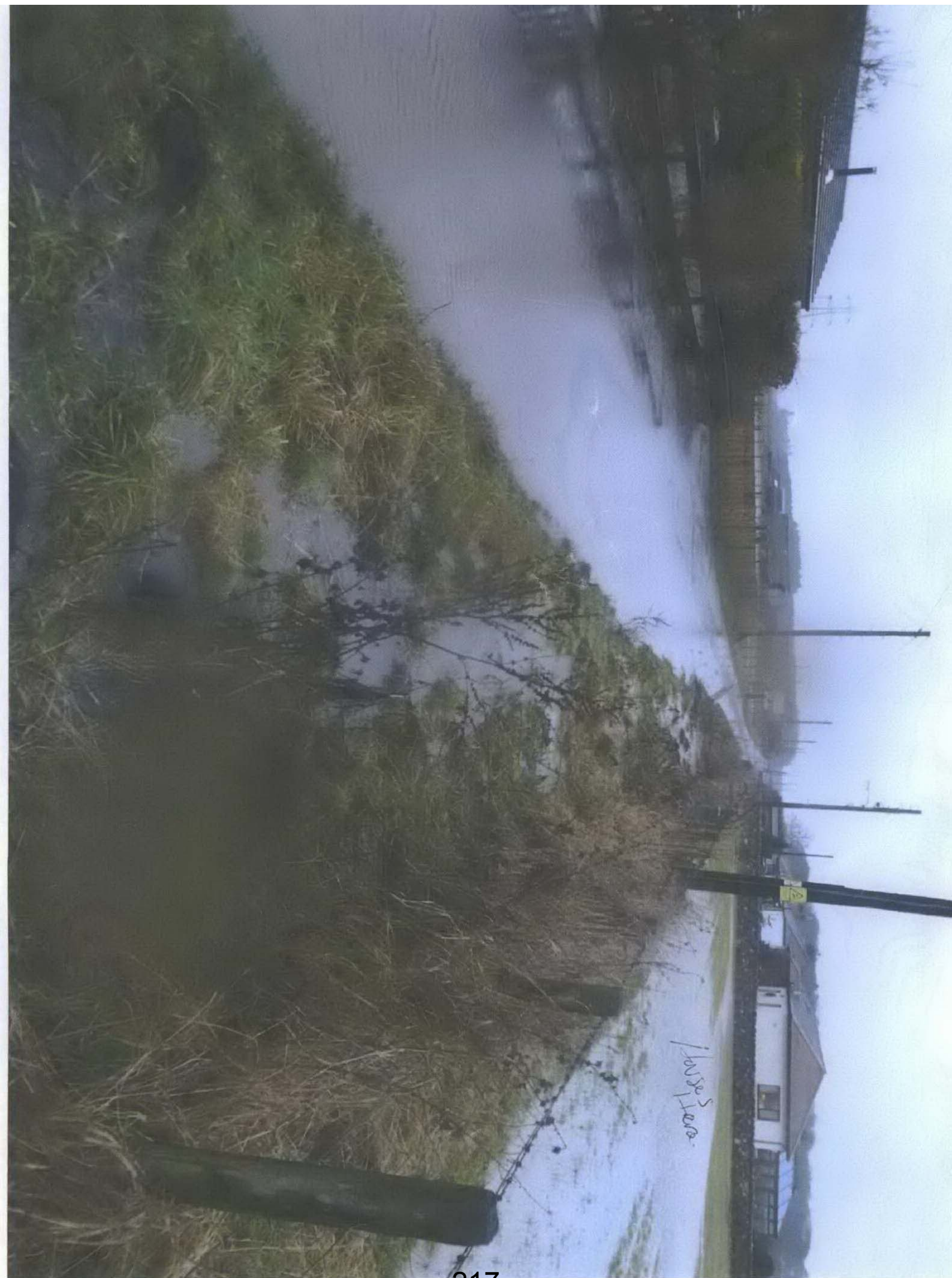






Chorsten  
cl.







AMB

Robert A Kennedy  
2 Leetown  
Glencarse  
Perth  
Ph2 7nn

RECEIVED  
16 JAN 2013

Dear sir madam

I strongly object to planning application 12/02144/fll, the outline planning has been substituted by two large houses completely incompatible with existing buildings in leetown. I do hope this application is refused as it also will only add to the drainage problem

Yours faithfully





Willeen Ann Hunter  
1 Leetown  
Glencarse  
Perth  
Ph2 7nn


SCANNED

Dear sir madam

We object to planning application ref 12/02144/fll, there are major concerns about the erection of two such large buildings which are not in keeping with the rest of hamlet along the building line.

There is also the question of run off water disposal considering the problems of existing drainage in Leetown which is already frequently overwhelmed as shown in enclosed photos also enclosed is a petition from Leetown residents and surrounding areas. Surely the strong opposition to the development will not be ignored

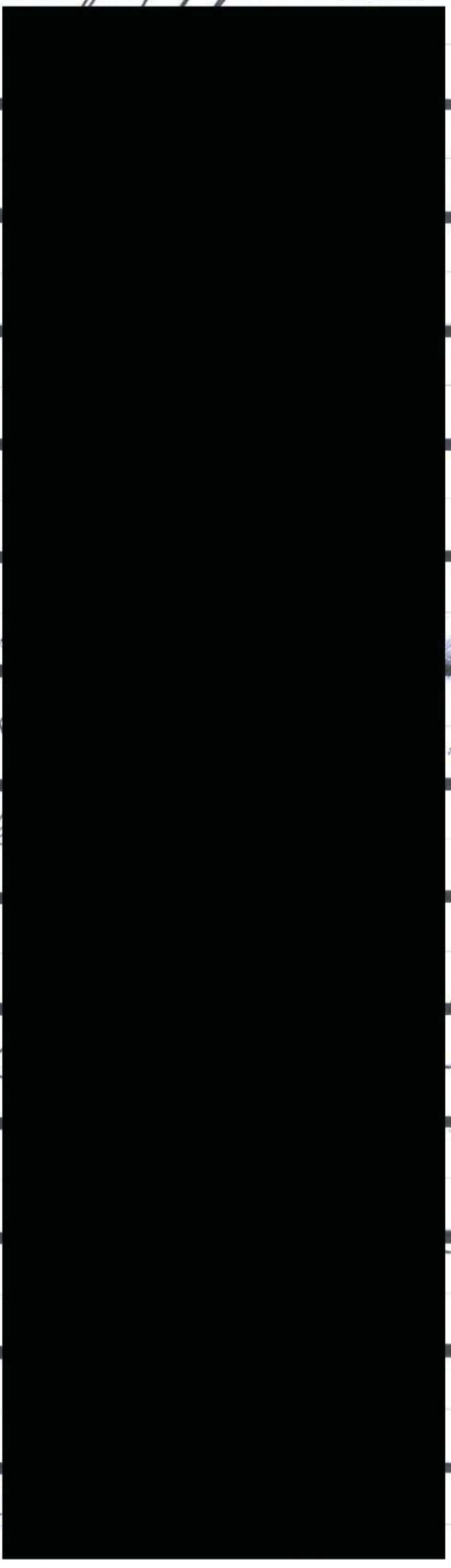
Yours faithfully





17 JAN 2013

THE FOLLOWING IS A LIST OF LEETOWN RESIDENTS & SURROUNDING AREAS WHO ARE STRONGLY OPPOSED TO PLANNING APPLICATION 12/02/44/FLL. REPRESENTS INDIVIDUAL OBJECTIONS,

NAME	ADDRESS	SIGNATURE
GLYN MERRICKS	CARSEVIEW, LEETOWN (OPPOSITE PROPOSED DEVELOPMENT)	
KATE BURCHILL	LOG CABIN, CARSEVIEW, LEETOWN	
Alison McGrichard	Carseview, Leetown	
ROBERT A. KENNEDY	NO 2 LEETOWN GLENCARSE	
F. Lumbson	No. 5 Leetown Glencarse	
M. Dawson	8 Leetown Glencarse	
LORNA MCPHERSON	13 LEETOWN GLENCARSE.	
Catherine Leeson	9, Leetown Glencarse.	
KIRSTY CURRIE	3 LEETOWN, PERTH	
GRASME PATUL	10 LEETOWN. Glencarse	
JENNY MAIN	10 Leetown Glencarse	
WILLIAM CHALMERS	12 LEETOWN	
ALAN STEWART	12 LEETOWN GLENCARSE	
Elaine Murray	6 LEETOWN, Glencarse	

W. MURRAY	6 LEETOWN GLENCARSE
G. DAWSON	8 LEETOWN GLENCARSE
M. RUSSELL	1 GALLOWFLAT COTTAGE GLENCARSE.
W. RUSSELL	1 GALLOWFLAT COTT GLENCARSE
E. CRICKSHANK	7 LEETOWN GLENCARSE
H. CRICKSHANK	7 LEETOWN GLENCARSE
J. MCOWAT	HAWKSTONE CO GLENCARSE
M. BAXTER	WILLOWVIEW, COTTOWN PH2 7NL
T. BAXTER	WILLOWVIEW COTTOWN PH2 7NL
W. A. HUMER	10 LEETOWN GLENCARSE
ALISON MCDONNELL	14 LEETOWN GLENCARSE
MICHAEL MCINTOSH	BEE, COTTAGE CAULDCOTTS
GILL MCINTOSH	BEE COTTAGE, CAULDCOTTS GLENCARSE. PH2 7NP
MISS HUMER	1 LEETOWN GLENCARSE
MRS BRASH	GALLOWFLAT FARMHOUSE GLENCARSE PH2 7NN
ARZAL MONTGOMERY	OLDGATE COTTOWN GLENCARSE P223N















Tracy McManamon

(Objection - second from household)  
link - Hunter

AMB

**From:** John Holt [REDACTED]  
**Sent:** 23 January 2013 22:54  
**To:** Development Management - Generic Email Account  
**Subject:** Ref.12/02144/FII

Ref.12/02144/FII

Dear Sir

With regards to the above planning application to build two dwellings at the end of Leetown. I have to walk through Leetown on a regular basis, during wet weather the road can be flooded which makes the road almost impassable on foot. The floods are at their worst on the road adjacent to the proposed site, this being the lowest point on the road.

I don't know whether the water comes from the fields on to the road or vice versa, either way this will only be exacerbated should the topography of the field be altered so as to drain the site onto the road. The addition of hardcore for drives etc. would raise the level of the site causing water to flood adjacent properties and more importantly the highway.

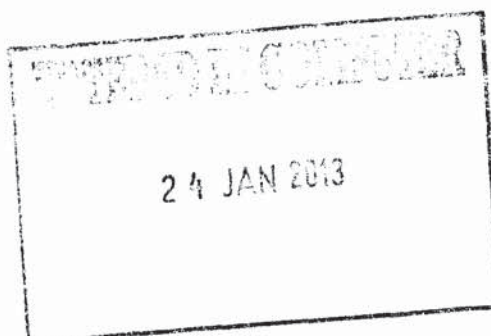
I would strongly recommend this be looked at before permission is granted since the flooding seems to be getting worse these days.

Would it be possible to stipulate that the d.p.c/floor level of the dwellings should be no more than 50mm above the level of the adjacent road to ensure that the site is itself is properly drained and not pushing the excess water onto the road. Gentle slopes towards gullies on the site would still allow for the usual 150mm ground to d.p.c clearance.

If this is not addressed I think that the ground level on the site will be raised by the addition of more material from outside elevating the level of the site, and as I mentioned earlier, causing more flooding to adjacent properties and the road.

Regards

John Holt  
1 Leetown  
Glencarse  
Perth  
PH27NN





**Mr Alex Forbes (Neutral)**

**Comment submitted date: Sun 27 Jan 2013**

WEST CARSE COMMUNITY COUNCIL

The West Carse Community Council have been approached by very concerned residents from Leetown regarding the planning application (12/02144/FLL) for two new dwelling houses 10 metres west of number 1 Leetown.

The prime concern relates to flooding and drainage.

It is well documented that drainage in Leetown has always been notoriously bad with residents not always sure whether toilets will flush completely or back up and overflow. Despite representation to the authorities none appear willing or able to rectify this ongoing problem which is most unfair on the residents

Leetown is serviced by a very narrow through road and any additional traffic will only add to an already existing traffic problem.

Existing houses in the hamlet of Leetown have a uniqueness

which will be detracted from by allowing new housing of a different size and design.

In conclusion the Community Council can not emphasise to strongly that they do not want any additional developments in Leetown until the drainage problems have been addressed and made fit for purpose by doing the job they are supposed to do.

Alex Forbes Secretary WCCC.







# MEMORANDUM

To	Andrew Baxter Planning Officer	From	Tony Maric Transport Planning Officer Transport Planning
Our ref:	TM	Tel No.	Ext 75329
Your ref:	12/02144/FLL	Date	31 January 2013

Pullar House, 35 Kinnoull Street, Perth, PH1 5GD

## TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997, - ROADS (SCOTLAND) ACT 1984

With reference to the application 12/02144/FLL for planning consent for:- **Erection of two dwellinghouses and associated site water dispersal Land 10 Metres West of 1 Leetown Glencarse for Mr John Grant**

Insofar as the Roads matters are concerned I do not object to the proposed development provided the conditions indicated below are applied, in the interests of pedestrian and traffic safety.

- Prior to the occupation or use of the approved development the vehicular accesses shall be formed in accordance with specification Type B, Fig 5.6 access detail to the satisfaction of the Planning Authority.
- Prior to the occupation or use of the approved development turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear.
- Prior to the occupation or use of the approved development a minimum of 2 No. car parking spaces per dwelling shall be provided within the site.

The applicant should be advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.

I trust these comments are of assistance.



Mr A C LOW  
8 ROSEBANK  
PERTH

AMB.

RECEIVED  
06 FEB 2013

P112 054  
5TH FEB. 2013

PLANNING OBJECTION REF 12/02144/SLL

DEAR SIR

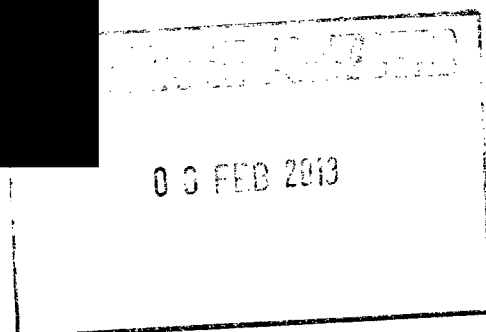
BEING A FREQUENT VISITOR TO THE PICTURESQUE HAMLET OF LEETOWN I WAS DISAPPOINTED TO READ IN FRIDAYS "P.A" THAT A MODIFICATION TO PLANNING CONSENT 2011 WAS BEING PURSUED BY A DEVELOPER.

I UNDERSTAND THAT THE MODIFICATION IS A DEPARTURE FROM ORIGINAL APPROVAL FOR THREE STANDARD TYPE BUNGALOWS TO TWO EXTREMELY LARGE "Y" SHAPED HOUSES WHICH WOULD BE ARCHITECTURALLY, DETRIMENTAL IN STYLE WITH EXISTING PROPERTIES. DETRACTING FROM THE ESTABLISHED IMAGE OF LEETOWN

I HAVE ABSOLUTELY NO DOUBT THAT THE CHANGE OF PLAN BY THE DEVELOPER IS PURELY FOR FINANCIAL BENEFIT AND I TRUST THAT THE PLANNING COMMITTEE WILL TAKE THIS INTO CONSIDERATION AND REJECT THE MODIFICATION TO PLANNING CONSENT 2011

I AM STRONGLY OPPOSED TO THIS REQUEST TO MODIFY THE EXISTING PLANNING CONSENT AND CONSEQUENTLY OBJECT TO REF 12/02144/SLL

YOURS SIMPLY







**CHX Planning Local Review Body - Generic Email Account**

---

**From:** John Holt [REDACTED]  
**Sent:** 24 March 2013 19:22  
**To:** CHX Planning Local Review Body - Generic Email Account; Development Management - Generic Email Account  
**Subject:** Re: Letter reference TCP/11/16(237)

Sent to:

[planninglrpb@pkc.gov.uk](mailto:planninglrpb@pkc.gov.uk)  
[DevelopmentManagement@pkc.gov.uk](mailto:DevelopmentManagement@pkc.gov.uk)

Your reference: TCP/11/16(237)

Original planning reference: 12/02144/FII

Further to your letter dated 19/03/13 (TCP/11/16(237))

I am pleased to hear of your decision and obviously agree on both reasons for refusal. I personally did not include these points in my objections because I thought the points had been raised sufficiently by others.

Although I do not consider the proposed plans in keeping and believe they are obviously far too obtrusive for the area, I hadn't realised by just how much the proposed plans contravene your policy "Policy 71 of the Perth Area Local Plan". Therefore I trust you will continue to apply these restrictions.

I am disappointed that my concerns about flooding have not been addressed. The proposed rainwater harvesting system only reuses rainwater it does not remove it from the site and the Klargester Biodisc relies on either a suitable water course to drain into or a soak away. How can a soak away possibly work on a site that regularly floods?

If houses are to be built on these sites, a means of removing excess water needs to be addressed.

Kind regards,

John Holt



8034  
MR A. C. LOW  
8 ROSEBANK

CHIEF EXECUTIVES  
DEMOCRATIC SERVICES

26 MAR 2013

PERTH

PH & OSY

25TH MARCH 2013

PLANNING APPLICATION RECEIVED 12/02/14/H/FLL

DEAR SIR.

THANK YOU FOR YOUR LETTER DATED 19TH MARCH  
INDICATING THE INTENTION OF THE DEVELOPER TO REQUEST  
A REVIEW TO PRESUMABLY PERSUADE THE PLANNING AUTHORITY  
TO OVERTURN THE ABSOLUTELY CORRECT DECISION TO REFUSE  
PLANNING PERMISSION FOR THE ERECTION 2 INAPPROPRIATE  
BUILDINGS

THERE IS LITTLE I CAN ADD TO MY ORIGINAL  
OPPOSITION TO THIS DEVELOPMENT, OTHER THAN TO  
STRENGTHEN MY OPINION I VIEWED THE SITE FROM THE MAIN  
ERROL ROAD AND THERE IS NO DOUBT THAT TWO Y SHAPED  
HOUSES WOULD BE SERIOUSLY OUT OF CHARACTER

I UNDERSTAND THAT THE DEVELOPER HAS HIS PRESENT  
RESIDENCE ON THE MARKET FOR £475,000 AND WAS INTENDING  
TO MOVE INTO ONE OF THE NEW HOUSES AND SELL THE OTHER,  
MAKING THE COMBINED MARKET VALUE OF THE PROJECT IN EXCESS  
OF A MILLION POUNDS

I AM NOT PERSAY AGAINST FREE ENTERPRISE  
BUT THIS SHOULD NOT BE ACHIEVED AT THE DETRIMENT OF  
RURAL SPLENDOR.

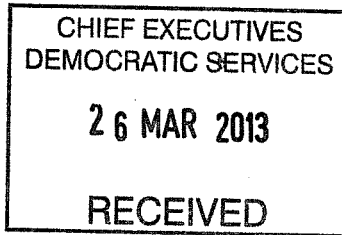
I TRUST THE LOCAL REVIEW BODY WILL UPHOLD  
THE ORIGINAL DECISION

YOURS SINCERELY









Miss W Hunter  
 Leetown  
 Glencairn  
 Perth  
 bh2 7nn

Dear/Sir/Madam

I enclosed a bit more on  
 why the council have made right decision  
 to refuse planning app 12/02144/tll  
 ref TCP/11/16(237

on behalf of myself and Leetown residents  
 and surrounding area.

Thank you



ref TCP/11/16 (237)

①

The Leetown residents very much support the Planning Authority's decision to refuse planning application 12/02144/FLL.

We would re iterate that the proposed builds are not at all in keeping with the existing Leetown cottages, since they disrupt both the building line and - by virtue of their very individual design and considerable size - the residential amenity of the hamlet.

The applicant has made comment in the local press that these houses will both enhance and add value to the existing Leetown properties. This is controversial as it is very definitely not a view shared by other Leetown residents.

Leetown is a tranquil country hamlet that is fast losing the finite traditional character which makes it so special. It is very dubious that two more large Y-shaped new-builds would be considered "in-keeping" with the established traditional design of the existing housing, and more dubious still that their placement in the "shop window" of the hamlet (as viewed from the main St Madoes - Errol road) will serve as an enhancement.

Enhancing our properties would be far better served by tackling the existing drainage problems, keeping our beautiful open views over the surrounding countryside, and by improving road maintenance and pedestrian safety. These issues are already well known to the Council, and while they are not strictly a Planning issue, additional housing can surely only serve to compound them.

As noted in the Planning Authority's refusal notice, the proposed builds are in considerable disproportion to the size of the site, thereby adversely impacting on the residential amenity of the builds themselves, the existing houses and the building line. One suggested solution was to explore annexing additional land to the rear of the site, although clearly this moves outwith the boundary of the Local Plan and is another step towards overdevelopment of our hamlet.

We understand that there is no entitlement to a view implicit in property ownership. However, a view is certainly regarded as a selling point and thereby enhances a property's value. Obstructing that view with new buildings clearly doesn't.

Finally, we also understand that the drainage issue was not one of the reasons this application was refused but it remains of enormous concern to the Leetown residents:

23/03/2013 14:08

②

The excess rainwater and field run-off currently collects in the development site due to the gradients of the surrounding land. The soil type is well known to be of red clay and thereby poor for drainage, albeit better than bricks and mortar! Furthermore, the existing verge barely keeps the water contained as the enclosed photographs clearly show. We believe the development lowers (and in places removes) this verge. The existing cottages have again this week been under investigation to try and ameliorate the raw sewage which flows back into their showers/ drains and out via the roadside gully onto neighbouring farmland every time we have heavy rain. The severity of flooding appears to be increasing year on year and this in keeping with rising national trends in annual rainfall. The plan gives some consideration to rainwater harvesting by way of water saving and flooding reduction, although given that most of the flooding on-site arrives from the surrounding field, the impact of any such system is likely to be fairly trivial.

It will certainly not add value to our properties if there is an increased flooding risk, and while it is considered a "technical issue", a successful planning application can allow building to proceed regardless of whether or not the new-build is occupied. Once built, the damage is surely done, and we feel it is therefore imperative that this issue is addressed at the planning stage.

In all, we remain very grateful to the Planning Authority for their supportive position in refusing this application. It is our sincere hope that the Local review process likewise favours our significant concerns and thereby protects both the amenity and the value of being a Leetown resident.

---

WILLEEN HUNTER [REDACTED]

22 March 2013 21:03

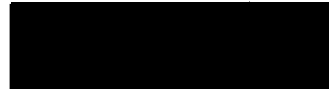


Mr Robert Kennedy  
2 leetown  
Glencarse  
Perth  
PH2 7NN

Dear Sir or Madam

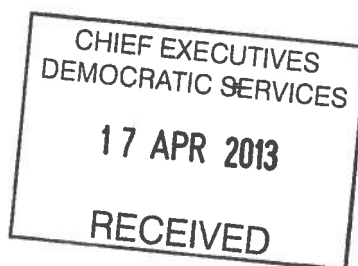
To your ref tcp/11/16(237) planning application ref 12/02144/fl I would just like to add the council has made the right decision to refuse application and no way should be reversed there are lots of reasons stated in previous letters to your self's I do hope you will listen to all of leetown and keep to your decision to refuse it again, we all chose to live here in peace and would like it to stay that way

Thank you









**Standfast Lodge**  
 Leetown  
 Glencarse  
 PERTH PH2 7NN

Gillian A Taylor  
 Clerk to the Local Review Body  
 Perth & Kinross Local Review Body  
 2 High Street  
 PERTH PH1 5PH

16<sup>th</sup> April 2013

Dear Ms Taylor

**Application Ref :- 12/02144/FLL – TCP/11/16 (237 ) Erection of 2 dwelling houses 10 metres west of 1 Leetown, Glencarse.**

Thank you for offering me the right to comment on the responses you received from interested parties in conjunction with the letter of refusal from the Planning Officer, Andy Baxter.

To assist clarification I have taken the liberty of outlining my answers in a numbered format.

1. It is important to note from the outset that the site in question has full Planning Permission for 3 single story, 3 bedroom bungalows with front entrance porches that break the historic building line.
2. Disrupting the historic building line – this has already been breached by 75% of the properties that make up the line of the 14 houses in Leetown, as shown in the previous photographs submitted. Also the road /site/services poles provide a natural break of some 2.4 mtrs [8ft] further forward than the historic Leetown boundary. [ see earlier photographs ]
3. Amenity Area – As shown in the previous drawings, the footprint of each of our 2 houses is less than 25% of the overall individual sites and well within acceptable standards.
4. Inappropriate buildings – our proposed 2 houses are just a smaller version of our very large present house which we built in Leetown 5 years ago. The houses are less than 1/3<sup>rd</sup> of the size of the newest house that is being built at the end of the Leetown road.
5. Disrupting residential amenity - I would suggest that my proposed 2 bungalows are more in keeping and appropriate than the Log Cabin that secured planning last year – photo attached.
6. Profiteering Developer – I am not building either of the 2 houses for sale, one is for myself and my wife with a view to retiring and downsizing and the other is for my son and his wife who presently both work in Dundee.
7. View from Errol road – the houses will be screened from the north/south view by hedging as per the plans, and you will only see one leg of the Y roof from that road.
8. Loss of view – Not relevant and not a real planning issue- the existing planning permission for 3 houses negate this element from any discussion.

Cont ;

9. Objections – Not ALL Leetown residents object to my Planning Application to substitute 3 house for 2 cosmetically attractive bungalows.

With regard to the petition, 9 of the signatures are from people who do not live in Leetown, and there are some dubious and questionable spellings and signatures, with 2 signatures from the same person, just given as different addresses. Our doubts have been confirmed by a person at my door apologising for signing, as he was led to believe they were adding to a charity support document !.

Both Mr Low and Mr Holt live out with Leetown and Glencarse. The original letter from Mr Holt gives 1 Leetown as his address, but he is not recorded on the Electoral Register at that address.

10. Contravening “Policy 71 of the Perth Area Local Plan” – A copy of the Map 15 for St Madoes/Glencarse extracted from the 1995 Plan where the shaded areas highlight the known and planned larger development [to be read with page 39 of the historic 1995 Local Plan ] but that does not take into account a number of small approved applications over the last 18 years, a sample of which include:-

- Standfast Lodge, Leetown – Full Planning
- 3 Single Story Houses – West of Leetown – Full Planning
- 2 Single Story Houses – East of Leetown – Planning in Principal
- Log Cabin Annexe – Carseview.
- 6 Bedroom – 1 ½ Story 7,000sq ft House – Mr Riley – Full Planning

11. Drainage – is not a direct Planning issue.

Our plans are self sufficient and we are working at present with Building Standards to see how we can best assist the historic issues that some of the residents seem to be experiencing, we have even offered to fit new modern drainage pipes along the front of the site within the road verge.

In conclusion - I request that the Local Review Body take all of the above points into account during their deliberations and grant permission for this two bungalow development.

Yours sincerely

John W Grant

John W Grant

FAIA, FFA, FIC, MIOD, MCIM MABRP-R3

Map 15: St Madoes/Glencarse

