

TCP/11/16(246)
Planning Application 12/02068/FLL – Alterations and extension to dwellinghouse at 26 Coltward, Campmuir, Blairgowrie, PH13 9JF

**PAPERS SUBMITTED
BY THE
APPLICANT**

CHIEF EXECUTIVES
DEMOCRATIC SERVICES

18 APR 2013

RECEIVED

Notice of Review

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

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

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

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name DAVID + JILLIAN MARTIN

Address 26 LINTROSE HOLDINGS
CAMPMUIR
COUPAR ANGUS

Postcode PH13 9LN

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be
through this representative: ☐Yes ☒ No ☐

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

Planning authority

PERTH + KINROSS COUNCIL

Planning authority's application reference number

12/02068/FLL

Site address

26 LINTROSE HOLDINGS, CAMPMUIR,
COUPAR ANGUS, PH13 9LNDescription of proposed
developmentALTERATIONS + EXTENSION. PROPOSED
PORCH AND HOUSE EXTENSION

Date of application

8/2/2013

Date of decision (if any)

5/4/2013

Note. This notice must be served on the planning authority within three months of the date of the decision
notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- | | |
|--|-------------------------------------|
| 1. Application for planning permission (including householder application) | <input checked="" type="checkbox"/> |
| 2. Application for planning permission in principle | <input type="checkbox"/> |
| 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) | <input type="checkbox"/> |
| 4. Application for approval of matters specified in conditions | <input type="checkbox"/> |

Reasons for seeking review

- | | |
|---|-------------------------------------|
| 1. Refusal of application by appointed officer | <input checked="" type="checkbox"/> |
| 2. Failure by appointed officer to determine the application within the period allowed for determination of the application | <input type="checkbox"/> |
| 3. Conditions imposed on consent by appointed officer | <input type="checkbox"/> |

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- | | |
|---|-------------------------------------|
| 1. Further written submissions | <input type="checkbox"/> |
| 2. One or more hearing sessions | <input type="checkbox"/> |
| 3. Site inspection | <input checked="" type="checkbox"/> |
| 4. Assessment of review documents only, with no further procedure | <input type="checkbox"/> |

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

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

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land? | <input 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.

THIS HAS BEEN PROVIDED IN A SEPERATE DOCUMENT.

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

Yes ☐ No ☒

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

List of documents and evidence

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

3 PAGE APPEAL LETTER
4 PICTURES

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

16/4/2013

Dear Sir/madam

14th April 2013

Referring to the refusal of planning application number 12/02068/FLL, we feel we have to, and have been advised by the planning officer, to appeal the decision. Based on the "Reasons for Refusal" and the reasoning in the "Delegated Report" we have been left somewhat confused. We feel the need to extract some of the statements made by the planning officer in his report which we feel are questionable in relation to our application.

Upon reading the delegated report, under the first heading of "Site description", the planning officer is quoted as saying "The property itself is of a fairly traditional form and appearance, clad in rendered walls with a pitched, slated roofline and the neighbouring, adjacent properties are the same in terms of form and appearance"

This is not entirely true and although the points may be small, we have to question the planning officer's view of our neighbouring houses. The first two houses that are seen when entering our road are single storey new builds with tiled roofs. The house directly opposite us is the same as ours but the house directly beside us is a new build, finished around 2009, and is a one and a half storey property with a tiled roof. This house towers above all the rest which surround it including our house. Please see picture 1.

Under the heading "Visual Amenity" in the delegated report the officer again states "Similarly, there is an adjacent single storey, detached bungalow and thus, a two storey extension significantly detracts from the scale, form and design of the existing pattern of building in this area. Indeed Coltward Holdings are defined by modest, single storey detached bungalows". Again this has to be questioned when there is very clearly a one and a half storey house right beside ours, we refer back to picture 1, and which stands out when there are only four single storey houses that make up coltward holdings.

Upon phoning the planning officer to question his reasoning we did ask if he visited the proposed site, his reply was yes he is bound to visit every site. When questioned about the one and a half storey, his reply was that one and a half storey houses are classed as single storey houses. This we find hard to understand. A house with a staircase inside surely has to be considered either a one and a half or a two storey house. We have spoken to surveyors on this matter and told a single storey house does not have a staircase in it and a one and a half storey house has a staircase in it which leads to rooms in the attic space, so therefore they are two different types of houses, therefore the building beside ours is a one and half not a single storey.

Under the heading "Design", the point that Coltward Holdings is made up of "single storey detached" is again reiterated to the utter confusion of ourselves. We refer to the dominating one and a half storey beside us.

Under the same heading "Design", the officer is quoted as saying "Overall, the design is considered incongruous to the existing building by proposing a two storey extension, which is completely out of character with the existing design". Just outside of the village of Campmuir there is a house exactly like our own with a huge two storey extension attached to it. Where our proposed plans incorporated the extension to the benefit of the look of our existing house, the house just outside Campmuir has a small walkway through to the two storey extension making it look completely out of

character and place. Please see pictures 2 & 3. When questioned about this the planning officer stated the house was outside the village of Campmuir and so would not be taking into consideration. But, the reason for refusal refers to Policy 71 of the Eastern Area Local Plan 1998. Upon researching this plan we understand that "Eastern area" refers to the eastern part of Perth and Kinross not of Campmuir. This house I refer to with the two storey extension is still within the Eastern Part of Perth and Kinross and so one would assume it would also fall under this policy. So in other words how can one house exactly like ours be given the permission to build a two storey extension but our application is refused?

"Also Policy 71 seeks to ensure among other criteria "In the case of built development, the scale, form, colour and design of development should accord with the existing pattern of building"". This then makes one wonder how the one and a half storey beside us was allowed to be built, it is the opposite of the existing building pattern, being that it is neither a cottage nor a single storey development. It also makes us wonder how the cottage referred to previously be allowed to build a two storey extension attached to a house exactly the same as ours.

"For a modest cottage of this nature, the height (which protrudes above the existing ridgeline by 3.5 metres), is clearly over dominant and out of character". Again referring to the one and a half storey right beside us, which protrudes well above the ridgeline of our house and the others in the Coltward Holdings, please see picture 4. A precedent has been set, that dominant buildings are allowed in the Coltward Holdings area of Campmuir and the rest of the village. Our house now looks out of character by having an over dominant large house beside us and new builds neighbouring us. We were hoping to accentuate our house by bringing it up to same standard which has been allowed by planning i.e. new builds and one and a half storey houses. Also referring back to the quote at the start of this paragraph, the house just outside Campmuir which has been mentioned previously, is also "a modest cottage" of the same nature as our own house, and yet the extension has a "roofline protruding well above 3.5 metres and is clearly over dominant and out of character", and yet was still allowed by planning officers.

Under the "Conclusion" it is said "the proposed extension, by virtue of its scale, mass and proportionality, does not recognise, nor, respect the form of the existing building". Again referring back to the house outside of Campmuir, by the pictures it is very clear to see how dominant that extension is, in contrast to our proposed plans where as stated above we feel we were accentuating our house by incorporating the extension in the best we could not to the detriment of the cottage look but to highlight it.

The extension was not applied for to take away from the look of the cottage, the existing house would still be used as the hub of the home being that the kitchen would remain in the same place, the dining room would be situated in the existing building and the two rooms would be used as an office and a spare room. The extension was to be used practically as we have a three children family who are growing and the space is very much needed.

We do feel the reasons for the refusal were very questionable as a precedent has been set, other cottages with the exact same look as ours have been allowed two storey extensions which contradict the policy that refused our application. The one and a half storey house directly beside our own cottage also contradicts the policy and the reasoning expressed by the planning officer. We feel all of the points mentioned need to be taken into consideration when reviewing the appeal as these to us

do not seem viable when a precedent has already been set. Since the points the planning officer has made are questionable due to the statements we make above, the contradictions to the policy and the pictures we include, we feel our extension is no different to that of the two storey extension just outside Campmuir or the one and half storey house beside our own, therefore we believe there is no solid reason for a refusal on our application and would ask that our appeal is considered.

To summarise the points made above:

- Coltward Holdings are not made up of only single storey detached as the planning officer wrote in his delegated report. There is a one and a half storey house beside our own house.
- Coltward Holdings are not made up of houses with a fairly traditional form and appearance, only two houses are of that description, the rest are new builds with one being a dominating one and a half storey.
- A house, exactly like our own, within the Campmuir area has a very large two storey extension attached, bigger than our proposed extension, yet we were refused our application as it contradicted policy 71.
- Policy 71 covers the eastern part of Perth and Kinross and has allowed houses to be built which contradict the policy itself i.e. the one and a half storey beside our own and the two storey extension attached to the house exactly like our own.

We await your response,

Yours Sincerely

David and Jillian Martin
26 Lintrose Holdings
Campmuir
PH13 9LN

PICTURE 1

P.T.O



As you can see, the Coltward Holdings are not made up of single storey detached. Our House at the end is dominated by the one and a half storey house which contradicts Policy 71.

PICTURE 2

P.T.O



The house outside of Campmuir but still within the eastern part of Perth & Kinross. The cottage is of exactly the same look as ours, yet was allowed a two storey extension - contradicting Policy 71.

PICTURE 3

P.T.O



A side view of the house just
outside Campmuir.
A very dominating extension which
again contradicts Policy 71.

PICTURE 4

P.T.O



A look at our house from the back. Again it is clear to see the house beside ours is not a single storey house.

TCP/11/16(246)
Planning Application 12/02068/FLL – Alterations and extension to dwellinghouse at 26 Coltward, Campmuir, Blairgowrie, PH13 9JF

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS

PERTH AND KINROSS COUNCIL

Mr David Martin
26 Lintrose Holdings
Campmuir
Coupar Angus
PH13 9LN

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 5th April 2013

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **12/02068/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 8th February 2013 for permission for **Alterations and extension to dwellinghouse 26 Coltward Campmuir Blairgowrie PH13 9JF** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The proposed design is contrary to Policy 71 of the Eastern Area Local Plan 1998; as the scale, form and design of the development is incongruous with the character of the existing property and properties within the surrounding area, to the detriment of visual amenity.

Justification

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

Notes

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

Plan Reference

12/02068/1

12/02068/2

12/02068/3

12/02068/4

12/02068/5

12/02068/6

12/02068/7

12/02068/8

12/02068/9

12/02068/10

12/02068/11

12/02068/12

12/02068/13

12/02068/14

REPORT OF HANDLING

DELEGATED REPORT

Ref No	12/02068/FLL
Ward No	N2- Strathmore

PROPOSAL: Alterations and extension to dwellinghouse

LOCATION: 26 Coltward Campmuir Blairgowrie PH13 9JF

APPLICANT: Mr David Martin

RECOMMENDATION: REFUSE THE APPLICATION

SITE INSPECTION: 14 February 2013

OFFICERS REPORT:

Site Description:

The application site relates to No. 26 Coltward, Campmuir. The application site which falls within the Campmuir village envelope, refers to a single storey detached bungalow. The property itself is of a fairly traditional form and appearance, clad in rendered walls with a pitched, slated roofline and the neighbouring, adjacent properties are the same in terms of form and appearance.

Development Proposal:

This application seeks detailed Planning Consent for the removal of an existing sunroom and the erection of a two storey extension on the rear of the property. The application also proposes the formation of a porch on the front of the property, (north-west elevation).

The proposed additional floorspace of the rear extension equates to an area of 152 square metres that projects out from the rear of the property by 12.3 metres. As stated above, the proposal encompasses a two storey development with a garage/living space on the ground floor; and, additional living space on the first floor.

Assessment:

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 Plans that are applicable to this area are the approved Tay Plan 2012 (Strategic Development Plan 2012 - 2032) and the adopted Eastern Area Local Plan 1998.

As a consequence of falling within the Campmuir village envelope, the application falls to be assessed against Policy 71 of the EALP. Policy 71 seeks to ensure among other criteria, "In the case of built development, the scale, form, colour and design of development should accord with the existing pattern of building."

The determining issues for this application are therefore: (i) Whether the proposal is in accordance with the relevant provisions of the Development Plan, (namely Policy 71 of the EALP 1998); and, (ii) Whether an exception to those provisions is justified by other material considerations.

Having inspected the application site and carefully assessed the submitted plans, I would assess the proposal as follows:-

Visual Amenity:

In terms of the visual amenity, it is clear that the mass, scale and proportionality of the proposed development will adversely impact on the character and appearance of what is a modest single storey detached bungalow. Similarly, there is an adjacent single storey, detached bungalow and, thus, a two storey extension significantly detracts from the scale, form and design of the existing pattern of building in this area. Indeed, Coltward Holdings are defined by modest, single storey detached bungalows.

Design:

The design, mass and scale of the development is not subordinate to the existing, which is a modest, rural cottage, in stark contrast to the proposal which clearly illustrates a significant transformation from a single storey cottage to that, which is in part, a two storey extension that includes a garage underneath additional living space. This concern with the proposed design is exacerbated, given that the neighbouring surrounding properties that make up Coltward Holdings are all modest, single storey detached. As a consequence, the proposal is over-dominant and introduces what would be an undesirable precedent for this bungalow as well as the neighbouring, adjacent properties. Overall, the design is considered incongruous to the existing building by proposing a two storey extension, which is completely out of character with the existing design.

The design of the proposed extension involves the formation of a pitched roof that protrudes above the existing ridgeline. For a modest cottage of this nature, the height (which protrudes above the existing ridgeline by 3.5 metres), is clearly overdominant and out of character.

Conclusion:

In conclusion, the proposed extension, by virtue of its scale, mass and proportionality, does not recognise, nor, respect the form of the existing building. The original form and appearance of the building has therefore been ignored and consequently, the proposal has adversely impacted upon the shape, scale and proportions of the existing building. The overall, cumulative impact is that the proposed development overwhelms the existing building, and, thereby, the architectural integrity of the original structure, (if approved), would become lost.

Having taken cognisance of the relevant criterion, (Policy 71), I consider the development is in contravention of the guidance contained within the Eastern Area Local Plan 1998. As a consequence of the above mentioned material considerations, there is no reasoned justification for approving this application. On that basis, this application is recommended for refusal.

DEVELOPMENT PLAN

The Development Plan for the area comprises the approved Tay Plan 2012 (Strategic Development Plan 2012 – 2032 and the adopted Eastern Area Local Plan 1998. There are no strategic issues of relevance raised in the Tay Plan 2012 (Strategic Development Plan 2012 – 2032) In summary, the principal Development Plan policies are raised in the Eastern Area Local Plan 1998. These are as follows:

Policy 71 **Eastern village uses**

Policy 71 seeks to ensure among other criteria, "In the case of built development, the scale, form, colour and design of development should accord with the existing pattern of building."

PERTH AND KINROSS COUNCIL LOCAL DEVELOPMENT PLAN – PROPOSED PLAN, JANUARY 2012

The adopted Local Plan will eventually be replaced by the Proposed Local Development Plan. The Council's Development Plan scheme sets out the timescale and stages leading up to adoption. Currently undergoing a period of representation, the Proposed Local Development Plan may be modified and will be subject to examination prior to adoption. This means that it is not expected that the Council will be in a position to adopt the Local Development Plan before December 2014. It is therefore a material consideration in the determination of this application.

Under the LDP (Local Development Plan) the relevant paragraph related to this application is Policy RD1 (Residential Areas). This policy seeks to ensure that residential amenity will be protected and, where possible, improved.

OTHER POLICIES

None specific.

SITE HISTORY

05/01648/FUL Erection of a garage

Application Permitted

CONSULTATIONS

Scottish Water

No objections.

TARGET DATE: 8 April 2013

REPRESENTATIONS RECEIVED:

Number Received: 1

Summary of issues raised by objectors:

There is one letter of representation objecting to the proposal as follows:-

1. Due to the position of the existing bungalow, the 2 storey gable end is out of the building line of the existing properties. As such, it presents at maximum height where a proportion of my property is at bungalow height. Consequently, the decking area, sun room, kitchen and living room will be in total shade for the majority of the year. Whilst accepting there is no negative servitude in the deeds, this could not be considered reasonable when design changes could mitigate the issue. For example, changing the orientation of the roofline through 90 degrees would result in the peak height being around double the distance from my property;
2. Due to the extreme proximity and substantial size of the proposed build, the outlook from the decking area, living room and sun room will go from open views of the country to a circa 30 ft wall at a distance of around 26 feet. (I am estimating the height of the new build as there are no dimensions on the submitted drawings).
3. It is self evident that the impact of points 1 and 2 will make my home feel "squeezed on its plot" which will blight the value and sell ability of my property.

Response to issues raised by objectors:

In response to the points raised above, it is clear that the oppressive height of the proposed development is considered as a valid material planning consideration and has been taken account of in this application.

However, both loss of view and the potential Impact on the value of a property (the other points cited above), are not considered as valid material planning considerations.

ADDITIONAL STATEMENTS RECEIVED:

Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement / Design and Access Statement	Not required
Report on Impact or Potential Impact e.g. Flood Risk Assessment	Not required

LEGAL AGREEMENT REQUIRED

None required

DIRECTION BY SCOTTISH MINISTERS

None required

REASONS FOR REFUSAL:

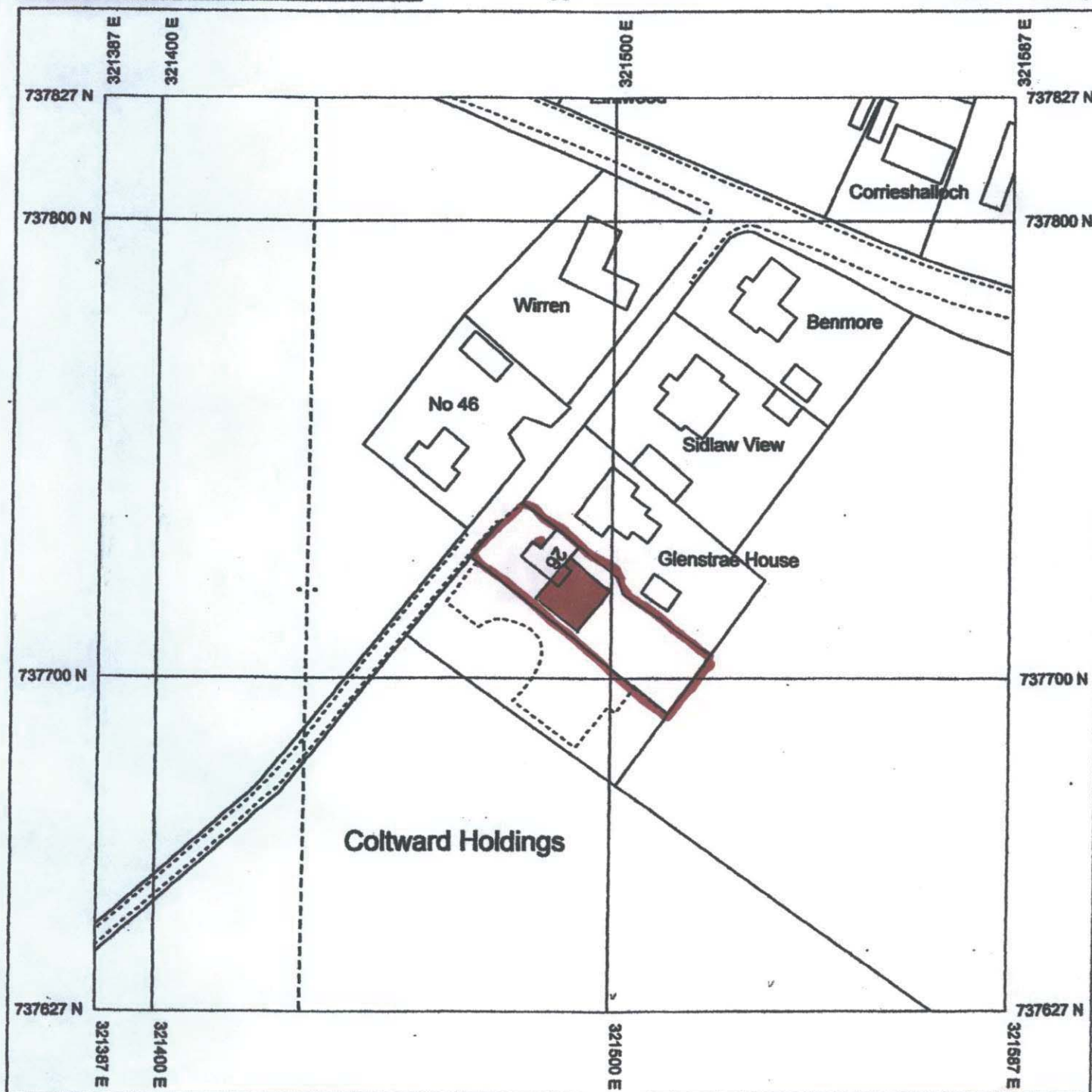
- 1 The proposed design is contrary to Policy 71 of the Eastern Area Local Plan 1998; as the scale, form and design of the development is incongruous with the character of the existing property and properties within the surrounding area, to the detriment of visual amenity.

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.



PERTH AND KINROSS COUNCIL

DRAWING REF: 12/02068/1

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evidence of a right of way.

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

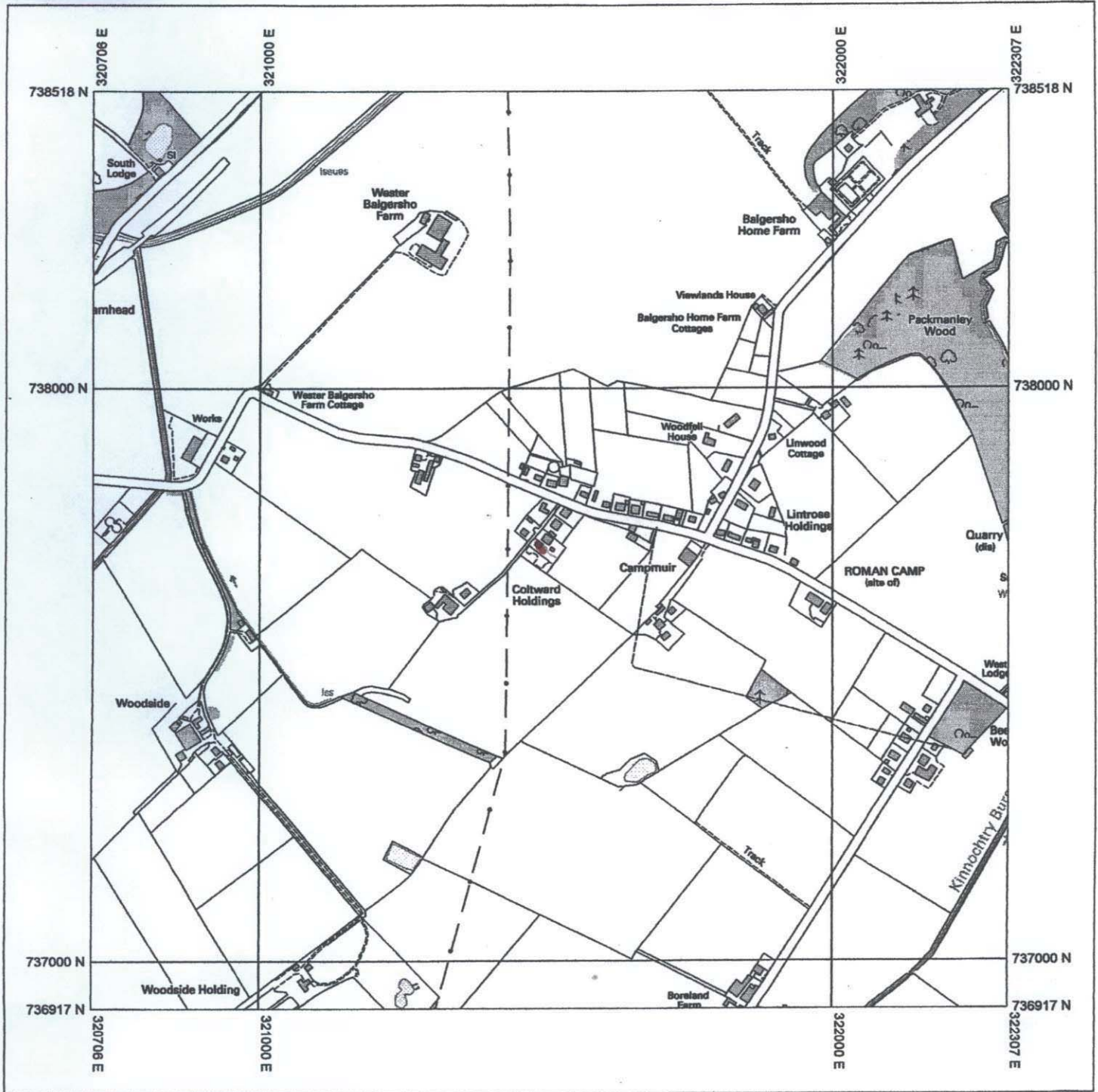


Scale 1:1250

Supplied By: Danescot Perth

Serial number: 001083334

Plot Centre Coordinates: 321487, 737727



PERTH AND KINROSS COUNCIL

DRAWING REF: 12/02068/2

0 200 400

Scale 1:10000

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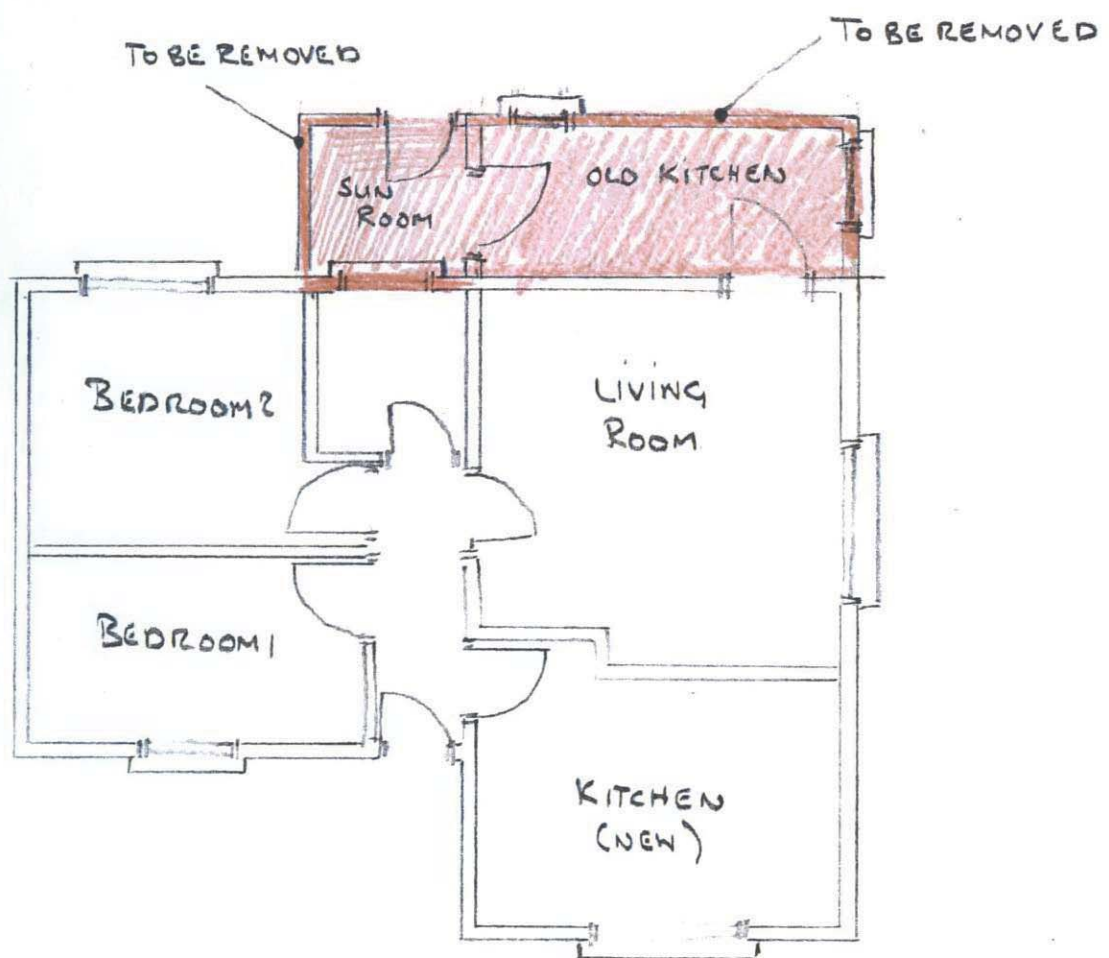
The representation of a road, track or path is no evidence of a right of way.

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

Supplied By: **Danscot Perth**

Serial number: 001083335

Plot Centre Coordinates: 321506, 737717



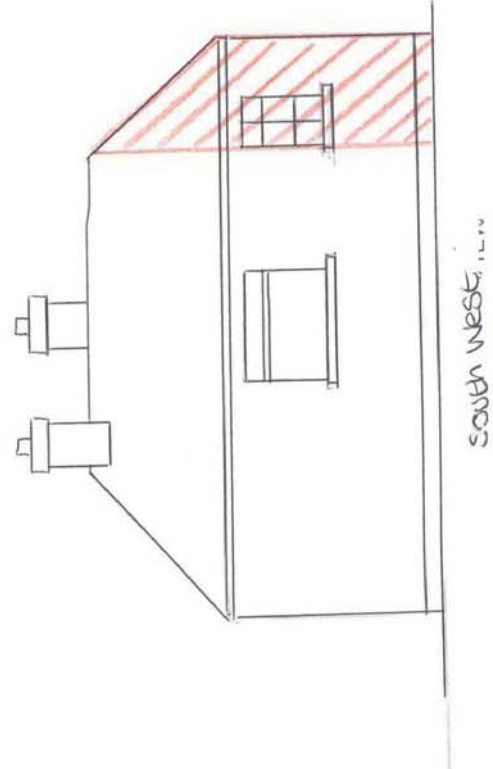
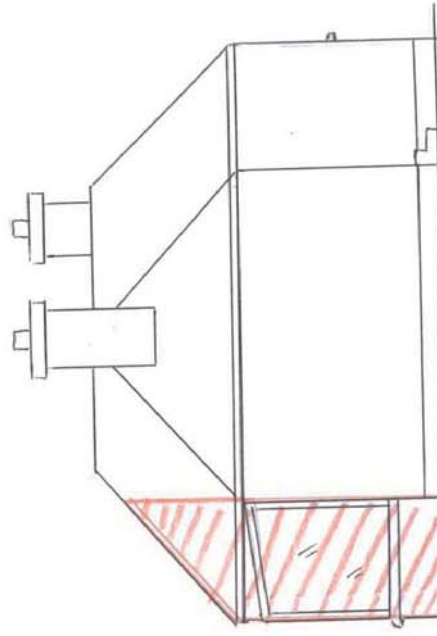
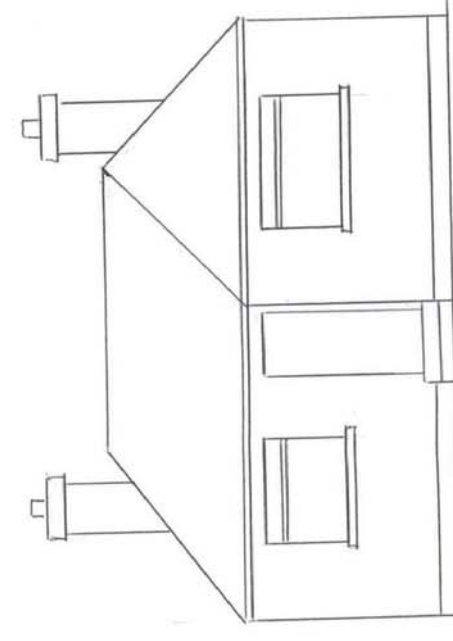
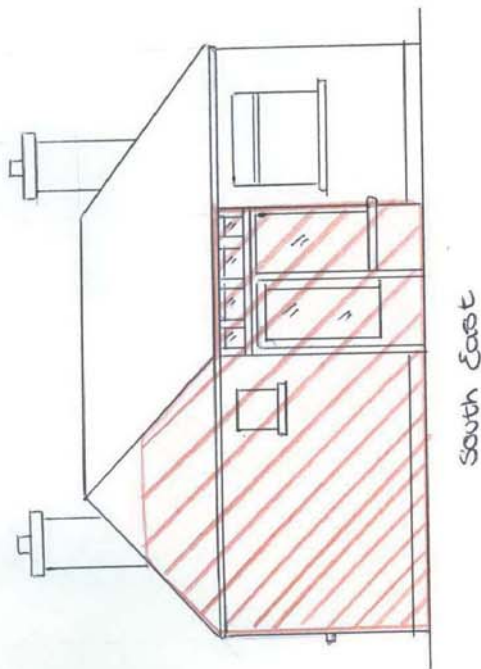
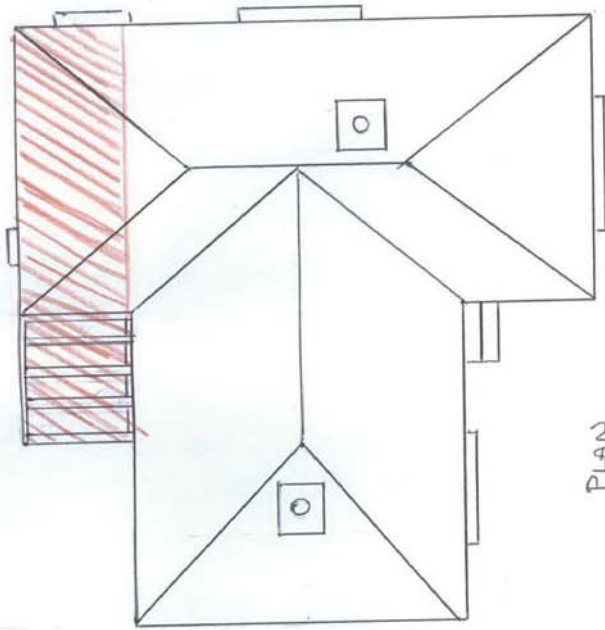
EXISTING HOUSE (Ground Floor)
PERTH AND KINROSS COUNCIL

DRAWING REF: 12/02068/3

SCALE 1:100



EXISTING VIEWS OF HOUSE
AT 26 THE HOLDINGS,
CAMPMUIR, by BURRELTON

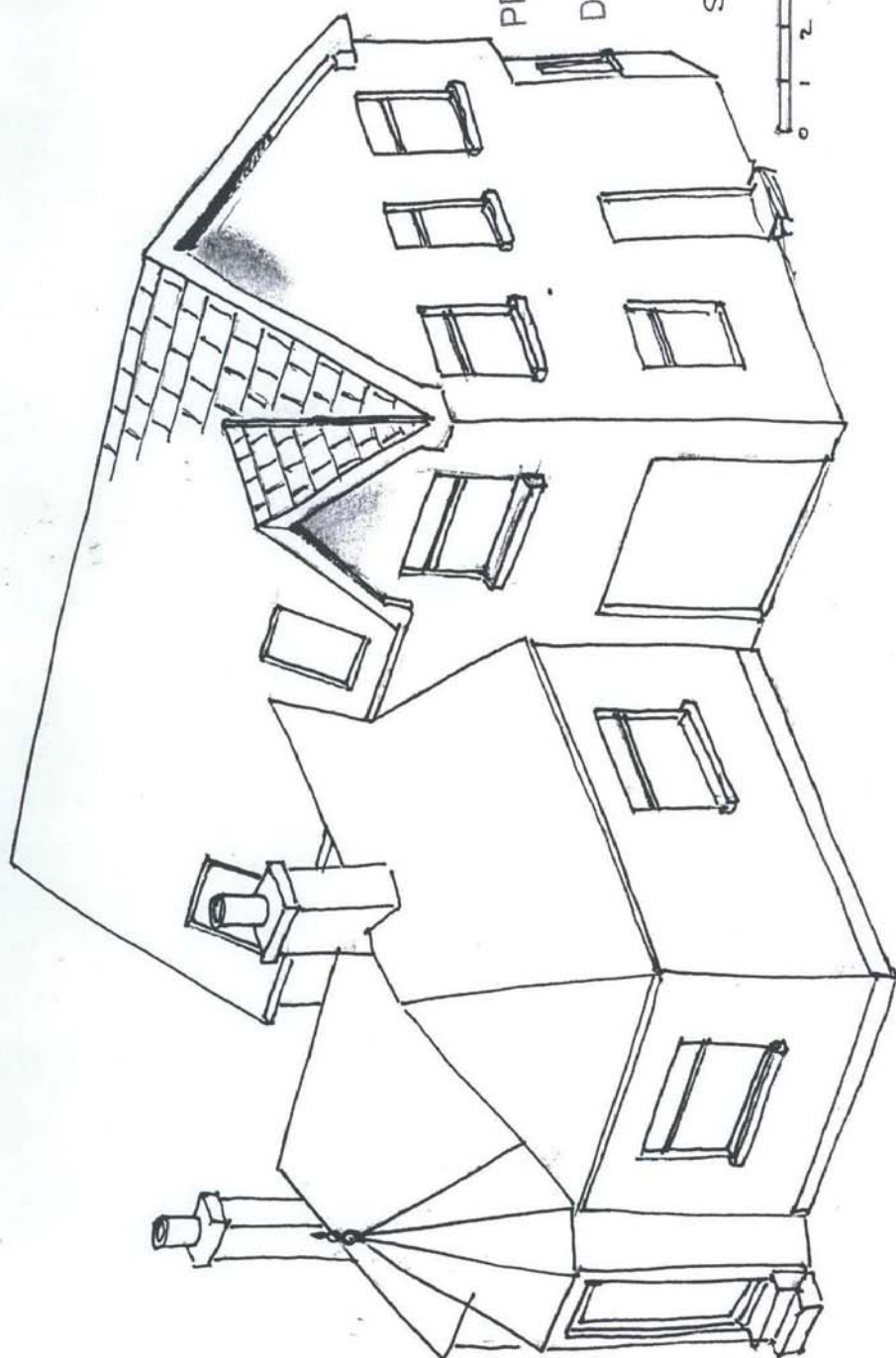


SCALE 1"=100



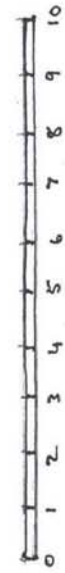
PERTH AND KINROSS COUNCIL

DRAWING REF: 2102068/4



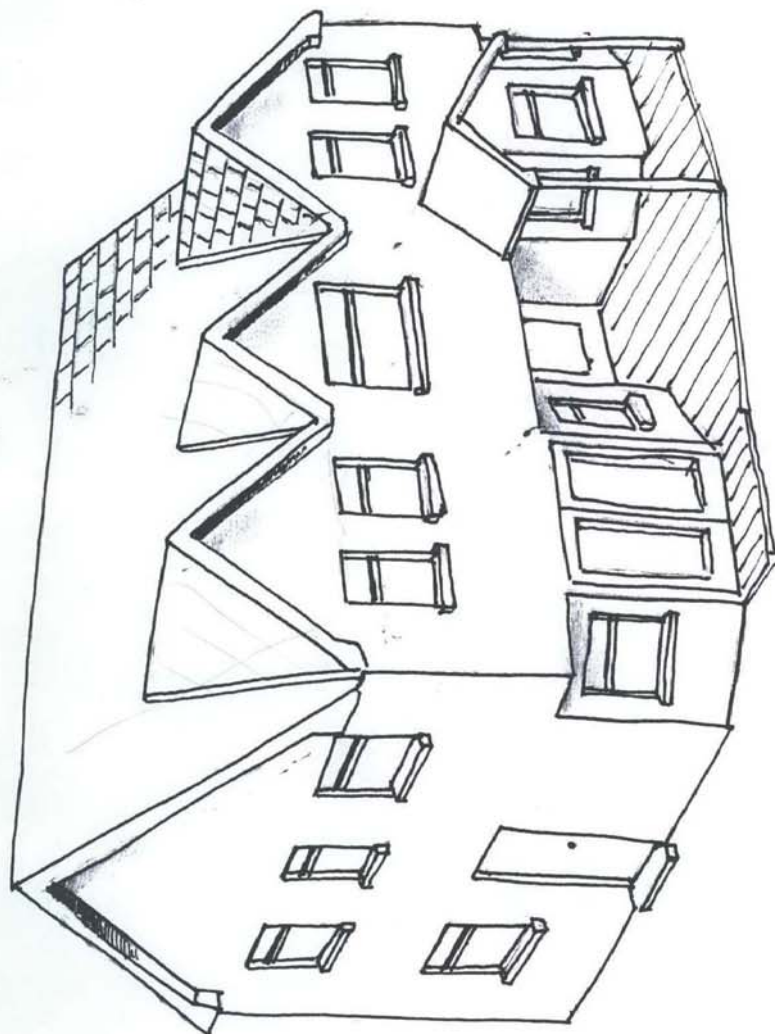
PERTH AND KINROSS COUNCIL
DRAWING REF: 12/080068/5

Scale: 1:100



SOUTH EAST VIEW
(Indicative)

Proposed extension to 26 The Holdings, Campmuir, by
Burrelton
For Mr and Mrs David Martin.

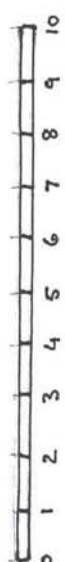


NORTH EAST VIEW

(Indicative)

PERTH AND KINROSS COUNCIL
DRAWING REF: 1202068/6

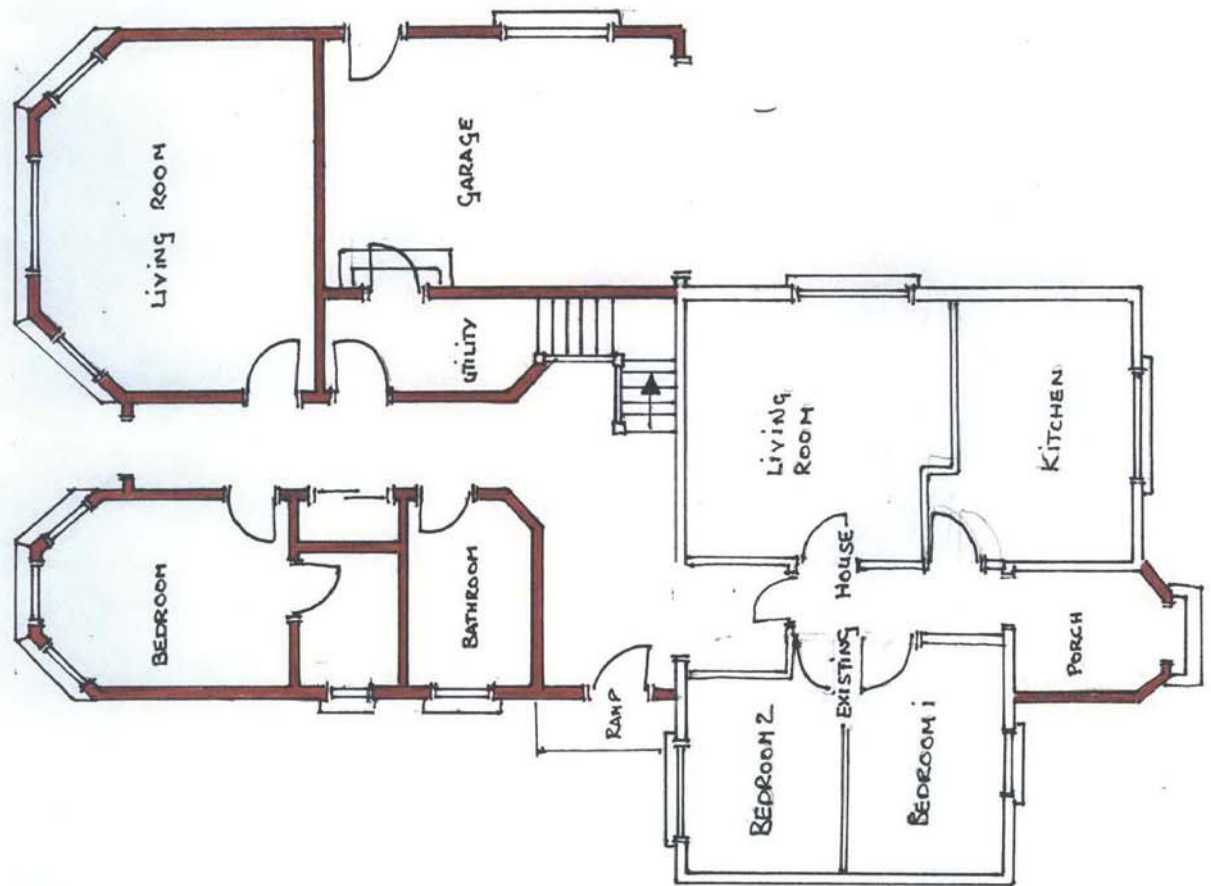
Scale: 1:100



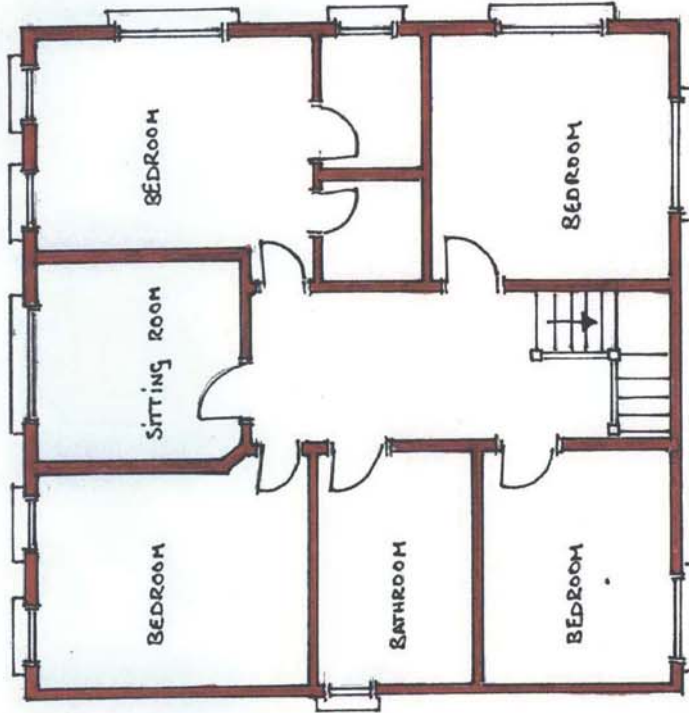
Proposed extension to 26 The Holdings, Campmuir, by
Burrelton

For Mr and Mrs David Martin.

GROUND FLOOR



FIRST FLOOR



PERTH AND KINROSS COUNCIL

DRAWING REF: 12/020687

Scale 1:100



Proposed extension to 26 The Holdings, Campmuir, by
Burrelton

For Mr and Mrs David Martin.

Substructure

External perimeter walls to comprise 100mm thick outer skin dense block work 7N/mm² / 50mm wide cavity with stainless steel wall ties 5 per M² / 150mm thick inner skin dense concrete block work / minimum cover on foundations to be 450mm / site scrape to be carried out to remove top soil.

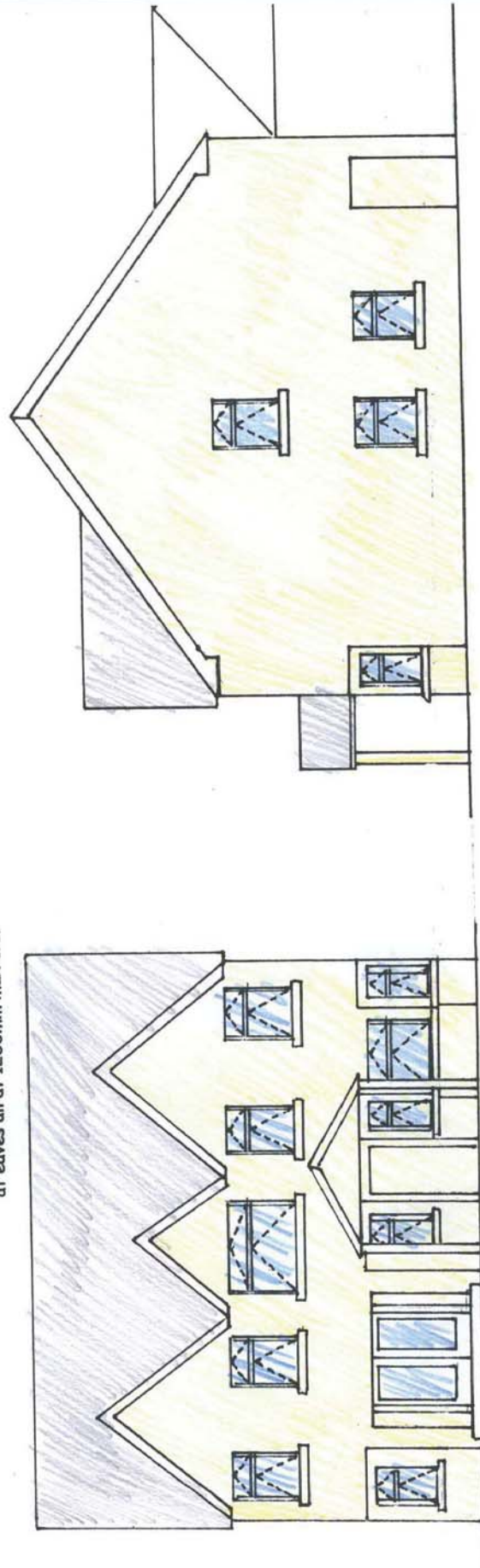
External superstructure walls

16mm wet dash to match existing / 100mm thick dense concrete block work 7N/mm² / 50mm wide cavity with stainless steel cavity wall ties 5 per M² with stainless steel annular nails / frameshield breather membrane / 9.5 GSP plywood / 145 x 47mm regularised timber studs at 600mm max crs. 150mm rockwool insulation quilt set between studs / 12.7 taper edged plaster-board screw fixed and having joints taped and filled / cavity fire stopped around all windows and door openings, eaves, verges, fans, wallhead and all corners / dpcs between fire stops and outer skins / 70 x 10mm Rytons plastic perpend ventilators with flyscreens inserted in outer skin of walling around perimeter of base course and at eaves all at 1200mm max crs.

30 x 5 galv holding down straps at 2.4m crs securing timber frames to substructure perimeter walls / straps also to be fitted either side of all door and window openings, at corners, and shall be 1200 long / new block work tied to existing masonry with stainless steel starter strips and ties / movement joints as required / mastic pointing at starter strips / all timbers treated.

PERTH AND KINROSS COUNCIL

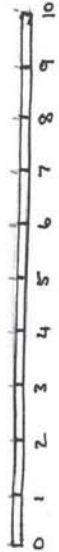
DRAWING REF: 1202068/8



South East

North East

Scale: 1:100



Proposed extension to 26 The Holdings, Campmuir, by Burrelton

For Mr and Mrs David Martin.

Roof

Welsh slates to match existing / ridge tiles to match existing / roof shield breather membrane / 16mm thick sarking / roof trusses to engineered specifications / straps to tie roof trusses to wall head / insulation quilt / 12.5 plasterboard screw fixed and taped and filled.

Floor

22mm thick V313 moisture resistant chipboard flooring with glued joints and fixed with ringshank nails / 75 x 47mm timber fillets at 600mm max crs, levelled, plugged, and screwed to floor slab / 75mm thick Kingspan floor insulation set between fillets / 150mm thick concrete floor slab with A142 mesh reinforcement / Visqueen 1200 dpm laid on sand and turned up 400mm at all walls / 150mm thick type 1 bottoming fully compacted and blinded with sand / additional type 1 fill as required.

Windows

Windows to be white UPVC and opening as shown and having 28mm double glazed units / both skins of glass to be safety glass / U value 1.60W/m² K / permanent vents in the heads of the windows / sill boards to be 20mm white UPVC / ingoos and soffit to be 12mm white UPVC / locking fasteners / final dimensions to be checked on site / dpcs all round openings at cavity closures / mastic beading to sills and mastic pointing all round perimeter of windows / precast concrete sills to match existing and having dpc envelope / point up between pvc sills and concrete sills

Glazing calculation

Total floor area of house

g.f. 105m²

f.f. 144m²

249m²

25% of 249m² = 62.25m²

Total area of windows and external doors

g.f. 16.5m²

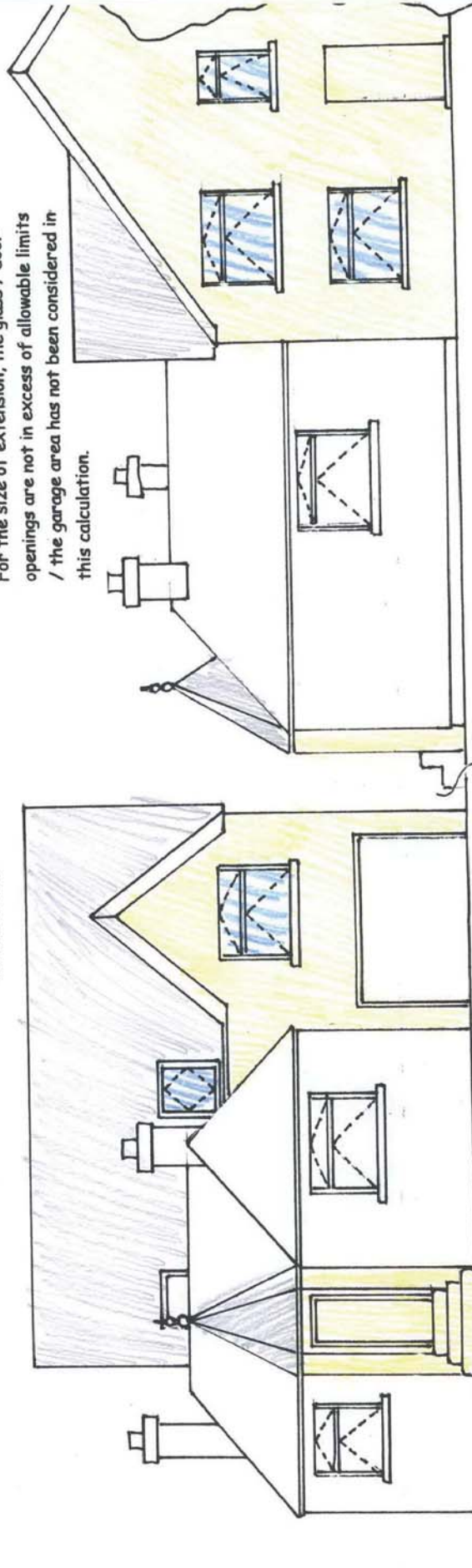
f.f. 26.5m²

doors 5m²

48m²

Glass requirement 48 - 62.25 = -14.25m²

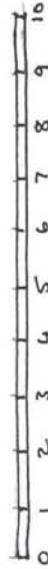
For the size of extension, the glass / door openings are not in excess of allowable limits / the garage area has not been considered in this calculation.



South West

North West

Scale: 1:100



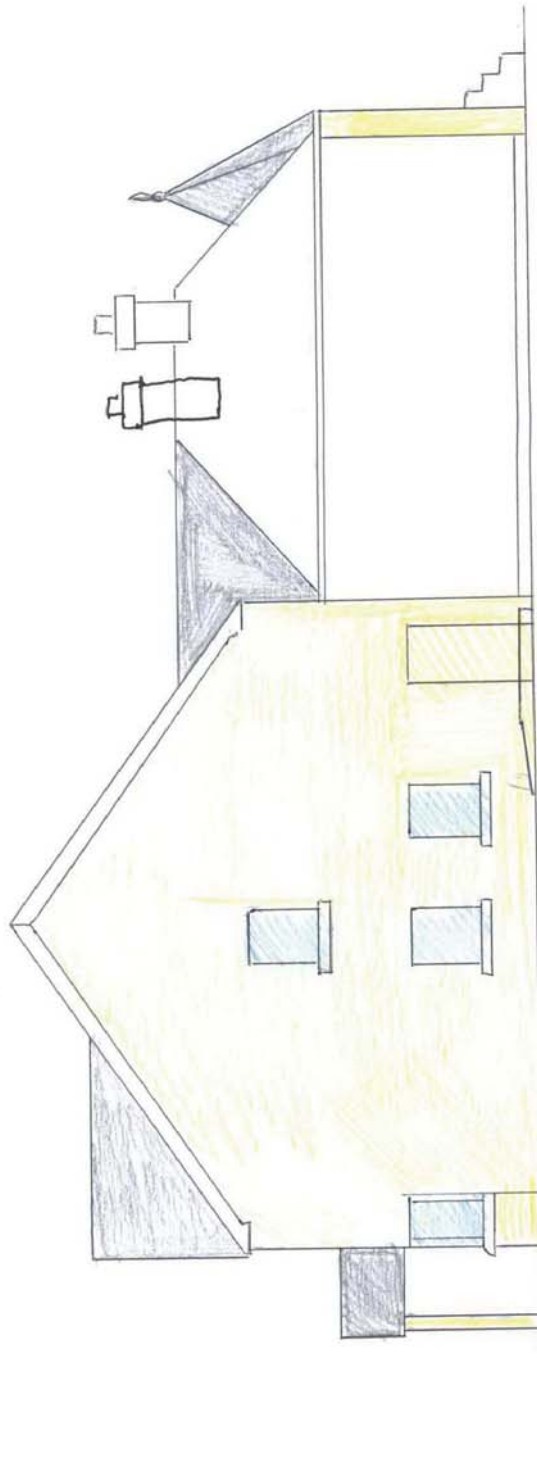
Proposed extension to 26 The Holdings, Campmuir, Burrelton

For Mr and Mrs David Martin.

PERTH AND KINCROSS COUNCIL

DRAWING REF: 12/02/06

PERTH AND KINROSS COUNCIL
DRAWING REF: 12102068/10

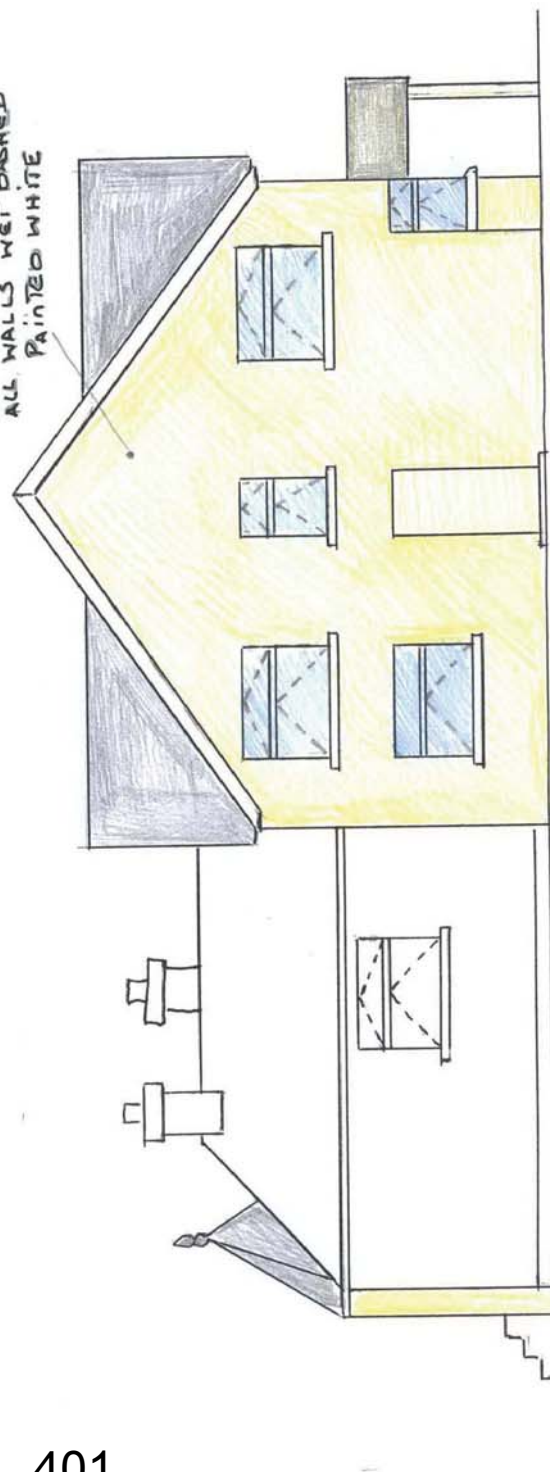


SOUTH WEST VIEW

SCALE 1:100



ALL WALLS WET DASHED
PAINTED WHITE



South West

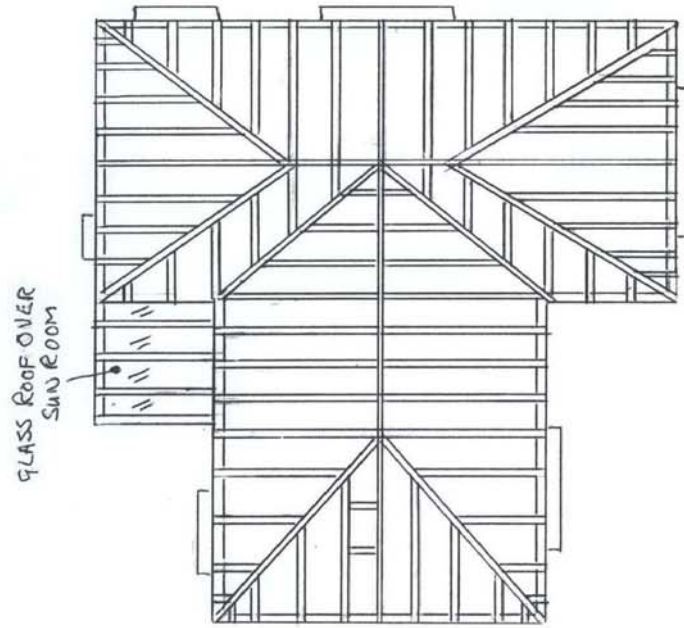
SCALE 1/100



PERTH AND KINROSS COUNCIL

DRAWING REF: 12/02068/11

EXISTING ROOF DETAIL



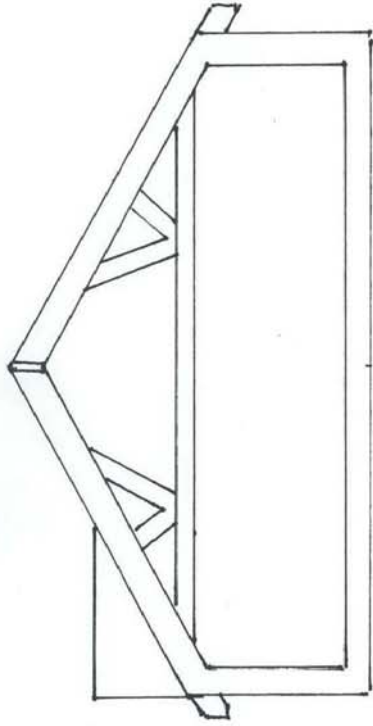
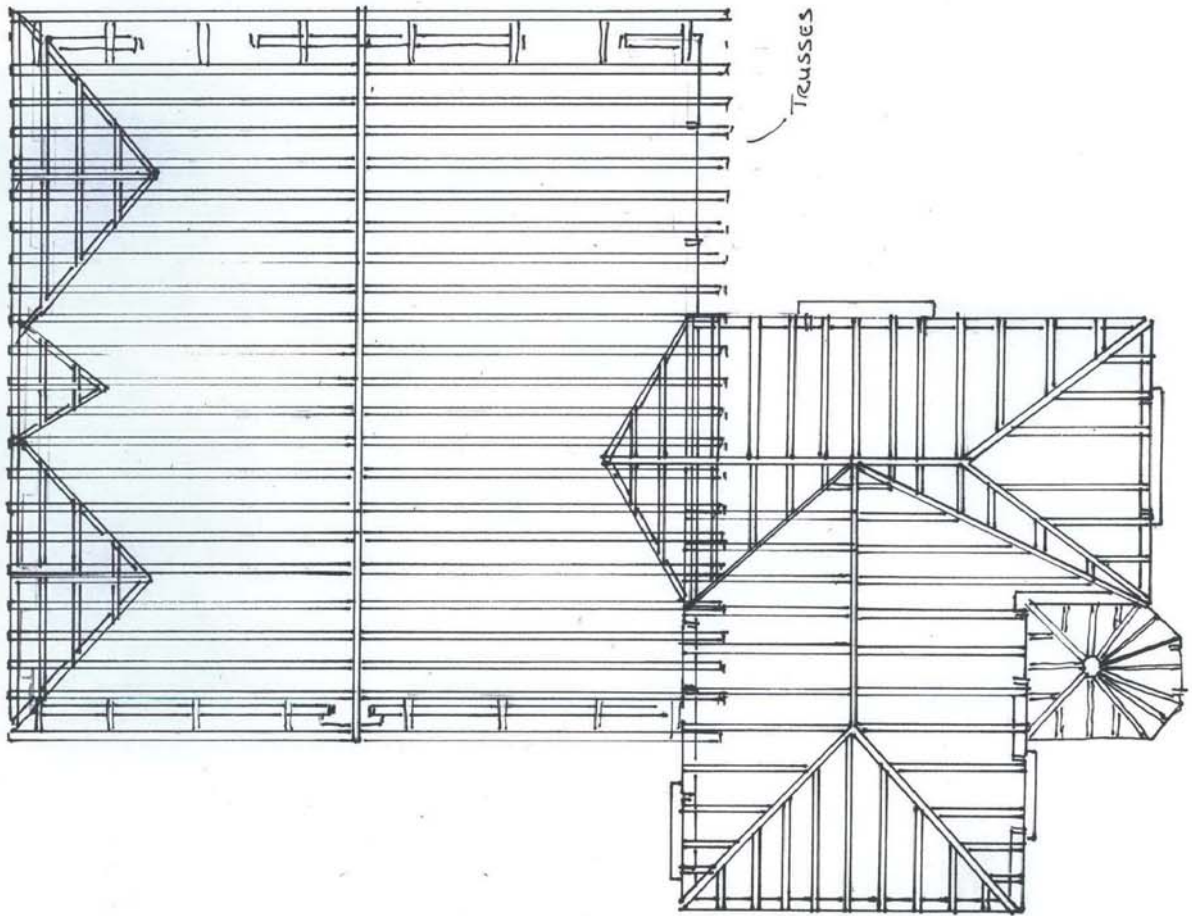
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PERTH AND KINROSS COUNCIL

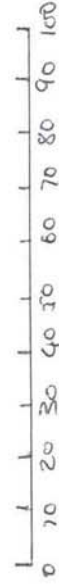
DRAWING REF: 1210206812

TRUSSES 600MM CENTRES



QUEEN TRUSSES 'MANUFACTURED' BY TRUSS MANUFACTURED
TO ENGINEER SPECIFICATIONS.

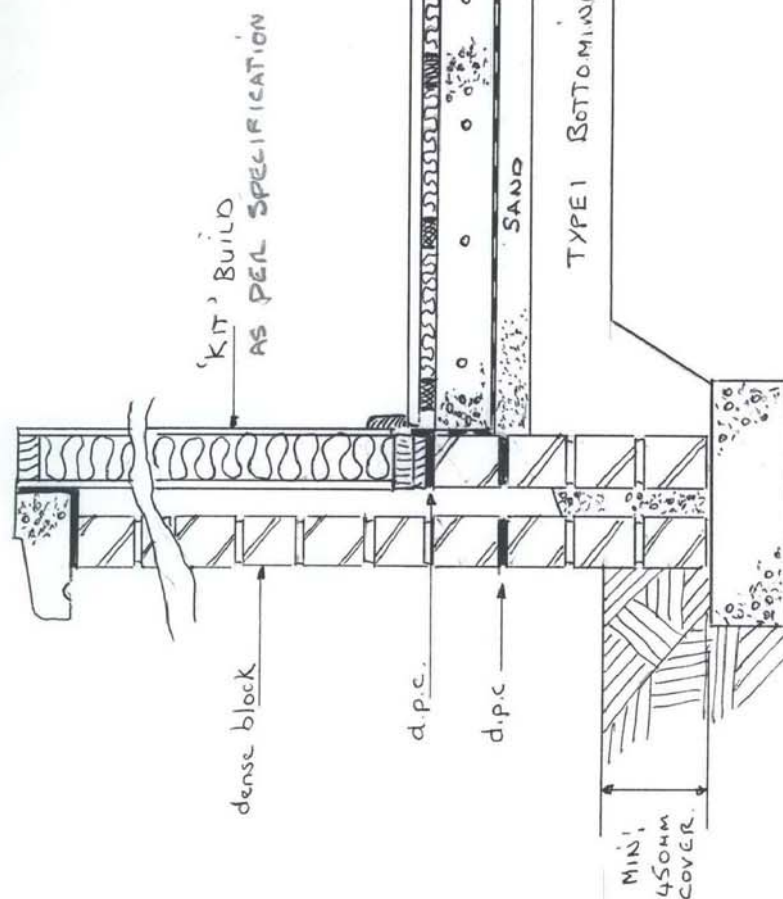
TRUSSES 600 CENTRES



SCALE 1:100

PERTH AND KINROSS COUNCIL

DRAWING REF 12/02068/13



PERTH AND KINROSS COUNCIL

DRAWING REF: 12/02068/14

SCALE 1:10



TCP/11/16(246)

Planning Application 12/02068/FLL – Alterations and extension to dwellinghouse at 26 Coltward, Campmuir, Blairgowrie, PH13 9JF

REPRESENTATIONS

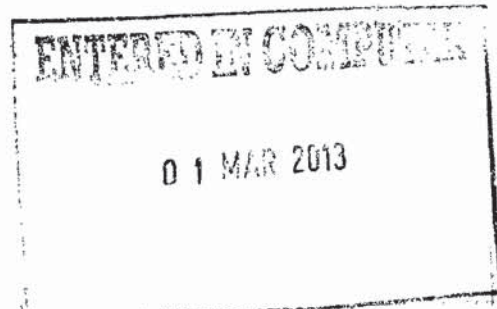
- Objection from Mr and Mrs Murdoch, dated 1 March 2013
- Representation from Mr and Mrs Murdoch, dated 5 May 2013

PS

Tracy McManamon

From: gavin murdoch [REDACTED]
Sent: 01 March 2013 14:10
To: Development Management - Generic Email Account
Subject: Fwd: OBJECTION TO PLANNING APPLICATION 12/02068/FLL - 26 COLTWARD CAMPMUIR BLAIRGOWRIE PH13 9JF

E mail re sent due to type o



FROM: Gavin & Donna Murdoch, Glenstrae House, PH13 9JF
 [REDACTED]

Dear Sir or Madam,

Whilst having no objection to an extension in principle, I have real concerns about the impact of this particular design on my residence, in terms of light deprivation to the ground floor, restricted outlook and doubtless the value of the property.

Taking into consideration the current **buildings are only 15ft apart** at the closest point and **only around 26ft where the double storey build begins**, the problematic aspects of the design are as follows.

1. Due to the position of the existing bungalow, the two storey gable end is out of the building line of the existing properties. As such, it presents at maximum height where a proportion of my property is at bungalow height. Consequently, the decking area, sun room, kitchen and living room will be in total shade for the majority of the year. Whilst accepting there is no negative servitude in the deeds, this could not be considered reasonable when design changes could mitigate the issue. For example, changing the orientation of the roofline through 90 degrees, would result in the peak height being around double the distance from my property.

2. Again, due the extreme proximity and substantial size of the proposed build, the outlook from the decking area, living room and sun room will go from open views of the country to a circa 30ft wall, at a distance of around 26ft. (I am estimating the height of the new build as there are no dimensions on the submitted drawings).

3. It is self evident that the impact of points 1 & 2 will make my home feel **"squeezed on its plot"** which will blight the value and sell ability of my property, which must be breach of my human rights under schedule 1 of the 1988 act which gives the following:

Substantive guarantees

- Article 8 (the substantive right of respect for a person's home)
- Protocol 1 Article 1 (the substantive right of peaceful enjoyment of one's possessions which include one's home and other land)

4.Its worth note that the planned build has frosted toilet windows or blank wall facing my property, so will be totally unaffected by the meagre circa 26ft that will separate the two buildings, an issue that was obviously realised when the design was being drafted.

In summary, I would ask that the above points are fully considered prior to signing of planning permission, particularly when the problems could be mitigated by changes to the design in terms of height and orientation.

Could I request confirmation you have received this e mail please

Yours sincerely

Gavin & Donna Murdoch

CHX Planning Local Review Body - Generic Email Account

From: gavin murdoch [REDACTED]
Sent: 05 May 2013 17:09
To: CHX Planning Local Review Body - Generic Email Account
Subject: Re: TCP/11/16(246) - 26 Coltward, Campmuir, Blairgowrie

To Gillian A Taylor
Clerk to the Local Review Body

With respect to your communication of the 22 April 2013, re the Planning Local Review Body meeting to consider the above application.

We are happy that our original representations fully cover our objections, however, we would emphasise to the Review Body the height, scale and totally disproportionate nature of the extension and at around 15ft at its closest point, its extreme proximity to our home.

Yours sincerely

Gavin & Donna Murdoch
Glenstrae House
Campmuir

TCP/11/16(246)

Planning Application 12/02068/FLL – Alterations and extension to dwellinghouse at 26 Coltward, Campmuir, Blairgowrie, PH13 9JF

REPRESENTATIONS

- Applicant's response to representation, dated 20 May 2013

Dear Mrs Taylor

20th May 2013

I refer to your email dated 8th May regarding our appeal for an extension to 26 Coltward , Campmuir.

In response to the interested parties and their objective comments:

The reasons for refusal from the planning officer did not, quite rightly, mention any of the objections made by Mr & Mrs Murdoch. This is because their objections contain no valid reasoning for refusal.

The concerns of the Murdoch's were that the proposed extension would block out light to their home, block their view and also was against their human rights when trying to sell their own home.

Firstly in Scottish planning law, nobody has a right of light.

Secondly nobody has a right to a view.

Thirdly, an objection cannot be considered when the reasoning behind it is of personal concerns, i.e. The Murdoch's worrying that building works will affect the sale ability of their house. Even if it were an area of concern and consideration, they have been trying to sell their house for the best part of a year, with only a handful of viewings. Any building works that would occur on our land would not be of any disadvantage to the selling of their property.

Mr and Mrs Murdoch also state that at the closest point our houses are 15ft apart. The distance between our house and their house at the closest point is 5metres which is 16.4ft. This was, and still is, the distance when their one and a half storey house was allowed to be built next to our single storey cottage. The proposed site for the extension to our house is actually further away from their house at a distance of 27.5ft. This is not in extreme proximity as stated by the Murdoch's but compared to other new developments quite a large space between their house and our proposed extension. As already stated by Mr & Mrs Murdoch they feel that the distance between the two houses is a very small distance but, with this knowledge, it did not put them off buying their house. The fact that the proposed extension is further away than the already "extreme proximity", as noted by the Murdoch's, of our two houses should be of no concern to them.

The Murdoch's also state the proposed extension is of a "totally disproportionate nature". We find this amusing considering their house is completely out of character to the rest in the street and towers above the rest but was still allowed by planning officers to be built.

A precedence has been set in our street that larger, out of character houses are allowed. Our extension, as already stated in our appeal letter, was to enhance the look of our house and incorporate it into an ever expanding street and village of new, larger houses. Please consider the photographs lodged with the initial appeal submission.

Yours Sincerely

David & Jillian Martin

12/02068/FL

CHIEF EXECUTIVES
DEMOCRATIC SERVICES

23 MAY 2013

RECEIVED

CUSTOMER SERVICE
POINT

21 MAY 2013

RECEIVED

TCP/11/16(246)

Planning Application 12/02068/FLL – Alterations and extension to dwellinghouse at 26 Coltward, Campmuir, Blairgowrie, PH13 9JF

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12/02068/

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