

LRB-2022-65
22/01088/FLL - Alterations and extension to dwellinghouse, formation of vehicular access and driveway, erection of gates and associated works, 2 Oakbank Crescent, Perth, PH1 1DD

INDEX

- (a) Papers submitted by the Applicant (***Pages 959-1012***)
- (b) Decision Notice (***Pages 1015-1016***)
 - Report of Handling (***Pages 1017-1022***)
 - Reference Documents (***Pages 1009-1011 and 1023-1045***)
- (c) Representations (***Pages 1047-1064***)

LRB-2022-65

22/01088/FLL - Alterations and extension to dwellinghouse, formation of vehicular access and driveway, erection of gates and associated works, 2 Oakbank Crescent, Perth, PH1 1DD

**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

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

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

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

Yes ☐ No ☐

Planning authority

Planning authority's application reference number

Site address

Description of proposed
development

Date of application

Date of decision (if any)

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

Nature of application

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

Reasons for seeking review

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

Review procedure

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

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

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

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

Site inspection

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

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

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

The applicants' request to meet with the LRB at the site visit and request to be informed of the date. They would like the opportunity to allow the committee the chance to see inside to appreciate the very small size of the existing property. They will also spray out the footprint of the proposals as a point of reference as well as having the chance to answer any questions. If for any reason this is not possible, the outside of this house can be seen unaccompanied. Further contact details can be provided if required.

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 Notice of Review Appeal Statement (1).

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.

2. Applicant's Personal Statement
3. Existing and proposed visualisations of the extension (Jpeg files of the proposed visualisations also attached separately)
4. Neighbourhood Plan
5. Urban Grain Plan
6. Photoset
7. Zipped file containing plans and elevations submitted with the planning application

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

K Crerar

Date

29/11/2022

Notice of Review Appeal Statement

Application: 22/01088/FLL for alterations and extension to dwellinghouse, formation of vehicular access and driveway, erection of gates and associated works

Location: 2 Oakbank Crescent, Perth, PH1 1DD

For: Maggie and Craig Smith

Contents	Page
1. Introduction	2
2. Proposal	3
3. Policy appraisal	5
4. Conclusion	16
APPENDIX 1: Design precedent	18

1. INTRODUCTION

1.1. This Supporting Statement has been prepared on behalf of Maggie and Craig Smith and should be read in conjunction with the Notice of Review appeal submitted to Perth and Kinross Council.

1.2. This Notice of Review relates to the refusal of planning application **22/01088/FLL** issued on 7th September 2022 for alterations and extension to dwellinghouse, alterations to vehicular access and driveway, erection of gates and associated works at 2 Oakbank Crescent, Perth.

1.3. The Planning Officer concluded that: *‘The proposals, by virtue of their competing form, inappropriate design and excessive scale, massing and proportions, would dominate, overdevelop and overwhelm the existing bungalow, resulting in an adverse impact upon the character and visual amenity of the area.*

Approval would therefore be contrary to Perth & Kinross Council's Placemaking Guide 2020 and Policies 1A, 1B(c) and 17(c) of Perth and Kinross Local Development Plan 2 2019, which seek to ensure

that development contributes positively to the quality of the surrounding built environment in terms of design, proportions and appearance, in order to respect the character and amenity of the place’.

1.4. Therefore, this supporting statement along with the additional material submitted requests that the Local Review Body kindly reconsider this decision.

1.5. Along with the plans and elevations submitted as part of the planning application (7), the following additional documents have been presented to support this application for review (with document numbers in brackets):

- Applicant's Personal Statement (2)
- Visualisations of the extension from the west (front) and south-east (rear aerial) elevations (3)
- Neighbourhood Plan (4)
- Urban Grain Plan (5)
- Photoset (6)

2. PROPOSAL

2.1. 2 Oakbank Crescent is a modest two-bedroom 1930's detached bungalow (as shown in photo to the right) located within a residential area of Perth. The existing living accommodation has a footprint of 86m² with an internal floor space of just 73m² and sits within a generous plot of 744m² (0.18 acres).

2.2. A planning application was submitted in June 2022 for alterations to the existing bungalow and a 1¾ storey extension to the rear (eastern elevation) with small flat roofed single storey 'wings' either side. The lower ground floor level will form living accommodation which opens out into the garden and a master bedroom on the upper floor of the extension (**see Proposed floor and roof plans**). It should be noted that due to the nature of the slope on the site, the roof level is not being raised to accommodate the proposal.

2.3. The proposal will add two additional bedrooms to the property to accommodate the applicants growing family (**see Applicant's Supporting Statement**) and would replace an existing raised patio and conservatory (which have now been removed – **see photo overleaf**).



Front Elevation
Photo: DX2 Consultancy

- 2.4. This proposal has sought to utilise the topography of the plot which slopes to the rear (east facing) and maximise the internal size of the property. The existing developed footprint including the garage and patio is 145m² (19% of the total plot area) and the proposed developed footprint including summerhouse will be 208m² (28% of the total plot area), creating an additional developed footprint of 63m². The lower ground floor will sit 1.7 metres below the original bungalow.
- 2.5. The existing bungalow will be re-rendered in a white roughcast with new high-spec, replacement windows and external doors being installed. The extension itself will be finished in the same render on the side (north and south) elevations with sections of timber cladding on the gable end (eastern elevation) to break up the wall space. It should be emphasised that the roof of the extension maintains the same ridge height and pitch as the bungalow and will also be finished in slate.
- 2.6. The applicants are also building a summer house in the rear garden which is allowed under householder permitted development rights. In the interests of transparency, the 28m² for this summerhouse has been

included in any figures used to describe the proposed developed footprint.



3. POLICY APPRAISAL

3.1. As required by Section 25 of The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006, all planning decisions should accord with the development plan unless material considerations indicate otherwise.

3.2. In this instance, the planning application was assessed against TAYplan (2016-2036) as the Strategic Development Plan and the Perth and Kinross Local Development Plan (2019). In addition, the Perth and Kinross Placemaking Guidance (2020) is also taken into account.

TAYplan Strategic Development Plan (2016-2036)

3.3. The Report of Handling states that there are no policies in TAYplan that are of specific relevance to this application but reference its vision: *“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*

3.4. *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.”*

3.5. This proposal has sought to make best use of the size of the plot to create a comfortable, highly energy efficient and sustainable family home whilst retaining a large private rear garden which is significantly greater in size than many others in the area. The additional space is not only required to accommodate the applicant’s young family but also enable working from home (and to reduce commuting).

3.6. Energy efficiency is central to the renovation of the bungalow. The improvements to the existing house plus the new extension will make the property significantly more energy efficient – even as a larger home – than the original bungalow. It will be highly insulated with new windows and external doors, a stove and a heat-recovery system. In addition, solar panels will be installed on the extension. These measures will transform a largely uninsulated house into a low carbon, energy efficient home.

- 3.7. In addition, it is considered that the external improvements to the bungalow itself (new roughcast rendering and replacement doors and windows) along with the modern extension to the rear will result in a home that is more attractive than the current neglected state of the exterior.

Perth and Kinross Local Development Plan 2 (LDP, 2019)

- 3.8. Whilst all LDP policies apply, in this instance, Policy 1: Placemaking (specifically parts A and B) and Policy 17 (Residential Areas) were key policies in the determination of this application.

Policy 1A & 1B: Visual Amenity

- 3.9. Policy 1A requires development proposals to contribute positively to the quality of the built environment and *‘planned and designed with reference to climate change mitigation and adaptation’*. It adds that the *‘design, density and siting of the development should respect the character and amenity of the place’*.

- 3.10. Part 1B requires development proposals to meet the criteria set out which include respecting the sites topography (b); complementing its surroundings in respect of appearance, height, scale, massing and materials (c); respect existing building lines (d) and the need to integrate *‘future adaptability, climate change and resource efficiency in mind wherever possible’* (f).

Policy 17: Residential Areas

- 3.11. Policy 17: Residential Areas supports proposals which are compatible with the amenity and character of the area. It sets out criteria which proposals should fall into, including *‘Proposals which will improve the character and environment of the area or village’*.

Discussion / Appraisal

- 3.12. The Planning Officer has stated that *‘The proposals by virtue of their competing form, inappropriate design and excessive scale, massing and proportions, would dominate, overdevelop and overwhelm the existing bungalow, resulting in an adverse impact upon the character and visual amenity of the area’*.

- 3.13. Significant effort has been put into designing an extension that reflects the principles set out in the above policies whilst creating a functional and energy efficient family home that meets the applicants needs whilst utilising the generous plot of 744m². As the boundary lines widen towards the rear of the plot, this has given scope for the proposed single storey areas (comprising essential functionality such as: storage, shower room, utility room, entrance area) whilst retaining a large rear garden space.
- 3.14. In terms of the form and design of the extension, careful consideration was given to creating additional space that meet the needs of the family whilst retaining and improving the existing bungalow. The rationale for creating the principal living space to the lower ground floor of the extension is to better connect the house with the garden to make the property more family friendly and enable the applicants to more safely utilise and enjoy the generous garden space. Furthermore, it ensures that the extension is barely visible from the roadside as the design follows the sloping site (**see Visualisations**) therefore maintaining the “*character and visual amenity of the area*”.

Design and proportions

- 3.15. In respect of the overall design and layout of the proposal, the Report of Handling is of the view that ‘*As the bungalow is 8 metres in depth and the ridge length of the proposed two-storey extension is 10.75 metres, the extension would appear excessive and dominant, rather than a subordinate addition*’. For clarification, the extension is 1¾ storey.
- 3.16. The Placemaking Guide (2020) adds that ‘*Extensions should respect the shape, scale and proportions of the existing building... In most cases an extension should be a subordinate addition in all respects*’ which is referenced in the Report of Handling.
- 3.17. It is argued that considerable effort has been made to ensure the extension respects the shape, scale and character of the existing bungalow. There is no policy requirement within any LDP policy (including 1A, 1B or 17) that state an extension must be a subordinate addition to an existing house. The Placemaking Guide states that extensions ‘*in most cases*’ should be a subordinate addition however, this is not absolute. Every proposal should be assessed on its merits and the view

that the extension is unacceptable because it is not a subordinate addition is challenged. The measurements referred to above do not mention the eaves length of 8.7m which are only marginally longer than the original bungalow and should be noted.

- 3.18. The stated areas (*footprints, floor, etc.*) in the “*Residential Amenity*” section of the Handling Report are to varying degrees either inaccurate or ambiguously worded, and the summary that “*the proposed extensions would more than triple the floor area of the bungalow, bringing it up to 235m²*” is incorrect. The ground and lower ground floor area would be 159m², with another 44m² on the upper floor, totalling only 203m² of internal floor space. It should also be noted that the proposals will result in only 63m² larger developed footprint than currently.
- 3.19. However, the size of the extension or its measurements should not solely determine its acceptability but rather its relationship and how it connects with the existing bungalow, the capacity of the plot and its impact on its surroundings. The current size of the house is exceptionally small and well below modern space standards which should be taken into account. The

applicants have sought to retain the existing bungalow and use the extension to create a comfortable, reasonably sized family home. This approach creates a more coherent dwelling than building multiple smaller extensions or piecemeal additions, which can be seen on some neighbouring properties. In addition, the principal elevation of the house will not be dramatically altered – there will be minimal visual impact on the principal elevation (**see Visualisation**).

- 3.20. The alternative of extending the bungalow is to demolish and replace it with an entirely new house that achieves modern space standards (which has been done at 32 Oakbank Crescent nearby). However this not only has greater potential to result in a more significant visual impact but is a less sustainable option which would be contrary to the relevant LDP policies which require proposals to be ‘*planned and designed with reference to climate change mitigation and adaptation*’ (Policy 1A) and integrate ‘*future adaptability, climate change and resource efficiency in mind wherever possible*’ (Policy 1B).

- 3.21. The Placemaking Guide (2020) states that *'Retaining existing buildings can be more sustainable than demolishing and rebuilding, which has associated embedded carbon emissions. Further, sustainable design and construction lends itself easily to refurbishment schemes, offering cost effective opportunities for development'* (Page 46). This proposal has sought to utilise the existing house whilst improving and extending it to create a home that meets modern space standards and significantly improves its energy efficiency.
- 3.22. In respect of the design and visual impact of the proposal, visualisations of the extension have been prepared showing the front elevation of the bungalow (west) and from the south-east (**see Visualisations**).
- 3.23. These illustrate that whilst the extension will indeed increase the size of the overall property, it fits well within its surroundings and does not dominate the plot, impact adversely on neighbouring properties or overwhelm the bungalow. The design and materials intend to reflect and complement the existing bungalow and merge the two parts to create an attractive dwelling.


- 3.24. The roof of the extension has been maintained at the same ridge height and pitch as the bungalow to provide a seamless connection between the bungalow and the extension and will also be finished in the same slate. Much of the lower level of the extension will also be finished in the same render (consistent with the bungalow) along with sections of more contemporary timber cladding.
- 3.25. It is argued that the design of this proposal is not inappropriate. Whilst the extension is of considerable size in relation to the existing bungalow, this is only because its current size is incompatible with modern standards for a family home. The proposal's form, scale and use of materials complement and work with the character of the existing house to create a footprint on 28% of the plot (inclusive of the extension and summer house) which is not dissimilar to the developed footprint of the immediately surrounding plots in the area as can be seen from **Table 1** on page 11. The comparison table also clearly points out that the directly neighbouring properties at 20 Fraser Terrace and 4 Oakbank Crescent have either the same or a much larger developed footprint to plot ratio.

Impact on the character and visual amenity of the area

- 3.26. The extension is entirely located to the rear (eastern elevation) of the existing bungalow, the majority of which will not be visible from Oakbank Crescent. Only 1.5m of height from the small, 'wing' extensions will be visible **(see Visualisations and Proposed elevations and sections)** limiting any impacts on visual amenity.
- 3.27. The original bungalow will remain largely unchanged apart from having new, more efficient windows and front door and being rendered in a white roughcast in keeping with other houses on the street. The main volume of the extension is narrower than the original bungalow to ensure it will not dominate the appearance of its principal elevation which is visible from the street or affect its character.
- 3.28. Oakbank Crescent comprises a considerable variety of house sizes, facades and forms **(see Appendix 1: Design precedent)**. Even those similar to 2 Oakbank Crescent consist of many different external colours, window proportions and window locations (including dormer windows on the front elevation / side elevations

and extensions). This proposal will retain the character of the existing street facing principal elevation of the bungalow and enhance the current tired external finish. The extension will have minimal impacts on the front of the bungalow and the small section of the extensions 'wings' that will be visible will not affect the visual amenity any more than other extensions or garages that are evident along the street.

- 3.29. The extension has sought to utilise the sloping topography of the plot to create a reasonably sized family home whilst minimising the overall footprint. The Report of Handling states that *'Whilst the property benefits from having spacious garden grounds, this excessive footprint increase constitutes over-development of the bungalow'*. It should be pointed out that the proposed developed footprint, as previously stated in 3.17 is only 63m² (or 1.4 times) larger than the current developed footprint. The total floor area should not by itself be a basis for not complying with policy and it is unreasonable to say that it constitutes over development when the actual footprint is only marginally bigger than the conservatory and patio area that were there before and does not extend as far as the



neighbouring extension at 4 Oakbank Crescent which sits on a considerably smaller plot.

- 3.30. With the addition of the extension, the footprint of the proposed extended house (including summerhouse) comprises 28% of the plot and is consistent with many neighbouring properties in the area. **Table 1** below compares footprints as a proportion of the total plot area for the immediately surrounding houses (**see Neighbourhood Plan**). From this list and **Graph 1** on page 13 it is evident that the 28% at 2 Oakbank Crescent is similar to or a smaller developed ratio, than that of many surrounding plots and therefore not an overdevelopment of the site.

TABLE 1

2 Oakbank Terrace, Perth: Comparison of plot and garden areas with neighbouring houses

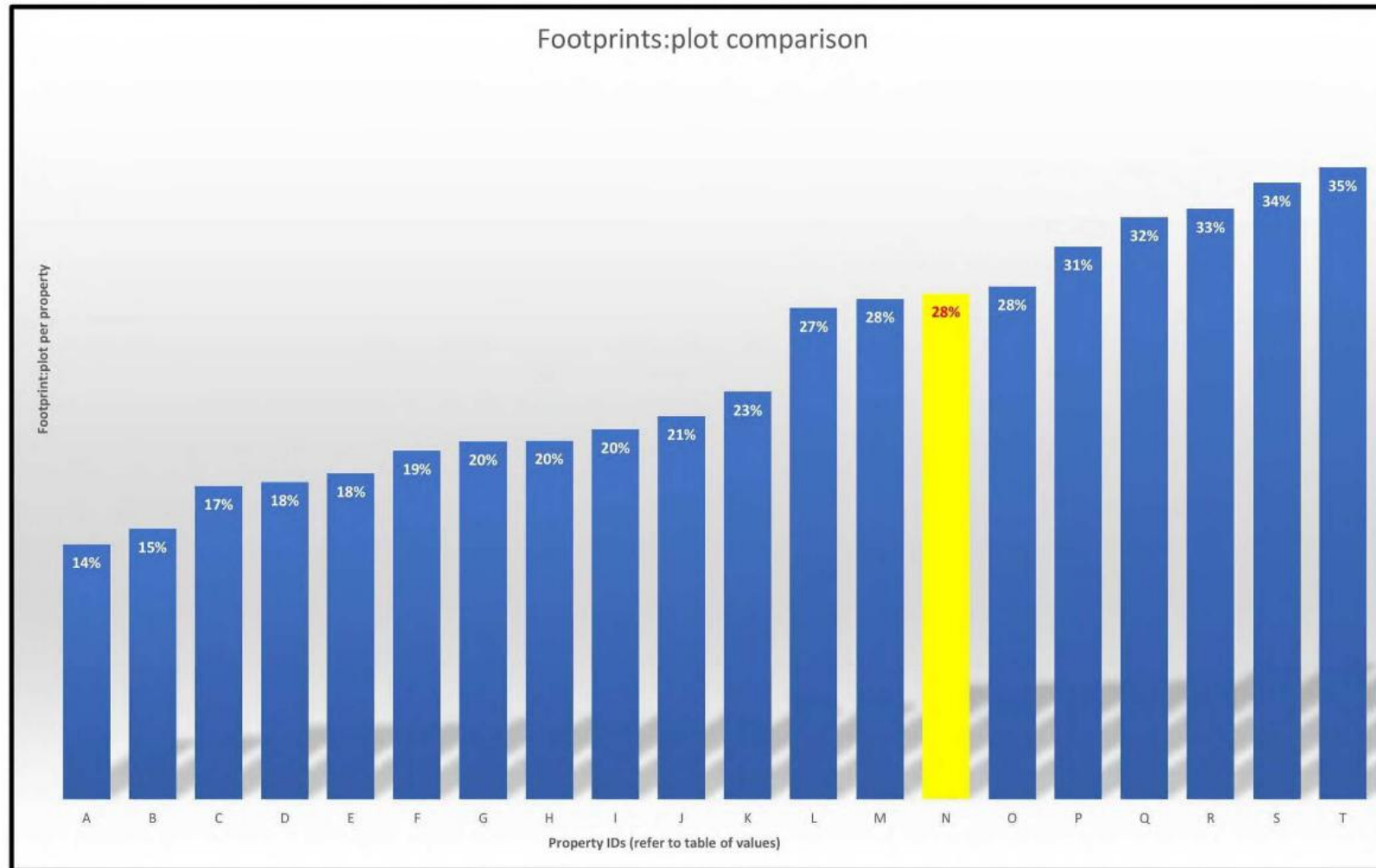
ID	#	Street Name	Plot (m ²)	Developed footprints (m ²)	Clear rear garden (m ²)	Footprints:plot	Notes
A	8	Oakbank Crescent	647	91	407	14%	
B	18	Braeside Gardens	872	130	627	15%	
C	14	Fraser Terrace	845	146	460	17%	
D	31	Braeside Gardens	468	82	143	18%	
E	18	Fraser Terrace	617	111	265	18%	
F	10	Oakbank Crescent	572	110	299	19%	
G	33	Braeside Gardens	430	85	205	20%	
H	12	Fraser Terrace	853	169	399	20%	
I	23	Fraser Terrace	744	152	332	20%	Unbuilt; notional footprint per In Principle approval
J	16	Fraser Terrace	723	153	328	21%	
K	21	Fraser Terrace	831	187	317	23%	Unbuilt; notional footprint per In Principle approval
L	16	Braeside Gardens	383	104	118	27%	
M	20	Fraser Terrace	900	249	377	28%	
N	2	Oakbank Cres, proposed	744	208	282	28%	Footprint includes summerhouse
O	14	Braeside Gardens	367	104	119	28%	
P	15	Fraser Terrace	602	184	250	31%	
Q	6	Oakbank Crescent	407	131	102	32%	
R	19	Fraser Terrace	582	190	147	33%	
S	17	Fraser Terrace	575	196	216	34%	
T	4	Oakbank Crescent	495	173	150	35%	

		Arithmetic means	633	148	277	24%
--	--	------------------	-----	-----	-----	-----

N	2	Oakbank Cres (existing)	744	86	450 (incl. patio)	12%	footprint of existing bungalow and conservatory
N	2	Oakbank Cres (existing)	744	145	356	19%	footprint incl. as above plus garage and patio (all developed areas)

GRAPH 1

2 Oakbank Terrace, Perth: Comparison of plot and garden areas with neighbouring houses



- 3.31. The foot of **Table 1** includes two rows of information which clearly show that 2 Oakbank Crescent currently has, at 12%, the most underused plot in the area. Even to include the raised patio and garage in this calculation, brings the developed footprint to only 19% of the plot – well below the average of 24% for the immediately surrounding area. This information highlights how underdeveloped the plot clearly is.
- 3.32. This point is further reinforced by the Planning Officer who states that ‘... *taking the position, height and orientation of the proposed development and intervening boundary treatments into account, the proposals would not have a detrimental overshadowing impact on neighbouring properties*’. The Planning Officer further states that overlooking and loss of privacy are not a concern for this proposal. This acknowledges that the plot is more than adequate to accommodate an extension of this size without having a detrimental impact on neighbouring properties and amenity.
- 3.33. To better assess and explore how this extension relates to and compares with the footprints of other homes in the surrounding area, an Urban Grain Plan has been prepared (**see Urban Grain Plan**). It shows that this

proposal does not stand out when seen in the context of its neighbours and appears entirely average in terms of its form, scale and orientation.

- 3.34. A further Neighbourhood plan (**see Neighbourhood Plan**) is also provided which illustrates the building footprints and garden areas of properties in the immediate neighbourhood. As with the Urban Grain Plan, the development site does not stand out in any respect - be it the size or shape of the footprint or garden. Both plans illustrate that the extension at 2 Oakbank Crescent is not disproportionate and barely detectable amongst surrounding properties.
- 3.35. In conjunction with the Urban Grain Plan and Neighbourhood Plan, the aerial photograph (**overleaf**) further shows the pattern of development and surrounding house types/plots which clearly vary in shape and size.



Photo: DX2 Consultancy


- 3.36. There are also huge variations in the size and form of extensions in the area. It is clear from the photograph that 2 Oakbank Crescent is currently one of smallest houses, on a plot that has capacity to accommodate a considerably bigger house.
- 3.37. Therefore, it is argued that the scale and massing of the extension is not excessive and is proportionate to the size of the plot and comparable with neighbouring properties. The Planning Officer stated that the proposal would not have a detrimental overshadowing impact and that overlooking or loss of privacy were not a planning concern in this instance. The reason that it was not considered to comply with Policy 17: Residential Areas was entirely due to the '*excessive footprint increase*' which as raised in para. 3.28 is unjustified.
- 3.38. Whilst Policy 17c is listed within the reason for refusal, it is argued that the proposed extension and improvements to the existing bungalow constitute an improvement to the existing bungalow, particularly the rear raised patio which has minimal aesthetic value and also in terms of energy efficiency, utilising the generous size of the plot and overall will not have a significant impact on the visual or residential amenity of the area.

Other material considerations

- 3.39. Despite a significant amount of work going into the plans and planning process, there was no engagement or communication from the Planning Officer during the planning process. As such the refusal came as quite a surprise and there was no opportunity for the applicants to provide additional information in support of the application or discuss the merits of the proposal directly.

4. CONCLUSION

- 4.1. As has been set out in the applicants supporting statement, the intention of this proposal is to create a forever home for a family and enable them to live and contribute to their local area.
- 4.2. This proposal has sought to create a comfortable, modern and energy efficient home that continues to retain the character of the original bungalow. It is acknowledged that the proposal does comprise a substantial increase in the size of the overall property, however – as highlighted the figures in the Report of Handling were all incorrect - this alone is not an acceptable reason for concluding that the proposal does not comply with policy.
- 4.3. As set out through this supporting statement, there is considerable evidence in terms of comparisons with neighbouring properties, footprint analysis and the visualisations which demonstrate the proposal is not of an excessive scale in relation to its surroundings. The Report of Handling agrees that the *'position, height and orientation of the proposed development and*



intervening boundary treatments...would not have a detrimental overshadowing impact on neighbouring properties' nor result in any overlooking or privacy impacts yet is unacceptable just because of its size. In addition, the extension will have no negative impacts on the visual amenity of the area as the principal elevation of the bungalow will be retained.

- 4.4. The property will be an energy efficient building with high levels of insulation, new windows and external doors, a stove and a heat-recovery system. In addition, solar panels will be installed on the extension to utilise

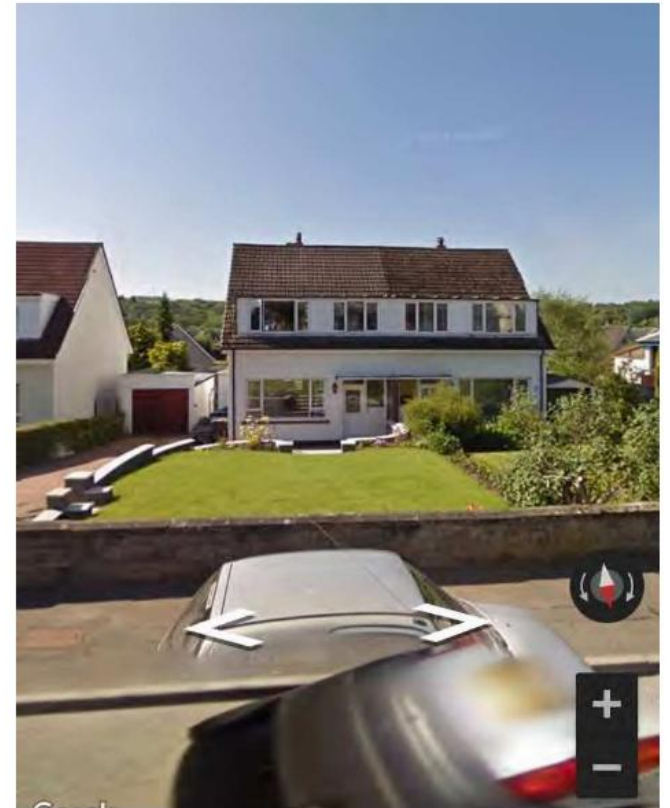
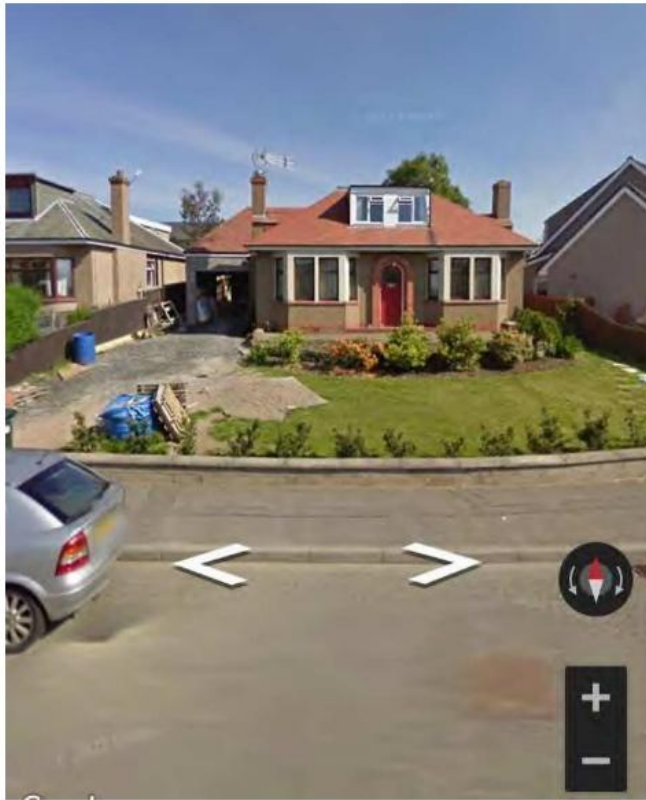
the south-facing aspect and create both hot water and generate electricity from sunlight. Despite the resultant house being substantially larger, its impact on the environment will be a fraction of the current bungalow, with a lower contribution to carbon emissions and no reliance on fossil fuels.

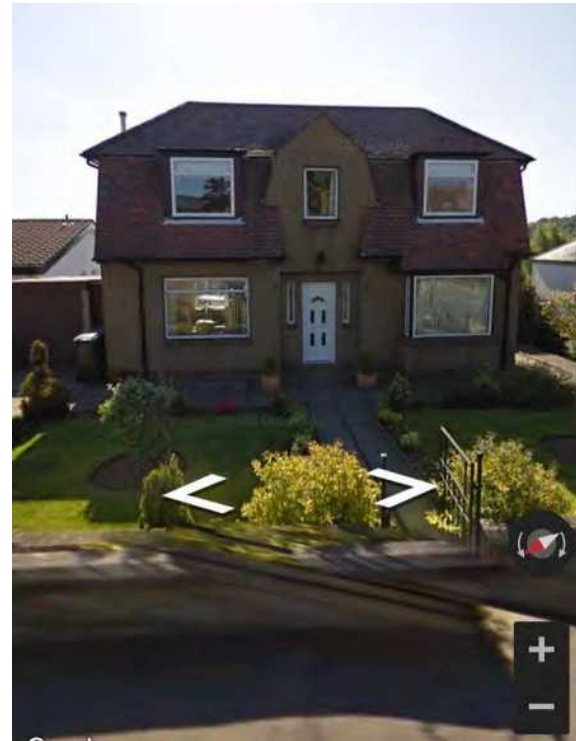
- 4.5. Therefore, it is argued that this proposal does meet the policy principles set out in Policy 1A, 1B and 17c and that this proposal can be delivered without having an adverse impact on the visual and residential amenity and character of the area.

APPENDIX 1: Design precedent

Along Oakbank Crescent there is a large variety of houses of differing scale, shape and form as shown in the following images. Whilst a number are bungalows, the majority have had some form of alteration, and many have additions that are visible from the street including extensions and garages.







32 Oakbank Crescent (**above**) is an example of a house with a continuous ridgeline and is comparable in form to that of the proposal at No. 2. The footprint to plot ratio of No. 32 is 29% - again, comparable to 28% at No. 2.

Images: Google (2022) Available at: <http://maps.google.co.uk> (Accessed: October 2022)

Applicant's Supporting Statement.

With kind regards,
Maggie and Craig Smith



We are a young family who have grown up and always worked in the Perth area. I'm a primary school teacher at Oakbank and my husband owns a growing local business. Our 1-year-old son is enrolled at a nearby nursery, with plans to go to Viewlands Primary School, just across the road from our home. When we first saw 2 Oakbank Crescent, after 6 months of looking, we felt this was 'meant to be'. What had once been a much-loved home had, over time, deteriorated and was now damp and unliveable. We understood it would mean a long process and a lot of hard work to transform it into our 'forever family home'. We hope to raise our family here, enjoying the benefits of Perth as well as continuing to work and contribute to the local community.

To help save for our new home, we moved in with parents in Spring 2021, with our new baby son. We soon realised that to achieve our forever home we were going to have to find a project. There was clearly no way we could afford what we needed, as well as continuing to fund and re-invest in the growing ReNu business.

We had a few disappointments, as the competition for houses was fierce but when we saw Oakbank Crescent, this became our dream and we desperately wanted to live there. It was perfect; the size of garden, the position, proximity to work and good schools, a truly lovely area to bring up children. The feeling that this was meant-to-be was reinforced when the then-owners chose us out of the many bidders to live in what had been their family home since their grandparents built it in the 1930's. This was despite offers at the closing date which were considerably more than ours. They wanted us, because we were a family who continued their history and involvement in primary teaching and local business.

Over the next few months, we spent our spare time figuring out a layout which would fit well with the existing bungalow and site boundaries, and could meet our growing family needs. A home which we honestly thought would be accepted - we were leaving the public-facing side virtually unchanged, looked carefully at what other houses along the street had done and were extending the back footprint only by a length of 1 metre (taking into account the conservatory and the patio which had been part of the existing house). We visited each of our neighbours to explain our plans and were given a lovely welcome. One proviso was to agree to build or upgrade the 6-foot fence, which seemed to have been a long-term request to the previous owners. We were more than happy to comply and were excited and so hopeful when we submitted our plans to PKC.

We were so disappointed to receive an outright refusal. We have been living with our supportive, patient parents/in-laws for almost 18 months but they are due to retire in 2023. We want to build this wonderful, energy-efficient, future-proof family home in Perth, in this lovely area of Oakbank, close to our workplaces and our son's school. We want to contribute and get involved in the community here. We are not property-developers, as some of the other bidders were. We hope this appeal can succeed and you are able to support us.



Figure 1: showing the damp in the existing house (main bedroom)



Figure 2: Existing raised patio area (1.7m above garden level)



Figure 3: existing front elevation



Figure 4: proposed front elevation as architectural visualisation (note the barely visible extension)

We understand the need for a formal appeal document and review of the Planning Officer's conclusion. We would love to be able to discuss these in person, as it is such an important life-altering decision being made about our plans, and we also understand this discussion may not be possible.

We have thought carefully about our proposal and how it fits with the local area. We have looked at surrounding houses and their plots to ensure that we are not developing anything larger or out of keeping. As seen in the architectural visualisations, to any passer-by, the house will remain virtually unchanged.

With an internal floorspace of only 73m², the current living accommodation of 2 Oakbank Crescent is incompatible with modern standards for a family home. It was only feasible as a family home for the previous owners as they converted the roof space into an uninsulated, unsafe and unapproved bedroom for 2 of their children over 50 years ago.

The main points we would like to communicate through this appeal are:

- We are taking a house that, in size, is unsuitable for a growing family and extending it to suit a modern family in a way that will be imperceptible to the public, whilst retaining the character of a mid-20th century bungalow in the Oakbank area. Therefore, we would argue that this does not have “an adverse impact on the character and visual amenity of the area” but instead enhances it.
- The size of the plot is 744m². The planned extended footprint of the house (including the summerhouse) will utilise 28% of that; similar to or a smaller developed ratio than that of many surrounding plots. We would argue that this is not an “excessive scale, massing and proportions” and that it makes best use of a fabulous plot.
- The existing bungalow is being retained in our design, rather than knocked down. We have taken time to design an extension that fits well and preserves what is currently there, rather than adding multiple smaller extensions or piecemeal additions. We will freshen it up by re-rendering and replacing old windows and doors. We will insulate it and change it from a damp, cold, inefficient house to an energy efficient, practical, lovely family home. We therefore believe that this is neither a competing form or inappropriately designed proposal.
- Other than the concern regarding light from our southerly neighbour (rejected by the Planning Officer) and the concern about being overlooked from the bedroom from our east neighbour (addressed when we agreed to erect a 6-foot fence as per her request), our neighbours have been supportive of our plans.

We hope you will be able to visit the house to fully understand its current, tiny proportions and our proposal. We appreciate the scale of the proposed extension may look large or “dominant” in the drawings, however on visiting the site, we hope it is more obvious this is only in comparison to what is a very small existing building. Our proposal creates a functional, up-to-date, attractive family home that fits with the boundaries and sloping ground to utilise the plot, allows safe access for our young family to the garden area, aims to be significantly more energy efficient and remains largely visually unaltered from the road.

Ultimately, we understand the Planning Officer assigned to us has rejected our plans. However, with a site visit and greater understanding of the plot and our proposals, we hope you can see the merit in them and approve our plans. Thank you.



Figure 5: existing rear of property with surroundings



Figure 6: proposed rear of property with architectural visualisation of proposal

EXISTING AND PROPOSED VISUALISATIONS – 2 Oakbank Crescent



EXISTING AND PROPOSED VISUALISATIONS – 2 Oakbank Crescent





Scale (1:500)
0m 10m 20m 30m 40m 50m

991



C	28 Nov 22	Sample altered	d.d.g.
B	27 Nov 22	Extent of map reduced	d.d.g.
A	21 Nov 22	Map extended to west	d.d.g.
Rev'n	Date	Description	By

© DX2 Consultancy Ltd 2013. All rights reserved.

Project / Client:

**Proposed works to/around dwelling
at 2 Oakbank Crescent, Perth
for Maggie & Craig Smith**

Drawing Title:

**Planning:
Neighbourhood plan**



A: 317 Rona Place, Glenrothes, Fife, KY7 6RR
T: 07925-372034 / 07925-130388
E: enquiries@dx2consultancy.com
W: www.dx2consultancy.com

Project Reference:	Scales:	Date:
22-011-Oakbank_Cres_Perth	1:500	Oct 22
Drawing Number:	Sheet size:	Drawn:
22-011-270	A2	d.d.g.
Revision:	Checked:	d.v.
C		



Scale 1:500
0m 10m 20m 30m 40m 50m



<p>Project Name: 22-011 Oakbank Crescent, Perth</p> <p>Client: DX2 Consultancy Ltd</p> <p>Project No: 22-011</p> <p>Project Manager: [Name]</p> <p>Project Engineer: [Name]</p> <p>Project Designer: [Name]</p> <p>Project Checker: [Name]</p> <p>Project Approver: [Name]</p> <p>Project Date: 22-01-2022</p> <p>Project Status: [Status]</p> <p>Project Location: [Location]</p> <p>Project Scale: 1:500</p> <p>Project Sheet: 1 of 1</p>	
<p>DX2 CONSULTANCY</p> <p>Architectural Services and Technical Consultancy</p> <p>101 Rye Place, Glenrobin, WA 6113</p> <p>08 9471 1234 / 08 9471 1235</p> <p>info@dx2consultancy.com.au</p> <p>www.dx2consultancy.com.au</p>	
<p>Project Reference: 22-011-271</p> <p>Project Title: Urban grain plan</p> <p>Project Date: 22-01-2022</p> <p>Project Status: [Status]</p> <p>Project Location: [Location]</p> <p>Project Scale: 1:500</p> <p>Project Sheet: 1 of 1</p>	

**Proposed extension to dwelling
at 2 Oakbank Crescent, Perth
Supporting photo set**



**Proposed extension to dwelling
at 2 Oakbank Crescent, Perth
Supporting photo set**



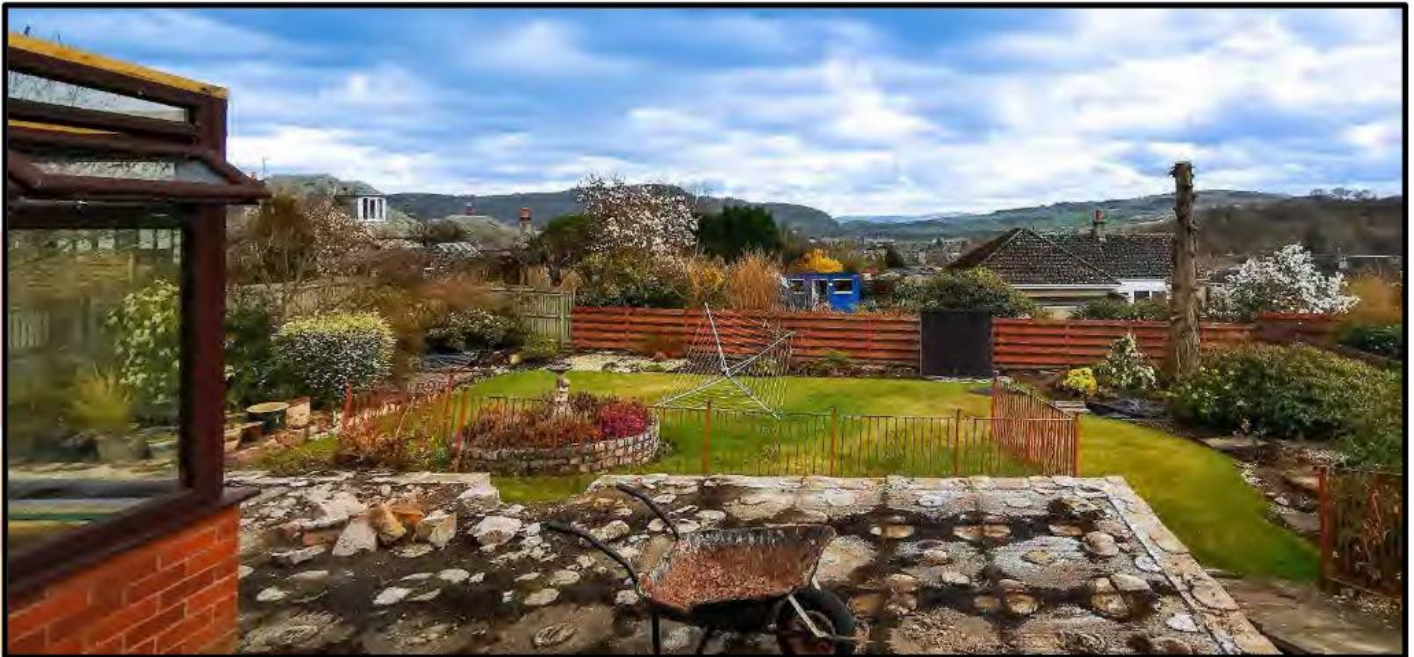
**Proposed extension to dwelling
at 2 Oakbank Crescent, Perth
Supporting photo set**



**Proposed extension to dwelling
at 2 Oakbank Crescent, Perth
Supporting photo set**



**Proposed extension to dwelling
at 2 Oakbank Crescent, Perth
Supporting photo set**



**Proposed extension to dwelling
at 2 Oakbank Crescent, Perth
Supporting photo set**



**Proposed extension to dwelling
at 2 Oakbank Crescent, Perth
Supporting photo set**



**Proposed extension to dwelling
at 2 Oakbank Crescent, Perth
Supporting photo set**



**Proposed extension to dwelling
at 2 Oakbank Crescent, Perth
Supporting photo set**



**Proposed extension to dwelling
at 2 Oakbank Crescent, Perth
Supporting photo set**



**Proposed extension to dwelling
at 2 Oakbank Crescent, Perth
Supporting photo set**



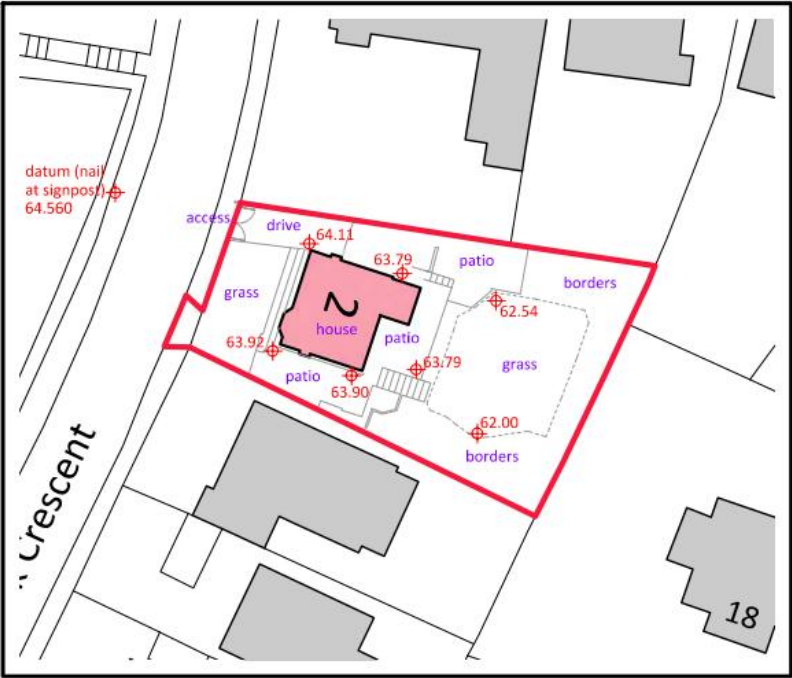
**Proposed extension to dwelling
at 2 Oakbank Crescent, Perth
Supporting photo set**



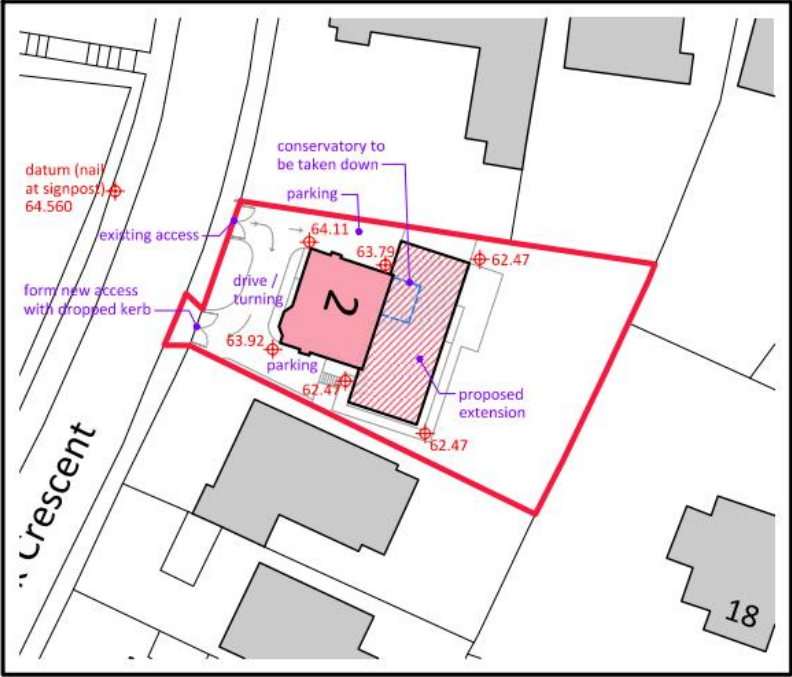
**Proposed extension to dwelling
at 2 Oakbank Crescent, Perth
Supporting photo set**



Existing Block Plan



Proposed Block Plan



Rev'n	Date	Description	By
-------	------	-------------	----

© DX2 Consultancy Ltd 2013. All rights reserved.

Project / Client:
Proposed works to/around dwelling at 2 Oakbank Crescent, Perth for Maggie & Craig Smith

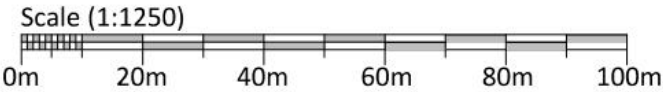
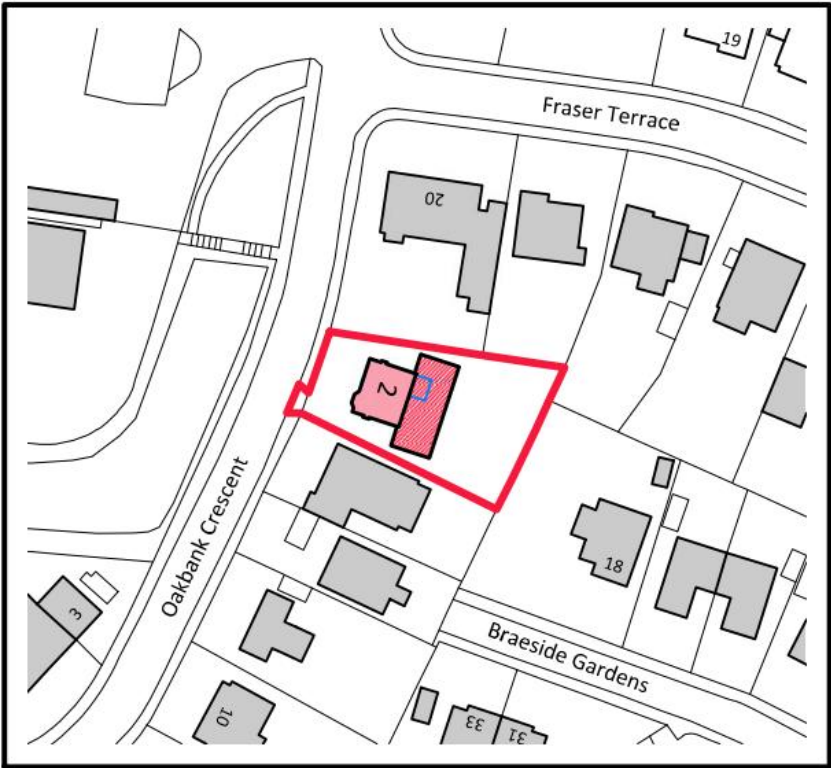
Drawing Title:
Planning:
Existing & Proposed Block Plans



A: 317 Rona Place, Glenrothes, Fife, KY7 6RR
T: 07925-372034 / 07925-130388
E: enquiries@DX2consultancy.com
W: www.DX2consultancy.com

Project Reference: 22-011-Oakbank_Cres_Perth	Scales: 1:500	Date: July 22
Drawing Number: 22-011-182	Sheet size: A3	Drawn: d.v.
	Revision: -	Checked: d.d.g.

Location Plan



A	12 July 22	Block plan removed to separate sheet	d.d.g.
Rev'n	Date	Description	By

© DX2 Consultancy Ltd 2013. All rights reserved.

Project / Client:
Proposed works to/around dwelling
at 2 Oakbank Crescent, Perth
for Maggie & Craig Smith

Drawing Title:
Planning: Location Plan



A: 317 Rona Place, Glenrothes, Fife, KY7 6RR
T: 07925-372034 / 07925-130388
E: enquiries@DX2consultancy.com
W: www.DX2consultancy.com

Project Reference: 22-011-Oakbank_Cres_Perth	Scales: 1:1250	Date: June 22
Drawing Number: 22-011-155	Sheet size: A4	Drawn: d.v.
	Revision: A	Checked: d.d.g.



- General Notes:**
- This drawing must be read in conjunction with all other drawings and specifications produced specifically for this project.
 - Any discrepancies found are to be brought to the attention of the building designer and/or Engineer at the earliest possible moment.
 - All dimensions given on this drawing are in millimetres, unless stated otherwise.
 - The contractor must check all sizes on site before proceeding with the works.
 - All works are to be completed in strict accordance with the building regulations for Scotland as per the approved drawings.
 - Where manufacturers' names are listed, they should be read as 'equal and approved'.
 - The contractor will allow for all necessary precautions to be undertaken to satisfy the requirements, including ensuring all construction risks including the use of hazardous materials are fully assessed, clearly signposted and adequate safety measures are put in place to ensure the safety of the workforce, client and public at all times.
 - Works shall be carried out in accordance with good building practices.
 - All works to comply with the Building (Scotland) Act 2003, the Building (Scotland) Regulations 2004 and all current amendments.
 - The Contractor shall be responsible for contacting the appointed Building Standards Inspector as soon as works commence in order to establish the Local Authority's policy for carrying out inspections and withdrawing the holding of a building inspection. The Contractor is responsible for giving notice, arranging and carrying out the required inspections to the satisfaction of the Local Authority. Work must not be covered over and concealed before the inspection takes place or the tests are withdrawn.
 - If in doubt, stop and ask.
 - The Contractor is to satisfy himself as to the location of all overhead and underground services on site prior to the commencement of works.
 - The Contractor is advised to uproot all underground services by hand.
 - The Contractor is responsible for notifying the building designer of any services below or adjacent to the building footprint.

Rev	Date	Description	By
1	12 July 22	Initial design and drawings	d.d.g.
2	13 July 22	Revised design and drawings	d.d.g.

© DX2 Consultancy Ltd 2013. All rights reserved.

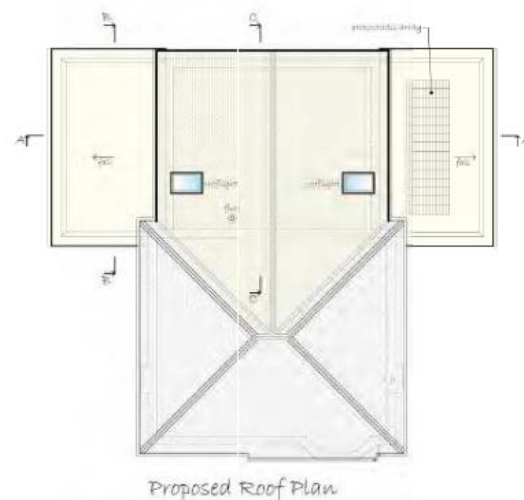
Project / Client:
Proposed works to/around dwelling
 at 2 Oakbank Crescent, Perth
 for Maggie & Craig Smith

Drawing Title:
Planning:
 Proposed Elevations & Sections

DX2 CONSULTANCY
 Architectural Services and
 Technical Construction Specialists

A: 317 Bona Place, Glenrothes, Fife, KY7 6BB
 T: 07520-372034 / 07520-330388
 E: enquiries@dx2consultancy.com
 W: www.dx2consultancy.com

Project Reference: 22-011-Oakbank_Cres_Perth	Scale: 1:100	Date: June 22
Drawing Number: A1	Sheet size: A1	Drawn: d.d.g.
Revision: B	Checked: d.d.g.	



General Notes:

- This drawing must be read in conjunction with all other drawings and specifications produced specifically for this project.
- Any discrepancies found are to be brought to the attention of the building designer and/or Engineer at the earliest possible moment.
- All dimensions given on this drawing are in millimetres, unless stated otherwise.
- The contractor must check all sizes on site before proceeding with the works.
- All works are to be completed in strict accordance with the Building Regulations for Scotland as per the approved drawings.
- Where manufacturers' names are listed, they should be read as 'equal and approved'.
- The Contractor will allow for all necessary precautions to be undertaken to satisfy HSE requirements, including ensuring all construction risks including the use of hazardous materials are fully assessed, clearly highlighted and adequate safety measures are put in place to ensure the safety of the workforce, client and public at all times.
- Works shall be carried out in accordance with good building practices.
- All works to comply with the Building (Scotland) Act 2003, the Building (Scotland) Regulations 2004 and all current amendments.
- The Contractor shall be responsible for contacting the appointed Building Standards Inspector as soon as works commence in order to establish the Local Authority's policy for carrying out inspections and witnessing the testing of drainage installations. The Contractor is responsible for giving notice, arranging and carrying out the required inspections to the satisfaction of the Local Authority. Work must not be covered over and concealed before the inspection takes place or the tests are witnessed.
- If in doubt, stop and ask.
- The Contractor is to satisfy himself as to the location of all overhead and underground services on the site prior to the commencement of works.
- The Contractor is advised to expose all underground services by hand.
- The Contractor is responsible for notifying the building designer of any services below or adjacent to the building footprint.

Rev't	Date	Description	By
A	12 July 22	Added roof plan, red line and downpipes	d.d.g.

© DX2 Consultancy Ltd 2013. All rights reserved.

Project / Client:
Proposed works to/around dwelling
 at 2 Oakbank Crescent, Perth
 for Maggie & Craig Smith

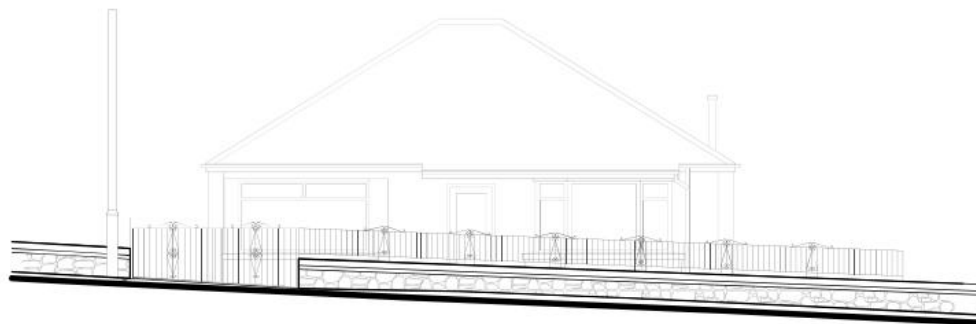
Drawing Title:
Planning:
 Proposed Floor & Roof Plans

DX2 CONSULTANCY

Architectural Services and
 Technical Construction Specialists

A: 337 Bona Place, Gloucestershire, Pk6, KY7 6BR
 T: 07925-372034 / 07925-120388
 E: enquiries@dx2consultancy.com
 W: www.dx2consultancy.com

Project Reference:	Scale:	Date
22-011-Oakbank_Cres_Perth	1:100	June 22
Drawing Number:	Sheet size:	Drawn:
22-011-152	A1	d.d.g.
Revision:	Checked:	
A	d.d.g.	



Existing west boundary elevation



Proposed west boundary elevation



Rev'n	Date	Description	By

© DX2 Consultancy Ltd 2013. All rights reserved.

Project / Client:

Proposed works to/around dwelling
at 2 Oakbank Crescent, Perth
for Maggie & Craig Smith

Drawing Title:

Planning:
West boundary elevations
(new gated access formed)



A: 317 Rona Place, Glenrothes, Fife, KY7 6RR
T: 07925-372034 / 07925-130388
E: enquiries@DX2consultancy.com
W: www.DX2consultancy.com

Project Reference: 22-011-Oakbank_Cres_Perth	Scales: 1:100	Date: July 22
Drawing Number: 22-011-183	Sheet size: A3	Drawn: d.v.
	Revision: —	Checked: d.d.g.



SURVEY STATIONS				
Station	Easting	Northing	Height	Notes
310100E 722860N	310100	722860	45.00	Corner
310100E 722870N	310100	722870	45.00	Corner
310100E 722880N	310100	722880	45.00	Corner
310100E 722890N	310100	722890	45.00	Corner
310110E 722860N	310110	722860	45.00	Corner
310110E 722870N	310110	722870	45.00	Corner
310110E 722880N	310110	722880	45.00	Corner
310110E 722890N	310110	722890	45.00	Corner
310120E 722860N	310120	722860	45.00	Corner
310120E 722870N	310120	722870	45.00	Corner
310120E 722880N	310120	722880	45.00	Corner
310120E 722890N	310120	722890	45.00	Corner
310130E 722860N	310130	722860	45.00	Corner
310130E 722870N	310130	722870	45.00	Corner
310130E 722880N	310130	722880	45.00	Corner
310130E 722890N	310130	722890	45.00	Corner
310140E 722860N	310140	722860	45.00	Corner
310140E 722870N	310140	722870	45.00	Corner
310140E 722880N	310140	722880	45.00	Corner
310140E 722890N	310140	722890	45.00	Corner
310150E 722860N	310150	722860	45.00	Corner
310150E 722870N	310150	722870	45.00	Corner
310150E 722880N	310150	722880	45.00	Corner
310150E 722890N	310150	722890	45.00	Corner
310160E 722860N	310160	722860	45.00	Corner
310160E 722870N	310160	722870	45.00	Corner
310160E 722880N	310160	722880	45.00	Corner
310160E 722890N	310160	722890	45.00	Corner
310170E 722860N	310170	722860	45.00	Corner
310170E 722870N	310170	722870	45.00	Corner
310170E 722880N	310170	722880	45.00	Corner
310170E 722890N	310170	722890	45.00	Corner
310180E 722860N	310180	722860	45.00	Corner
310180E 722870N	310180	722870	45.00	Corner
310180E 722880N	310180	722880	45.00	Corner
310180E 722890N	310180	722890	45.00	Corner

LEGEND	
--- Boundary Line	• 80 Water Tank
--- Edge of Bush	• 90 Edge Tank
--- Bottom of Slope	• 95 Boundary
--- Top of Slope	• 100 Boundary
--- Change of Surface	• 105 Boundary
--- Boundary Channel Level	• 110 Boundary
--- Edge of Road	• 115 Boundary
--- DTM Line	• 120 Boundary
--- DTM Line	• 125 Boundary
--- Proposed Road/Track	• 130 Boundary
--- Proposed Path & Rail	• 135 Boundary
--- Proposed Path & Rail	• 140 Boundary
--- Boundary Wall	• 145 Boundary
--- Building	• 150 Boundary
--- Building Open / Comp	• 155 Boundary
--- Floor Building	• 160 Boundary
--- Foundations / Walls	• 165 Boundary
--- Individual Trees	• 170 Boundary
--- Boundary Line	• 175 Boundary
--- Boundary Line	• 180 Boundary
--- Tree Shrub	• 185 Boundary
--- Tree Shrub	• 190 Boundary
--- Tree Shrub	• 195 Boundary
--- Tree Shrub	• 200 Boundary
--- Tree Shrub	• 205 Boundary
--- Tree Shrub	• 210 Boundary
--- Tree Shrub	• 215 Boundary
--- Tree Shrub	• 220 Boundary
--- Tree Shrub	• 225 Boundary
--- Tree Shrub	• 230 Boundary
--- Tree Shrub	• 235 Boundary
--- Tree Shrub	• 240 Boundary
--- Tree Shrub	• 245 Boundary
--- Tree Shrub	• 250 Boundary
--- Tree Shrub	• 255 Boundary
--- Tree Shrub	• 260 Boundary
--- Tree Shrub	• 265 Boundary
--- Tree Shrub	• 270 Boundary
--- Tree Shrub	• 275 Boundary
--- Tree Shrub	• 280 Boundary
--- Tree Shrub	• 285 Boundary
--- Tree Shrub	• 290 Boundary
--- Tree Shrub	• 295 Boundary
--- Tree Shrub	• 300 Boundary
--- Tree Shrub	• 305 Boundary
--- Tree Shrub	• 310 Boundary
--- Tree Shrub	• 315 Boundary
--- Tree Shrub	• 320 Boundary
--- Tree Shrub	• 325 Boundary
--- Tree Shrub	• 330 Boundary
--- Tree Shrub	• 335 Boundary
--- Tree Shrub	• 340 Boundary
--- Tree Shrub	• 345 Boundary
--- Tree Shrub	• 350 Boundary
--- Tree Shrub	• 355 Boundary
--- Tree Shrub	• 360 Boundary
--- Tree Shrub	• 365 Boundary
--- Tree Shrub	• 370 Boundary
--- Tree Shrub	• 375 Boundary
--- Tree Shrub	• 380 Boundary
--- Tree Shrub	• 385 Boundary
--- Tree Shrub	• 390 Boundary
--- Tree Shrub	• 395 Boundary
--- Tree Shrub	• 400 Boundary
--- Tree Shrub	• 405 Boundary
--- Tree Shrub	• 410 Boundary
--- Tree Shrub	• 415 Boundary
--- Tree Shrub	• 420 Boundary
--- Tree Shrub	• 425 Boundary
--- Tree Shrub	• 430 Boundary
--- Tree Shrub	• 435 Boundary
--- Tree Shrub	• 440 Boundary
--- Tree Shrub	• 445 Boundary
--- Tree Shrub	• 450 Boundary
--- Tree Shrub	• 455 Boundary
--- Tree Shrub	• 460 Boundary
--- Tree Shrub	• 465 Boundary
--- Tree Shrub	• 470 Boundary
--- Tree Shrub	• 475 Boundary
--- Tree Shrub	• 480 Boundary
--- Tree Shrub	• 485 Boundary
--- Tree Shrub	• 490 Boundary
--- Tree Shrub	• 495 Boundary
--- Tree Shrub	• 500 Boundary
--- Tree Shrub	• 505 Boundary
--- Tree Shrub	• 510 Boundary
--- Tree Shrub	• 515 Boundary
--- Tree Shrub	• 520 Boundary
--- Tree Shrub	• 525 Boundary
--- Tree Shrub	• 530 Boundary
--- Tree Shrub	• 535 Boundary
--- Tree Shrub	• 540 Boundary
--- Tree Shrub	• 545 Boundary
--- Tree Shrub	• 550 Boundary
--- Tree Shrub	• 555 Boundary
--- Tree Shrub	• 560 Boundary
--- Tree Shrub	• 565 Boundary
--- Tree Shrub	• 570 Boundary
--- Tree Shrub	• 575 Boundary
--- Tree Shrub	• 580 Boundary
--- Tree Shrub	• 585 Boundary
--- Tree Shrub	• 590 Boundary
--- Tree Shrub	• 595 Boundary
--- Tree Shrub	• 600 Boundary
--- Tree Shrub	• 605 Boundary
--- Tree Shrub	• 610 Boundary
--- Tree Shrub	• 615 Boundary
--- Tree Shrub	• 620 Boundary
--- Tree Shrub	• 625 Boundary
--- Tree Shrub	• 630 Boundary
--- Tree Shrub	• 635 Boundary
--- Tree Shrub	• 640 Boundary
--- Tree Shrub	• 645 Boundary
--- Tree Shrub	• 650 Boundary
--- Tree Shrub	• 655 Boundary
--- Tree Shrub	• 660 Boundary
--- Tree Shrub	• 665 Boundary
--- Tree Shrub	• 670 Boundary
--- Tree Shrub	• 675 Boundary
--- Tree Shrub	• 680 Boundary
--- Tree Shrub	• 685 Boundary
--- Tree Shrub	• 690 Boundary
--- Tree Shrub	• 695 Boundary
--- Tree Shrub	• 700 Boundary
--- Tree Shrub	• 705 Boundary
--- Tree Shrub	• 710 Boundary
--- Tree Shrub	• 715 Boundary
--- Tree Shrub	• 720 Boundary
--- Tree Shrub	• 725 Boundary
--- Tree Shrub	• 730 Boundary
--- Tree Shrub	• 735 Boundary
--- Tree Shrub	• 740 Boundary
--- Tree Shrub	• 745 Boundary
--- Tree Shrub	• 750 Boundary
--- Tree Shrub	• 755 Boundary
--- Tree Shrub	• 760 Boundary
--- Tree Shrub	• 765 Boundary
--- Tree Shrub	• 770 Boundary
--- Tree Shrub	• 775 Boundary
--- Tree Shrub	• 780 Boundary
--- Tree Shrub	• 785 Boundary
--- Tree Shrub	• 790 Boundary
--- Tree Shrub	• 795 Boundary
--- Tree Shrub	• 800 Boundary
--- Tree Shrub	• 805 Boundary
--- Tree Shrub	• 810 Boundary
--- Tree Shrub	• 815 Boundary
--- Tree Shrub	• 820 Boundary
--- Tree Shrub	• 825 Boundary
--- Tree Shrub	• 830 Boundary
--- Tree Shrub	• 835 Boundary
--- Tree Shrub	• 840 Boundary
--- Tree Shrub	• 845 Boundary
--- Tree Shrub	• 850 Boundary
--- Tree Shrub	• 855 Boundary
--- Tree Shrub	• 860 Boundary
--- Tree Shrub	• 865 Boundary
--- Tree Shrub	• 870 Boundary
--- Tree Shrub	• 875 Boundary
--- Tree Shrub	• 880 Boundary
--- Tree Shrub	• 885 Boundary
--- Tree Shrub	• 890 Boundary
--- Tree Shrub	• 895 Boundary
--- Tree Shrub	• 900 Boundary
--- Tree Shrub	• 905 Boundary
--- Tree Shrub	• 910 Boundary
--- Tree Shrub	• 915 Boundary
--- Tree Shrub	• 920 Boundary
--- Tree Shrub	• 925 Boundary
--- Tree Shrub	• 930 Boundary
--- Tree Shrub	• 935 Boundary
--- Tree Shrub	• 940 Boundary
--- Tree Shrub	• 945 Boundary
--- Tree Shrub	• 950 Boundary
--- Tree Shrub	• 955 Boundary
--- Tree Shrub	• 960 Boundary
--- Tree Shrub	• 965 Boundary
--- Tree Shrub	• 970 Boundary
--- Tree Shrub	• 975 Boundary
--- Tree Shrub	• 980 Boundary
--- Tree Shrub	• 985 Boundary
--- Tree Shrub	• 990 Boundary
--- Tree Shrub	• 995 Boundary
--- Tree Shrub	• 1000 Boundary

PRISM ENGINEERING
 31 Gardner Crescent, Leven, Fife, KY8 4FD
 Tel: 01777 507185
 e: scott@prismeng.co.uk
 w: www.prismengineering.co.uk

Client:
 Mr & Mrs Smith

Project:
 Proposed Development
 2 Oakbank Crescent
 Perth

Drawing:
 Existing Ground Survey

Date	Scale	Job No.
07.07.2022	1:100 @ A1	2022-026
Drawn	Checked	Drawn
OSGB36(15)	OSGB36(15)	01

LRB-2022-65

22/01088/FLL - Alterations and extension to dwellinghouse, formation of vehicular access and driveway, erection of gates and associated works, 2 Oakbank Crescent, Perth, PH1 1DD

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS *(part included in applicant's submission, pages 1009-1011)*



Mr Craig And Mrs Maggie Smith
c/o DX2 Consultancy Ltd
Derek Grubb
317 Rona Place
Glenrothes
KY7 6RR

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **5th September 2022**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **22/01088/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 14th July 2022 for Planning Permission for **Alterations and extension to dwellinghouse, formation of vehicular access and driveway, erection of gates and associated works 2 Oakbank Crescent Perth PH1 1DD**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. The proposals, by virtue of their competing form, inappropriate design and excessive scale, massing and proportions, would dominate, overdevelop and overwhelm the existing bungalow, resulting in an adverse impact upon the character and visual amenity of the area.

Approval would therefore be contrary to Perth & Kinross Council's Placemaking Guide 2020 and Policies 1A, 1B(c) and 17(c) of Perth and Kinross Local Development Plan 2 2019, which seek to ensure that development contributes positively to the quality of the surrounding built environment in terms of design, proportions and appearance, in order to respect the character and amenity of the place.

Justification

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

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

Plan Reference

01

02

03

04

06

07

08

09

REPORT OF HANDLING

DELEGATED REPORT

Ref No	22/01088/FLL	
Ward No	P10- Perth City South	
Due Determination Date	13th September 2022	
Draft Report Date	31st August 2022	
Report Issued by	KS	Date 31st August 2022

PROPOSAL: Alterations and extension to dwellinghouse, formation of vehicular access and driveway, erection of gates and associated works

LOCATION: 2 Oakbank Crescent Perth PH1 1DD
SUMMARY:

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

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

2 Oakbank Crescent is a modest detached bungalow which is located within a residential area in Perth. This application seeks detailed planning permission for alterations and extensions to the rear (east) of the house.

SITE HISTORY

None

PRE-APPLICATION CONSULTATION

Pre application Reference: Not Applicable.

NATIONAL POLICY AND GUIDANCE

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

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2 (2019).

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

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

Perth and Kinross Local Development Plan 2 – Adopted November 2019

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

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 17: Residential Areas

OTHER POLICIES AND GUIDANCE

The Perth & Kinross Placemaking Guide 2020 states that;

“Extensions should respect the shape, scale and proportions of the existing building... In most cases an extension should be a subordinate addition in all respects”

CONSULTATION RESPONSES

Scottish Water

No objections – informative note recommended.

INTERNAL COMMENTS

Transport Planning

No objections – informative notes and planning conditions recommended.

Environmental Health (Smoke/Odour/Glare)
No objections – informative note recommended.

Environmental Health (Contaminated Land)
No objections – informative note recommended.

REPRESENTATIONS

The following matters were raised in the two representations received:

- Loss of light
- Overdevelopment
- Excessive height
- Overlooking and loss of privacy

Additionally, it was noted that the proposed bathroom window was not shown on the south elevation. Whilst this alteration does not require planning permission, the issue was nevertheless resolved through the submission of an updated drawing on 7th August 2022.

ADDITIONAL STATEMENTS

Screening Opinion	Not Applicable
Environmental Impact Assessment (EIA): Environmental Report	Not Applicable
Appropriate Assessment	Habitats Regulations – AA 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 and the adopted LDP2.

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

Policy Appraisal

Alterations and extensions to an existing domestic dwellinghouse are generally considered to be acceptable in principle. Nevertheless, consideration must be given to the scale, form, massing, design, position, proportions and external appearance of

the proposed development, within the context of the application site, and whether it would have an adverse impact upon visual or residential amenity.

Design and Layout

2 Oakbank Crescent is a detached bungalow which is located within a residential area in Perth. The property is a two-bedroomed hipped roof bungalow which has modest proportions. This application seeks detailed planning permission for alterations and extensions to the rear (east) of the house, to form enlarged and additional living accommodation and to provide a third and fourth bedroom. An existing raised patio and conservatory would be removed to accommodate the proposed development. The garden ground to the rear of the house is shown as being approximately 1.7 metres lower than the internal floor level of the existing house.

Visual Amenity

A two-storey gabled extension is proposed to project from the rear elevation of the hipped roof bungalow. As the bungalow is 8 metres in depth and the ridge length of the proposed two-storey extension is 10.75 metres, the extension would appear excessive and dominant, rather than a subordinate addition. This dominant appearance would be exacerbated by the drop in ground level, which would result in an extension of excessive bulk, scale and visual massing.

Flat roofed single storey wing extensions are proposed to either side of the proposed two-storey gabled extension. The wings would over-spill to both sides of the bungalow. Again, the overall width proposed east elevation (16 metres) far exceeds the width of the existing house (9.3 metres).

Accordingly, the proposals, by virtue of their competing form, excessive proportions and inappropriate design, would result an extension which is unsympathetic to the existing bungalow. The proposals would have a dominating effect on the bungalow and an adverse impact upon the character and visual amenity of the area.

Approval would therefore be contrary to Perth & Kinross Council's Placemaking Guide 2020 and Policies 1A, 1B(c) and 17(c) of Perth and Kinross Local Development Plan 2 2019, which seek to ensure that development contributes positively to the quality of the surrounding built environment in terms of design, proportions and appearance, in order to respect the character and amenity of the place.

Residential Amenity

Overshadowing calculations are done on the basis of a 45-degree shadow line, taken from the nearest proposed high point towards the neighbouring properties. The high point of the single storey extension is 2.85 metres, which is offset from the southern boundary by 1.65 metres and the northern boundary by 1.25 metres. Accordingly, taking the position, height and orientation of the proposed development and intervening boundary treatments into account, the proposals would not have a detrimental overshadowing impact on neighbouring properties.

To prevent unacceptable overlooking issues, a minimum separation distance of 9 metres between habitable rooms and the boundary is typically sought. The distance from the proposed windows to the eastern boundary is 14 metres, which is adequate to ensure that overlooking and loss of privacy is not an issue of planning concern.

The original bungalow measures 77.25sqm, with the conservatory (which is to be removed) measuring an additional 10.25sqm. The proposed extensions would more than triple the floor area of the bungalow, bringing it up to 235sqm (183sqm at ground floor level with an additional 52sqm at first floor level). Whilst the property benefits from having spacious garden grounds, this excessive footprint increase constitutes over-development of the bungalow.

The Council's Environmental Health Officers have requested that the applicant's attention be brought to their advice in the event of any planning approval.

Roads and Access

An additional vehicular access is shown on the proposed application drawings, with a view to forming a driveway loop within the front garden. The Council's Transport Planning Officer has requested that planning conditions and informative notes be included on any planning approval. Whilst the formation of a vehicular access would not require planning permission in this instance, it has presumably been shown on the application drawings in the interests of transparency.

Drainage and Flooding

There are no significant drainage and flooding implications associated with this proposed development. However, Scottish Water has requested that the applicant's attention be brought to their advice in the event of any planning approval.

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.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

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

Reasons for Refusal

- 1 The proposals, by virtue of their competing form, inappropriate design and excessive scale, massing and proportions, would dominate, overdevelop and overwhelm the existing bungalow, resulting in an adverse impact upon the character and visual amenity of the area.

Approval would therefore be contrary to Perth & Kinross Council's Placemaking Guide 2020 and Policies 1A, 1B(c) and 17(c) of Perth and Kinross Local Development Plan 2 2019, which seek to ensure that development contributes positively to the quality of the surrounding built environment in terms of design, proportions and appearance, in order to respect the character and amenity of the place.

Justification

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

Informative Notes

Not Applicable.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01
02
03
04
06
07
08
09

STP280S - 20/Wfb
STP275S - 20/Wfb
STP270S - 20/Wfb



280Watt MONOCRYSTALLINE SOLAR MODULE



Features



High module conversion efficiency

Module efficiency up to 17.1% achieved through advanced cell technology and manufacturing capabilities



High PID resistant

Advanced cell technology and qualified materials lead to high resistance to PID



Positive tolerance

Positive tolerance of up to 5W delivers higher output reliability



Suntech current sorting process

System output maximized by reducing mismatch losses up to 2% with modules sorted & packaged by amperage



Extended wind and snow load tests

Module certified to withstand extreme wind (3800 Pascal) and snow loads (5400 Pascal) *



Withstanding harsh environment

Reliable quality leads to a better sustainability even in harsh environment like desert, farm and coastline

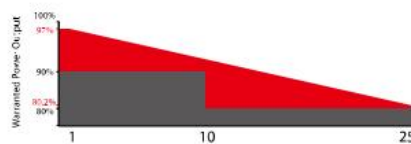
Certifications and standards:
IEC 61215, IEC 61730, conformity to CE



Trust Suntech to Deliver Reliable Performance Over Time

- World-class manufacturer of crystalline silicon photovoltaic modules
- Unrivalled manufacturing capacity and world-class technology
- Rigorous quality control meeting the highest international standards: ISO 9001: 2008, ISO 14001: 2004 and ISO17025: 2005
- Regular independently checked production process from international accredited institute/company
- Tested for harsh environments (salt mist, ammonia corrosion and sand blowing testing: IEC 61701, IEC 62716, DIN EN 60068-2-68)***
- Long-term reliability tests
- 2 x 100% EL inspection ensuring defect-free

Industry-leading Warranty based on nominal power



- 97% in the first year, thereafter, for years two (2) through twenty-five (25), 0.7% maximum decrease from MODULE's nominal power output per year, ending with the 80.2% in the 25th year after the defined WARRANTY STARTING DATE.****
- 12-year product warranty

Special 5 busbar design



The unique cell design leads reduction in electrodes resistance, shading area and raise in conversion efficiency. Residual stress distribution can be more even, reducing the micro-cracks risks.

IP68 Rated Junction Box



The Suntech IP68 rated junction box ensures an outstanding waterproof level, supports installations in all orientations and reduces stress on the cables. High reliable performance, low resistance connectors ensure maximum output for the highest energy production.

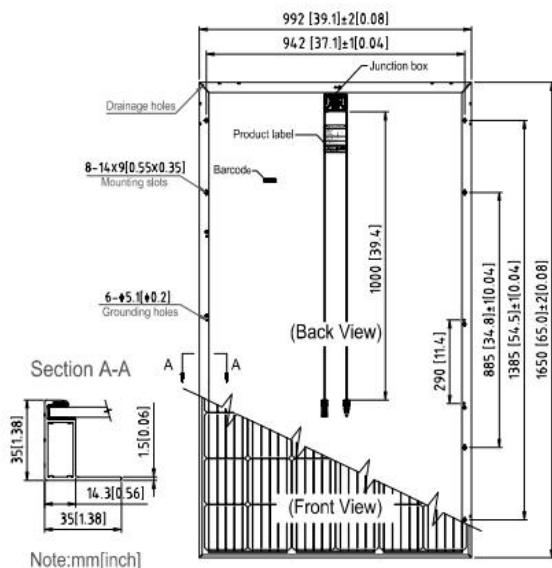
* Please refer to Suntech Standard Module Installation Manual for details. **WEEE only for EU market.

*** Please refer to Suntech Product Near-coast Installation Manual for details. **** Please refer to Suntech Product Warranty for details.

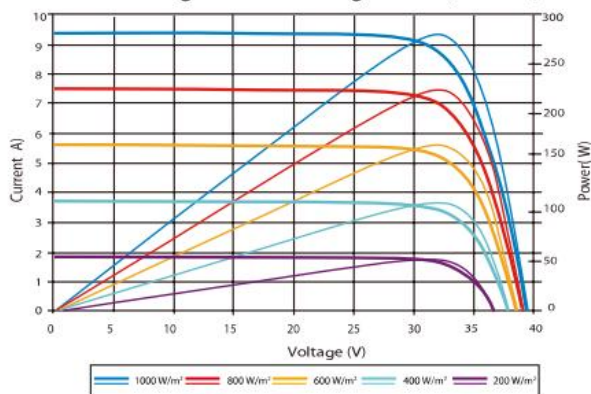
STP280S - 20/Wfb

STP275S - 20/Wfb

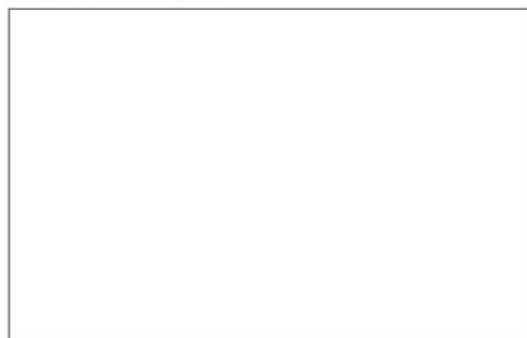
STP270S - 20/Wfb



Current-Voltage & Power-Voltage Curve (280S-20)



Dealer information



Information on how to install and operate this product is available in the installation instruction. All values indicated in this data sheet are subject to change without prior announcement. The specifications may vary slightly. All specifications are in accordance with standard EN 50380. Color differences of the modules relative to the figures as well as discolorations of/in the modules which do not impair their proper functioning are possible and do not constitute a deviation from the specification.

Electrical Characteristics

STC	STP280S-20/Wfb	STP275S-20/Wfb	STP270S-20/Wfb
Maximum Power at STC (Pmax)	280W	275 W	270 W
Optimum Operating Voltage (Vmp)	31.5 V	31.1 V	30.8 V
Optimum Operating Current (Imp)	8.89A	8.85 A	8.77 A
Open Circuit Voltage (Voc)	39.4V	38.5 V	38.3 V
Short Circuit Current (Isc)	9.41 A	9.34 A	9.28 A
Module Efficiency	17.1%	16.8%	16.5%
Operating Module Temperature	-40 °C to +85 °C		
Maximum System Voltage	1000 V DC (IEC)		
Maximum Series Fuse Rating	20 A		
Power Tolerance	0/+5 W		

STC: Irradiance 1000 W/m², module temperature 25 °C, AM=1.5;
Best in Class AAA solar simulator (IEC 60904-9) used, power measurement uncertainty is within +/- 3%

NOCT	STP280S-20/Wfb	STP275S-20/Wfb	STP270S-20/Wfb
Maximum Power at NOCT (Pmax)	206 W	202 W	198 W
Optimum Operating Voltage (Vmp)	29.1 V	28.3 V	28.1 V
Optimum Operating Current (Imp)	7.09 A	7.14 A	7.05 A
Open Circuit Voltage (Voc)	36.3 V	35.4 V	35.2 V
Short Circuit Current (Isc)	7.62 A	7.55 A	7.49 A

NOCT: Irradiance 800 W/m², ambient temperature 20 °C, AM=1.5, wind speed 1 m/s;
Best in Class AAA solar simulator (IEC 60904-9) used, power measurement uncertainty is within +/- 3%

Temperature Characteristics

Nominal Operating Cell Temperature (NOCT)	45±2°C
Temperature Coefficient of Pmax	-0.41 %/°C
Temperature Coefficient of Voc	-0.34 %/°C
Temperature Coefficient of Isc	0.060 %/°C

Mechanical Characteristics

Solar Cell	Monocrystalline silicon 6 inches
No. of Cells	60 (6 × 10)
Dimensions	1650 × 992 × 35mm (64.96 × 39.1 × 1.4 inches)
Weight	18.3 kgs (40.3 lbs.)
Front Glass	3.2 mm (0.13 inches) tempered glass
Frame	Anodized aluminium alloy
Junction Box	IP68 rated (3 bypass diodes)
Output Cables	TUV (2Pfg1169:2007) 4.0 mm² (0.006 inches²), symmetrical lengths (-) 1000mm (39.4 inches) and (+) 1000 mm (39.4 inches)
Connectors	MC4 compatible

Packing Configuration

Container	20' GP	40' HC
Pieces per pallet	30	30
Pallets per container	6	28
Pieces per container	180	840



By appointment to The Royal Danish Court

morsø

Instructions for installation and use 6140, 6141, 6143, 6148, 6149, 6150, 6190, 6191 & 6192



EN 13240 · NS 3058-3059

DEFRA approved for use in United Kingdom smoke control areas

MORSØ JERNSTØBERI A/S · DK-7900 NYKØBING MORS

E-Mail: info@morsoe.com · Website: www.morsoe.com

Enjoy your new Morsø stove!

Morsø, the biggest stove company in the Danish market, has been making wood-burning stoves of the highest quality since 1853. Just follow the instructions below, and we are certain that you will be able to use and enjoy your new stove for many years.

Contents

1.0	Installing your Morsø stove	Page no.
1.1	Unpacking the stove	23
1.2	Installing the stove	23
1.3	Chimney sweep	23
1.4	Location of the stove/distance requirements	23
1.5	The chimney	24
1.6	Pipe connections	25
1.7	Connecting to a brick chimney	26
1.8	Connecting to a steel chimney	26
1.9	Draught	27
2.0	Firing/using the stove	28
2.1	Lighting instructions and fuelling intervals	29
3.0	Routine stove maintenance	32
3.1	External maintenance	32
3.2	Internal maintenance	32
3.3	Cleaning the stove	33
4.0	HETAS amendments	36

Additional accessories

Morsø also offers a comprehensive line of floor plates and accessory products that can facilitate the safe and efficient operation and maintenance of your Morsø stove.

Cast iron

Cast iron is a live material. There are no two ovens that are identical. This is partly due to the tolerances of the casting process, partly because the ovens are a work of craftsmanship. Minor unevennesses may also occur in the cast iron surface.

Clean Air Act

Under the Clean Air Act local authorities may declare the whole or part of the district of the authority to be a smoke control area. It is an offence to emit smoke from a chimney of a building, from a furnace or from any fixed boiler if located in a designated smoke control area. It is also an offence to acquire an "unauthorised fuel" for use within a smoke control area unless it is used in an "exempt" appliance ("exempted" from the controls which generally apply in the smoke control area).

In England appliances are exempted by publication on a list by the Secretary of State in accordance with changes made to sections 20 and 21 of the Clean Air Act 1993 by section 15 of the Deregulation Act 2015. Similarly in Scotland appliances are exempted by publication on a list by Scottish Ministers under section 50 of the Regulatory Reform (Scotland) Act 2014.

In Wales and Northern Ireland these are authorised by regulations made by Welsh Ministers and by the Department of the Environment respectively

The 6141 and the 6143 Stoves have been recommended as suitable for use in smoke control areas when burning wood

Further information on the requirements of the Clean Air Act can be found here:
<https://www.gov.uk/smoke-control-area-rules>

Your local authority is responsible for implementing the Clean Air Act 1993 including designation and supervision of smoke control areas and you can contact them for details of Clean Air Act requirements.

1.0 Installing your Morsø stove

1.1 Unpacking the stove

The Morsø 6100 stoves weigh between 110 and 125 kg. In order to avoid damage when unpacking and assembling the stove, we recommend that this job be undertaken by 2 people. Remove the top cover, which is lying loose, before lifting the combustion chamber off the wooden pallet. Place the stove carefully in position, centrally on the base plate.

1.2 Installing the stove

The stove comes with a smoke outlet included. The ball blocking device that is to stop the chimney sweep's ball during sweeping is also supplied with the stove and is installed at the same time as the smoke outlet.

National and local regulations regarding the installation of wood-burning stoves must be observed, as must local regulations regarding chimney connections and chimney installation. You may want to ask your chimney sweep for advice. However, you, your technical adviser or workman are responsible for complying with the applicable national and local regulations.

1.3 Chimney sweep

As stated, it may be wise to consult your local chimney sweep before installing the stove. In any event, the chimney sweep must be notified once the wood-burning stove has been installed. The chimney sweep will inspect the installation and schedule sweeping intervals with you. If your chimney has not been used for some time, it should be inspected for cracks, bird nests, etc., before it is used.

1.4 Location of the stove/distance requirements

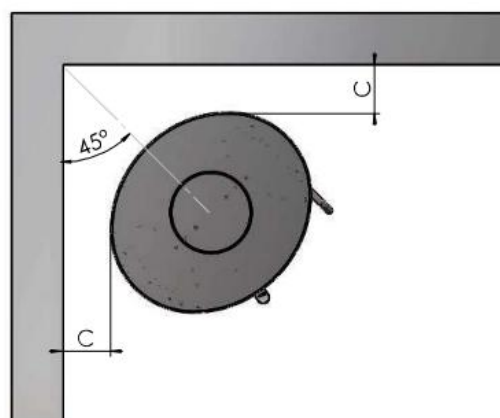
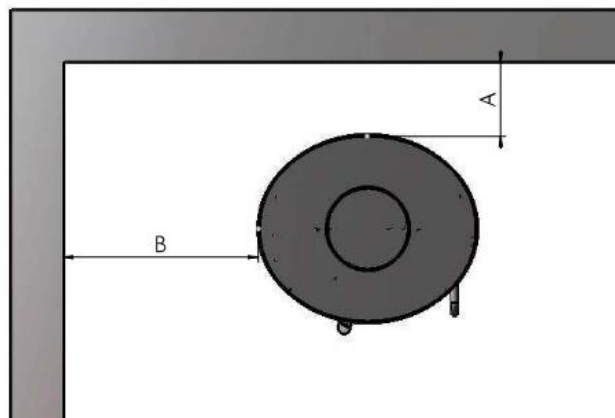
Distance requirements apply only if the stove is placed near flammable materials.

If the walls are made of flammable material, there will be distance requirements concerning both the flue pipe and the stove.

Most often it will be the smoke pipe that will have the longest distance requirement and the total installation must comply with the longest distance..

Distance requirements for the stove

Minimum distances from flammable material:			
Type of stove	Behind the stove (A)	To the sides of the stove (B)	45°corner (C)
Morsø 6100	50 mm	300 mm	100 mm



Distance requirements for flue pipe

If using un-insulated flue pipe in a combustible environment then the distance between combustibles and the flue pipe must be 3 times the diameter of the pipe but never less than 375 mm.

For other CE approved smoke pipes (insulated) the distance requirement will be indicated on the pipe.

Distance requirements for the complete installation (stove and flue pipe)

Longest distances, regardless of whether it is from the flue pipe or from the stove must be observed.

We recommend that the stove be installed at least 10-15 cm from masonry in order to allow heat to circulate and to facilitate the cleaning of the inside and outside of the stove. A layer of wallpaper on a brick wall is normally regarded as non-flammable material.

The floor

If the stove is installed on a flammable floor, national and local regulations must be observed with regard to the size of the non-flammable underlying surface that must cover the floor beneath the stove.

The underlying surface must naturally be able to bear the weight of the stove and, if applicable, the steel chimney.

Distance to furniture

We recommend that the stove be installed 900 mm from furniture, but consideration should also be given to whether furniture, etc., will dry out as a result of its proximity to the stove.

The distance to flammable material in front of the stove is 900 mm.

A wood-burning stove gets hot when it is fired. Caution must therefore be observed, particularly with regard to children touching the stove.

1.5 The chimney

If local regulations permit, the stove may be connected to a chimney already serving another fireplace (such as an oil-burning stove or another wood-burning stove). Attention should be paid to any requirements concerning the location of flue pipes if two or more fireplaces are connected to the same chimney.

The wood-burning stove must never be connected to a chimney to which a gas-burning stove is already connected. An efficient, modern stove places great demands on the chimney, so have a chimney sweep check the condition of your chimney.

The aperture of the chimney must comply with national and local regulations. In general, the aperture area should measure at least 175 cm² for wood-burning stoves.

An overly large chimney aperture will mean that too much energy will be required to heat the chimney sufficiently to achieve an acceptable draught. If you have a brick chimney with a large aperture, we recommend that you install an insulating chimney liner of the proper diameter. This will increase the draught, and improve the fuel economy.

There are no requirements with respect to specific chimney heights, but a chimney must be tall enough to provide a good draught, and to ensure that the smoke does not cause any problems. As a general rule, there will be a satisfactory draught if the chimney extends 4 metres above the stove and at least 100 cm above the spine of the roof. If the chimney is located along the side of the house, the top of the chimney should never be lower than the spine of the roof or the highest point on the roof.

Please note that there are often national and local regulations regulating the location of chimneys in houses with thatched roofs. Please see section 1.9 Draught. The chimney and the flue pipe must be fitted with cleaning doors, which must be at least the same size as the chimney's aperture area.

The chimney must be accessible for external inspection, and it must be possible to access the cleaning doors and the chimney if it is to be cleaned from the top (e.g. steel chimneys).

1.6 Connecting the flue pipe

Lift the upper cast iron top plate off the stove.

Note: The included round cast iron cover plate must be mounted on the upper cast iron top plate if the stove is being installed with the flue pipe to the rear.

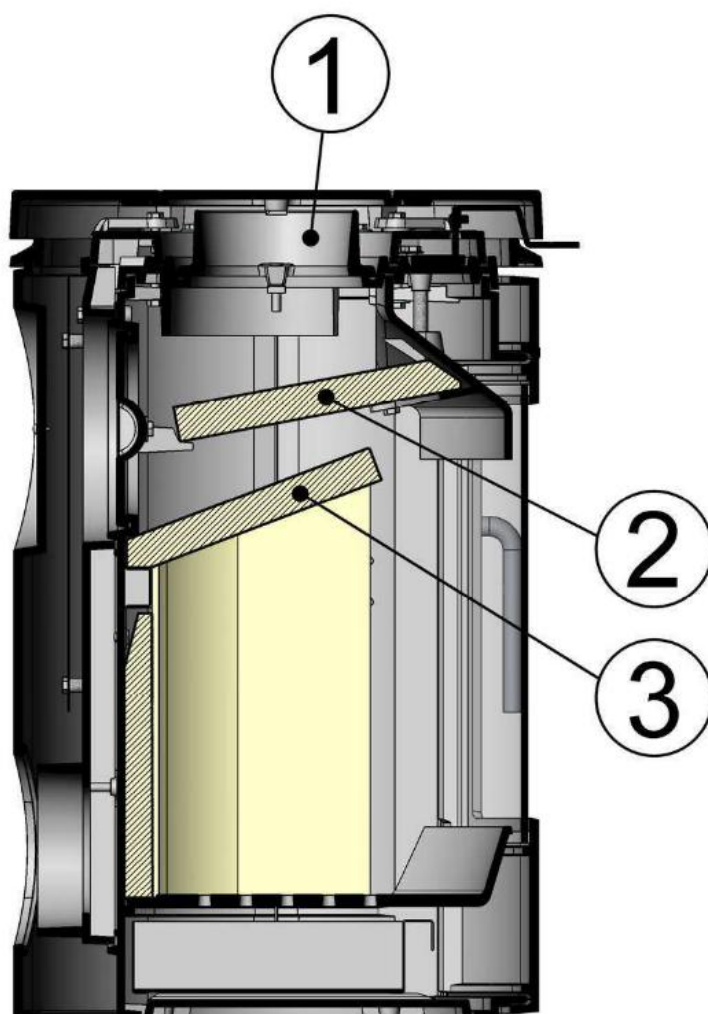
Mounting the flue collar pointing upwards

From the factory, the stove is prepared for installation with the included flue collar (1) pointing upwards with included ball stop and screws. The ball stop, which prevents the chimney sweep from damaging the stove's baffle plates while sweeping, is the 145 mm long rod that is provided.

Mounting the flue collar to the rear

If the stove is being installed with the flue pipe to the rear, the round plate fixed with two screws on the back of the stove is dismantled. The iron piece on the inside convection back panel is knocked out with light, firm taps with a hammer next to the small "bridges" holding the piece.

The cast iron cover is removed from the back panel and mounted on the top plate. The flue collar is centred and screwed onto the back of the stove with the clamps and screws provided. The ball stop is not used when installing the flue collar to the rear.



The location of the baffles

The baffles (2) and (3), which are made from vermiculite, are mounted at the factory.

Make sure that the baffles are correctly assembled before lighting the stove (please see the sketch).

1.7 Connecting to a brick chimney

Brick a flue bushing securely into the wall, and insert the flue pipe into it. The pipe must not extend into the actual chimney opening, but only to the inside of the chimney aperture. The joints between the stove/pipe and pipe/wall bushing must be sealed with glass tape. It is not normally necessary to seal between any pipe joints.

If the flue pipe transitions from horizontal to vertical, it is a good idea to install it with a gentle bend so as to avoid any loss of draught.

The flue pipe must be dimensioned in accordance with national and local regulations. Morsø recommends, however, that flue pipes be made of 2 mm sheet steel as this will extend the service life.

1.8 Connecting to a steel chimney

If your installation involves taking the chimney straight up and through the ceiling, you must comply with National, Local Building Regulations or flue manufacturers instructions concerning clearances to combustible materials such as walls, floor joists and ceilings. The joint between the stove flue collar and the stovepipe must also be sealed using glass fibre rope. It is important that the insulated flue system is properly supported both at ceiling level and at roof level.

THE STOVE MUST NOT BEAR THE WEIGHT OF THE CHIMNEY SYSTEM (See chimney manufacturer's instructions). Excessive weight on the stove will inhibit expansion and could lead to damage of the stove top. Damage caused to the stove in this way would not be covered by the manufacturers guarantee.

If a chimney fire should occur as a result of incorrect operation of the stove or prolonged use of wet fuel, close the vents completely and contact the fire brigade.

Be aware of the following:

Cleaning procedure: Discuss this with chimney sweep or qualified installer prior to or during the stove installation.

Chimney draft: If the chimney draft is naturally poor it is better to install the flue from the top of the stove so as to minimise any internal resistance of the flue gases.

Avoid having any more than 2 bends in the flue system and limit the length of the offset between bends.

Fresh air supply

A wood-burning stove requires air for combustion. As a result, firing a wood-burning stove will help create a healthy climate in your house. If the house is very tightly sealed, and particularly if there is a cooker hood or ventilation system in the house, it may be necessary to install an air grate in the room in which the wood-burning stove is installed. Otherwise there may not be enough draught in the chimney, which may result in the stove not being able to burn properly, and smoke may come out of the stove when the fire door is opened.

If it is necessary to install air grates, they must be positioned so that they cannot be obstructed.

1.9 Draught

If smoke comes out of the stove when the fire door is opened, it will be due to the poor draught in the chimney. This type of stove requires at least 12 PA of chimney draught to achieve satisfactory combustion and to prevent smoke from escaping. Smoke may, however, escape in any event if the stove door is opened during vigorous firing, so this should be avoided.

The flue gas temperature at the rated output is 281°C relative to 20°C.

If in doubt, you may want to get your chimney sweep to measure the draught in the chimney.

Draught

The draught in the chimney is the result of the difference between the high temperature in the chimney and the cooler temperature outside. Other factors that determine whether sufficient negative pressure can be produced to create a draught include the length and insulation of the chimney, and wind and weather conditions.

The draught will be reduced when:

- The temperature difference is too low, e.g. in connection with a poorly insulated chimney.
If the chimney is cold, it may help to light (burn up) a rolled-up newspaper in the chimney's cleaning door.
- The outside temperature is too high, e.g. during the summer.
- There is no wind.
- The chimney is not tall enough, with the result that it sits in the lee of the roof surface or tall trees.
These conditions are also associated with the greatest risk of smoke coming back down the chimney.
- Air is entering the chimney in undesired places, e.g. through cracked joints or leaks in the cleaning door or the flue pipe.
- Unsealed, unused fireplaces are connected to the chimney.
- The flue pipe and chimney are clogged up with soot due to inadequate cleaning.
- The house is too tightly sealed (please see the section on Fresh air supply).

A good draught is achieved when:

- There is a big difference between the temperature in the chimney and outside, i.e. when the need for heating is greatest.
- The weather is clear and there is a good wind.
- The chimney is of the proper height, i.e. Minimum 4 metres above the stove, and clear of the spine of the roof.

2.0 Firing/using the stove

Your stove is constructed with air inlets in two places.

Pre-heated, fast-moving combustion air is added to the fire above the glass window, and is regulated using the handle above the door. The combustion air is let in when the handle is pushed to the right, and shut off when the handle is pushed to the left.

Another air inlet provides constant, pre-heated air supply which cannot be adjusted, and which comes into the combustion chamber just above the fire. This helps burn off the last few gasses emitted by the wood while it is being heated.

The stove's rated heat output is 5,0 kW.

Your new Morsø stove is EN-tested for firing with wood, and is suitable for intermittent use.

NB!

Wood is a material that contains a great deal of gas (approx. 75%). The gases are released when the wood is lit and heated. For this reason, it is important that these gases are ignited quickly after stoking. If the wood just lies smouldering, especially after re-stoking, a lot of smoke is created which, in the worst case, may cause an explosive ignition of the gases, resulting in damage to the stove.

In order to ignite the gases that are released from the wood, and to keep clear, lasting flames during the combustion process, it is important to let in the required quantity of oxygen (air supply) at all times. The setting of the air supply, the method of ignition and the lighting intervals depend on the draught in the chimney, the wind and weather, the amount of heat required, the fuel, etc. This means that it may take some time before you get to know the correct functioning of the stove under any given circumstances.

Although you can fire your Morsø stove with almost all kinds of wood, you should not fire with wet wood, or unseasoned wood. Wood ought to be stored under a roof for at least 1 year, and preferably 2 years, with free access to wind. Wood should be chopped as soon as possible after felling if it is to dry quickly. The wood can be used once the moisture is less than 20%. During the test, all stoves are tested with wood with a moisture content of $(16 \pm 4)\%$.

Never use driftwood as it usually has a high salt content, which damages both the stove and the chimney. Impregnated and painted wood and chipboard emit poisonous smoke and fumes so they should not be used as fuel either

Please note that liquid fuel may not be used in the stove.

Pieces of wood with a diameter exceeding 10 cm should always be chopped. The pieces of wood should be short enough to be able to lie flat over the layers of embers, with air at both ends. The maximum length of fuel in the stove is 30 cm. The maximum quantity of fuel is approx. 2 kg/hour (max. 2 pieces of wood each time you re-stoke).

The first few times you light the stove, the fire should be moderate so that the heat-resistant paint can harden before firing more vigorously. During the hardening phase, the paint may develop obnoxious smoke and smell the first time it is lit, which is very normal. Make sure that the room is well ventilated during this period.

When heating up or cooling down, the material is exposed to major temperature differences that may cause the stove to give off creaking sounds.

2.1 Lighting instructions and fuelling intervals

A lot of air is needed when lighting the stove. If you are starting with a cold stove, the door should be left ajar for the first few minutes and the combustion air supply opened to maximum.

In order to build up an insulating layer of ash in the bottom of the stove, you should burn 1-1.5 kg of dry kindling when you light the stove the first time.

Always keep approx. 1 cm ash in the bottom of the combustion chamber.

1. We recommend using the “top-down” method to light your wood-burning stove. It is the most environmentally-friendly method of lighting. Use two firelighters and approx. 1.5 kg of dry kindling sticks to quickly create a glowing layer of wood. Place the firelighters directly under the top layer of kindling sticks.



2. Open the air supply as much as possible. This is done using the handle above the door.



3. After the paper/solid alcohol tablets have caught fire, leave the fire door ajar about 5-10 cm so that the chimney draws well.



4. When you can see that the chimney is hot enough to draw (after 5-10 minutes), close the door. If all the necessary conditions are met, a thick layer of embers will have been formed in the combustion chamber after another 15-20 minutes.



5. Re-stoking should normally be carried out while embers still remain. Distribute the embers in the bottom, ensuring that most of them are at the front of the stove.

Refuelling on to a low fire bed

If there is insufficient burning material in the firebed to light a new fuel charge, excessive smoke emission can occur. Refuelling must be carried out onto a sufficient quantity of glowing embers and ash that the new fuel charge will ignite in a reasonable period. If there are too few embers in the fire bed, add suitable kindling to prevent excessive smoke

Important!

It is important that the fresh quantity of wood starts to burn quickly. To ensure the fuel lights quickly, open the combustion air to max. or leave the door ajar to allow in the amount of air needed to light the wood.

If, however, the wood only smoulders, there will be a strong build-up of smoke, which at worst can cause an explosive ignition of the flue gases with the risk of material damage and personal injury.

6. Place 2 pieces of wood of approx. 0.7 kg each and approx. 25-30 cm long over the embers in a single layer, with a distance of approx. 1 cm.

7. Open the air supply to maximum and close the door; the fresh wood will then ignite within a couple of minutes.

8. Reduce the amount of combustion air to the desired position, and optimal combustion will continue until there are glowing embers in the bed.

Make sure that there is always enough air (oxygen) to maintain clear, lasting flames when, and after, reducing the amount of combustion air.

During the nominal test, the stoking interval was 60-70 minutes.

9. A new portion of wood can be added by repeating steps 5 & 6.



The stove door should normally be opened gently the first 2-3 cm, then you should wait until the pressure has equalised before opening the door all the way. This technique will prevent smoke from getting out, particularly when there is a poor draught.

The stove door should never be opened when the stove is being fired vigorously.

Once the wood has burned out, it becomes glowing charcoal. If a good layer of embers has already formed on top of a sufficient layer of ash, the stove can keep warm for a very long time, not least due to the favourable qualities of the cast iron.

We would strongly recommend that you do not leave your stove alit at night. It harms the environment and constitutes very poor use of the wood as the gases in the wood do not ignite at the low temperature, but settle as soot (unburned gases) in the chimney and stove. Extreme conditions, such as poor draught in the chimney, large quantities of wood or wet wood, may in the worst-case scenario cause an explosive ignition.

When firing in the summer period, when there is minimal need for heat, the combustion will be poor. The stove provides too much heat so the combustion should be reduced. But always remember to make sure that there are lasting flames until the wood becomes charcoal. If you want a weaker fire, stoke up using less wood.

If you fire the stove using wet wood, a lot of the fuel's thermal energy will be spent forcing the water out of the wood, without releasing any heat to the stove. This incomplete combustion results in a layer of soot being left in the stove, pipe and chimney.

Fuel overloading

The maximum amount of fuel specified in this manual should not be exceeded, overloading can cause excess smoke.

Operation with door left open

Operation with the door open can cause excess smoke. The appliance must not be operated with the appliance door left open except as directed in the instructions.

Dampers left open

Operation with the air controls or appliance dampers open can cause excess smoke. The appliance must not be operated with air controls, appliance dampers or door left open except as directed in the instructions.

Comparison between firing with wood and oil:

Type of wood (moisture content 20%)	No. of cubic metres per 1000 litre oil
Oak	7.0
Beech	7.0
Ash	7.2
Sycamore	7.5
Birch	8.0
Elm	8.9
Common spruce	10.4
Silver fir	10.9

3.0 Routine stove maintenance

3.1 External maintenance

The cast surface of the stove is painted with heat-resistant Senotherm paint. It is best maintained by simply vacuuming it with a soft brush attachment or wiping it down with a dry, dust-free cloth.

If the stove is used too vigorously, the painted surface may assume a greyish tinge over time, but the stove can easily be freshened up with Morsø spray paint, which is available from your local retailer.

Morsø stoves are painted using a Morsø Original Black (previously called Morsø dark grey) or Morsø grey. The paint can be bought in a spray or a can.

3.2 Internal maintenance

Glass window

If the stove is used correctly, very little or no soot will be deposited on the ceramic glass window. If soot does form on the glass as the stove is being lit, it will burn away once normal combustion begins in the stove. If the glass window becomes thoroughly covered in soot due to incorrect operation, the soot can be easily removed using a cleaning agent such as Morsø Glass Cleaner. The glass must be cold when you clean it. Avoid stoking the stove with pieces of wood that are so long that they press against the glass window when the door is closed.

Reasons for sooty glass window:

- The fuel is too wet.
- The pieces of fuel are too big/uncut wood.
- The combustion temperature is too low.

Ceramic glass replacement

Ceramic glass cannot be recycled because it has a higher melting point than ordinary glass. If ceramic glass is mixed with ordinary glass, the raw material is spoiled, and the reclaiming process may be halted. Take care that the ovenproof glass does not end up among ordinary recycled waste. That will be a great benefit to the environment.

Note: Should be handed in to a recycling station as ceramic glass.

Internal cast-iron parts and/or wearing parts

The baffles and other components that come in direct contact with the fire and glowing fuel are all wearing parts. As a result, they will be particularly susceptible to burn-through. When used correctly, these parts will last for many years, but overly vigorous use will naturally accelerate the burn-through. Such parts are all easily replaced. If the baffles are damaged and are not replaced in time, the top plate will be exposed to such high temperatures that it may be damaged as well.

Please note that no unauthorised alterations of the design may be undertaken, and that any parts that are replaced must be replaced with original Morsø parts.

Reasons for overly rapid wear of internal parts

- Stove fired too vigorously.
- Use of very dry wood (wood from old furniture).
- Too much soot on top of the baffles (please see the section on Cleaning).
- Too much ash in the ash pan (please see the section on Ash).

Gaskets

The gaskets in the doors will wear out over time and should be replaced as required in order to prevent runaway combustion. Use the original Morsø gasket kit.

Note: Normal wearing parts are not covered by Morsø's extended warranty.

A selection of maintenance products (spare parts, glass cleaner, paint, gasket kit, etc.) is available from your Morsø dealer.

3.3 Cleaning the stove

A layer of ash and soot will form as a result of the draught in the chimney and after sweeping, particularly on the top of the upper baffle. This ash will have an insulating effect, which may speed up the burn-through of the baffles.

During normal cleaning, the baffles can be removed from the stove. Once the baffles have been taken out, you can access the flue chamber above the baffles and clean it.

Clean the baffles before reassembling them, and make sure that they are correctly assembled.

Nowadays, the chimney sweep must remove the soot in the stove, in addition to sweeping the chimney and cleaning the flue pipe. The number of annual sweepings/cleanings of the stove should be determined in consultation with your chimney sweep.

Ash

As noted above, there should be a layer of approx. 1 cm insulating ash in the bottom of the combustion chamber in order to achieve a high combustion temperature. If the layer of ash is too thick, it can be brushed down into the ash pan.

Empty the ash pan before it gets completely full so that the ash does not insulate around the grate, and thereby speed up the burn-through.

In most cases, the ash will need to be taken away by the waste disposal company. Because embers may be concealed in the ash pan for several days, it may be necessary to store the ash in a container made of non-flammable material before pouring it into a rubbish bag.

Ash from a wood-burning stove will not be of any benefit to your garden as fertiliser. If you have burned colour brochures, or painted or treated wood, etc., in the stove, the resulting ash must not be poured onto soil as it may contain heavy metals.

1. Raise the bottom baffle slightly, and hold it in that position. This loosens the brick panels in the side.



2. Tilt one of the side brick panels and remove it.



3. Tilt one of the side brick panels and remove it.



4. Once the side brick panels have been removed, lower the bottom baffle and lift it out.



5. Lift the upper baffle out of its holder and tilt it out.



6. Make sure that the baffles and brick panels are correctly assembled before lighting the stove after cleaning.



4.0 HETAS amendments

Health and safety precautions

Special care must be taken when installing the stove such that the requirements of the Health and Safety at Work Act are met.

Handling

Adequate facilities must be available for loading, unloading and site handling.

Fire Cement

Some types of fire cement are caustic and should not be allowed to come into contact with the skin. In case of contact wash immediately with plenty of water.

Asbestos

This stove contains no asbestos. If there is a possibility of disturbing any asbestos in the course of installation then please seek specialist guidance and use appropriate protective equipment.

Metal Parts

When installing or servicing this stove care should be taken to avoid the possibility of personal injury.

Note of references to the current UK regulations

In all cases the installation must comply with current Building Regulations, Local Authority Byelaws and other specifications or regulations as they affect the installation of the stove. It should be noted that the Building Regulations requirements may be met by adopting the relevant recommendations given in British Standards BS 8303, BS EN 15287-1:2007 as an alternative means to achieve an equivalent level of performance to that obtained following the guidance given in Approved Document J.

Please note that it is a legal requirement under England and Wales Building Regulations that the installation of the stove is either carried out under Local Authority Building Control approval or is installed by a Competent Person registered with a Government approved Competent Persons Scheme. HETAS Ltd operate such a Scheme and a listing of their Registered Competent Persons can be found on their website at www.hetas.co.uk.

This stove must not be installed into a chimney that serves any other heating appliance.

More detailed advice about existing chimney usage

NOTE: A chimney height of not less than 4.5 metres measured vertically from the outlet of the stove to the top of the chimney should be satisfactory. Alternatively the calculation procedure given in EN 13384-1 may be used as the basis for deciding whether a particular chimney design will provide sufficient draught.

The outlet from the chimney should be above the roof of the building in accordance with the provisions of Building Regulations Approved Document J.

If installation is into an existing chimney then it must be sound and have no cracks or other faults which might allow fumes into the house. Older properties, especially, may have chimney faults or the cross section may be too large i.e. more than 230 mm x 230 mm. Remedial action should be taken, if required, seeking expert advice, if necessary. If it is found necessary to line the chimney then a flue liner suitable for solid fuel must be used in accordance with Building Regulations Approved Document J.

Any existing chimney must be clear of obstruction and have been swept clean immediately before installation of the stove. If the stove is fitted in place of an open fire then the chimney should be swept one month after installation to clear any soot falls which may have occurred due to the difference in combustion between the stove and the open fire.

If there is no existing chimney then any new system must be to the designation described above and in accordance with Building Regulations Approved Document J.

A single wall metal fluepipe is suitable for connecting the stove to the chimney but is not suitable for use as the complete chimney. The chimney and connecting fluepipe must have a minimum diameter of 150 mm and its dimension should be not less than the size of the outlet socket of the stove.

Any bend in the chimney or connecting fluepipe should not exceed 45°. 90° bends should not be used.

Combustible material should not be located where the heat dissipating through the walls of fireplaces or flues could ignite it. Therefore when installing the stove in the presence of combustible materials due account must be taken of the guidance on the separation of combustible material given in Building Regulations Approved Document J and also in these stove instructions.

If it is found that there is excessive draught in the chimney then a draught stabiliser should be fitted. Fitting of a draught stabiliser will affect the requirement for the permanent air supply into the room in which the stove is fitted in accordance with Approved Document J (see also combustion air supply).

Commissioning and handover

Ensure all parts are fitted in accordance with the instructions.

On completion of the installation allow a suitable period of time for any fire cement and mortar to dry out, before lighting the stove. Once the stove is under fire check all seals for soundness and check that the flue is functioning correctly and that all products of combustion are vented safely to atmosphere via the chimney terminal.

On completion of the installation and commissioning ensure that the operating instructions for the stove are left with the customer. Ensure to advise the customer on the correct use of the appliance and warn them to use only the recommended fuel for the stove.

Advise the user what to do should smoke or fumes be emitted from the stove. The customer should be warned to use a fireguard to BS 8423:2002 (Replaces BS 6539) in the presence of children, aged and/or infirm persons.

Warning note on fume emission

Properly installed, operated and maintained this appliance will not emit fumes into the dwelling. Occasional fumes from de-ashing and re-fuelling may occur. However, persistent fume emission is potentially dangerous and must not be tolerated. If fume emission does persist, the following immediate actions should be taken:

- A. Open doors and windows to ventilate room.
- B. Let the fire out or eject and safely dispose of fuel from the appliance.
- C. Check for flue or chimney blockage, and clean if required.

Do not attempt to relight the fire until the cause of the fume emission has been identified and corrected. If necessary seek expert advice.

Permanent air vent

The stove requires a permanent and adequate air supply in order for it to operate safely and efficiently.

In accordance with current Building Regulations the installer may have fitted a permanent air supply vent into the room in which the stove is installed to provide combustion air. This air vent should not under any circumstances be shut off or sealed.

Chimney cleaning

The chimney should be swept at least twice a year. It is important that the flue connection and chimney are swept prior to lighting up after a prolonged shutdown period.

If the stove is fitted in place of an open fire then the chimney will require sweeping after a month of continuous operation. This is a precaution to ensure that any "softer" deposits left from the open fire usage have not been loosened by the higher flue temperatures generated by the closed stove.

Periods of Prolonged Non-Use

If the stove is to be left unused for a prolonged period of time then it should be given a thorough clean to remove ash and unburned fuel residues. To enable a good flow of air through the appliance to reduce condensation and subsequent damage, leave the air controls fully open.

Use of fireguard

When using the stove in situations where children, aged and/or infirm persons are present a fireguard must be used to prevent accidental contact with the stove. The fireguard should be manufactured in accordance with BS 8423:2002 (Replaces BS 6539).

Use of operating tools

Always use the operating tools provided when handling parts likely to be hot when the stove is in use.

Aerosol sprays

Do not use an aerosol spray on or near the stove when it is alight.

Spare parts for the 6100

Description

Inner grate frame
Tertiary box
Glass window
Vermiculite set

Product no.

34611000
71610561
79610100
79610700

Guarantee Product Registration

MORSØ 10 YEAR GUARANTEE CERTIFICATE

Behind every Morsø stove is more than 160 years of dedicated stove design and manufacturing experience. Quality control has always been at the heart of the production process and detailed measures have been put into place at all key stages of the build. Accordingly, provided that the stove has been supplied by an authorised Morsø dealer, Morsø will offer a 10-Year Manufacturers Guarantee against manufacturing defect to any of the main exterior body parts of its stoves.

Read more about "Morsø 10 years guarantee/product registration card" and
REGISTER your new Morsø stove online:
<http://international.morsoe.com/warranty-registration>

VIGTIGT!

Sådan fyrer du sikkert for miljøet og dig selv!

- **Brug kun tørt træ**

Brug kun tørt (maks. 20% fugt) og ubehandlet træ. Brændet skal være kløvet og 8 - 12 cm tykt.

- **Tænd op**

Tænd op med tørt pindebrænde (brug 1 - 2 kg). Stil lågen på klem og bliv i nærheden af ovnen i optændingsfasen.

- **Godt glødelag**

Sørg for at have et godt glødelag inden ny påfyldning. Træet skal antænde indenfor 2 min. Hvis træet ikke tænder, kan det i værste fald forårsage en eksplosionsagtig antændelse af røggasserne med risiko for såvel materielle skader som personskader.

- **Indfyring**

Ved ny indfyring: brug 2 - 3 stk. brænde - maks. 2 - 2,5 kg.

- **Sørg for rigelig luft**

Dvs. klare og gule flammer.

- **Fyr aldrig over om natten**

IMPORTANT!

How to heat safely for the environment and yourself!

- **Use only dry wood**

Use only dry (max. 20% moisture content) and untreated wood. The fuel must be split and 8 - 12 cm thick.

- **Light**

Light with dry kindling (use 1 - 2 kg). Leave the door ajar and stay close to the stove during the lighting phase.

- **Good layer of embers**

Be certain to have a good layer of embers before refilling. The wood should light within 2 minutes. If the logs do not ignite it may, in an extreme case, cause the flue gases to ignite which may pose a risk to material damage or personal injury.

- **Refuelling**

When refuelling use 2 - 3 pieces of wood - no more than 2 - 2.5 kg.

- **Ensure adequate air**

I.e. clear and yellow flames.

- **Never burn overnight**



By appointment to The Royal Danish Court

morsø

Morsø Jernstøberi A/S - 25.11.2021 - 72610400

MORSØ JERNSTØBERI A/S · DK-7900 NYKØBING MORS
E-Mail: info@morsoe.com · Website: www.morsoe.com

LRB-2022-65

22/01088/FLL - Alterations and extension to dwellinghouse, formation of vehicular access and driveway, erection of gates and associated works, 2 Oakbank Crescent, Perth, PH1 1DD

REPRESENTATIONS

Development Management

From: Planning Consultations <PlanningConsultations@scottishwater.co.uk>
Sent: 21 July 2022 16:35
To: Development Management
Subject: Scottish Waters response to -22/01088/FLL | Alterations and extension to dwellinghouse, formation of vehicular access and driveway, erection of gates and associated works | 2 Oakbank Crescent Perth PH1 1DD22/01088/FLL

CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

22/01088/FLL | Alterations and extension to dwellinghouse, formation of vehicular access and driveway, erection of gates and associated works | 2 Oakbank Crescent Perth PH1 1DD

Good Afternoon,

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

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

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

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

Kind regards,

Ruth Kerr

Technical Analyst
North Regional Team

Strategic Development
Development Services
Dedicated Freephone Helpline: 0800 389 0379

DevelopmentOperations@scottishwater.co.uk

Scottish Water.

Trusted to serve Scotland.

----- Original Message -----

From: Local Planner <developmentmanagement@pkc.gov.uk>;
Received: Tue Jul 19 2022 14:16:55 GMT+0100 (British Summer Time)
To: <planningconsultations@scottishwater.co.uk>;
Subject: Planning Application Consultation for Application No 22/01088/FLL

From: Mr and Mrs Law
Sent: 04 August 2022 21:27
To: Development Management
Subject: Planning application

CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

Planning Application Reference 22/01088/FLL. Looking at online plans for 2 Oakbank Crescent, we are concerned about 1. On proposed south elevation plan there is no bathroom window although drawings show a bathroom window. 2. We are very concerned about size of proposed plan fearing it will block out light from our bathroom and living room windows. We feel it is an over development of the land. Allan & Susan Law 4 Oakbank Crescent.

Sent from my iPad

Comments for Planning Application 22/01088/FLL

Application Summary

Application Number: 22/01088/FLL

Address: 2 Oakbank Crescent Perth PH1 1DD

Proposal: Alterations and extension to dwellinghouse, formation of vehicular access and driveway, erection of gates and associated works

Case Officer: Keith Stirton

Customer Details

Name: Ms Rona Ferguson

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Excessive Height
- Over Looking

Comment: Looking at the online plans I would have concerns about:

1: Loss of privacy due to proposed south facing lower ground floor bifold doors overlooking my rear garden with only the existing 4ft tall boundary fence. Photographs included with the proposal appear to be taken during spring months and do not demonstrate the privacy afforded to me by my deciduous shrubs. They appear to imply my amenity space is currently overlooked which in summer months is inaccurate.

This issue could be alleviated if the applicants raised the height of the existing boundary fence.

2: With regards to the proposed upper floor extension I object to the elevation of both the large vertical master bedroom windows and dressing room window. These windows would give clear unobstructed sight into and overlook my rear garden with intrusion into my current privacy.

Overlooked areas would include my amenity spaces such as my patio with seated area, which in the summer months is private, quiet and is well used.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/01088/FLL	Comments provided by	Lachlan MacLean Project Officer – Transport Planning
Service/Section	Transport Planning	Contact Details	TransportPlanning@pkc.gov.uk
Description of Proposal	Alterations and extension to dwellinghouse, formation of vehicular access and driveway, erection of gates and associated works		
Address of site	2 Oakbank Crescent Perth PH1 1DD		
Comments on the proposal	<p>The applicant is proposing an extension to their dwellinghouse to increase the property size from two bedrooms to four bedrooms.</p> <p>The vehicle access to the public road network for the property will be via the existing driveway off Oakbank Crescent. The applicant is proposing to create a second driveway to the property approximately 10m to the south of the existing driveway. This will allow the north driveway to be the “in” and the south driveway the “out” for the property. Streetlighting have advised that the existing underground cabling to be lowered to a depth of 350mm under extents of proposed vehicle access.</p> <p>The drawings indicate parking space on site for three vehicles, which is in line with the requirements of the National Roads Development Guide. However, with all three vehicles parked as indicated, turning facilities are reduced and one vehicle would still need to reverse out of the driveway, as would be the case with the current parking arrangements.</p> <p>If the applicant is successful in gaining planning consent, they must apply for a Vehicle Access Consent before starting works on the formation of the second access. This will allow the applicants contractor to apply for the necessary consents to work within the public road network. More information on the process can be found on the following website: https://www.pkc.gov.uk/vehicleaccess. Please note, that as planning permission has been applied for, currently no fee is required for the Vehicle Access Consent (VA1 form), please include the planning application number on your VA application form.</p> <p>Insofar as the Roads matters are concerned, I have no objections to this proposal on the following conditions.</p>		

Recommended planning condition(s)	<p>Prior to the development hereby approved being completed or brought into use, the vehicular access shall be formed in accordance with Perth & Kinross Council's Road Development Guide Type B Figure 5.6 access detail, of Type B Road construction detail.</p> <p>Reason - In the interests of road safety; to ensure an acceptable standard of construction within the public road boundary.</p> <p>Prior to the development hereby approved being completed or brought into use, the access shall be constructed so that no surface water is discharged to the public road.</p> <p>Reason - In the interests of road safety.</p>
Recommended informative(s) for applicant	<p>The applicant is advised that, in terms of Sections 56 of the Roads (Scotland) Act 1984, he/she/they must obtain from the Council, as Roads Authority, consent to open an existing road or footway prior to the commencement of works. Information on junction types, requirements for Vehicular Access consents (VA1) and application forms are available at www.pkc.gov.uk/vehicleaccess. Advice on the disposal of surface water should be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.</p> <p>Street lighting infrastructure present at the site, discussions must be had with the Street Lighting Partnership to obtain the locations of infrastructure and its relocation to facilitate the vehicle access. Contact Mark Gorrie at Perth & Kinross Council Street Lighting Department for further details.</p>
Date comments returned	<p>08 August 2022</p>

Memorandum

To Development Management & Building
Standards Service Manager

From Regulatory Services Manager

Your ref 22/01088/FLL

Our ref LRE

Date 9 August 2022

Tel No [REDACTED]

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5G

Consultation on an Application for Planning Permission

22/01088/FLL RE: Alterations and extension to dwellinghouse, formation of vehicular access and driveway, erection of gates and associated works, 2 Oakbank Crescent, Perth, PH1 1DD for Mr and Mrs Craig and Maggie Smith

I refer to your letter email dated 19 July 2022 in connection with the above application and have the following comments to make.

Environmental Health

Recommendation

I have no adverse comments to make in relation to the application but recommend the undernoted informative be included on any given consent.

Comments

This application is for an extension to a dwellinghouse from a two bedroom to a four-bedroom property and plans indicate that the applicant proposes to install a stove within the lounge area and solar panels on the pitched roof and flat roof of the dwellinghouse.

Stove

Air Quality

The applicant has submitted information of the stove to be installed,

The Environment Act 1995 places a duty on local authorities to review and assess air quality within their area. Technical Guidance LAQM.TG (16) which accompanies this act advises that biomass boilers within the range of 50kW to 20MW should be assessed in terms of nitrogen dioxide and particulate matter. The pollution emissions of concern from biomass are particulate matter (PM₁₀/PM_{2.5}) and nitrogen oxides (NO_x).

The submitted information on stoves to be installed, are out with the range to be assessed so, I have no adverse comments to make with regards to air quality.

Nuisance

This Service has seen an increase in nuisance complaints with regards to smoke and smoke odour due to the installation of biomass appliances. Nuisance conditions can come about due to poor installation and maintenance of the appliance and inadequate dispersion of emissions due to the inappropriate location and height of flue with regards to surrounding buildings.

The stoves will be exhausted through a chimney and a flue, and both terminate above the roof ridge of the property therefore, emissions should adequately disperse and given the distance to neighbouring residential property nuisance conditions should not arise.

I would advise that smoke/odour could be further minimised using fuel recommended by the manufacturer, therefore I recommend that the undernoted informative be included on any given consent.

Solar Panels

This is in line with the guidance; Pager Power 'Solar Photovoltaic and Building Development – Glint and Glare Guidance' April 2021 3rd edition which states that dwellings to the North or South of the panels are unlikely to experience a solar reflection. Given the orientation of the solar array and distance attenuation to residential properties I do not foresee glare from the installation affecting the residential amenity of neighbouring properties.

As such, I have no objections to the application and no adverse comments to make.

Informative

- The approved stove system shall be installed and thereafter operated and maintained in accordance with the manufacture's recommendations, such that smoke odours are not exhausted into or escape into any neighbouring dwellings. Failure to do so may result in an investigation and possible action by Environmental Health under the Environmental Protection Act 1990.



Memorandum

To Development Management & Building
Standards Service Manager

From Regulatory Services Manager

Your ref 22/01088/FLL

Our ref CHF

Date 16/08/2022

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

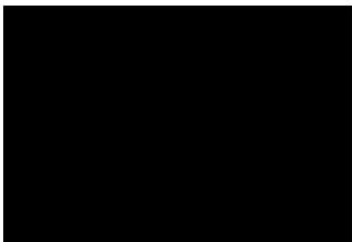
22/01088/FLL RE: Alterations and extension to dwellinghouse, formation of vehicular access and driveway, erection of gates and associated works at 2 Oakbank Crescent Perth PH1 1DD for Mr Craig And Mrs Maggie Smith

I refer to your letter dated 26 July 2022 in connection with the above application and have the following comments to make.

Contaminated Land

Informative

An inspection of the proposed development site did not raise any real concerns, although mapping does indicate that there is infilled land of unknown material within the site. The applicant is advised that there may therefore be potential for contamination within the site. Should any contamination be found during the approved works, works should cease and the Land Quality team should be contacted on 01738 475000 or es@pkc.gov.uk for further advice.



CDS Planning Local Review Body

From: [REDACTED]
Sent: 20 December 2022 14:52
To: CDS Planning Local Review Body
Subject: Re: LRB-2022-65

CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

Our feelings remain the same. We feel it's an overdevelopment, which will completely overwhelm the site and not in keeping with the area, as well as blocking light out of my property. .Yours Mr & Mrs Law

Sent from my iPhone

CDS Planning Local Review Body

From: Katie Crerar <kcplanning@outlook.com>
Sent: 02 January 2023 19:35
To: CDS Planning Local Review Body
Subject: RE: LRB-2022-65

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

Dear Audrey,

Many thanks for your email of 22 December.

In response to the representation, the applicants' and myself wish to respond as follows:

We strongly contest the points raised and hope that the committee feels the counterpoints are sufficiently covered in the appeal documents.

"We feel it's an overdevelopment which will completely overwhelm the site"

Please refer to the comparison table on page 12 of the Review Statement. The proposal will result in a total developed footprint of 28% of the site (including the summerhouse). This is comparable with many of the surrounding plots, with the directly neighbouring properties at 20 Fraser Terrace and 4 Oakbank Crescent having a developed footprint of 28% and 35% respectively. We would also point out that the footprint of our proposal will not extend as far into the garden as that of the neighbouring property at 4 Oakbank Crescent. We hope that the committee view this direct comparison (seen in the visualisation and comparison table) as a clear case that our proposal is not an overdevelopment.

"...and not in keeping with the area..."

Please refer to the visualisation and appendix images. The existing property is retained, freshened up and the proposed extension is imperceptible to the public, therefore having a very limited visual impact on the area. There is a considerable variety in the street facing facades along the Crescent (seen in the appendix images), many of which have been extended on the street elevations (such as garages, dormers etc) and are clearly visible to the passing public.

"...as well as blocking light out of my property."

Please refer to the delegated report. As stated in this report: "Overshadowing calculations are done on the basis of a 45-degree shadow line, taken from the nearest proposed high point towards the neighbouring properties. The high point of the single storey extension is 2.85 metres, which is offset from the southern boundary by 1.65 metres and the northern boundary by 1.25 metres. **Accordingly, taking the position, height and orientation of the proposed development and intervening boundary treatments into account, the proposals would not have a detrimental overshadowing impact on neighbouring properties.**" Therefore it has been concluded there would be no overshadowing/blocking of light to 4 Oakbank Crescent.

Kind Regards
Katie

Katie Crerar MRTPI BA (Hons) MA
Planning Consultant **KC Planning**

