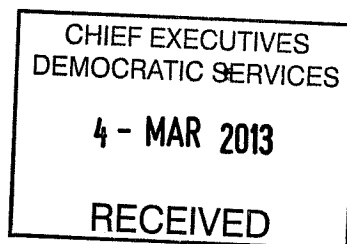


TCP/11/16(232)
Planning Application 12/02035/FLL – Extension to
dwellinghouse at 31 Manse Crescent, Stanley, PH1 NZ

**PAPERS SUBMITTED
BY THE
APPLICANT**

1st March 2013

Ms Gillian A. Taylor,
Clerk to Local Review Body,
2 High Street,
PERTH
PH1 5PH



Dear Gillian,

Proposed Rear Extension to House at 31 Manse Crescent, Stanley, Perthshire.
For Mr & Mrs M. Langlands.

Please find enclosed an application for an appeal to the Local Review Body and to the 3 Councillors sitting on the appeal.

My clients, Jenny and Mark Langlands, have asked me to make the appeal on their behalf for the following reasons:

- (1) Mr & Mrs Langlands reside at 31 Manse Crescent with their 2 daughters aged 2 and 8. They require the additional bedroom so that each of their daughters would have a separate bedroom. They have resided in the house for the past 4 years, they like the village of Stanley very much and they like living at the house in Manse Crescent.
- (2) The plot/garden ground at 31 Manse Crescent is very large and the only practical place possible to have an extension at this particular house is at the rear of the house where the proposed small rear bedroom extension is proposed.
- (3) The proposed rear bedroom extension is quite small and would have a matching tiled roof, matching eaves and gutters, matching windows and matching wall finish to the present house and in doing the plans I deliberately kept the extension 1m away from the mutual boundary with the house at No 29.
- (4) When the plans were being prepared before the Planning application was submitted my clients in a neighbourly fashion consulted the owner of the adjoining house at No 29 regarding the proposed rear extension and the neighbour confirmed she has no objections to the proposed rear extension. No neighbours objected to the proposed rear extension.
- (5) Unfortunately after the Planning application was submitted the high mutual screen fence between No 31 and No 29 blew down in a gale and this fence will be reinstated and rebuilt in the near future.
- (6) The existing house at No 31 is quite a tall, imposing house, matching the rest of the houses in the street and the small proposed rear bedroom extension is tiny in comparison to the existing house and completely hidden from anyone's view except the adjoining neighbour at No 29, who has no objection.

2

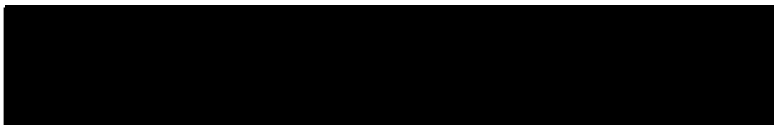
1st March 2013

Ms Gillian A. Taylor

- (7) I myself have been in business on my own putting plans into the Council for the past 35 years and I am truly amazed that this proposed small rear bedroom extension has been refused. Some of the reasons for the refusal are ridiculous and many supplementary items have been brought up by the Planning Technician which are irrelevant to my clients and to the application for Planning Permission.
- (8) My clients have been in touch with their local Councillor who represents the village of Stanley, Mr Grant Laing from Redgalle, 11 Park Grove, Spitalfield, Perthshire, and Mr Laing has been in touch with Mr & Mrs Langlands, visited the property twice I believe and he has been in touch with me and I believe Mr Grant Laing is supportive of the proposed rear extension.

I hope you can have a fresh look at this proposed rear extension and overturn the refusal of Planning Permission so my clients can build the small bedroom at the rear of the house to accommodate their family and carry on living at the house in the village they like very much. The alternative is if they cannot build the proposed small rear bedroom extension then they will have to put the house up for sale and move to another house that has 3 bedrooms.

Yours sincerely,

A large black rectangular box redacting the signature of R. Crerar.

R. Crerar

C.C. Mr & Mrs M. Langlands
Mr Grant Laing (Councillor for the village of Stanley)
Mr David Martin (Joiner Contractor)

NOTICE OF REVIEW

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

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2008

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

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

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name MR & MRS M LANCELANDS

Address 31 MANSE CRESCENT
STANLEY
PERTWINSBURGH

Postcode PH3 4NZ

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name R. CREER

Address THE SQUARE
METHUEN
PERTWINSBURGH

Postcode PH3 3PC

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail* R.CREER@BTCONNECT.COM

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

PERTWINSBURGH COUNCIL

Planning authority's application reference number

12/02035/FLL

Site address

31 MANSE CRESCENT, STANLEY

Description of proposed
development

PROPOSED SMALL REAR BED ROOM
EXTENSION TO HOUSE

Date of application

22.11.2012

Date of decision (if any)

22.1.2013

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

Reasons for seeking review

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

Review procedure

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

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

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

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

Site inspection

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

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

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

Statement

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

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

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

1. I ENCLOSE A COPY OF MY LETTER DATED 14.11.2019 TO MS CILLIAN POZBLES THE PLANNING TECHNICIAN WHICH TELL ON DEAF EARS
2. I ENCLOSE A COPY OF MY CLIENTS E MAIL. STATE NEWS DATED 26.12.19 APPEALING TO THE 3 COUNCILLORS OF THE LOCAL REVIEW BODY.
3. MY CLIENTS BENNY & MARY. LANDLORDS HAVE 2 DAUGHTERS AGE 2 & 8 & USED AN EXTRA BEDROOM. THE BED ROOM PROPOSED WAS BUILT AT THE BACK OF THE HOUSE HIDDEN FROM VIEW & MATCHING THE WALLS & ROOF OF THE PRESENT HOUSE. THE NEIGHBOUR NEXT DOOR MR MORGAN WAS CONSULTED & HAD NO OBJECTION TO THE PROPOSED EXTENSION.
4. I HAVE PUT IN PLANS FOR 35 YEARS AND AM AT A LOSS TO UNDERSTAND HOW THIS EXTENSION WAS RE-FUSED

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

Yes No

☐
☒

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

List of documents and evidence

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

1.	LETTER TO NS CILLION PERBURY DATED 14.11.2013
2.	8 RAIL STATEMENT PART 3 ONLY & MAJOR MANEUVER
3.	SET OF THE PLANS FOR THE PROJECT
4.	COPY OF ORDINATE PLAN & BLOCK PLAN FOR THE PROJECT

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:

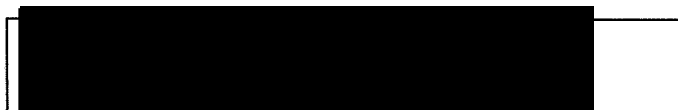
- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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

14.3.2013

R. Crerar

From: "Mark Langlands" [REDACTED]
Date: 26 February 2013 22:01
To: <r.crerar@btconnect.com>
Subject: Langlands extension appeal
Points of appeal.

More than enough space for small ext.
Neighbour is happy for ext. to go ahead
Willing to lower fence height and change gate back to standard
Like our house and area we live in.
Really need extra room for expanding family.

These are our main points. We are dumbfounded at why this small extension has been refused.
We hope this appeal will be seen from a different view and look forward to the outcome

Sincerely Mr and Mrs Langlands

27/02/2013

16th January 2013

Ms Gillian Peebles,
Planning Technician,
The Environment Service,
Perth & Kinross Council,
Pullar House,
35 Kinnoull Street,
PERTH
PH1 5GD

Dear Gillian,

Proposed Rear Extension to House at 31 Manse Crescent, Stanley, Perthshire.
For Mr & Mrs M. Langlands.

I refer to your email dated 10th January 2013 to me (copy email enclosed). When I received your email I sent a copy to Mr & Mrs Langlands and as a result of this I have received a hand written letter from Mrs Jenny Langlands in the post this morning and I enclose this original letter for your own retention.

I would also comment myself regarding your email as follows:

- (1) I appeal to you not to refuse Planning Permission for the proposed tiny, hidden, rear extension now pending for Planning Permission. The proposed rear extension is only to take up part of the existing extension to form an additional bedroom at the house for Mr & Mrs Langland's 2nd daughter.
- (2) The extension is tucked right round the back of a 2 storey house and is completely hidden from view from any place, as the house itself is set back from the road in Stanley and nobody can see the rear extension. The extension is absolutely tiny. I think in all the years I have been in business I have never had a small, one room, rear extension like this refused in the past.
- (3) I have tried to make the rear bedroom extension tie in and be matching the existing extension and further to this we could finish the walls of the existing extension and the proposed extension in traditional wet dash roughcast painted so that the existing rear extension and the proposed small addition to this would all have one wall finish. The gutters would be at the same level, the eaves would match and the roof tiles would match and the extension would blend in with the existing.
- (4) All the other side issues you have brought up are relevant to previous owners at the property and not the responsibility of my clients, Mr & Mrs Langlands, as the 2 existing extensions at the house must have been built years ago and obtained relevant Planning Permissions at the time they were built.

In conclusion, I would appeal to you to approve the pending application for Planning Permission for the proposed small, rear extension, which is doing no harm to anyone. It may be with matching traditional roughcast throughout the rear area with a painted finish to match the existing house this could be an overall improvement.

2

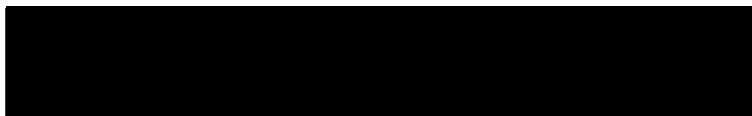
16th January 2013

Ms Gillian Peebles

My clients have set their hearts on this proposed extension, as a bedroom for their 2nd daughter. There is a severe recession on at the present time and any job like this is a help to the building industry and in particular to the small joiner from Burrelton who needs to work to keep going.

I look forward to hearing from you further regarding the project.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

R. Crerar

C.C. Mr & Mrs M. Langlands

A handwritten signature in black ink, appearing as a single, slightly wavy line.



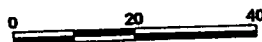
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evidence of a right of way.

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

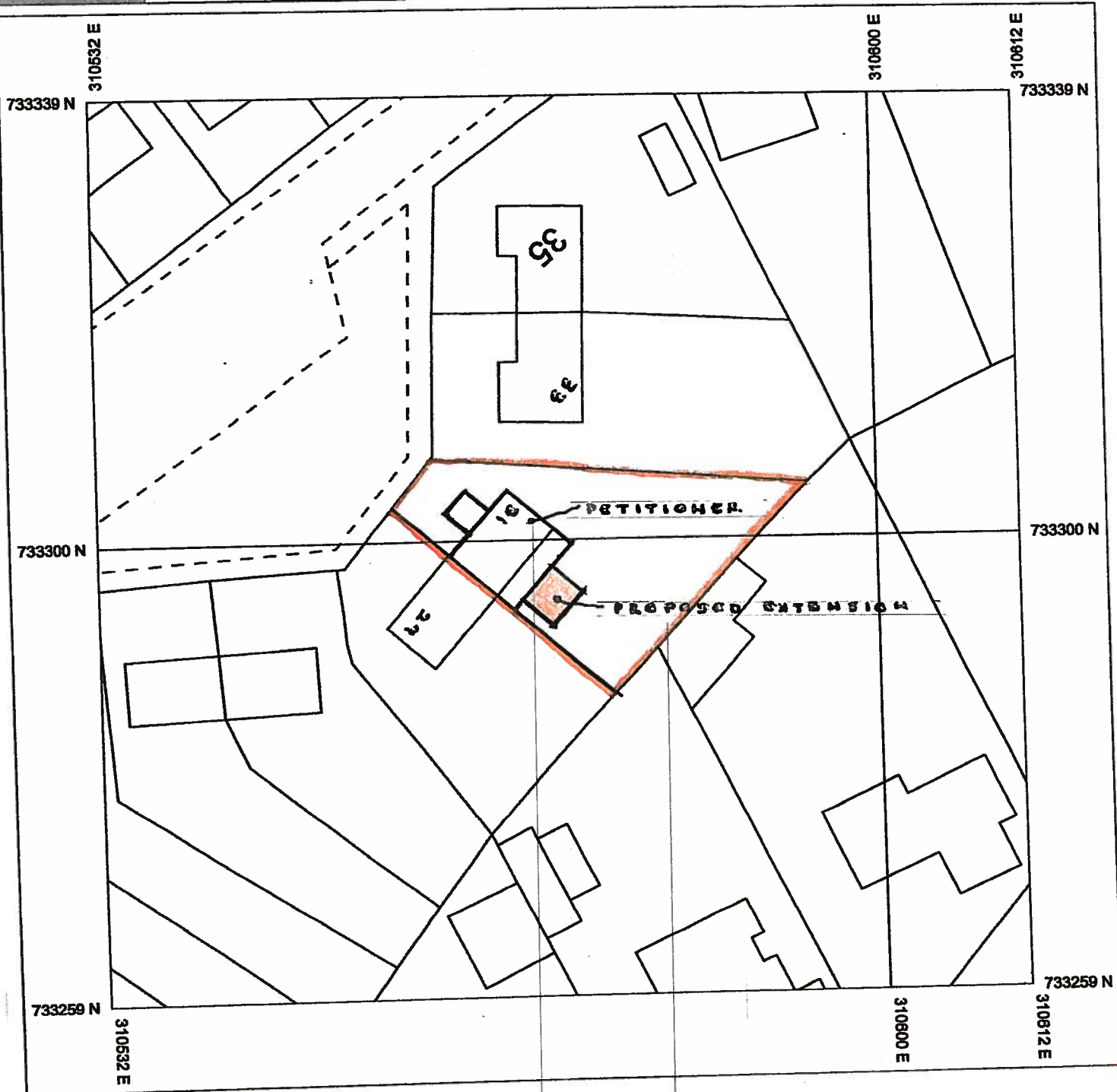


Scale 1:1250

Supplied By: **Masonmap Dunfermline**

Serial number: 001069381

Plot Centre Coordinates: 310574, 733299



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Scale 1:500

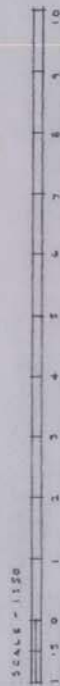
Supplied By: **Masonmap Dunfermline**

Serial number: 001069379

Plot Centre Coordinates: 310572, 733299

PROPOSED REAR EXTENSION TO HOUSE AT 31 MANSE CRESCENT, STANLEY

PERTHSHIRE FOR MR & MRS M LANGLANDS



WINDOW	OUTSIDE TINDER WALL (U VALUE 0.11)
MATCHLINE BROWN PVC WINDOW	VERTICAL STAINED TACKY REDWOOD
1500 x 1200 mm TOP HUNG C.M. TYPE	WHITING, 30 x 125 mm RESIDENTIAL
(FINE MESH WIRE MESH) DOUBLE GLAZED	STRAKE AT 600 mm CTR, 20 x 100 mm
U VALUE BY CLARKING 1.140, LAMINATED	VERTICAL STAKE, BRONZE TONE
GLASS, DANCY STAINING	BUILDING PAPER (PAPER SHIELD) 9/16
PENTHUSANT 1200 mm x 2, 100 mm TO	PLY WOOD, 120 x 250 mm STANDARDS AT
COMPLY WITH SECURE BY DESIGN	600 mm CTR, SECURELY HINT-BLOCKED
SUBSTRATE OF D.P.C. 1	75 WALLS, 100 mm MINCEPANT TWO
	THIRTY-THREE INSULATION BENCH
	27 mm CYPRIC THERMAL-INSUL PLUS
	WITH BUILT IN VAPOR BARRIER
	NEW PARTITIONS
	75 x 50 mm STANDARDS AT 600 mm CTR
	MIDSPAN FIRE GULLY 100 mm W/STITCH
	12.5 mm CYPRIC BRUNN-BUREL
	ON EACH SIDE



EXTENSION BASE WALLS

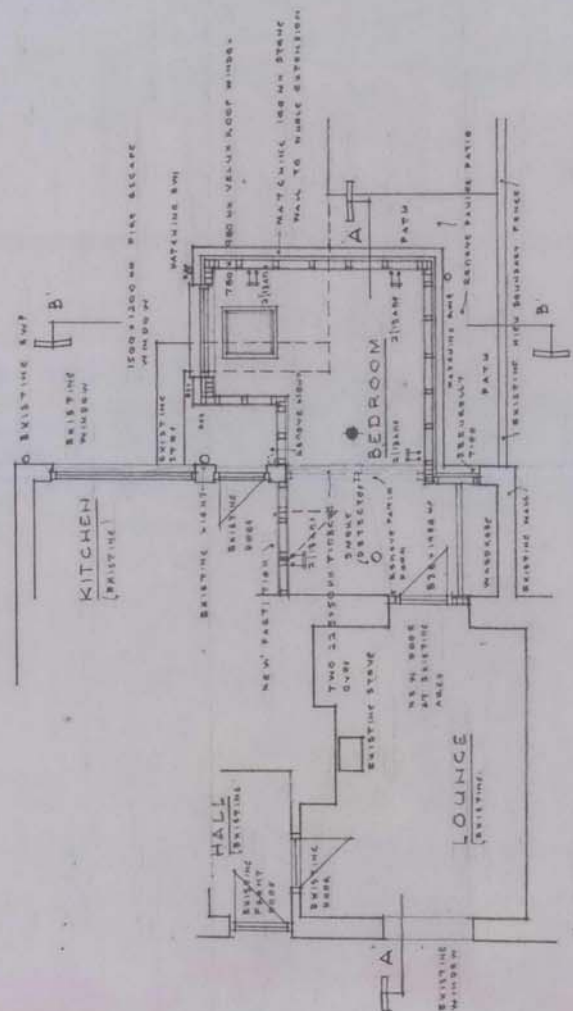
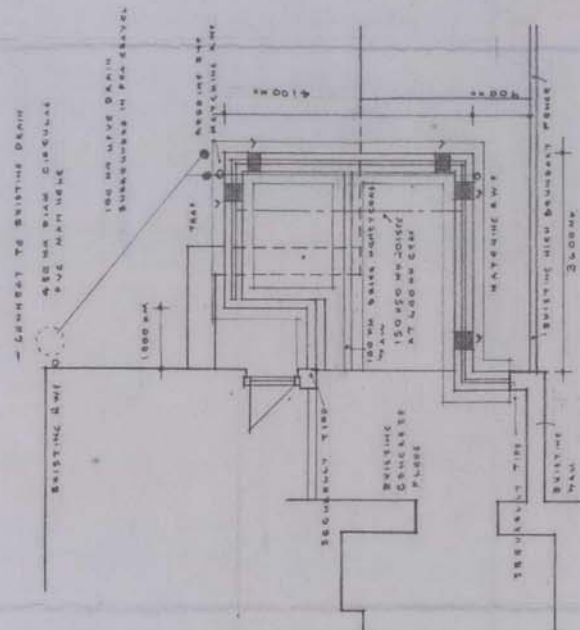
MATCHLINE 100 mm STONE TYPE CLADDING.
60 mm CAVITY, 100 mm BRICK OR BLOCK
INSIDE, GALV STEEL TIES AT 400 mm CTR
VERTICALLY & 900 mm CTR, HORIZONTAL
SECURELY TIED TO EXISTING WITH GALV STEEL
CONTINUOUS TIE STRIP, 100 x 150 mm CONCRETE
STEEL FOUNDATION, 112.14, 400 mm MIN PERM
CONCRETE TO BASE OF FOUNDATION, VENT
CONCRETE CANTY MIN UP TO OUTSIDE CLADDING
EXTENSION PILES (U VALUE 0.11)
22 mm T.A.C. CUPBOARD ON 2.5 FT SUPER PILL,
150 x 250 mm JOISTS AT 400 mm CTR, 120 mm
KINGSPAN THERMAL-INSUL T.P.T. 75 mm IN SLAB
WITH T-INSUL STAKE, 150 x 150 mm WALLS
50 mm P.T.S.

EXTENSION WALLS (U VALUE 0.11)

MATCHLINE 100 mm STONE TYPE CLADDING.
SECURELY TIED WITH GALV STEEL CONTINUOUS
TIE STRIP, SLIT PVC PENETRO VENTS AT
1200 mm CTR, 900 mm TOP & BOTTOM OF ALL
WALLS, 25 mm CAVITY, 200 mm PINE STEN
AT CORNERS, BRICK, VENT, VENT, 100 mm MIN PERM
BREATHABLE TYPE BUILDING PAPER (PAPER SHIELD)
9 mm PLYWOOD, 180 x 250 mm STANDARDS AT
600 mm CTR, SECURELY HINT-BLOCKED TO
EXISTING WALL, 90 mm KINGSPAN THERMAL-
INSUL T.P.T. 75 mm IN SLAB
THERMAL-INSUL PUL BOARDING INSIDE WITH
THERMAL-INSUL PUL BOARDING INSIDE WITH
BUILT IN VAPOR BARRIER

EXTENSION ROOF (U VALUE 0.12)

5000 QUALITY PLANT CONCRETE ROOF TILE
PIERS 17.12 (SAND CONCRETE AS EXISTING)
MATCHLINE 100 mm, LEAD VALLEY (3)
50 mm x 25 mm TIE BATTENS, 50 x 100 mm COUNTER
BATTENS, DALTON BREATHABLE MEMBRANE
22 mm BATH TINDER SANDING (PAPER SHIELD)
TERRAZZO ROOF TRUSSES AT 600 mm
CTR (CERTIFIED FRAMING), GALV
STEEL HOLDING BATH STAKE AT 1200 mm
CTR, GALV STEEL GABLE TIES TO EXISTING
TIE IN D.P.C., 350 mm CLASS WIRE,
12.5 mm T.E. PLASTER BOARD, 120 mm
PAPER BOARD & BARK BOARD, MATCHLINE
OUTLINE 25 mm P.T.S.



<p>TCP/11/16(232) Planning Application 12/02035/FLL – Extension to dwellinghouse at 31 Manse Crescent, Stanley, PH1 NZ</p>
--

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS *(part included in applicant's submission, pages 179-180)*

PERTH AND KINROSS COUNCIL

Mr And Mrs Langlands
c/o R Crerar
The Square
Methven
PH1 3PE

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 22nd January 2013

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **12/02035/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 22nd November 2012 for permission for **Extension to dwellinghouse 31 Manse Crescent Stanley Perth PH1 4NZ** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The proposal is contrary to Policy 71 of the Perth Area Local Plan 1995 incorporating Alteration No 1 Housing Land 2000 as the cumulative proportions of the buildings are not in keeping with the surroundings and, therefore, the proposed extension represents an incongruous and unsympathetic addition which will adversely affect the visual character of the host building and the surrounding area.
2. As a result of reducing the amount of light entering the adjoining property (29 Manse Crescent), which would be to the detriment of the residential amenity of this property, the proposal is contrary to Policy 71 of the Perth Area Local Plan 1995 (incorporating Alteration No 1 Housing Land 2000), which seeks to ensure that new developments within villages do not adversely affect the character, density and amenity of the area concerned.
3. The proposal is contrary to the Scottish Government's "Designing Places" which seeks to ensure good design at all scales of development. The cumulative proportions of the the rear extension(s) are not in keeping with the surroundings and will dominate the host building.

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

12/02035/1

12/02035/2

12/02035/3

12/02035/4

12/02035/5

REPORT OF HANDLING

DELEGATED REPORT

Ref No	12/02035/FLL
Ward No	N5- Strathtay

CB 22/1/13

PROPOSAL: Extension to dwellinghouse

LOCATION: 31 Manse Crescent Stanley Perth PH1 4NZ

APPLICANT: Mr And Mrs Langlands

gmp
2/1/13

RECOMMENDATION: REFUSE THE APPLICATION

SITE INSPECTION: 14 January 2013



OFFICERS REPORT:

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 as amended by Planning Etc (Scotland) Act 2006 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The adopted development plans that are applicable to this area are the TAYplan Strategic Development Plan 2012-2032 and the Perth Area Local Plan 1995 incorporating Alteration No 1 Housing Land 2000.

This application is to extend an existing dwellinghouse by means of a rear extension comprising of a bedroom at 31 Manse Crescent, Stanley. The property has previously been extended both to the front and the rear. A search of the Council's records could not locate any approved planning application for the rear extension, however, an application for a porch was approved in 1995 (PK951401). I am unsure if this planning approval relates to the conservatory to the front which is in situ at present as the file could not be retrieved from the Council's archives due to the passage of time. The Agent was approached and previous planning approvals were requested, however, no consents could be obtained as the existing owners did not undertake the works.

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. In this case policy 71 of the adopted Local Plan is considered the predominant criteria in the determination of this application.

Unlike detached dwellings extending a semi-detached property often has greater planning implications due to the proximity of the adjoining dwellings. Particular care is required to avoid excessive overlooking, overshadowing or an overbearing impact. A useable garden space, access, off-street car parking as well as the character or appearance of the house and its surroundings should be maintained.

Private Amenity Space:

The majority of usable amenity space is located to the north east (side) of the existing dwelling. Although there are a number of outbuildings located within the side/rear garden (which are not shown on the site plan) I consider as a result of this development there will be an adequate level of private amenity space remaining.

Affect on neighbouring property:

One of my concerns regarding the proposal is with the potential impact on neighbouring amenity. The property has previously been extended to the rear, hard against the boundary, which projects approximately 2.1 metres. The applicant now proposes to further extend the previous extension by a further 3.6 metres down the boundary, albeit stepped in by approximately one metre from the south west boundary with a cumulative effect of a 5.7m projection. There is a need to secure privacy for all the parties to the development those who would live in the new extension and those that live in adjoining dwellings. The potential impact of both extension(s) are likely to reduce the admission of light into the neighbouring property. Adopting the standard BRE 45 degree daylight test, the proposed extension would materially impact on the admission of light to the neighbouring house at No 29. Furthermore, due to the cumulative projection down the south west boundary of the site, will appear oppressive from the neighbouring property at 29 Manse Crescent.

Design and appearance

The proposed extension will provide one further bedroom. It is unknown how many existing bedrooms this property has as there was not an existing/proposed full floor plan submitted with the application. The original property's footprint measures approximately 41sqm, however, due to the absence of a full floor plan which shows the full extent of the dwelling any calculations are approximate. The previous rear extension measures approx. 17 metres squared and the proposed bedroom extension measures approx. 15 metres squared.

Unfortunately, the size of the conservatory cannot be factored in here, therefore, it is estimated that if this application was approved the footprint of the original dwelling would be increased by approximately 100 per cent. The combined additions to the property are likely to almost double the original floor area of the existing dwelling. Although, the total increase in footprint/floorspace may appear excessive I am not overly concerned as the site can easily accommodate it. The proposed extension may appear a minor increase in footprint, however, I consider the total accumulation of rear extensions to this property to be excessive.

Turning now to the design of the extension. The extension does not harmonise with the existing dwelling. The cumulative proportions of the rear extensions are not in keeping with the surroundings and therefore the development does not fit its surroundings. The proposed extension represents an incongruous and unsympathetic addition which will adversely affect the visual character of the host building. This is further exacerbated by the finishing materials (stone cladding and roof tiles) on the previous extension which do not match the existing dwelling. Furthermore, the accumulation of extensions along with the lack of soft landscaping results in the site appearing oppressive.

Whilst the proposed extension would not be seen from any immediate public viewpoints, I find that I cannot support this extension on the rear of this property. Extensions to existing properties should be subsidiary to the original building and allow the character of the original building to remain dominant. The cumulative impact this extension would have on this property will completely erode the rear elevation of the dwelling and result in the original architecture of the dwelling being lost.

The failings of the design are of prevailing influence in my determination of this application. In coming to my view I am mindful of the Scottish Government's Policy which states through Designing Places (November 2001) the importance that is attached to achieving improvements in the design and quality of new development, and bringing long-term benefits to the urban and rural environment. It further states "good design should be the aim of everyone in the planning and development process, and is important at all scales of development. Ill conceived and poorly designed development is not in the public interest, as mistakes cannot be easily or cheaply rectified. An important outcome of the planning process is the quality of development on the ground".

The cumulative proportions of the rear extension(s) are not in keeping with the surroundings and will dominate the host building. I consider that in this instance the proposal does not respect the form of the original house and is therefore contrary to "Designing Places".

A more appropriately designed extension could be accommodated within the site. This would however, require the current plans to be re-worked as opposed to a straightforward revision. There also appears to be number of developments undertaken within the site which may require a planning application. A new boundary fence has been erected at the front and northern elevation of the site. The fence to the front appears to be over one metre in height and will, therefore, require planning consent. Additionally, an oil tank has been located within close proximity to the northern boundary which may require consent and a ground/air source heat pump has been located within close proximity of the north east elevation of the dwelling.

Discussions have taken place with the applicant's agent in relation to the concerns noted above and was subsequently advised to withdraw the current application with a view to revising the scheme and regularising the site. A response has been received from both the applicant and the agent requesting that the application is approved. For the reasons detailed above I have no other option other than to refuse the proposal and a copy of the report will be forwarded to the Enforcement Officer.

In conclusion, the application must be determined in accordance with the adopted Development Plans unless material considerations indicate otherwise. In this respect, it is clear that the proposal does not comply with the adopted Perth Area Local Plan 1995, in particular Policy 71. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommend for refusal.

DEVELOPMENT PLAN

The development plan for the area consists of the TAYPlan Strategic Development Plan 2012 and the Perth Area Local Plan 1995 incorporating Alteration No 1 Housing Land 2000. There are no issues of strategic relevance in the Strategic Development plan.

Policy 71 Village Uses

Indicates village areas and small settlements where residential amenity and village character will be retained and, if possible, improved. Some scope may exist for infill development but only where this will not adversely affect the density, character or amenity of the village. Generally encouragement will be given to:-

- Improvements of existing village shopping facilities where it can be shown that they would serve the needs of the village.
- Proposals which will improve the character and environment of the village.
- Small scale business activities where they are compatible with the amenity and character of the village.
- Proposals for the provision of small scale tourism and leisure facilities in villages.

Perth and Kinross Council Local Development Plan - Proposed Plan January 2012

This is the Council's most recent policy statement and is a consideration. The Plan has yet to be adopted.

On the 30 January 2012 the Proposed Plan was published. 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. The principal relevant policy is Policy RD1: Residential Areas:

Policy RD1: Residential Areas

The Plan identifies areas of residential and compatible uses where existing residential amenity will be protected and, where possible, improved. Small areas of private and public open space will be retained where they are of recreational or amenity value. Changes away from ancillary uses such as employment land, local shops and community facilities will be resisted unless there is demonstrable market evidence that the existing use is no longer viable. Generally encouragement will be given to proposals which fall into one or more of the following categories of development and which are compatible with the amenity and character of the area: (a) Infill residential development of a similar density to its environs. (b) Improvements to shopping facilities where it can be shown that they would serve local needs of the area. (c) Proposals which will improve the character and environment of the area or village. (d) Business, home working, tourism or leisure activities. (e) Proposals for improvements to community and educational facilities.

OTHER POLICIES

N/A

SITE HISTORY

PK950280 Extension to house (application withdrawn)
PK951401 Erection of a porch (application permitted)

CONSULTATIONS/COMMENTS

N/A

TARGET DATE: 22 January 2013

REPRESENTATIONS RECEIVED:

None at time of report

Additional Statements Received:

Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement or Design and Access Statement	Not required
Report on Impact or Potential Impact	None Submitted

LEGAL AGREEMENT REQUIRED: NO

DIRECTION BY SCOTTISH MINISTERS NO

Reasons:-

- 1 The proposal is contrary to Policy 71 of the Perth Area Local Plan 1995 incorporating Alteration No 1 Housing Land 2000 as the cumulative proportions of the buildings are not in keeping with the surroundings and, therefore, the proposed extension represents an incongruous and unsympathetic addition which will adversely affect the visual character of the host building and the surrounding area.
- 2 As a result of reducing the amount of light entering the adjoining property (29 Manse Crescent), which would be to the detriment of the residential amenity of this property, the proposal is contrary to Policy 71 of the Perth Area Local Plan 1995 (incorporating Alteration No 1 Housing Land 2000), which seeks to ensure that new developments within villages do not adversely affect the character, density and amenity of the area concerned.
- 3 The proposal is contrary to the Scottish Government's "Designing Places" which seeks to ensure good design at all scales of development. The cumulative proportions of the rear extension(s) are not in keeping with the surroundings and will dominate the host building.

Justification

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

Notes



PERTH AND KINROSS COUNCIL
DRAWING REF: 12/02035/3

