

**TCP/11/16(362)**  
**Planning Application 15/00001/FLL – Erection of dwellinghouse, land 40 metres south east of Holmwood, Golf Course Road, Blairgowrie**

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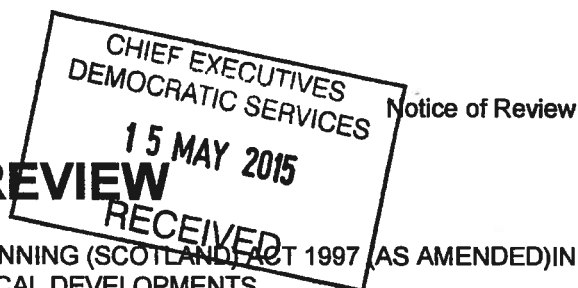


**TCP/11/16(362)**  
**Planning Application 15/00001/FLL – Erection of**  
**dwellinghouse, land 40 metres south east of Holmwood,**  
**Golf Course Road, Blairgowrie**

**PAPERS SUBMITTED  
BY THE  
APPLICANT**







# NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

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

Use BLOCK CAPITALS if completing in manuscript

## Applicant(s)

Name MS HELEN GORDON NISSEN

Address HOLMWOOD  
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BLAIRBORNE  
Postcode PH10 6LT

Contact Telephone 1   
Contact Telephone 2   
Fax No

E-mail\*

## Agent (if any)

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Address TAY FARM HOUSE  
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Contact Telephone 1 01250 883353  
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Mark this box to confirm all contact should be through this representative: ☒ Yes ☐ No

\* 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

15/00001/FLL

Site address

LAND 40 METRES SOUTH EAST OF HOLMWOOD  
GOLF COURSE RD. BLAIRBORNE

Description of proposed development

ERECTION OF DWELLING HOUSE

Date of application

5-1-15

Date of decision (if any)

19 Feb 15

**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:

*APPELLANT RESERVES RIGHT TO RESPOND TO FURTHER INFORMATION OR MATERIAL IN COUNCIL'S RESPONSES*

**Site Inspection**

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

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

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

**Statement**

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

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

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

PLEASE REFER TO THE ATTACHED  
'PLANNING APPEAL STATEMENT.'

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.

OTHER PRECEDENTS AND POLICY GUIDELINES.

**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.

APPEAL STATEMENT  
 DELEGATED REPORT (REPORT OF HANDLING)  
 LIST OF HOUSES ON GCP  
 PKC PRACTICE NOTE ON INFILL SITES  
 ADVICE NOTE 6 AUGUS  
 RESUBMISSION QUERY EMAIL EXCHANGE

**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:

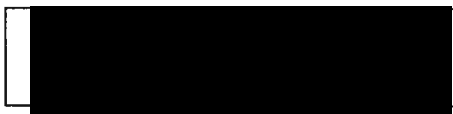
- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

**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

12-5-15

# **Planning Appeal Statement**

**Erection of a dwellinghouse (15/00001/FLL)**

**at**

**Land 40 Metres South East of Holmwood Golf Course Road  
Blairgowrie**



**10<sup>th</sup> May 2015  
John Culbert  
Chartered Town Planner**

## Introduction

This appeal is submitted on behalf of Ms Helen Gordon Wilson in respect of Perth and Kinross Council's refusal of a full planning application 15/00001/FLL for the erection of a dwellinghouse on land 40m south east of Holmwood, Golf Course Road, Blairgowrie.

The application was registered by Perth and Kinross Council on the 5<sup>th</sup> January 2015 and was refused under delegated powers on the 19<sup>th</sup> February 2015. The reason given for refusal was:

*'The proposal is contrary to Policy RD1 and PM1A of the Perth and Kinross Local Development Plan 2014 as the backland location of the development fails to relate to the established character of the area which sees all existing houses front directly onto the public road. Approval would set a precedent for other similar development in backland locations to the further detriment of the character of the area.'*

and the justification as follows :

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

This statement will set out Ms Helen Gordon Wilson's grounds for appealing by addressing the above reason in the light of the development plan policies and relevant material considerations.

## Site Location and Description

The site is located to the rear of a one and a half storey detached property known as 'Holmwood' on Golf Course Road and close to its junction with the Coupar Angus Road.



The proposed plot extends to some 1,190 square metres (0.12ha) and although largely laid out as a maintained garden and lawn area, it is currently the site of a single storey free standing residential annex; this building has the appearance of a chalet and is loaned out for residential use to family and friends and is fully serviced. The existing



annex accommodation comprises an open plan living/bed/kitchen area with separate shower/WC.

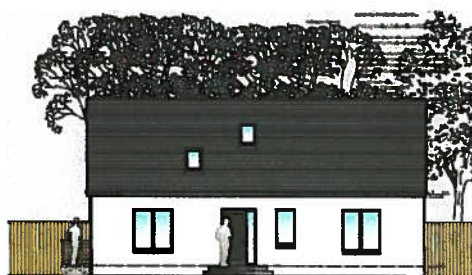


The site has well defined boundaries with high fences and mature landscaping which provide a high degree of privacy.

The total site including the existing house known as 'Holmwood' extends to 1,990sq metres (0.19ha).

### **The Proposal**

The intention is build a single storey house comprising an open plan living/dining/ kitchen area, two bedrooms one with en suite shower room and a separate bathroom off the entrance hall. The external finishes comprise upvc windows, white wall render and black coloured timber cladding together with slate coloured concrete roof tiles. The design of this modest house is based on simple traditional form and proportions and reflects the characteristics of other houses within the surrounding area.



North Elevation



East Elevation

Holmwood is already served by two separate access points from Golf Course Road and one of these accesses already extends to the site and will be dedicated to the proposed house which in practical terms would directly replace the existing residential annex.

### **Pre-application discussions**

The appellant's architect did carry out pre-application discussions with a Planning Officer who is no longer with PKC and who suggested verbally that she would

support the application, and encouraged by this positive response, the appellant decided to pursue a full planning application with its associated higher design fees.

### **The Development Plan**

The application site lies immediately adjacent to, but within the settlement boundary for Blairgowrie/Rattray as defined in the most recent **Local Development Plan 2014**. It is important to bear in mind that the site is also within a suburban location where no official designations apply, such as Conservation Areas or areas where special protection is required. All the policies referred to below are for general application within all residential areas throughout the district.

Sections 25 and 37 of the Town and Country Planning (Scotland) Act, as amended, requires that determinations made under the Act, such as a planning application or an appeal, shall be made in accordance of the provisions of the development plan, unless material considerations indicate otherwise. In summary as follows:

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

#### **TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012**

*Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states “By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice, where more people choose to live, work and visit and where businesses choose to invest and create jobs.”*

#### **Perth and Kinross Local Development Plan 2014 – Adopted February 2014**

*The Local Development Plan was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.*

*In terms of the Local Development Plan, the site lies within the landward area of the plan where the following policies are directly applicable:*

#### **Policy RD1 Residential Areas**

*‘The Plan identifies areas of residential and compatible uses where existing residential amenity will be protected and, where possible, improved. Small areas of private and public open space will be retained where they are of recreational or amenity value. Changes away from ancillary uses such as employment land, local shops and community facilities will be resisted unless there is demonstrable market evidence that the existing use is no longer viable. Generally encouragement will be given to proposals which fall into one or more of the following categories of development and which are compatible with the amenity and character of the area: (a) Infill residential development at a density which represents the most efficient use of the site while respecting its environs. (b) Improvements to shopping facilities where*



*it can be shown that they would serve local needs of the area. (c) Proposals which will improve the character and environment of the area or village. (d) Business, home working, tourism or leisure activities. (e) Proposals for improvements to community and educational facilities.'*

#### **Policy PM1A 'Placemaking'**

*'Development must contribute positively, to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation. The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.'*

#### **Policy PM1B 'Placemaking'**

*'All proposals should meet all eight of the placemaking criteria.'*

#### **Policy PM3 - Infrastructure Contributions**

*'Where new developments (either alone or cumulatively) exacerbate a current or generate a need for additional infrastructure provision or community facilities, planning permission will only be granted where contributions which are reasonably related to the scale and nature of the proposed development are secured as required in the Council's Supplementary Guidance relating to 'Developer Contributions'.'*

#### **Policy TA1B - Transport Standards and Accessibility Requirements**

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

It is interesting to note that the Case Officer in his amended Report of Handling states that the proposal does in fact comply with all of the above policies and recommends approval, yet has seen fit to refuse the application.

#### **Grounds of Appeal**

##### **The Amended Report of Handling**

Firstly, I would wish to highlight the shortcomings of the amended Report of Handling (Production1) which appears to contain a stark contradiction and is far from coherent. The conclusion section expresses the following opinion which presumably is that of the case officer himself as follows:

*'In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with the approved TAYplan 2012 and the*

*adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for approval subject to conditions'*

The case officer confirms that the application conforms with the Development Plan policies and recommends the application for approval. However, the recommendation which follows is one for refusal, where the application is then considered in the justification as contrary to the Development Plan. All very confusing, but one must assume that the officer's original recommendation was overturned by a line manager and the report crudely adjusted to reflect a contrary view which would have been checked and countersigned prior to public view online. The case officer was obviously in agreement with the opinion of the original officer who assessed the initial pre-application inquiry and encouraged the appellant to lodge her application. Little wonder the appellant feels very aggrieved by her experience of the planning process.

### **Policy Appraisal**

Irrespective of the above conclusions the application was refused for the following reason:

*'The proposal is contrary to Policy RD1 and PM1A of the Perth and Kinross Local Development Plan 2014 as the backland location of the development fails to relate to the established character of the area which sees all existing houses front directly onto the public road. Approval would set a precedent for other similar development in backland locations to the further detriment of the character of the area.'*

In the case of both policies **RD1** and **PM1A** positive encouragement is given to new housing development providing it is compatible with amenity and the character of the area/place. The case officer is clearly happy with residential amenity and design considerations in relation to neighbouring properties, but for some reason is uneasy with the character element implicit in both these policies.

The proposal is seen as constituting 'backland development' which it is felt does not relate to the established character of the area, where a road frontage is seen as a key feature of existing houses to repeat in all new development. However, this statement goes against the general pattern of existing development which is, overall medium density housing comprising a wide mix of small and larger houses, many of which do not have frontage access. Various properties are served by extended private accesses, while others are grouped around cul de sacs, as is the case directly opposite Holmwood. The list in Production 2 provides a random selection of local and neighbouring properties which do not have a frontage onto Golf Course Road (GCR) and which would be equally termed 'backland development'. It is obvious from this list that the pattern of existing development is not as uniform and regular as implied by the Council and illustrated in the O.S. extract below. In particular, I would wish to highlight two properties called 'Oakwood' and 'The Rowans' to the east of the appeal site and also contained within a return, which have extended accesses direct from GCR and equally constitute 'backland development' as illustrated below:



It is also alleged that approval would establish a dangerous precedent which would further dilute the character of the area to its detriment. However, the proposed plot is much larger than any other possible neighbouring sites within the area as evidenced by the above O.S. plan. The proposed site extends to some 1,190 sq. metres which is more than three times larger than the minimum plot size specified in the Council's own practice note Production 3 relating to infill sites; this practice note is widely used to assess the suitability of individual sites, including backland sites. Although, Perth and Kinross does not have a formally approved policy document relating to 'backland development', the current policy operated by Angus Council specifically for 'backland housing development' Production 4, similarly recommends a minimum site area of 400 sq. metres. The policy also lists various separation distances to avoid overlooking and loss of daylight, which are all generously provided in the case of the appeal proposal. It is quite apparent from the list of qualifying criteria that the present proposal would be seen as fully acceptable in the light of stated criteria in both guidelines. The prime consideration is the safeguarding of residential amenity and privacy together with ensuring that any design is compatible with the surroundings. It is also interesting to note that in regard to the application of the policy criteria, it makes the following concluding statement on 'precedent' as follows:

*'The granting of planning consent to develop a backland site will not be regarded as setting a precedent for subsequent similar applications within the same locality'*

Returning to the Case Officer's amended Report of Handling, where a section relating to 'Character of the Area/density' which would appear to have been inserted, when the report was amended, refers to a row of similar houses. However, this is not a fair description as the appeal site is located within the return of Golf Course Road and Heather Drive and is much larger and wider than any other potential rear garden plots. In terms of plot density, the proposed house site is also much larger than all the neighbouring existing households known as 'Caddleton', 'The Bungalow', 'Birchmoor', 'Callangarth', 'Craigmount' and 'Moorcroft', to the east; the proposal is perfectly compatible with surrounding properties. In addition, the row of half a dozen houses referred to in this section is quite distinct, and lies to the west of the appeal site and due to the physical limitations of their rear gardens, opportunities would not be feasible in terms of additional development and in any case, are not directly comparable to the appeal site. It is unrealistic to pick out a short row of houses in isolation in order to define the general character of the wider surroundings.



The existing fully serviced annex which has been fully functional as a full time residential unit for some 27 years and has a physical presence on the intended plot in terms of already constituting a form of 'backland development'. The annex occupies a building footprint of some 55 sq. metres as opposed to the proposed house which has a proposed footprint of roughly 133 sq. metres; both buildings have a similar form and orientation with a pitched roof between opposing gable ends. None of the other much smaller rear garden areas referred to above lying to the east, have any form of 'backland development' and are not directly comparable and the issue of precedent should not be relevant in this case and could not in itself justify refusal.

As character is judged by compatibility with building pattern and density, I would suggest that in the light of the above comments, the proposal is appropriate and would not detract in any way from the character of the area.

### **Other Material Considerations**

Apart from the obvious contradictions and inaccuracies in the amended Report of Handling, it does contain lots of positive opinions favouring the proposed development as follows:

In regard to **residential amenity** it states:

*'There are other residential properties located to the west, south, east and north of the plot. Therefore the position of the proposed house is important to ensure it does not overshadow or overlook any adjacent properties as required by the placemaking policies of the LDP. In this instance the property is proposed to be situated close to the southern boundary of the application site and there are windows proposed on this elevation within close proximity to the south boundary. In this case, given the strip of land apparent between the plot and the neighbouring house I am satisfied that this will not result in any significant impact on residential amenity. Furthermore given the position of the house in the plot and its size I do not consider it to have any significant impact on residential amenity in terms of overlooking or overshadowing.'*

In regard to **design and scale**:

*'The overall form and scale of the house is considered to relate successfully to the other properties in the area and the finishing materials are considered relatively appropriate.'*

In regard to **access**:

*'Transport Planning have offered no objection to the proposal and I do not have any concerns regarding the access as proposed.'*

So as far as the 'Appraisal' section of the amended Report of Handling is concerned there is no residential amenity issue and no associated overlooking or loss of daylight issues. The design and form is considered to relate successfully with other properties within the surrounding area and no concerns are raised with the access arrangements. In my opinion, even if there was perceived to be some affect on character, these positive material considerations alone are of sufficient weight to outweigh any claimed harm to a character element in the policy and would normally justify approving an application as a departure. However, irrespective of all these positive material considerations an overriding character element has been introduced at the end of the determination period for some reason, which is hard to understand. Particularly, as the official's conclusion fully supports the proposal, but his following recommendation and justification states the exact opposite.

### **Representations**

One objection was lodged by a neighbour in response to the application and although the content is not available to view on the Council's web site, the issues raised are summarised in the amended Report of Handling as follows:

- Density of development
- Loss of visual amenity
- Overlooking

As the case officer is satisfied that the development will not result in any significant impact on residential amenity and by virtue of it's proposed position on site, it will have no adverse affect on neighbouring houses in regard to overlooking or overshadowing. The overall scale and form of the proposed house is also considered to relate successfully with other properties within the area. Clearly, these conclusions by the case officer would appear to answer the objector's concerns.

In addition, since the refusal of the application, the appellant has increased the height of rear boundary fencing to two metres and introduced additional landscaping to further enhance the privacy of the site.

### **Developer Contributions**

The house is located within the catchment area of Newhill primary School which is currently considered to have capacity problems and as such Policy PM3 relating to infrastructure contributions applies. This requires a contribution of £6395 towards education infrastructure in line with the Council's Developer Contributions Supplementary Guidance and the appellant is happy to comply with this requirement.

## **Possible Re-submission**

As potential developers are always encouraged to negotiate to overcome objections and thereby avoid an appeal which is usually seen as the last resort, the appellant wished to exhaust all available avenues and approach officials and councillors to discuss a possible re-submission. However, following a brief e'mail exchange Production 5 with the case officer involved with the application, it became quite clear that there was no opportunity for discussion or compromise and that the only option open was to pursue this appeal through the Local Review Body; advice obtained from meetings with local councillors also confirmed this route.

## **Conclusion**

It is hard to understand how a proposed house can be acceptable in residential amenity and in design terms and considered compatible with surrounding properties, yet be harmful to the character of an area. Clearly, the proposed plot is large at 1,190 sq. metres, three times the size of typical minimum plot recommendations, larger than many neighbouring house plots and not in anyway comparable to the row of houses to the east which have small restricted rear gardens. The site already has an existing residential annex and a long history of continuous residential occupation. The surrounding area is medium as opposed to low density and has numerous examples of both backland development served by extended private access drives and development in depth served by cul de sacs and has the general character of a typical leafy residential suburb which is not the subject of any special protection such as would apply in a designated Conservation Area etc. In terms of character, the proposal is compatible with both the pattern and density of the surroundings and there is no conflict in this regard.

I would suggest that the determination of planning applications is a balance of all relevant material considerations and if the positive elements outweigh any perceived negative element, then approval should follow and can in such cases be justified if need be, as a departure from the Development Plan.

I would fully support the conclusion reached in the officer's amended Delegated Report which is worth repeating by virtue of it's content, but not the recommendation or justification which must be seen as totally incoherent and irrational. Clearly, there has been some confusion in dealing with this application which has been grossly unfair to the appellant.

*'In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with the approved TAYplan 2012 and the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for approval subject to conditions'*

I would encourage that the Local Review Body to select the available option of a site visit to fully appreciate the site context in relation to its surroundings.

**The appellant therefore respectfully requests that this appeal be allowed.**





## REPORT OF HANDLING DELEGATED REPORT

Ref No	15/00001/FLL	
Ward No	N3- Blairgowrie And Glens	
Due Determination Date	04.03.2015	
Case Officer	John Williamson	
Report Issued by		Date
Countersigned by		Date

**PROPOSAL:** Erection of dwellinghouse

**LOCATION:** Land 40 Metres South East Of Holmwood Golf Course  
Road Blairgowrie

**SUMMARY:**

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

**DATE OF SITE VISIT:** 22 January 2015

**SITE PHOTOGRAPHS**





## **BACKGROUND AND DESCRIPTION OF PROPOSAL**

Full planning consent is sought for the erection of a dwellinghouse within the rear garden ground of an existing property known as Holmwood which fronts onto Golf Course Road in Blairgowrie. The rear garden ground is occupied by a mixture of buildings and includes a timber chalet building. The application site sits at the eastern end of Gold Course Road close to the junction with Coupar Angus Road. The site is located on the southern side of Golf Course Road and access is proposed to be taken through the existing driveway of Holmwood. The proposed dwellinghouse is to be located at the rear (south) of the site with an area of hardstanding to the north and east of the house. The remainder of the plot is proposed to be lawn. The proposed house is to be single storey which will house 2 bedrooms and a kitchen with a living/dining area. The finishing materials include concrete tiles (slate coloured) on the roof, upvc windows, white render and blackened timber cladding. The application site sits immediately adjacent to but within the settlement boundary of Blairgowrie/Rattray as outlined in the LDP.

## **SITE HISTORY**

06/02453/FUL Extension to dwellinghouse 13 December 2006 Application Permitted

## **PRE-APPLICATION CONSULTATION**

Pre application Reference: no reference but application form indicates meetings with officer who has now left the Council. No records on file of meeting or discussions.

## **NATIONAL POLICY AND GUIDANCE**

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

## **DEVELOPMENT PLAN**

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

### **TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012**

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *"By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice, where more people choose to live, work and visit and where businesses choose to invest and create jobs."*

### **Perth and Kinross Local Development Plan 2014 – Adopted February 2014**

The Local Development Plan was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

#### **Policy RD1 - Residential Areas**

In identified areas, residential amenity will be protected and, where possible, improved. Small areas of private open space to be retained changes of use away from ancillary uses such as local shops will be resisted unless

supported by market evidence that the existing use is non-viable. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area.

**Policy PM1A - Placemaking**

Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. All development should be planned and designed with reference to climate change mitigation and adaptation.

**Policy PM1B - Placemaking**

All proposals should meet all eight of the placemaking criteria.

**Policy TA1B - Transport Standards and Accessibility Requirements**

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

**OTHER POLICIES**

Developer Contributions Supplementary Guidance

**INTERNAL CONSULTATION RESPONSES**

Transport Planning – no objection

Education And Children's Services – no response within statutory period

Contributions Officer – contribution required

**EXTERNAL CONSULTATION RESPONSES**

Scottish Water – no response within statutory period

**REPRESENTATIONS**

One letter of representation has been received which raises the following issues:

- Density of development
- Loss of visual amenity
- Overlooking

These issues are addressed within the appraisal section below.

**ADDITIONAL STATEMENTS RECEIVED:**

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 eg Flood Risk Assessment	Not Required

## **APPRAISAL**

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan 2012 and the adopted Perth and Kinross Local Development Plan 2014.

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

### **Policy Appraisal**

Policy RD1 of the Local Development Plan refers to residential areas and states that general encouragement will be given to proposals which are compatible with the amenity and character of the area. Policy PM1A and B of the LDP are also relevant and state that all development must contribute to the quality of the surrounding built and natural environment and that the design, density and siting of development should respect the character and amenity of the place.

### **Character of Area/Density**

In this particular location the area is characterised by detached properties located on plots fronting directly onto the public road. This is evident along the length of the southern side of Golf Course Road where a series of similar house to the applicant's house exist. There are no plots in the immediate vicinity where backland development exists as is proposed with this application. It is noted that there are properties to the south of the application site at Moorhaze and Melford but both of these front onto Heather Drive, a separate street. This application results in a proposal which is completely contrary to the established character of this part of Golf Course Road. Approving development on this site would set a dangerous precedent for further similar backland development along the southern side of Golf Course Road to the detriment of the low density character of the area. As such I consider the principle of development on this site to be contrary to Policy RD1

and policies PM1A and B where they require proposed development the established character of the area.

### **Residential Amenity**

There are other residential properties located to the west, south, east and north of the plot. Therefore the position of the proposed house is important to ensure it does not overshadow or overlook any adjacent properties as required by the placemaking policies of the LDP. In this instance the property is proposed to be situated close to the southern boundary of the application site and there are windows proposed on this elevation within close proximity to the south boundary. In this case, given the strip of land apparent between the plot and the neighbouring house I am satisfied that this will not result in any significant impact on residential amenity. Furthermore given the position of the house in the plot and its size I do not consider it to have any significant impact on residential amenity in terms of overlooking or overshadowing.

### **Developer Contributions**

The house is located within the catchment area of Newhill primary School. A response has been received from the Developer Negotiations Officer indicating that this school is currently considered to have capacity problems and as such Policy PM3 relating to infrastructure contributions applies. This requires a contribution of £6395 towards education infrastructure in line with the Council's Developer Contributions Supplementary Guidance. Given that my recommendation is for refusal I have not informed the applicant of this but this should be an issue to consider if the applicant chooses to have this decision reviewed.

### **Design and Scale**

The overall form and scale of the house is considered to relate relatively successfully to the other properties in the area and the finishing materials are considered appropriate. It is, however, the principle of development on this site which I consider contrary to the Local Development Plan.

### **Access**

Access to the site is provided along the existing driveway for Holmwood and is proposed to sit between Holmwood to the west and Caddleton to the east. Transport Planning have offered no objection to the proposal and I do not have any concerns regarding the access as proposed.

### **Drainage**

The house is proposed to connect to the public drainage system.



## **Economic Impact**

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

## **Conclusion**

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with the approved TAYplan 2012 and the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for approval subject to conditions.

## **APPLICATION PROCESSING TIME**

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

## **LEGAL AGREEMENTS**

None required.

## **DIRECTION BY SCOTTISH MINISTERS**

None applicable to this proposal.

## **RECOMMENDATION**

### **Refuse the application**

### **Reason for Recommendation**

The proposal is contrary to Policy RD1 and PM1A of the Perth and Kinross Local Development Plan 2014 as the backland location of the development fails to relate to the established character of the area which sees all existing houses front directly onto the public road. Approval would set a precedent for other similar development in backland locations to the further detriment of the character of the area.

## **Justification**

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

**Informatives**

None

**Procedural Notes**

Not Applicable.

**PLANS AND DOCUMENTS RELATING TO THIS DECISION**

15/00001/1

15/00001/2

15/00001/3

15/00001/4

15/00001/5

15/00001/6

15/00001/7

15/00001/8

15/00001/9

15/00001/10

15/00001/11

15/00001/12

**Date of Report 17.02.2015**



**Existing Houses on Golf Course Road which DO NOT have frontages onto Golf Course Road and/or are built on ground previously part of rear gardens of other houses.**

**South East Side of Golf Course Road**

Kilchurn – to the rear of Heatherways, Golf Course Road. Built on part of the garden of Broomfield. Not visible from and No frontage onto GCR.

Ethie – built in part of the rear of Heatherways, Golf Course Road. Not visible from and No frontage onto GCR

Erica – located via a private drive running at an angle to Golf Course Road. Only one gable elevation visible from GCR and No frontage onto GCR. Part of its site previously belonged to Heatherways.

Oakwood – to the rear of Three Gables, Golf Course Road with No frontage onto GCR. Visible from GCR as it is a two storey building.

New House behind Mellerstain (name unknown, but clearly built in part of a back garden) and with No frontage onto GCR. (I will keep trying to find name of house and let you know.)

Pinehurst - Tom Watson's house built in part of garden of Moorcroft. Not visible from and No frontage onto GCR.

**North West Side of Golf Course Road**

Ku Chawe – up a long dirt driveway so not visible from GCR and No frontage onto GCR

Golf Crest – No frontage onto GCR

The Nuthanger – No frontage onto GCR

Darroch - No frontage onto GCR

Escala – No frontage onto GCR

(Three of these houses (and perhaps also the fourth) all share one driveway, but NONE of them are 'built on the building line on GCR' and they have differing orientations to GCR.)

Craigmore - Anne and Leo Hedigan's bungalow built in part of garden of St Annes. Not visible from and No frontage onto GCR.

Brae Cottage – located behind Strawberry Bank. Obliquely visible from but No frontage onto GCR.

This makes 13 existing houses with Golf Course Road addresses, and accessed from it, none of which has a frontage onto GCR, so failing to 'relate to the building line on GCR'.

**TOWN AND COUNTRY PLANING (SCOTLAND) ACT : Application Number  
15/00001/FLL : APPEAL**

**OR**

**Submission Statement – Application to Replace Existing Habitable Structure  
(Annexe) at Holmwood, Golf Course Road, Blairgowrie, PH10 6LJ**

This Application/Appeal relates the submission for Consent to Replace an Existing Habitable Chalet/Studio (Annexe) at Holmwood, Golf Course Road, Blairgowrie. (Use following sentence only if Appeal to be submitted - The initial application was submitted as an application for erection of a new dwellinghouse, but should have been for Replacement of an Existing Habitable Annexe.)

The Chalet/Studio has been in situ for 27 years, thereby forming part of the existing established character of the area for over quarter of a century. The building is an annexe to Holmwood, with Council Tax Band (E) taking cognisance of it, the structure having been in existence at the time of the country wide Property Revaluation in 1993. It is fully habitable year round, has mains water and drainage; mains electricity; electric heating; fully operational shower room/WC; fully operational kitchen area. The walls and ceiling of the building are insulated, the windows and patio door are double glazed, there is a driveway to the property and it has its own parking area. Over and above the habitable property there is a garage size building currently used for storage. There are 6ft high fences on the East, South and West boundaries with a hedge on the Northern boundary. The eastern boundary has recently had additional mature (3m tall) shrubs added, which will continue to grow in height. In view of this neither the existing property, nor the proposed replacement property, overlooks any other neighbouring property.

Check of the early 19902 Ordnance Survey Map (precise year not known) will show both these buildings, confirming their long standing presence and their contribution to the development of the existing character of the area since that time. Clearly the Chalet/Studio annexe has never fronted directly onto the public road in its quarter century plus existence, having in all that time taken both pedestrian and vehicular access from the eastern entrance to Holmwood. Indeed, a very much more recent property (Oakland, Golf Course Road, Blairgowrie) located 60-70 metres west of Holmwood has already set a precedent for not fronting the public road.

Regarding the representations made by the sole respondent, at this date there is 6 ft high fencing, plus tall mature trees and 3m high shrubs, on the eastern boundary between Birchmoor, Heather Drive, and the site of the current/replacement building. Recently planted 3m high shrubs will quickly grow to increase further what is now dense screening on that boundary. Additional trees and shrubs are regularly added to this area to maintain the 'nature garden' developed over past years to contribute to enhancing the quality of the surrounding natural environment. This, plus a long standing wooden shed (beam on to Birchmoor), leads to there being no point at which either the current or the proposed replacement building would be visible from Birchmoor, Heather Drive. This negates the points regarding 'loss of visual amenity' and 'overlooking' on that boundary. On density of development, the site on which the existing Chalet/Studio is sited is larger than quite a number of sites around it on which full houses are built. It is contended that the replacement of the existing wooden building with a more modern replacement structure would not increase density of development, a building already being at that locus, but would increase and improve visual amenity, as will the additional mature planting recently undertaken. Also there are numerous, existing, relatively recently build properties with Golf Course Road addresses which have been built in 'backland' sites (4 definite and possibly a 5<sup>th</sup>). There are a further 8 or 9 properties with Golf Course Road addresses which DO NOT follow the building line on the road. These 13 or 14 properties mean the president has already been long established for properties which do not have a frontage onto GCR. At the western end of GCR there is evidence of three properties share one access the whole site giving a 'cramped' look, which would definitely not be the situation with the proposal at Holmwood.

In view of the above statement confirming the long standing existence of the Chalet/Studio Annexe, it is a contended that the proposal submitted does not breach the terms of Policies RD1 and PM1A of the recently adopted Perth and Kinross Local Development Plan, nor cause any loss amenity to neighbouring properties. Accordingly it is submitted that the application to replace the Existing Habitable Annexe Building should be approved and notification of that approval is sought.

HMGW Rosemount 14/03/15, 23/04/15

**Note:** It has recently been learned that an application has been submitted to build a new chalet bungalow in part of the garden of a property owned by the Dalrymple family. Not clear whether address will be Auchmore Drive, Woodlands Road, or Coupar Angus Road, but whichever it is, it is thought the proposed property will not have a frontage directly onto any road.

HMGW 25/04/15



## **Guidance on Proposals for a Dwellinghouse on Infill Sites**

Normal requirements are:

- A minimum plot size of 360 sq metres.
- The ratio of the footprint of the proposed house to the overall site area should not exceed 25%.
- Both the existing house) and the proposed house should each have 100 sq metres of private amenity space (screenable garden area).
- The proposed house should not sit forward of the relevant building line.
- There should be 9 metres between any elevation of the proposed house which has non obscure windows and the site boundary (excluding the public road) and window to window distance should not be less than 18 metres.
- The development should not reduce significantly the degree of sunlight, daylight or privacy enjoyed by the occupants of neighbouring properties.
- Any infill development should be designed to harmonise and be sympathetic to the scale, character, and external finishes of neighbouring houses.



**Angus Council**



**ADVICE NOTE 6**

**BACKLAND  
HOUSING  
DEVELOPMENT**

*For further information and advice contact:*

Planning & Transport  
Angus Council  
County Buildings  
Market Street  
Forfar  
DD8 3LG

## INTRODUCTION

For some time it has been established practice to treat planning applications for residential development on backland sites as generally being undesirable, primarily in the interests of protecting amenity and maintaining the standards of privacy enjoyed by adjoining residents. By the very nature of backland sites, development thereon tends to result in a reduction of the space standards and/or privacy enjoyed by existing residents, increasing housing density and thereby altering the character of the area. Nevertheless, opportunities do exist in areas of low or medium density housing, where backland development could be accommodated without undue visual intrusion and where residential standards of space and privacy could be maintained at an acceptable level.

While the principle of protecting the amenity of existing residents remains a prime concern, it is now considered that a policy which permits a greater degree of flexibility can justifiably be pursued. Such a policy would help to maximise the development potential which exists within settlements and reduce development pressure on greenfield sites. By operating within defined criteria these benefits can be realised without imposing unreasonable on the space standards and privacy of existing residents.

## COUNCIL POLICY

Planning applications for the development of single (exceptionally two) houses on a backland site will normally be approved where they meet the following criteria. For the purposes of development control a backland site will be defined broadly as "a small area of land to the rear of existing buildings which at no point, except for land reserved for the purposes of an access, adjoins a public road". Normally a backland site will be located within the curtilage of an existing house and will therefore be confined in area by the limits of the curtilage but, irrespective of the area of the site, the principles of control in respect of protecting the privacy and space standards of existing residents remain the same.

## THE PRINCIPLE OF CONTROL

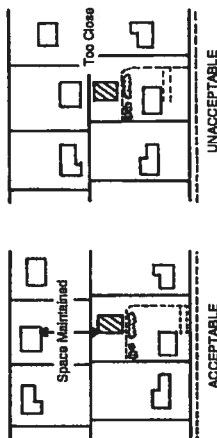
In the majority of backland development situations, adjacent properties will have enjoyed an open aspect knowing that, as a normal highway access would be impossible or unlikely, the aspect will remain more or less intact. In these circumstances, the erection of a house or houses in the previously open garden area can be particularly disconcerting. Accordingly it is right and proper that these residents are allowed to enjoy at least the normal privacy and openness associated with a traditional estate development and arguably the standard should be slightly higher. Criteria 1 to 4 are designed to achieve this.

## CRITERIA TO BE MET

1. To attract a planning approval, a backland plot will normally require a minimum area of 400 square metres excluding any access strip. In certain exceptional circumstances, this may be relaxed, e.g., where all surrounding gardens are particularly extensive, although this exemption is only rarely likely to be applicable. If the site lies within an existing house curtilage, the original house must also retain at least 400 square metres.

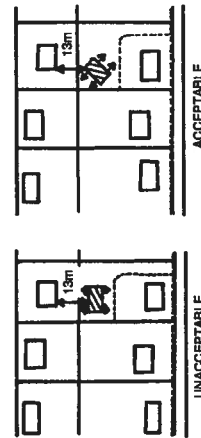
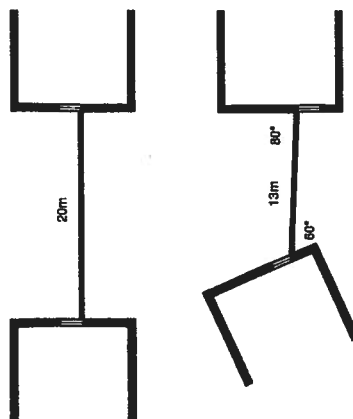
2. Development on backland sites should be sited in such a way as to minimise the loss of privacy, outlook and space for adjoining residents. A reasonable degree of space must be maintained around and between the new house and those existing.

For Example:-



3. Windows of habitable rooms should not be positioned directly opposite or inclined horizontally to those of habitable rooms in existing neighbouring houses unless there is a distance of approximately 20 metres between the windows of both dwellings. Where the respective buildings are inclined at an angle to one another, the distance required between windows will be less.

For Example:-



4. Dwellings of more than one and a half storeys will not normally be permitted on backland sites unless it can be demonstrated by the applicant or his/her agent, that such development can be accommodated with the minimum loss of privacy to adjoining resident. Often consent will be limited to single storey bungalows.
5. A suitably safe access must be provided to the satisfaction of both the roads and planning authorities.

6. Any proposal and ultimately the detailed design must be sympathetic to the character of the area, for example, the pattern of a linear village with only frontage development should be respected. In designated Conservation Areas a high level of sensitivity in design and use of materials will be required.

7. The proposal must not jeopardise the overall planning of an area when better solutions can reasonably be anticipated in the foreseeable future, for example, where there is a local plan proposal for the area.

8. The granting of planning consent to develop a backland site will not be regarded as setting a precedent for subsequent similar applications within the same locality.

## DEVELOPMENT CONTROL PRACTICE

As standard practice, the Council will require that outline planning applications for backland development should contain details relating to the siting, aspect and height of the proposed dwelling(s) as well as indicating where an access will be formed.

Development of backland sites can normally only be regarded as detrimental to existing adjacent householders and where genuine and reasonable objections are received from this source, they will be regarded as a major input into the planning application consideration.





John Culbert &lt;johncculbert@gmail.com&gt;

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**15/00001/FLL Holmwood, Blairgowrie**

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**John Culbert** <johncculbert@gmail.com>  
To: johnwilliamson@pkc.gov.uk

Wed, Apr 8, 2015 at 11:23 AM

Hi John.

I hope you are well and keeping busy.

I have a client who was refused planning consent recently for a new house to replace an existing residential annex within the rear garden area of Holmwood on Golf Course Road, Blairgowrie. The main concern appeared to be perceived harm to the particular character of the area, although according to your delegated report you did not see an issue with visual or residential amenity, design or overlooking.

I was wondering if there might to scope to discuss a re-submission. The appellant has introduced more landscaping, increased the height of boundary fencing with the neighbour who complained. In addition, the orientation of the proposed house could be swung through 90 degrees to face Heather Drive in to appear more as an infill when viewed from Heather Drive. The site is large extending to some 1,200 sq metres, unlike the neighbouring plots which are so much smaller and presenting little opportunity to argue precedent.

Please let me know if there would be any possibility for a compromise solution, or is the only alternative is to pursue the case through the Local Review Body.

I look forward to hearing back from you.

Best wishes

John Culbert

**John Culbert** <johncculbert@gmail.com>

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**15/00001/FLL Holmwood, Blairgowrie**

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**John Williamson - TES** <JohnWilliamson@pkc.gov.uk>  
To: John Culbert <johncculbert@gmail.com>

Wed, Apr 8, 2015 at 1:14 PM

Hi John

Good to hear from you again.

I am not convinced a discussion regarding a re-submission would be worthwhile. In my opinion this proposal results in backland development which is contrary to the established character of the area and therefore the principle of development does not meet LDP policy. Furthermore it fails to relate to the building line on Golf Course Road and even if its orientation was altered it would still fail to relate to the established building line on Heather Drive, which is a requirement of Policy PM1.

Kind Regards

John Williamson

Planning Officer – Development Management

Perth and Kinross Council

The Environment Service

Pullar House

35 Kinnoull Street

Perth

PH1 5GD

Direct Dial: 01738 475360

Email: [johnwilliamson@pkc.gov.uk](mailto:johnwilliamson@pkc.gov.uk)**From:** John Culbert [<mailto:johncculbert@gmail.com>]**Sent:** 08 April 2015 11:24**To:** John Williamson - TES**Subject:** 15/00001/FLL Holmwood, Blairgowrie

**TCP/11/16(362)**  
**Planning Application 15/00001/FLL – Erection of  
dwellinghouse, land 40 metres south east of Holmwood,  
Golf Course Road, Blairgowrie**

## **PLANNING DECISION NOTICE**

**REPORT OF HANDLING** *(included in applicant's  
submission, see pages 327-334)*

## **REFERENCE DOCUMENT**



# PERTH AND KINROSS COUNCIL

Ms Helen Gordon-Wilson  
c/o Sus'D Studios NE  
Elise Fleming  
Strageith  
By Craighall  
Blarigowrie  
PH10 7JB

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date 19th February 2015

## TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **15/00001/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 5th January 2015 for permission for **Erection of dwellinghouse Land 40 Metres South East Of Holmwood Golf Course Road Blairgowrie** for the reasons undernoted.

Development Quality Manager

### Reasons for Refusal

1. The proposal is contrary to Policy RD1 and PM1A of the Perth and Kinross Local Development Plan 2014 as the backland location of the development fails to relate to the established character of the area which sees all existing houses front directly onto the public road. Approval would set a precedent for other similar development in backland locations to the further detriment of the character of the area.

### Justification

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

### Notes

The plans 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**

**15/00001/1**

**15/00001/2**

**15/00001/3**

**15/00001/4**

**15/00001/5**

**15/00001/6**

**15/00001/7**

**15/00001/8**

**15/00001/9**

**15/00001/10**

**15/00001/11**

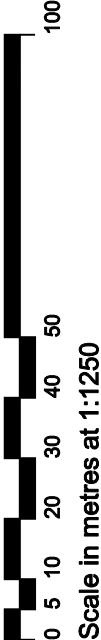
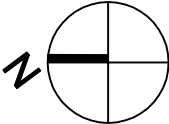
**15/00001/12**

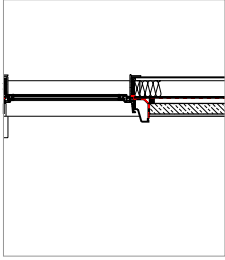
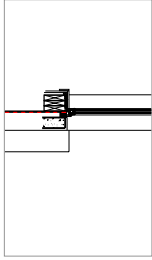
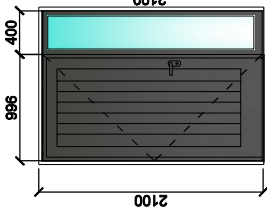
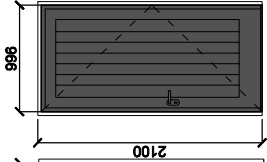
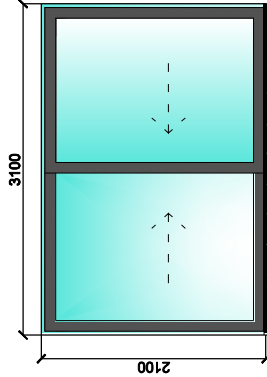
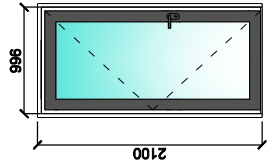
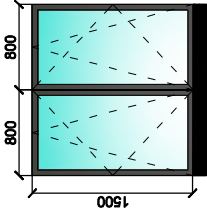
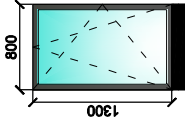
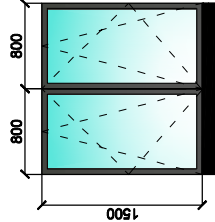
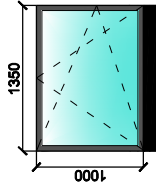
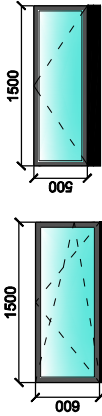


Areas: m<sup>2</sup> (ft<sup>2</sup>) Hectares

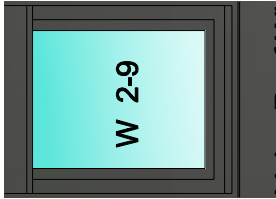
Site area 1990 21424 0.199

New House at Holmwood, Golf Course Road, Blairgowrie. PH10 6LJ		
Drawing: Location Plan		no. S0
copyright of Sus'D Studio's NE		scale: @1:1250
PLANNING		10/11/14
		rev. -

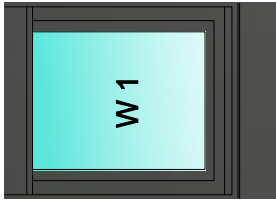




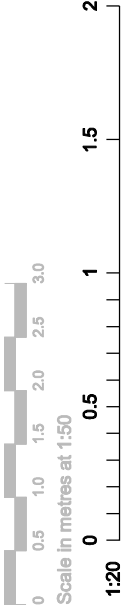
Window Section



Velux Roof Windows  
W 2, 3, 4, 5, 6, 7, 8 & 9  
MK08 780 X 1400



Velux Roof Windows  
MK04 780 X 980



New House plot at Holmwood, Golf Course Road, Blairgowrie. PH10 6LJ			
Drawing: WINDOW AND DOOR ELEVATIONS		no. D09	rev. -
copyright of <i>Sus'D Studio's N.E</i>		scale 1:50	
PLANNING			10/11/14



External Use of Materials.

Roof:

Marley Elermit Concrete fibre cement blue grey slate roof tiles. Bargeboards and fascias painted grey and to be agreed by the planning authority.

Rainwater Goods:

uPVC by 'Marley'. Colour: Black RS25 BS EN 12200 R

Windows & Doors:

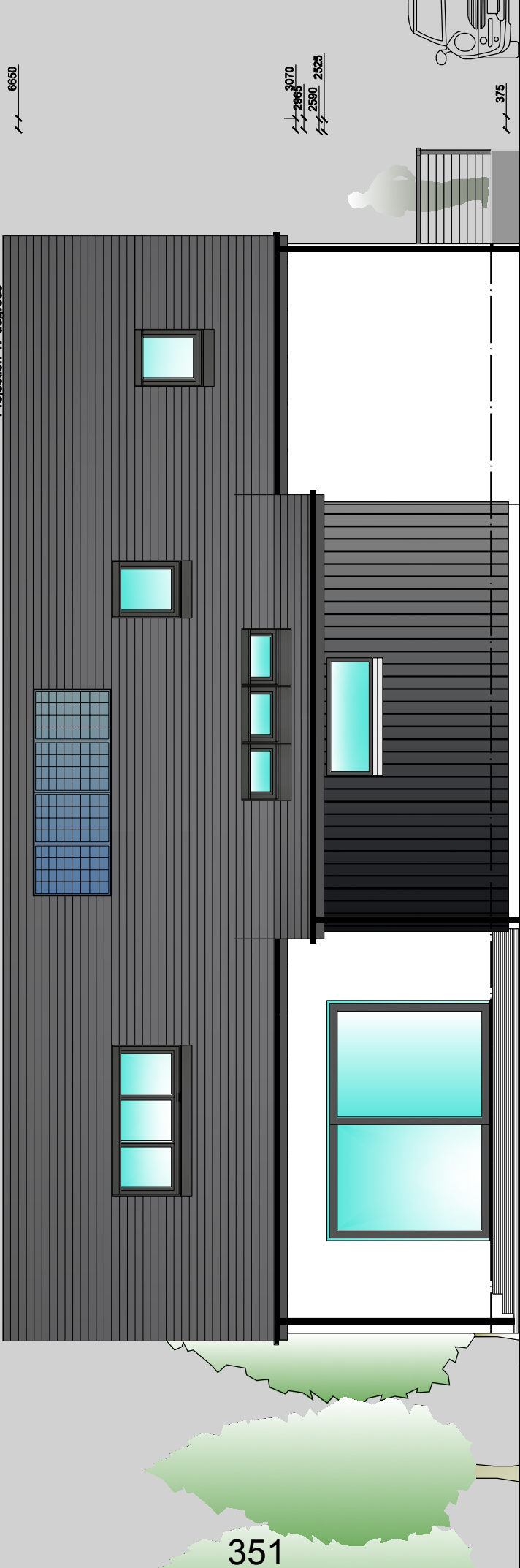
Upvc double glazed units powder coated in colour shown or as agreed by the planning authority.

Walls:

Colour and elevations: Grey white K-rend render.  
Timber projection to be either blackened timber to compliment the the render or boarding stained with Osmo exterior oil in 903 basalt grey. All to be agreed with planning.

Roof pitch:

Grey concrete eills.  
Main house 37degrees  
Projection 17 degrees



South Elevation  
Elevations



New House plot at Holmwood, Golf Course Road, Blairgowrie. PH10 6LJ			
Drawing: South Elevation	no.	D1	rev.
			-
copyright of <i>Sus'D Sudio's N.E</i>		scale	1:50
PLANNING			10/11/14

External Use of Materials:

New House at Holmwood

08

Roof: Marley Elernit Concrete fibre cement blue grey slate roof tiles. Bargeboards and fascias painted grey and to be agreed by the planning authority.

Rainwater Goods:

uPVC by 'Marley'. Colour: Black RS25 BS EN 12200 R

Windows & Doors:

Upvc double glazed units powder coated in colour shown or as agreed by the planning authority.

Walls:

Colour and elevations: Grey white K-render. Timber projection to be either blackened timber to compliment the the render or boarding stained with Osmo exterior oil in 903 basalt grey. All to be agreed with planning.

Grey concrete cills.

Main house 37degrees

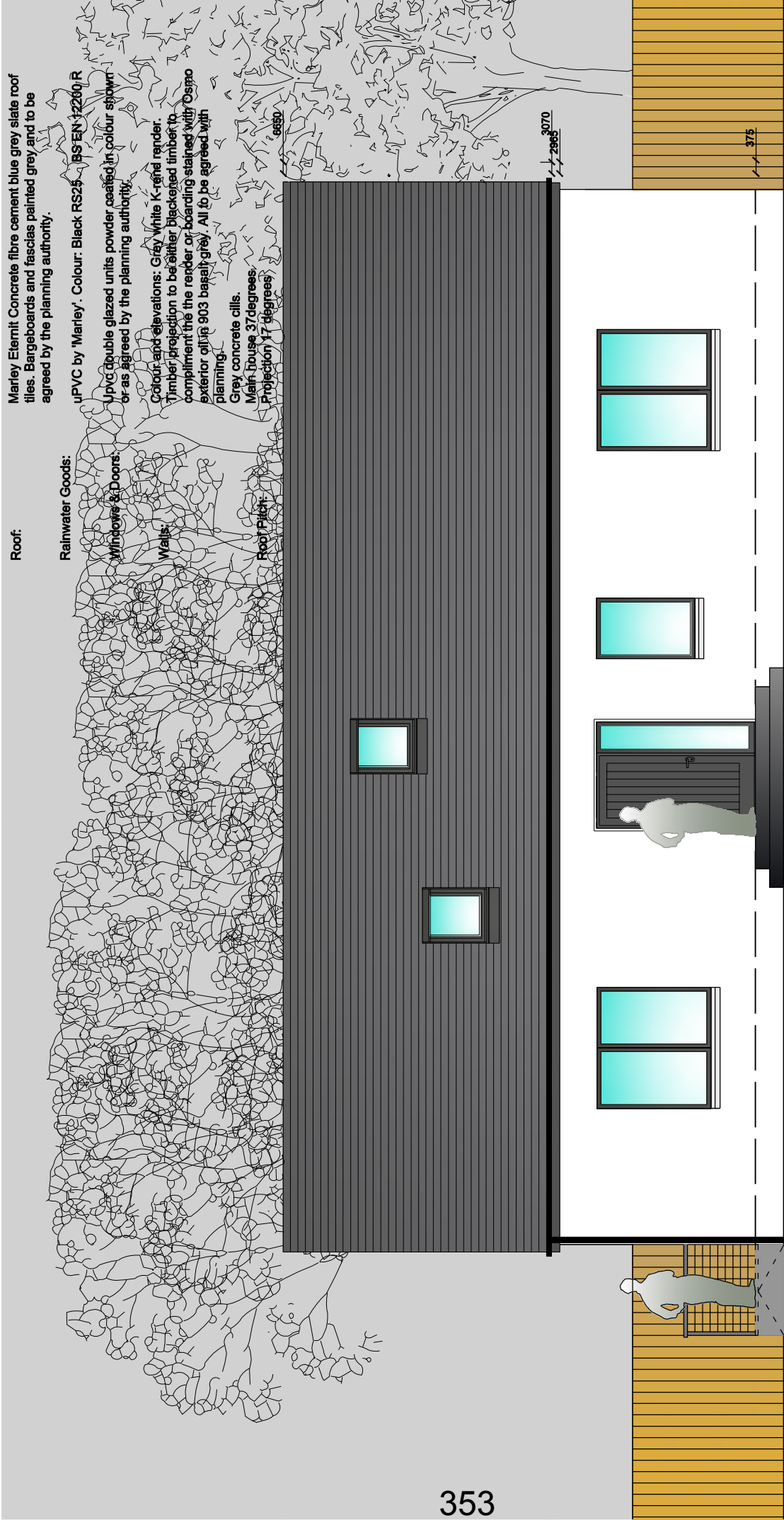
Projection 17 degrees

Roof Pitch:



South West Elevation Elevations

New House plot at Holmwood, Golf Course Road, Blairgowrie. PH10 6LJ			
Drawing: South West Elevation		no.	rev.
		D08	-
copyright of <i>Sus'D Sudio's N.E</i>		scale	1:50
PLANNING		10/11/14	

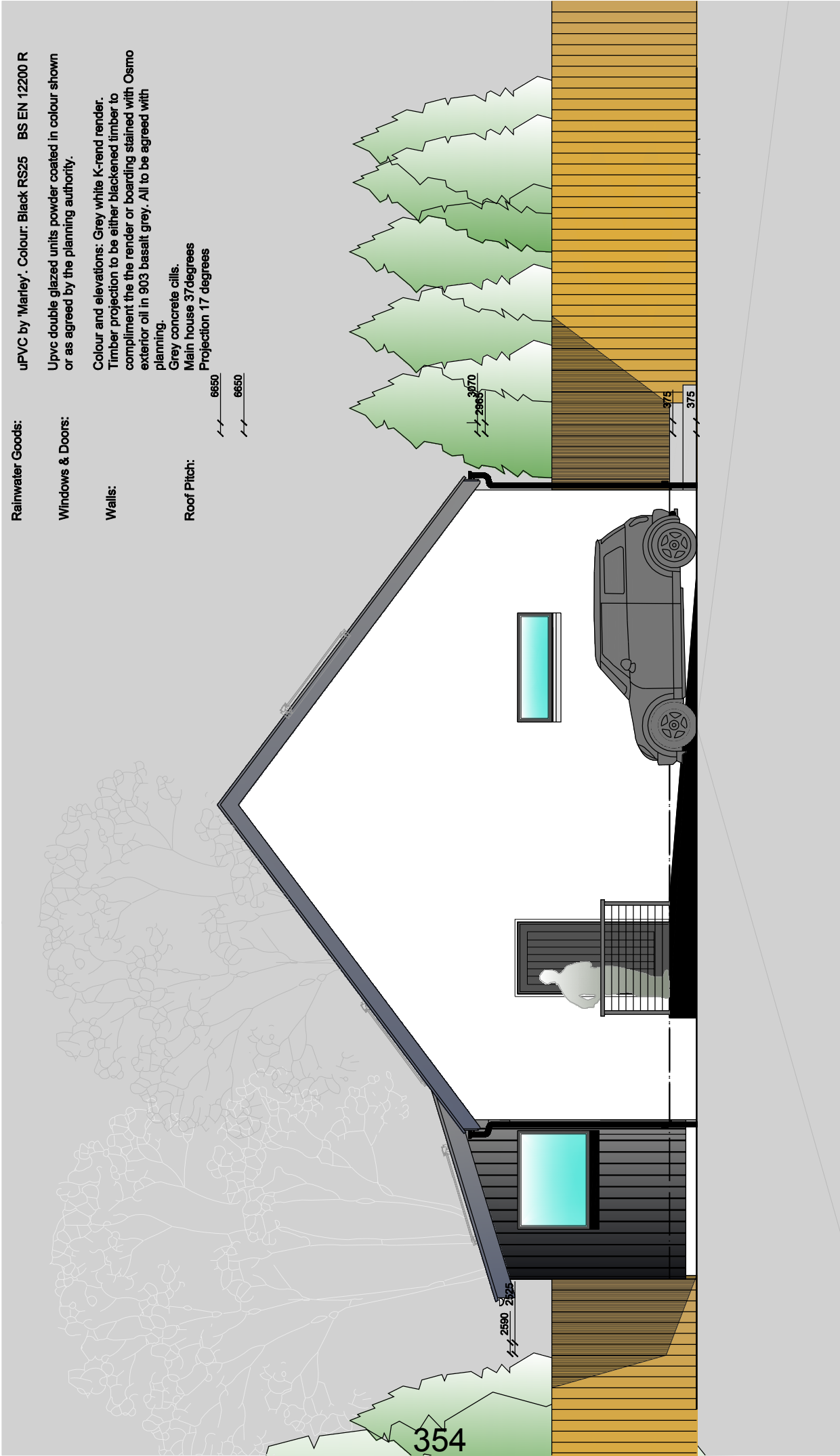


353

West by West North West Elevation  
Elevations

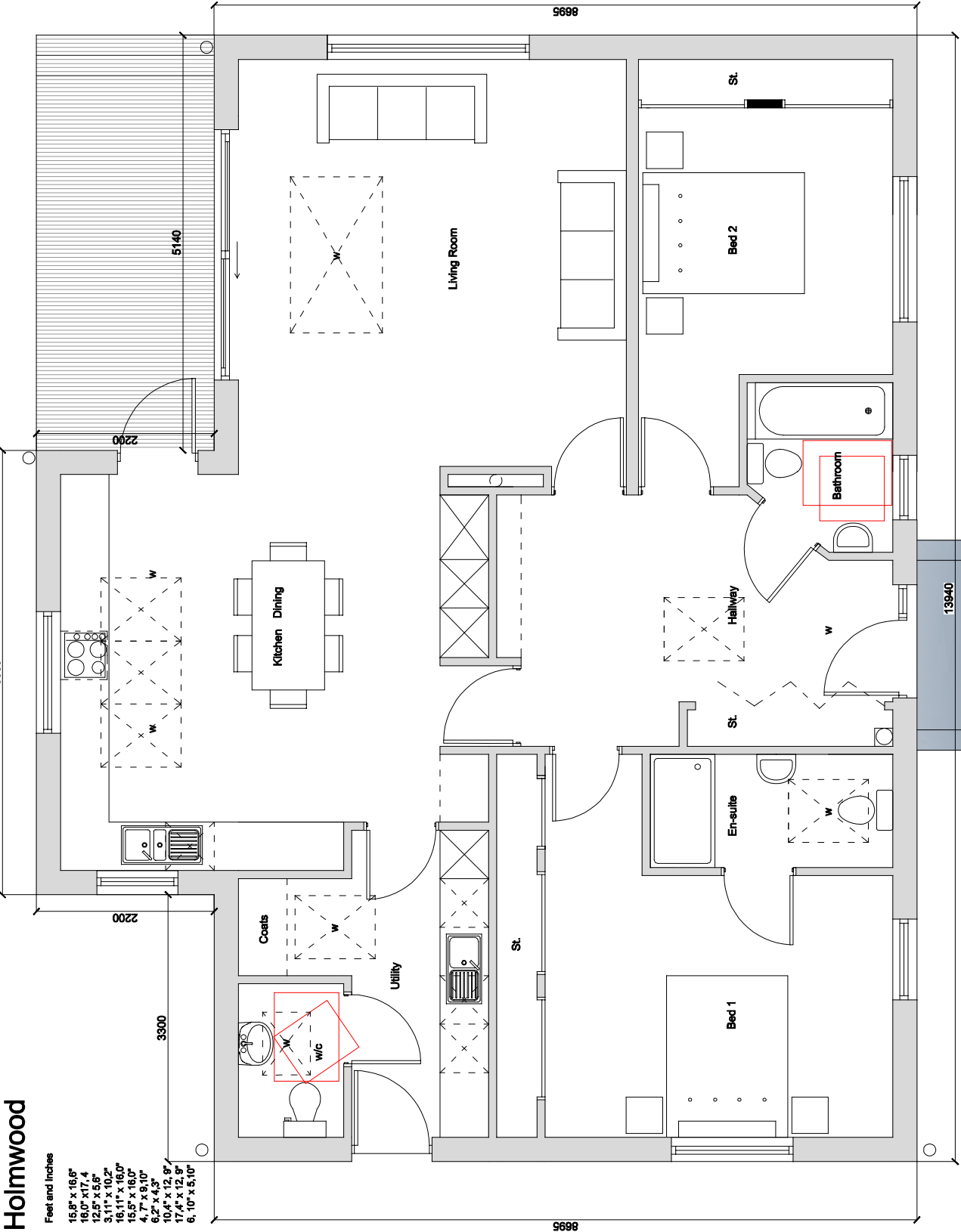


New House plot at Holmwood, Golf Course Road, Blairgowrie. PH10 6LJ			
drawing: West by West North West Elevation		no. D05	rev. -
copyright of <i>Sus'D Studio's N.E</i>		scale	1:50
		10/11/14	
PLANNING			



- Rainwater Goods: uPVC by 'Marley'. Colour: Black RS25 BS EN 12200 R
- Windows & Doors: Upvc double glazed units powder coated in colour shown or as agreed by the planning authority.
- Walls: Colour and elevations: Grey white K-render. Timber projection to be either blackened timber to compliment the the render or boarding stained with Osmo exterior oil in 903 basalt grey. All to be agreed with planning.
- Roof Pitch: Grey concrete eills.  
Main house 37degrees  
Projection 17 degrees

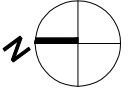
New House plot at Holmwood, Golf Course Road, Blairgowrie. PH10 6LJ			
Drawing: East Elevation		no. D07	rev. -
copyright of <i>Sus'D Studio's N.E</i>		scale: 1:50	10/11/14
PLANNING			



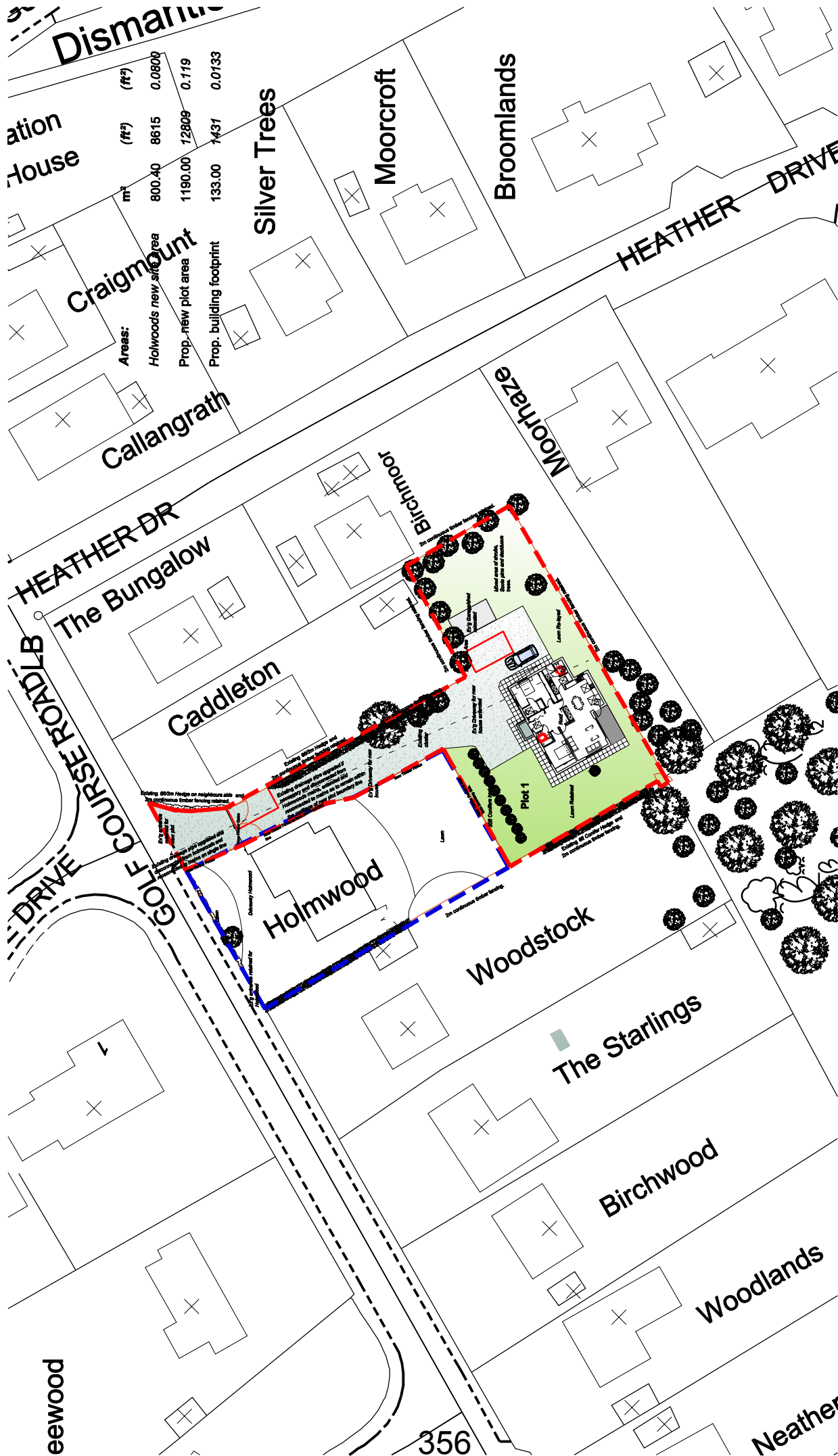
Areas:	Metres	Feet and Inches
Living	4.80 x 5.05m	15.8' x 16.6'
Kitchen/Dining	4.90 x 5.30m	16.0' x 17.4'
Utility	3.80 x 1.70m	12.5' x 5.6'
@widest point	1.20 x 3.1m	3.1' x 10.2'
Bed Room 1	3.20 x 4.90m	16.1' x 16.0'
@widest point	4.70 x 4.90m	15.5' x 16.0'
En-Suite	1.40 x 3.00m	4.7' x 9.1'
WC	1.90 x 1.30m	6.2' x 4.3'
Bed Room 2	3.15 x 3.90m	10.4' x 12.8'
@widest point	5.30 x 3.90m	17.4' x 12.8'
Bathroom	2.10 x 1.80m	6.10' x 5.10'



Ground Floor Plan  
Plans



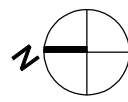
New House plot at Holmwood, Golf Course Road, Blairgowrie. PH10 6LJ			
Drawing: Ground Floor Plan		no. D03	rev. -
copyright of <i>Sus'D Studio's N.E</i>		scale: 1:50	10/11/14
PLANNING			



Areas:

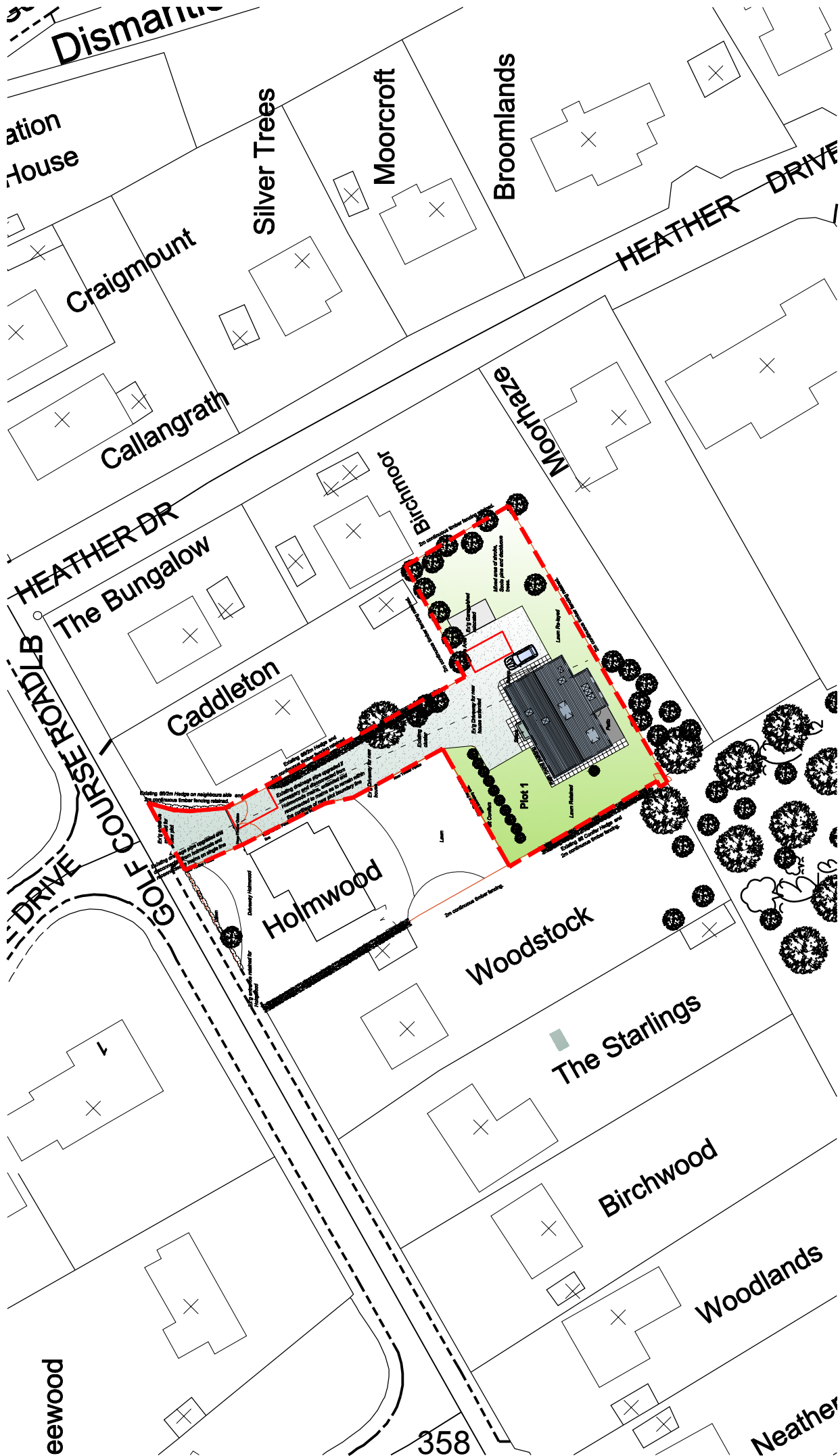
	m <sup>2</sup>	(ft <sup>2</sup> )	(ft <sup>2</sup> )
Holwoods new site area	800.40	8615	0.0800
Prop. new plot area	1190.00	12808	0.119
Prop. building footprint	133.00	1431	0.0133

New House plot at Holmwood, Golf Course Road, Blairgowrie, PH10 6LJ			
Drawing: Proposed Site Plan		no. D01	rev. -
copyright of Sus'D Studio's N.E		scale	©1:500
PLANNING			10/11/14



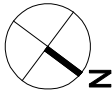
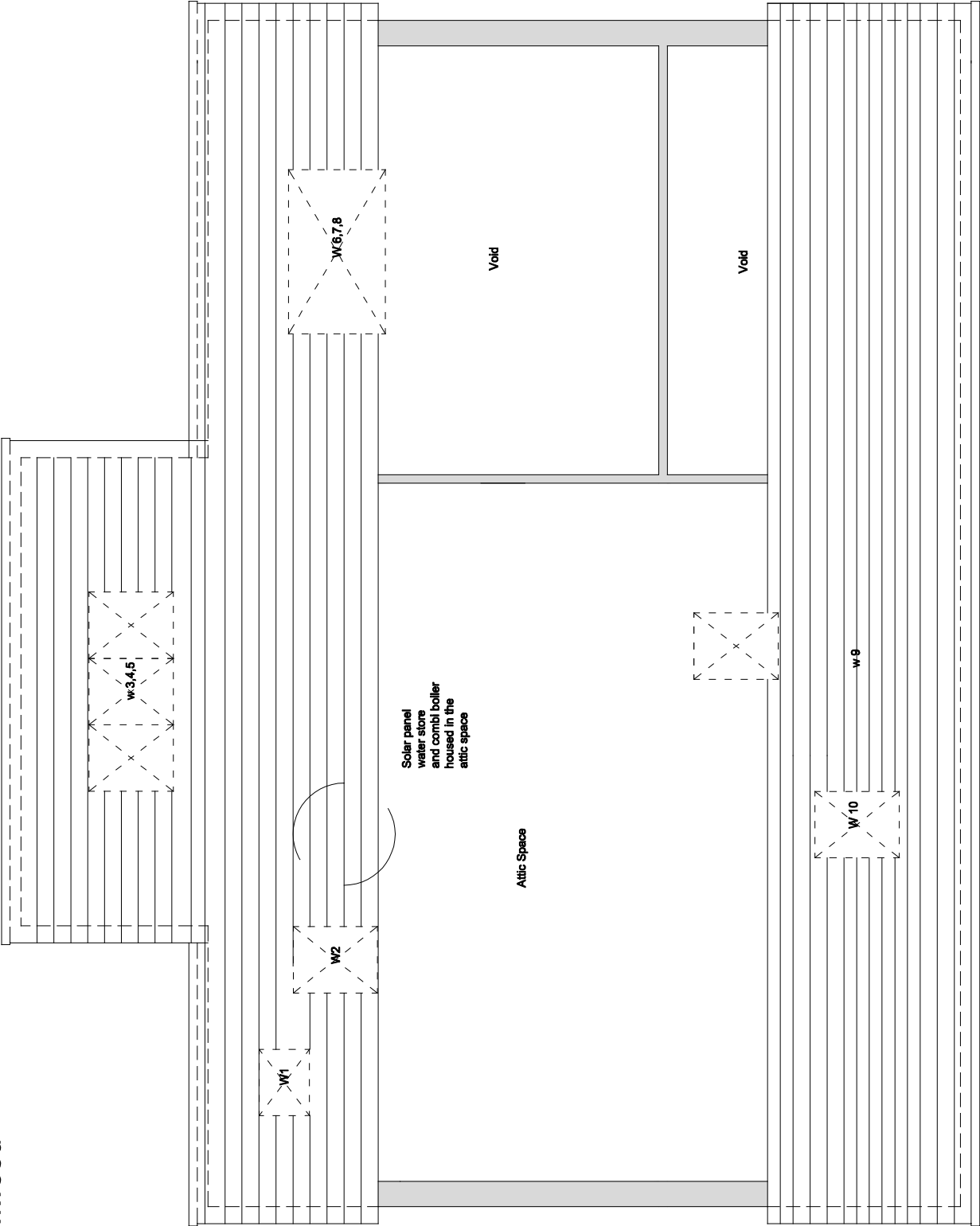






New House plot at Holmwood, Golf Course Road, Blairgowrie, PH10 6LJ			
drawing: plans	no.	D02	rev. --
	scale		
copyright of <i>Sus'D Studio's N.E</i>			
PLANNING			
			10/11/14

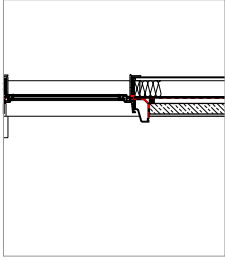
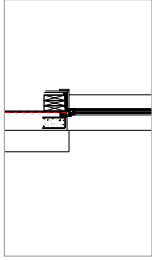
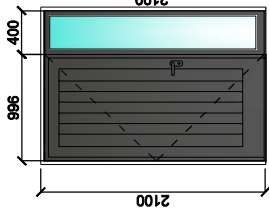
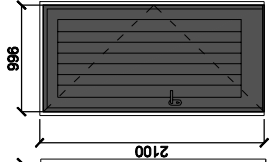
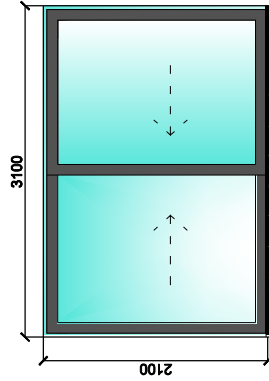
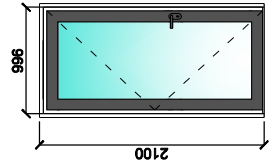
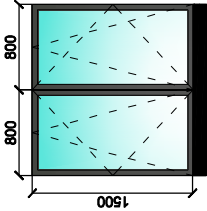
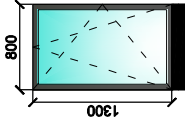
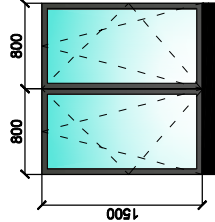
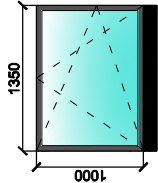
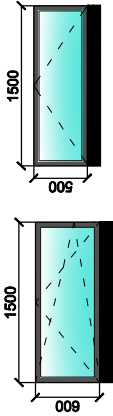




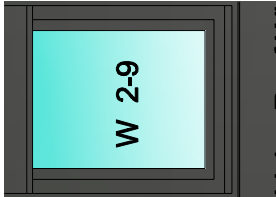
Roof Space Floor Plan  
Plans



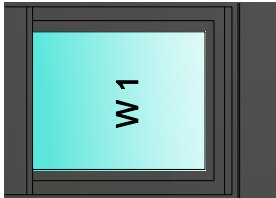
New House plot at Holmwood, Golf Course Road, Blairgowrie. PH10 6LJ			
Drawing: Roof Space Floor Plan		no. <b>D04</b>	rev. -
copyright of <i>Sus'D Sudlo's N.E</i>		scale	<b>1:50</b>
			10/11/14
<b>PLANNING</b>			



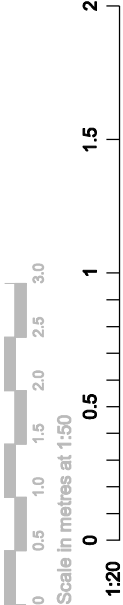
Window Section



Velux Roof Windows  
W 2, 3, 4, 5, 6, 7, 8 & 9  
MK08 780 X 1400



Velux Roof Windows  
MK04 780 X 980



New House plot at Holmwood, Golf Course Road, Blairgowrie. PH10 6LJ			
Drawing: WINDOW AND DOOR ELEVATIONS		no. D09	rev. -
copyright of <i>Sus'D Studio's N.E</i>		scale 1:50	
PLANNING			10/11/14

# GGL/GGU Centre-Pivot Roof Window

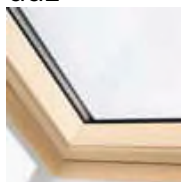


The centre-pivot window is a classic and versatile design manufactured in high quality natural pine with the option of a clear lacquered pine internal finish (GGL) or a white polyurethane internal finish (GGU). It is suitable for installation into roof pitches between 15° and 90°. For easy operation it is recommended to place the top frame of the window 1.85-2.20m above the floor.

VELUX recommend that all roof windows including solar or electrically operated roof windows are installed with a laminated pane for instances above 2.20m.



## GGL



### Features/Benefits

- Ventilation bar with dust and insect filter – *Allows fresh air to enter the room while the window is securely closed*
- Friction springs – *Allows easy operation of window*
- Sash rotates 180° from inside – *Allows easy and convenient cleaning*
- Barrel bolt – *Allows the window to be locked in two positions – At 180° for secure cleaning of the exterior pane internally – At 5° to allow extra ventilation*

### Operation

The window is operated manually using the full width control bar on the ventilation flap along the top of the sash.

### Glazing options

- (--34) glazing Double glazed, laminated opaque inner pane, toughened outer pane.
- (--50) glazing Double glazed, toughened outer pane.
- (--60) glazing Double glazed, laminated inner pane, toughened outer pane with Easy-to-clean coating, enhanced noise reduction.
- (--62) glazing Triple glazed, laminated inner pane, toughened outer pane with Easy-to-clean & Anti-dew coating. Provides enhanced U-value and Noise Reduction.
- (--66) glazing Triple glazed, laminated inner, toughened outer pane with Easy-to-clean & Anti-dew coating.
- (--70) glazing Double glazed, laminated inner pane, toughened outer pane.
- (--70Q) glazing Double glazed, laminated inner pane, toughened outer pane. Provides a burglary resistance of Class P4A.

### Cladding

- NCS standard colour (Grey): S 7500-N nearest RAL standard colour: 7043.
- Also available: titanium zinc, copper or other cladding types and colours.

### Maintenance

The pane should be cleaned with a soft, clean, lint-free cloth or non-abrasive sponge. The rest of the window can be cleaned with ordinary household cleaners. The filter can be removed and either washed or replaced.

### Guarantee

- 10 year VELUX guarantee on windows and flashing kits.
- 3 year guarantee on blinds, shutters, awnings and electrics.

## GGU



### Interior finish option

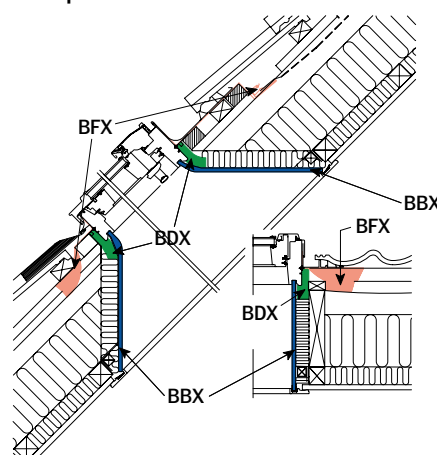
#### GGL

- White paint finish.

#### GGU

- No other finish available.

### Best practice installation



## Installation Products recommended by VELUX

### Flashings for

- Single installation (ED\_)
- Twin installation (EB\_)
- Combi installation (EK\_)

### Control Options

- Rod (ZCT 200)
- Rod Extension (ZCT 100)
- Solar conversion kit (KSX 100K) can be fitted to upgrade manual windows that were manufactured after April 1986.

### Installation Products

- Insulation Collar (BDX)
- Underfelt Collar (BFX) includes transverse drainage gutter
- Vapour Barrier (BBX)

## Blinds, Awnings/Shutters

### Interior Sunscreening

- Blackout Blind – Manual (DKL)
- Roller Blind – Manual (RFL)
- **Flying Pleated Blind – Manual (FHL)**
- Venetian Blind – Manual (PAL)
- **Duo Blackout Blind – Manual (DFD)**

### Awnings/Shutters

- Awning Blind – Manual (MAL)
- Roller Shutters – Manual (SHL)

### Additional Accessories

- Insect screen – Manual (ZIL)

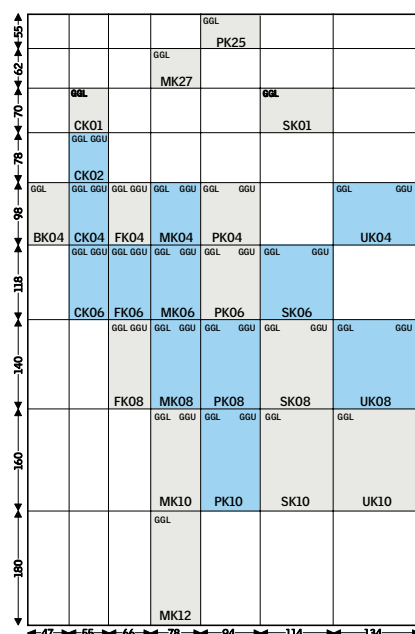
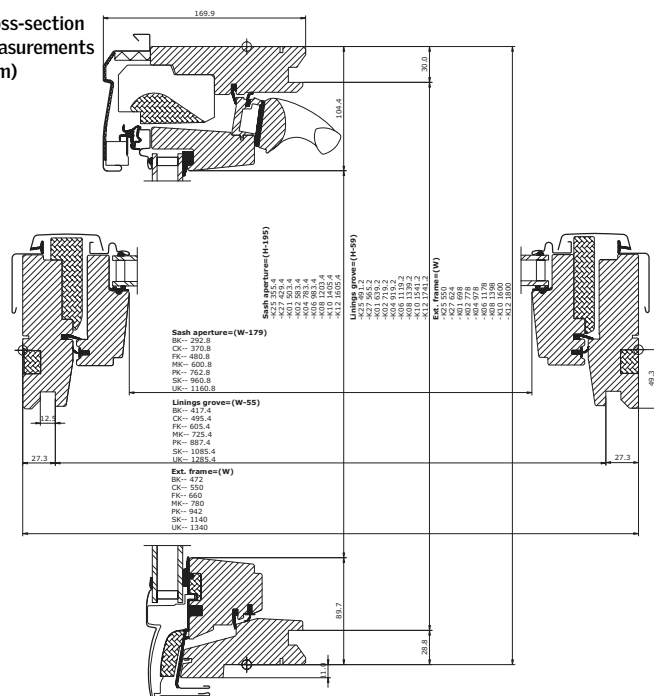
## Technical data – GGL/GGU

Please note not all glazing variants are available in all sizes and types

Size	Window Options	Exterior Frame	Visible Glass	Lining Rebate
		WxH	exf	kxl
BK04	GGL	472 x 978	293 x 783	417 x 639
CK01	GGL	550 x 698	371 x 503	495 x 639
CK02	GGL, GGU	550 x 778	371 x 583	495 x 719
CK04	GGL, GGU	550 x 978	371 x 783	495 x 919
CK06	GGL, GGU	550 x 1178	371 x 983	495 x 1119
FK04	GGL, GGU	660 x 978	481 x 783	605 x 919
FK06	GGL, GGU	660 x 1178	481 x 983	605 x 1119
FK08	GGL, GGU	660 x 1398	481 x 1203	605 x 1339
MK27	GGL	780 x 624	601 x 429	725 x 565
MK04	GGL, GGU	780 x 978	601 x 783	725 x 919
MK06	GGL, GGU	780 x 1178	601 x 983	725 x 1119
MK08	GGL, GGU	780 x 1398	601 x 1203	725 x 1339
MK10	GGL, GGU	780 x 1600	601 x 1405	725 x 1541

Size	Window Options	Exterior Frame	Visible Glass	Lining Rebate
		WxH	exf	lxl
MK12	GGL	780 x 1800	601 x 1605	725 x 1741
PK25	GGL	942 x 550	763 x 355	887 x 491
PK04	GGL, GGU	942 x 978	763 x 783	887 x 919
PK06	GGL, GGU	942 x 1178	763 x 983	887 x 1119
PK08	GGL, GGU	942 x 1398	763 x 1203	887 x 1339
PK10	GGL, GGU	942 x 1600	763 x 1405	887 x 1541
SK01	GGL	1140 x 698	961 x 503	1085 x 639
SK06	GGL, GGU	1140 x 1178	961 x 983	1085 x 1119
SK08	GGL, GGU	1140 x 1398	961 x 1203	1085 x 1339
SK10	GGL	1140 x 1600	961 x 1405	1085 x 1541
UK04	GGL, GGU	1340 x 978	1161 x 783	1285 x 919
UK08	GGL, GGU	1340 x 1398	1161 x 1203	1285 x 1339
UK10	GGL	1340 x 1600	1161 x 1405	1285 x 1541

Cross-section  
measurements  
(mm)



Sizes (cm)

VELUX  
GB/Ireland  
product  
programme

Technical data (GGL/GGU)	Size	BK04	CK01	CK02	CK04	CK06	FK04	FK06	FK08	MK27	MK04	MK06	MK08	MK10
Ventilation flap – free area [l0³mm²]*	2.2	2.8	2.8	2.8	2.8	2.8	3.7	3.7	3.7	4.5	4.5	4.5	4.5	4.5
Ventilation flap – equivalent area [l0³mm²]*	1.9	2.6	2.6	2.6	2.6	2.6	3.1	3.1	3.1	3.7	3.7	3.7	3.7	3.7
Ventilation – open window manual [m²]*	0.28	0.23	0.26	0.34	0.43	0.43	0.54	0.66	0.66	0.30	0.53	0.66	0.81	0.94
Effective daylight area [m²]	0.23	0.19	0.22	0.29	0.37	0.37	0.47	0.58	0.58	0.26	0.47	0.59	0.72	0.85

\*Measured to EN 13141-1

Technical data (GGL/GGU)	Size	MK12	PK04	PK06	PK08	PK10	PK25	SK01	SK06	SK08	SK10	UK04	UK08	UK10
Ventilation flap – free area [l0 <sup>3</sup> mm <sup>2</sup> ]*		4.5	6.1	6.1	6.1	6.1	6.1	7.2	7.2	7.2	7.2	10.6	10.6	10.6
Ventilation flap – equivalent area [l0 <sup>3</sup> mm <sup>2</sup> ]*		3.7	4.6	4.6	4.6	4.6	4.6	5.6	5.6	5.6	5.6	6.6	6.6	6.6
Ventilation – open window manual [m <sup>2</sup> ]*		1.07	0.66	0.83	1.01	1.17	0.31	0.54	1.03	1.25	1.46	0.98	1.54	1.80
Effective daylight area [m <sup>2</sup> ]		0.97	0.60	0.75	0.91	1.07	0.27	0.48	0.95	1.14	1.35	0.91	1.41	1.63

\*Measured to EN 13141-1

Pane variant	--34	--50	--60	GGL --62	GGU --62	--66	--70	--70Q	EN/ISO Standard
Thermal transmittance, $U_w$ [W/m²K]	1.2	1.3	1.2	0.83	0.81	1.0	1.3	1.3	EN ISO 12567-2
Thermal transmittance, $U_g$ [W/m²K]	1.0	1.1	1.0	0.5	0.5	0.7	1.1	1.1	EN 673
Sound insulation, $R_w$ [dB]	35	32	37	42	42	37	35	35	EN ISO 10140-2
Air permeability	Class 4	Class 4	Class 4	Class 4	Class 4	Class 4	Class 4	Class 4	EN 1026
Light transmittance, $\tau_v$	0.53	0.80	0.61	0.65	0.65	0.69	0.79	0.79	EN 410
Total solar energy transmittance, $g$	0.50	0.66	0.30	0.50	0.50	0.50	0.64	0.60	EN 410

**TCP/11/16(362)**  
**Planning Application 15/00001/FLL – Erection of**  
**dwellinghouse, land 40 metres south east of Holmwood,**  
**Golf Course Road, Blairgowrie**

## **REPRESENTATIONS**

- Representation from the Development Negotiations Officer, dated 22 January 2015
- Objection from James McIntyre, dated 26 January 2015
- Representation from Transport Planning, dated 28 January 2015



## Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	15/00001/FLL	<b>Comments provided by</b>	Euan McLaughlin
<b>Service/Section</b>	Strategy & Policy	<b>Contact Details</b>	<b>Development Negotiations Officer:</b> Euan McLaughlin Tel: 01738 475381 Email: <a href="mailto:emclaughlin@pkc.gov.uk">emclaughlin@pkc.gov.uk</a>
<b>Description of Proposal</b>	Erection of dwellinghouse		
<b>Address of site</b>	Land 40 Metres South East Of Holmewood Golf Course Road Blairgowrie for Ms Helen Gordon-Wilson		
<b>Comments on the proposal</b>	<p><b>NB: Should the planning application be successful and such permission not be implemented within the time scale allowed and the applicant subsequently requests to renew the original permission a reassessment may be carried out in relation to the Council's policies and mitigation rates pertaining at the time.</b></p> <p>THE FOLLOWING REPORT, SHOULD THE APPLICATION BE SUCCESSFUL IN GAINING PLANNING APPROVAL, <u>MAY</u> FORM THE BASIS OF A SECTION 75 PLANNING AGREEMENT WHICH MUST BE AGREED AND SIGNED PRIOR TO THE COUNCIL ISSUING A PLANNING CONSENT NOTICE.</p> <p><b>Primary Education</b></p> <p>With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.</p> <p>This proposal is within the catchment of Newhill Primary School.</p>		
<b>Recommended planning condition(s)</b>	<p><b>Summary of Requirements</b></p> <p>Education: £6,395 (1 x £6,395)</p> <p><b><u>Total: £6,395</u></b></p> <p><b>Phasing</b></p> <p>It is advised that payment of the contribution should be made up front of release of planning permission. The additional costs to the applicants and time for processing legal agreements for single dwelling applications is not considered to be cost effective to either the Council or applicant.</p> <p>The contribution may be secured by way of a Section 75 Agreement. Please be aware the applicant is liable for the Council's legal expense in addition to</p>		

	<p>their own legal agreement option and the process may take months to complete.</p> <p>If a Section 75 Agreement is entered into the full contribution should be received 10 days after occupation.</p>
<b>Recommended informative(s) for applicant</b>	<p><b>Payment</b></p> <p><b>Before remitting funds the applicant should satisfy themselves that the payment of the Development Contributions is the only outstanding matter relating to the issuing of the Planning Decision Notice.</b></p> <p><b>Methods of Payment</b></p> <p>On no account should cash be remitted.</p> <p><b>Scheduled within a legal agreement</b></p> <p>This will normally take the course of a Section 75 Agreement where either there is a requirement for Affordable Housing on site which will necessitate a Section 75 Agreement being put in place and into which a Development Contribution payment schedule can be incorporated, and/or the amount of Development Contribution is such that an upfront payment may be considered prohibitive. The signed Agreement must be in place prior to the issuing of the Planning Decision Notice.</p> <p><b>NB:</b> The applicant is cautioned that the costs of preparing a Section 75 agreement from the applicant's own Legal Agents may in some instances be in excess of the total amount of contributions required. As well as their own legal agents fees, Applicants will be liable for payment of the Council's legal fees and outlays in connection with the preparation of the Section 75 Agreement. The applicant is therefore encouraged to contact their own Legal Agent who will liaise with the Council's Legal Service to advise on this issue.</p> <p><b>Other methods of payment</b></p> <p>Providing that there is no requirement to enter into a Section 75 Legal Agreement, eg: for the provision of Affordable Housing on or off site and or other Planning matters, as advised by the Planning Service the developer/applicant may opt to contribute the full amount prior to the release of the Planning Decision Notice.</p> <p><b>Remittance by Cheque</b></p> <p>The Planning Officer will be informed that payment has been made when a cheque is received. However this will require a period of 14 days from date of receipt before the Planning Officer will be informed that the Planning Decision Notice may be issued.</p> <p>Cheques should be addressed to 'Perth and Kinross Council' and forwarded with a covering letter to the following:  Perth and Kinross Council  Pullar House  35 Kinnoull Street  Perth  PH15GD</p>



	<p><b>Bank Transfers</b>  All Bank Transfers should use the following account details;  <b>Sort Code:</b> 834700  <b>Account Number:</b> 11571138</p> <p>Education Contributions  For Education contributions please quote the following ledger code:  1-30-0060-0001-859136</p> <p>Direct Debit  The Council operate an electronic direct debit system whereby payments may be made over the phone.  To make such a payment please call 01738 475300 in the first instance.  When calling please remember to have to hand:</p> <ul style="list-style-type: none"> <li>a) Your card details.</li> <li>b) Whether it is a Debit or Credit card.</li> <li>c) The full amount due.</li> <li>d) The planning application to which the payment relates.</li> <li>e) If you are the applicant or paying on behalf of the applicant.</li> <li>f) Your e-mail address so that a receipt may be issued directly.</li> </ul> <p><b>Indexation</b></p> <p>All contributions agreed through a Section 75 Legal Agreement will be linked to the RICS Building Cost Information Service building Index.</p> <p><b>Accounting Procedures</b></p> <p>Contributions from individual sites will be accountable through separate accounts and a public record will be kept to identify how each contribution is spent. Contributions will be recorded by the applicant's name, the site address and planning application reference number to ensure the individual commuted sums can be accounted for.</p>
<b>Date comments returned</b>	22 January 2015



**Mr James McIntyre (Objects)**

**Comment submitted date: Mon 26 Jan 2015**

We object strongly to the proposed building for the reasons highlighted.



### Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	15/00001/FLL	<b>Comments provided by</b>	Tony Maric Transport Planning Officer
<b>Service/Section</b>	Transport Planning	<b>Contact Details</b>	75329 amaric@pkc.gov.uk
<b>Description of Proposal</b>	Erection of dwellinghouse		
<b>Address of site</b>	Land 40 Metres South East Of Holmwood Golf Course Road Blairgowrie		
<b>Comments on the proposal</b>	Insofar as the roads matters are concerned, I have no objections to this proposal.		
<b>Recommended planning condition(s)</b>			
<b>Recommended informative(s) for applicant</b>			
<b>Date comments returned</b>	28 January 2015		

