

<p>LRB-2021-11 Planning Application – 20/01594/FLL – Erection of ancillary accommodation building, Larchside, Redgorton</p>

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LRB-2021-11
Planning Application – 20/01594/FLL – Erection of
ancillary accommodation building, Larchside, Redgorton

**PAPERS SUBMITTED
BY THE
APPLICANT**



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

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

Thank you for completing this application form:

ONLINE REFERENCE 100323456-002

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

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: W J Beatson Architect

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

First Name: * William Building Name:

Last Name: * Beatson Building Number: 2

Telephone Number: * 01738 633659 Address 1 (Street): * Island View

Extension Number: Address 2: Dundee Road

Mobile Number: Town/City: * Perth

Fax Number: Country: * Scotland

Postcode: * PH2 7HS

Email Address: * wjbeatson@gmail.com

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="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text" value="Larchside"/>
First Name: *	<input type="text" value="Joseph"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Kelly"/>	Address 1 (Street): * <input type="text" value="Main Road"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text" value="Redgorton"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Perth"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="PH1 3EL"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="REDACTED"/>	

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="LARCHSIDE"/>
Address 2:	<input type="text" value="MAIN ROAD"/>
Address 3:	<input type="text" value="REDGORTON"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="PERTH"/>
Post Code:	<input type="text" value="PH1 3EL"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="728621"/>	Easting	<input type="text" value="309272"/>
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Description of Proposal

Please provide a description of your 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)

Erection of ancillary accommodation building Larchside Redgorton Perth PH1 3EL

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 or any agreed extension) – 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 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.

The full reasons for seeking a review are contained in an accompanying supporting statement enclosed with this submission.

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 the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

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)

1. Agent's written supporting statement 2. Architect elevations drawing - Drg.No.488/15-E 3. photograph of existing house and garden 4. photograph of existing house and garden with architect's 3D overlay of proposed ancillary building

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

20/01594/FLL

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

19/11/2020

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

17/12/2020

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

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

The applicants and owners of the application site would welcome a site inspection however, please note, that prior notification would be required to arrange a mutually convenient time particularly under the current restrictions imposed by the Scottish Government.

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: Mr William Beatson

Declaration Date: 16/03/2021

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W J BEATSON · ARCHITECT ·

**SUPPORTING STATEMENT
FOR
ERECTION OF ANCILLARY DOMESTIC BUILDING
AT
LARCHSIDE, REDGORTON PERTH PH1 3EL**

Ref. 20/01594/FLL

*RIAS Energy Design Certification Scheme Approved Body
Approved Certifier of Design (Section 6 - Energy) Domestic
New Build Domestic Energy Assessor*



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Supporting Statement

Notice of Review

Erection of Ancillary Domestic Building at Larchside, Redgorton Perth PH1 3EL

Ref. 20/01594/FLL

Introduction

This Notice of Review is submitted following the refusal of planning permission Ref 20/01594/FLL decided under delegated powers on the 17 December 2020 .

Reasons for Refusal

- 1 The proposed building would be dominant in relation to the existing dwelling house by virtue of its scale, form, massing, bulk and excessive proportions and would have an imposing and oppressive appearance in comparison to the existing residential property, thereby, having an adverse impact on the character, visual and residential amenity of the surrounding area. Furthermore, the proposed ancillary accommodation is entirely divorced from the main dwelling house with no shared facilities and is therefore tantamount to a new dwelling.

Approval would therefore be contrary to Policies 1A, 1B (b) and (c) and 17 of the Perth and Kinross Local Development Plan 2 (2019) which seeks to ensure that all developments contribute positively to the quality of the surrounding built environment by respecting the character and amenity of the place.

- 2 Approval would be contrary to Policy 43 of the Perth and Kinross Local Development Plan 2 (2019) as it would detract from the character and landscape setting of the Green Belt by virtue of its scale and form.
- 3 Approval would be contrary to Perth & Kinross Council's Placemaking Guide, March 2020 which seeks to discourage particularly large, dominant, unsuitable or inappropriately designed or located developments that are not in keeping with the existing built form, landscape character or established amenity levels.

P 1

*RIAS Energy Design Certification Scheme Approved Body
Approved Certifier of Design (Section 6 - Energy) Domestic
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Background to the Proposals and Reasons for Review

The background to the proposals and this Review should be considered within the context of a “Householder Planning Application for Ancillary Building” which is to be erected within the private secluded garden grounds of a domestic dwelling located at the end of a row of houses forming the village of Redgorton and should not be seen as a proposal for a building erected in the open countryside.

The address of the site named “Larchside” at Main Road, Redgorton is a detached house within large garden grounds enclosed behind 1.80m high timber boarded screen fencing. The proposed ancillary building would be placed within these garden grounds and would only be visible from within the property after entering through large garden gates and would not be visible from the surrounding area.

The existing dwelling house named “Larchside” was granted planning permission in 2014 at the second attempt following withdrawal of the first application when it became clear that the initial design was not in keeping with the existing built form, landscape character or established amenity levels. The resulting house design, as finally approved in 2014, pays full respect to the existing built form and landscape character of Redgorton by virtue of its one-and-half storey design so that it is in keeping with the neighbouring properties. This is an important point to note as the existing house is not such a “large house” as is implied under Reason for Refusal No.1 and from which basis led the planning officer to question the applicant’s need for an ancillary building. Therefore, the proposed ancillary building should be considered on its own merits of “scale, form, massing, bulk” which, it can be demonstrated in the accompanying drawings and photographs, are clearly not excessive.

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Response to Reason for Refusal

Reason for Refusal No.1 -

1. The proposed building would be dominant in relation to the existing dwellinghouse by virtue of its scale, form, massing, bulk and excessive proportions and would have an imposing and oppressive appearance in comparison to the existing residential property, thereby, having an adverse impact on the character, visual and residential amenity of the surrounding area. Furthermore, the proposed ancillary accommodation is entirely divorced from the main dwellinghouse with no shared facilities and is therefore tantamount to a new dwelling.

Approval would therefore be contrary to Policies 1A, 1B (b) and (c) and 17 of the Perth and Kinross Local Development Plan 2 (2019) which seeks to ensure that all developments contribute positively to the quality of the surrounding built environment by respecting the character and amenity of the place.

The proposal is for ancillary accommodation within the garden ground of an existing dwellinghouse, it is not for a separate planning unit as suggested. As stated, it is subservient to the main dwellinghouse in terms of massing, being significantly lower in height and is certainly not imposing and oppressive in appearance. It is not divorced from the main dwellinghouse – it is within the garden ground/curtilage of the dwelling and its use is ancillary as stated in the application form, not divorced from the main house.

It should be noted that in certain circumstances a similar ancillary building within the garden ground would be permitted development. Conditions on any consent can confirm that the use of the accommodation will remain ancillary to the use of the main dwelling, this is accepted planning practise. Subjective comments such as “*tantamount to*” are presumptive and not appropriate, reflecting personal opinion and have no place in the decision-making process.

Reason for Refusal No.1 is clearly not true as demonstrated in the enclosed elevations drawing - Drg.No.488-15-E - which shows the existing house and the proposed ancillary building together drawn at the same scale. We enclose a photograph of the existing property showing the garden ground and existing house viewed from the entrance gates and also enclosed is a 3D overlay of the proposed ancillary building as it would be seen “as built” within the property viewed from the same position at the entrance gates. The first photograph

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New Build Domestic Energy Assessor*

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also shows the existing hedges and mature trees along the east boundary at the far end of the site which forms a natural screen and provides seclusion and privacy to the property.

Drawing No.488-15-E and the second “as built” illustration demonstrates how the existing natural screen planting will render the proposed ancillary building virtually invisible viewed from the east and shows that the ancillary building will be entirely out of view from outside the property. The same illustration clearly shows that the existing dwelling house “Larchside” is unquestionably the “dominant” building and that the proposed ancillary building will be very much subordinate by comparison which completely contradicts the opinion given as a reason for refusal.

At the time of submitting this minor “Householder Planning Application” justification for an ancillary building was not thought to be necessary, however, we can confirm within this statement that the purpose of the building is purely *“for purposes ancillary to the enjoyment of the dwelling house”* as expressly declared in the planning application.

Reason for Refusal No.1 states - “... *the proposed ancillary accommodation is entirely divorced from the main dwelling house with no shared facilities and is therefore tantamount to a new dwelling*”. This comment is taken directly from the Development Planning Team internal consultation which is clearly someone’s subjective and somewhat exaggerated opinion which has no place in the assessment of a domestic ancillary building as this is not a planning application for a new house.

A very misleading assumption has been made that the main dwelling house is rather large when, in fact, it is only a 3 bedroom house. The Kitchen/Dining Room, 1 Bedroom and Study are on the ground floor, and the Living Room and 2 Bedrooms are on the upper floor.

Reason for Refusal No.2 -

- 2 “Approval would be contrary to Policy 43 of the Perth and Kinross Local Development Plan 2 (2019) as it would detract from the character and landscape setting of the Green Belt by virtue of its scale and form.”

The proposal will not detract from the character or landscape setting of the Green Belt – the proposal is within the garden ground of an existing dwelling house and it is not a green field

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site. The proposal is lower in height and subservient to the main dwellinghouse. The design references the main dwelling in modernity and choice of external materials.

Question - What is the landscape setting and character of the green belt at this location?

The character at this location is existing built development on the edge of the countryside and a proposal within the garden ground of an existing dwellinghouse, not in the open countryside, will have no adverse impact on the character or landscape setting of the green belt.

The “Green Belt” is a policy and land use zone designation used in land use planning to retain areas of largely undeveloped, wild, or agricultural land surrounding, or neighbouring, urban areas. This proposal within an existing garden will not prejudice these main aims by impinging on any largely undeveloped, wild, or agricultural land surrounding an urban area. For these reasons the proposal is not contrary to Policy 43 of the Local Development Plan.

While the site for the proposals is, technically, located within a designated Green Belt it should be noted that the proposed ancillary building would sit just 1.0m from the very edge of the east boundary of the Green Belt and, crucially, within secluded private garden grounds of an existing dwelling house screened from view. Therefore, since it will not be in the open countryside, it could not possibly “*detract from the character and landscape setting of the Green Belt.*” It is clearly demonstrated in the enclosed drawings and photographs, and in our Response to Reason for Refusal No.1, that the existing dwelling house is the dominant larger building which renders the proposed ancillary building very much subordinate and subservient by comparison and therefore “*by virtue of its scale and form*” could not possibly detract from the existing character and landscape setting of the surrounding area.

Reason for Refusal No.3 -

- 3 “Approval would be contrary to Perth & Kinross Council's Placemaking Guide, March 2020 which seeks to discourage particularly large, dominant, unsuitable or inappropriately designed or located developments that are not in keeping with the existing built form, landscape character or established amenity levels.”

As indicated previously the proposal is subservient to the main dwelling house in terms of massing and the design and the materiality is complementary to the main dwelling in accordance with the placemaking criteria of the local plan.

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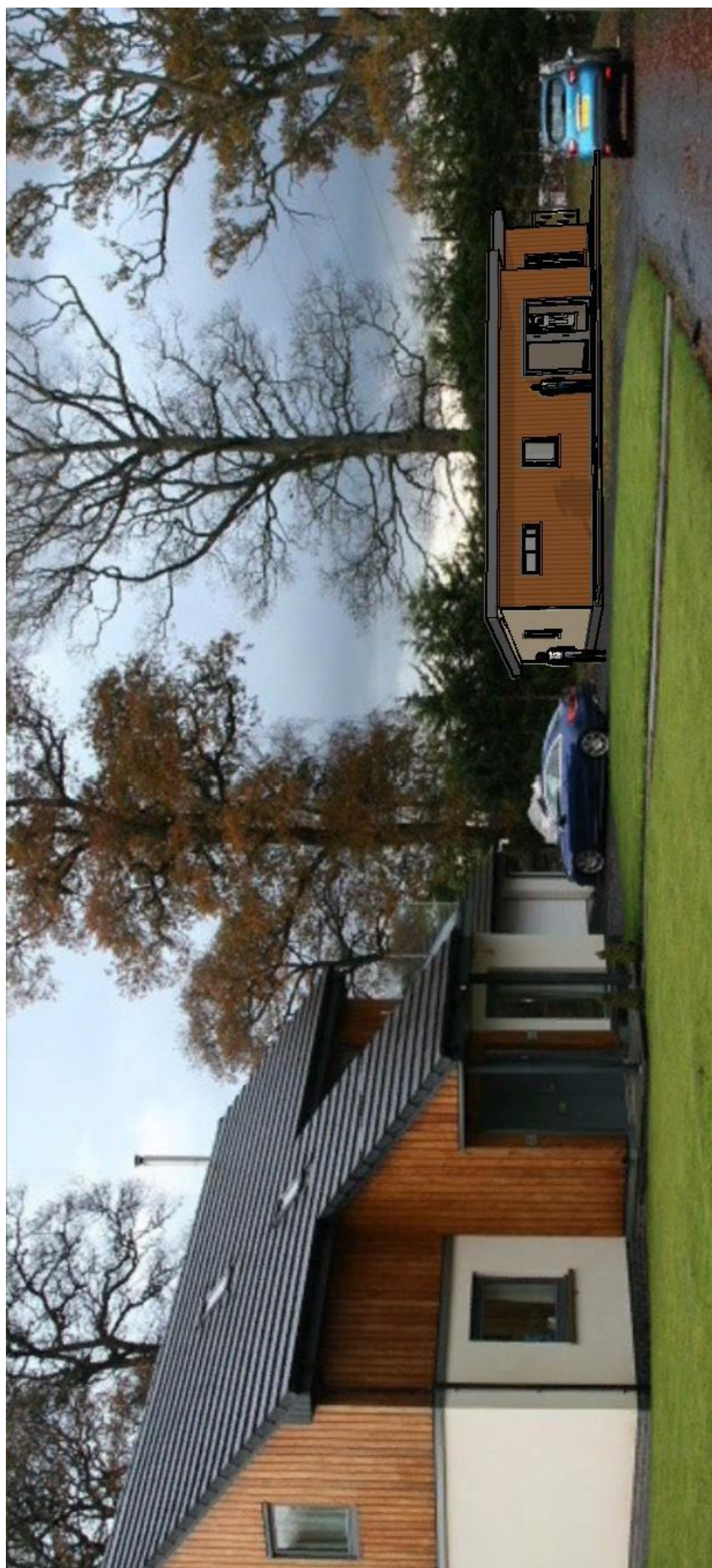
It must be emphasised that the terminology used in Reason 3), as also used in Reason 1), for Refusal - i.e. “unsuitable” and “inappropriately designed” - are subjective and not based on any objective architectural criteria and have no place in the decision making process.

Conclusion

It is clearly demonstrated in the enclosed drawings and photographs, and in the foregoing Response to all Reasons for Refusal, Nos. 1, 2 and 3, that the proposed ancillary building is quite clearly not “particularly large”, not “dominant”, not “unsuitable” and not “inappropriately designed”. On the contrary, the building has been carefully and sensitively designed with a low profile and in a style and character and use of materials to match the existing house such that it will be completely in harmony with the existing built form and landscape character of the established levels of amenity.

W J Beatson Architect
2 Island View
Dundee Road
Perth PH2 7HS





LRB-2021-11
Planning Application – 20/01594/FLL – Erection of
ancillary accommodation building, Larchside,
Redgorton

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS



Mr Joseph Kelly
c/o W J Beatson Architect
William Beatson
2 Island View
Dundee Road
Perth
PH2 7HS

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **17th December 2020**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **20/01594/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 13th November 2020 for Planning Permission for **Erection of ancillary accommodation building Larchside Redgorton Perth PH1 3EL**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

- 1 The proposed building would be dominant in relation to the existing dwellinghouse by virtue of its scale, form, massing, bulk and excessive proportions and would have an imposing and oppressive appearance in comparison to the existing residential property, thereby, having an adverse impact on the character, visual and residential amenity of the surrounding area. Furthermore, the proposed ancillary accommodation is entirely divorced from the main dwellinghouse with no shared facilities and is therefore tantamount to a new dwelling.

Approval would therefore be contrary to Policies 1A, 1B (b) and (c) and 17 of the Perth and Kinross Local Development Plan 2 (2019) which seeks to ensure that all developments contribute positively to the quality of the surrounding built environment by respecting the character and amenity of the place.

- 2 Approval would be contrary to Policy 43 of the Perth and Kinross Local Development Plan 2 (2019) as it would detract from the character and landscape setting of the Green Belt by virtue of its scale and form.

- 3 Approval would be contrary to Perth & Kinross Council's Placemaking Guide, March 2020 which seeks to discourage particularly large, dominant, unsuitable or inappropriately designed or located developments that are not in keeping with the existing built form, landscape character or established amenity levels.

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 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

05

06

07

08

REPORT OF HANDLING

DELEGATED REPORT

Ref No	20/01594/FLL	
Ward No	P5- Strathtay	
Due Determination Date	12th January 2021	
Report Drafted Date	14th December 2020	
Report Issued by	GMP	Date 15th December 2020

PROPOSAL: Erection of ancillary accommodation building

LOCATION: Larchside Redgorton Perth PH1 3EL

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

The application site relates to a residential property, of recent construction, in Redgorton. Larchside, is located to the eastern edge of Redgorton and is approximately 0.17 ha in size. A detached garage is located to the east of the dwellinghouse. The site is fully enclosed, largely bound by timber fencing (with gates at the entrance) and trees along its and eastern boundary. The A9 runs past the site to the east.

Full planning consent is sought for the erection of a detached ancillary building. The building would be of single storey construction, comprising of 2 bedrooms, one with an en-suite, bathroom, kitchen, living room and entrance porch.

In accordance with the on-going restrictions of the coronavirus pandemic, the application site has not been visited by the case officer. The application site and its context have, however, been viewed by photographs submitted by the agent and also viewed on google streetview. This information means that it is possible and

appropriate to determine this application as it provides an acceptable basis on which to consider the potential impacts of this proposed development.

SITE HISTORY

07/00121/OUT Erection of two 1 and a half storey dwellinghouses (Application Refused)

12/01671/IPL Erection of a dwellinghouse (in principle) (Application Refused)

13/00672/IPL Erection of a dwellinghouse (in principle) (Application Returned)

14/00508/FLL Erection of dwellinghouse (Application Withdrawn)

14/01114/FLL Erection of dwellinghouse (Application Approved)

15/00378/FLL Erection of a garage (Application Withdrawn)

15/01672/FLL Modification of permission 14/01114/FLL (Erection of dwellinghouse) erection of a garage (in retrospect) (Application Approved)

PRE-APPLICATION CONSULTATION

Pre application Reference: N/A

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 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 (2019) – Adopted November 2019

The Local Development Plan 2 is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 5: Infrastructure Contributions

Policy 17: Residential Areas

Policy 43: Green Belt

Policy 56: Noise Pollution

OTHER POLICIES

Perth & Kinross Council Placemaking Guide 2020

The above guide states that garages and outbuildings should generally be subordinate to the original building. Be set back from the frontage and built with materials which respect the house and its surroundings.

New development should also consider and respect the wider landscape character of the area. The design and density should complement its surroundings in terms of appearance, form, height, scale, massing, materials, finishes, colours and the privacy and amenity of neighbours

INTERNAL CONSULTATION RESPONSES

Environmental Health (Noise Odour) – no objections.

Transport Planning – no objections.

Development Negotiations Officer – A contribution for Primary Education and/or Transport Infrastructure may be required dependant on its intended use. If approved in its current form as ancillary accommodation, appropriate condition(s) would be appropriate to reflect this.

Planning And Housing Strategy – object as being contrary to Policy 43 – Green Belt.

EXTERNAL CONSULTATION RESPONSES

Scottish Water – no objections.

REPRESENTATIONS

The following points were raised in the 2 representation(s) received:

1. Inappropriate housing density.
2. Loss of Trees.

3. Increased Traffic Flow.
4. Concerns over its use.

The above points are addressed in the Appraisal section of the report.

ADDITIONAL STATEMENTS

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

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan 2016 and the adopted Perth and Kinross Local Development Plan 2 (2019).

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

Ancillary buildings within the grounds of existing domestic dwellings are generally considered to be acceptable in principle. Nevertheless, detailed consideration must be given to the specific details of the proposed development within the context of the application site, and whether it would have an adverse impact on residential and visual amenity.

In this case, the proposal is not considered to comply with the policies as noted above for the reasons stated elsewhere within the report.

Design, Layout and Visual Amenity

The proposed building will be located to the east of the dwellinghouse with a separation distance of approximately 14m. It will have a generous footprint of around 82sqm, an increase of 68 per cent when compared to the main dwellinghouse, and will be of single storey construction. In terms of accommodation, 2 bedrooms, one with an en-suite, bathroom, kitchen, living room and entrance porch will be provided.

Finishing materials comprise of Siberian Larch on the east and west elevations, a smooth render on the north elevation and a combination of both on the south elevation. Access into the building will be via the porch on the south elevation. The roof will be gently sloping reaching a maximum height to the eaves of 2.75m and 2.14 at its lowest point. No finishing material has been provided for the roof covering, however, could be conditioned accordingly.

The main concern with this building is that to be ancillary to the main dwellinghouse its scale must be subordinate to the main dwellinghouse. Amongst other things, to ensure the accommodation provided remains incidental to the main house and does not in effect lead to the creation of a new dwelling, the ancillary accommodation should either have a physical or functional connection to the main house. In this case here, there is neither.

The more facilities shared between the main house and the proposal, the more ancillary it will be. There may be a requirement to provide ancillary accommodation in the form of additional living space for either elderly relatives or to meet a variety of other personal and domestic circumstances. However, to be ancillary, accommodation must be subordinate to the main dwelling and its function supplementary to the use of the existing residence. No justification has been provided for the requirement of the building and the scale and internal layout would be fully equipped for separate living accommodation which suggests it is tantamount to a new dwellinghouse.

Effectively the development forms a separate planning unit given the degree of separation and lack of any relationship between the use of the structures. The proposal is not considered to be ancillary to the main dwelling and will not function as an annex and is therefore contrary to Policies 1A, 1B (b), (c), and (d) and 17 of the Perth and Kinross Local Development Plan 2 (2019) which seeks to ensure that all developments contribute positively to the quality of the surrounding built environment by respecting the character and amenity of the place.

Landscape

The application site is located within the Green Belt where, amongst other criteria, Policy 43 requires that all proposals for new buildings or extensions to existing buildings must be of a suitable scale and form, located and designed in such a way so as not to detract from the character and landscape setting of the Green Belt.

Colleagues in Planning and Housing Strategy have been consulted and objected to the proposal as it does not comply with the Green Belt criteria.

No justification as to why the existing house requires such a large ancillary area of accommodation has been provided. The ancillary proposal is the size of a dwelling house and as such would detract from the character and landscape setting of the Green Belt due to its inappropriate scale.

Trees

There are trees both within and outside the site on the eastern boundary, however, the submission does not indicate any trees will be removed. It would appear, however, that one large tree has been removed in the south east/south west corner to make way for this ancillary building. Historically trees were removed with compensatory planting agreed along the eastern boundary. Should approval be given through appeal, trees should be retained and protected as they would help to screen the proposed development from the A9.

Residential Amenity

The proposal is not considered to have any significant impact on the residential amenity of neighbouring properties given their relative positions, orientations and boundary treatments.

Roads and Access

Concerns have been raised regarding the intended use of the building and if it were to be used as an office there could be the potential for increased traffic flow for deliveries. Whilst it is unclear in the submission who will be using the building, the drawings submitted do not indicate the building will be used as an office. Roads colleagues have been consulted and no concerns have been raised.

Drainage and Flooding

The site is not within an area at risk of flooding. There are no concerns with drainage as part of this proposal.

Developer Contributions

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

Economic Impact

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

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with the approved TAYplan 2016 and the adopted Local Development Plan 2 (2019). 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, however, the processing of this application may have been affected by the coronavirus (COVID-19) pandemic restrictions which may cause a delay to its output.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Conditions and Reasons for Recommendation

1. The proposed building would be dominant in relation to the existing dwellinghouse by virtue of its scale, form, massing, bulk and excessive proportions and would have an imposing and oppressive appearance in comparison to the existing residential property, thereby, having an adverse impact on the character, visual and residential amenity of the surrounding area. Furthermore, the proposed ancillary accommodation is entirely divorced from the main dwellinghouse with no shared facilities and is therefore tantamount to a new dwelling.

Approval would therefore be contrary to Policies 1A, 1B (b), and (c), and 17 of the Perth and Kinross Local Development Plan 2 (2019) which seeks to ensure that all developments contribute positively to the quality of the surrounding built environment by respecting the character and amenity of the place.

- 2 Approval would be contrary to Policy 43 of the Perth and Kinross Local Development Plan 2 (2019) as it would detract from the character and landscape setting of the Green Belt by virtue of its scale and form.
- 3 Approval would be contrary to Perth & Kinross Council's Placemaking Guide, March 2020 which seeks to discourage particularly large, dominant, unsuitable or inappropriately designed or located developments that are not in keeping with the existing built form, landscape character or established amenity levels.

Justification

The recommendation for this application has been made within the statutory determination period, however, the processing of this application may have been

affected by the coronavirus (COVID-19) pandemic restrictions which may cause a delay to its output.

Informatives

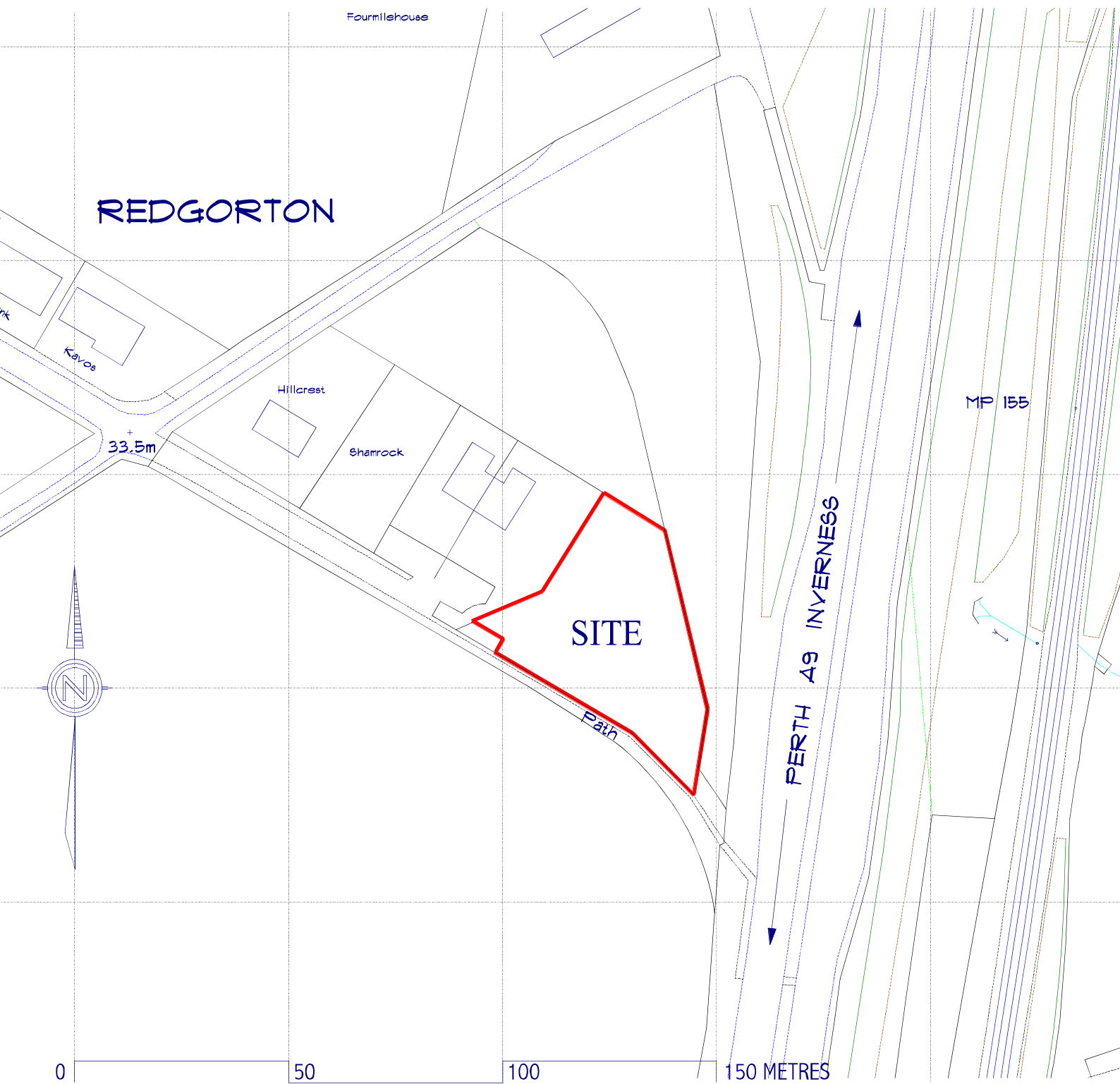
N/A

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01
02
03
04
05
06
07
08



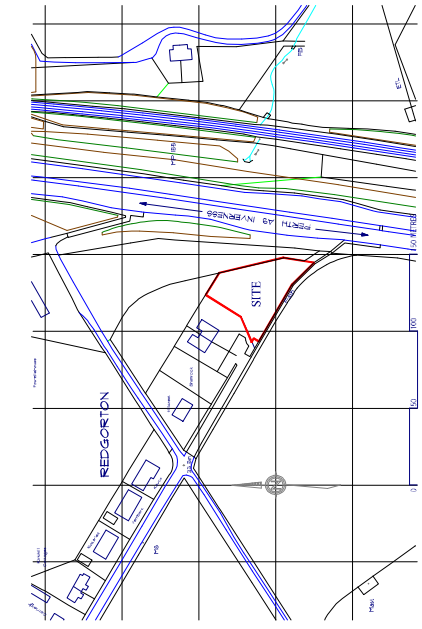
LOCATION PLAN - 1/1250 © Crown copyright. All rights reserved. Licence number - AR100038873

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TITLE
PROPOSED ANCILLARY BUILDING AT LARCHSIDE
MAIN ROAD REDGORTON PERTH PH1 3EL

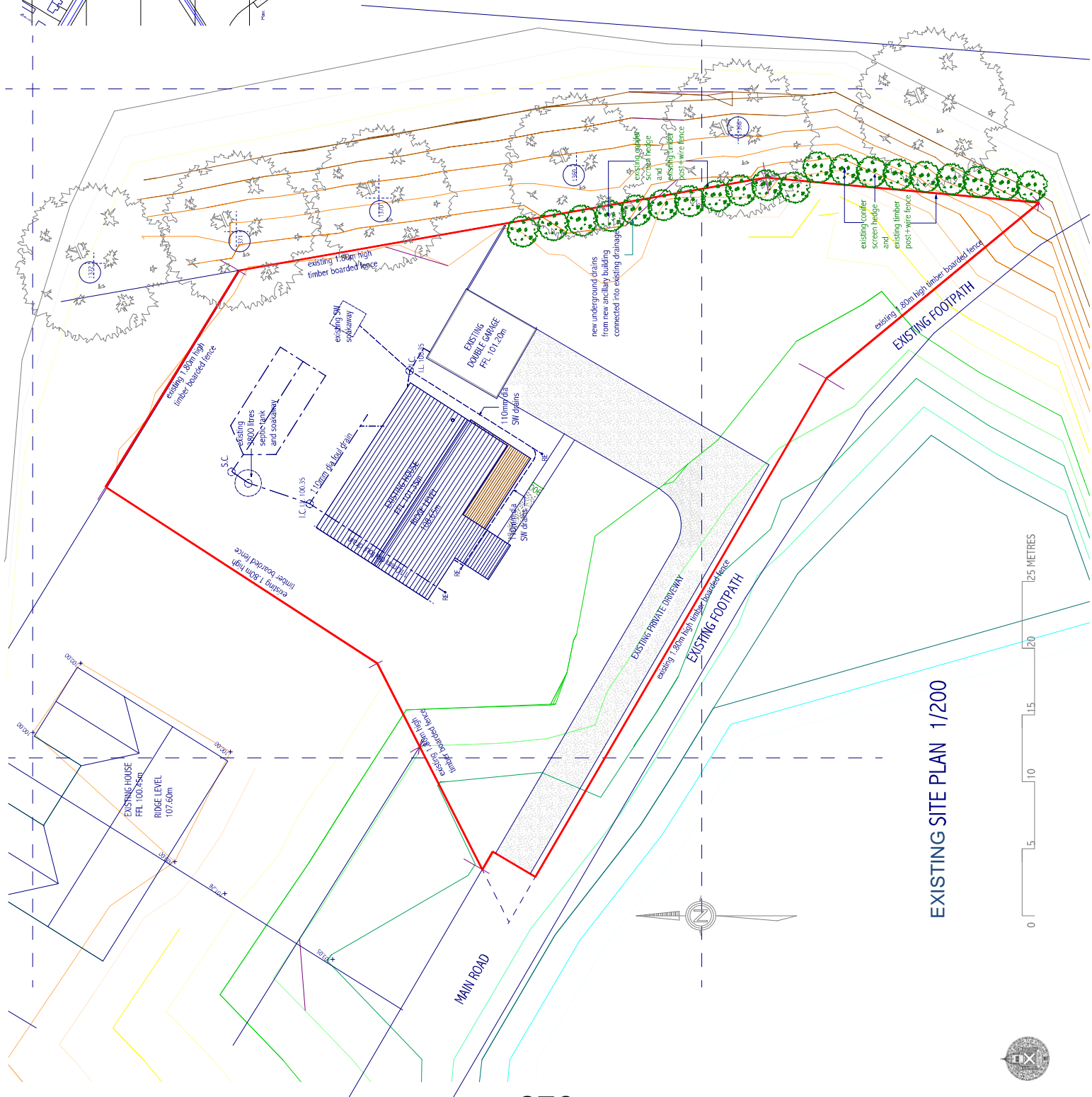
JOB/DRG.NO. 488/2-00
SCALE @ A4 1/1250
DATE 02/11/20

W J BEATSON · ARCHITECT · 
2 ISLAND VIEW, DUNDEE ROAD, PERTH PH2 7HS - Tel. 01738 633659



LOCATION PLAN - 1/2500

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EXISTING SITE PLAN 1/200

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PROPOSED ANCILLARY BUILDING AT LARCHSIDE MAIN ROAD
REDGORTON, PERTH PH 3 EL

SCALE P A2 1/200

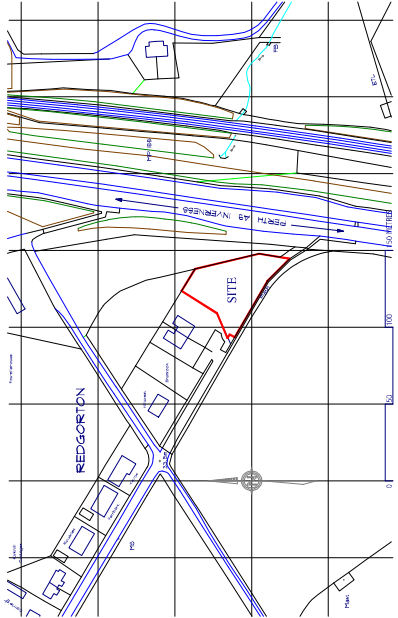
DATE 12 November 2020

DRAWN BY

DRAWING TITLE EXISTING SITE AND LOCATION PLANS

DATE 488/242

W J BEATSON - ARCHITECT -
2 ISLAND VIEW, DUNDEE ROAD, PERTH PH2 7HS TEL 01738 433657



LOCATION PLAN - 1/2500

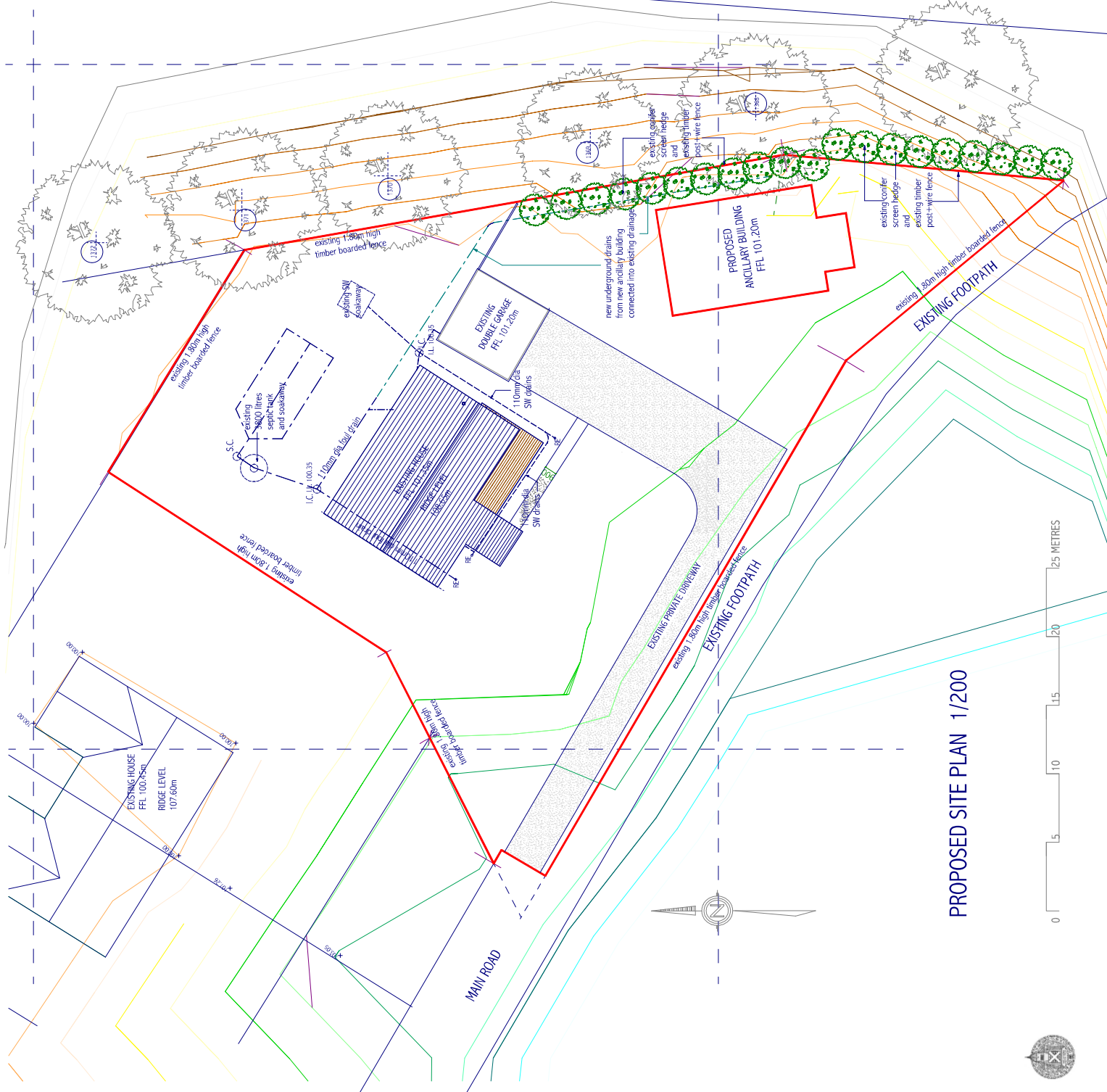
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- H - (12/11/20) - existing boundary fences and screen hedge plants added
- G - (29/10/20) - proposed new ancillary building added
- F - (09/02/15) - accessible route to front entrance door added; fire hydrant added
- E - (30/01/15) - house ridge level amended; trees at south boundary removed; proposed new trees and new hedge added
- D - (19/11/14) - garage and SW soakaway pit repositioned
- C - (16/10/14) - trial pits positions and drainage details added
- B - (19/09/14) - detached garage added
- A - (13/08/14) SW soakaway re-positioned outwith tree RPA

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JOB TITLE	
PROPOSED ANCILLARY BUILDING AT LARCHSIDE MAIN ROAD	
REDGORTON PERTH PH1 3EL	
SCALE R A2	DATE
1/200	10 June 2014
DRAWN BY	
1/200	
DRAWING TITLE	
PROPOSED SITE AND LOCATION PLANS	
JOB/DRG NO.	
488/2-11-H	

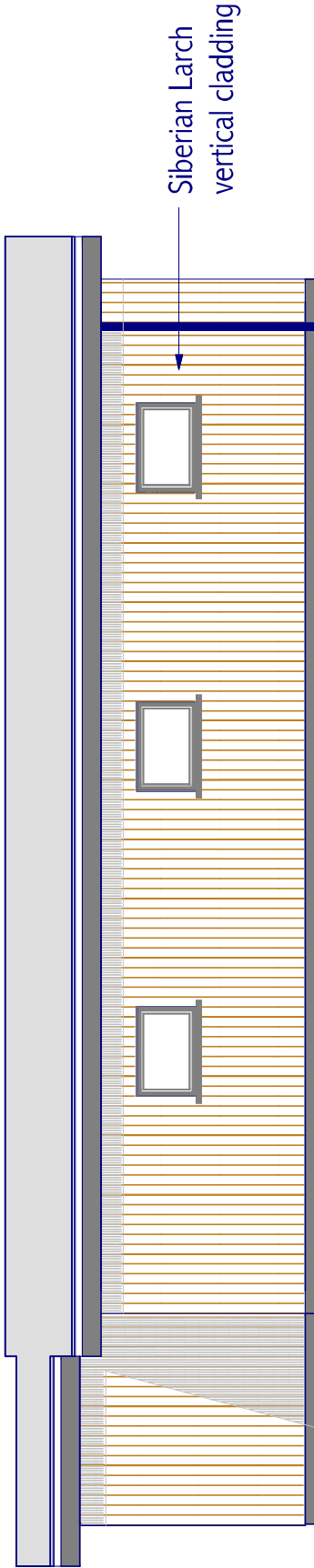
W J BEATSON • ARCHITECT •
2 ISLAND VIEW, DUNDIE ROAD, PERTH PH2 7HS • Tel: 01738 433659



PROPOSED SITE PLAN 1/200



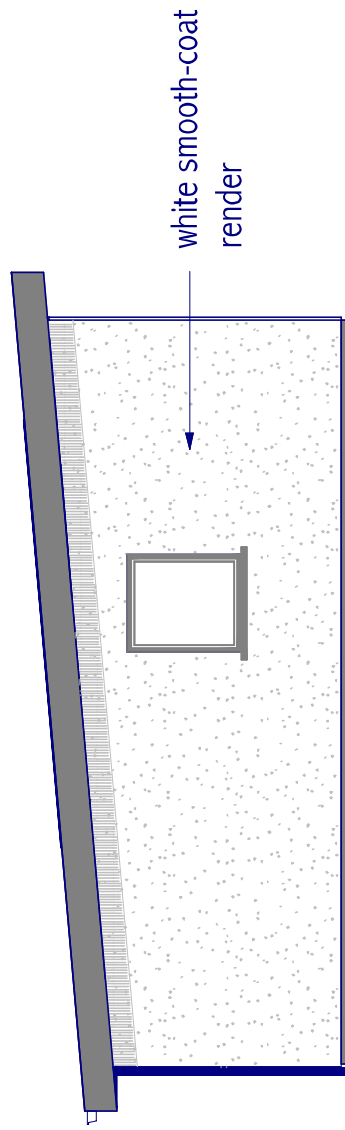
0 5 10 15 20 25 METRES



PROPOSED EAST ELEVATION

double-glazed windows
with frames coloured grey

Siberian Larch
vertical cladding



PROPOSED NORTH ELEVATION

white smooth-coat
render



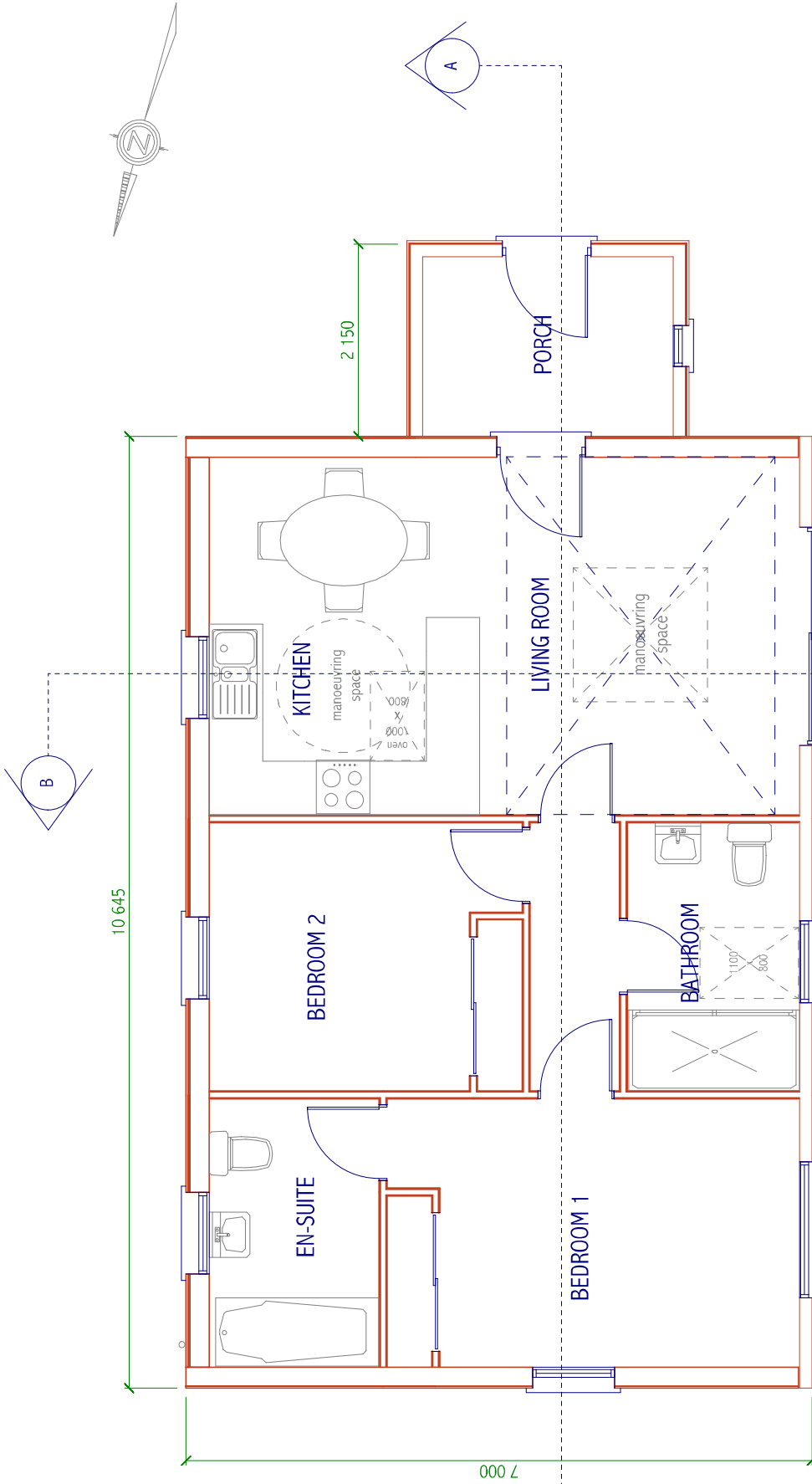
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JOB TITLE	DATE	DRAWN BY
PROPOSED ANCILLARY BUILDING AT LARCHSIDE MAIN ROAD REDGORTON PERTH PH1 3EL	30 October 2020	
SCALE @ A3	1/50	

DRAWING TITLE	JOB/DRG NO.
EAST ELEVATION WEST ELEVATION	488/2-25

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GROUND FLOOR PLAN

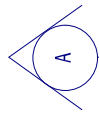
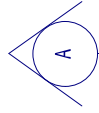
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JOB TITLE	PROPOSED ANCILLARY BUILDING AT LARCHSIDE MAIN ROAD	
	REDGORTON PERTH PH1 3EL	
SCALE @ A3	DATE	DRAWN BY
1/50	30 October 2020	

DRAWING TITLE	GROUND FLOOR PLAN	
	JOB/DWG NO.	
	488/2-22	



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280

FLAT ROOF
(falls)

FLAT ROOF
(falls)

FLAT ROOF
(falls)



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JOB TITLE

PROPOSED ANCILLARY BUILDING AT LARCHSIDE MAIN ROAD
REDGORTON PERTH PH1 3EL

SCALE @ A3

1/50

DATE

30 October 2020

DRAWN BY

DRAWING TITLE

ROOF PLAN

JOB/DWG. NO.

488/2-23



4

4

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5 METRES

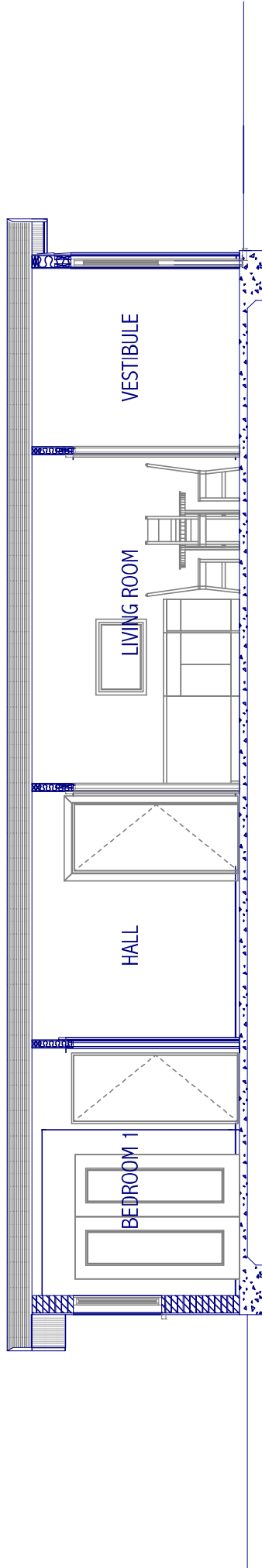
5 METRES



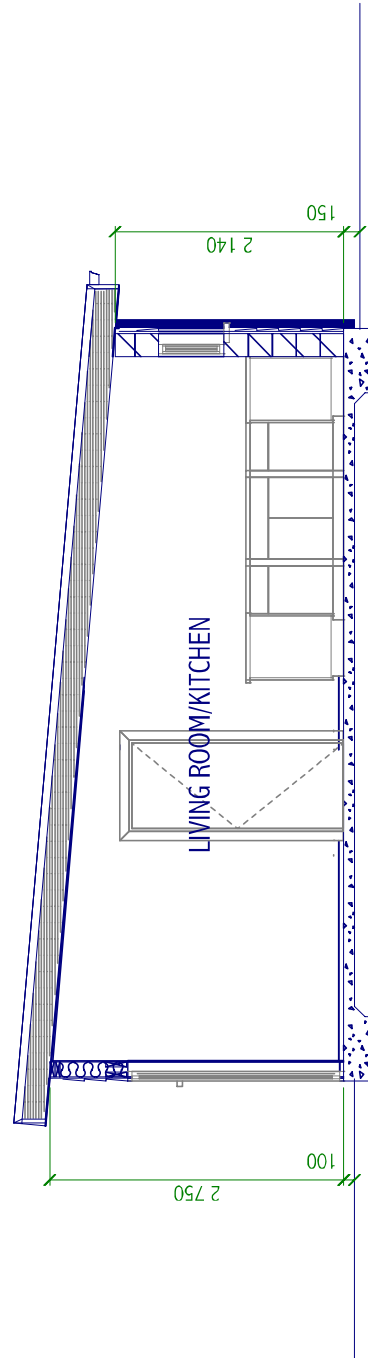
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SECTION A-A



SECTION B-B

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JOB TITLE
PROPOSED ANCILLARY BUILDING AT LARCHSIDE MAIN ROAD
REDGORTON PERTH PH1 3EL

SCALE @ A3
1/50

DATE
30 October 2020

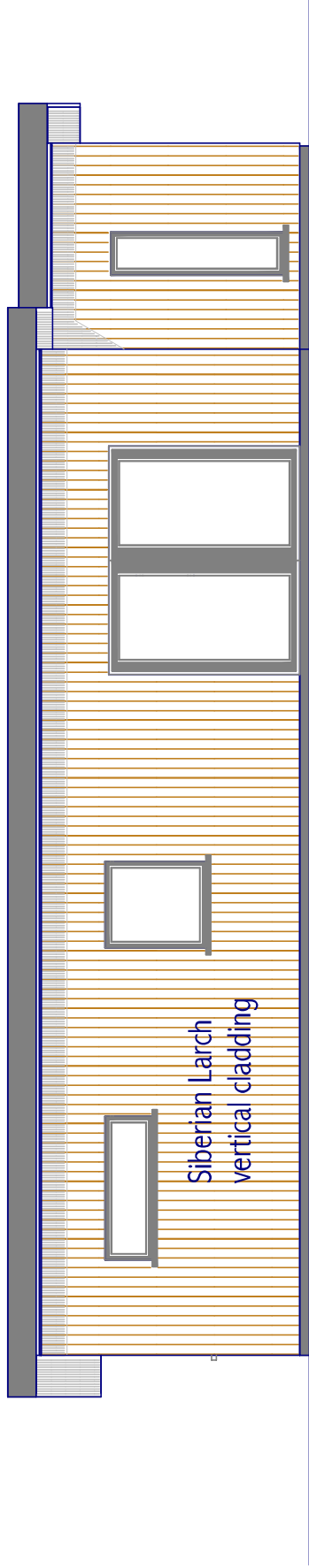
DRAWN BY

DRAWING TITLE
SECTION A-A
SECTION B-B

JOB/DRG NO.
488/2-26

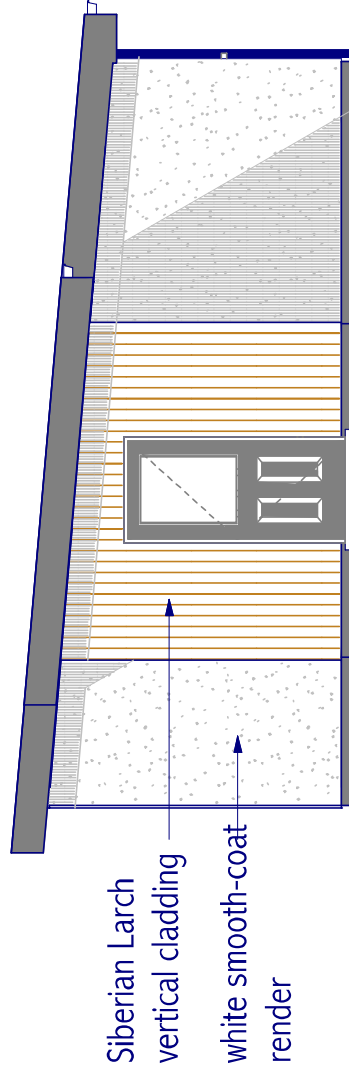


W J BEATSON · ARCHITECT ·
2 ISLAND VIEW, DUNDEE ROAD, PERTH PH2 7HS · Tel: 01738 433659



PROPOSED WEST ELEVATION

double-glazed doors and windows
with frames coloured grey



PROPOSED SOUTH ELEVATION



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JOB TITLE
PROPOSED ANCILLARY BUILDING AT LARCHSIDE MAIN ROAD
REDGORTON PERTH PH1 3EL

SCALE @ A3
1/50

DATE

30 October 2020

DRAWN BY

DRAWING TITLE
WEST ELEVATION
SOUTH ELEVATION

JOB/DRG.NO.
488/2-24



W J BEATSON ARCHITECT

2 ISLAND VIEW, DUNDEE ROAD, PERTH PH2 7HS - Tel. 01738 633659

LRB-2021-11
Planning Application – 20/01594/FLL – Erection of
ancillary accommodation building, Larchside, Redgorton

REPRESENTATIONS

Friday, 20 November 2020



Local Planner
Planning and Development
Perth and Kinross Council
Perth
PH1 5GD

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Steps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Sir/Madam

SITE: Larchside, Redgorton, Perth, PH1 3EL
PLANNING REF: 20/01594/FLL
OUR REF: DSCAS-0027064-8XC
PROPOSAL: Erection of ancillary accommodation building

Please quote our reference in all future correspondence

Audit of Proposal

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:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

- ▶ There is currently sufficient capacity in the PERTH Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Waste Water Capacity Assessment

- ▶ Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.
-

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - ▶ Site Investigation Services (UK) Ltd
 - ▶ Tel: 0333 123 1223
 - ▶ Email: sw@sisplan.co.uk
 - ▶ www.sisplan.co.uk
- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

- ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
 - ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).
-

Next Steps:

▶ All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

▶ Non Domestic/Commercial Property:

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

▶ Trade Effluent Discharge from Non Dom Property:

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and laundrettes. Activities not covered include hotels, caravan sites or restaurants.
- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.
- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices

to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

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.

Yours sincerely,

Planning Application Team

Development Operations Analyst

developmentoperations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

From: Gail ODea [REDACTED]
Sent: 27 November 2020 15:12
To: Development Management - Generic Email Account <DevelopmentManagement@pkc.gov.uk>
Subject: Ref 20/01594/FLL
Importance: High

Dear Sir/Madam

Regarding the proposed erection of ancillary accommodation building at Larch side, Redgorton. Perth. PH1 3EL

We have looked at the plans, etc and we have no objections to the proposed built if it is definitely going to be used a one bedroom annexe/accommodation.

If the proposed build is to be used as a home office space also, we do have concerns regarding increased traffic flow to the property - eg from delivery drivers,etc.

The reason for this concern is that the traffic using the road have to pass our driveway and very frequently other vehicles always turn about in our drive way space, as it is a dead end. We have several dogs who cross that road when going out for walks and I also have young grandchildren who come and stay with us occasionally.

Yours faithfully

Mr & Mrs O'Dea

Gail

The information contained in this email may not be the views of Perth & Kinross Council. It is possible for email to be falsified and the sender cannot be held responsible for the integrity of the information contained in it.

General enquiries to Perth & Kinross Council should be made to enquiries@pkc.gov.uk or 01738 475000.

This email is intended for the named recipient only. If you have received it by mistake, please (i) contact the sender by email reply; (ii) delete the email from your system; . and (iii) do not copy the email or disclose its contents to anyone.

Comments for Planning Application 20/01594/FLL

Application Summary

Application Number: 20/01594/FLL

Address: Larchside Redgorton Perth PH1 3EL

Proposal: Erection of ancillary accommodation building

Case Officer: Gillian Peebles

Customer Details

Name: Miss Moira Hutchison

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inappropriate Housing Density
- Loss Of Trees

Comment: The original house was not built according to the plans submitted. It was built higher and a garage was also built. PKC decided to take no action.

In order to make space for this new house in the grounds, more oak trees have been removed despite a previous order to preserve them. This was previously pointed out to PKC.

I suggest the Planning Department make certain no further rules are broken and make sure that the public footpath is retained.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	20/01594/FLL	Comments provided by	Lachlan MacLean Project Officer – Transport Planning
Service/Section	Transport Planning	Contact Details	TransportPlanning@pkc.gov.uk
Description of Proposal	Erection of ancillary accommodation building		
Address of site	Larchside, Redgorton, Perth, PH1 3EL		
Comments on the proposal	Insofar as the Roads matters are concerned I have no objections to this proposal.		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	02 December 2020		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	20/01594/FLL	Comments provided by	Lucy Sumner
Service/Section	Strategy & Policy	Contact Details	Development Contributions Officer: Lucy Sumner
Description of Proposal	Erection of ancillary accommodation building		
Address of site	Larchside Redgorton Perth PH1 3EL		
Comments on the proposal	<p>The proposed development is ancillary to the existing dwellinghouse at the site. I would seek appropriate condition(s) to reflect this in a planning consent. If the accommodation is intended as holiday let, then Transport Infrastructure contributions would be required. If the accommodation is intended as standalone residency, then Primary Education contributions would be required.</p> <p>In the meantime I have no comments to make on this proposal in terms of the Developer Contributions and Affordable Housing Supplementary Guidance.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	08 December 2020		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	20/01594/FLL	Comments provided by	Bea Nichol Planning Officer
Service/Section	Development Plans Team	Contact Details	
Description of Proposal	Erection of ancillary accommodation building		
Address of site	Larchside. Redgorton		
Comments on the proposal	<p>The site is located within the Green Belt. It should therefore meet the Green Belt criteria set out in the Adopted Local Development Plan Policy 43: Green Belt. Policy 43 states that development will only be permitted where it meets certain criteria:</p> <p>(a) it can be demonstrated that the development either supports an established use, or develops a new business within the Green Belt which has a direct relationship to the land; or (b) it can be demonstrated that the development is essential for agriculture, horticulture (including allotments) or forestry operations; or (c) it constitutes woodlands or forestry, including community woodlands; or (d) it constitutes uses which advance the Council's aims of improving public access to the countryside around Perth, including recreational, educational and outdoor sports; or (e) it complies with criteria (4) or (5) of the Policy 19: Housing in the Countryside and associated Supplementary Guidance, and a positive benefit to the Green Belt can be demonstrated; or (f) it constitutes essential infrastructure such as roads and other transport infrastructure, masts and telecom equipment, renewable energy developments, or new cemetery provision. The primary consideration will be whether the infrastructure could instead be located on an alternative site which is outwith the Green Belt and a statement may be required identifying the search area and the site options assessed, the details of the existing or proposed activity to which the infrastructure relates, and the reasons as to why a green belt location is essential.</p> <p>In the case of this proposal, there appears to be no justification as to why the existing house requires such a large ancillary area of accommodation. The ancillary proposal is the size of a dwelling house. As the policy states "All proposals for new buildings or extensions to existing buildings must be of a suitable scale and form, located and designed in such a way so as not to detract from the character and landscape setting of the Green Belt. Appropriate measures may be required to mitigate any adverse impact on the character, setting and identity of the locality". As such, it would be contrary to policy, as the development does not comply with the Green Belt criteria and does not appear to be of a suitable scale.</p> <p>The Green Belt policy also refers to compliance with "criteria (4) or (5) of the Policy 19: Housing in the Countryside and associated Supplementary Guidance." These allow for the renovation or replacement of houses; or the conversion or replacement of redundant non-domestic buildings (LDP2, p.40). On page 14 of the Housing in the Countryside SG, the guidance discusses the development of new houses to support existing businesses. However, no evidence has been offered to indicate it supports a specific economic need and therefore the proposal does not comply with this policy.</p>		

	Based on the evidence submitted for this proposal, the development does not meet with the criteria set out in Policy 43 or Policy 19 and would not be supported by the Development Plans team.
Recommended planning condition(s)	
Recommended informative(s) for applicant	.
Date comments returned	09/12/2020

Memorandum

To Development Quality Manager

From Regulatory Services Manager

Your ref 20/01594/FLL

Our ref LRE

Date 14 December 2020

Tel No 01738 476462

Communities Services

Pullar House, 35 Kinnoull Street, Perth PH1 5G

Consultation on an Application for Planning Permission

20/01594/FLL RE: Erection of ancillary accommodation building Larchside Redgorton Perth PH1 3EL for Mr Joseph Kelly

I refer to your letter dated 20 November 2020 in connection with the above application and have the following comments to make.

Environmental Health

Recommendation

I have no objection to the application but have the following comments to make.

Comments

This application is for the erection of an ancillary accommodation building within the garden grounds of the existing house approved 14/01114/FLL

There are two letters of representation at the time of writing this memorandum raising concerns with regards to loss of trees and traffic flow on access road to property.

Noise

At the time of the approved 14/01114/FLL, for the existing dwellinghouse at the site, a previous Noise Impact Assessment "Report on Road Traffic Noise" dated March 2011 was submitted which concluded that a noise barrier constructed of either stone, concrete blockwork, brickwork, earth bunding, or 25mm thick timber fencing with overlapping boards, or any combination of these materials could mitigate noise to an acceptable level.

The supporting statement submitted with the 14/01114/FLL application stated that *"the previously 13/00672/IPL option of an earth bund as an earth bund as an effective sound barrier along the southern and eastern boundaries. However, this has been declared unacceptable as a bund of the size approved would be detrimental to the roots of existing trees"*.

The plans for this application indicate that there is an existing 1.80metre high timber boarded fence which runs the length of all boundaries of the application site.

It is my contention that noise from the A9 to the ancillary accommodation should not be adversely affected by road traffic noise due to the aforementioned 1.80-metre-high timber boarded fence therefore, I have no objection to the application.

