

<p>TCP/11/16(265) Planning Application 13/00639/FLL - Extension to dwellinghouse, Linnisla, St Ninian's Road, Alyth, PH11 8AR</p>

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TCP/11/16(265)
Planning Application 13/00639/FLL - Extension to
dwellinghouse, Linnisla, St Ninian's Road, Alyth, PH11 8AR

**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 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 Mr IAN SMITH

Address LINNISLA
ST NINIANS ROAD,
ALYTH, BLAIRGOWRIE

Postcode PH11 8AR

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name HAMISH MCKELVIE

Address JWM DESIGN ARCH SERVICES
LINTRATHEN
ST NINIANS ROAD,
ALYTH, BLAIRGOWRIE

Postcode PH11 8AR

Contact Telephone 1 0775 2840305

Contact Telephone 2

Fax No

E-mail* hamish@jwm-design.com

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

13/00630/FLV

Site address

LINNISLA, ST NINIANS ROAD, ALYTH
BLAIRGOWRIE PH11 8AR

Description of proposed
development

ERECTION OF SINGLE STOREY SUN ROOM

Date of application

27/3/13

Date of decision (if any)

31/5/13

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

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 REFER TO LETTER OF SUPPORT.

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

Yes ☐ No ☒

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

List of documents and evidence

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

1. PLANNING APPLICATION DwgS 065/PL/001 to 004.
2. PHOTOS OF PRINCIPLE ELEVATION EXTENSIONS APPROVED AND THEREFORE EXTENDING BUILDING LINE AND SETTING PRECEDENT FOR PRINCIPLE ELEVATION EXTENSIONS.
3. EVIDENCE LETTERS OF OBJECTION WERE FOR APPLICATION ~~SUBMITTED~~ SUBSTITUTED BY REDUCED AREA SUN ROOM APPLICATION AND THEREFORE SHOULD NOT APPLY TO SUBMITTED APPLICATION.
4. LETTERS OF SUPPORT FROM ADJOINING NEIGHBOURS

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:

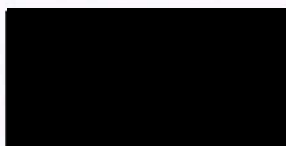
- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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



for JNM Design.

Date

16/7/13

Date 08 / 07 / 2013
Reference no 065 / 04 / LRB



Head of Development Control
Planning & Transportation
Perth & Kinross Council
Puller House
35 Kinnoull Street
PERTH
PH1 5GD

Dear Sirs,

PLANNING REVIEW BODY APPEAL SUPPORTING STATEMENT FOR REFUSAL OF EXTENSION TO LINNISLA, St NINIANS ROAD, ALYTH, BLAIRGOWRIE, PERTHSHIRE PH11 8AR. Reference no 13/00639/FLL

My client wishes to appeal the refusal of his application for a single storey Sun Room extension to Linnisla, St Ninians Road, Alyth, Blairgowrie, PH11 8AR.

My client wishes to appeal both listed refusals for submitted application Ref no 13/00639/FLL dated 31 May 2013 as listed below.

Reason for refusal - *"The proposed development by reason of its scale, prominent location and relationship to the existing house and established building line in the street would be detrimental to the character and amenity of the surrounding area"*

Reason for appeal – *Enclosed photographs of extensions to the principle extension of Caenlochan and The Sheiling, St Ninians Road, Alyth. Width of Caenlochan extension and both width and depth of The Sheiling extension is in excess of my client's submission. Although The Sheiling is located at the road end, Caenlochan has a location similar to my client's in that it is prominent within the street with housing either side. To this we feel a precedent has been set in that the building line now exceeds the envelope of my client's proposal and in granting approval for Caenlochan a precedent for granting permission in a prominent position has also been set.*

Reason for appeal – *Prior to submitting planning application I spoke with planning duty officer regarding any building line that may effect the application. The response I received was that due to permission being granted for the extension to The Sheiling he saw no reason why planning permission could be refused on grounds of a building line.*

Reason for appeal – *Application case officer recommended application for approval.*

Reason for appeal – *In accordance with planning officer instructions, substitute drawings reducing the proposed Sun Room by 600mm were forwarded onto the planning department for submission. Unfortunately the original version of the extension was uploaded to the Public Access website with letters of objection from one adjoining neighbour and two other residents being received. All neighbours previously notified were again notified regarding the submitted Sun Room application to which there were no objections.*

Reason for refusal - *"The proposal if approved is likely to set a precedent for other similar types of developments to the principle elevations of the houses in the vicinity of the site"*

Reason for appeal – *As previously stated, giving that planning has been applied for and permission granted for both the principle elevation extensions to both Caenlochan and The Sheiling we believe a precedent has already been set that meets with scale, prominent location and relation to the existing house and established building line.*

My client wishes for the Local Review Body to accept his reason to appeal the planning refusal on the grounds that precedents have been set regarding size, location and building line that meets with any reason to refuse his application.

We trust this meets with your approval and look forward to receiving your decision.

Kind regards

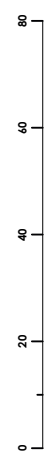
Hamish McKelvie
JWM Design Architectural Services

**JWM Design Architectural Services, "Lintrathen", St Ninians Road,
Alyth, Blairgowrie, Perthshire. PH11 8AR**

tel: 0775 284 0395

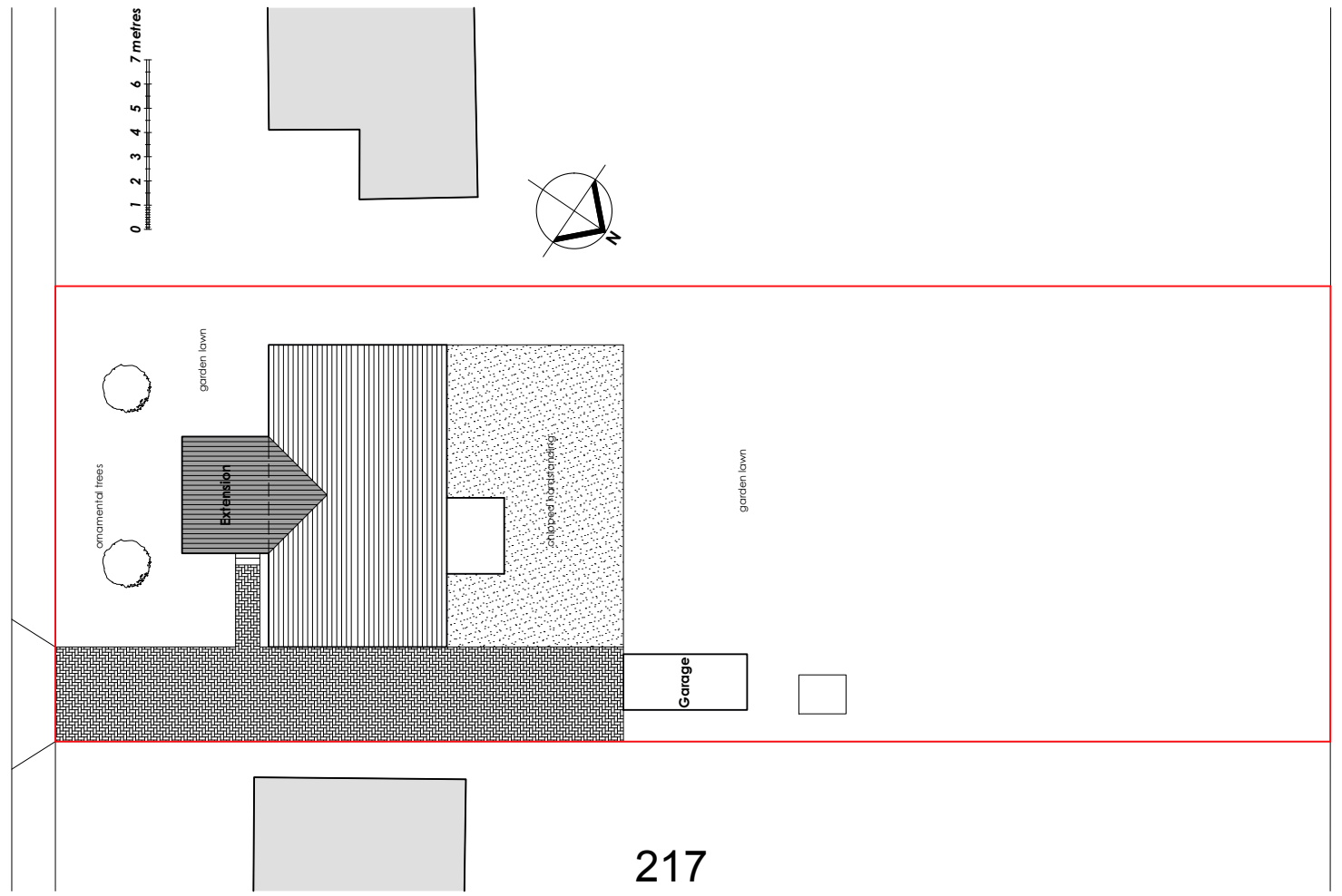
e mail: hamish@jwmdesign.com

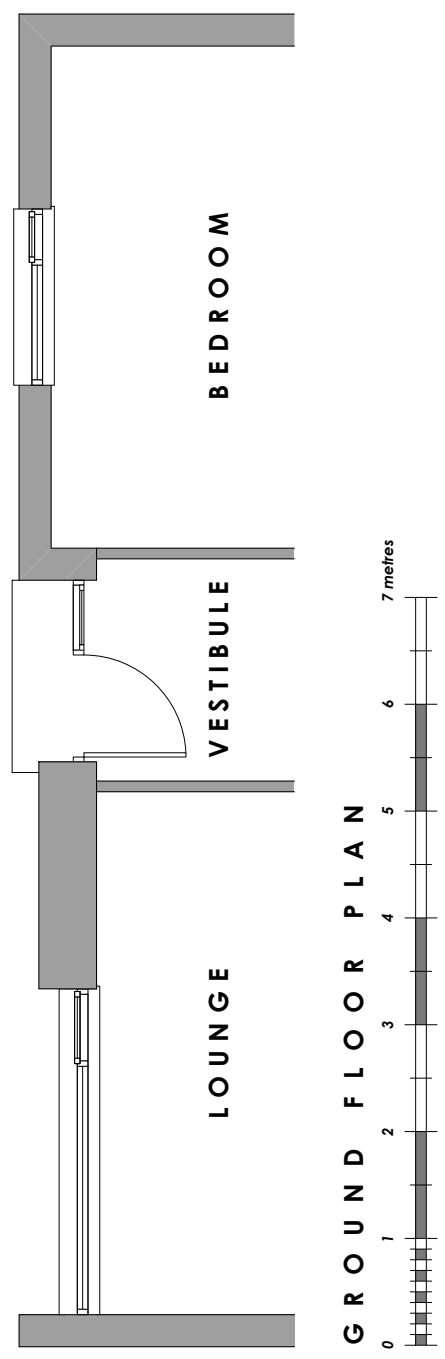
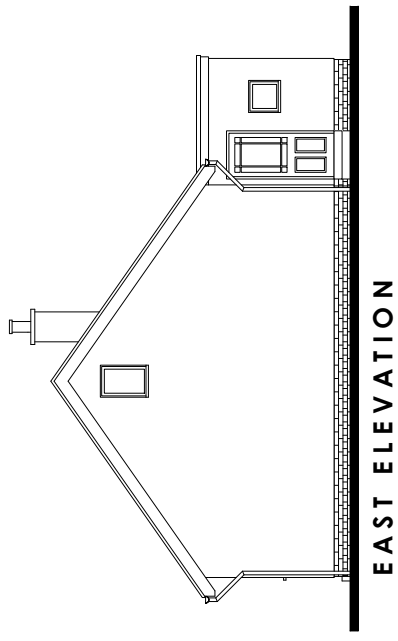
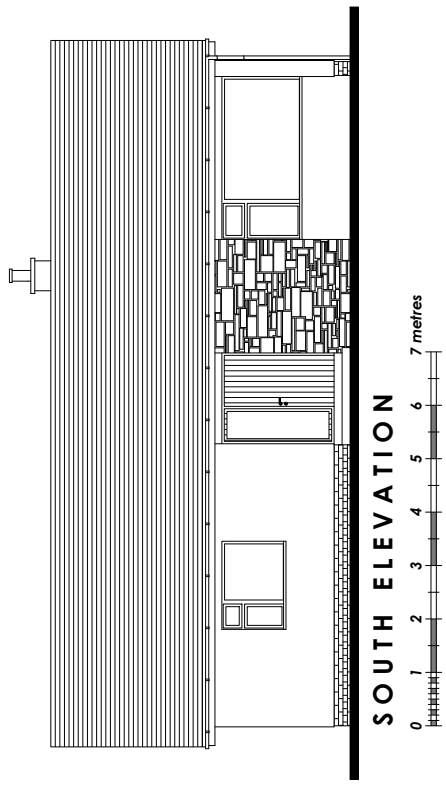
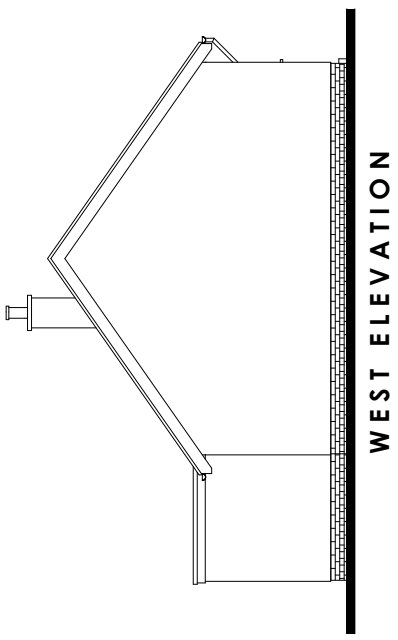
web: www.jwmdesign.com

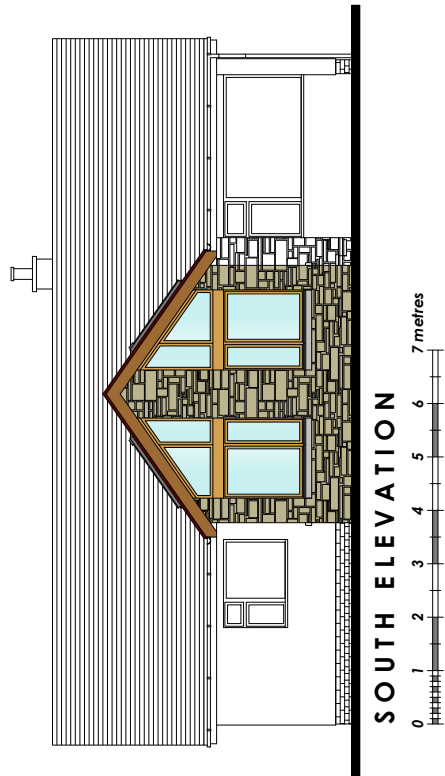


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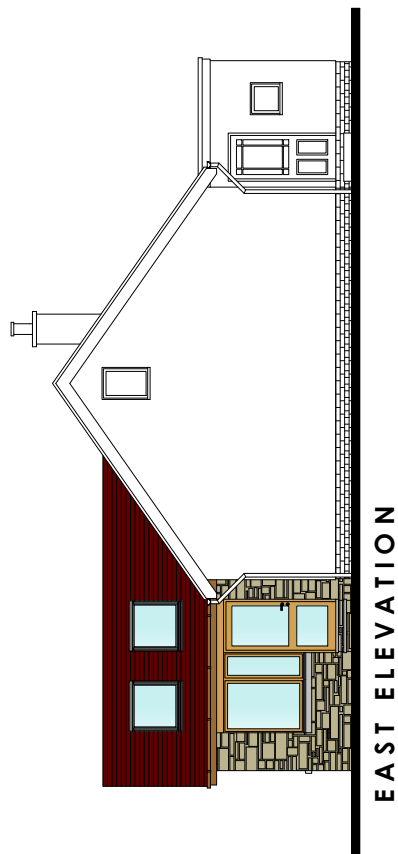
Proposed Sun Room Extension
Linnisla, St Ninians Road, Alyth
for Mr & Mrs Ian Smith
 Drawing title: **Site & location Plan**
 Scale: **1:200 & 1:1000** Date: **March 2013**
 Status: **Planning**
 Drawing no: **065 / PL / 001**
 Copyright of JWM Design architectural Services. All rights reserved



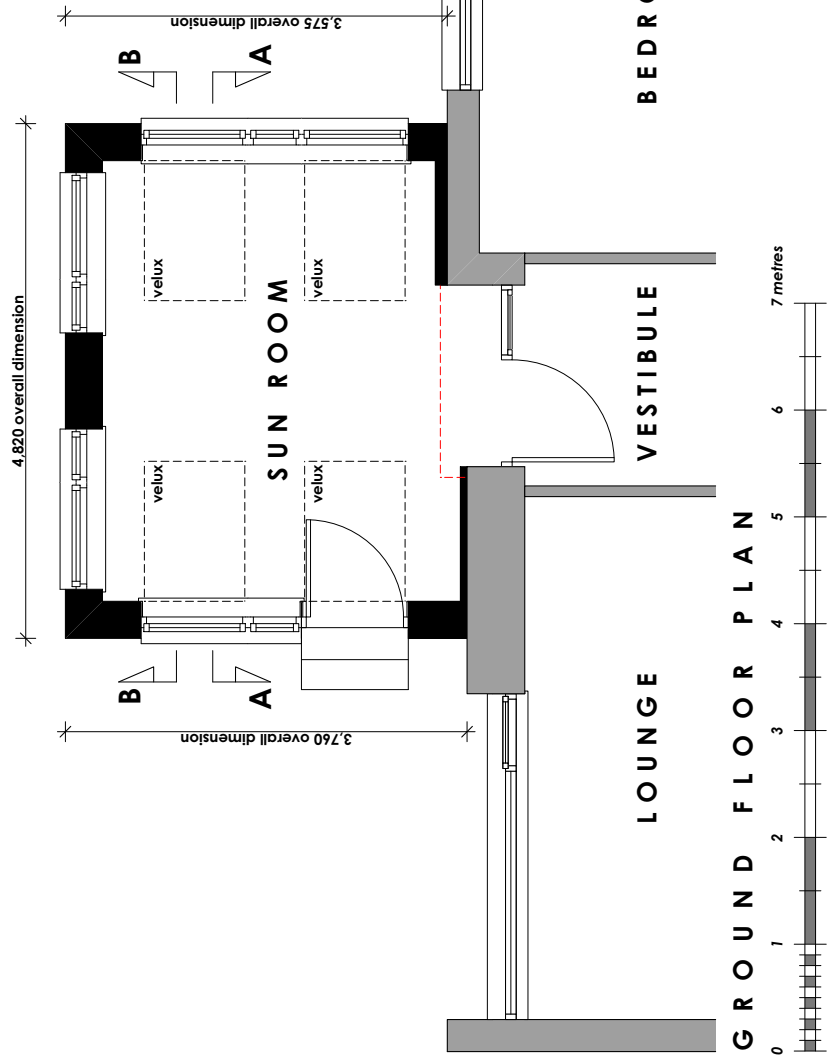




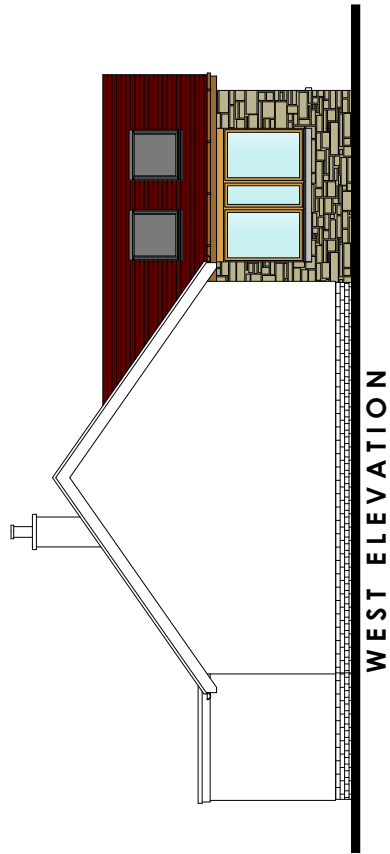
SOUTH ELEVATION



EAST ELEVATION



GROUND FLOOR PLAN

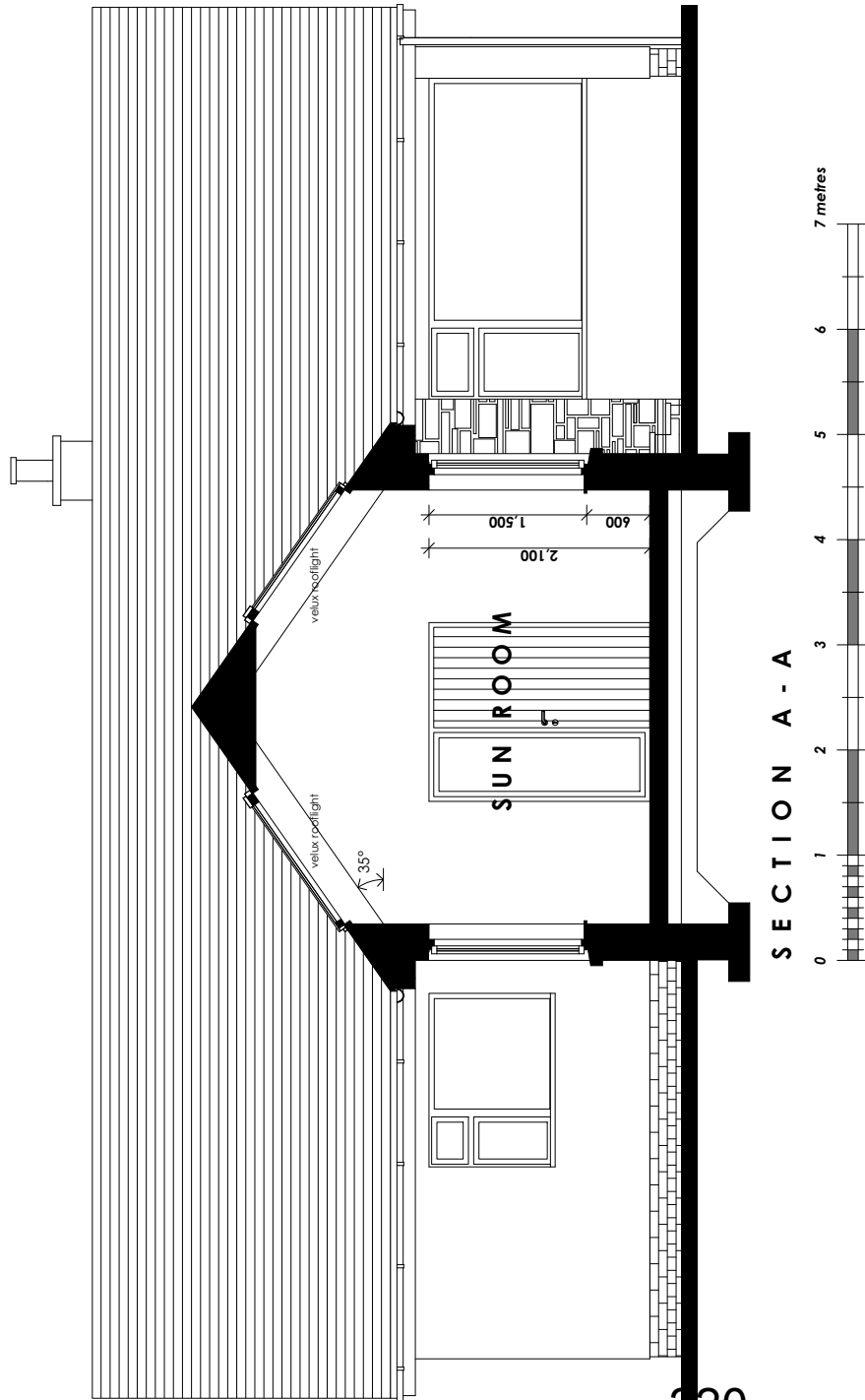


WEST ELEVATION

EXTERNAL FINISHES:

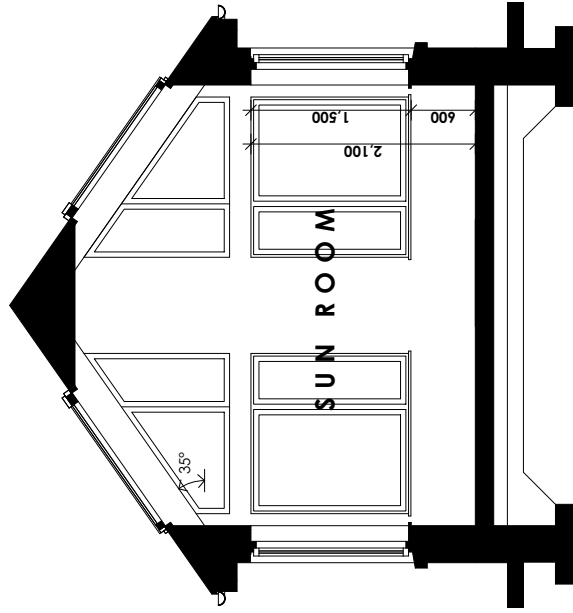
- Roof: Plain roof tiles to match existing. Code 5 lead valleys. Timber fascias & soffits painted white to match existing.
- Rainwater: Upvc rainwater good white to match existing
- Walls: Reconstituted stone outer leaf. Pre cast cills
- Windows: Upvc white double glazed unit to match existing. Stained timber plates to window heads

Proposed Sun Room Extension
Linnisla, St Ninians Road, Alyth
for Mr & Mrs Ian Smith
Drawing title: **Ground Floor Plan & Elevations**
Scale: **1:50 & 1:100** Date: **March 2013**
Status: **Planning**
Drawing no: **065 / PL / 003**
Copyright of JAM Design Architectural Services. All rights reserved

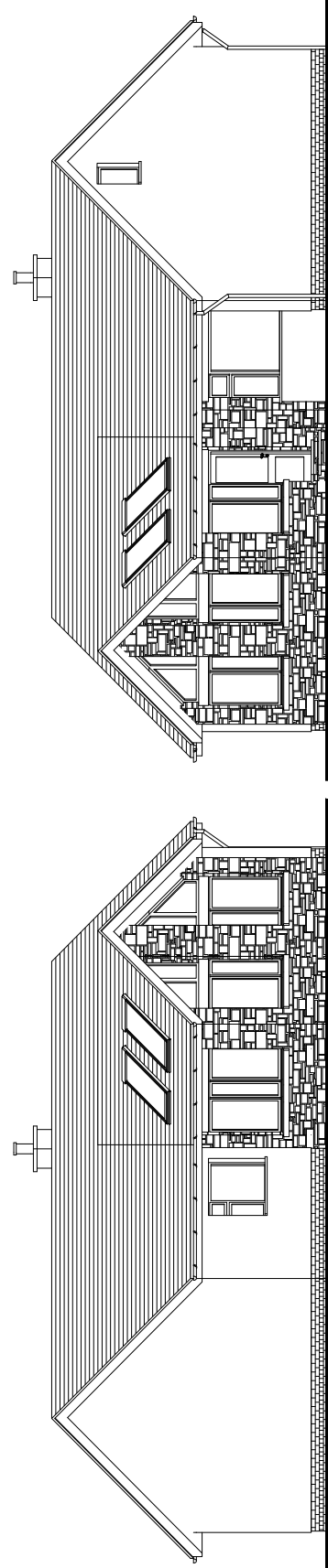


220

SECTION A - A



SECTION B - B



SOUTH WEST PERSPECTIVE

SOUTH EAST PERSPECTIVE

Proposed Sun Room Extension
Linnislie, St Ninians Road, Alyth
for Mr & Mrs Ian Smith

Drawing title: Section A-A & Perspectives
 Scale: 1:50 & 1:100 Date: March 2013
 Status: Planning
 Drawing no: 065 / PL / 004
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CAENLLOCHAN







<p>TCP/11/16(265) Planning Application 13/00639/FLL - Extension to dwellinghouse, Linnisla, St Ninian's Road, Alyth, PH11 8AR</p>

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS *(submitted as part of applicant's submission, see pages 217-223)*

PERTH AND KINROSS COUNCIL

Mr Ian Smith
c/o Hamish McKelvie
FAO Hamish McKelvie
Lintrathen
St Ninians Road
Alyth
PH11 8AR

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 31 May 2013

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **13/00639/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 2nd April 2013 for permission for **Extension to dwellinghouse Linnisla St Ninian's Road Alyth Blairgowrie PH11 8AR** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. In the interests of visual and residential amenity; the proposed development by reason of its scale, prominent location and relationship to the existing house and established building line in the street would be detrimental to the character and amenity of the surrounding area. Approval would therefore be contrary to policies 1 and 56 of the Eastern Area Local Plan 1998.
2. The proposal if approved is likely to set a precedent for other similar types of developments on the principle elevations of the houses in the vicinity of the site, to the detriment of visual and residential amenity of the surrounding area. Approval would therefore be contrary to policies 1 and 56 of the Eastern Area Local Plan.

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 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

13/00639/6

13/00639/7

13/00639/8

13/00639/9

13/00639/1

13/00639/2

13/00639/3

13/00639/4

13/00639/5

REPORT OF HANDLING

DELEGATED REPORT

Ref No	13/00639/FLL
Ward No	N2- Strathmore

PROPOSAL: Extension to dwellinghouse

LOCATION: Linnisla St Ninian's Road Alyth Blairgowrie PH11 8AR

APPLICANT: Mr Ian Smith

RECOMMENDATION: REFUSE THE APPLICATION

SITE INSPECTION: 26 April 2013

OFFICERS REPORT:

Application site relates to the front curtilage of a modestly sized, single storey dwellinghouse, located in an established residential area to the west of Alyth town centre. The house forms one of many set in a linear fashion, open to public view on the north side of St Ninian's Road. A more modern housing estate exists to the south, while the grounds of Alyth Primary School are found to the rear (north) of the site.

Consent is sought to alter and extend the bungalow by forming a new pitched roofed sun-room on the front (southern) aspect of the house. Plans indicate that the extension will extend to 4.829 metres in width, 3.575 metres in depth and 4.5 metres in height. The sunroom will feature extensive use of glazing in a contemporary manner, reconstituted stonework walls and tiled pitched roof – as evident in the finishes of the existing building.

The plans have been revised and reduced in size, to their current dimensions during the course of the application. Neighbours have been re-notified of the changes and no further comments have been forwarded, other than those representations already received from three residents to the west of the site. The comments relate to:

- Size of the extension
- Relationship to existing house
- Visual impact and erosion of character
- Being forward of the building line
- Precedence being established for other proposals on front elevation
- Overlooking of neighbouring properties

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 adopted development plans that are applicable to this area are the TayPlan 2012 and the Eastern Area Local Plan 1998. The proposed Development Plan is also a material consideration.

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. There are no issues of strategic relevance, therefore Policies 1 &

56 of the Eastern Area Local Plan are applicable, as the site lies within the settlement boundary of Alyth. Policy RD1 of the Proposed Development Plan is also of relevance for residential areas.

All the policies seek to ensure that new developments are compatible with their surroundings, in order to protect, and not adversely affect the character, density, visual or residential amenity of the area concerned.

I have no issues with the design of the extension and consider it provides an element of interest into the streetscene. The matter for concern however is the potential for the extension to affect the existing amenity of the area and adjoining neighbours in particular by reason of its size, location on the front of the building and proximity to boundaries.

As a general rule, the introduction of new windows which will overlook neighbours properties are discouraged within 9 metres of the boundary. This proposal is for a sun-room to take advantage of the southern aspect of the house; this will however result with windows on all elevations of the development breaching this guideline. As the unit is set to the front of the house, overlooking and being overlooked from the public highway is less of a concern than the potential to impact upon the residential amenity of adjoining properties given the lack of any boundary screening.

In terms of visual impact, the location forward of the building line, relationship to the existing houses and creation of a precedence for further development within the front gardens is also a matter concern. Attempts to further reduce the footprint of the extension have proved un-successful.

Accordingly, whilst I am content to support the principle of an extension, I am of the opinion that the detailed plans forwarded contradict local plan policy and will be detrimental to the character, visual and residential amenity of the surrounding area and as a consequence cannot be supported.

DEVELOPMENT PLAN

E_001 Eastern Sustainable Development

The Council will seek to ensure, where possible, that development within the Plan area is carried out in a sustainable manner. Where development is considered to be unsustainable but has other benefits to the area which outweigh the sustainability issue, the developer will be required to take whatever mitigation measures are deemed both practical and necessary to minimise any adverse impact. The following principles will be used as guidelines in assessing the sustainability of projects:-

- a) Non-renewable resources should be used wisely and sparingly, at a rate which does not restrict the options of future generations.
- b) Renewable resources should be used within the limits of their capacity for regeneration.
- c) The quality of the environment as a whole should be maintained and improved.
- d) In situations of great complexity or uncertainty the precautionary principle should apply.
- e) There should be an equitable distribution of the costs and benefits (material and non-material) of any development.

E_056 Eastern Housing

Inset Maps B, C and D identify areas of residential and compatible uses where existing residential amenity will be retained and where possible improved. Where sites become available for development, housing will generally be the most obvious alternative use. Some scope may exist for infill development, but only where this will not have a significant adverse effect on the density, character or amenity of the area concerned. Small areas of private and public open space will be retained where they are of recreational or amenity value.

OTHER POLICIES –n/a

SITE HISTORY

92/01563/FUL ERECTION OF HOUSE & DOUBLE GARAGE (IN OUTLINE) AT 19
January 1993 Application Refused

93/01356/FUL ERECTION OF HOUSE AND DOUBLE GARAGE (IN OUTLINE) AT 30
November 1993 Application Refused

97/01611/FUL Erection of a house (in outline) on 6 January 1998 Application Refused

CONSULTATIONS/COMMENTS

Scottish Water

No objections

TARGET DATE: 2nd June 2013

Representations Received	Three
Additional Statements Received	None
Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement or Design and Access Statement	Not required
Report on Impact or Potential Impact i.e. Flood Risk Assessment	Not required
Legal Agreement Required	None
Direction by Scottish Ministers	None

Reasons:-

- 1 In the interests of visual and residential amenity; the proposed development by reason of its scale, prominent location and relationship to the existing house and established building line in the street would be detrimental to the character and amenity of the surrounding area. Approval would therefore be contrary to policies 1 and 56 of the Eastern Area Local Plan 1998.
- 2 The proposal if approved is likely to set a precedent for other similar types of developments on the principle elevations of the houses in the vicinity of the site, to the detriment of visual and residential amenity of the surrounding area. Approval would therefore be contrary to policies 1 and 56 of the Eastern Area Local Plan.

Justification

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

Notes

<p>TCP/11/16(265) Planning Application 13/00639/FLL - Extension to dwellinghouse, Linnisla, St Ninian's Road, Alyth, PH11 8AR</p>

REPRESENTATIONS

- Objection from Ruby and Claire Carmichael, dated 17 April 2013
- Objection from owner/occupier of Minto, St Ninian's Road, dated 29 April 2013
- Objection from Christine Humble, dated 30 April 2013
- Representation from Ruby and Claire Carmichael, dated 22 July 2013
- Representation from Christine Humble, dated 29 July 2013
- Representation from Elizabeth Thomson, dated 29 July 2013

Addendum

- Agent's response to representations, dated 7 August 2013

Planning Officer
Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

RECEIVED
21 APR 2013

17 April 2013

Planning Application 13/00639/FLI

Sun Room Extension at Linnisla, St Ninians Road Alyth

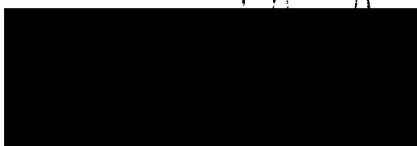
Dear Sirs

We object to the above planning application, on the following grounds;

- 1 The design and visual appearance is out of keeping with the neighbouring properties, in both scale and external finish. It is too big, extending 4.175m in front of the building with an approximate height of 4.5m. The 2 existing front road facing extensions photographed and mentioned in the application are approximately half the size of the proposed extension. The Sheiling extension has minimal visual impact due to its unique position at the end of St Ninians Road. The Caenlochan sun room is not only considerably smaller, but the external finish enables it to blend into the existing house. The design of the sun room at Linnisla is a 'building feature' and the external finishes are not in sympathy with the adjoining houses.
- 2 The proposed sun room is out with the existing front building line. We do not wish a precedent to be set for future planning applications. This could considerably increase the density of buildings in St Ninians Road, altering the character and reducing the open aspect of the road.

Please take the above into consideration when the decision is made.

Yours faithfully



Ruby Carmichael

Claire Carmichael



13/00639/FLL

AB

ENTERED IN COMPUTER

01 MAY 2013

29th April 2013.

Development Quality Manager,
Perth and Kinross Council
Pillar House
35 Kinnoul Street
Perth.

RECEIVED
01 MAY 2013

Dear Sir,

Planning Application 13/00639/FLL

I refer to the above application for a sun room at Linnisla, St. Ninian's Road and hereby express my objection on account of its size. Planning permission was granted for this row of houses and the building line was adhered to, thus ensuring a pleasing development. Two houses have built an extension on the front elevation, one of which is very small and not at all obtrusive; the other larger one is on the last house in the row and so is not too obvious. All other extensions have been built at the rear.

I would be greatly disappointed should the existing building line be disregarded and feel concern for my next door neighbour whose

property would then be overlooked. SIA 229/PS200/S1

Yours faithfully,

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

AB

Tracy McManamon

From: Christine Humble [REDACTED]
Sent: 30 April 2013 12:08
To: Development Management - Generic Email Account
Subject: Objection to Planning Application

Planning Application Reference – 13/00639/FLL

Description of the Development – Extention to dwelling house

Location – Linnisla, St Ninians Road, Alyth, PH11 8AR

To the Development Quality Manager, PKC.

Dear Sir,

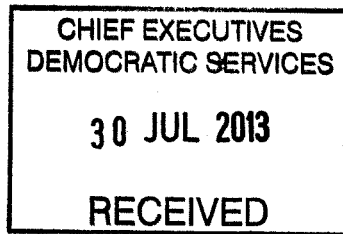
If this extention is to take place I would object on the grounds that it is too large and will take up a great part of the front garden which would be entirely out of the existing house line in this part of the road.

I would not object should the distance out from the house be controlled by a planning condition to to make it less obtrusive.

Yours sincerely

Christine Humble
[REDACTED]





Dalry
St Ninians Road
Alyth
BLAIRGOWRIE
PH11 8AR

RECEIVED

22 July 2013

25 JUL 2013

Planning Department
2 High Street
PERTH
PH1 5PH

Review Letter Ref TCP/11/16(265)
Planning Appl. 13/00639/FLL

Linnisla, St Ninians Road, Alyth, Mr I Smith

Dear Sirs

Thank you for your letter of 19 July 2013. We agree with the original decision and the reasons given for the refusal.

As stated in our letter of objection, we object on the grounds of size, and that the proposed sun room extends in front of the existing building line. Nothing has changed. We do not wish a precedent to be set, and so destroy the character of St Ninians Road.

We see no reason, if the applicant requires an extra room as an absolute necessity, why an extension to the rear of Linnisla cannot be explored.

We trust you will take our comments and objections into consideration at the review.

Yours Faithfully

A large black rectangular box used to redact the signature of Ruby and Claire Carmichael.

Ruby and Claire Carmichael

CHX Planning Local Review Body - Generic Email Account

From: Christine Humble [REDACTED]
Sent: 29 July 2013 15:34
To: CHX Planning Local Review Body - Generic Email Account
Subject: Re: TCP/11/16

Re: **Planning Application Number 13/00639/FLL**

Dear Planning Review Body,

Thank you for your e-mail of 31. 05. 13 letting me know the reasons for refusing the planning permission for **Extension to Dwellinghouse, Linnisla, St Ninians Road, Alyth PH11 8AR.**

I was very pleased to hear this result as it exactly outlined the reasons I gave in my original objection letter – by reason of the scale of this extension, the visual effect of such would be most detrimental to the existing line of housing and could lead to others following suit.

I see no reason to depart from the original decision of refusing permission.

Yours sincerely

Christine Humble

Minto
St. Ninian's Road,
Alyth
PH11 8AR.
29th July, 2013.

Perth and Kinross Local Review Body,
2 High Street,
Perth.
PH1 5PH



Dear Sirs,
Ref: TCP 11/16 (265)

With reference to application 13/00639/FLL, I wish to support the planning authority's refusal for permission for this extension, and I can see no justifiable reason for altering its decision.

I note that you have a copy of my reasons for objecting to the application.

Yours faithfully,

Elizabeth Thomson

Date 07 / 08 / 2013
Reference no 065 / 04 / LRB



Local Review Body
Planning & Transportation
Perth & Kinross Council
Puller House
35 Kinnoull Street
PERTH
PH1 5GD

Dear Sirs,

PLANNING REVIEW BODY APPEAL: REFUSAL OF EXTENSION TO LINNISLA, St NINIANS ROAD, ALYTH, BLAIRGOWRIE, PERTHSHIRE PH11 8AR. Reference no 13/00639/FLL

I write in response to the letters of representation received from all interested parties regarding the planning refusal for single storey Sun Room extension to Linnisla, St Ninians Road, Alyth, Blairgowrie, PH11 8AR.

All letters of objection received during the planning submission process and again where an appeal has been lodge to the Local Review Body list the reasons for objection being:

- **Extending the existing building line**
- **Size of extension**

Below are photographs of extensions to the principle extension of Caenlochan and The Sheiling, St Ninians Road, Alyth. Width of Caenlochan extension and both width and depth of The Sheiling extension are in excess of my client's submission. Although The Sheiling is located at the road end, Caenlochan is a semi detached house with Dalry – one of the objectees and has a location similar to my client's in that it is prominent within the street with housing either side. To this we feel a precedent has been set in that the building line now exceeds the envelope of my client's proposal and in granting approval for Caenlochan a precedent for granting permission in a prominent position has also been set.



Prior to submitting planning application I spoke with planning duty officer regarding any building line that may effect the application. The response I received was that due to permission being granted for the extension to The Sheiling he saw no reason why planning permission could be refused on grounds of a building line.

Application case officer recommended application for approval.

In accordance with planning officer instructions, substitute drawings reducing the proposed Sun Room by 600mm were forwarded onto the planning department for submission. Unfortunately the original version of the extension was uploaded to the Public Access website with letters of objection from one adjoining neighbour and two other residents being received. All neighbours previously notified were again notified regarding the submitted Sun Room application to which there were no objections



.As previously stated, giving that planning has been applied for and permission granted for both the principle elevation extensions to both Caenlochan and The Sheiling we believe a precedent has already been set that meets with scale, prominent location and relation to the existing house and established building line.

My client wishes for the Local Review Body to accept his reason to appeal the planning refusal on the grounds that precedents have been set regarding size, location and building line that meets with any reason to refuse his application.

We trust this meets with your approval and look forward to receiving your decision.

Kind regards

Hamish McKelvie
JWM Design Architectural Services

**JWM Design Architectural Services, "Lintrathen", St Ninians Road,
Alyth, Blairgowrie, Perthshire. PH11 8AR**

tel: 0775 284 0395

e mail: hamish@jwmdesign.com

web: www.jwmdesign.com

Date 07 / 08 / 2013
Reference no 065 / 04 / LRB



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Planning & Transportation
Perth & Kinross Council
Puller House
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