

**TCP/11/16(185)**

**Planning Application 12/00220/FLL – Alteration and extension to dwellinghouse at 3 Geddes Drive, Perth, PH1 1QD**

**PAPERS SUBMITTED  
BY THE  
APPLICANT**





Pullar House 35 Kinnoull Street Perth PH1 5GD

Tel: 01738 475300

Fax: 01738 475310

Email: [onlineapps@pkc.gov.uk](mailto:onlineapps@pkc.gov.uk)

Planning Department

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

Thank you for completing this application form:

ONLINE REFERENCE 000038677-001

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

## Applicant or Agent Details

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

☐ Applicant ☒ Agent

### Agent Details

Please enter Agent details

Company/Organisation:

Alan Hardie Architect

Ref. Number:

First Name: \*

Alan

Last Name: \*

Hardie

Telephone Number: \*

0131 6541019

Extension Number:

Mobile Number:

Fax Number:

Email Address: \*

[alan@alanhardie.co.uk](mailto:alan@alanhardie.co.uk)

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

Building Name:

Building Number:

5

Address 1 (Street): \*

Mitchell Street

Address 2:

Town/City: \*

Dalkeith

Country: \*

United Kingdom

Postcode: \*

EH22 1JQ

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

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title: *	<input type="text" value="Other"/>
Other Title: *	<input type="text" value="Mr &amp; Mrs"/>
First Name: *	<input type="text" value="David &amp; Margaret"/>
Last Name: *	<input type="text" value="Park"/>
Company/Organisation:	<input type="text"/>
Telephone Number:	<input type="text"/>
Extension Number:	<input type="text"/>
Mobile Number:	<input type="text"/>
Fax Number:	<input type="text"/>
Email Address:	<input type="text"/>

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

Building Name:	<input type="text"/>
Building Number:	<input type="text" value="3"/>
Address 1 (Street): *	<input type="text" value="James Street"/>
Address 2:	<input type="text" value="Methven"/>
Town/City: *	<input type="text" value="Perth"/>
Country: *	<input type="text" value="UK"/>
Postcode: *	<input type="text" value="PH1 3QH"/>

## Site Address Details

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

Address 1:	<input type="text" value="3 Geddes Drive"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text"/>	Town/City/Settlement:	<input type="text" value="Perth"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text" value="PH1 1QD"/>
Address 4:	<input type="text"/>		

Please identify/describe the location of the site or sites.

Northings	<input type="text" value="723876"/>	Easting	<input type="text" value="308681"/>
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## Description of the Proposal

Please provide a description of the proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

## Type of Application

What type of application did you submit to the planning authority? \*

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? \*

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time of expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

It is not considered that the application does not contravene Planning Legislation in any way and that the "reasons for refusal" stated by the Planning Officer are based on subjective statements which are not borne out by facts and can be directly contradicted by good reasoning to the contrary.

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

☐ Yes ☒ No

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. You can attach these documents electronically later in the process: \* (Max 500 characters)

Agent's Letter  
Client's Letter  
Neighbour's letter  
Photographs

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

12/00220/FLL

What date was the application submitted to the planning authority? \*

17/02/12

Has a decision been made by the planning authority? \*

☒ Yes ☐ No

What date was the decision issued by the planning authority? \*

11/04/12

## 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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

☒ Yes ☐ No

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

Can the site be clearly seen from a road or public land? \*

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? \*

☒ Yes ☐ No

## Checklist - Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? \*

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? \*

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

☒ Yes ☐ No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and drawings) which are now the subject of this review \*

☒ Yes ☐ No

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 (if any) from the earlier consent.

## Declare - Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Alan Hardie

Declaration Date: 30/04/2012

Submission Date: 30/04/2012

# Alan Hardie Architect

Planning Authority  
Perth & Kinross Council  
Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Dear Sirs

## **Application for Review**

### **Proposed extensions: 3 Geddes Drive, Perth, PH1 1QD**

With reference to the refusal of Planning Consent for the above, dated 11 April 2012 (planning reference 12/00220/FLL), on behalf of my clients David & Margaret Park, I present the following, together with the enclosed letters from my clients and from their neighbours at 01 Geddes Drive Perth as "supporting documentation" to be included with this Application for Review.

In the "reason for refusal" it is stated that the proposal *"represents over development of the property and would have an adverse impact on residential amenity due to its scale and proximity to adjacent properties"*. With reference to the Planning Officer's report dated 2 April 2012, this refers specifically to the adjacency of the northern proposed extension in relation to No. 1 Geddes Drive. That report states that *"the extension will be constructed over an area which currently provides access to the rear of the applicant's property. The development will effectively build over this pathway and abut the boundary. There is a change in levels between no. 1 and no. 3 Geddes Drive which will accentuate the height of the extension from the neighbouring property. I consider that this would have a detrimental effect on the enjoyment of the garden ground of this property. The extension will be overbearing and intrusive in such close proximity."*

A review of the decision is sought as it is my client's view that the opinion expressed by the Planning Officer in the statement above - that the extension proposal will have a "detrimental effect" and be "overbearing and intrusive in such close proximity" is a subjective opinion. It can be readily argued that the opposite is in fact the case - that the proposal will have a positive effect for both properties and is not intrusive in any way. Accepting that the new extension gable is slightly closer to the property at no. 1 Geddes Drive, that property and garden are overlooked by both the pathway and windows in the gable of no. 3 (refer photographs). The proposed extension will remove both overlooking aspects. Thus it can be argued that the extension actually enhances the enjoyment of the garden ground to no. 1. Together with the erection of a new fence (planning reference 12/00239/FLL granted 23 April 2012) it has always been my client's intention that not only their own privacy and amenity, but that of their neighbours be improved.

Enclosed are statements from both my client and Mr & Mrs Edwards (the owners of no. 1 Geddes Drive) showing that discussions had taken place prior to the application being made. Note that in their statement of support, Mr & Mrs Edwards have the view that my client's proposal "offers their property and rear garden area increased privacy". They make no reference anywhere to a view that the proposed extension is overbearing or intrusive.

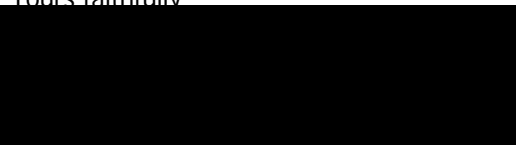
5 Mitchell Street  
Dalkeith  
EH22 1JQ  
Date: 30.04.12  
2011-063A/08/AH/01

# Alan Hardie Architect

If it can be accepted that the Planning Officer's opinion is indeed subjective and that the opposite view is more valid, there does not appear to be any other contraventions of Planning Policy and none are referred to in the refusal.

Accordingly, the review panel are invited to visit site and avail themselves of the facts as presented here and to form their own judgement as to whether my client's proposal would "have an adverse impact on residential amenity due to its scale and proximity to adjacent properties". My client's view and that of the immediate neighbour who is affected by the proposal, is that it does not.

Yours faithfully



Alan Hardie Architect

Cc David & Margaret Park

Enc.



3 Geddes Drive

Perth

PH1 1QD

25 April 2012

Planning Department

Perth & Kinross Council

Pullar House

35 Kinnoull Street

Perth

PH1 5GD

Dear Sirs,

APPEAL AGAINST REFUSAL OF APPLICATION 12/00220/FLL –

ALTERATION & EXTENSION TO DWELLINGHOUSE 3 GEDDES DRIVE

We wish to put forward the following comments for consideration by the Appeal Committee regarding this application:-

1. The proposed alterations and extension to this property are aimed at utilising unproductive garden areas to maximise both the amenities of the house and the garage (the ability to actually get a classic car under cover) in our retirement whilst enhancing the privacy and amenity of both neighbouring properties.
2. We believe that the extensions to the gable ends will not have an undue impact on the overall density of the plot as they have been aimed at keeping the same building lines to the front and back to minimise the overall visual impact.
3. Prior to the lodging of this application, the owners/occupiers of No 1. Geddes Drive were fully consulted about the proposal including an outline plan and a site visit by ourselves. Had we not got their verbal agreement we would not have put forward the current plan for planning permission.
4. As the location with its amenities and transport links gives us both great confidence in enjoying our retirement, we respectfully request that the committee reconsiders the current decision and allow us to proceed with this proposal.

Yours faithfully,



Margaret A. Park



David A.M. Park



1 Geddes Drive  
Perth  
PH1 1QD

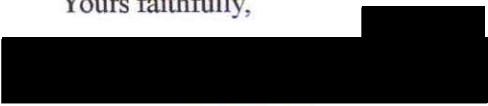
Sunday 22 April 2012

Planning Application Number: 12/00220/FLL 3: Geddes Drive, Perth, PH1 1QD

We reside at No 1 Geddes Drive, Perth, PH1 1QD, adjacent to the address in the subject title along its Northern boundary. The owners have explained to us their proposal for a gable-end extension of their property up to our mutual boundary. We have discussed this proposal and have considered the possible impact this has for our property.

We conclude that there will be no adverse impact. Indeed, the proposal offers our property and rear garden area increased privacy with the removal of windows on the gable end in question, combined with the elimination of pedestrian traffic between the two properties at that northern end.

Yours faithfully,

  
Mrs Lorna Edwards  
Mr Frank Edwards



















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**TCP/11/16(185)**

**Planning Application 12/00220/FLL – Alteration and extension to dwellinghouse at 3 Geddes Drive, Perth, PH1 1QD**

**PLANNING DECISION NOTICE**

**REPORT OF HANDLING**

**REFERENCE DOCUMENTS**



# PERTH AND KINROSS COUNCIL

David And Margaret Park  
c/o Alan Hardie Architect  
5 Mitchell Street  
Dalkeith  
EH22 1JQ

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date 11th April 2012

## TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **12/00220/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 17th February 2012 for permission for **Alteration and extension to dwellinghouse 3 Geddes Drive Perth PH1 1QD** for the reasons undernoted.

Development Quality Manager

### Reasons for Refusal

1. The proposal is contrary to Policy 41 of the Perth Area Local Plan 1995 incorporating alteration No. 1 Housing Land 2000 as it represents over development of the property and would have an adverse impact on residential amenity due to its scale and proximity to adjacent properties.

### Justification

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

### Notes

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

**Plan Reference**

**12/00220/1**

**12/00220/2**

**12/00220/3**

**12/00220/4**

**12/00220/5**



## REPORT OF HANDLING

### DELEGATED REPORT

Ref No	12/00220/FLL
Ward No	N11- Perth City North

**PROPOSAL:** Alteration and extension to dwellinghouse

**LOCATION:** 3 Geddes Drive Perth PH1 1QD

**APPLICANT:** David And Margaret Park

**RECOMMENDATION:** REFUSE THE APPLICATION

**SITE INSPECTION:** 2 April 2012



#### OFFICERS REPORT:

Planning permission is sought for alteration and extension to 3 Geddes Drive, Perth. The property is a single storey dwelling with integral single garage located on Perth's Western Edge. The rear of the property backs onto West Mains Avenue. There is a related application for the erection of fences, a gate and a hard standing area (12/00239/FLL).

The current proposal involves the construction of extensions to both side elevations; to create an extra bedroom on the south elevation and to extend the garage and construct a utility room on the north elevation.

There is minimal garden ground attached to the property. However the proposal is to use land to the sides of the property. That to the south is currently laid to gravel with a slabbed path to the side. That to the north forms part of a path which provides access to the rear of the property.

The extension to the north extends 2 metres from the side of the property and extends for the full height of the property. The extension to the south extends approximately 2.8 metres and is approximately 4metres in length. Ridge height will be around 4.8metres.

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 adopted development plans that are applicable to this area are the Perth and Kinross Structure Plan 2003 and the Perth Area Local Plan 1995 Incorporating Alteration No.1 Housing Land 2000.

The determining issues in this case are whether: - the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy. In this case policy 41 of the adopted Local Plan which relates to general residential and background policies is considered the predominant criterion in the determination of this application.

The materials proposed for the development would be acceptable. However I do have concerns about the proximity of the northern extension in relation to No. 1 Geddes Drive. The extension will be constructed over an area which currently provides access to the rear of the applicant's property. The development will effectively build over this pathway and abut the boundary. There is a change in levels between no. 1 and no. 3 Geddes Drive which will accentuate the height of the extension from the neighbouring property. I consider that this would have a detrimental effect on the enjoyment of the garden ground of this property. The extension will be overbearing and intrusive in such close proximity.

I have less concern as to the extension to the north. This is more modest in height and whilst coming close to the boundary it is the garage of the neighbouring property that would be adjacent to the proposed extension. There are also no windows proposed that would overlook the property.

However, when taken as a whole I consider the development to be contrary to policy 41 in that it would have an adverse impact on residential amenity and would represent over development of the property. There are no material considerations which would justify overriding the adopted Development Plan. On that basis the application is recommend for refusal.

## **DEVELOPMENT PLAN**

P\_041 Perth Area general residential  
Proposals Map B identifies areas of residential and compatible uses where existing residential amenity will be retained and where possible improved. Where sites in other uses become available for development, housing will generally be the most



obvious alternative use. Some scope may exist for infill development, but only where this will not significantly affect the density, character or amenity of the area concerned. Small areas of private and public open space will be retained where they are of recreational or amenity value to their surroundings. Change of use to hotel, boarding and guest house use will be permitted normally only on the main radial routes in the city.

## **OTHER POLICIES**

None.

## **SITE HISTORY**

04/00857/FUL Erection of a conservatory 14 July 2004 Application Refused  
12/00239/FLL Erection of replacement fence and extension to vehicle hard standing

## **CONSULTATIONS/COMMENTS**

Scottish Water                      No objection.

**TARGET DATE:** 17 April 2012

## **REPRESENTATIONS RECEIVED:**

Number Received: 0

**Summary of issues raised by objectors:** n/a

**Response to issues raised by objectors:** n/a

## **Additional Statements Received:**

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

**Legal Agreement Required:** Not required.

**Direction by Scottish Ministers –** n/a

**Reasons:-**

- 1 The proposal is contrary to Policy 41 of the Perth Area Local Plan 1995 incorporating alteration No. 1 Housing Land 2000 as it represents over development of the property and would have an adverse impact on residential amenity due to its scale and proximity to adjacent properties.

**Justification**

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

Note  
The contractor will be held to have examined the site and checked the accuracy of the information provided. No assumptions should be made without reference to the architect. No dimensions should be scaled from this drawing.

Revision	Date	By

Alan Hardie Architect  
5 MITCHELL STREET, DALKEITH, MIDLOTHIAN EH22 1JQ  
T 0131 654 1019 E alan@alanhardie.co.uk W www.alanhardie.co.uk

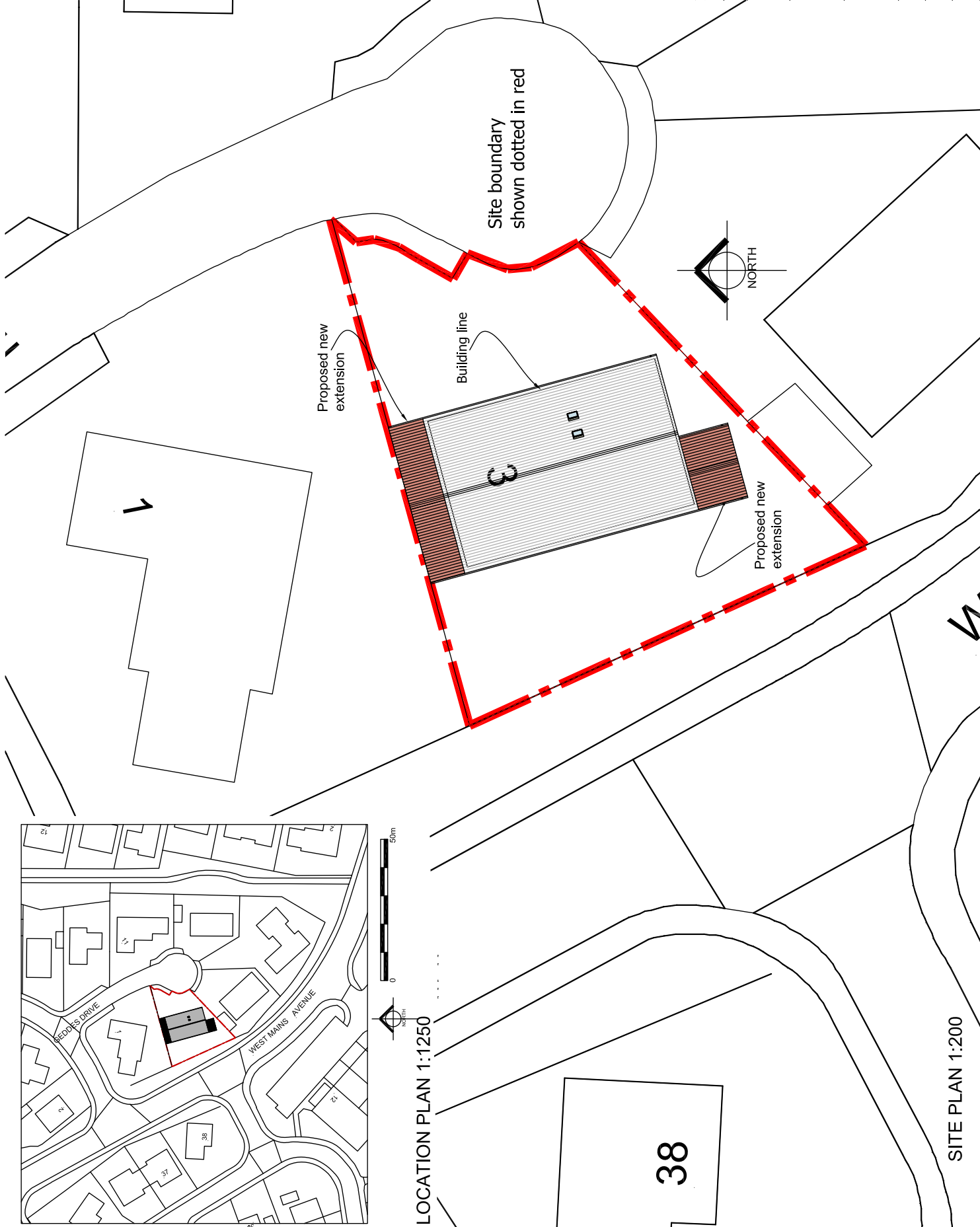
Status **PLANNING**

Client  
DAVID & MARGARET PARK

Project Title  
NEW EXTENSIONS  
3 GEDDES DRIVE  
PERTH

Drawing Title  
LOCATION PLAN/SITE PLAN

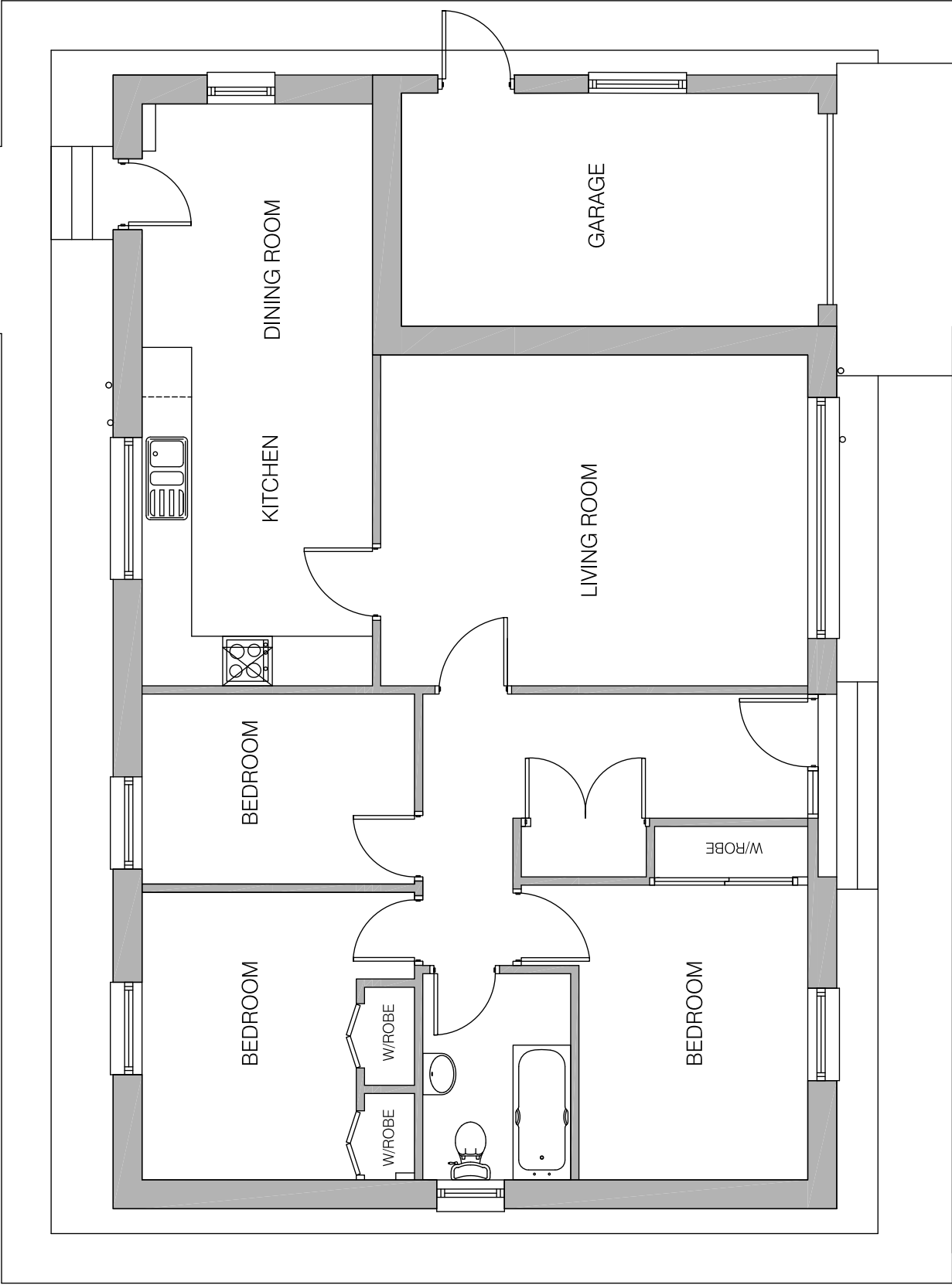
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AS SHOWN	08 FEB 12
Drawn by	Checked by
AH	
Job No.	Drawing No.
2011-063	A(01)000
	Rev:



LOCATION PLAN 1:1250

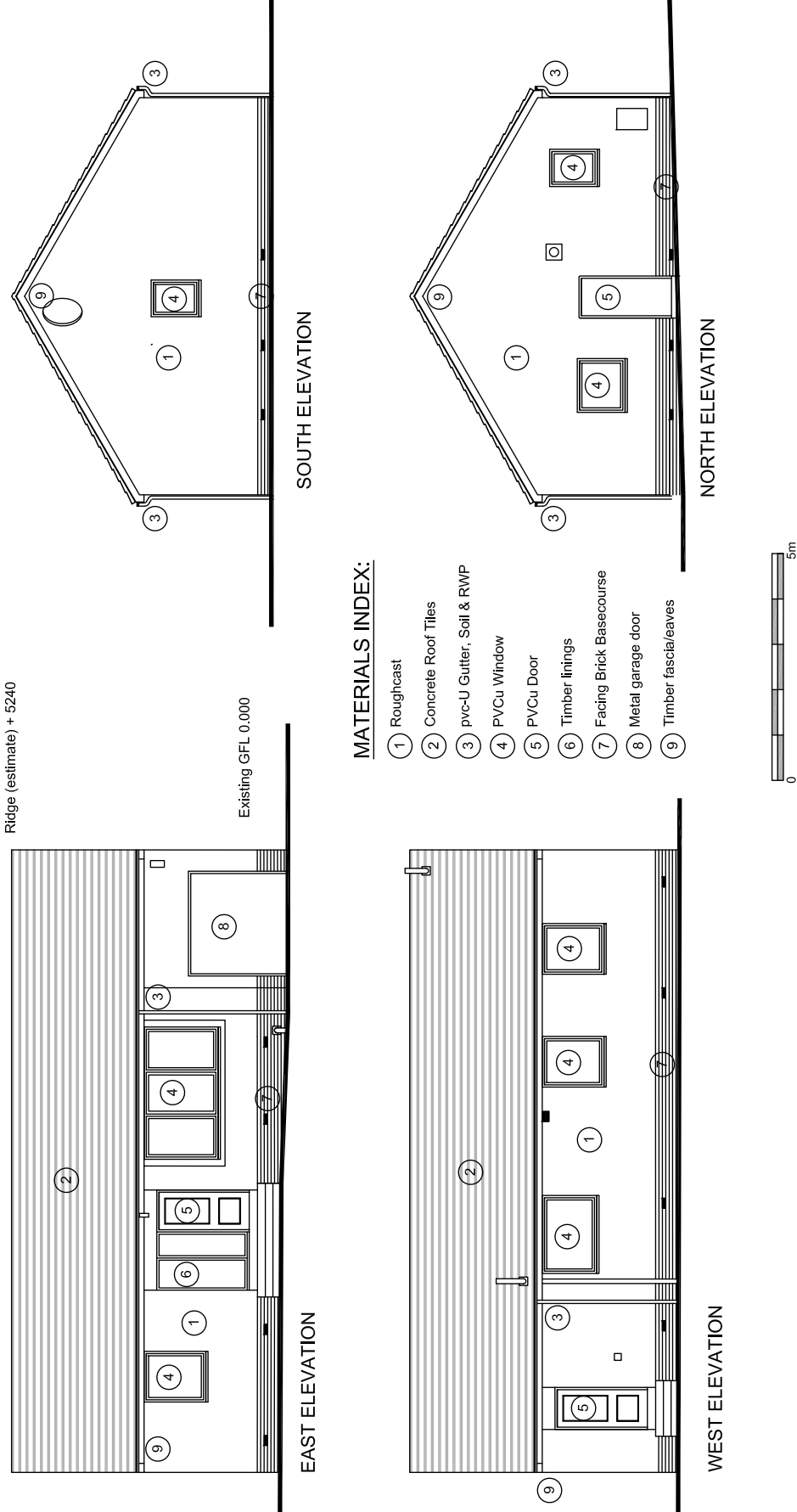
SITE PLAN 1:200

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**Alan Hardie Architect**  
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T 0131 654 1019 E alan@alanhardie.co.uk W www.alanhardie.co.uk

Status	PLANNING		
Client	DAVID & MARGARET PARK		
Project Title	NEW EXTENSIONS 3 GEDDES DRIVE PERTH		
Drawing Title	EXISTING FLOOR PLAN		
Scale	1:500@A3 1:25@A1	Date	DECEMBER 2011
Drawn by	AH	Checked by	
Job No.	2011-063	Drawing No.	A(01)001
Rev.	A		

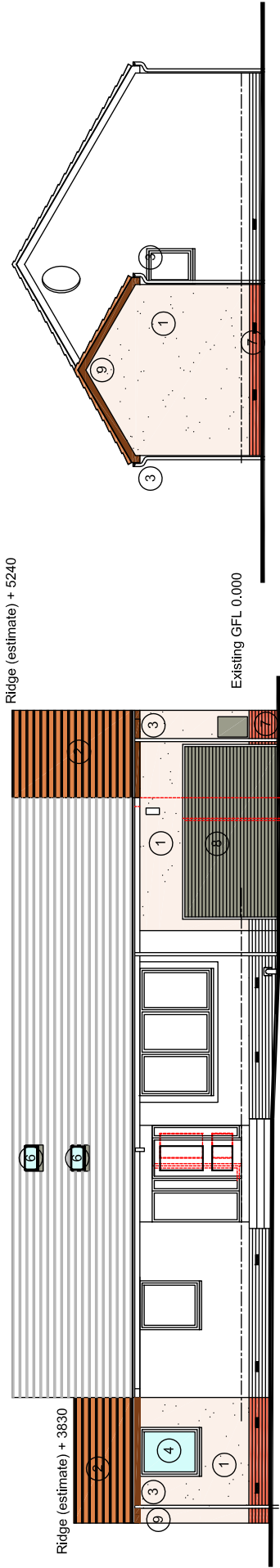




Note  
The contractor will be held to have examined the site and checked all dimensions and levels before construction commences. No assumption should be made without reference to the architect.

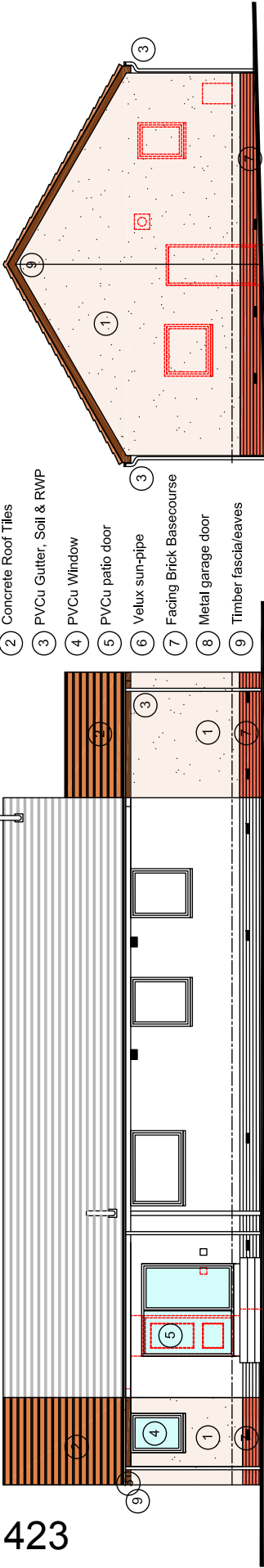
Revision	Date	By
A	31.07.12	AH
B	08.02.12	AH

FRONT DOOR AMENDED  
DRAWING UPDATED TO PLANNING STATUS



#### MATERIALS INDEX:

- 1 Roughcast
- 2 Concrete Roof Tiles
- 3 PVCu Gutter, Soil & RWP
- 4 PVCu Window
- 5 PVCu patio door
- 6 Velux sun-pipe
- 7 Facing Brick Basecourse
- 8 Metal garage door
- 9 Timber fascia/eaves



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**Alan Hardie Architect**  
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T 0131 654 1019 E alan@alanhardie.co.uk W www.alanhardie.co.uk

Status: PLANNING

Client: DAVID & MARGARET PARK

Project Title: NEW EXTENSIONS  
3 GEDDES DRIVE  
PERTH

Drawing Title: PROPOSED ELEVATIONS

Scale:	Date:
1:100@A3 1:50@A1	DECEMBER 2011
Drawn by:	Checked by:
AH	
Job No.:	Drawing No.:
2011-063	A(03)002
Rev.:	B

