

<b>TCP/11/16(563) – 18/01255/FLL – Extension to dwellinghouse at 7 Ardblair Road, Blairgowrie</b>
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**TCP/11/16(563) – 18/01255/FLL – Extension to dwellinghouse  
at 7 Ardblair Road, Blairgowrie**

**PAPERS SUBMITTED  
BY THE  
APPLICANT**







# NOTICE OF REVIEW

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

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

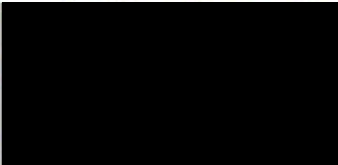
THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

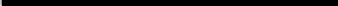
**IMPORTANT: Please read and follow the guidance notes provided when completing this form.**  
**Failure to supply all the relevant information could invalidate your notice of review.**


Use **BLOCK CAPITALS** if completing in manuscript

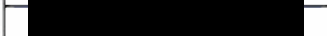
**Applicant(s)**


Name CALLUM DUNCAN


Address 

Postcode 

Contact Telephone 1 

Contact Telephone 2 

Fax No 

E-mail\* 


**Agent (if any)**


Name NORMAN MACLEOD

Address 18 WALNUT GROVE  
BLAIRGOWRIE

Postcode PH10 6TH

Contact Telephone 1 07884 177 328

Contact Telephone 2 

Fax No 

E-mail\* namacleod@aol.com

Mark this box to confirm all contact should be  
through this representative: ☐

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

Yes ☒ No ☐

Planning authority

PERTH & KINROSS COUNCIL

Planning authority's application reference number

18/01255/FLL

Site address

7 ARDBAIR ROAD, BLAIRGOWRIE, PH10 6QA

Description of proposed  
development

ALTERATIONS AND EXTENSION FORM A  
KITCHEN & LOUNGE

Date of application

18/07/2018

Date of decision (if any)

NONE

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:

WE WISH TO DETERMINE THE REASONS FOR THE DELAY IN OUR APPLICATION.

**Site Inspection**

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

1. Can the site be viewed entirely from public land? ☐ Yes ☒ No
2. Is it possible for the site to be accessed safely, and without barriers to entry? ☒ Yes ☐ No

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

**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.

WE ARE REQUESTING A REVIEW DUE TO THE FAILURE OF THE PLANNING DEPARTMENT TO DETERMINE THE APPLICATION IN A REASONABLE TIME.

WE HAVE ATTEMPTED TO CONTACT THE PLANNING DEPARTMENT ON SEVERAL OCCASIONS BY TELEPHONE TO ASCERTAIN THE REASONS FOR THE DELAY BUT AS YET NO EXPLANATION HAS BEEN FORTHCOMING.

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.

WE INCLUDE A COPY OF OUR PLANNING APPLICATION  
WHICH WAS MARKED RECEIVED BY PERTH & KINROSS COUNCIL  
ON 18<sup>TH</sup> JULY 2018.

ALL OTHER PLANS & DOCUMENTS ARE AVAILABLE ON THE  
COUNCIL PLANNING PORTAL.

**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

15.10.18

RECEIVED

19 OCT 2018

15694  
18/01255/FUL 18/07/18



RECEIVED

18 JUL 2018

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

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

Thank you for completing this application form.

ONLINE REFERENCE 100128578-001

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

## Description of Proposal

Please describe accurately the work proposed \* (Max 500 characters)

Alterations and extension form a kitchen and lounge.

Has the work already been started and/ or completed? \*

☒ No ☐ Yes - Started ☐ Yes - Completed

## Applicant or Agent Details

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

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation

Ref. Number

You must enter a Building Name or Number, or both \*

First Name \*

Norman

Building Name

Last Name \*

MacLeod

Building Number

18

Telephone Number \*

07884177328

Address 1  
(Street) \*

WALNUT GROVE

Extension Number

Address 2

Mobile Number

Town/City \*

BLAIRGOWRIE

Fax Number

Country \*

UK

Postcode \*

PH10 6TH

Email Address \*

namacleod@aol.com

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



Individual



Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title

Mr

You must enter a Building Name or Number, or both \*

Other Title

Building Name

First Name \*

Calum

Building Number

Last Name \*

Duncan

Address 1  
(Street) \*

Company/Organisation

Address 2

Telephone Number \*

Town/City \*

Extension Number

Country \*

Mobile Number

Postcode \*

Fax Number

Email Address \*



## Site Address Details

Planning Authority:

Perth and Kinross Council

Full postal address of the site (including postcode where available)

Address 1:

7 ARDBLAIR ROAD

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

BLAIRGOWRIE

Post Code:

PH10 6QA

Please identify/describe the location of the site or sites

Northing

743486

Easting

317261

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

☐ Yes ☒ No

## Trees

Are there any trees on or adjacent to the application site? \*

☐ Yes ☒ No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? \*

☐ Yes ☒ No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

☐ Yes ☒ No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

☒ Yes ☐ No

Is any of the land part of an agricultural holding? \*

☐ Yes ☒ No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed Norman MacLeod

On behalf of Mr Catum Duncan

Date 16/07/2018

☒ Please tick here to certify this Certificate \*



## Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? ☒ Yes ☐ No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? ☒ Yes ☐ No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? ☒ Yes ☐ No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? ☒ Yes ☐ No. This should have a north point and be drawn to an identified scale.
- e) Have you provided a certificate of ownership? ☒ Yes ☐ No
- f) Have you provided the fee payable under the Fees Regulations? ☒ Yes ☐ No
- g) Have you provided any other plans as necessary? ☒ Yes ☐ No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected).

You can attach these electronic documents later in the process.

- ☒ Existing and Proposed elevations.
- ☒ Existing and proposed floor plans.
- ☒ Cross sections.
- ☒ Site layout plan/Block plans (including access).
- ☒ Roof plan.
- ☒ Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. ☐ Yes ☒ No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. ☐ Yes ☒ No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

## Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr Norman MacLeod

Declaration Date: 18/07/2018



**TCP/11/16(563) – 18/01255/FLL – Extension to dwellinghouse  
at 7 Ardblair Road, Blairgowrie**

## **REFERENCE DOCUMENTS**

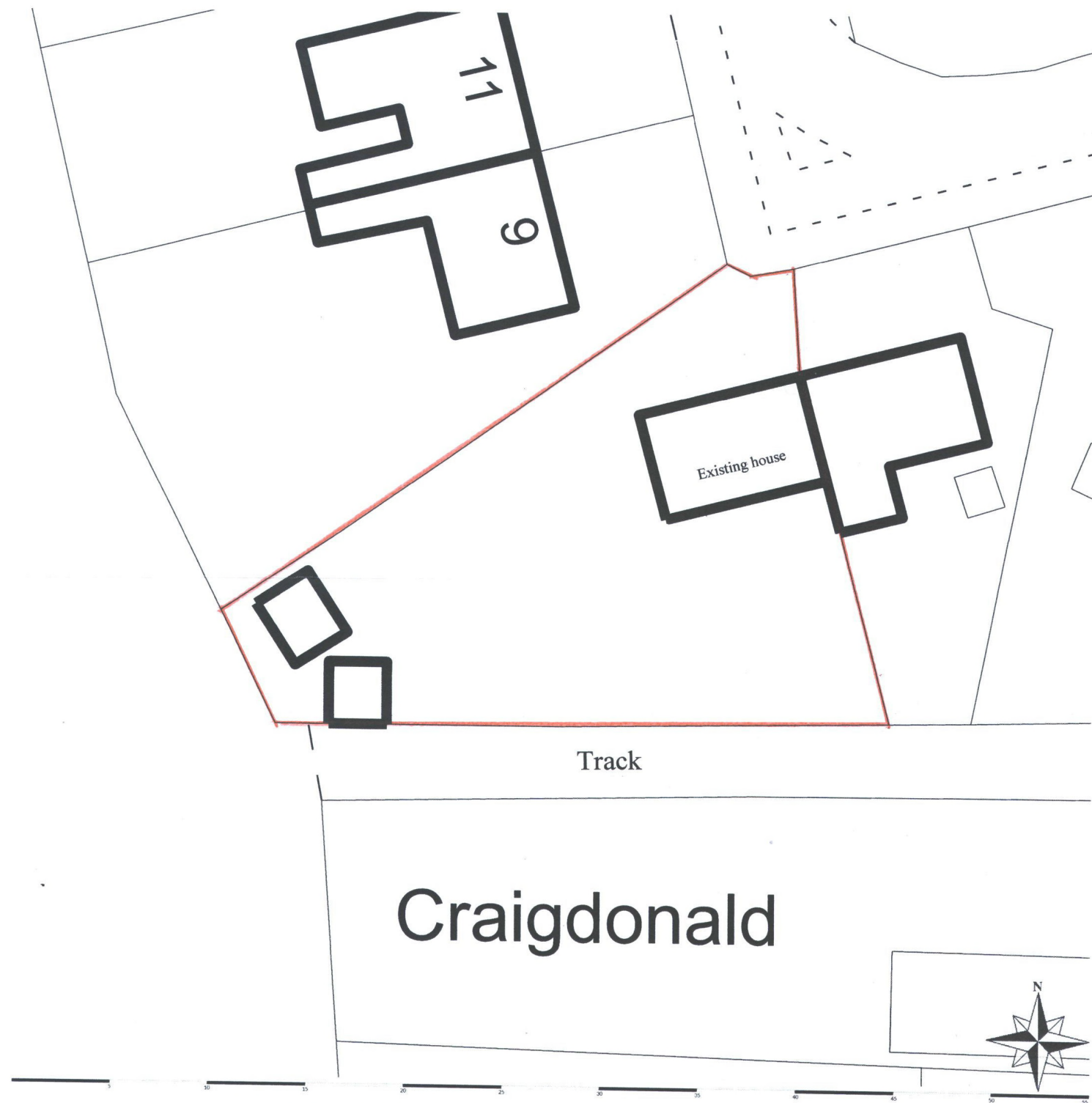


07/07/2018

7, ARDBLAIR ROAD, BLAIRGOWRIE, PH10 6QA



Scale: 1:1250 | Area 2Ha | Grid Reference: 317287,743501 | Paper Size: A4



Scale: 1:200 | Area < 1Ha | Grid Reference: 317252,743491 | Paper Size: A3

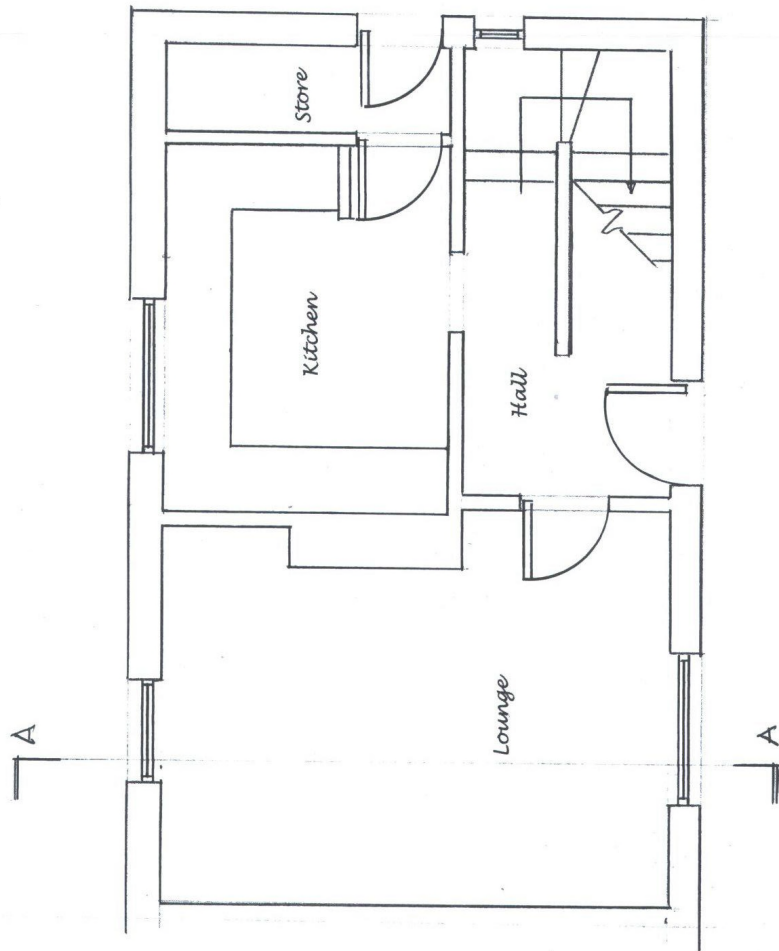
**EXISTING BLOCK PLAN 1:200**





Scale: 1:200 | Area < 1Ha | Grid Reference: 317252,743491 | Paper Size: A3

### PROPOSED BLOCK PLAN 1:200

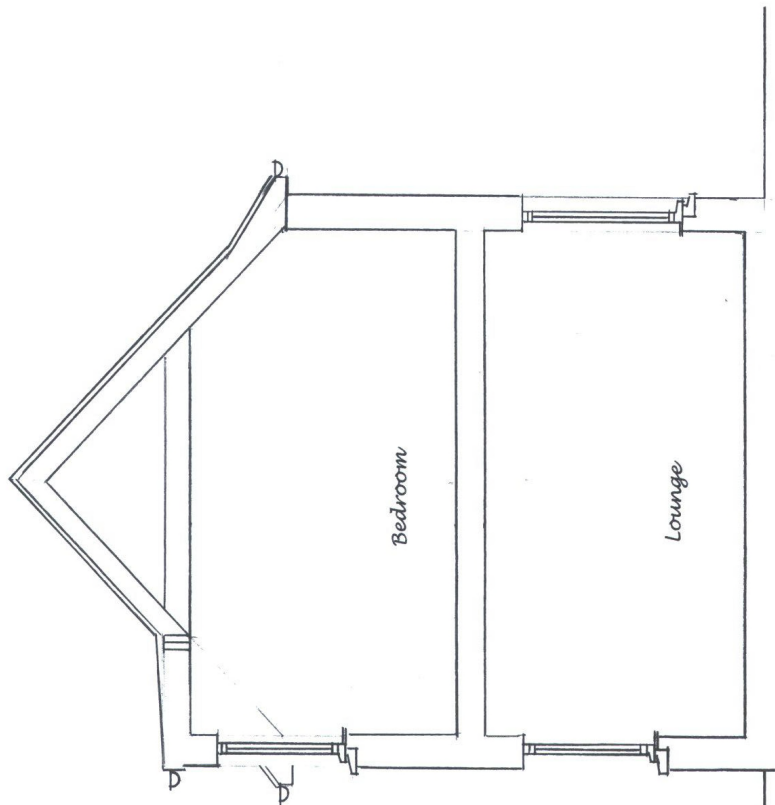


<b>Norman A MacLeod</b> www.namurveying.co.uk Tel: 07884177328 e-mail: namacleod@aol.com	
Project: Alterations and extension at 7 Ardblair Road, Blairgowrie PH10 6QA	
Scale: 1: 50	Drawing No: 2
Drawing ref: Existing Ground Floor Plan	
Date: June 2018	

Existing Ground Floor Plan 1:50







Existing Vertical Cross-Section A-A 1:50



**Norman A MacLeod**  
[www.namsurveying.co.uk](http://www.namsurveying.co.uk)  
 Tel: 07884177328  
 e-mail: [namacleod@aol.com](mailto:namacleod@aol.com)

Project: Alterations and extension at 7 Ardblair Road, Blairgowrie PH10 6QA  
 Scale: 1: 50  
 Drawing ref: Existing Vertical Cross-Section A-A  
 Date: June 2018  
 Drawing No: 3

Norman A MacLeod

[www.namsurveying.co.uk](http://www.namsurveying.co.uk)

Tel: 07884177328

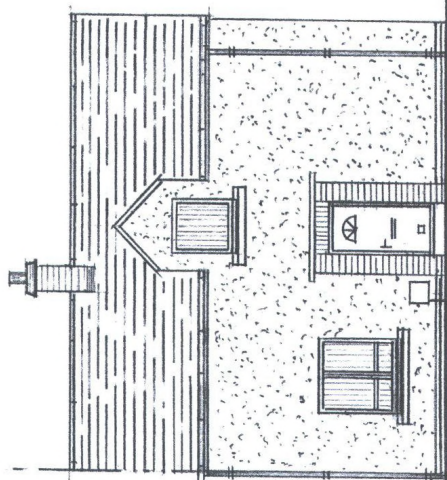
e-mail: [namacleod@aol.com](mailto:namacleod@aol.com)

Project: Alterations and extension at 7 Ardblair Road, Blairgowrie PH10 6QA

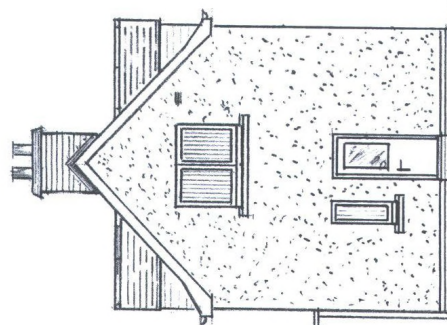
Scale: 1:100 Drawing No: 1

Drawing ref: Existing Elevations

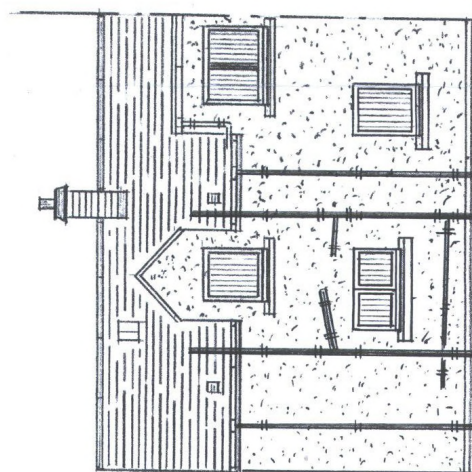
Date: June 2018



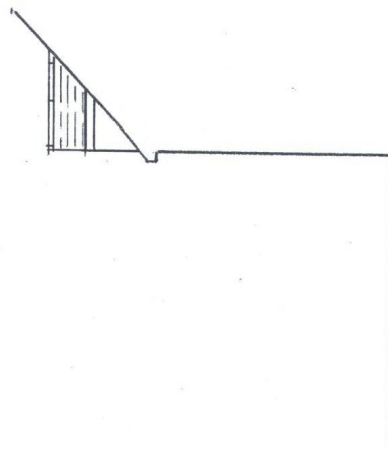
Existing North Elevation 1:100



Existing West Elevation 1:100

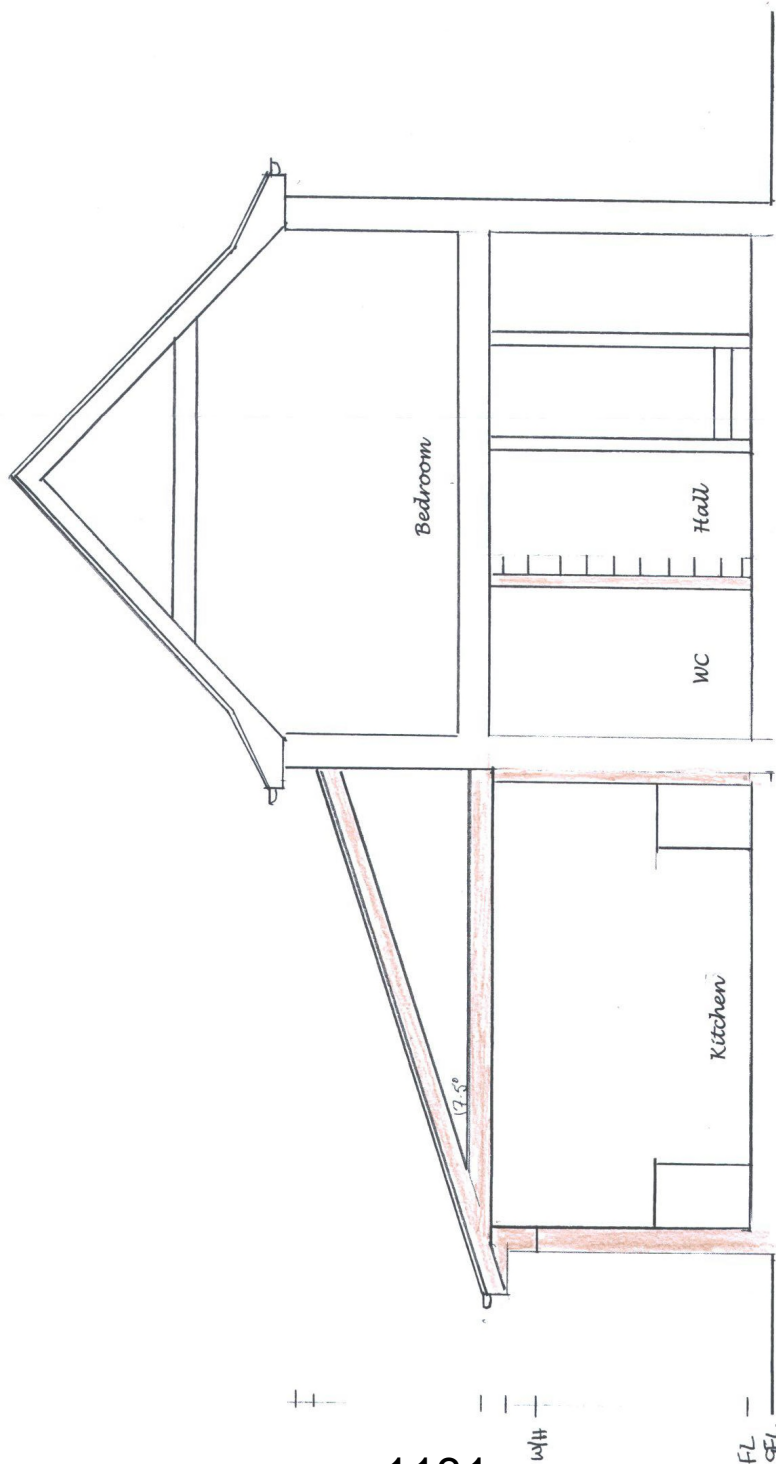


Existing South Elevation 1:100



Existing East Elevation 1:100





Proposed Vertical Cross-Section B-B 1:50

Norman A MacLeod

www.namsurveying.co.uk

Tel: 07884177328

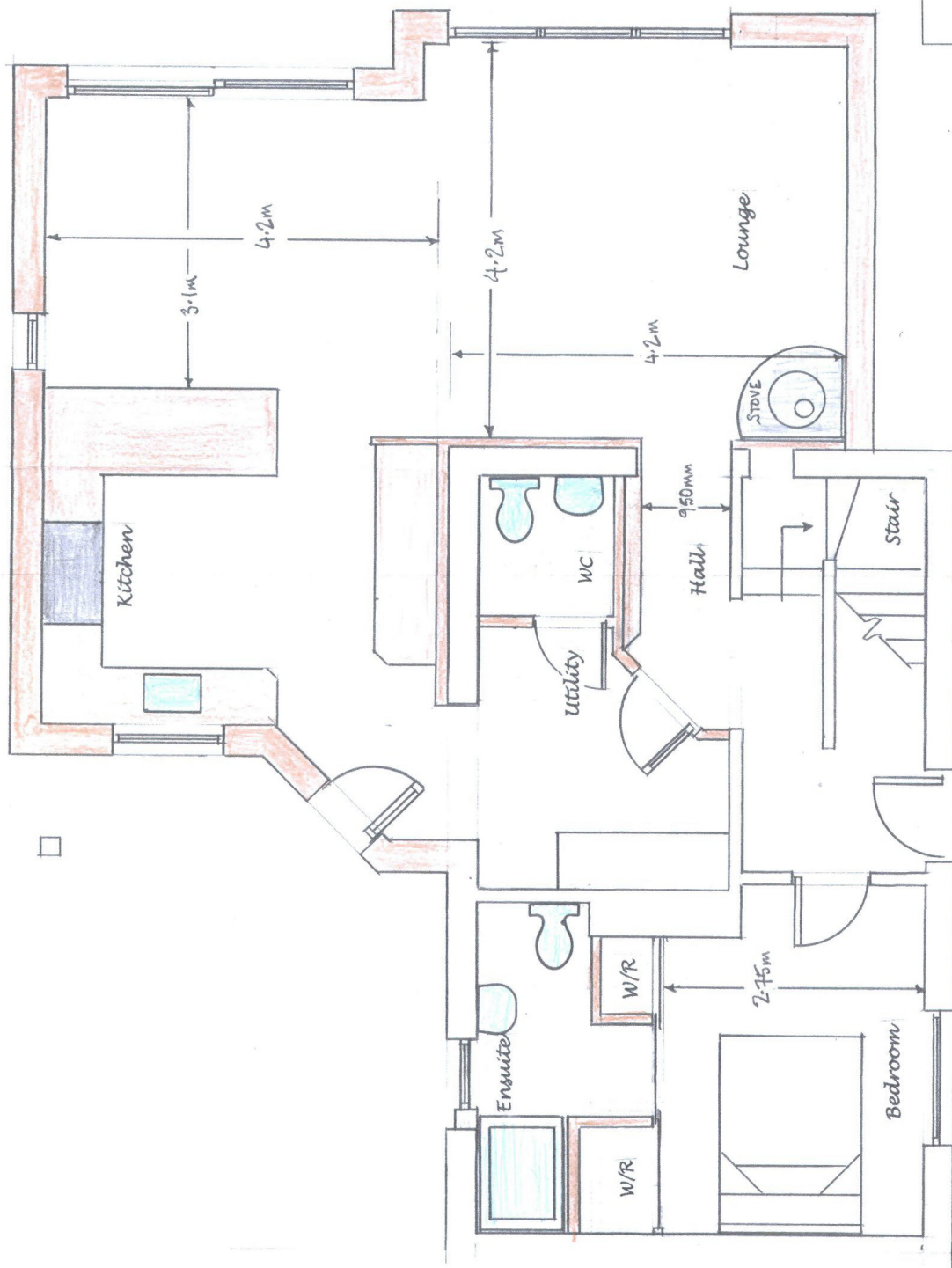
e-mail: [namacleod@aol.com](mailto:namacleod@aol.com)

Project: Alterations and extension at 7 Ardblairst  
Road, Blairgowrie PH10 6QA

Scale: 1: 50 Drawing No: 6

Drawing ref: Proposed Vertical Cross-Section B-B  
Date: June 2018





Norman A MacLeod  
www.namsurveying.co.uk

Tel: 07884177328

e-mail: namacleod@aol.com

Project: Alterations and extension at 7 Ard Blair  
Road, Blairgowrie PH10 6QA

Scale: 1:50

Drawing ref: Proposed Ground Floor Plan

Date: June 2018

Proposed Ground Floor Plan 1:50



Norman A MacLeod

[www.namsurveying.co.uk](http://www.namsurveying.co.uk)

Tel: 07884177328

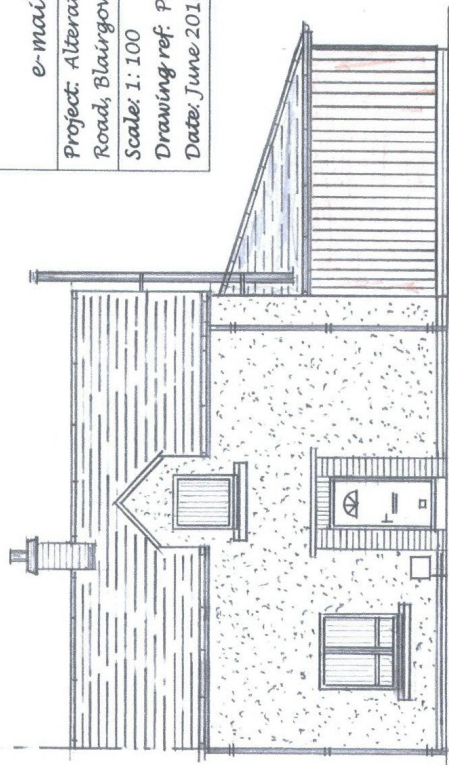
e-mail: [namacleod@aol.com](mailto:namacleod@aol.com)

Project: Alterations and extension at 7 Ardblairst  
Road, Blairgowrie PH10 6QA

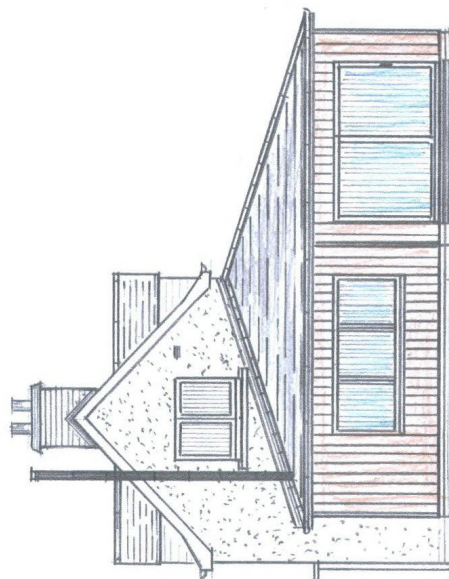
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Drawing ref: Proposed Elevations

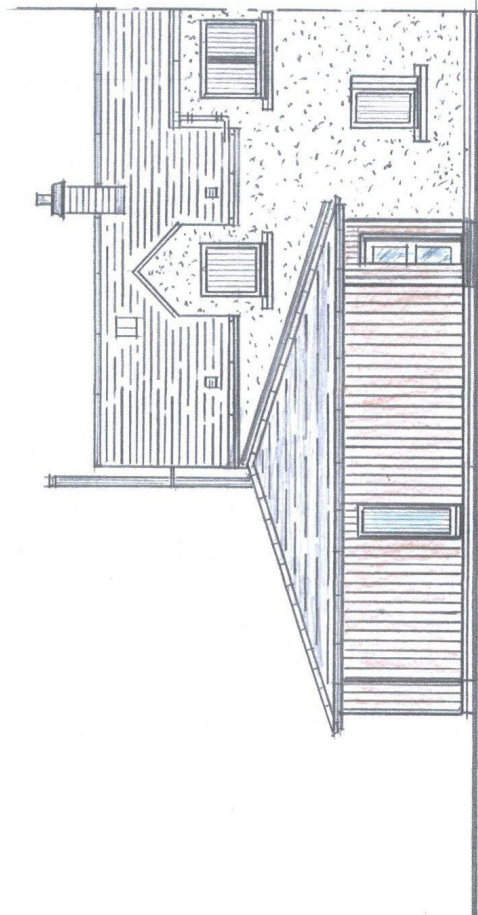
Date: June 2018



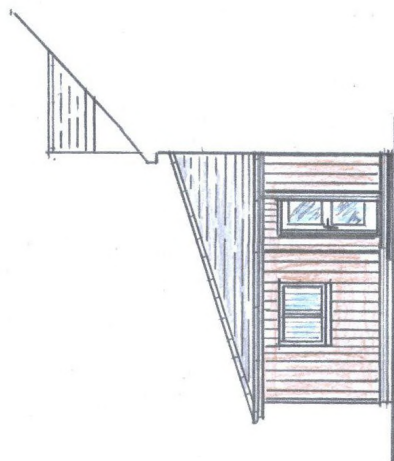
Proposed North Elevation 1:100



Proposed West Elevation 1:100



Proposed South Elevation 1:100



Proposed East Elevation 1:100





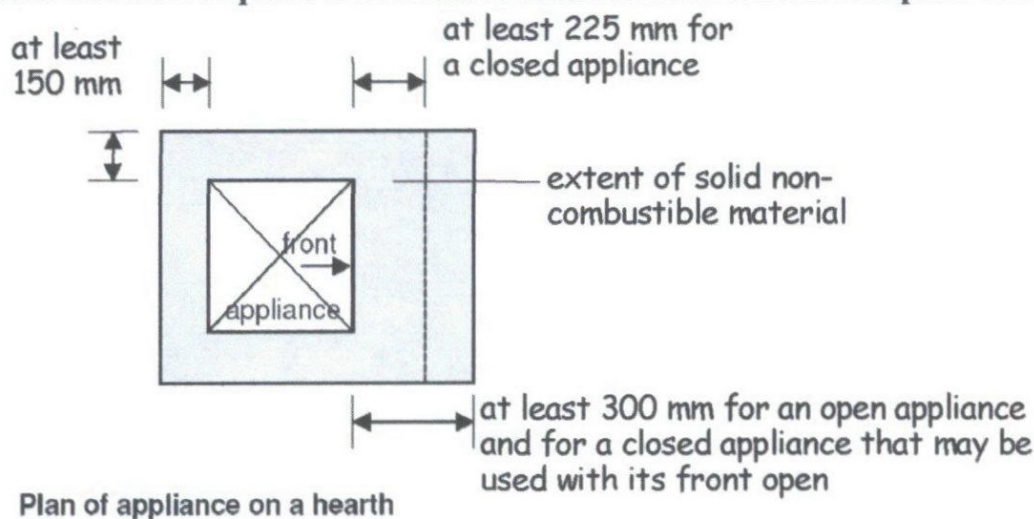
## STOVE AND FLUE

The stove is a Jotul F 134 wood burning stove with a stainless steel double skin chimney flue.

The following specification notes will be provided to Building Standards

**Wood burning stove and hearth:** A free-standing, solid, non-combustible hearth at least 840 x 840 mm minimum plan area and at least 12 mm thick, provided the appliance will not cause the temperature of the top surface of the hearth on which it stands to be more than 100° C. See layout below.

**Note:** The stove requires to be at least 300mm from all combustable parts of the wall.



**Stoves and air supply:** Provide a 225x150mm grille for a permanent supply of combustion air for the stove.

Stove to be factory made complying with BS8303: 1994.

Solid fuel appliance installations should be constructed and installed carefully to ensure that the entire installation operates safely. Installations should be constructed and installed in accordance with the requirements of BS 8303:Parts 1 to 3: 1994.

**Chimney for the stove:** All combustable material to be at least 50mm from the chimney.

Chimney to be factory made (Selkirk or similar approved) stainless steel twin-walled and insulated and taken through the roof space and be at least a 2.3m clear horizontal distance as well as 1m above the tiled roof finish. Provide support stays to the stainless steel chimney in accordance with the manufacturer's recommendations.

EXTERNAL FINISHES FOR EXTENSION AT 7  
ARDBLAIR ROAD, BLAIRGOWRIE PH10 6QA

Roof – Grey concrete tiles

External walls – Vertically aligned timber cladding

Windows and external doors – Brown UPVC frame and double-glazed units

Gutter and rainwater pipes – Black UPVC



Requirements / Exigences / Requisitos / Requisiti / Vereisten / Forderungen	
Supplier / Fabricante / Fornitore / Vereisten / Lieferant:	Jøtul AS
Product models Produits concernés Modelos Modelli Product modellen Varianten der Feuerstelle	<b>Jøtul F 130 Series:</b> Jøtul F 134 Jøtul F 135 Jøtul F 136 Jøtul F 137
Energy efficiency class / Classe énergétique / Clase de eficiencia energética / Classe energetica / Energie efficiency klasse / Energieeffizienz-Klasse	A+
Direct heat output / Puissance réelle de sortie / Potencia calorífica emitida / Emissione di calore diretta / Directe warmte afgifte / Nennwärmeleistung	5,4 kW
Energy efficiency index / Index de rendement énergétique/ Índice de eficiencia energética / Indice di efficienza energetica / Energie efficiency index / Energieeffizienz- Index	111,4
Efficiency at nominal heat output / Rendement à puissance nominale / Eficiencia al rendimiento nominal / Efficienza alla potenza nominale / Efficiency bij nominale warmte afgifte / Wirkungsgrad bei Nennheizleistung	83 %
<ul style="list-style-type: none"> <li>Any specific precautions that shall be taken when the local space heater is assembled installed or maintained.</li> <li>Toutes les précautions spécifiques doivent être prises lors de l'assemblage, l'installation ou l'entretien de l'appareil.</li> <li>Cualquier precaución específica que deba tenerse en cuenta durante el montaje, instalación o mantenimiento del equipo de calefacción</li> <li>Precauzioni specifiche da prendere quando il riscaldatore viene assemblato, installato o mantenuto in uno spazio.</li> <li>Eventuele specifieke voorzorgsmaatregelen die worden genomen wanneer de plaatselijke ruimteverwarming wordt gemonteerd, geïnstalleerd of onderhouden.</li> <li>Besondere Maßnahmen bei Montierung, Installation und Wartung.</li> </ul>	<ul style="list-style-type: none"> <li>Fire safety precautions such as safety distances when installing, national standards, local codes and regulations. See the Instructions manual.</li> <li>Les précautions d'incendie telles que les distances de sécurité lors de l'installation, le suivi des normes, les codes locaux et les réglementations nationales. Veuillez lire le manuel d'installation.</li> <li>Precauciones frente a incendios como distancia de seguridad en la instalación, estándares nacionales, códigos locales y reglamentos. Lea el manual de instalación.</li> <li>Precauzioni per la sicurezza antincendio come le distanze di sicurezza durante l'installazione, le normative nazionali e locali. Leggere il manual.</li> <li>Brandveiligheidsmaatregelen, zoals veiligheidsafstanden bij installatie, nationale normen, lokale codes en voorschriften. Lees de installatiehandleiding.</li> <li>Für brenntechnische Verhältnisse, wie z.B. Aufstellbedingungen und nationale Forderungen. Siehe die Montage- und Bedienungsanleitung.</li> </ul>



**TCP/11/16(563) – 18/01255/FLL – Extension to dwellinghouse  
at 7 Ardblair Road, Blairgowrie**

## **REPRESENTATIONS**



General.

1/8/18

RECEIVED

02 AUG 2018

Dear Sir,

I write regarding planning application 18/01255/FLL. Applicant - MR CALUM DUNCAN. 7 ARDBLAIR ROAD, BLAIR GOWRIE PH10 6QA.

I note that it is for an extension to a dwelling house at NO 7 ARDBLAIR ROAD.

Main area of concern is that heavy vehicles transporting building materials will access the house at NO 7 via the track which runs beside our house. This is not a made road but a earth track for access to a field owned by [REDACTED]

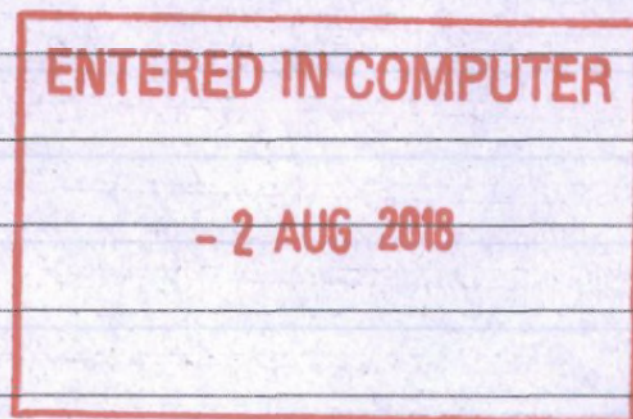
[REDACTED] Our mains service for water and gas run underneath this track which was never intended for regular heavy traffic. Also the drains for our house lay beneath this track. We would seek assurance that building materials & vehicles transporting them



will use the road leading to the front of the house at No 7 and be dropped off there, therefore protecting our main services and our house at Craigdonald.

I would like assurance of this in writing otherwise an objection would have to be lodged.

Yours faithfully



# Memorandum

To	Development Quality Manager	From	Regulatory Service Manager
Your ref	18/01255/FLL	Our ref	LA
Date	02 August 2018	Tel No	

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5G

## Consultation on an Application for Planning Permission

**RE: Extension to Dwellinghouse, 7 Ardblair Road, Blairgowrie, PH10 6QA for Mr Calum Duncan**

I refer to your letter dated 23 July 2018 in connection with the above application and have the following comments to make.

### Recommendation

I have no objection in principle to the application but recommend the under noted condition be included on any given consent.

### Comments

This application contains provision for a 7 kW wood burning stove and associated flue.

Perth and Kinross Council have a duty to assess biomass boilers for capacity within the range of 50kW to 20MW in terms of nitrogen dioxide and particulate matter based on their effect on air quality in the area. Based on the size of the proposed stove this will not be necessary in this case and I have no adverse comments to make with regards to air quality.

Another matter pertaining to the stove which could cause an issue is the potential for smoke or odour disamenity. This Service has seen an increase in complaints with regards to smoke and odour due to the installation of biomass appliances. This can be caused due to poor installation and maintenance of the biomass appliances and also inadequate dispersion of emissions due to the inappropriate location and height of a flue with regards to surrounding buildings.

I note from the submitted plans that the flue will discharge at roof ridge height of the existing dwellinghouse which will aid dispersion of emissions. I would advise that this could be further minimised by the use of fuel recommended by the manufacturer and I would therefore have no objections to this development provided that the following condition is attached to the consent.

### Conditions

**EH50** The stove shall be installed, operated and maintained in full accordance with the manufacturer's instructions and shall not be used to burn fuel other than that approved for use by the manufacturer of the appliance as detailed in the information supporting this permission



**TCP/11/16(563) – 18/01255/FLL – Extension to dwellinghouse  
at 7 Ardblair Road, Blairgowrie**

## **FURTHER INFORMATION**





## CHX Planning Local Review Body - Generic Email Account

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**From:** Alma Bendall  
**Sent:** 21 January 2019 10:58  
**To:** CHX Planning Local Review Body - Generic Email Account  
**Subject:** Additional Information for Local Review Board - TCP/11/16 (563)  
**Attachments:** 7 Ardblair Rd Blairgowrie refusal notice.pdf; 7 Ardblair Road Report.pdf

Morning as per the recent email request; please see the attached report of handling and refusal notice for 18/01255/FLL at 7 Ardblair Road Blairgowrie.

I would take the opportunity to remind the LRB that the documents have no legal standing and are for information only, in light of the appeal against a deemed refusal.

Trust this is sufficient for your purposes; if not then please get back in touch.

Regards

***Alma Bendall***  
***Planner Officer (Development Management)***  
***Planning & Development***  
***Housing & Environment Service***

Perth and Kinross Council  
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Perth  
PH1 5GD



Website: [www.pkc.gov.uk](http://www.pkc.gov.uk)



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## REPORT OF HANDLING

### DELEGATED REPORT

Ref No	18/01255/FLL	
Ward No	P3- Blairgowrie And Glens	
Due Determination Date	17.09.2018	
Case Officer	Alma Bendall	
Report Issued by		Date
Countersigned by		Date

**PROPOSAL:** Extension to dwellinghouse

**LOCATION:** 7 Ardblair Road Blairgowrie PH10 6QA

#### SUMMARY:

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

**DATE OF SITE VISIT:** 8 August 2018

#### SITE PHOTOGRAPHS



## **BACKGROUND AND DESCRIPTION OF PROPOSAL**

Planning application relates to a local authority built, two storey, semi-detached slate and harled dwellinghouse located in an estate on the southern edge of Blairgowrie. The house is set back from the public road within a triangularly shaped plot which although spacious in size, does not benefit from any vehicular access or off street parking provision. The garden is relatively well screened to the north, south and western boundaries, but has open views over neighbouring gardens to the east. The brick built outbuilding which exists at the rear of the house will be removed to accommodate the proposals.

Consent is being sought to form a single storey, hipped roofed extension that will wrap around the side and rear of the unit. Plans indicate that the extension will comprise a vertically timber clad, slate roofed structure approximately 10 x 10 x 4.4 metres in size. A stove is proposed to be installed in the new open-plan kitchen and lounge area; the resultant flue pipe will protrude through the roof to a height of 5 metres in order to be above the existing ridgeline of the main house.

## **SITE HISTORY**

None on file.

## **PRE-APPLICATION CONSULTATION**

Pre application Reference: none undertaken.

## **NATIONAL POLICY AND GUIDANCE**

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

## **DEVELOPMENT PLAN**

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2014.

### **TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017**

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

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

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

The principal policies are, in summary:

#### **Policy PM1A - Placemaking**

Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. All

development should be planned and designed with reference to climate change mitigation and adaption.

#### Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

#### Policy RD1 - Residential Areas

In identified areas, 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 of use away from ancillary uses such as local shops will be resisted unless supported by market evidence that the existing use is non-viable. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area.

### **Proposed Perth and Kinross Local Development Plan 2 (LDP2)**

Perth & Kinross Council is progressing with preparation of a new Local Development Plan to provide up-to-date Development Plan coverage for Perth & Kinross. When adopted, the Perth & Kinross Local Development Plan 2 (LDP2) will replace the current adopted Perth & Kinross Local Development Plan (LDP). The Proposed Local Development Plan 2 (LDP2) was approved at the Special Council meeting on 22 November 2017.

The representations received on the Proposed LDP2 and the Council's responses to these were considered at the Special Council meeting on 29 August 2018. The unresolved representation to the Proposed Plan after this period is likely to be considered at an Examination by independent Reporter(s) appointed by the Scottish Ministers, later this year. The Reporter(s) will thereafter present their conclusions and recommendations on the plan, which the Council must accept prior to adoption. It is only in exceptional circumstances that the Council can elect not to do this.

The Proposed LDP2 represents Perth & Kinross Council's settled view in relation to land use planning and as such it is a material consideration in the determination of planning applications. It sets out a clear, long-term vision and planning policies for Perth & Kinross to meet the development needs of the area up to 2028 and beyond. The Proposed LDP2 is considered consistent with the Strategic Development Plan (TAYplan) and Scottish Planning Policy (SPP) 2014. However, the outcome of the Examination could potentially result in modifications to the Plan. As such, currently limited weight can be given to its content where subject of a representation, and the policies and proposals of the plan are only referred to where they would materially alter the recommendation or decision.

#### OTHER POLICIES

Perth & Kinross Council's Draft Placemaking Guide 2017 states that;

*“New development should acknowledge the scale and form of the surrounding buildings. This can make a huge difference to the visual impact of a development. Whilst it is not desirable to copy traditional buildings, it is important to harmonise with them.*

*Proportion is a fundamental element of architecture, and relates to the building as a whole and also as sections working harmoniously together. Individual elements of a building must work together to create a coherent design that balances. The building envelope, windows and doors, eaves and roof ridgeline should all work in balance with each other”.*

## **CONSULTATION RESPONSES**

No external consultations have been undertaken, internal comment recommending conditional approval has been received from Environmental Health officers in respect of the proposed biomass stove being installed at the site.

## **REPRESENTATIONS**

One letter of representation has been received from a nearby resident who is concerned as to how construction vehicles and materials will access the site; and the potential impact this may have on existing services if the field access to the south is used.

The points raised relate to the use of third party land which if used temporarily, for the purposes indicated would be a private legal matter outwith the control of the Planning Authority.

## **ADDITIONAL INFORMATION RECEIVED:**

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

## **APPRAISAL**

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan 2016 and the adopted Perth and Kinross Local Development Plan 2014.

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

### **Policy Appraisal**

The property is located within the defined settlement boundary of Blairgowrie and as such, residential and background placemaking policies are applicable in this instance. Policy aspirations seek to ensure that all developments are compatible with the amenity and character of an area and contribute positively to the quality



of the surrounding built and natural environment, respecting the character and amenity of the place. Further that established residential amenity standards will be protected. It is considered that these requirements are not being met given the inappropriate design and scale, proximity to boundaries and lack of relationship to the host unit or wider built environment.

### **Visual Amenity, Design and Layout**

The extension is set at the rear of the house and as such the bulk of the accommodation will not be viewed from any public vantage point. The 5 metre high flue pipe will however be visible from the street and the wrap-around extension will be readily overlooked and visible from neighbouring houses and their back gardens.

No attempt has been made to reflect or harmonise with the proportions, appearance or building pattern of the existing house or surrounding area. The development if approved would accordingly be detrimental to the appearance and character of the existing house and appear alien and visually dominant as viewed from nearby houses.

A substantially modified scheme featuring a reduced footprint, improved design and the use of more appropriate materials may however have potential at the site; provided that it does not detrimentally impact on existing amenity standards.

Attempts to negotiate a suitable design resolution have proved fruitless.

### **Landscape**

No landscape features of merit will be affected by the proposals.

### **Residential Amenity**

The extension will more than double the footprint to garden ratio of the existing house and result in a development which introduces windows within 4 metres of the boundary with the adjoining property, breaching the established 9 metre window to boundary guideline. The lack of any boundary screening or planting will further impact on the potential of the extension to overlook private amenity space.

### **Roads and Access**

No existing parking provision, no changes proposed.

### **Drainage and Flooding**

No noted changes or issues.

### **Developer Contributions**

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

### **Economic Impact**

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

## **Conclusion**

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with the approved TAYplan 2016 and the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for approval subject to conditions.

## **APPLICATION PROCESSING TIME**

The recommendation for this application has been made out with the statutory determination period as a result of leave and discussions with the agent over the potential to seek a design resolution.

## **LEGAL AGREEMENTS**

None required.

## **DIRECTION BY SCOTTISH MINISTERS**

None applicable to this proposal.

## **RECOMMENDATION Refuse the application**

### **Reasons for Recommendation**

- 1 The proposals, by virtue of their scale, unsympathetic and unbalanced design, layout and proportions are not in keeping with the character of appearance of the existing residential property and will result in an incongruous visually detrimental development being introduced to the local area.

Approval would therefore be contrary to Policies PM1A and PM1B(c) and RD1 of the Perth and Kinross Local Development Plan 2014 which seek to ensure that development contributes positively to the character and amenity of the place by complementing its surroundings in terms of layout, design, appearance, height, scale and massing.

- 2 The proposals by virtue of their design, layout and proximity to boundaries would introduce direct and uninterrupted lines of sight across surrounding rear gardens, to the detriment of their residential amenity. Approval would therefore be contrary to Policies PM1A and RD1 of the Perth & Kinross Local Development Plan 2014, which seek to retain and where possible improve existing residential 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**

n/a

## **Procedural Notes**

Not Applicable.

## **PLANS AND DOCUMENTS RELATING TO THIS DECISION**

18/01255/1

18/01255/2

18/01255/3

18/01255/4

18/01255/5

18/01255/6

18/01255/7

18/01255/8

18/01255/9

18/01255/10

18/01255/11

18/01255/12

### **Date of Report**

25/10/18



# PERTH AND KINROSS COUNCIL

Mr Calum Duncan  
c/o Norman McLeod  
18 Walnut Grove  
Blairgowrie  
PH10 6TH

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date 26th October 2018

## TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **18/01255/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 18th July 2018 for permission for **Extension to dwellinghouse 7 Ardblair Road Blairgowrie PH10 6QA** for the reasons undernoted.

Interim Development Quality Manager

### Reasons for Refusal

- 1 The proposals, by virtue of their scale, unsympathetic and unbalanced design, layout and proportions are not in keeping with the character of appearance of the existing residential property and will result in an incongruous visually detrimental development being introduced to the local area.

Approval would therefore be contrary to Policies PM1A and PM1B(c) and RD1 of the Perth and Kinross Local Development Plan 2014 which seek to ensure that development contributes positively to the character and amenity of the place by complementing its surroundings in terms of layout, design, appearance, height, scale and massing.

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## **Justification**

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

## **Notes**

**The plans relating to this decision are listed below and are displayed on Perth and Kinross Council's website at [www.pkc.gov.uk](http://www.pkc.gov.uk) "Online Planning Applications" page**

### Plan Reference

18/01255/1

18/01255/2

18/01255/3

18/01255/4

18/01255/5

18/01255/6

18/01255/7

18/01255/8

18/01255/9

18/01255/10

18/01255/11

18/01255/12