

TCP/11/16(289)
Planning Application 13/01394/FLL – Single storey extension to dwellinghouse, Ashbank, Cowgate, Errol, Perthshire, PH2 7QS

INDEX

- (a) Papers submitted by the Applicant (***Pages 89-102***)
- (b) Decision Notice (***Pages 105-106***)
 - Report of Handling (***Pages 107-112***)
 - Reference Documents (***Pages 99-102 and 113***)
- (c) Representations (***Pages 115-118***)

TCP/11/16(289)
Planning Application 13/01394/FLL – Single storey
extension to dwellinghouse, Ashbank, Cowgate, Errol,
Perthshire, PH2 7QS

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

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

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

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

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

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name JANET LYNCH

Address ASHBANK
COWGATE
ERBOL

Postcode PH2 7QS

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name PHIL DEAN ARCHITECT

Address BERRYBRAE STUDIO
TILLYRIE BY MILNATHORPE
KINROSS

Postcode KY13 0RW

Contact Telephone 1 01577 861736

Contact Telephone 2 07817617481

Fax No

E-mail* phil@phildeanarchitect.co.uk

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

Planning authority's application reference number

13/01394/FLL

Site address

ASHBANK, COWGATE, ERBOL, PERTHSHIRE
PH2 7QS

Description of proposed development

SINGLE STOREY EXTENSION TO DWELLING-HOUSE.

Date of application 31/07/13

Date of decision (if any) 10/10/13

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

Nature of application

1. Application for planning permission (including householder application) ☒
2. Application for planning permission in principle ☐
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for seeking review

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

Review procedure

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

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

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

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

Site inspection

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

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

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

Statement

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

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

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

PLEASE SEE ATTACHED 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.

AS THERE WAS NO DIALOGUE WITH THE APPOINTED OFFICER DURING THE APPLICATION PROCESS THE NEED TO EXPAND ON THE SUBMITTED MATERIAL WASN'T APPARANT.

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.

DOCUMENT LISTING REASONS FOR NOTICE OF REVIEW.
APPLICATION DRAWINGS.

13-07-200 LOCATION PLAN

13-07-201 BUILD PLAN

13-07-002 EXISTING FLOOR PLAN & ELEVATIONS

13-07-105B PROPOSED FLOOR & ROOF PLANS.

13-07-107 PROPOSED ELEVATIONS.

LETTER OF SUPPORT FROM FIONA & RAY McILLIVRAY.

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

[Redacted Signature]

Date

08/01/14

Extension to Ashbank, Cowgate, Errol

Reasons for Notice of Review

1. Additional living space is required by my client. The dwelling, as existing, has limited space (and no sanitary facilities) on the ground floor. It is an important principle of sustainable development and of sustainable communities that buildings be adaptable to allow people to remain in their homes and communities as their needs change over time. Older buildings often have very limited flexibility and require alterations and interventions to allow them to be adapted to modern sustainable living.
2. The space created by the proposed extension will allow my client to enjoy the south facing aspect of the building. An extension to the rear of the property, as suggested as an alternative by the appointed planning officer, would not enjoy any sunlight and will additionally, due to limited site area and the slope of the site, entail extensive, difficult and costly excavation, tanking and retaining structures.
3. While the application was turned down on the grounds of unacceptable impact on the conservation area, this is clearly a subjective matter and it can conversely be argued that the proposal doesn't have an unacceptable impact on the conservation area. While there is a presumption against development on a principal elevation within such areas each case should be judged on its own merits. In this case the existing house is well set back from the road and is not prominent from the public realm, the construction of a small low impact extension will not have a detrimental effect on the conservation area as a whole. The extension is clearly a contemporary intervention, and does not seek to compete with the traditional existing facade. Modern, well designed, interventions can actually enhance an historic setting.
4. The proposed intervention will have minimal physical effect on the historic fabric of the existing building, simply extending the existing window opening down to the floor level. It should be noted that the original fenestration pattern of the facade has previously been altered by the insertion of unsympathetic horizontal format windows, which compromises its value in conservation terms.
5. The reason for the design being flat roofed, is 3 fold:
 - a. To minimise the height and therefore impact of the extension on the conservation area.
 - b. To reduce the impact on the elevation of the existing building and avoid obscuring the upper floor windows and
 - c. To allow the planting of a green roof which will encourage biodiversity, minimise both the environmental impact and the visual impact of the extension form upper floor windows.
6. No objections to the principle of an extension were received from any neighbours, or the community council. The single comment received in relation to the application was in respect of the style of the development (see justification of this above). A letter supporting the case for the review has been received from a neighbour has been received by my client.

Dear Sir/Madam,

Ashbank, Southbank, Cowgate, Errol. PH2 7QS.

We are writing in support of the planning application for an extension undertaken by our neighbour, Janet Lynch and now under review.

The positioning of this extension, set well back from the road and behind a wall/hedge, does not appear to be of any detriment to the residential amenity. It will not 'overlook' or cause 'loss of privacy' and will provide an enhanced room facility to the Ashbank property.

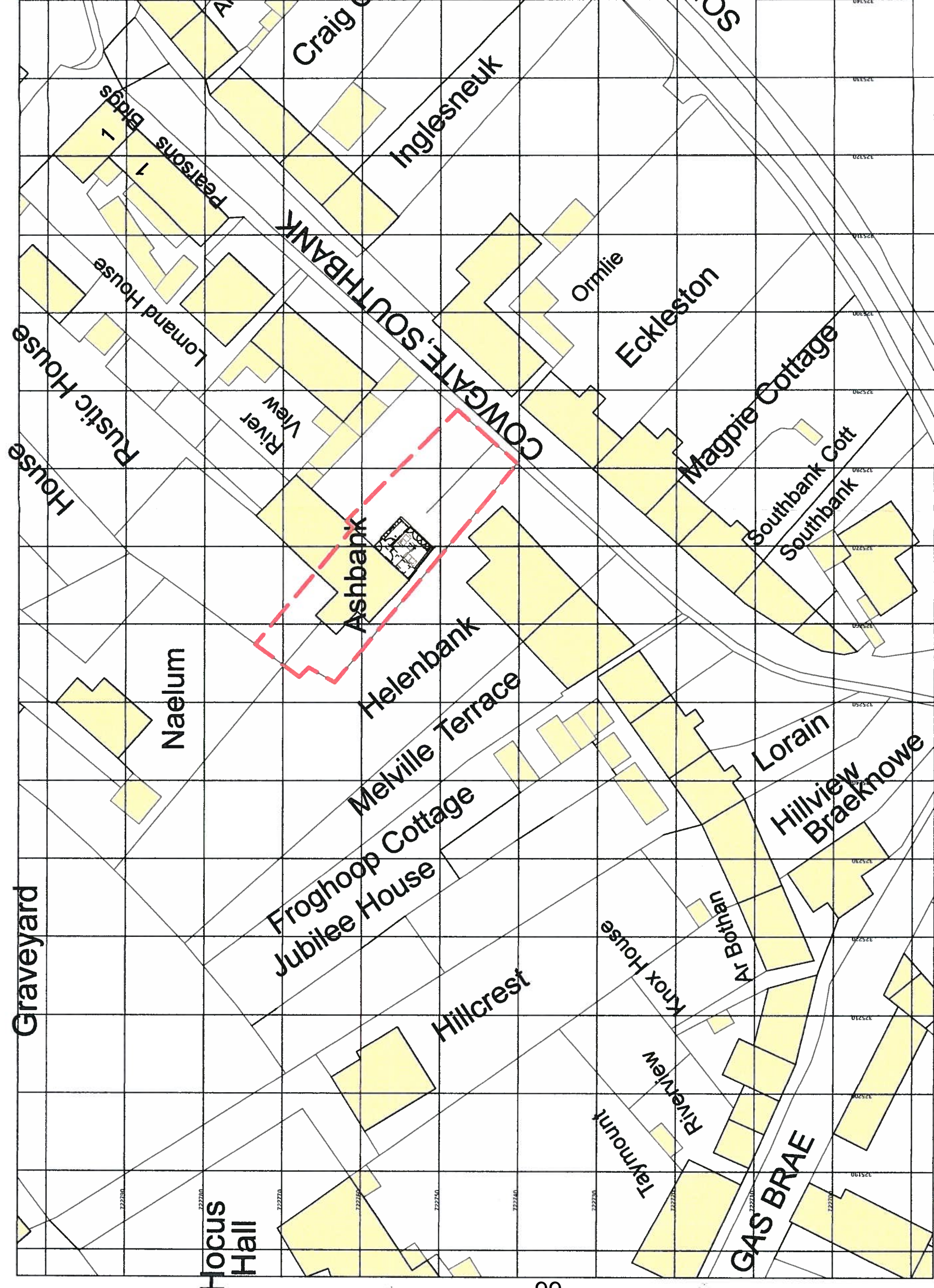
We wish to support the positive review of this application.

Yours faithfully,

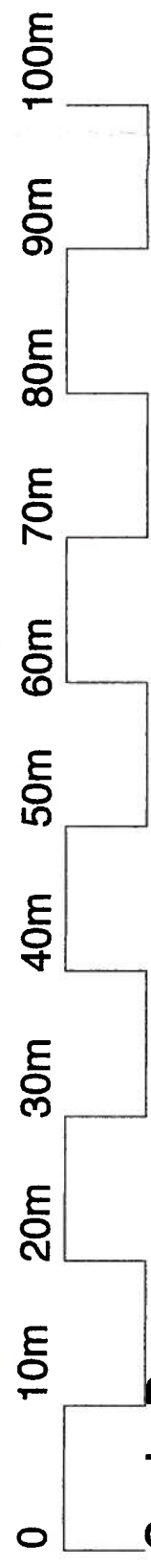
Fiona & Ray McGillivray.

Magpie Cottage,
Southbank,
Errol.
PH2 7QS.

This drawing is the copyright of phil dean architect, it must only be used for the purpose stated below and it must not be reproduced by any means without written permission.
This drawing is not to be read in isolation, it should be read in conjunction with other drawings and specifications prepared by phil dean architect together with information prepared by other consultants or others in connection with this project. If in any doubt ask immediately to phil dean architect.



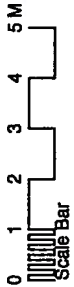
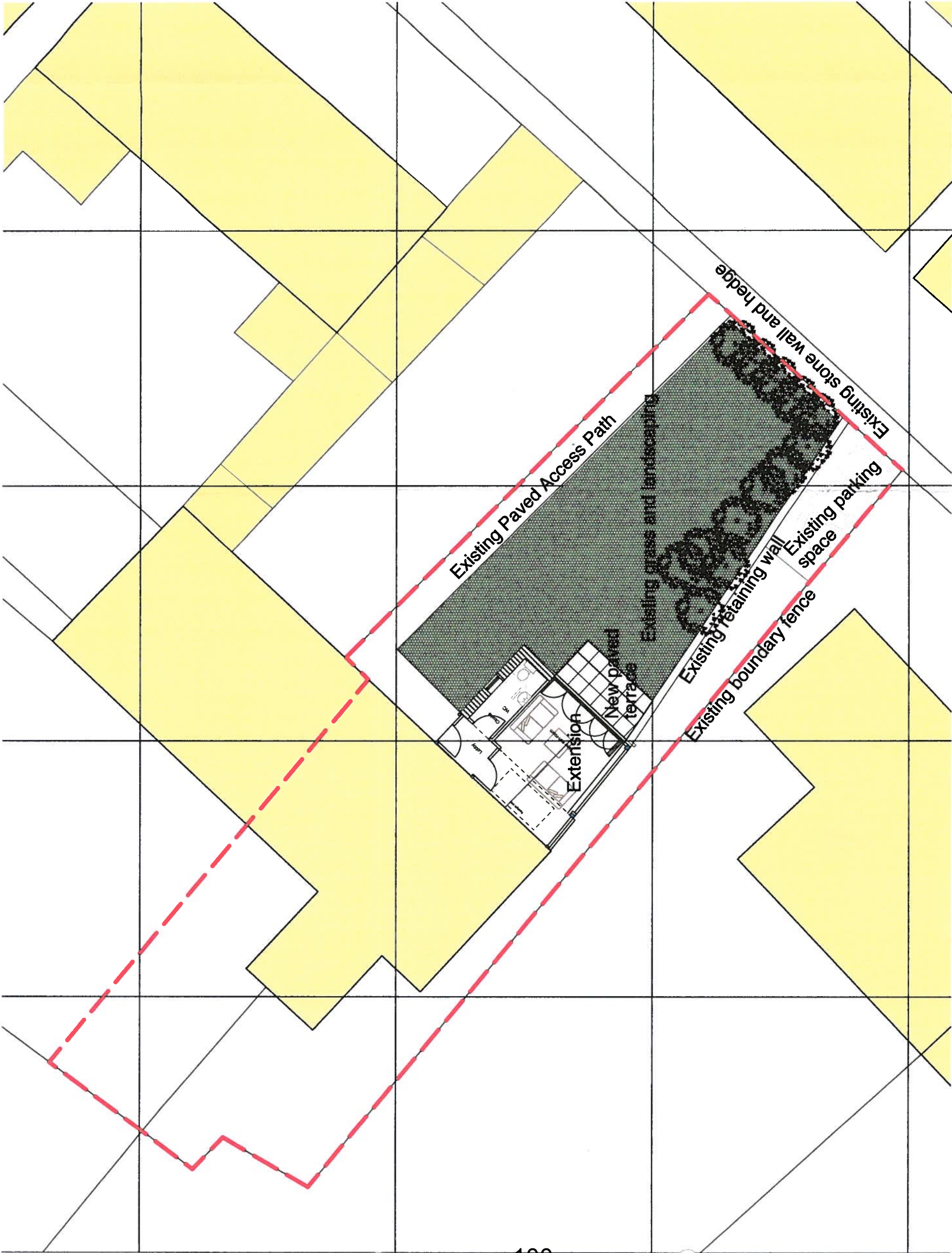
Ordnance Survey, (c) Crown Copyright 2013. All rights reserved. Licence number 100022432



Scale Bar

client	Mr & Mrs Lynch
project	Extension at Ashbank, Cowgate, Errol, Perthshire PH2 7QS
drawing	Proposals: Location
date	16/07/2013
scale	1:500 @ A3
drawing status	Planning
revisions	
drawing no	13-07-200
revision	

benrybrae studio
tillyrie by minnathort
perth and kinross
KY13 0RW
t. 01577 861736
phildeanarchitect



This drawing is the copyright of phil dean architect, it must only be used for the purpose stated below and it must not be reproduced by any means without written permission.

This drawing is not to be read in isolation, it should be read in conjunction with other drawings and specifications prepared by phil dean architect together with information prepared by other consultants or others in connection with this project. If in any doubt ask!

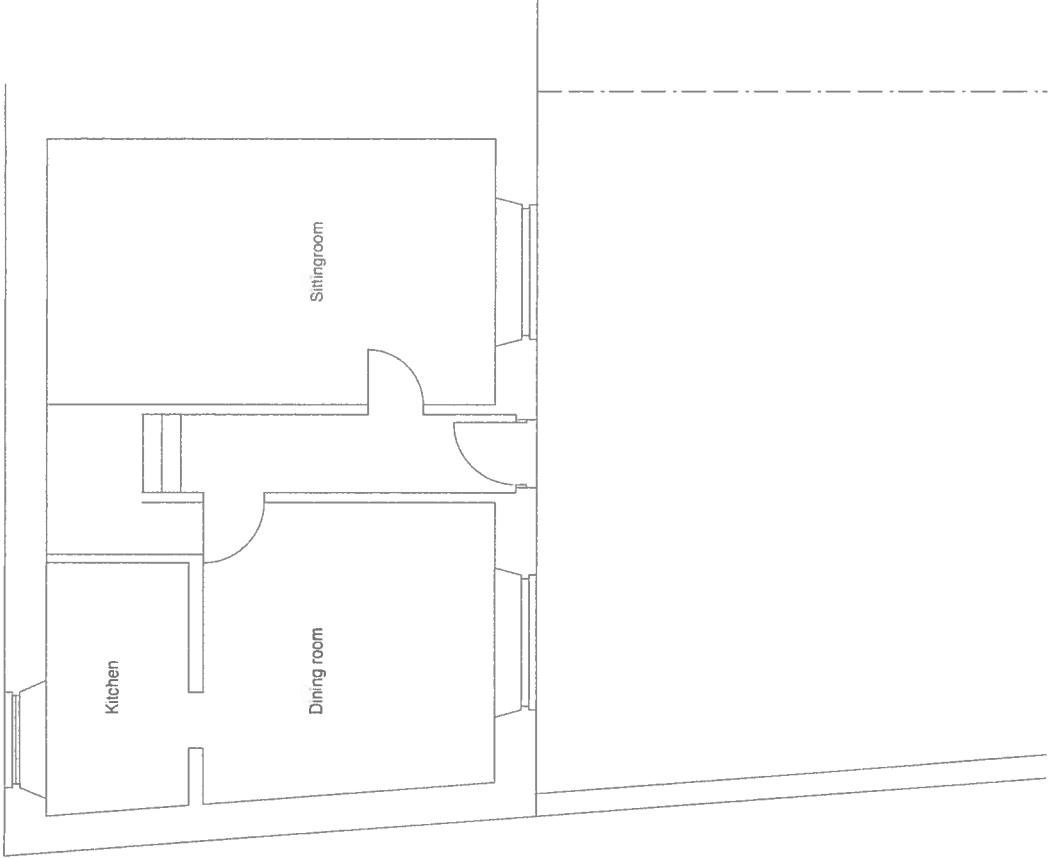
Any ambiguity or discrepancy should be reported immediately to phil dean architect.

client	Mr & Mrs Lynch			revisions
project	Extension at Ashbank, Cowgate, Errol, Perthshire PH2 7QS			
drawing	Proposals: Block Plan			
date	12/08/2013	scale	1:150 @ A3	
drawing status	Planning			
drawing no.	13-07-201			revision.

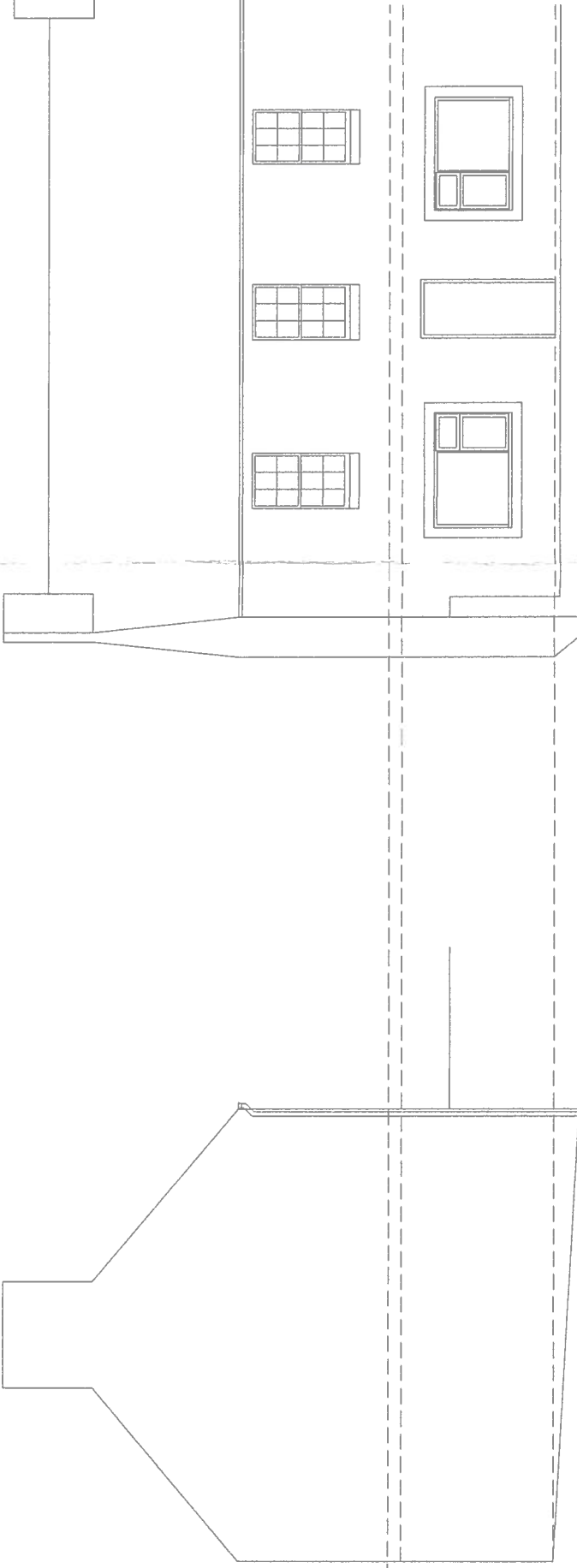
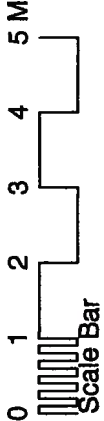
berrybrae studio
tillyrie by milnathort
perth and kinross
KY13 0FW
t. 01577 861736

phildeanarchitect

This drawing is the copyright of phil dean architect,
it must only be used for the purpose stated below
and it must not be reproduced by any means
without written permission.
This drawing is not to be read in isolation, it should
be read in conjunction with other drawings and
specifications prepared by phil dean architect
together with information prepared by other
consultants or others in connection with this project.
If in any doubt ask!
Any ambiguity or discrepancy should be reported
immediately to phil dean architect.

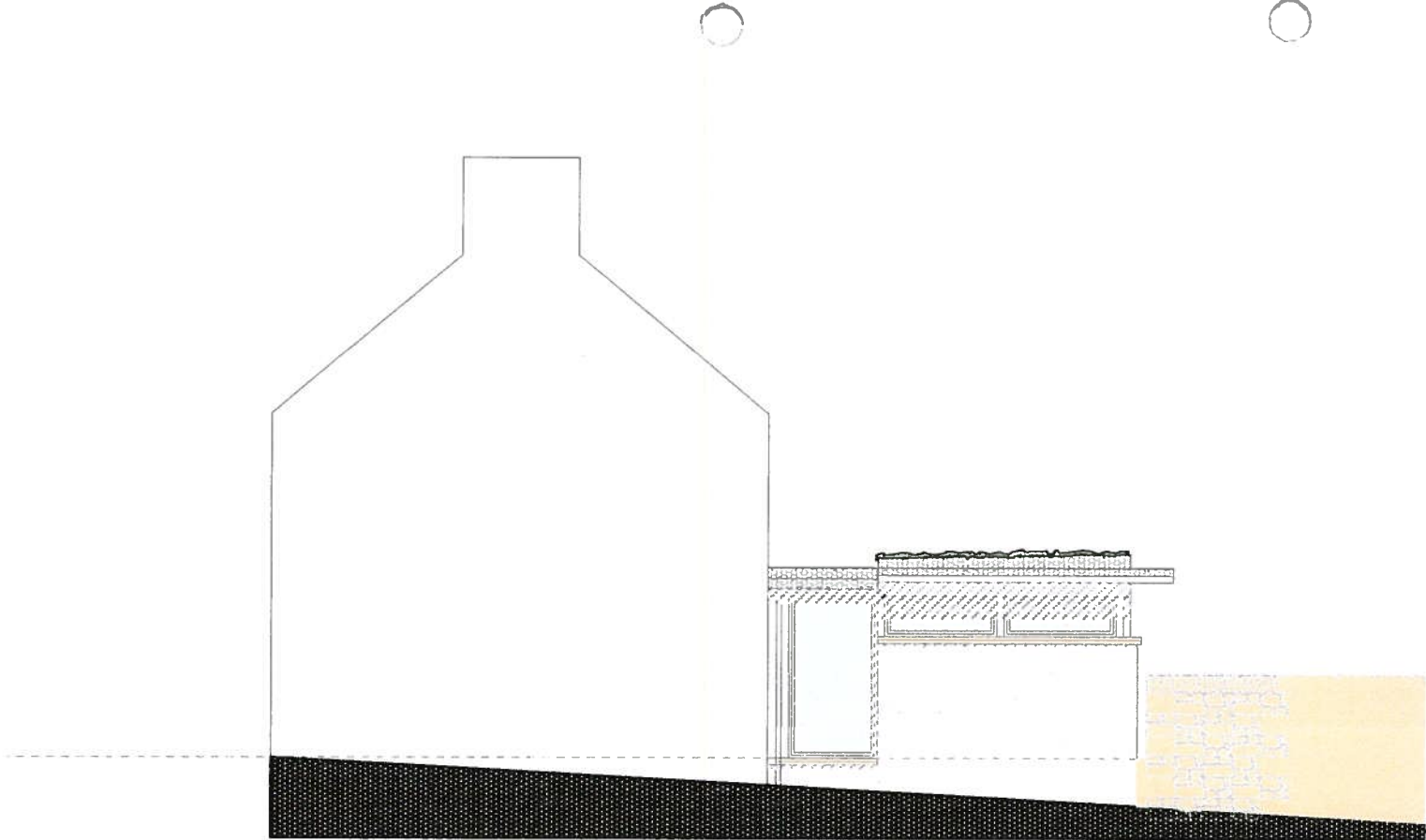


Existing Ground Floor Plan



client	Mr & Mrs Lynch
project	Extension at Ashbank, Cowgate, Errol, Perthshire PH2 7QS
drawing	Existing Ground Floor Plan & elevations
date	21/06/2013
scale	1:100 @ A3
drawing status	Planning
revisions	
drawing no.	13-07-002
revision.	
bernybrae studio tullyrie by milnathort perth and kinross KY13 0RW t 01577 861736 phil dean architect	

This drawing is the copyright of phil dean architect,
 it must only be used for the purpose stated below
 and it must not be reproduced by any means
 without written permission.
 This drawing is not to be read in isolation, it should
 be read in conjunction with other drawings and
 specifications prepared by phil dean architect
 together with information prepared by other
 consultants or others in connection with this project.
 If in any doubt ask!
 Any ambiguity or discrepancy should be reported
 immediately to phil dean architect.

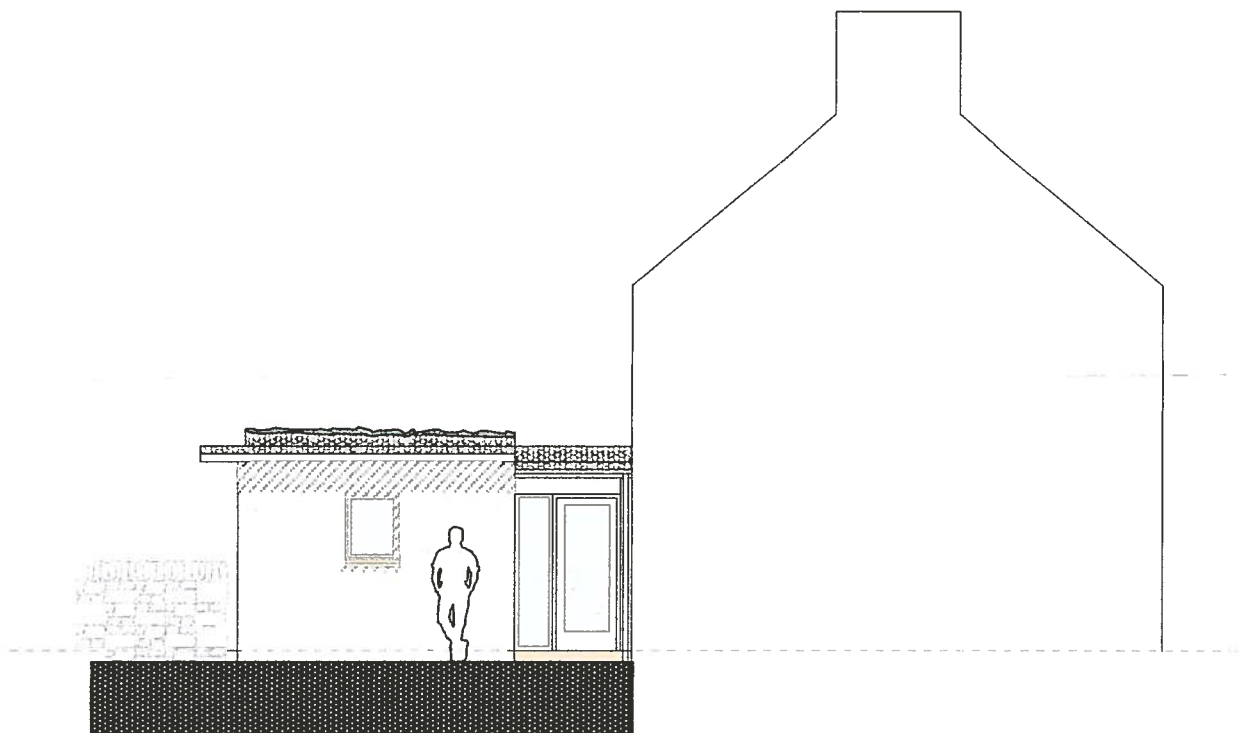


South West Elevation

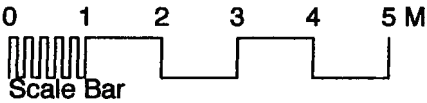



South East Elevation

Materials
 Walls: Roughcast render
 Roof: grey epdm single ply membrane and
 sedum
 Windows: Painted softwood
 Cills: cast stone.



North East Elevation



client	Mr & Mrs Lynch		
project	Extension at Ashbank, Cowgate, Errol, Perthshire PH2 7QS		
drawing	Proposals: Elevations		
date	16/07/2013	scale	1:100 @ A3
drawing status	Planning		
revisions			
drawing no.	13-07-107		revision.
berrybrae studio tillyrie by mlinathort perth and kinross KY13 0RW t. 01577 861736 phil ^{dean} architect			
			



TCP/11/16(289)
Planning Application 13/01394/FLL – Single storey extension to dwellinghouse, Ashbank, Cowgate, Errol, Perthshire, PH2 7QS

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS *(part submitted as part of applicant's submission, see pages 99-102)*

PERTH AND KINROSS COUNCIL

Mrs Janet Lynch
c/o Phil Dean Architect
FAO Phil Dean
Berrybrae Studio
Tillyrie By Milnathort
Kinross
KY13 0RW

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 10th October 2013

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **13/01394/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 12th August 2013 for permission for **Extension to dwellinghouse Ashbank Cowgate Errol Perth PH2 7QS** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. By virtue of its scale and form, the extension dominates the principal elevation of the existing property, which is detrimental to its character and appearance. The proposal is therefore contrary to Policy 71 of the Perth Area Local Plan 1995 (Incorporating Alteration No. 1 Housing Land 2000); which seeks to retain and where possible, improve existing residential amenity and character.
2. The proposal, if approved, would establish a precedent for developments of a similar nature, to the detriment of the overall character of the area which would undermine and weaken the established policies of the Perth Area Local Plan 1995 (Incorporating Alteration No. 1 Housing Land 2000).
3. The proposal is contrary to the Proposed Local Development Plan 2012, Policy HE3A in that it does not ensure that the design, materials and scale of the development are appropriate to the appearance, character and setting of the Errol Conservation Area.

Justification

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

Notes

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

Plan Reference

13/01394/1

13/01394/2

13/01394/3

13/01394/4

13/01394/5

REPORT OF HANDLING

DELEGATED REPORT

Ref No	13/01394/FLL
Ward No	N1- Carse Of Gowrie

PROPOSAL: Extension to dwellinghouse

LOCATION: Ashbank Cowgate Errol Perth PH2 7QS

APPLICANT: Mrs Janet Lynch

RECOMMENDATION: REFUSE THE APPLICATION

SITE INSPECTION: 22 August 2013

OFFICERS REPORT:

Site Description:

The application site refers to Ashbank, Cowgate, within the Errol Conservation area. In particular, the application site refers to a two storey semi-detached property of traditional form and appearance, clad in natural stone with a pitched, slated roofline. The property is set further back from the road, (Cowgate/Southbank) than most neighbouring residential properties in the surrounding area.

Development Proposal:

This application seeks detailed Planning Consent for the erection of a single storey flat roofed extension on the south-east elevation, (front of the property). The proposed additional floorspace equates to an area of 26 square metres with a height to the eaves of 2.6 metres; and a height to the highest part of the flat roof of 2.9 metres. The purpose of the extension is to serve a Sunroom, Lobby and accessible WC.

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 Perth Area Local Plan 1995 (Incorporating Alteration No. 1 Housing Land 2000). As a consequence of the application site falling within the Errol village envelope, the application falls to be assessed against Policy 71 of the PALP 1995.

Policy 71 seeks to ensure, among other criteria, that "some scope may exist for infill development but only where this will not adversely affect the density, character or amenity of the area concerned."

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 PALP 1995); 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:-

Residential Amenity:

The existing plot is of a sufficient size to accommodate the proposed development without adversely affecting the residential amenity of the application site. The proposal will take up less than 20% of the garden space. It is considered that the proposed replacement development, therefore, will not occupy an undue proportion of the private garden ground and as such, there will remain a more than adequate amenity space. There are no adverse residential amenity issues.

Visual Amenity:

The proposed development is located on the front of the property and, therefore, concerns a principal elevation, (south-west elevation). The design and appearance of the development involves the erection of a single storey flat roofed extension that protrudes forward of the building line on the front, principal elevation of the original dwellinghouse by a distance of 5 metres. The design and appearance of the extension is not in keeping with the existing property and as a consequence, is detrimental to the character of the surrounding area.

An extension should be subservient to the existing building so that the original building remains the key element of the site. The design, scale, form and external appearance of the extension will become the dominant feature and, therefore, have a detrimental visual impact on the existing property and surrounding properties in the area. It will set a precedent with its incongruous design that is not sympathetic to the character of this property, nor, neighbouring, surrounding properties.

The proposed development is also contrary to the character of the Errol Conservation area and would consequently, not be in compliance with Policy HE3A of the Perth and Kinross Council Local Development Plan 2012 which states that the design, scale, materials and siting of new development within a Conservation area should be appropriate to its appearance, character and setting.

Economic Development:

There are no Economic Development issues in relation to this application.

Conclusion:

The application contravenes with the guidance contained in Policy 71 of the Perth Area Local Plan 1995 (Incorporating Alteration No. 1 Housing Land 2000); and the proposed works, principally concerning the front elevation of the property, would adversely impact upon the character and appearance of the Errol Conservation Area.

Therefore, with the above considerations taken into account, it is considered that the proposal contravenes the above-mentioned Development Plan policy, the contents of which are listed below.

I therefore have no alternative but to recommend that the application be refused under delegated powers.

NATIONAL PLANNING POLICY AND GUIDANCE

The Scottish Government expresses its planning policies through the National Planning Framework 1 & 2, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Designing Places, Designing Streets, and a series of Circulars.

The Scottish Planning Policy 2010

This SPP is a statement of Scottish Government policy on land use planning and contains:

- The Scottish Government's view of the purpose of planning,
- The core principles of the operation of the system and the objectives for key parts of the system,
- Statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006,
- Concise subject planning policies, including the implications for development planning and development management, and
- The Scottish Government's expectations of the intended outcomes of the planning system.

Of particular relevance to this application are paragraphs 110 - 125 on the Historic Environment.

DEVELOPMENT PLAN

The Development Plan for the area comprises the approved Tay Plan 2012 (Strategic Development Plan 2012 – 2032 and the adopted Perth Area Local Plan 1995 (Incorporating Alteration No. 1 Housing Land 2000). 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 Perth Area Local Plan 1995 (Incorporating Alteration No. 1 Housing Land 2000). These are as follows:

Policy 71 **Perth Area Villages**

Policy 71 seeks to ensure, among other criteria, that "some scope may exist for infill development but only where this will not adversely affect the density, character or amenity of the area concerned."

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 paragraphs related to this

application are Policies RD1 and HE3. Policy RD1 identifies areas of residential and compatible uses where existing residential amenity will be protected and, where possible, improved.

Policy HE3A states that there is a presumption in favour of development within a Conservation area that preserves or enhances 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 to its appearance, character and setting.

OTHER POLICIES

None specific.

SITE HISTORY

There is no previous site history.

CONSULTATIONS

Scottish Water	No objections.
----------------	----------------

TARGET DATE: 12 October 2013

REPRESENTATIONS RECEIVED:

Number Received:	1
------------------	---

Summary of issues raised by objectors:

There is one letter of representation, received from a neighbouring resident, objecting to the application on the following grounds:-

- (i) Out of character with surrounding area;
- (ii) Unacceptable design

Response to issues raised by objectors:

In responding to Objection No. 1 above, this is a valid material planning consideration and has been taken cognisance of in terms of formulating this report.

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 By virtue of its scale and form, the extension dominates the principal elevation of the existing property, which is detrimental to its character and appearance. The proposal is therefore contrary to Policy 71 of the Perth Area Local Plan 1995 (Incorporating Alteration No. 1 Housing Land 2000); which seeks to retain and where possible, improve existing residential amenity and character.
- 2 The proposal, if approved, would establish a precedent for developments of a similar nature, to the detriment of the overall character of the area which would undermine and weaken the established policies of the Perth Area Local Plan 1995 (Incorporating Alteration No. 1 Housing Land 2000).
- 3 The proposal is contrary to the Proposed Local Development Plan 2012, Policy HE3A in that it does not ensure that the design, materials and scale of the development are appropriate to the appearance, character and setting of the Errol Conservation Area.

JUSTIFICATION :

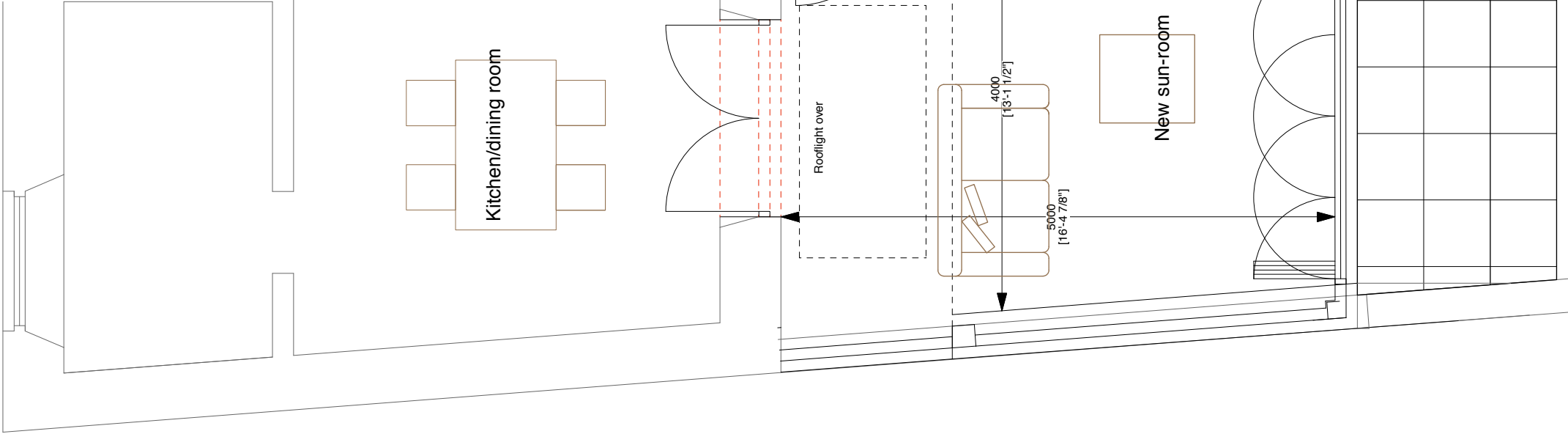
The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

INFORMATIVES:

None.

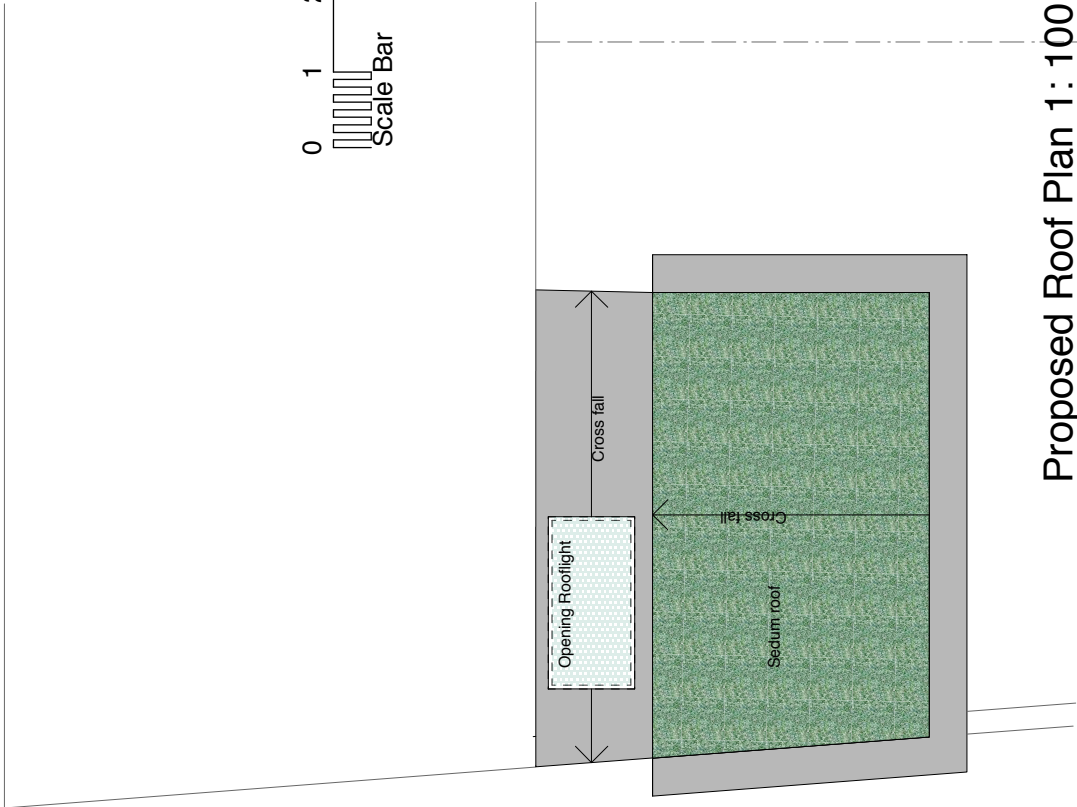
PROCEDURAL NOTES:

None.

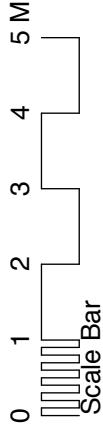


Proposed Floor Plan 1: 50

Area of extension 26.7 sq.m



Proposed Roof Plan 1: 100



This drawing is the copyright of phil dean architect, it must only be used for the purpose stated below and it must not be reproduced by any means without written permission.

This drawing is not to be read in isolation, it should be read in conjunction with other drawings and specifications prepared by phil dean architect together with information prepared by other consultants or others in connection with this project. If in any doubt ask!

Any ambiguity or discrepancy should be reported immediately to phil dean architect.

client	Mr & Mrs Lynch
project	Extension at Ashbank, Cowgate, Errol, Perthshire PH2 7QS
drawing	Proposals: Ground Floor and Roof Plan
date	16/07/2013
scale	1:50 @ A3
drawing status	Outline Proposals

revisions	A. Length of extension reduced. 23/07/13
-----------	--

drawing no.	13-07-105
revision.	B

berrybrae studio
tillyrie by milnathort
perth and kinross
KY13 0RW
t. 01577 861736

phildeanarchitect

TCP/11/16(289)
Planning Application 13/01394/FLL – Single storey
extension to dwellinghouse, Ashbank, Cowgate, Errol,
Perthshire, PH2 7QS

REPRESENTATIONS

- Objection from Mr Duncan Budge, dated 3 September 2013

Mr Duncan Budge (Objects)

Comment submitted date: Tue 03 Sep 2013

Though we have no objection in principal with the application for an extension at Ashbank (left door) we have concerns over the design of the roof for said proposal.

We feel that a more sympathetic traditional design would be more in keeping with the age and style of the house.

