TCP/11/16(361)
Planning Application 14/02187/FLL – Extension to dwellinghouse, 7 Corsie Drive, Perth, PH2 7BU

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1988

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PAPERS SUBMITTED BY THE APPLICANT

1990

CUSTOMER SERVICE POINT
- 8 MAY 2015
RECEIVED

CHIEF EXECUTIVES
DEMOCRATIC SERVICES
11 MAY 2015
Notice of Review
RECEIVED

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	Mr & Mrs G Dewar
Address	7 Corsie Drive ~~Perth~~ PERTH
Postcode	PH2 7BU
Contact Telephone 1	[redacted]
Contact Telephone 2	
Fax No	
E-mail*	[redacted]

Agent *(if any)*

Name	None.
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	Perth & Kinross Council
Planning authority's application reference number	14/02187/FLL
Site address	7 CORSIE DRIVE PERTH
Description of proposed development	EXTENSION TO DWELLINGHOUSE
Date of application	16·12·14
Date of decision (if any)	11·2·15

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

Nature of application

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

Reasons for seeking review

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

Review procedure

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

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

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

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

Site inspection

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

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

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

2.

Statement

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

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

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

PLEASE SEE ATTACHED STATEMENT AND SUPPORTING PAPERWORK

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.

OTHER PROPERTIES IN THE ESTATE

PLANNING APPLICATION 3 CORSIE DRIVE

- BOTH WITHIN KNOWLEDGE OF APPOINTED OFFICER.

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.

- SUPPORTING PHOTOGRAPHS
- LETTER FROM OWNER OF 9 CORSIE DRIVE

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:

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

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed [redacted] Date 8 May 2015

4.

Planning Appeal Statement

in connection with planning application 14/02187/FLL : Extension to dwellinghouse at 7 Corsie Drive, Perth PH2 7BU

May 2015
Mrs and Mrs G Dewar
7 Corsie Drive, Perth PH2 7BU

S.

Section 1 : Introduction

This appeal is submitted directly by the applicants, Mr & Mrs Dewar, in relation to their property at 7 Corsie Drive, Perth. The application was made to extend over the existing garage and create a third upstairs bedroom with en-suite bathroom.

The application was refused on 11 February 2015 for two reasons:

1. The proposed extension, by virtue of its unsympathetic roof design would have an adverse impact on visual amenity of dwelling and an adverse impact on visual amenity of surrounding area.

and

2. The proposed extension, by virtue of its height, position and close proximity to the neighbouring window would have an adverse impact on residential amenity.

and the justification was as follows:

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

The property is in the Kinnoull area of Perth in an estate of houses built by Bett Homes in the early 1970s. The Kinnoull area of Perth has excellent amenities for families and a good local primary school. It is very attractive to families. The properties were mainly occupied by young families when newly built. Many of those families have grown up and moved on and properties are now being purchased by the next generation of young families. Those families generally upgrade and modernise the properties to meet modern expectations.

The property is a relatively unattractive one and a half storey detached house rendered in grey render. It has three bedrooms in total. On the upper level there is one standard double bedroom with combed ceilings, one smaller bedroom also with combed ceilings which is only suitable for one child and a small shower room, also with combed ceiling. There is a very small double bedroom/study and small bathroom downstairs. The property has previously been upgraded to provide a large open plan kitchen/dining room to the rear.

The applicants have lived in the Kinnoull area of Perth since moving to Perth 12 years ago, firstly in a flatted property and latterly in this property. The applicants purchased this property around 3.5 years ago when they had one young baby who now attends Kinnoull Church nursery and has already made friends with other children with whom she will attend the local primary school. The applicants have no other children. The applicants are settled in the local community and they receive and support others with childcare.

The applicants both work full time in Perth. Mrs Dewar often works from home. The applicants receive childcare support from Mrs Dewar's mother who lives in Hamilton but

comes to Perth on a regular basis and stays overnight to cover two day's childcare. Mrs Dewar's mother uses the downstairs bedroom and this is also used for home working. The applicants therefore use all three bedrooms to their full potential.

The applicants wish to expand their family and were approved by Perth and Kinross Council's Adoption and Permanence Panel on 24 March 2015 as prospective adoptive parents. The applicants will be unable to adopt a child and grow their family unless they create another bedroom within the property or move property altogether.

Having secured a four bedroomed property in the area, the applicants decided to sell their property in February 2014. However, they were unable to sell it. Being in a good residential area there was a lot of interest and consequently viewings from families seeking to move to the area. However, the property could not be sold. Regular feedback was as follows:

- the downstairs bedroom is too small for the property to be appealing to the elderly;
- the property only has two bedrooms upstairs and is therefore unappealing to families; and
- the combed ceilings upstairs do not provide enough headroom.

The applicants therefore decided to proceed with a planning application which would provide them with the additional accommodation required but would also visually improve the appeal of the property from the exterior.

Perth and Kinross Council (PKC) refused the application on 11 February 2015.

This property cannot be sold in its existing state. There is no other way in which this property can be extended to provide a four bedroom property which is attractive to families but also respects the amenity of the neighbour.

Although the applicants personal circumstances are not a material consideration they do help to provide valuable context and a background to the application. They are also relevant to the vision set out in the TAYplan Strategic Development Plan 2012-2032 mentioned in at Section 3 below.

Section 2: Reasons for Refusal

1. The proposed extension, by virtue of its unsympathetic roof design, would have an adverse impact on visual amenity of dwelling and an adverse impact on visual amenity of surrounding area.

The Bett estate within which the property is situated has various designs of property. As the properties have been modernised and improved over recent years there is less and less consistency between them. Reference is made to the photographs numbered 1 to 12 attached.

The drawings accompanying the application show the proposed front elevation of property. The statement that the proposed roof design is unsympathetic to the existing building is entirely subjective. With the addition of the structure above the garage and the dormer window the property is far more attractive than in its existing state. The applicant intends to re-render the house in white render as part of the proposed upgrade. All of this would improve the visual appeal and contribute towards the appeal of the surrounding area. Reference is made to the white rendering of the properties shown in photos 2, 3, 5, 7, 8 and 11 attached.

Reference is also made to the planning application in respect of 3 Corsie Drive (planning application number 14/00580/FLL) which is currently being extended to provide accommodation over the garage. This property is shown in photos 4 and 5 attached. It is separated from the property by just one other property. 3 Corsie Drive was originally identical to the applicant's property. This property will have a gable end wall which will be flush with the garage wall.

The applicants wished to extend with the same gable end wall to the east. This would provide maximum internal floorspace. One of the reasons the property had been unattractive to potential purchasers was the combed ceilings offering restricted headroom. The north and south roof elevations will be pitched. With a pitched roof also on the east side, there would be restricted headroom to three sides of the proposed extension. The applicants liken this to being in a tent. However, the applicant's agent suggested that a 60 degree roof pitch on the east elevation would strike a suitable balance between loss of headroom and consequently floorspace whilst minimising the impact on the neighbouring property.

PKC has suggested a 45 degree pitched roof to the east side to preserve visual amenity. A 45 degree pitch would more significantly affect the internal headroom and consequently the floor space. The internal wall to the east would have to be moved to approximately midway across the existing garage, drastically reducing the floorspace. This would result in a long narrow effectively single bedroom. It would make the house unattractive to a modern family. The en-suite bathroom would also be lost. The other bathroom at first floor level is small shower room/toilet again with combed ceilings. It is not a family bathroom. Sufficient standing headroom is only possible in the upstairs shower room by the existence of recessed Velux windows placed directly above the toilet and wash-hand basin. Reference is made to photo 5 attached showing these velux windows.

Please note that even if the development does proceed there will be a two step stair between the new bedroom and the main staircase (which will have a half-landing) and a further two stairs up to the existing first floor landing and shower room. The existing shower room is therefore not easily accessible to the proposed new bedroom. In addition, there will be no natural light reaching the staircase or either landing. The loss of the en-suite would have an impact on the ability to use the third bedroom or upstairs accommodation, especially by small children.

To add a third bedroom with steep steeply sloping ceilings on three sides without an en-suite facility would exacerbate the difficulties in selling this property.

The investment required to extend the property would not make it a family home nor would it attract families in the future. It would not be worth proceeding with the development.

If the development does not proceed, the investment in this property to bring it in line with other modernised properties in the development would be lost. By not developing this property along the originally proposed lines, there would be a loss to the surrounding area.

The applicants wish to invest in this property and the surrounding area. The surrounding area has benefited from investment by families in outdated properties over recent years. Older residents comment that it is great to see young families moving in to the estate.

There were no objections from any third party.

PKC's refusal on the grounds of visual amenity is not consistent with the aims of the TAYplan mentioned below.

2. The proposed extension, by virtue of its height, position and close proximity to the neighbouring window would have an adverse impact on residential amenity.

The Delegated Report states that the development would have an overbearing dominant and imposing impact on the neighbouring property at 9 Corsie Drive but notes that the planning system is not designed to preserve a view. This reason for refusal is solely due to the presence of a west (side) facing living room window at 9 Corsie Drive. Reference is made to the Site Photographs within the Delegated Report where this window is just visible, overlooking the applicant's existing garage.

It is submitted that the side window at 9 Corsie Drive provides virtually no amenity to that property. That property has a very large picture window to the front (see photo 5 attached). The side window is a smaller secondary window which currently overlooks the corrugated iron roof of the applicant's garage. Being west facing it is already overshadowed by the applicant's property when it would otherwise benefit from the late afternoon/evening sun. This window does not let in any direct sunlight. Any additional overshadowing would not have any significant effect.

Although PKC does not ascribe any value to the existing view, it is submitted that a view of a tiled roof is equally as attractive as a corrugated garage roof. There will be no visual impact on 9 Corsie Drive.

For the reasons mentioned above, an extension in line with the property at 3 Corsie Drive with a 90 degree gable end to the east side would definitely be preferred by the applicant. However, the applicant's agent advised incorporating a 60 degree pitched roof to the east to maximise floor space and headroom whilst also respecting the amenity of the neighbouring property due to the side window. Given that this window provides little amenity it is submitted that suitable provision has been made in respect of the neighbouring property.

Many other properties within the estate have been extended and have a similar dominant effect on neighbouring properties. It is submitted that the development would have no more an overbearing impact on the neighbouring property than other developments which have been approved.

The neighbour at 9 Corsie Drive has examined the plans and has no objection. Reference is made to the letter from Mr and Mrs E Lewis attached.

The Delegated Report states that this reason for refusal was not a significant consideration. Indeed, PKC was prepared to allow an extension with a 45 degree pitch whereas the application was for a 60 degree pitch. It is submitted that a difference of 15 degrees would not make a significant difference to the impact on the neighbouring property. This reason for refusal should therefore be dismissed.

Section 3: Planning Policy

The following are referred to in the Delegated Report:

1. The TAYplan Strategic Development Development Plan 2012-2032

This states *"by 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant... The quality of life will make it a place of first choice where more people choose to live, work and visit and where businesses choose to invest and create jobs".*

The development of this property in to a four bedroom family home with en-suite master bedroom and modernising the exterior from its present state with the addition of a domer and white render would make it an attractive family property in line with many other properties in the estate. The property would likely be attractive to young professional families. The property would be likely to appeal to families wishing to invest, live and work in the region.

Modernising this property would also add to the regeneration and vibrancy of the surrounding area which has already begun. By not improving this property those benefits would be lost.

The applicants were unable to sell the property for the reasons set out at Section 1 above. If the property is extended with a 45 degree pitch to the east these problems would be exacerbated due to the resulting restriction on ceiling height, floorspace and loss of en-suite bathroom. To create a property with these features would not make it attractive to those looking to invest in the area.

2. Perth and Kinross Local Development Plan 2014

There are two principal policies referred to in the Delegated Report:

(i) Policy RD1 - Residential Areas

This states "*In identified areas residential amenity will be protected and, where possible, improved. Proposal will be encouraged where they satisfy one or more of the categories set out and are compatible with the amenity and character of the area.*"

The Delegated Report does not set out the categories referred to in this policy. The proposed development does satisfy two of the categories set out in the policy. There are:

Category (c): Proposals which improve the character or environment of the area; and
Category (d): Business, home working, tourism or leisure facilities.

As shown at Section 2 (Reasons for Refusal, point 2) there will be no significant impact on the neighbouring property. Residential amenity will be protected. Furthermore, the residential amenity of the existing property will be improved by the addition of a fourth bedroom and en-suite bathroom. The modernisation and improvement of the design of the building which is currently a relatively unattractive one and a half storey grey rendered building will improve the character of the area. With three bedrooms upstairs, the downstairs bedroom could be used as a spare bedroom/office and used for home working.

It is submitted that the application is in accordance with this part of the Development Plan.

(ii) Policy PM1A - Placemaking Development

Reference is made to the Delegated Report in this regard. The Placemaking element can be summarised as follows:

- placemaking is not to limit imaginative and innovative design but to discourage particular large and unsuitable additions and alteration which can destroy the composition of existing buildings and their surroundings;
- extensions should recognise and respect the form of the existing building and it design and should not overwhelm existing buildings;
- extensions should be clearly subordinate additions to the existing building.

The development is also in accordance with this part of the Development Plan. This will be an addition over the garage with a pitched roof and dormer window to the front elevation. The existing building is much wider than the existing garage. The extension will be clearly subordinate and will not overwhelm it. It will be within the existing height and width boundaries of the existing property.

It will not overwhelm the neighbouring property. The neighbouring property is in an elevated position in the street compared to 7 Corsie Drive and that will remain the case after the development has been completed. Reference is made to photo 5 attached.

The proposed development will have less of an overwhelming effect on the existing building than other developments in the area. Reference is made to Photos 1, 2, 5, 7, 8 and 11 attached.

Finally, PKCs Placemaking guide states: *"Placemaking in Perth and Kinross is not a "painting by numbers' exercise where standard solutions can be applied and coped. In fact this is one of the problems. The* only *standard the guide advocates is one of quality. The goal is to turn spaces into places; places that show that someone, somewhere cares for them and believes they matter"*

The investment in this property by the applicant will result in an attractive, modernised family home rather an outdated 1970s property.

PKC's justification for refusal of the planning application was that the proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan. For the reasons set out above, it is submitted that the application is in fact in accordance with the Development Plan. Materially, it also fits with the overall vision for the region set out in the TAYplan.

Section 4: Conclusion

The applicants seek permission to form a third bedroom at first floor level with an en-suite bathroom.

The application was refused and justified on the basis that the development is not in accordance with the local development plan because (a) it will have an adverse impact on the visual amenity of the existing property and area due to its unsympathetic roof design and (b) due to the presence of a window pertaining to the neighbouring property overlooking the extension, it will have an adverse impact on that property. For the reason set out in this statement it is considered that the proposed development is in accordance with the local Development Plan and therefore the reasons for refusal cannot be justified. Furthermore, by not developing the property the applicants are prevented from contributing to the vision for the region set out in the TAYplan referred to above by creating a modern four bedroom family home which will be attractive to young professional families who wish to live and work in the region.

The applicants have been unable to sell the property and therefore wish to develop it to meet modern needs. The property needs to be developed to fit with the requirements of modern living. Creating a modern vibrant community is the overarching principle of the TAYplan. There is no other way to develop this property. PKC's suggested alterations to the plans to provide a 45 degree pitched roof to the east side will exacerbate the problems the applicants discovered when attempting to sell the property.

Photo 1

similar property in Corsie Avenue extended to side

Photo 2

property improved in Carlie Avenue.

Note dominance over front elevation

Photo 3

2 Corsie Drive

White rendered and extended to side

2005

Photo 4

3 Corsie Drive

Currently being extended over garage

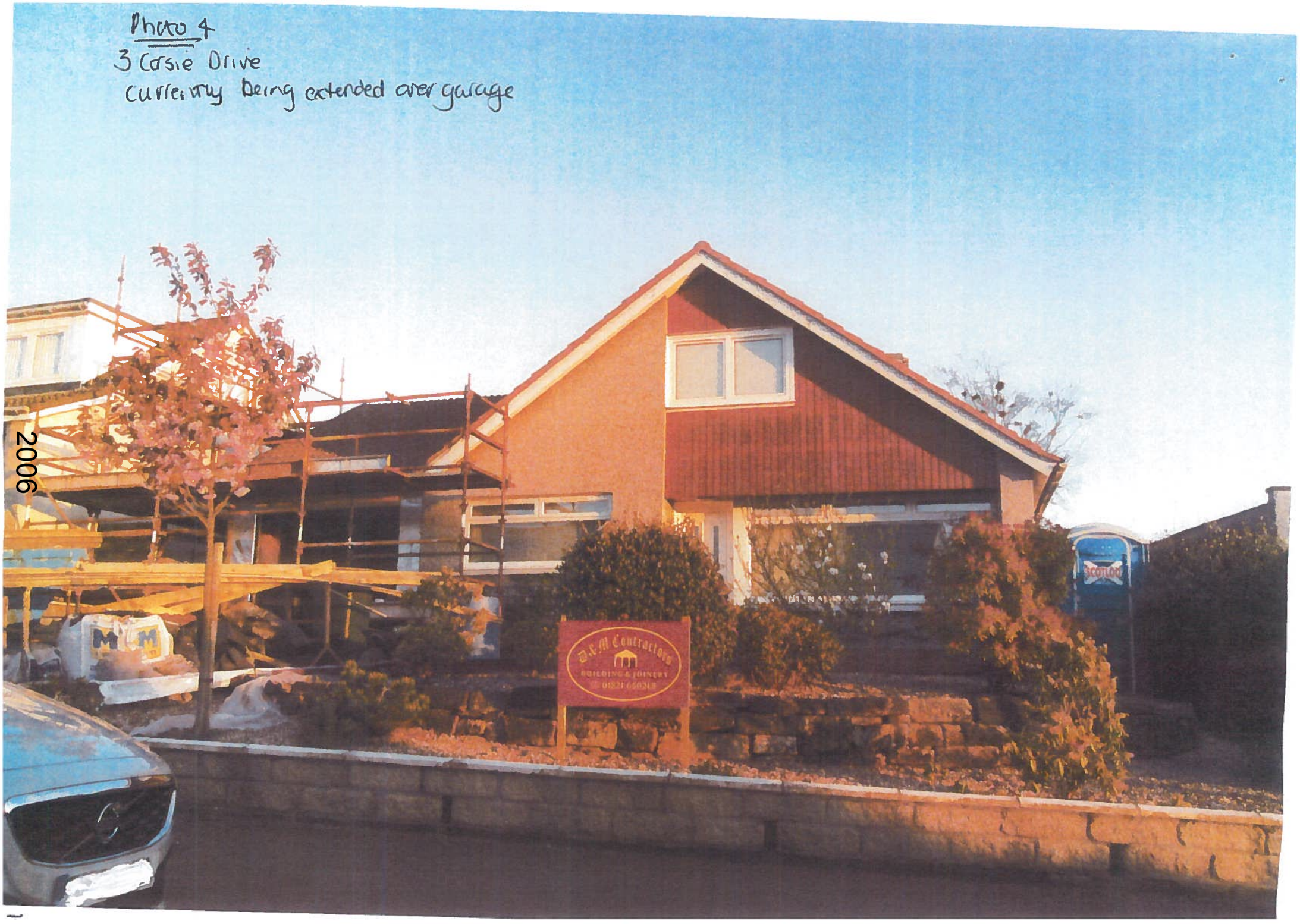

Photo 5

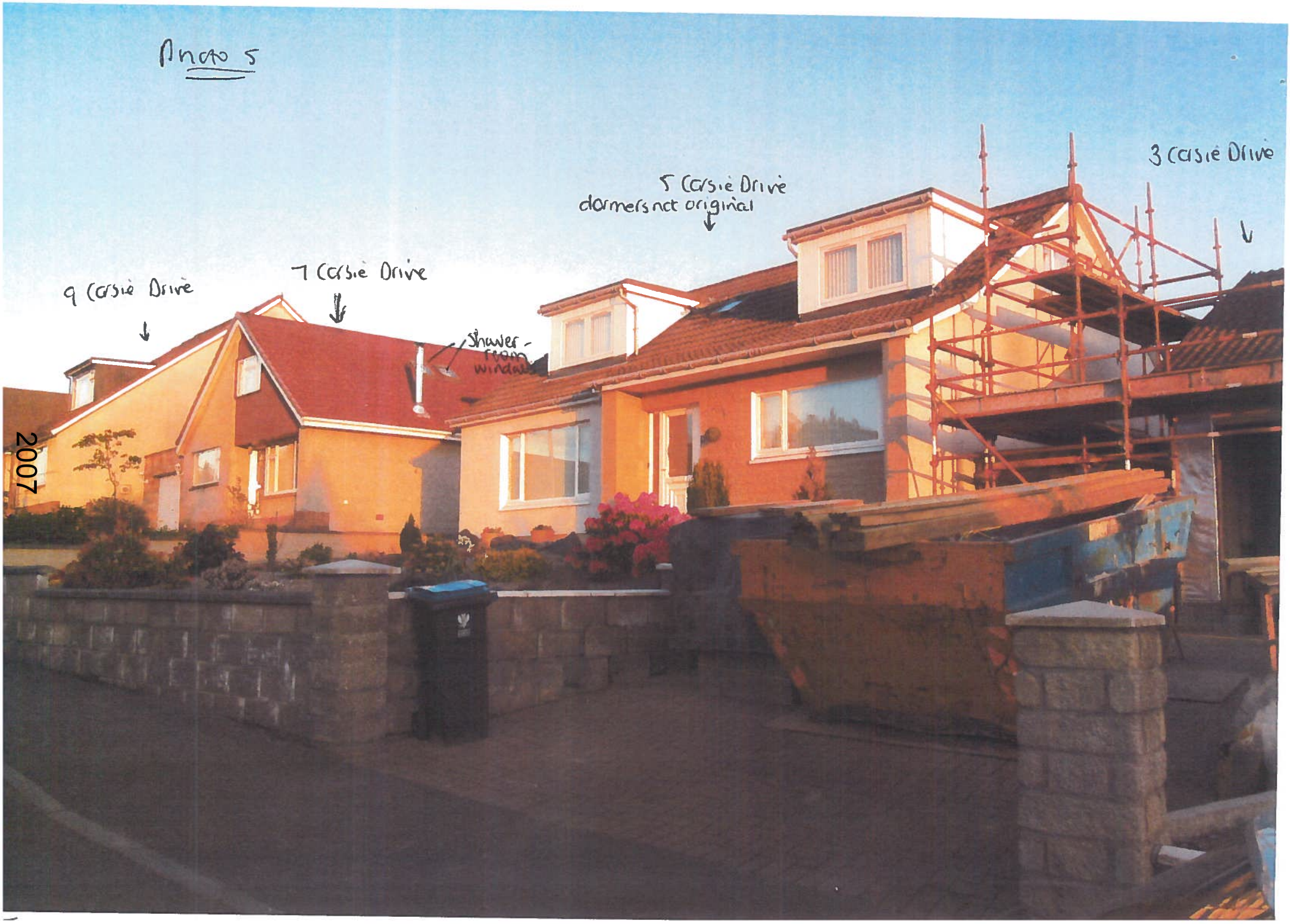
9 Corsie Drive
7 Corsie Drive
Shower - room window
5 Corsie Drive dormers not original
3 Corsie Drive
2007


Photo 6
Improved property in Carsie Way
2008
4

Photo 7

White rendered improved property in Corsie ~~Rdcy~~ Drive

No 16?

2009

Photo 8

Property in Langley Place

Completely different from original and other properties

2010

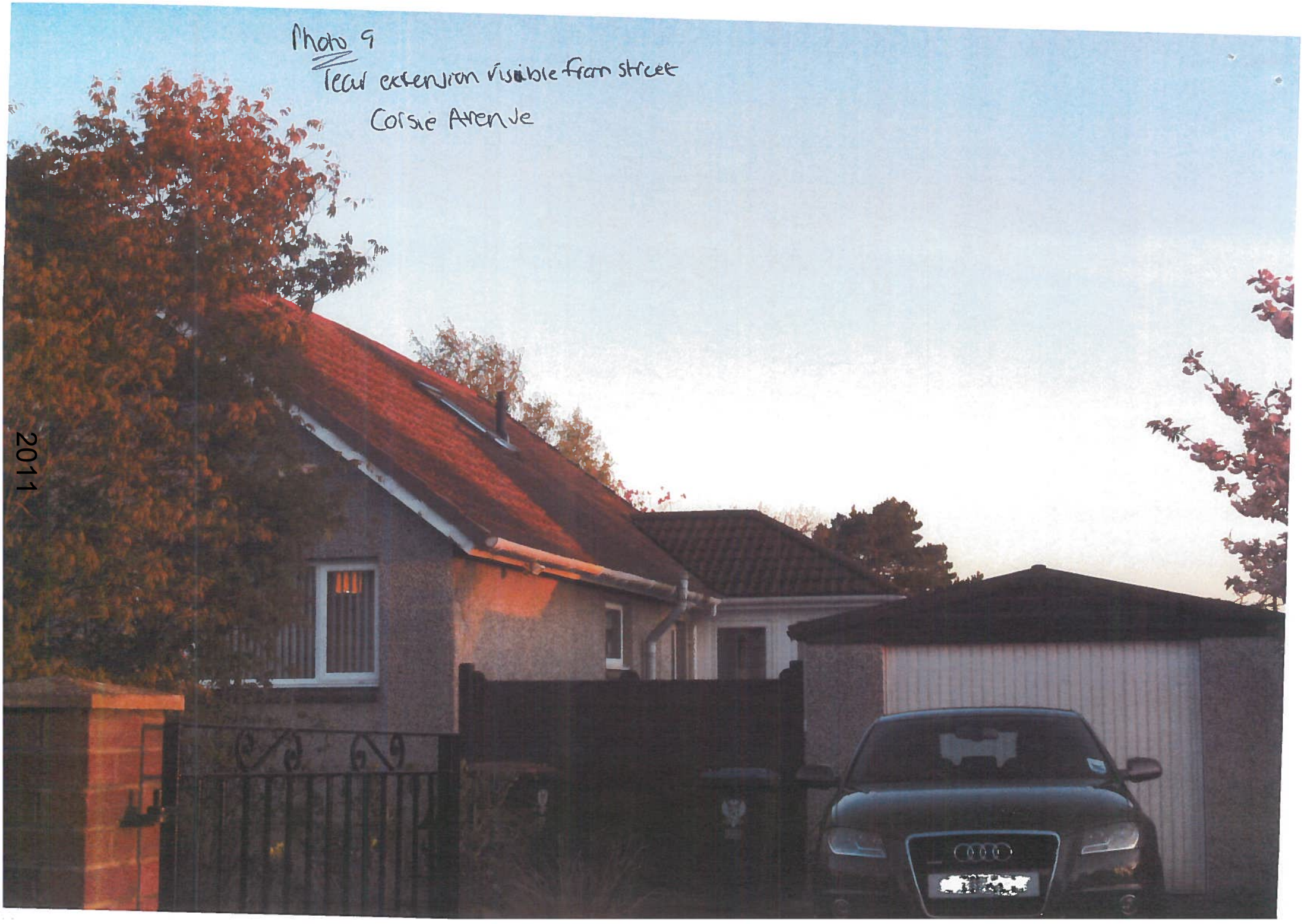
Photo 9
Tecal extension visible from street
Corsie Avenue
2011

Photo 10

Property in Corsie Way

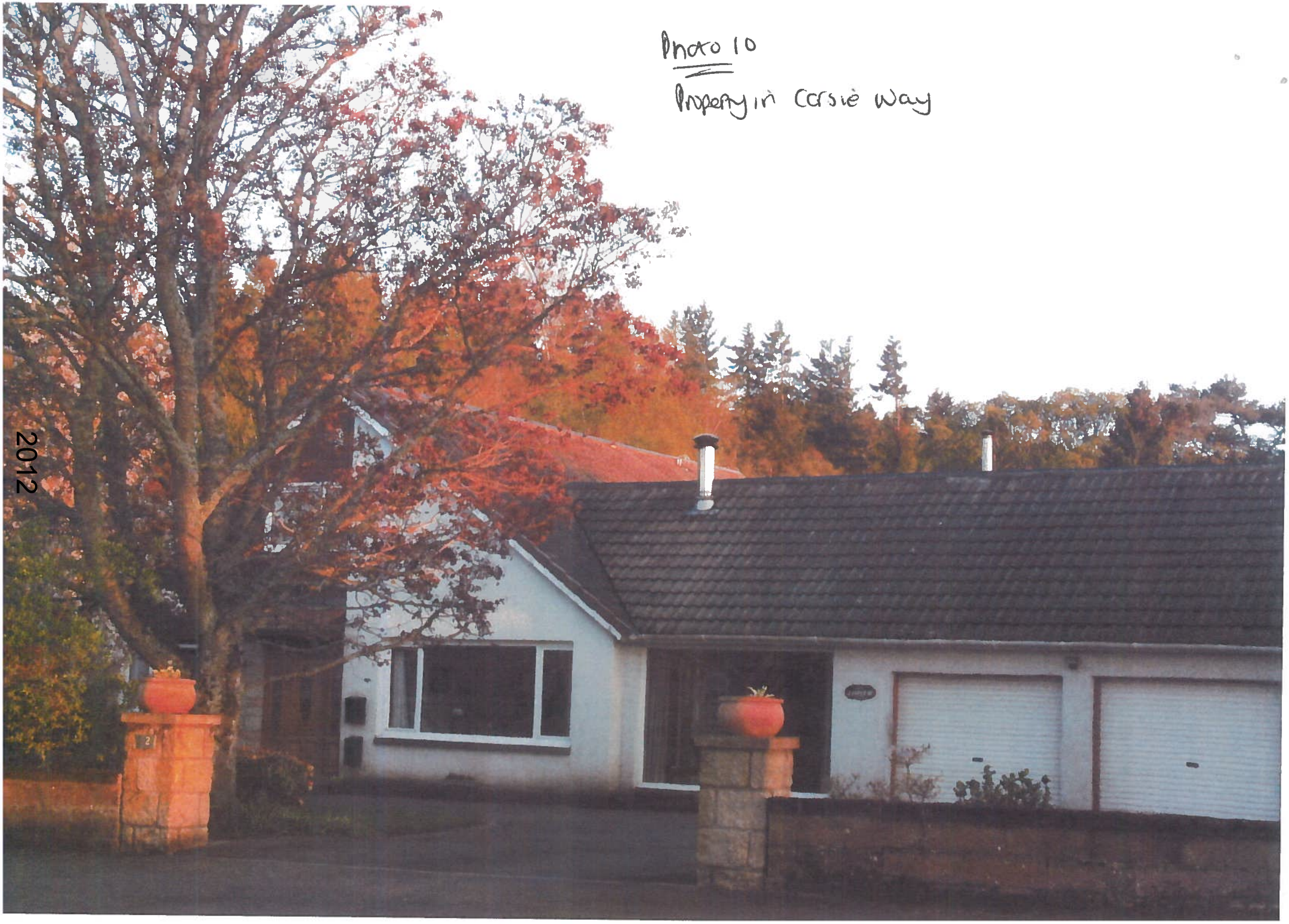

Photo 11

improved property in St Mary's Drive

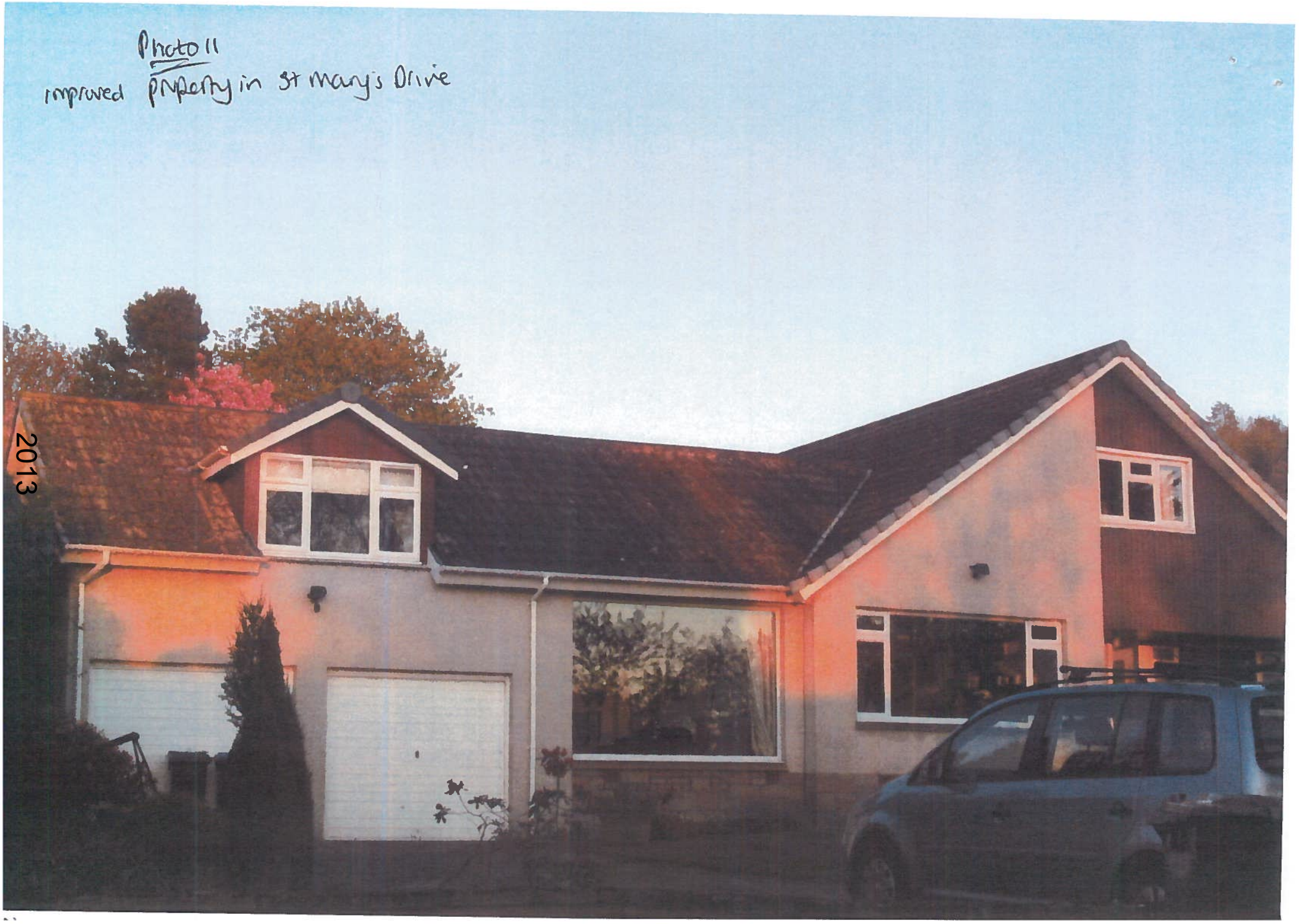

Photo 12

Improved property in St Mary's Drive

2014

Eric & Ann Lewis
9, Corsie Drive
Perth

To whom it may concern
7th May 2015

Alteration of 7 Corsie Drive Perth

We hereby state that we the undersigned as owner/occupiers of 9 Corsie Drive Perth, have no objection to the addition of a bedroom above the garage at 7 Corsie Drive with a 60 degree pitch sloping towards our house

Signed [redacted] Eric R Lewis

Ann W Lewis

2015

2016

TCP/11/16(361)
Planning Application 14/02187/FLL – Extension to dwellinghouse, 7 Corsie Drive, Perth, PH2 7BU

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENT

2017

2018

PERTH AND KINROSS COUNCIL

Mr And Mrs G Dewar
c/o R Crerar
The Square
Methven
Perthshire
PH1 3PE

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 11th February 2015

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **14/02187/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 16th December 2014 for permission for **Extension to dwellinghouse 7 Corsie Drive Perth PH2 7BU** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The proposed extension, by virtue of its unsympathetic roof design, would have an adverse impact on the visual amenity of the existing dwelling and surrounding area. Approval would therefore be contrary to Policies RD1, PM1A and PM1B of the Local Development Plan and the Perth & Kinross Council Placemaking Guide, which seek to safeguard visual amenity and ensure that development respects the character of the area.

2. The proposed extension, by virtue of its height, position and close proximity to the neighbouring window, would have an adverse impact residential amenity. Approval would therefore be contrary to Policies RD1, PM1A and PM1B of the Local Development Plan, which seek to safeguard the residential amenity of the area.

Justification

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

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

Plan Reference

14/02187/1

14/02187/2

14/02187/3

14/02187/4

14/02187/5

REPORT OF HANDLING

DELEGATED REPORT

Ref No	**14/02187/FLL**	
Ward No	**N12- Perth City Centre**	
Due Determination Date	**15.02.2015**	
Case Officer	**Keith Stirton**	
Report Issued by		**Date**
Countersigned by		**Date**

PROPOSAL: Extension to dwellinghouse

LOCATION: 7 Corsie Drive Perth PH2 7BU

SUMMARY:

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

DATE OF SITE VISIT: 7 January 2015

SITE PHOTOGRAPHS

BACKGROUND AND DESCRIPTION OF PROPOSAL

7 Corsie Drive is a detached dwellinghouse which is located within a residential development in the Kinnoull area of Perth. This detailed application seeks planning permission to extend the property at first floor level by adding a pitched roof to the existing flat roofed garage.

SITE HISTORY

05/00090/FUL Demolition of existing garage and erection of a new garage with workshop
Application approved – 22 February 2005

08/01640/FUL Alterations and extension to dwellinghouse
Application approved – 29 September 2008

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 2012-2032 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *"By 2032 the TAYplan region 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 and visit and where businesses choose to invest and create jobs."*

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

The Local Development Plan was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

Policy RD1 - Residential Areas
In identified areas, residential amenity will be protected and, where possible, improved. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area.

Policy PM1A - Placemaking
Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. All development should be planned and designed with reference to climate change mitigation and adaption.

Policy PM1B - Placemaking
All proposals should meet all eight of the placemaking criteria.

OTHER POLICIES

Perth and Kinross Council's Placemaking Guide states that;

"The Placemaking Guide is not intended to limit imaginative and innovative design but discourage particularly large and unsuitable additions and alterations which can destroy the composition of existing buildings and their surroundings…

An extension which recognises and respects the form of the existing building is more likely to be successful than one which ignores the design of the original. Similarly, extensions which distort the shape, scale and proportions of the existing building are less acceptable than those which respect existing details…

It is nearly always necessary to avoid overwhelming existing buildings… If an extension begins to match or exceed the size of the original building the architectural integrity of the original structure can often become lost. Large extensions call for particular ingenuity and imagination in order to reduce the apparent bulk of the desired additional floor space…

Generally:
- In most cases an extension should be a subordinate addition.

Side extensions:
- To avoid being visually obtrusive, extensions should generally be clearly subordinate to the appearance of the existing house".

CONSULTATION RESPONSES

None required

REPRESENTATIONS

No letters of representation have been received in relation to this proposal.

ADDITIONAL STATEMENTS RECEIVED:

Environment Statement	Not Required
Screening Opinion	Not Required
Environmental Impact Assessment	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact 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 2012 and the adopted Perth and Kinross Local Development Plan 2014.

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

Policy Appraisal

In general terms alterations and extension to an existing dwellinghouse are considered to be acceptable in principle. Nevertheless, detailed consideration must be given to the scale, form, design and finishes of any proposed extension, and whether it would have an adverse impact on visual or residential amenity.

Design and Layout

The existing dwellinghouse has a wide, shallow pitched gable (37^{o}) which faces the road. It has accommodation contained within the roof space and a flat roofed garage attached to the side (East).

The proposed extension takes the form of a 60^{o} pitched and hipped mansard roof with a flat roofed dormer window on the principal elevation. The proposals are situated above the flat roofed garage.

Landscape

The Eastern boundary of the application site is delineated by the garage wall which is approximately 2.6m in height.

Residential Amenity

Overshadowing calculations have demonstrated that the proposed extension would have a slight adverse impact on the residential amenity of the adjacent dwellinghouse (No. 9). This is due to the relative heights and close proximity of the adjacent living room window. However, the window which would be overshadowed is a secondary window to the side of the room, with the main window oriented towards the street. The overshadowing effects of the proposals are therefore not considered to be significant in this case.

The primary concern in respect of residential amenity is that the Eastern roof plane would have a rather dominant and imposing impact on the adjacent living room window. Whilst the planning system is not designed to protect a view from a property, it is responsible for managing developments which would have an over-bearing and imposing impact. I consider the close proximity of the extension, combined with the proposed height and steep roof pitch, to have an imposing impact.

Visual Amenity

Generally speaking, any proposals should respect the design, form and roof pitch of an existing dwellinghouse. At 60^{o}, the steepness of the proposed roof pitch is not considered to be sympathetic to the existing house, which has a 37^{o} roof pitch. Additionally, it brings the roof plane close to the adjacent living room window, which is set 1.55m off the boundary, resulting in the aforementioned imposing impact.

These concerns were raised with the applicants' agent in the hope of securing amended drawings. The suggested amendment was to ensure that the proposed roof pitch is no greater than 45^{o}. It was acknowledged that this would result in the loss of the proposed en-suite bathroom but that there is another bathroom at first floor level in any case. Whilst 45^{o} is slightly steeper than the roof of the existing house, it is seen to be a reasonable compromise.

The applicant declined the opportunity to incorporate amendments which would reduce the roof pitch to an acceptable level. Accordingly, I am required to determine the application on the basis of the originally submitted drawings. On balance, I find the roof pitch to be unacceptable in terms of design and impact on residential amenity.

Roads and Access

There are no road or access implications associated with this proposed development.

Drainage and Flooding

There are no drainage and flooding implications associated with this proposed development.

Developer Contributions

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

Economic Impact

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

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is not considered to comply with the approved TAYplan 2012 or the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for refusal.

APPLICATION PROCESSING TIME

The recommendation for this application has been made within the statutory determination period.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Reasons for Recommendation

1 The proposed extension, by virtue of its unsympathetic roof design, would have an adverse impact on the visual amenity of the existing dwelling and surrounding area. Approval would therefore be contrary to Policies RD1, PM1A and PM1B of the Local Development Plan and the Perth & Kinross Council Placemaking Guide, which seek to safeguard visual amenity and ensure that development respects the character of the area.

2 The proposed extension, by virtue of its height, position and close proximity to the neighbouring window, would have an adverse impact residential amenity. Approval would therefore be contrary to Policies RD1, PM1A and PM1B of the Local Development Plan, which seek to safeguard the residential amenity of the area.

Justification

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

Informatives

Not applicable.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

14/02187/1

14/02187/2

14/02187/3

14/02187/4

14/02187/5

Date of Report 10.02.2015

2028

Location Plan

7 Corsie Drive
Perth
PH2 7BU

OS MasterMap 1250/2500/10000 scale
08 December 2014, ID: MNOW-00384242
mapsnow.co.uk

1:1250 scale print at A4, Centre: 313115 E, 723668 N

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N

Mapping sourced from Ordnance Survey

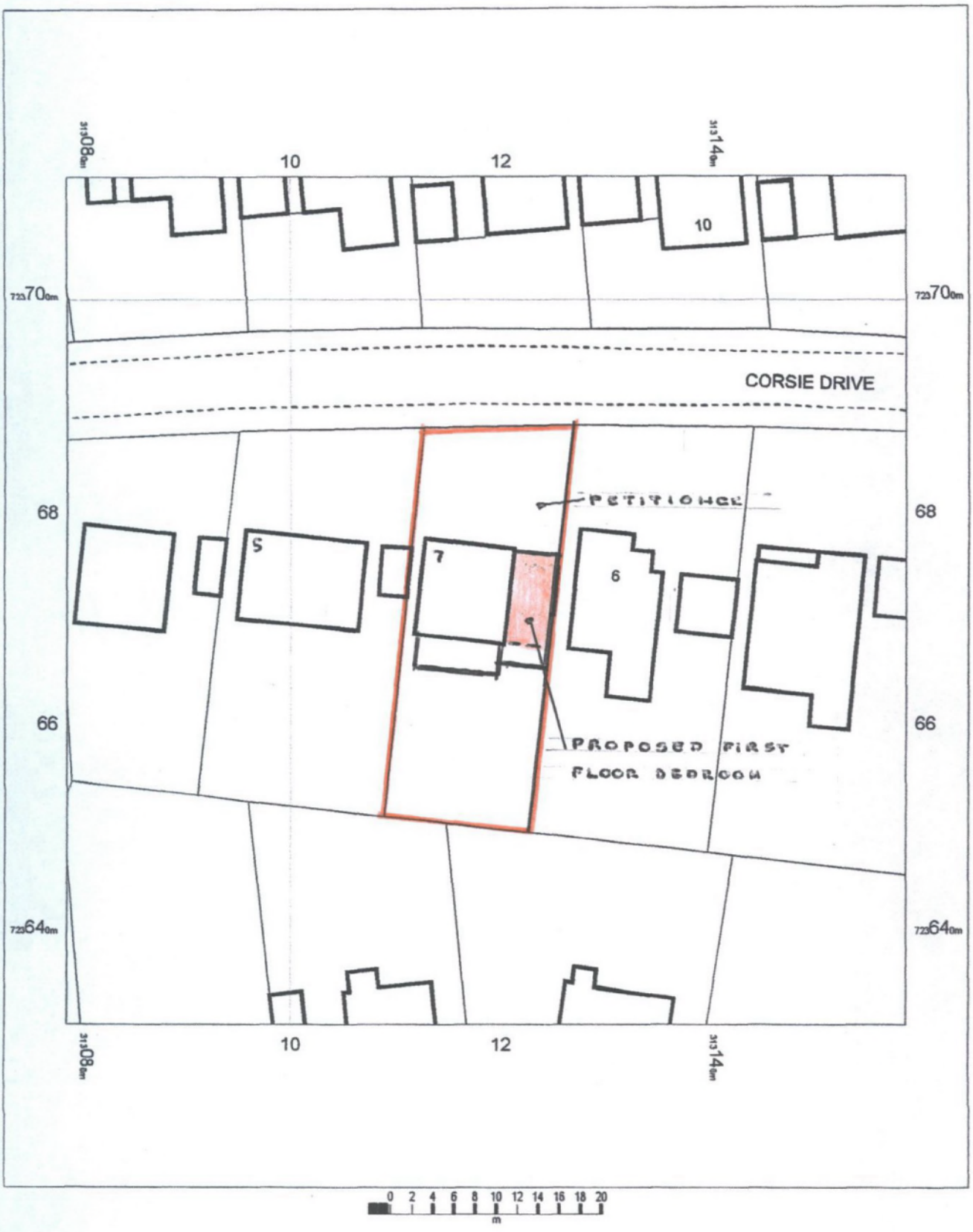
MapsNow

PERTH AND KINROSS COUNCIL

2029

DRAWING REF: 14/00718/1

Block Plan



7 Corsie Drive
Perth
PH2 7BU

OS MasterMap 1250/2500/10000 scale
08 December 2014, ID: MNOW-00384238
mapsnow.co.uk

1:500 scale print at A4, Centre: 313119 E, 723671 N

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N

Mapping sourced from OS Ordnance Survey

MapsNow

PERTH AND KINROSS COUNCIL

2030

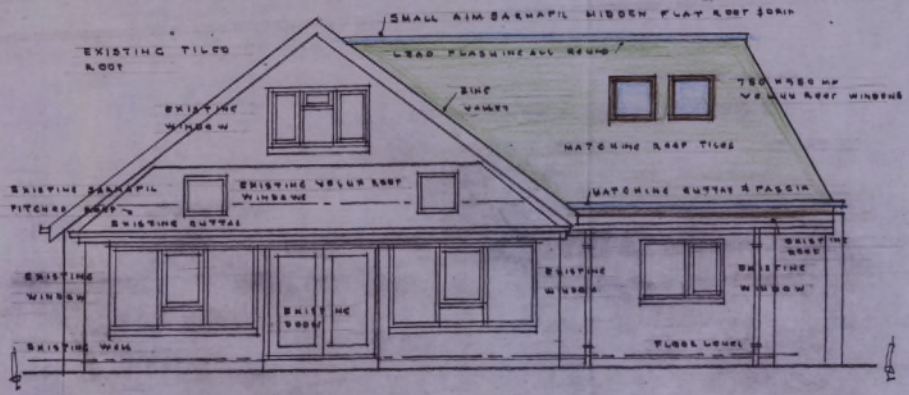
DRAWING REF: 14/01823/2

PROPOSED FIRST FLOOR BEDROOM & ENSUITE BATHROOM AT 7 CORSIE DRIVE, PERTH

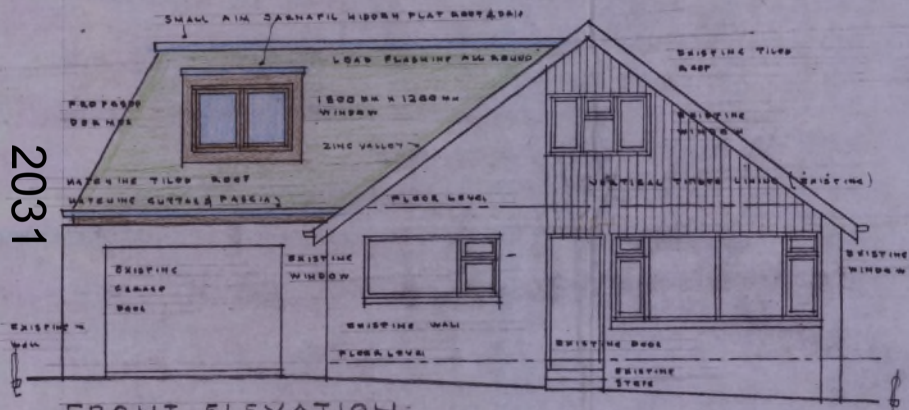
FOR MR & MRS G DEWAR

SCALE - 1:100

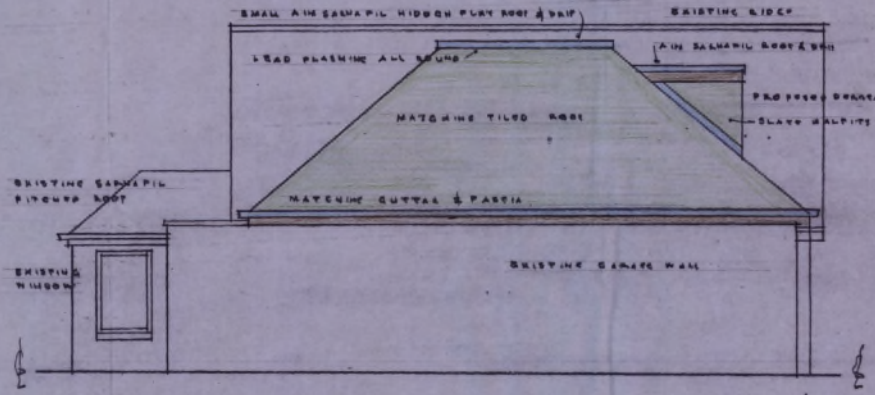
1 0 1 2 3 4 5 6 7 8 9 10



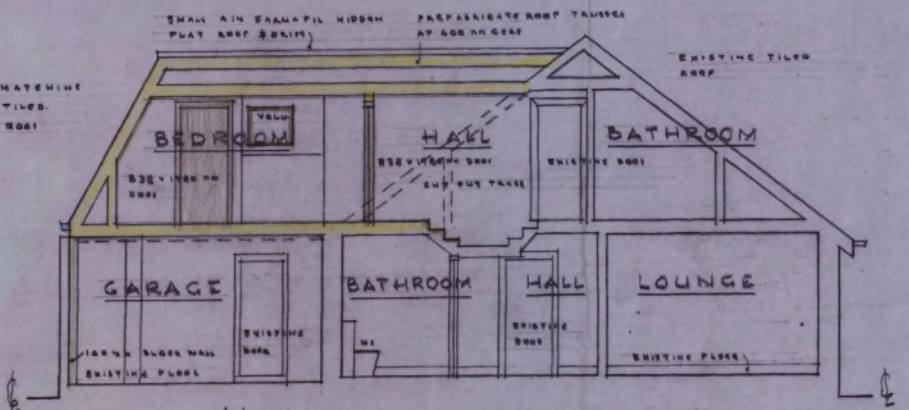
REAR ELEVATION
(SOUTH)



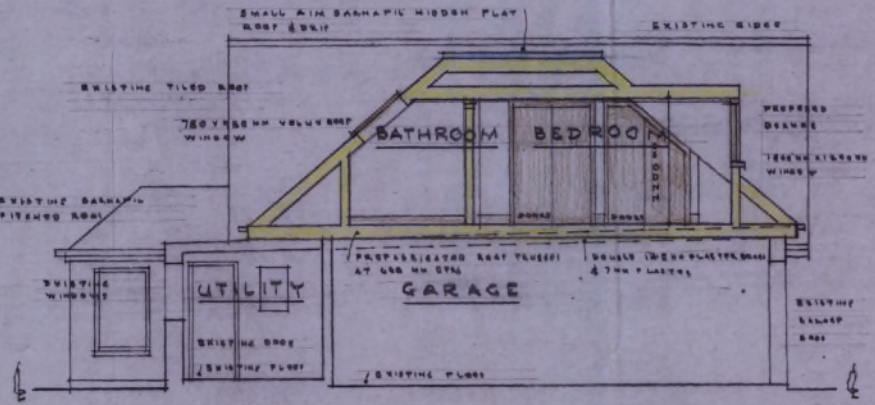
FRONT ELEVATION
(NORTH)



SIDE ELEVATION
(EAST)



SECTION - A - A



SECTION - B - B

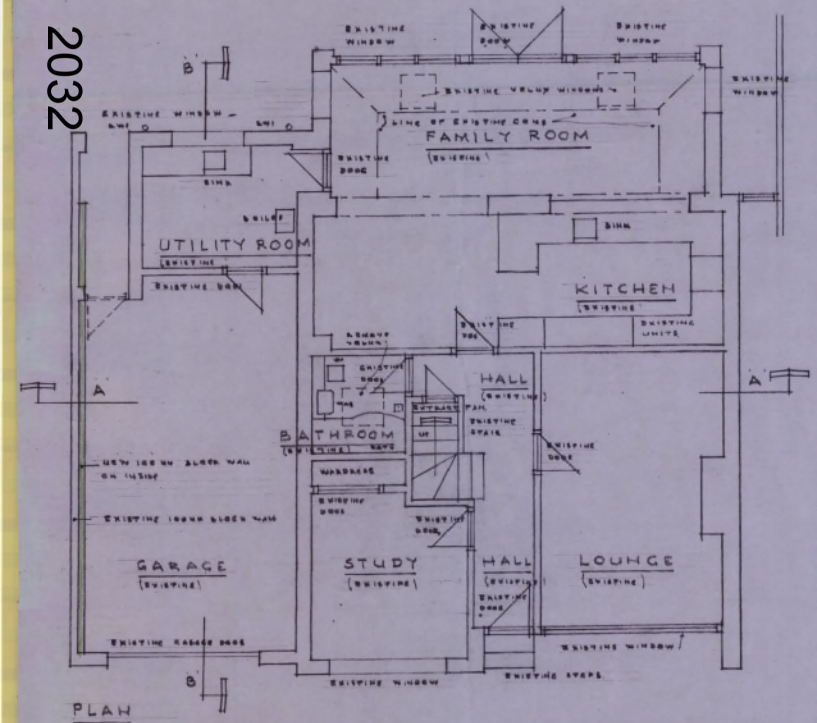
PERTH AND KINROSS COUNCIL
DRAWING REF: 14/02497/3

2031

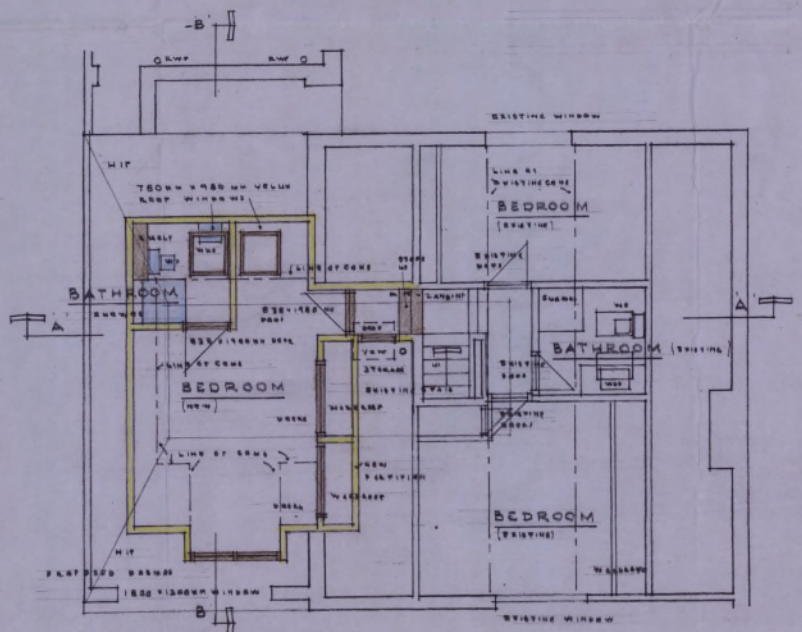
2032

PROPOSED FIRST FLOOR BEDROOM & EN-SUITE BATHROOM AT 7 CORSIE DRIVE, PERTH FOR MR & MRS G DEWAR

SCALE - 1:50



PLAN



FIRST FLOOR PLAN

PERTH AND KINROSS COUNCIL

DRAWING REF: 14/02187/4

R CREAR
BUILDING CONSULTANT
THE SQUARE
METHVEN, PERTHSHIRE
TELEPHONE 01738 840344

PERTH AND KINROSS COUNCIL
2033