

<p>LRB-2022-44 22/00165/FLL - Alterations and extension to dwellinghouse, 1 Glebe Terrace, Perth, PH2 7AG</p>

INDEX

- (a) Papers submitted by the Applicant (***Pages 45-104***)
- (b) Decision Notice (***Pages 74-75***)
 - Report of Handling (***Pages 78-83***)
 - Reference Documents (***Pages 85, 93-94 and 97-104***)
- (c) Representations (***Pages 107-112***)

LRB-2022-44
22/00165/FLL - Alterations and extension to dwellinghouse,
1 Glebe Terrace, Perth, PH2 7AG

**PAPERS SUBMITTED
BY THE
APPLICANT**



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100594664-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	About Planning Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Emelda	Building Name:	Millars House
Last Name: *	Maclean	Building Number:	41
Telephone Number: *	07841658360	Address 1 (Street): *	Gray Street
Extension Number:		Address 2:	Broughty Ferry
Mobile Number:		Town/City: *	Dundee
Fax Number:		Country: *	Scotland
		Postcode: *	DD5 3BJ
Email Address: *	emelda@about-planning.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Dr"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="I"/>	Building Number:	<input type="text" value="1"/>
Last Name: *	<input type="text" value="Morrison"/>	Address 1 (Street): *	<input type="text" value="Glebe Terrace"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Perth"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PH2 7AG"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="1 GLEBE TERRACE"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="PERTH"/>
Post Code:	<input type="text" value="PH2 7AG"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="723432"/>	Easting	<input type="text" value="312560"/>
----------	-------------------------------------	---------	-------------------------------------

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Application for Local Review against decision of Perth & Kinross Council to refuse Planning Permission for "Alterations and extension to dwellinghouse at 1 Glebe Terrace Perth PH2 7AG" (Ref: 22/00165/FLL)

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see Planning Appeal Supporting Statement attached

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

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

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. You can attach these documents electronically later in the process: * (Max 500 characters)

Planning Appeal Supporting Statement, Decision Notice, Report of Handling and Planning Application submission

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

22/00165/FLL

What date was the application submitted to the planning authority? *

04/02/2022

What date was the decision issued by the planning authority? *

30/05/2022

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

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

Can the site be clearly seen from a road or public land? *

☐ Yes ☒ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☐ Yes ☒ No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

Part of the proposal can be seen from the public roads adjacent, however, the rear of the extension can only be properly viewed from the private garden area.

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

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 (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Ms Emelda Maclean

Declaration Date: 11/08/2022

Application for Local Review: Planning Supporting Statement

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997, AMENDED

Perth + Kinross Council Ref: 22/00165/FLL

Application Description: Alterations and Extension to Dwellinghouse

Address: 1 Glebe Terrace, Perth, PH2 7AG

Appellant: Dr I Morrison

Date: July 2022



About Planning Town Planning Consultants, Millar House, 41 Gray Street, Broughty Ferry DD5 3BJ

CONTENTS

- 1.0 INTRODUCTION
- 2.0 SITE CONTEXT
- 3.0 THE PROPOSAL
- 4.0 THE DEVELOPMENT PLAN AND MATERIAL CONSIDERATIONS
- 5.0 CONCLUSION

DOCUMENTS

- DOCUMENT 1 Decision Notice Ref: 21/00165/FLL
- DOCUMENT 2 Report of Handling

1.0 INTRODUCTION

1.1 This statement has been prepared by About Planning Ltd on behalf of Dr I Morrison (the “Appellant”) and supports an Application for a Local Review (ALR) against the refusal by Perth + Kinross Council (PKC) of Planning Application Ref: 21/00165/FLL (the “Application”).

1.2 The Application, was submitted under the Town and Country Planning (Scotland) Act 1997, as amended and was validated by PKC on 4th February 2022 and given the following description:

“Alterations and extension to dwellinghouse at 1 Glebe Terrace, Perth PH2 7AG”.

1.3 The submitted Application will be provided to the LRB by AC and is also available on-line: <https://planningapps.pkc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R6KPFMMKGWE00>

1.4 The Application was determined by Officers of the Council under delegated powers and Planning Permission was refused on 1st June 2022. The decision notice is attached as Document 1 and states that the application has been refused for the following reasons:

1. The proposed extension by virtue of its scale, height, design, materials and relationship to the existing dwellinghouse and proximity to adjacent roads would appear visually incongruous and out of keeping with the character and appearance of the host building and surrounding area. Approval would therefore be contrary to the Perth & Kinross Placemaking Guide 2020 and Policies 1A+1B (parts b, c, & d) and 17 of Perth & Kinross Local Development Plan 2 2019, which seek to ensure that new development respects the character and amenity of the place and does not impact on established amenity levels.
2. The character and appearance of the adjacent Conservation Area will not be preserved or enhanced by this proposal due to the scale, form, design, finishes and visibility of the extension. Approval would therefore be contrary to Policy 28A of the Perth and Kinross Local Development Plan 2 (2019) which seeks to ensure that the development preserves and enhances the character and appearance of the Conservation Area.
3. The proposed development by reason of its relationship to the existing period property, would result in harm to the building as a heritage asset. As a result, the proposed development is contrary to Policy 31 of the Perth and Kinross Local Development Plan 2 (2019) which seeks to protect and preserve significant resources.

- 1.5 Section 25 of The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006 affords the following status to development plans:

“Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.”

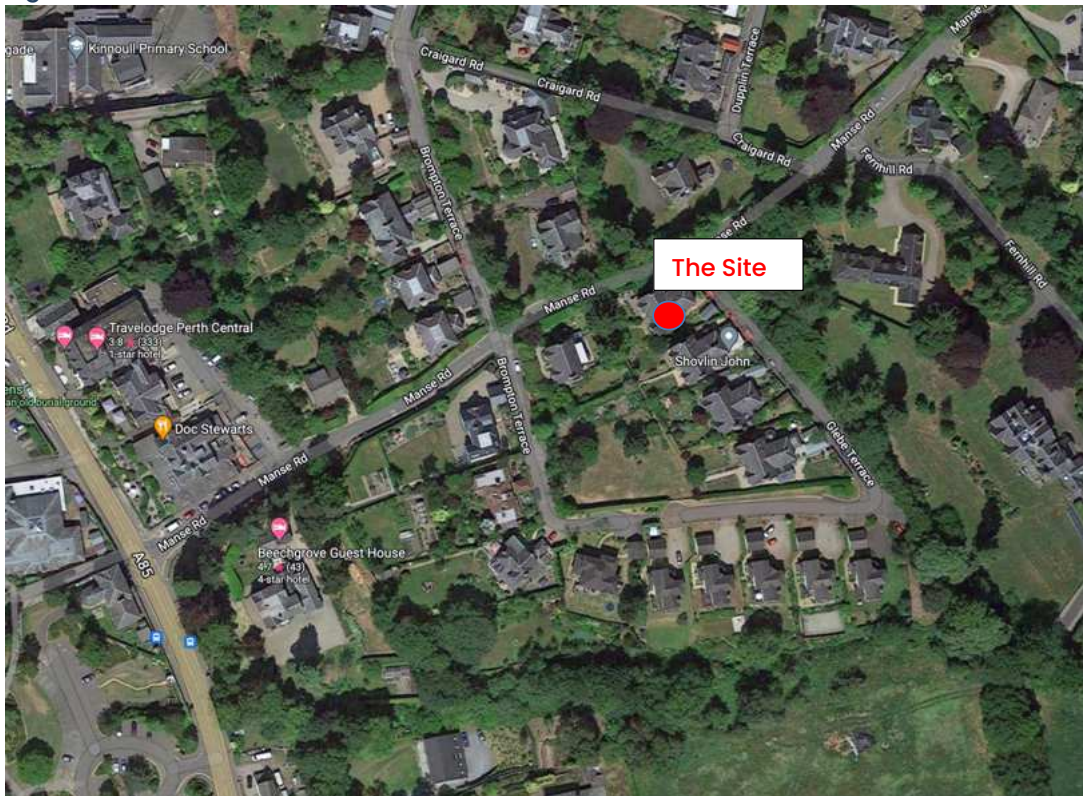
- 1.6 For the reasons set out in this statement it is considered that the proposal accords with the Development Plan and is supported by other material considerations. It is therefore respectfully requested that this ALR is supported by the LRB and Planning Permission granted.

2.0 SITE CONTEXT

Locational Context

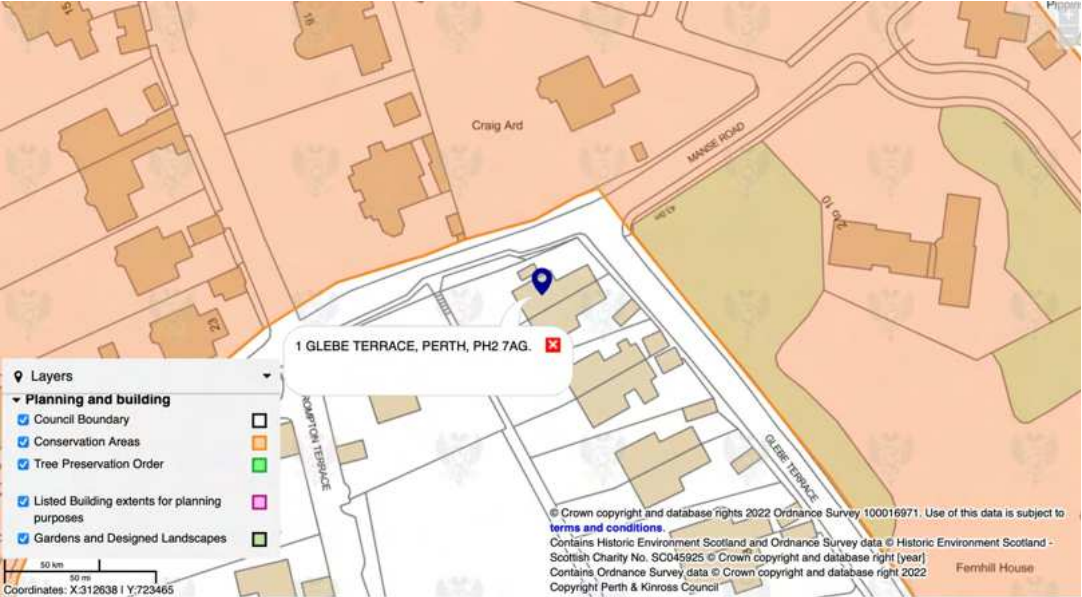
- 2.1 Figure 1: Locational Context illustrates that the site is located to the east of Perth, approximately 200 metres to the east of A85 (Dundee Road). The area is primarily residential, with ease of access to shops and open space. Kinnoull Primary School is located to the northwest, and is within a 5 minute walk of the Application Site.

Figure 1: Locational Context



- 2.2 Figure 2: Kinnoull Conservation Area Boundary confirms that 1 Glebe Place is not located in this Conservation, although the boundary lies to the north and east of the property.

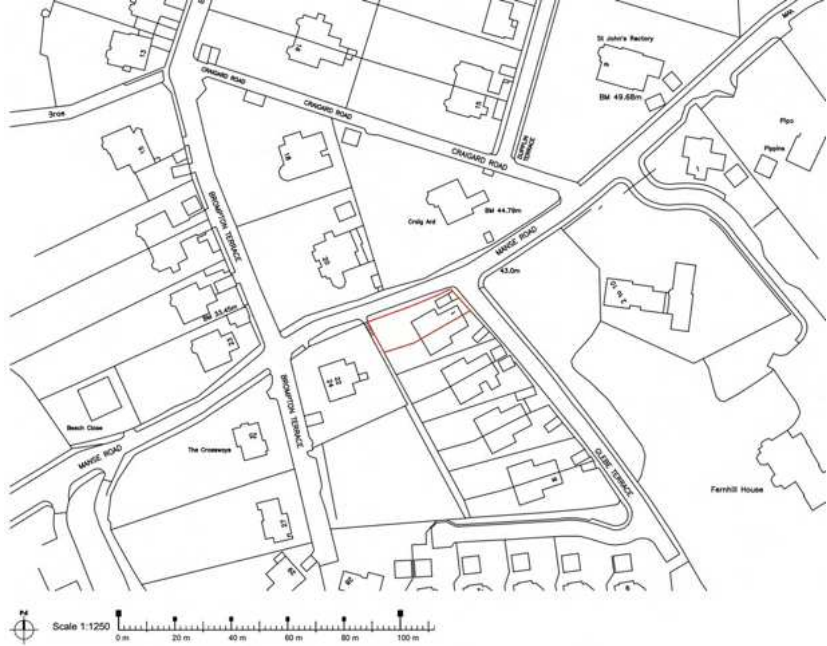
Figure 2: Kinnoull Conservation Area Boundary



The Site

2.3 Figure 3: Location Plan illustrates the local context of the site. The site lies on the corner of Manse Road and Glebe Terrace, and sits on slightly elevated ground, with Manse Road running down towards the Dundee Road. Access to the property is off Glebe Terrace.

Figure 3: Location Plan



- 2.4 The property is a two storey semi-detached Victorian Villa, which forms part of a series of similarly designed properties running along Glebe Terrace. The property has been designed with its rear elevation fronting onto Glebe Terrace and its front elevation facing onto the private garden ground to the rear. Its access and driveway are off Glebe Terrace.
- 2.5 Figure 4: Rear Elevation – Glebe Terrace, Figure 5: Side Elevation – Manse Road and Figure 6: Front Elevation – Facing Garden, illustrate the key architectural elements of the property.

Figure 4: Rear Elevation – Glebe Terrace



Figure 5: Side Elevation – Manse Road



Figure 6: Front Elevation – Facing Garden



- 2.6 Figure 7: Existing Parking and Side Garden illustrates that there is an area of hardstanding for car parking on a concrete base, which formerly occupied a garage, with a shed and fencing within the side garden. The location of the proposed extension is in a state of disrepair. The proposal seeks to address this area through creating a bespoke two storey extension, accommodating a garage at ground floor.

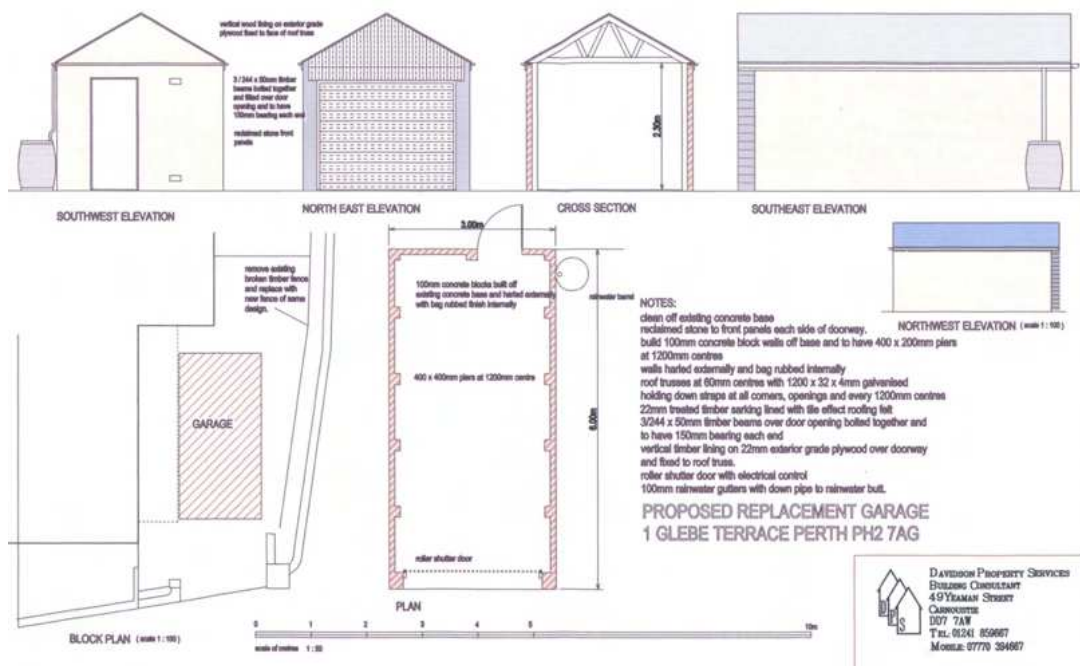
Figure 7: Existing Parking and Side Garden



Planning History

- 2.7 In June 2015 PKC approved a Planning Application (Ref: 15/00680/FLL) for the erection of a garage and fence at the property. Figure 8: Approved Garage (2015) illustrates the approved garage, which has a footprint of 6m x 3m, with a pitched roof, 3.1m in height. The garage has the same dimensions as a former garage on this site.

Figure 8: Approved Garage (2015)

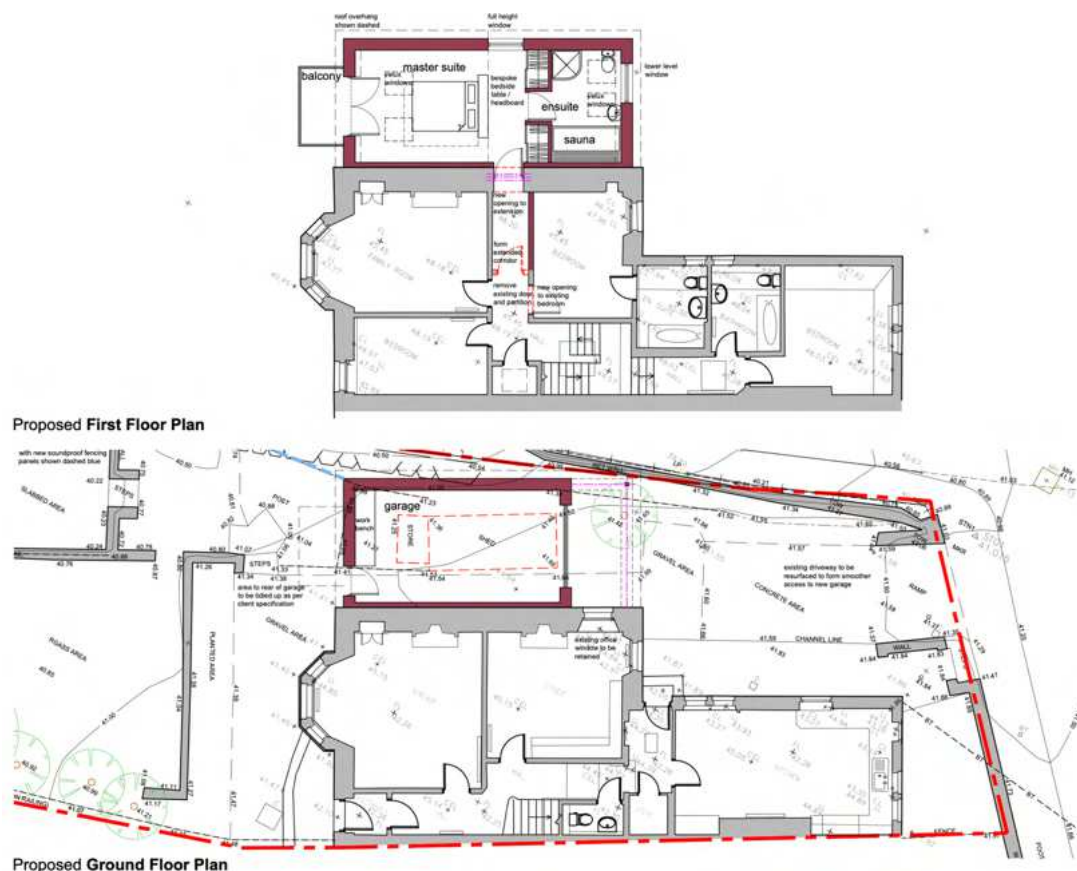


- 2.8 This permission has now lapsed and is not capable of implementation. The proposed new side extension seeks not only to address the Manse Road elevation, but also improve the visual amenity off the entrance from Glebe Terrace by deciding not to refresh an application for a garage close to Glebe Road, but instead build an extension further back, accommodating a garage and thereby also creating a further car parking space.

3.0 THE PROPOSAL

- 3.1 The proposal relates to the erection of a two storey extension on the northern boundary, facing Manse Road. The ground floor would accommodate a new garage, with a master bedroom, en-suite, sauna and balcony at first floor. Figure 9: Proposed Site Plan illustrates that the first floor would overhang the garage and when viewed from Glebe Terrace and the garage would be viewed in recess.

Figure 9: Proposed Site Plan



- 3.2 Figure 10: 3-D Visualisations (East and West) illustrate that the proposed extension has been set back from the front and rear walls of the original house and is lower in height than the original roof, so as to appear ancillary to the original house.
- 3.3 The choice of materials has had regard to the original house by proposing that the walls are finished in a smooth cement render, with a colour to match the existing stone, the use of marley cedar weatherboard or similar to create a softer natural 'wooded' finish. The use of these materials will also ensure that the original house is read at the primary building, with the extension appearing ancillary.

Figure 10: 3-D Visualisations (East and West)

Proposed 3D Image 1:
View from west



Proposed 3D Image 2:
View from east



- 3.4 The roof will be natural slate to match the existing and the new windows will be grey in colour.

4.0 DEVELOPMENT PLAN + MATERIAL CONSIDERATIONS

Decision-making Requirements

- 4.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 identifies that the following status should be afforded to development plans *"where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise."*
- 4.2 The relevant Development Plan context is provided by the Perth & Kinross Local Development Plan (PKCLDP), 2019. The reasons for refusal relate directly to the Policies contained in the PKCLDP. The Appellant disagrees, however, with the Planning Officer's interpretation of these Policies, in their Report of Handing (Document 2) for the following reasons:

The Development Plan

Reason (1): The proposed extension by virtue of its scale, height, design, materials and relationship to the existing dwellinghouse and proximity to adjacent roads would appear visually incongruous and out of keeping with the character and appearance of the host building and surrounding area. Approval would therefore be contrary to the Perth & Kinross Placemaking Guide 2020 and Policies 1A+1B (parts b, c, & d) and 17 of Perth & Kinross Local Development Plan 2 2019, which seek to ensure that new development respects the character and amenity of the place and does not impact on established amenity levels.

- 4.3 Policy 1A+1B (parts b, c, and d): Placemaking of the PKCLDP state:

Policy 1: Placemaking

Policy 1A

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 1B

All proposals should meet all the following placemaking criteria:

(b) Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.

(c) The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.

(d) Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.

- 4.4 The proposed extension is of a bespoke architecturally led design, addressing the characteristics of the site. The extension will visually enhance the north and east elevations of the property. This area does not currently contribute to the amenity of the area. The nature and form of this proposal, is to be preferred to the construction of a garage in the front driveway, such as that approved in 2015. A single garage in this location would add an individual building of little architectural merit, which would not relate to the original house, both in terms of location or scale.
- 4.5 The proposed extension addresses the Manse Road frontage and will improve the amenity of the property when viewed from Glebe Terrace. The extension has been purposely designed to appear an 'extension' to the original house, by ensuring the scale and height is ancillary and by choosing modern sympathetic materials. The use of wooden cladding, will blend sympathetically with the trees characteristic on the adjoining boundaries with the Conservation Area and the use of smooth render will reflect the painted element of the house which extends onto Glebe Terrace.
- 4.6 The proposal will not result in the loss of landscaping on Manse Road, which will be retained. Figure 11: View of Property from East (Manse Road) illustrates that the proposed extension will sit sympathetically within the townscape and landscape. In addition, the proposal will enhance the view of this side part of the property with an extension partly finished in wooden cladding appropriate to its setting, adjacent to mature trees and landscaping.

Figure 11: View of Property from East (Manse Road)



- 4.7 The proposal will result in the removal of the old concrete hardstanding on the drive and replace this with a new surface, tidying the garden and allowing a car to be accommodated within a garage, which has been designed as an integral part of the extension. Not least the garage is set back at ground floor and with the first floor overhanging, will appear ancillary and in recess.
- 4.8 It is relevant that this proposal provides for an extra car parking space, in a location where there is currently local parking pressure.
- 4.9 PKC has accepted 2-storey side extensions on similar traditional villas locally, larger in scale and also on corner plots. A couple of examples are illustrated in Figure 12: Examples of Extensions Approved Locally. However, lining up extensions with the original house and replicating the materials is traditionally not an accepted approach planning wise and conflicts with PKC's Placemaking Guidance. In essence this form of extension fails to ensure that the original house retains its prominence and results in materials failing to match due to the age of the new and old stone.

Figure 12: Examples of Extensions Approved Locally



- 4.10 The approach taken by the Appellant is one, normally accepted as good practice, i.e. to ensure that the extension is ancillary, through recessing and also through the use of materials, which are 'softer' than the original house and therefore ensures that the house retains its dominant architectural form.
- 4.11 In essence, it is considered that the architecturally led approach taken by the Appellant, is to be preferred to replicating and joining a new extension to a traditional building, where

this results in the original house becoming unsatisfactorily 'blended' with the new extension.

4.12 For the above reasons, the Appellant considers that the proposed extension will contribute positively to the quality of the surrounding built and natural environment and that the design, scale and siting of development will respect the character and amenity of the place in accordance with Policy 1A.

4.13 The proposal respects the site's topography and its wider landscape setting, as described above. The proposal will enhance the north elevation of the property and visually improve both the Manse Road and Glebe Terrace frontages, through its siting and appearance and use of materials. The proposal sits within the curtilage of the property and the existing building line of the existing shed. The north elevation of the proposed extension will provide a frontage development to Manse Road and create a further sense of enclosure, characteristic of this part of the Road. All in accordance with Policy 1B (parts b, c + d).

4.14 The Perth & Kinross Placemaking Guide 2020 sets out the guidance for complying with Policy 1B, by applying the 6 qualities of a successful place, as identified by the Scottish Government, that is, places should be distinctive, safe and pleasant, easy to move around, welcoming, adaptable and efficient. The guidance applies to all developments and of relevance to this proposed extension, the Appellant has had regard to the following guidance in designing the extension:

- "Use of timber can provide a high-quality, natural finish if sensitively designed";
 - "Contrasting colour on doors or windows can create simple detail that enhances the overall design and creates visual interest";
 - "There is considerable scope for modern architecture and building techniques to support new lifestyles but an honest contemporary approach can be matched with local building characteristics to provide attractive modern living";
 - "By responding to the local character through the building lines, eave heights and lintel heights, new development can relate positively to their local surroundings whilst allowing for contemporary design";
 - "Parking provided within the plot should not dominate the front gardens of houses. Courtyards or side parking can provide useful alternatives to this approach";
 - "An extension to a building can be conceived to either appear as an integral part of the original architecture or, alternatively, it may be of a contemporary or contrasting design. In the former, an extension may go unnoticed. In the latter case the extension would purposefully be different yet aim to be equally compatible and complementary. It is not often appreciated that the best extensions are architecturally attractive in their own right";
 - "Extensions should respect the shape, scale and proportions of the existing building and relate to the roof pitch and original building depth.
- In most cases an extension should be a subordinate addition in all respects.
 - New roof ridges should not normally exceed the height of the original. A new ridge line which is set lower than that of the original will generally be more acceptable.

- Extensions should seek to achieve a building depth which respects traditional building forms and avoids dependence on artificial lighting and ventilation”;
- “Side extensions:
 - Provide an adequate and distinct separation between properties.
 - Set back the extension from the frontage of the building to establish subordination to the existing building.
 - Lower the roof ridge level on extensions to establish a separate identity to extension.
 - Ensure that windows on extensions provide adequate light whilst ensuring privacy to neighbouring properties.”

4.15 The Appellant has designed the proposed extension with specific regard to the above Placemaking Guidance and it is considered therefore that their proposal accords with the design guidance of PKC.

4.16 Policy 17: Residential Areas states:

Policy 17: Residential Areas

The Plan identifies areas of residential and compatible uses inside settlement boundaries where existing residential amenity will be protected and, where possible, improved. Changes away from ancillary uses such as employment land, local shops and community facilities, for example pubs and restaurants will be resisted unless there is demonstrable market evidence that the existing use is no longer viable as a commercial venture or community-run enterprise.

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, homeworking, tourism or leisure activities.
- (e) Proposals for improvements to community and educational facilities.

4.17 It is considered that only criterion (c) is applicable to this proposal. For the reasons stated above, the Appellant considers that their proposal will improve the character and environment of the area and accords therefore with Policy 17: Residential Areas.

- 4.18 The proposal relates to a well designed bespoke architecturally led extension, which has had specific regard to PKC's placemaking guidance and is therefore considered to comply with this Guidance and Policies 1 A and B and 17 of the PKCLDP.

Reason (2): The character and appearance of the adjacent Conservation Area will not be preserved or enhanced by this proposal due to the scale, form, design, finishes and visibility of the extension. Approval would therefore be contrary to Policy 28A of the Perth and Kinross Local Development Plan 2 (2019) which seeks to ensure that the development preserves and enhances the character and appearance of the Conservation Area.

- 4.19 Policy 28: Conservation Areas states:

Policy 28: Conservation Areas

Policy 28A: New Development

Development within a Conservation Area must preserve or enhance its character or appearance. The design, materials, scale and siting of new development within a conservation area, and development outwith an area that will impact upon its special qualities should be appropriate and sympathetic to its appearance, character and setting.

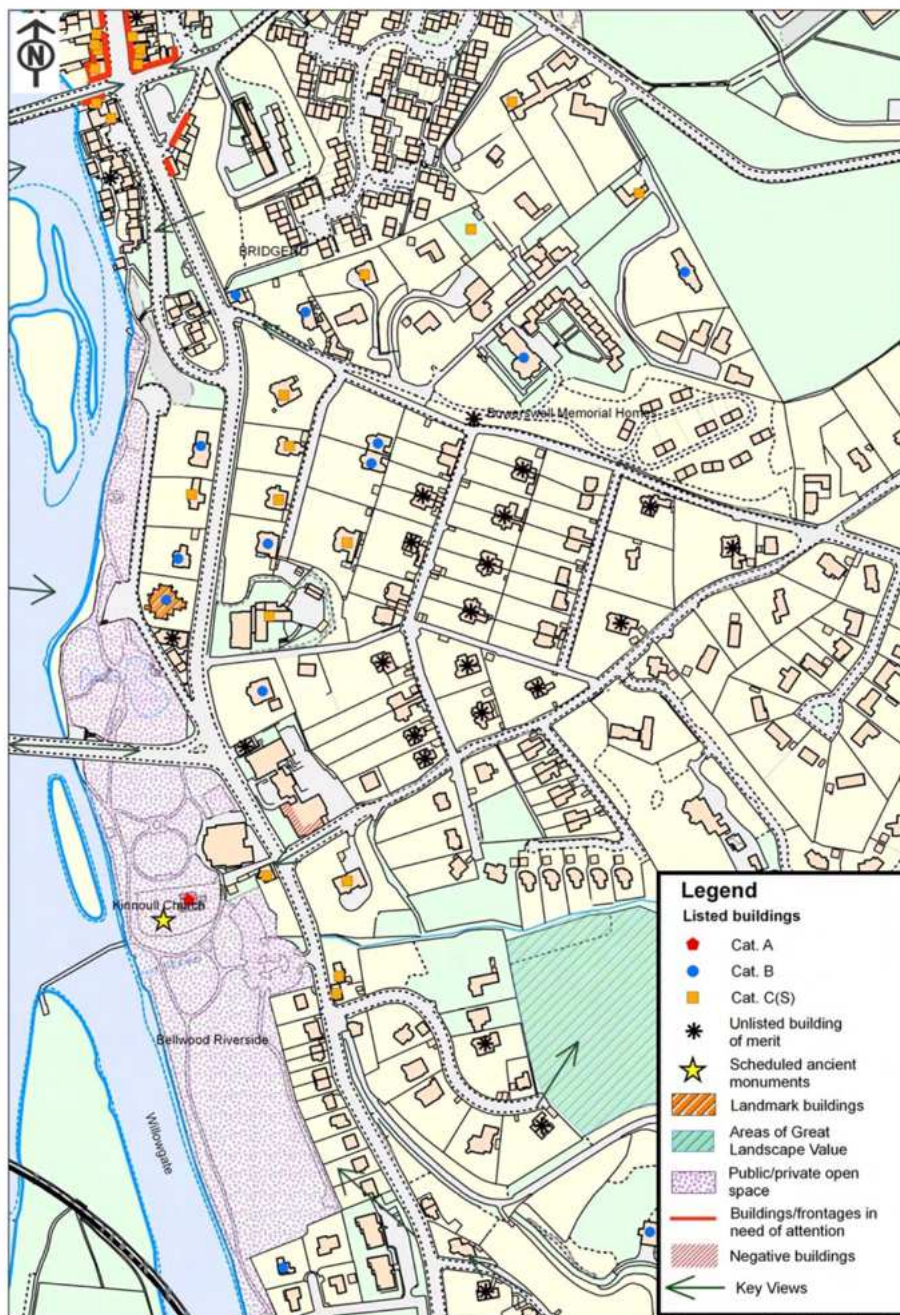
Where a Conservation Area Appraisal has been undertaken for the area, the details contained in that appraisal should be used to guide the form and design of new development proposals.

Applications for Planning Permission in Principle in Conservation Areas will not be considered acceptable without detailed plans, including elevations, which show the development in its setting.

- 4.20 The Kinnoull Conservation Area Appraisal, April 2010 contains a townscape appraisal for Kinnoull. Figure 13: Kinnoull Townscape Appraisal provides an extract from the Appraisal and confirms that there are no listed buildings adjacent to the site, no key views of the site are identified and there are no landmark buildings highlighted near the site. There are therefore no special qualities identified adjacent to the Application site and given, also, that the Conservation area adjacent is enclosed by mature landscaping, the proposal will not impact on the character or appearance of this area.
- 4.21 Having regard to the design of the proposal, as referred to above and to the Townscape Appraisal undertaken by PKC the proposal will preserve and enhance the character and appearance of the Conservation Area and as a result the proposal accords with Policy 28: Conservation Areas.

Figure 13: Kinnoull Townscape Appraisal

Map 7: Townscape analysis - Kinnoull



Reason (3): The proposed development by reason of its relationship to the existing period property, would result in harm to the building as a heritage asset. As a result, the proposed development is contrary to Policy 31 of the Perth and Kinross Local Development Plan 2 (2019) which

4.22 Policy 31: Other Historic Environment Assets states:

Policy 31: Other Historic Environment Assets

There is also a range of non-designated historic assets and areas of historical interest, including historic landscapes, other gardens and designed landscapes, historical woodlands and routes which do not have statutory protection. These resources are, however, an important part of Scotland's heritage and the Council will seek to protect and preserve significant resources as far as possible, in situ wherever feasible.

4.23 From an assessment of the Kinnoull Conservation Area Appraisal, April 2010, there do not appear to be any historic assets as referred to in Policy 31 adjacent to the site, including gardens or historic landscapes.

4.24 The Planning Officer's Report of Handling does not refer to Policy 31, as a principle policy in the introduction, and only refers to the Policy in passing in the main appraisal, but without actually continuing to appraise the Policy. In addition, under the heading "Natural Heritage and Biodiversity" the Report confirms "There are unlikely to be any associated natural heritage or biodiversity issues at the site."

4.25 The Appellant does not consider that Policy 31 is applicable to their proposal and this reason for refusal is not, in any case, supported by the Planning Officer's appraisal. There is therefore no conflict with Policy 31: Other Historic Environment Assets.

Material Considerations

4.26 The Planning Officer's Report of Handling confirms that the site has not been subject to a site visit and this may have impacted on their consideration of the proposal, noting that this part of the property would benefit from new development addressing an unresolved area within its curtilage which is visible from the street scene. In addition, a site visit would have highlighted the difficulty in parking in this area, noting that the proposal will result in an additional off-street parking space, which will also improve local amenity.

4.27 There are no objections to the proposal from consultees or neighbours.

5.0 CONCLUSIONS

- 5.1 The Appellant disagrees with the Planning Officer's assessment of this proposal and for the reasons stated considers that the proposal complies with Policy 1A+1B (parts b, c, and d): Placemaking, Perth & Kinross Placemaking Guide 2020, Policy 17: Residential Areas and Policy 28A Conservation Areas. Policy 31: Other Historic Environment Assets is not considered applicable to the proposal. There are material considerations in support of the proposal.
- 5.2 In conclusion, the Appellant considers the proposal accords with the Development Plan and is supported by other material considerations. Having regard to S25 of the Town and Country Planning (Scotland) Act 1997, as amended, we respectfully request that this ALR is supported and Planning Permission granted.

DOCUMENT 1



Dr I Morrison
c/o Voigt Architects Ltd
Lee Fotheringham
3-4
Harbour Visitor Centre
Fishmarket Quay
Arbroath
DD11 1PS

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **30th May 2022**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **22/00165/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 4th February 2022 for Planning Permission for **Alterations and extension to dwellinghouse 1 Glebe Terrace Perth PH2 7AG**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. The proposed extension by virtue of its scale, height, design, materials and relationship to the existing dwellinghouse and proximity to adjacent roads would appear visually incongruous and out of keeping with the character and appearance of the host building and surrounding area. Approval would therefore be contrary to the Perth & Kinross Placemaking Guide 2020 and Policies 1A+1B (parts b, c, & d) and 17 of Perth & Kinross Local Development Plan 2 2019, which seek to ensure that new development respects the character and amenity of the place and does not impact on established amenity levels.
2. The character and appearance of the adjacent Conservation Area will not be preserved or enhanced by this proposal due to the scale, form, design, finishes and visibility of the extension.

Approval would therefore be contrary to Policy 28A of the Perth and Kinross Local Development Plan 2 (2019) which seeks to ensure that the development preserves and enhances the character and appearance of the Conservation Area.

3. The proposed development by reason of its relationship to the existing period property, would result in harm to the building as a heritage asset. As a result, the proposed development is contrary to Policy 31 of the Perth and Kinross Local Development Plan 2 (2019) which seeks to protect and preserve significant resources.

Justification

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

The plans and documents relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

01

02

03

04

05

06

07

08

09

10

11

12

NOTES

1. If the applicant is aggrieved by the decision to refuse planning permission or an application for approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the Planning Authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to:

The Secretary
Local Review Body
Perth and Kinross Council
Committee Services
Council Building
2 High Street
Perth
PH1 5PH

Email planninglr@pkc.gov.uk

The 'Notice of Review' form together with guidance notes for completion can be obtained from Perth & Kinross Council website www.pkc.gov.uk

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the Planning Authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

The foregoing notes are explanatory only and reference must be made to the Town and Country Planning (Scotland) Acts and the appropriate Regulations or Orders for their full context.

DOCUMENT 2

REPORT OF HANDLING

DELEGATED REPORT

Ref No	22/00165/FLL	
Ward No	P12- Perth City Centre	
Due Determination Date	3rd April 2022	
Draft Report Date	20th May 2022	
Report Issued by	ab	Date 23 rd May 2022

PROPOSAL: Alterations and extension to dwellinghouse

LOCATION: 1 Glebe Terrace Perth PH2 7AG

SUMMARY:

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

SITE VISIT:

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

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

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

Planning application relates to a two storey, semi-detached dwelling house of traditional period character and form, which is located in an elevated position at

the junctions of Glebe Terrace and Manse Road in Perth. The boundary of the Kinnoull Conservation Area exists immediately across both roads.

Consent is being sought to alter and extend the stone and slate-built property. Plans indicate that a new garage will be built on the northern gable of the house, with a master bedroom, en-suite, sauna and balcony above.

SITE HISTORY

15/00680/FLL Erection of a garage and fence 26 June 2015 Application Approved

PRE-APPLICATION CONSULTATION

Pre application Reference: none undertaken

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 2016-2036 and the Perth and Kinross Local Development Plan 2 (2019).

TAYplan Strategic Development Plan 2016-2036 Approved October 2017

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 2 – Adopted November 2019

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

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 17: Residential Areas

Policy 28A Conservation Areas

OTHER POLICIES

Perth & Kinross Council Placemaking Guide 2020: Technical Guidance
Householder Application

CONSULTATION RESPONSES

Structures & Flooding and Scottish Water have advised that they have no objections to the proposals.

REPRESENTATIONS

None received.

ADDITIONAL STATEMENTS

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

APPRAISAL

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

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

Policy Appraisal

As the property is located within the defined settlement boundary, key policy considerations seek to ensure that new development is in keeping with the surrounding area and does not result in any adverse impacts. In this instance the proposals will be inter visible with the Conservation Area and are considered unsuitable in terms of scale, form, design and finish and will result in a development which is visually intrusive and out of keeping with the host building and surrounding area.

Visual Amenity, Design and Layout

As is common in the immediate area, the predominant building pattern is such that the houses are set towards the rear of the plots, with the servicing and hardstanding areas closest to the access road. The principal elevations, public rooms and bulk of associated architectural detailing are found to the west, which overlooks the sloping garden and views beyond. Given this and the proximity to roads, the site is restricted in terms of any significant development options.

It is proposed to remove the existing shed and store at the side of the house to create a new two storey, pitched roofed wing. The footprint will extend to around 6.9 x 3.9 metres with the pitched roof of over 10 metres in height at its highest point. The front and part of the side wall will be finished in a smooth cement render with the rest of the extension being clad in dark grey cladding boards. A projecting balcony is proposed to be accessed from the double set of glazed, first floor bedroom doors.

The design may be considered appropriate in other locations; however, it is not reflective of the host traditional building and will appear squeezed into the space which exists at the side of the house. The contrasting contemporary design and protruding balcony area will clash and detract from the character and appearance of the main house and appear visually intrusive within the wider

streetscene. The proposals are as a result, contrary to residential and placemaking policy (17, 1A and 1B) considerations.

The supplementary Placemaking Guide advises that detailing is key to the successful integration of extensions and that older properties may benefit from matching stone coursing. Further that side extensions should be subordinate and set back from building lines, whilst balconies should avoid dominating or detracting from the appearance of the house. The details of the scheme forwarded do not meet these aims.

Due to the difference in levels with and proximity to the adjoining roads, a retaining wall exists along the northern edge of the site and the property can be readily seen from public vantage points. Policy 28A requires all development within and those outwith which will impact on Conservation Areas, to be appropriate and sympathetic to its appearance, character and setting. In this instance it is considered that the proposals will not preserve or enhance the character, appearance or setting of the adjacent Conservation Area by reason of the proximity to the lower set road, resultant oppressive scale of the extension, inappropriate contemporary design and unsympathetic choice of materials.

Policy 31 which relates to other Historic Environment Assets, is also of relevance here which states that non-designated historic assets will be protected and preserved as far as possible, in situ wherever feasible.

Landscape

Plans indicate that there is a tree situated within what will be the driveway area to the front of the garage. It is not identified as being removed but may require to be removed for access purposes. Details have not been provided, but reference has been made to the installation of a soundproof fence within the garden. It is assumed that the existing hedge which borders onto Manse Road will be retained. The 3D images provided however do not make that clear and lack clarity in terms of ground levels and landscaping accuracy.

Residential Amenity

Sufficient private amenity space exists within the overall site to accommodate the needs of the enlarged unit. The balcony area will afford more widespread views over the surrounding land, however given the position of the extension, distance from adjoining properties and intervening landscaping, the works are unlikely to significantly impact on established residential amenity levels.

Roads and Access

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

Drainage and Flooding

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

Natural Heritage and Biodiversity

There are unlikely to be any associated natural heritage or biodiversity issues at the site.

Developer Contributions

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

Economic Impact

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

VARIATION OF APPLICATION UNDER SECTION 32A

This application was not varied prior to determination.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the adopted Development Plan.

Accordingly the proposal is refused on the grounds identified below.

Reasons

1 The proposed extension by virtue of its scale, height, design, materials and relationship to the existing dwellinghouse and proximity to adjacent roads would appear visually incongruous and out of keeping with the character and appearance of the host building and surrounding area. Approval would therefore be contrary to the Perth & Kinross Placemaking Guide 2020 and Policies 1A+1B (parts b, c, & d) and 17 of Perth & Kinross Local Development Plan 2 2019, which seek to ensure that new development respects the character and amenity of the place and does not impact on established amenity levels.

2 The character and appearance of the adjacent Conservation Area will not be preserved or enhanced by this proposal due to the scale, form, design, finishes and visibility of the extension. Approval would therefore be contrary to Policy 28A of the Perth and Kinross Local Development Plan 2 (2019) which seeks to ensure that the development preserves and enhances the character and appearance of the Conservation Area.

3 The proposed development by reason of its relationship to the existing period property, would result in harm to the building as a heritage asset. As a result, the proposed development is contrary to Policy 31 of the Perth and Kinross Local Development Plan 2 (2019) which seeks to protect and preserve significant resources.

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

- 1 There are no relevant Informatives

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01

02

03

04

05

06

07

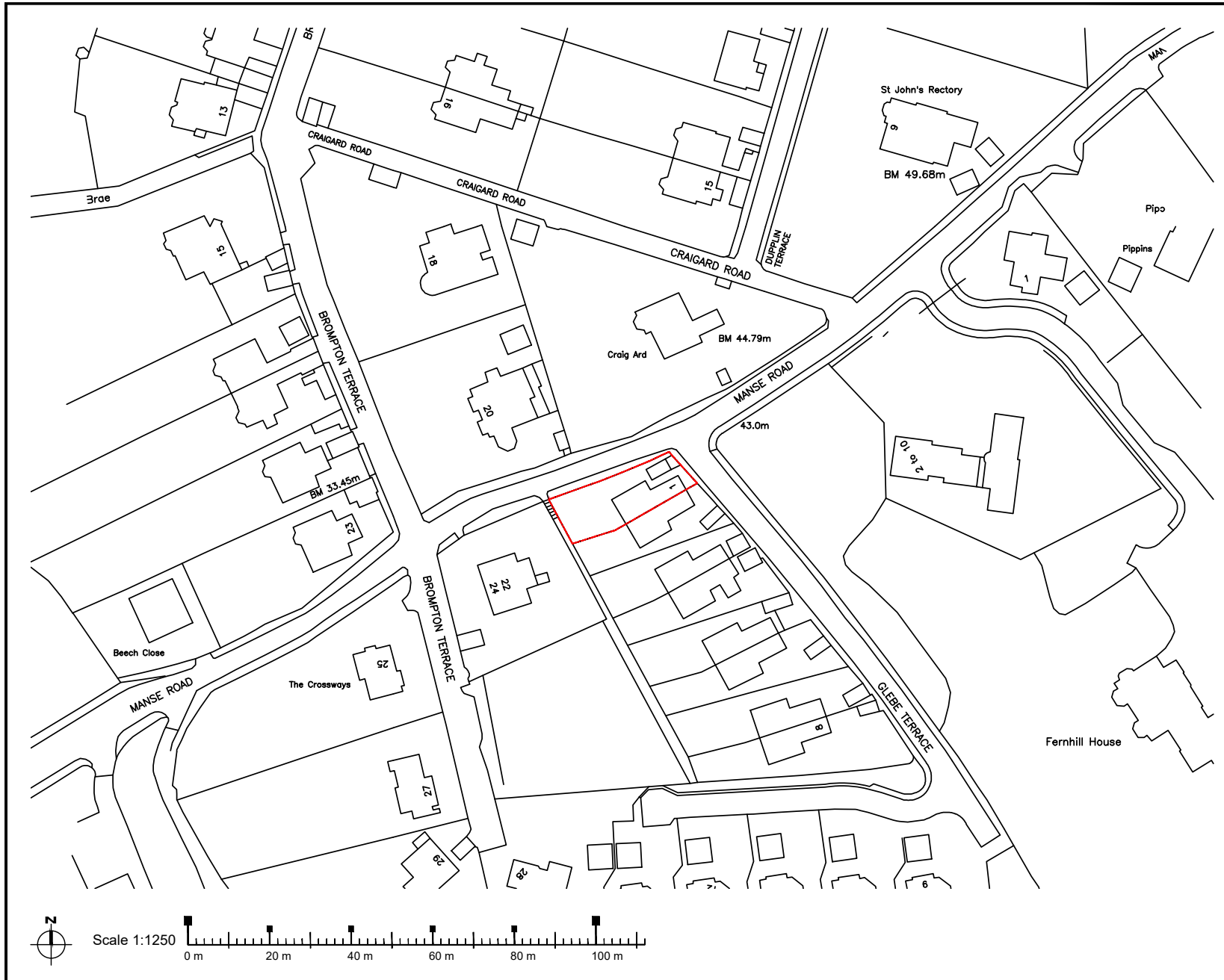
08

09

10

11

12



VOIGT
architects

Studio 1
Enskine House
Commerce Street, Ardrossan, DD11 1WB
Telephone: 01241 879662
Email: admin@voigtarchitects.ltd
www.voigtarchitects.ltd

PROJECT
Proposed Alt and Extension
1 Glebe Terrace
Perth
Dr and Mrs Morrison

AMENDMENTS

THIS DRAWING IS COPYRIGHT OF
VOIGT ARCHITECTS LIMITED
FOR CONSTRUCTION PURPOSES DO NOT SCALE THIS DRAWING
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE
DISCREPANCIES TO BE REPORTED TO
VOIGT ARCHITECTS LIMITED BEFORE PROCEEDING
IF IN ANY DOUBT ABOUT INFORMATION ON THIS DRAWING,
CONTACT VOIGT ARCHITECTS LIMITED

DRAWING TITLE

Location Plan

SCALE	DATE
1:1250 @ A4	May 2021
CAD FILE	DRAWN BY LP

STATUS	DWG NO
4145-LP-01 Ver 1	

PLANNING DESIGN STATEMENT

Proposed Alterations and Extension

1 Glebe Terrace

Perth

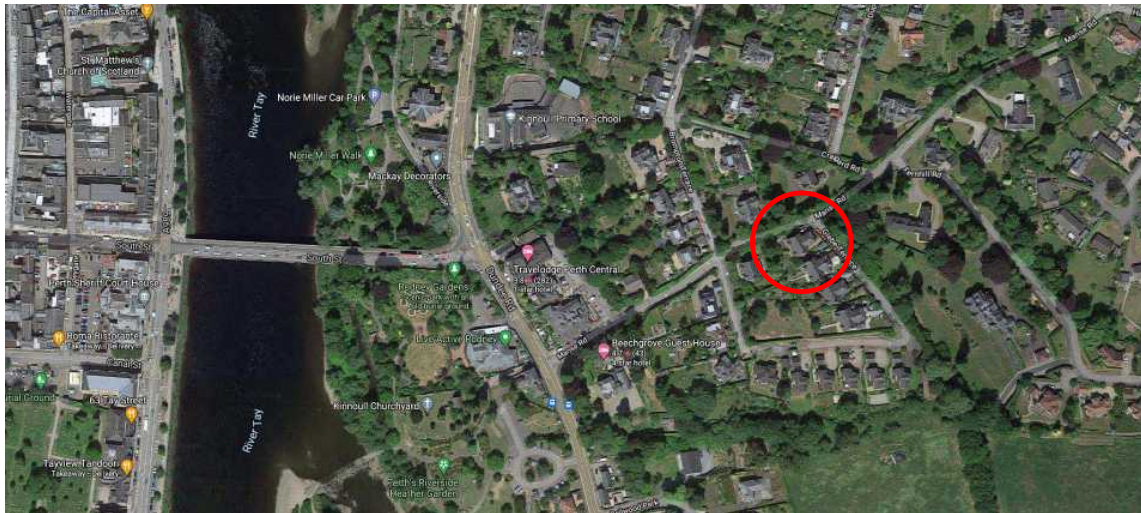
PH2 7AG

Jan 2022

VOIGT
architects

LOCATION

The site is located at 1 Glebe Terrace, Arbroath.



The proposal is to alter and extend the existing dwelling to provide the applicant with more usable space. The property is not listed nor within a conservation area.

PLANNING HISTORY

15/00680/FLL

Erection of a garage and fence

Application Approved 26th June 2015

EXISTING

The existing building is a large, traditional, stone building positioned atop a hill at the corner of Manse Road and Glebe Terrace. The rooms are generous in size but the side of the property, where the site bounds the street, is cluttered, and could be organized in a much better way. The property is raised above the road level and existing retaining walls help control the level change.



Existing Floor Plan

EXISTING PHOTOGRAPHS



Rear (East) view of existing property



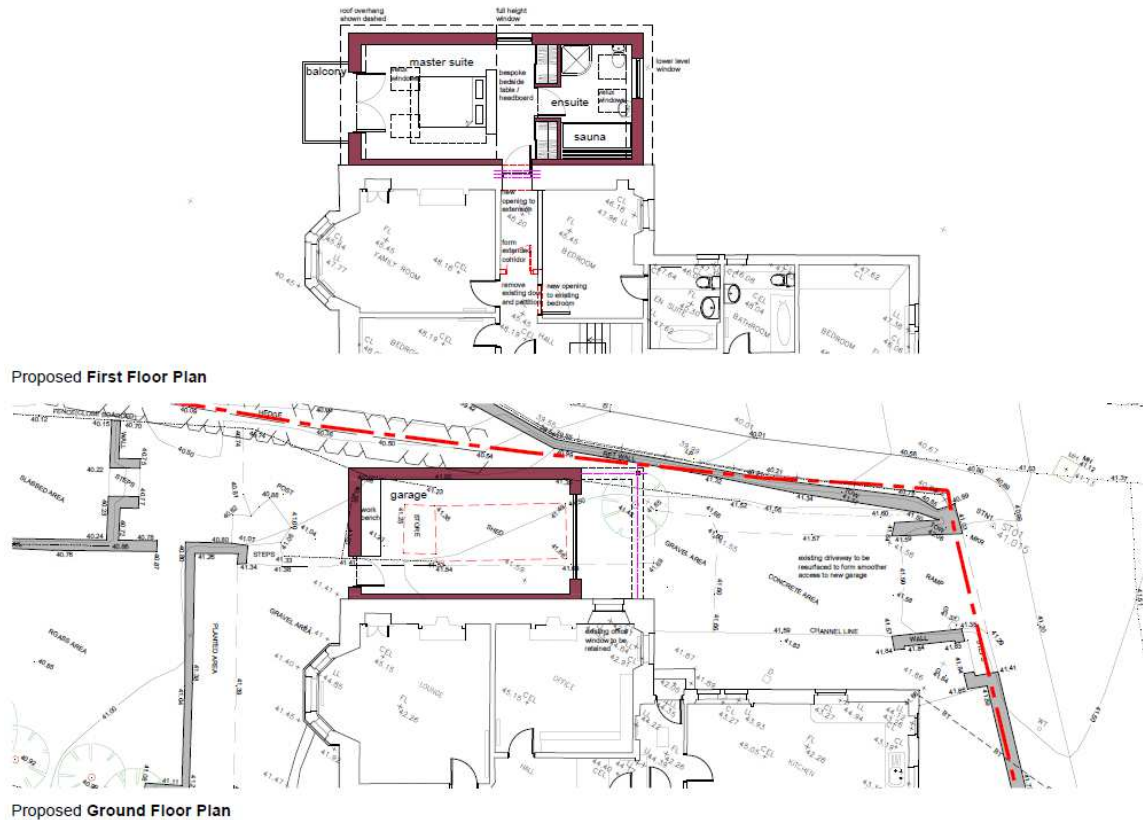
Front (West) view of existing property



Front of property from inside property garden. Photograph shows the gable where new extension is proposed.

DESIGN

The proposal is to erect a new contemporary extension onto the north gable. The new extension will accommodate a ground level garage and first floor master suite include.



The Glebe Terrace facing elevation will be dark grey clad composite cladding. This will continue around half of the new gable before changing to off-white roughcast to match the palette of the existing stone. The roof will be natural slate to match existing and the new windows will be grey in colour. The form of the extension will be traditional and in-keeping with the existing building.



In summary, it is felt the new extension will be a sympathetic improvement to the existing house whilst improving the internal layout and space.

Voigt Architects Limited



Post: 3-4 Harbour Visitor Centre
Fishmarket Quay
Arbroath, DD11 1PS
Tel: 01241 879662
Web: www.voigtarchitects.ltd

Existing 3D Image 1:
View from west



Existing 3D Image 2:
View from east



VOIGT
architects

3-4 Harbour Visitor Centre
Fishmarket Quay
Arbroath, DD11 1PS
Telephone: 01241 879662
Email: admin@voigtarchitects ltd
www.voigtarchitects ltd

PROJECT
Proposed Alterations and Extension
1 Glebe Terrace
Perth

for Dr and Mrs Morrison

AMENDMENTS

© THIS DRAWING IS COPYRIGHT OF
VOIGT ARCHITECTS LIMITED
FOR CONSTRUCTION PURPOSES DO NOT SCALE THIS
DRAWING
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE
DISCREPANCIES TO BE REPORTED TO
VOIGT ARCHITECTS LIMITED BEFORE PROCEEDING
IF IN ANY DOUBT ABOUT INFORMATION ON THIS DRAWING,
CONTACT VOIGT ARCHITECTS LIMITED

DRAWING TITLE

Existing 3D Images 1-2

SCALE	DATE
NTS @ A3	Jan 2022
CAD FILE	DRAWN BY
	LF

STATUS
4145-SD-05 Ver 1
EDWG NO

Existing 3D Image 3:
View from road to front



Existing 3D Image 4:
View from road to rear



VOIGT
architects

3-4 Harbour Visitor Centre
Fishmarket Quay
Ayrbroath, DD11 1PS
Telephone: 01241 879662
Email: admin@voigtarchitects.ltd
www.voigtarchitects.ltd

Proposed Alterations and Extension
1 Glebe Terrace
Perth

for Dr and Mrs Morrison

AMENDMENTS

© THIS DRAWING IS COPYRIGHT OF
VOIGT ARCHITECTS LIMITED
FOR CONSTRUCTION PURPOSES DO NOT SCALE THIS
DRAWING
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE
DISCREPANCIES TO BE REPORTED TO
VOIGT ARCHITECTS LIMITED BEFORE PROCEEDING
IF IN ANY DOUBT ABOUT INFORMATION ON THIS DRAWING,
CONTACT VOIGT ARCHITECTS LIMITED

DRAWING TITLE

Existing 3D Images 3-4

SCALE DATE
NTS @ A3 Jan 2022
CAD FILE DRAWN BY
LF

STATUS
DWG NO
4145-SD-06 Ver 1

Existing 3D Image 1:
View from west



Existing 3D Image 2:
View from east



VOIGT
architects

3-4 Harbour Visitor Centre
Fishmarket Quay
Arbroath, DD11 1PS
Telephone: 01241 879662
Email: admin@voigtarchitects ltd
www.voigtarchitects ltd

PROJECT
Proposed Alterations and Extension
1 Glebe Terrace
Perth

for Dr and Mrs Morrison

AMENDMENTS

© THIS DRAWING IS COPYRIGHT OF
VOIGT ARCHITECTS LIMITED
FOR CONSTRUCTION PURPOSES DO NOT SCALE THIS
DRAWING
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE
DISCREPANCIES TO BE REPORTED TO
VOIGT ARCHITECTS LIMITED BEFORE PROCEEDING
IF IN ANY DOUBT ABOUT INFORMATION ON THIS DRAWING,
CONTACT VOIGT ARCHITECTS LIMITED

DRAWING TITLE

Existing 3D Images 1-2

SCALE	DATE
NTS @ A3	Jan 2022
CAD FILE	DRAWN BY
	LF

STATUS	EDWG NO
4145-SD-05 Ver 1	

Existing 3D Image 3:
View from road to front



Existing 3D Image 4:
View from road to rear



VOIGT
architects

3-4 Harbour Visitor Centre
Fishmarket Quay
Ayrbroath, DD11 1PS
Telephone: 01241 879662
Email: admin@voigtarchitects.ltd
www.voigtarchitects.ltd

PROJECT
Proposed Alterations and Extension
1 Glebe Terrace
Perth

for Dr and Mrs Morrison

AMENDMENTS

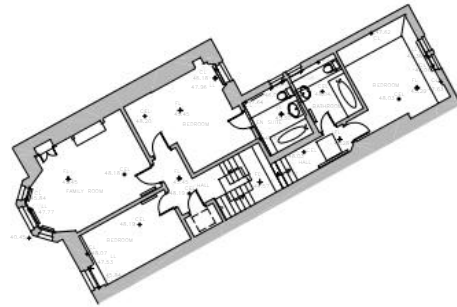
© THIS DRAWING IS COPYRIGHT OF
VOIGT ARCHITECTS LIMITED
FOR CONSTRUCTION PURPOSES DO NOT SCALE THIS
DRAWING
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE
DISCREPANCIES TO BE REPORTED TO
VOIGT ARCHITECTS LIMITED BEFORE PROCEEDING
IF IN ANY DOUBT ABOUT INFORMATION ON THIS DRAWING,
CONTACT VOIGT ARCHITECTS LIMITED

DRAWING TITLE

Existing 3D Images 3-4

SCALE DATE
NTS @ A3 Jan 2022
CAD FILE DRAWN BY
LF

STATUS
4145-SD-06 Ver 1 DWG NO



Existing First Floor Plan



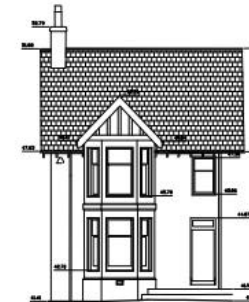
Existing North Elevation



Existing Ground Floor Plan



Existing East Elevation



Existing West Elevation



VOIGT
architects

3-4 Heddon Valley Centre
Pennyburn Drive
Abercromby, DD11 1PS
Telephone: 01843 578822
Email: info@voigtarchitects.co.uk
www.voigtarchitects.co.uk

PROJECT
Proposed Alts and Extension
1 Gledie Terrace
Perth

for Dr and Mrs Morrison

AMENDMENTS

THIS DRAWING IS COPYRIGHT OF
VOIGT ARCHITECTS LIMITED
FOR CONSTRUCTION PURPOSES DO NOT SCALE THIS
DRAWING
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE
DISCREPANCIES TO BE REPORTED TO
VOIGT ARCHITECTS LIMITED BEFORE PROCEEDING
IF IN ANY DOUBT ABOUT INFORMATION ON THIS
DRAWING, CONTACT VOIGT ARCHITECTS LIMITED

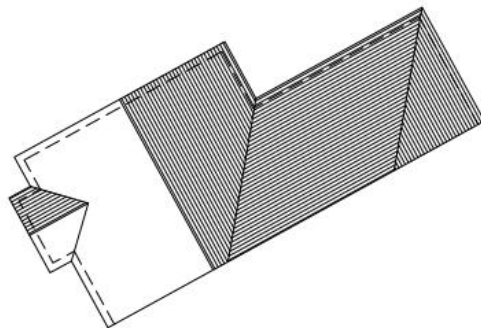
DRAWING TITLE
Existing Survey Drawings

SCALE DATE
1/100 @ A1 Jan 2022
DRAWN BY
ALBA Land Surveys

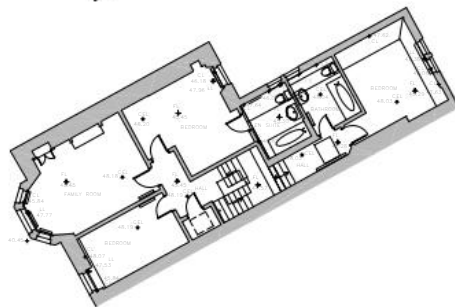
STATUS
DWD NOT

4145-SD-01 Ver 1

Existing Roof Plan



Existing First Floor Plan



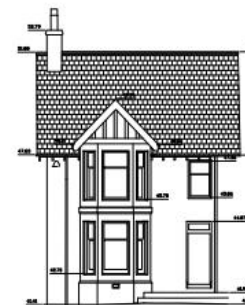
Existing Ground Floor Plan



Existing North Elevation



Existing East Elevation



Existing West Elevation

VOIGT
architects

3-4 Harbour View Centre
Perthshire Quay
Abercrombie, D21H 1P9
Telephone: 01845 578822
Email: info@voigtarchitects.co.uk
www.voigtarchitects.co.uk

PROJECT
Proposed Alts and Extension
1 Glebe Terrace
Perth

for Dr and Mrs Morrison

AMENDMENTS

2 Existing Roof Plan 4.2.22 LF

THIS DRAWING IS COPYRIGHT OF
VOIGT ARCHITECTS LIMITED
FOR CONSTRUCTION PURPOSES DO NOT SCALE THIS
DRAWING
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE
DISCREPANCIES TO BE REPORTED TO
VOIGT ARCHITECTS LIMITED BEFORE PROCEEDING
IF IN ANY DOUBT ABOUT INFORMATION ON THIS
DRAWING, CONTACT VOIGT ARCHITECTS LIMITED

DRAWING TITLE
Existing Survey Drawings

SCALE DATE
1/100 @ A1 Jan 2022
DRAWN BY
ALBA Land Surveys

STATUS
DWD NO

4145-SD-01 Ver 2

Proposed 3D Image 1:
View from west



Proposed 3D Image 2:
View from east



VOIGT
architects

3-4 Harbour View Centre
Fishmarket Quay
Ayrbroath, DD11 1PS
Telephone: 01241 879662
Email: admin@voigtarchitects.ltd
www.voigtarchitects.ltd

PROJECT
Proposed Alterations and Extension
1 Glebe Terrace
Perth

for Dr and Mrs Morrison

AMENDMENTS

© THIS DRAWING IS COPYRIGHT OF
VOIGT ARCHITECTS LIMITED
FOR CONSTRUCTION PURPOSES DO NOT SCALE THIS
DRAWING
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE
DISCREPANCIES TO BE REPORTED TO
VOIGT ARCHITECTS LIMITED BEFORE PROCEEDING
IF IN ANY DOUBT ABOUT INFORMATION ON THIS DRAWING,
CONTACT VOIGT ARCHITECTS LIMITED

DRAWING TITLE

Proposed 3D Images 1-2

SCALE	DATE
NTS @ A3	Jan 2022
CAD FILE	DRAWN BY
	LF

STATUS
4145-SK-05 Ver 1
EDWG NO

Proposed 3D Image 3:
View from road to front



Proposed 3D Image 4:
View from road to rear



VOIGT
architects

3-4 Harbour View Centre
Fishmarket Quay
Ayrbroath, DD11 1PS
Telephone: 01241 879662
Email: admin@voigtarchitects.co.uk
www.voigtarchitects.co.uk

PROJECT
Proposed Alterations and Extension
1 Glebe Terrace
Perth

for Dr and Mrs Morrison

AMENDMENTS

© THIS DRAWING IS COPYRIGHT OF
VOIGT ARCHITECTS LIMITED
FOR CONSTRUCTION PURPOSES DO NOT SCALE THIS
DRAWING
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE
DISCREPANCIES TO BE REPORTED TO
VOIGT ARCHITECTS LIMITED BEFORE PROCEEDING
IF IN ANY DOUBT ABOUT INFORMATION ON THIS DRAWING,
CONTACT VOIGT ARCHITECTS LIMITED

DRAWING TITLE

Proposed 3D Images 3-4

SCALE	DATE
NTS @ A3	Jan 2022
CAD FILE	DRAWN BY
	LF

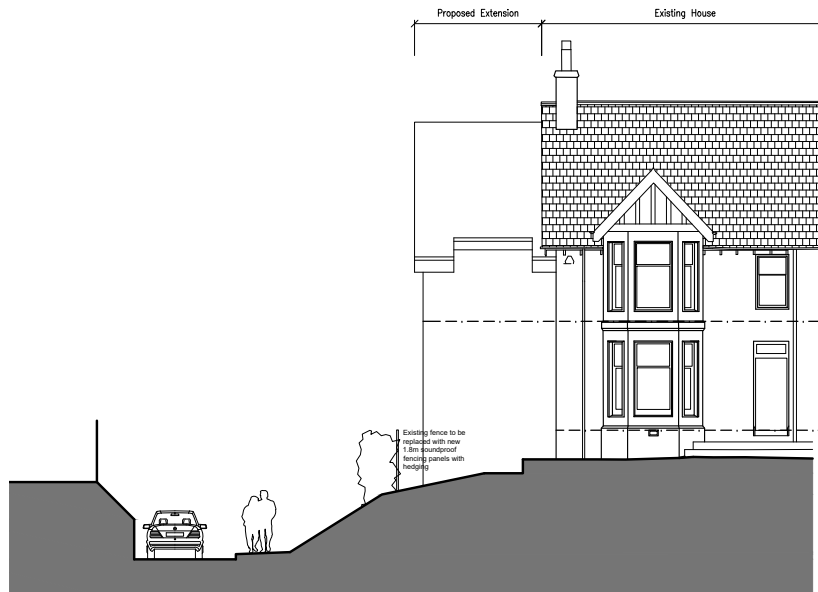
STATUS
4145-PD-06 Ver 1
CDWG NO



Proposed North Elevation



Proposed East Elevation



Proposed Site Section

Scale 1:100
0m 1 2 3 4 5m



Proposed West Elevation

VOIGT
architects

Studio 1
Erskine House
Commerce Street, Arbroath, DD11 1YB
Telephone: 01241 879662
Email: admin@voigtarchitects.ltd
www.voigtarchitects.ltd

PROJECT
Proposed Alterations and Extension
1 Glebe Terrace
Perth

for Dr and Mrs Morrison

AMENDMENTS

Material Specification:

Walls:

- Smooth Cement Render
- Colour to match Existing Stone

Cladding:

- Dark Grey
(Marley Central Weatherboard or Equal)

Roof:

- Natural Slate

Windows:

- Aluminum / Alu-clad - Grey

THIS DRAWING IS COPYRIGHT OF
VOIGT ARCHITECTS LIMITED

FOR CONSTRUCTION PURPOSES DO NOT SCALE THIS
DRAWING

ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE

DISCREPANCIES TO BE REPORTED TO
VOIGT ARCHITECTS LIMITED BEFORE PROCEEDING

IF IN ANY DOUBT ABOUT INFORMATION ON THIS
DRAWING, CONTACT VOIGT ARCHITECTS LIMITED

DRAWING TITLE

Proposed Elevation

SCALE

1/100 @ A2

CAD FILE

DATE

Jan 2022

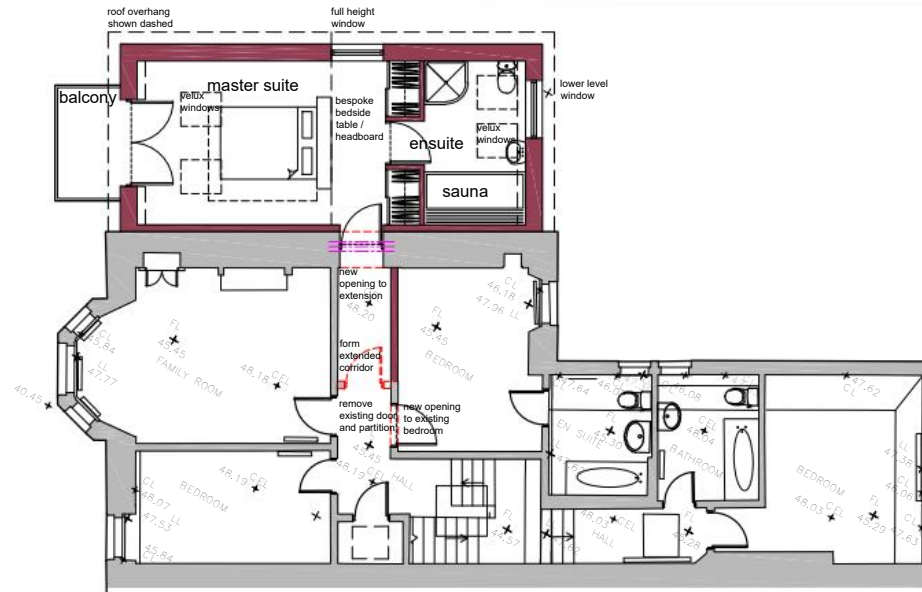
DRAWN BY

LF

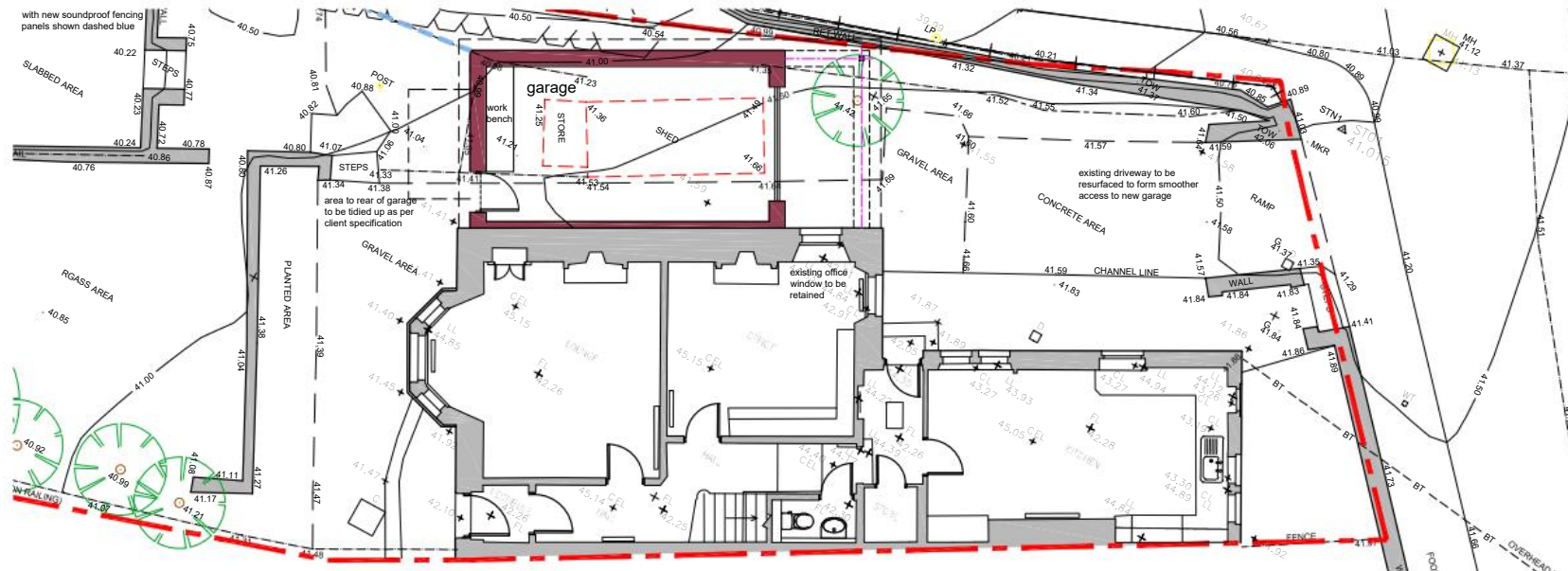
STATUS

4145-PD-03 Ver 1

DWG NO



Proposed First Floor Plan



Proposed Ground Floor Plan



VOIGT
architects

3-4 Harbour Visitor Centre
Fainmarket Quay
Arbroath, DD11 1PS
Telephone: 01241 879662
Email: admin@voightarchitects ltd
www.voightarchitects ltd

Proposed Alterations and Extension
1 Glebe Terrace
Perth

for Dr and Mrs Morrison

AMENDMENTS
2 Existing Roof Plan 4.2.22 LF

KEY:

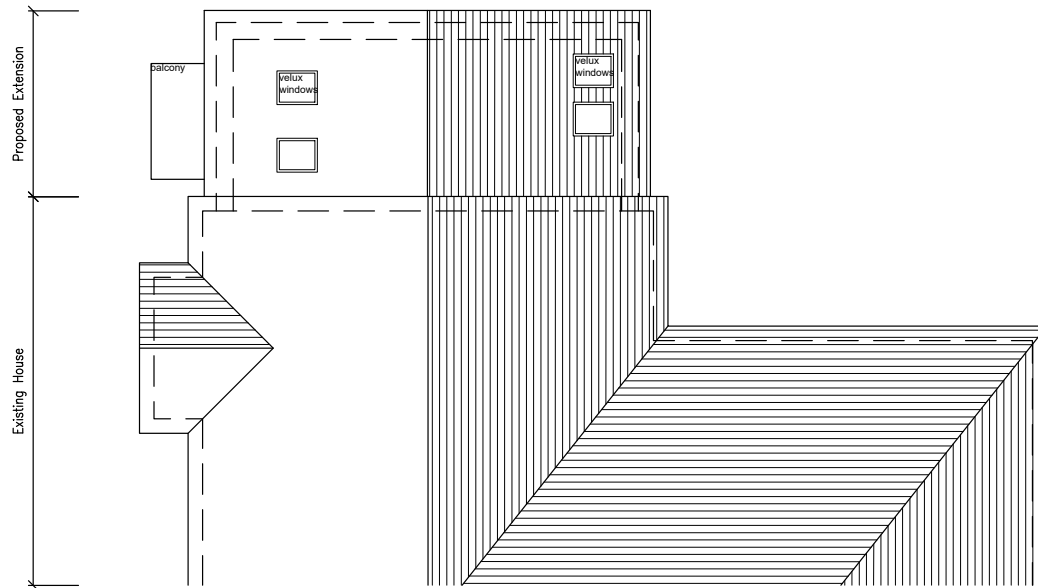
- Existing Walls
- New Walls
- Downtakings

THIS DRAWING IS COPYRIGHT OF
VOIGHT ARCHITECTS LIMITED
FOR CONSTRUCTION PURPOSES DO NOT SCALE THIS
DRAWING
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE
DISCREPANCIES TO BE REPORTED TO
VOIGHT ARCHITECTS LIMITED BEFORE PROCEEDING
IF IN ANY DOUBT ABOUT INFORMATION ON THIS DRAWING,
CONTACT VOIGHT ARCHITECTS LIMITED

DRAWING TITLE
Proposed Floor Plans

SCALE DATE
1/100 @ A3 Jan 2022
CAD FILE DRAWN BY
LF

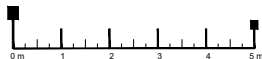
STATUS
DWG NO
4145-PD-02 Ver 2



Proposed Roof Plan



Scale 1:100



VOIGT
architects

3-4 Harbour View Centre
Fishmarket Quay
Arbroath, DD11 1PS
Telephone: 01241 879662
Email: admin@voigtarchitects ltd
www.voigtarchitects ltd

PROJECT
Proposed Alterations and Extension
1 Glebe Terrace
Perth

for Dr and Mrs Morrison

AMENDMENTS

KEY:

- Existing Walls
- New Walls
- Downtakings

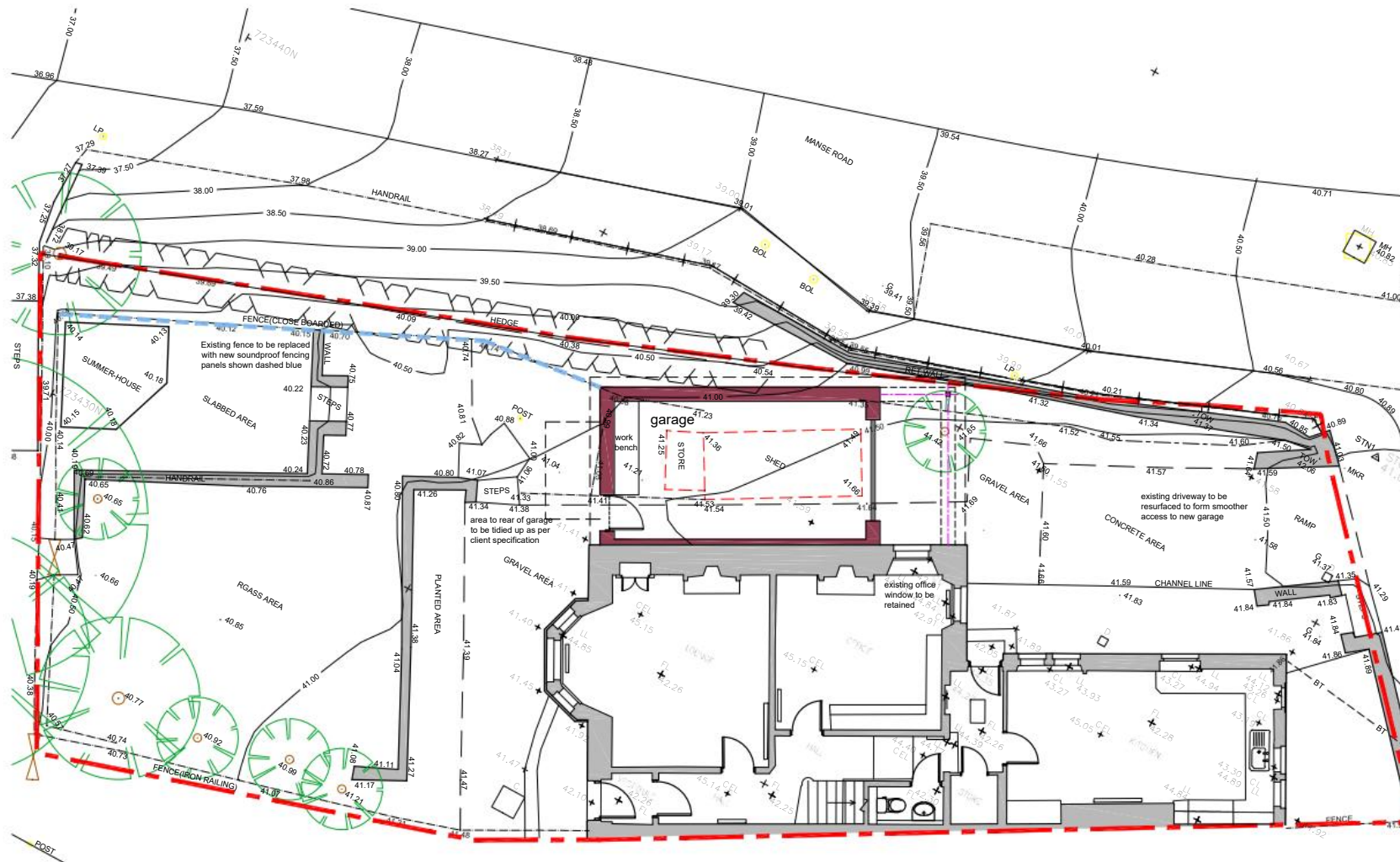
© THIS DRAWING IS COPYRIGHT OF
VOIGT ARCHITECTS LIMITED
FOR CONSTRUCTION PURPOSES DO NOT SCALE THIS
DRAWING
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE
DISCREPANCIES TO BE REPORTED TO
VOIGT ARCHITECTS LIMITED BEFORE PROCEEDING
IF IN ANY DOUBT ABOUT INFORMATION ON THIS DRAWING,
CONTACT VOIGT ARCHITECTS LIMITED

DRAWING TITLE

Proposed Roof Plan

SCALE	DATE
1/100 @ A3	Jan 2022
CAD FILE	DRAWN BY
	LF

4145-PD-04 Ver 1	STATUS
	CDWG NO



Proposed Site Plan



Scale 1:100 0m 1 2 3 4 5m

VOIGT architects

3-4 Harbour Visitor Centre
Fishmarket Quay
Arbroath, DD11 1PS
Telephone: 01241 879662
Email: admin@voigtarchitects ltd
www.voigtarchitects ltd

Proposed Alterations and Extension
1 Glebe Terrace
Perth

for Dr and Mrs Morrison

KEY:

- Existing Walls
- New Walls
- Duntakings

THIS DRAWING IS COPYRIGHT OF
VOIGT ARCHITECTS LIMITED
FOR CONSTRUCTION PURPOSES DO NOT SCALE THIS
DRAWING
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE
DISCREPANCIES TO BE REPORTED TO
VOIGT ARCHITECTS LIMITED BEFORE PROCEEDING
IF IN ANY DOUBT ABOUT INFORMATION ON THIS DRAWING,
CONTACT VOIGT ARCHITECTS LIMITED

DRAWING TITLE

Proposed Site Plan

SCALE 1:100 @ A3 DATE Jan 2022
CAD FILE DRAWN BY LF

STATUS
DWG NO 4145-PD-01 Ver 1

<p>LRB-2022-44 22/00165/FLL - Alterations and extension to dwellinghouse, 1 Glebe Terrace, Perth, PH2 7AG</p>

PLANNING DECISION NOTICE *(included in applicant's submission, pages 74-75)*

REPORT OF HANDLING *(included in applicant's submission, pages 78-83)*

REFERENCE DOCUMENTS *(included in applicant's submission, pages 85, 93-94 and 97-104)*

LRB-2022-44
22/00165/FLL - Alterations and extension to dwellinghouse,
1 Glebe Terrace, Perth, PH2 7AG

REPRESENTATIONS

Thursday, 10 February 2022



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

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

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



Dear Customer,

1 Glebe Terrace, Perth, PH2 7AG
Planning Ref: 22/00165/FLL
Our Ref: DSCAS-0058041-7GT
Proposal: Alterations and extension to dwellinghouse

Please quote our reference in all future correspondence

Audit of Proposal

I have carried out an audit of the below listed drawings and I'm pleased to confirm that Scottish Water has no objection to the development proceeding.

Please Note

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

General Notes

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

This response is in relation to the information you have provided. If there are any changes to your proposed development, you may be required to submit the proposed amendments for review.

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

Yours sincerely,

Pamela Strachan

Planning Team Analyst

planningconsultations@scottishwater.co.uk

Scottish Water Disclaimer:

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

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/00165/FLL	Comments provided by	R Stewart
Service/Section	HE/Flooding	Contact Details	
Description of Proposal	Alterations and extension to dwellinghouse		
Address of site	1 Glebe Terrace Perth PH2 7AG		
Comments on the proposal	<p>We have no objection to the above proposal.</p> <p>The SEPA surface water flood maps highlight the junction of Manse Road/Glebe Terrace as being at low risk of surface water flooding (0.1% chance of flooding in any given year). Based on the local topography, raised driveway and property finished floor level the risk is considered unlikely.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	24/03/22		

