

4(v)(b)

LRB-2023-33

**LRB-2023-33 - 23/00437/FLL – Extension to dwellinghouse,
17 Tulliebelton Road, Bankfoot, PH1 4BS**

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS



Mr B Gibb
c/o 1504 Architectural and Building Consultancy
David Martin
Bishops Well Cottage
Dalguise
Dunkeld
PH8 0JX

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **2nd June 2023**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **23/00437/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 26th April 2023 for Planning Permission for **Extension to dwellinghouse 17 Tulliebelton Road Bankfoot Perth PH1 4BS.**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. The proposals, by combination of their excessive footprint increase, disproportionate projection and excessively long blank north elevation, would overdevelop the existing bungalow and result in an adverse impact upon the character and visual amenity of the area.

Refusal would therefore be in line with Policy 14(c) of National Planning Framework 4. Furthermore, approval would be contrary to Policies 14(a)+(b) and 16(g) of National Planning Framework 4, Policies 1A, 1B(c) and 17(c) of Perth and Kinross Local Development Plan 2 2019 and Perth & Kinross Council's Placemaking Guide 2020, which seek to ensure that development contributes positively to the quality of the surrounding built environment in terms of massing, proportions and appearance, in order to respect the character and amenity of the place.

2. The proposals, by combination of their excessive projection, footprint increase and relationship with the adjoining property, would overdevelop the existing bungalow and result in an overwhelming and imposing appearance and an adverse impact upon surrounding residential amenity.

Approval would therefore be contrary to Policy 16(g) of National Planning Framework 4 and Policies 1A, 1B(c) and 17(c) of Perth and Kinross Local Development Plan 2 2019, which seek to ensure that development contributes positively to the quality of the surrounding

built environment in terms of design, proportions and appearance, in order to protect and where possible improve existing residential amenity.

Justification

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

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

REPORT OF HANDLING

DELEGATED REPORT

Ref No	23/00437/FLL	
Ward No	P5- Strathtay	
Due Determination Date	25th June 2023	
Draft Report Date	31st May 2023	
Report Issued by	KS	Date 31st May 2023

PROPOSAL: Extension to dwellinghouse

LOCATION: 17 Tulliebelton Road Bankfoot Perth PH1 4BS

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.

BACKGROUND AND DESCRIPTION OF PROPOSAL

17 Tulliebelton Road is a semi-detached bungalow which is located on a residential street in Bankfoot village. This application seeks detailed planning permission for the erection of an extension onto the side (north) elevation, which would project to the rear of the property.

SITE HISTORY

None

PRE-APPLICATION CONSULTATION

Pre application Reference: Not Requested.

DEVELOPMENT PLAN

The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

National Planning Framework 4

The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.

NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan. The Council's assessment of this application has considered the following policies of NPF4:

Policy 14: Design, quality and place

Policy 16: Quality homes

Perth and Kinross Local Development Plan 2 – Adopted November 2019

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

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 17: Residential Areas

Statutory Supplementary Guidance

- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

NATIONAL GUIDANCE

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

Planning Advice Notes

The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:

- PAN 40 Development Management

Creating Places 2013

Creating Places is the Scottish Government's policy statement on architecture and place. It sets out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

Designing Streets 2010

Designing Streets is the policy statement in Scotland for street design and changes the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It was created to support the Scottish Government's place-making agenda, alongside Creating Places.

CONSULTATION RESPONSES

None Required.

REPRESENTATIONS

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

ADDITIONAL STATEMENTS

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not Applicable
Appropriate Assessment	Habitats Regulations – AA Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises NPF4 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, involving considerations of the Council's other approved policies and supplementary guidance, these are discussed below only where relevant.

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

Policy Appraisal

Alterations and extensions to an existing domestic dwellinghouse are generally considered to be acceptable in principle. Nevertheless, consideration must be given to the scale, form, massing, design, position, proportions and external appearance of the proposed development, within the context of the application site, and whether it would have an adverse impact upon visual or residential amenity.

Design and Layout

17 Tulliebelton Road is a semi-detached bungalow which is located on a residential street in Bankfoot village. The two-bedroomed hipped roof bungalow is of modest proportions. A detached flat-roofed garage is positioned in the northwest corner of the rear garden.

This application seeks detailed planning permission for the erection of an extension onto the side (north) elevation, which would project to the rear of the property. The hipped roof extension would contain two further bedrooms, storage and an open-plan family room, dining room and kitchen which would open out onto terrace which would be covered by an open-sided canopy.

Visual Amenity

The proposed extension would be set 15cm back from the principal (east) elevation and would project 18.65 metres back, all the way to the rear boundary. As the bungalow is 7.7 metres in depth, the 18.65 metre extension is excessive, imposing and disproportionate.

The existing bungalow has a footprint of 73.7sqm, whereas the proposed extended structure measures 172.25sqm (or 149.75sqm excluding the canopy). The proposed footprint increase is therefore also excessive and disproportionate.

Approval would therefore be contrary to the Perth & Kinross Placemaking Guide 2020, which states that development proposals should be subordinate to the host building in all respects. Furthermore, approval would be contrary to Policies 14(a)+(b) and 16(g) of National Planning Framework 4 and Policies 1A, 1B(c) and 17(c) of Perth and Kinross Local Development Plan 2 2019, which seek to ensure that development contributes positively to the quality of the surrounding built environment in terms of massing, proportions and appearance, in order to respect the character and amenity of the place. Refusal would also be in line with Policy 14 (c) of National Planning Framework 4.

Residential Amenity

The rear garden is separated from the garden of the adjoining semi-detached house by a wall which has an undulating panelled fence/trellis on top. However, the windows in the west elevation of the proposed extension would serve primary living spaces and they would be within 8.4 metres of the boundary.

Given the excessive proportions noted above, the use of the rooms, their proximity and orientation toward the rear garden of the adjoining semi-detached property, the development would have an imposing impact upon surrounding residential amenity.

The proposals, by combination of their excessive projection, footprint increase and relationship with the adjoining property, would overdevelop the existing bungalow and result in an overwhelming and imposing appearance and an adverse impact upon surrounding residential amenity.

Approval would therefore be contrary to Policy 16(g) of National Planning Framework 4 and Policies 1A, 1B(c) and 17(c) of Perth and Kinross Local Development Plan 2 2019, which seek to ensure that development contributes positively to the quality of the surrounding built environment in terms of design, proportions and appearance, in order to protect and where possible improve existing residential amenity.

Roads and Access

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

Drainage and Flooding

There are no significant drainage or 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.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

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

Reasons for Refusal

- 1 The proposals, by combination of their excessive footprint increase, disproportionate projection and excessively long blank north elevation, would overdevelop the existing bungalow and result in an adverse impact upon the character and visual amenity of the area.

Refusal would therefore be in line with Policy 14(c) of National Planning Framework 4. Furthermore, approval would be contrary to Policies 14(a)+(b) and 16(g) of National Planning Framework 4, Policies 1A, 1B(c) and 17(c) of Perth and Kinross Local Development Plan 2 2019 and Perth & Kinross Council's Placemaking Guide 2020, which seek to ensure that development contributes positively to the quality of the surrounding built environment in terms of massing, proportions and appearance, in order to respect the character and amenity of the place.

- 2 The proposals, by combination of their excessive projection, footprint increase and relationship with the adjoining property, would overdevelop the existing bungalow and result in an overwhelming and imposing appearance and an adverse impact upon surrounding residential amenity.

Approval would therefore be contrary to Policy 16(g) of National Planning Framework 4 and Policies 1A, 1B(c) and 17(c) of Perth and Kinross Local Development Plan 2 2019, which seek to ensure that development contributes positively to the quality of the surrounding built environment in terms of

design, proportions and appearance, in order to protect and where possible improve existing residential amenity.

Justification

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

Informative Notes

Not Applicable.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01

02

03

04

05

06

07



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 100622496-001

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

Description of Proposal

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

Take down existing garage, erect single storey extension comprising new kitchen & family room & 2 bedroom. Internal alterations to form new master bedroom with dresser & ensuite. Form new family bathroom

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

No Yes - Started Yes – Completed

Applicant or Agent Details

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

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	1504 Architectural & Building Consultancy		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	David	Building Name:	Bishops Well Cottage
Last Name: *	Martin	Building Number:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Address 1 (Street): *	Dalguise
Extension Number:	<input type="text"/>	Address 2:	Dalguise
Mobile Number:	<input type="text"/>	Town/City: *	Dunkeld
Fax Number:	<input type="text"/>	Country: *	United Kingdom
		Postcode: *	PH8 0JX
Email Address: *	<input type="text"/>		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	B	Building Number:	<input type="text"/>
Last Name: *	Gibb	Address 1 (Street): *	<input type="text"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

Perth and Kinross Council

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

Address 1:

17 TULLIEBELTON ROAD

Address 2:

BANKFOOT

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

PERTH

Post Code:

PH1 4BS

Please identify/describe the location of the site or sites

Northing

735054

Easting

306305

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Trees

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

Yes No

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

Access and Parking

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

Yes No

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

Planning Service Employee/Elected Member Interest

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

Yes No

Certificates and Notices

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

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

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

Yes No

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

Yes No

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

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

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

Signed: David Martin

On behalf of: Mr B Gibb

Date: 22/03/2023

Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

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

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

Continued on the next page

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

You can attach these electronic documents later in the process.

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

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

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

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

Declare – For Householder Application

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

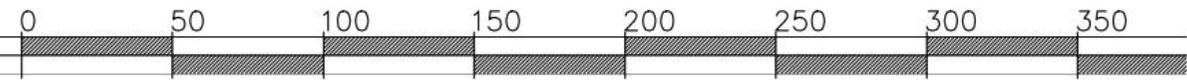
Declaration Name: Mr David Martin

Declaration Date: 22/03/2023

Payment Details

Pay Direct

Created: 22/03/2023 20:14



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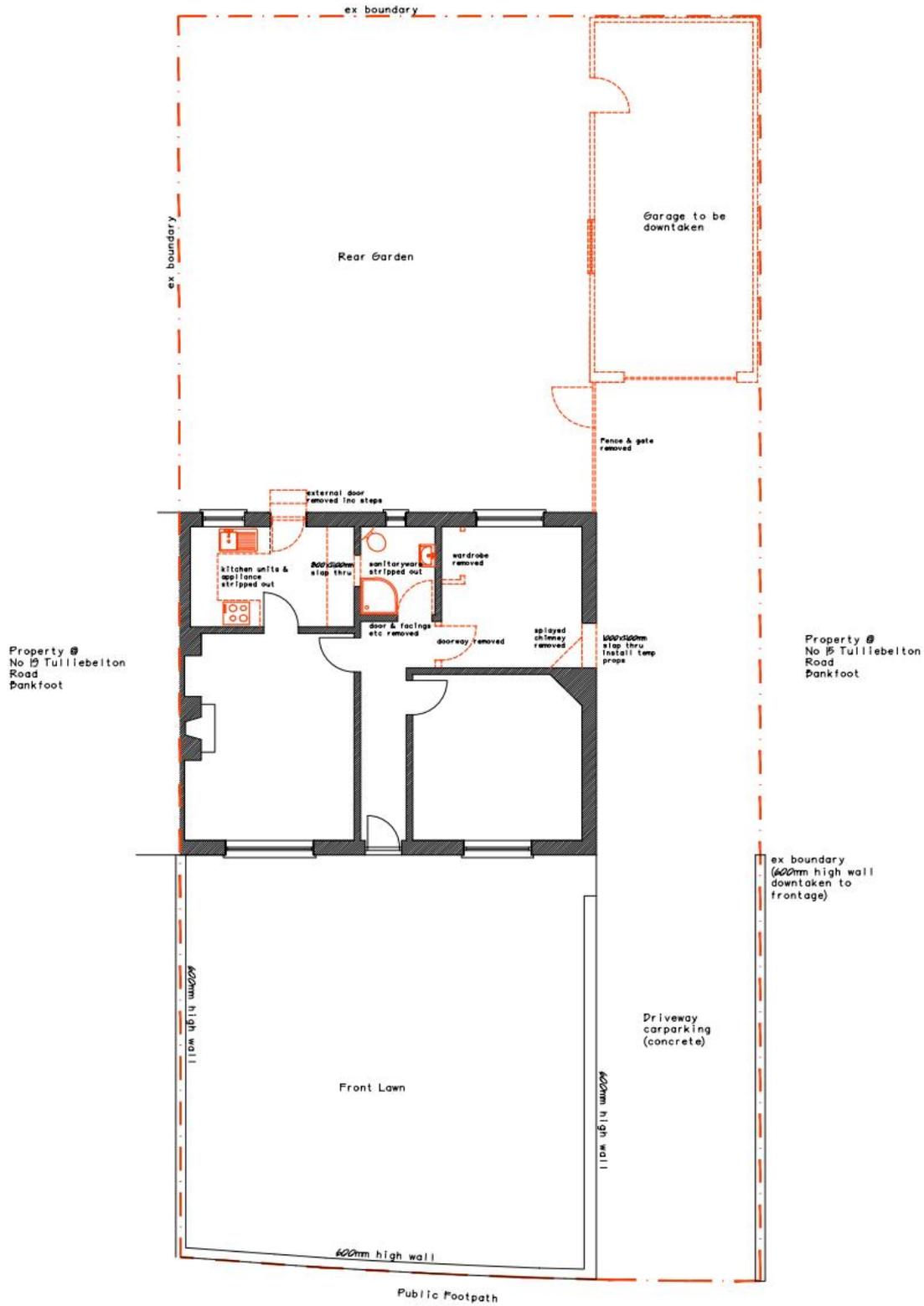
1504

ARCHITECTURAL & BUILDING CONSULTANCY
 Bishops Well Cottage, Dalguise, Dunkeld, Perthshire, PH8 0JX
 email:dmartin1504@gmail.com tel:07740373820

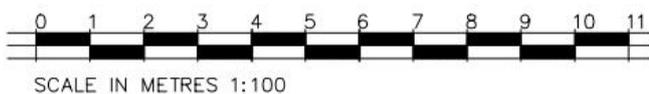
Client:	Mr & Mrs Gibb	
Project:	Single Storey Extension & Internal Alts to Existing Dwelling	
Address:	17 Tulliebelton Road, Bankfoot, Perthshire	
Dwg Title:	Location Plan	Dwg Date: Mar 2023
Scale:	1:2500	Status: planning



Open Space Land
@ Tulliebelton Road
Bankfoot



Dontakings
Block Floor
Plan



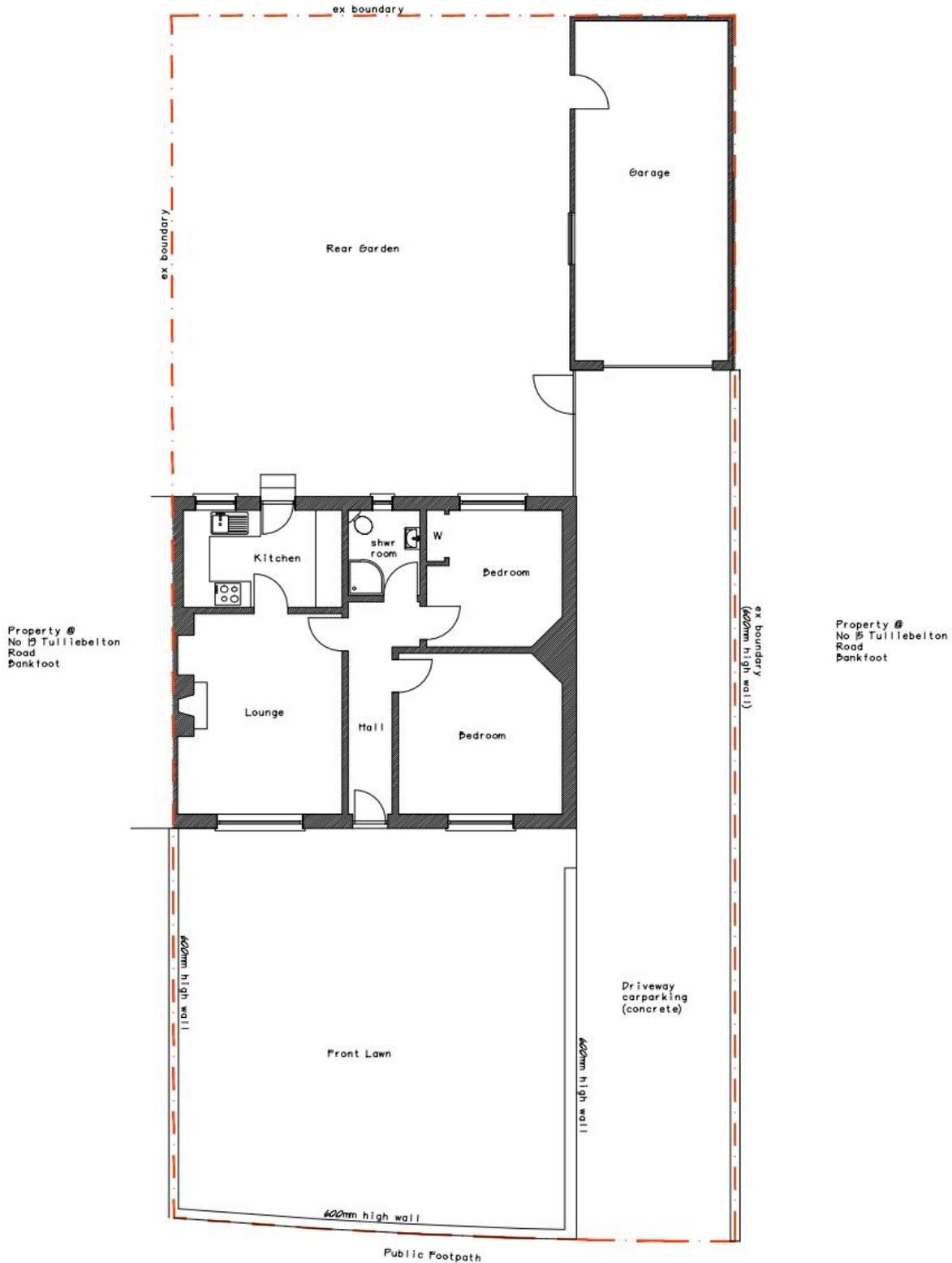
1504

ARCHITECTURAL & BUILDING CONSULTANCY
Bishops Well Cottage, Dalguise, Dunkeld, Perthshire, PH8 0JX
email: amartin1504@gmail.com tel: 07740373820

Client:	Mr & Mrs Gibb		
Project:	Single Storey Extension & Internal Alts to Existing Dwelling		
Address:	17 Tulliebelton Road, Bankfoot, Perthshire		
Dwg Title:	Dontakings Block/Floor Plans	Dwg Date:	Mar 2023
Scale:	1:100	Status:	PLANNING



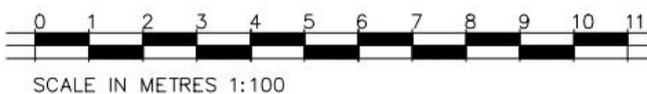
Open Space Land
@ Tulliebelton Road
Bankfoot



Existing Block
Floor Plan

1504

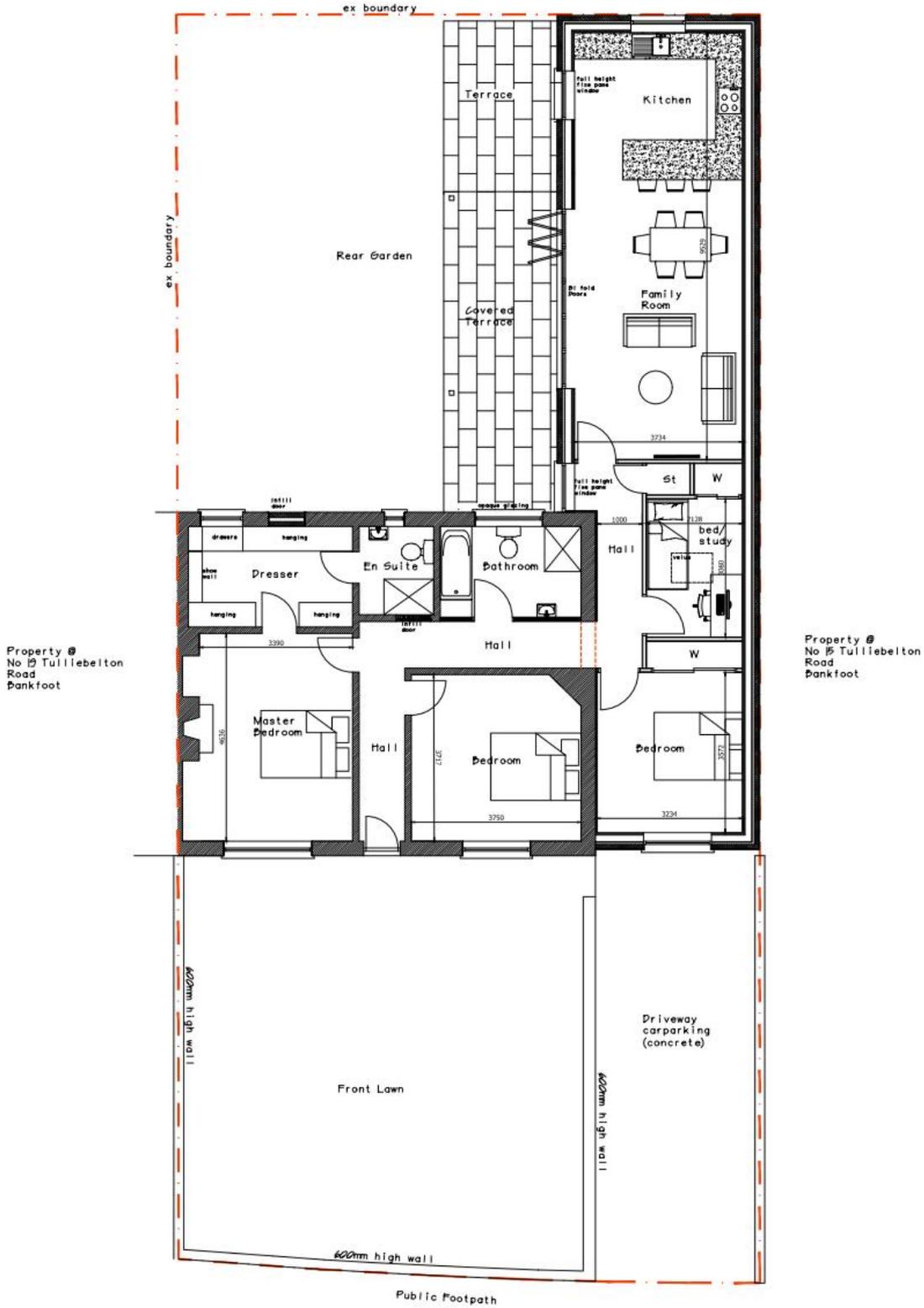
ARCHITECTURAL & BUILDING CONSULTANCY
Bishops Well Cottage, Dalguise, Dunkeld, Perthshire, PH8 0JX
email: amartin1504@gmail.com tel: 07740373820



Client:	Mr & Mrs Gibb		
Project:	Single Storey Extension & Internal Alts to Existing Dwelling		
Address:	17 Tulliebelton Road, Bankfoot, Perthshire		
Dwg Title:	EX Block/Floor Plans	Dwg Date:	Mar 2023
Scale:	1:100	Status:	PLANNING



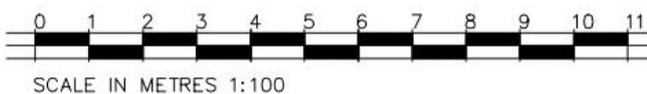
Open Space Land
 @ Tulliebelton Road
 Bankfoot



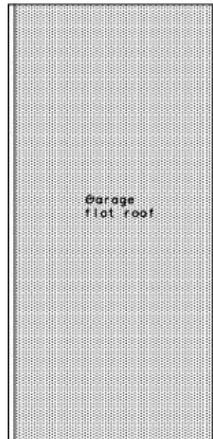
Downtakings
 Block Floor
 Plan

1504

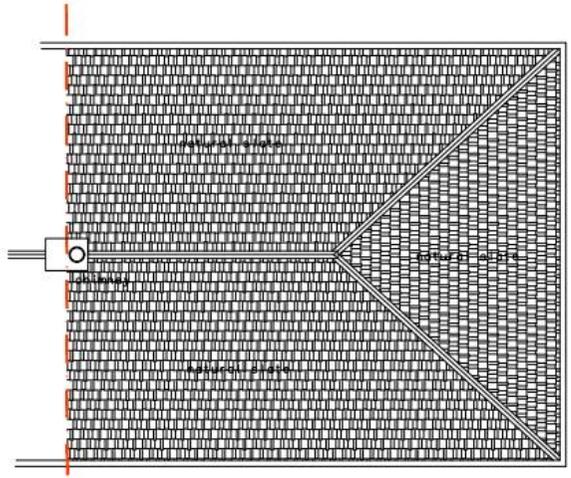
ARCHITECTURAL & BUILDING CONSULTANCY
 Bishops Well Cottage, Dalguise, Dunkeld, Perthshire, PH8 0JX
 email: amartin1504@gmail.com tel: 07740373820



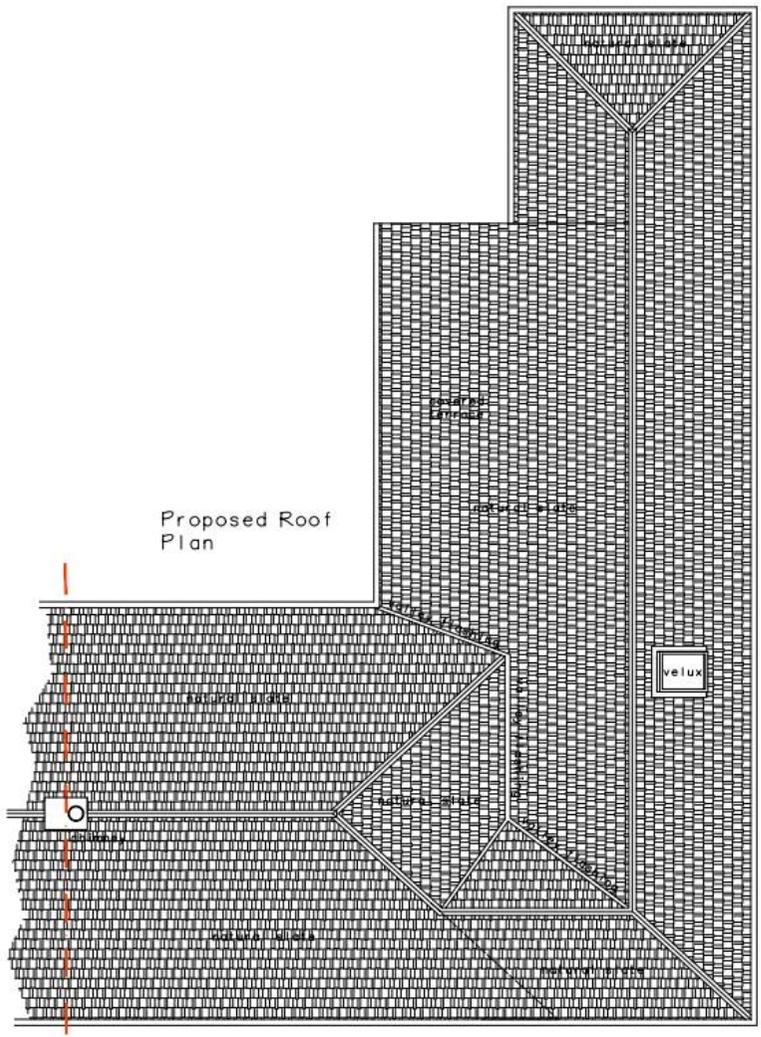
Client:	Mr & Mrs Gibb	
Project:	Single Storey Extension & Internal Alts to Existing Dwelling	
Address:	17 Tulliebelton Road, Bankfoot, Perthshire	
Dwg Title:	Proposed Block/Floor Plans	Dwg Date: Mar 2023
Scale:	1:100	Status: PLANNING



Existing Roof Plan



Proposed Roof Plan



1504

ARCHITECTURAL & BUILDING CONSULTANCY
8ishops Well Cottage, Dalguise, Dunkeld, Perthshire, PH8 0JX
asm@1504martin1504@gmail.com tel:07740373620

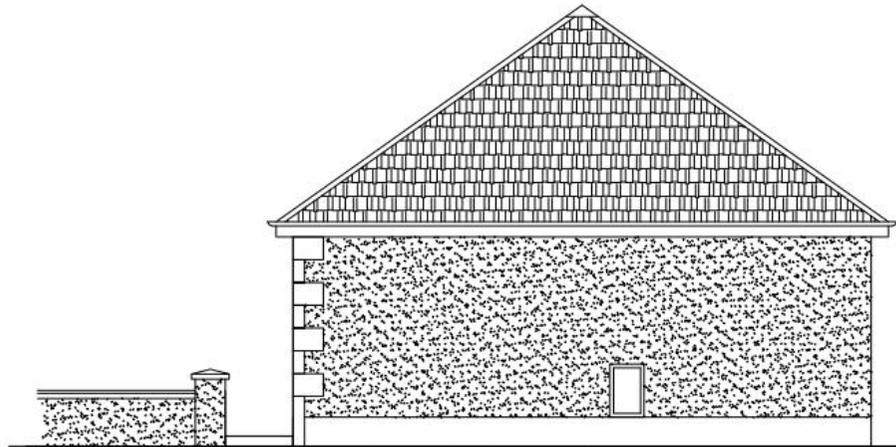
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Project:	Single Storey Extension & Internal Alts to Existing Dwelling		
Address:	17 Tulliebelton Road, Bankfoot, Perthshire		
Page Title:	Roof plans	Drawn Date:	April 2023
Scale:	1:50	Status:	planning



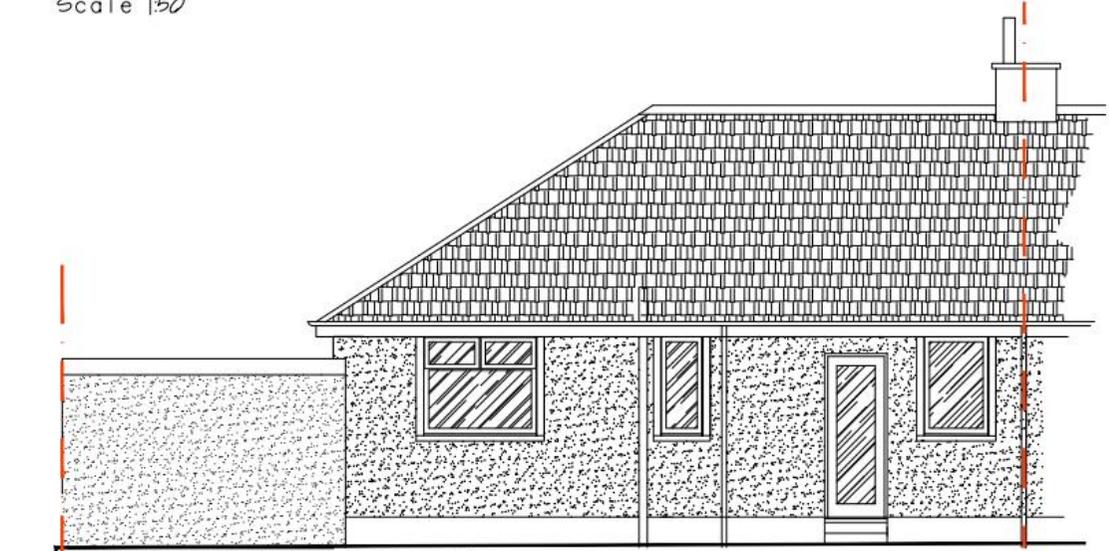
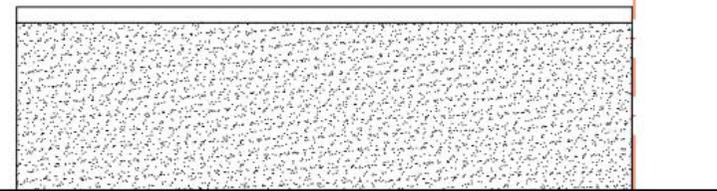
SCALE IN METRES 1:50



Existing East (front) Elevation
Scale 1:50



Existing North (side) Elevation
Scale 1:50



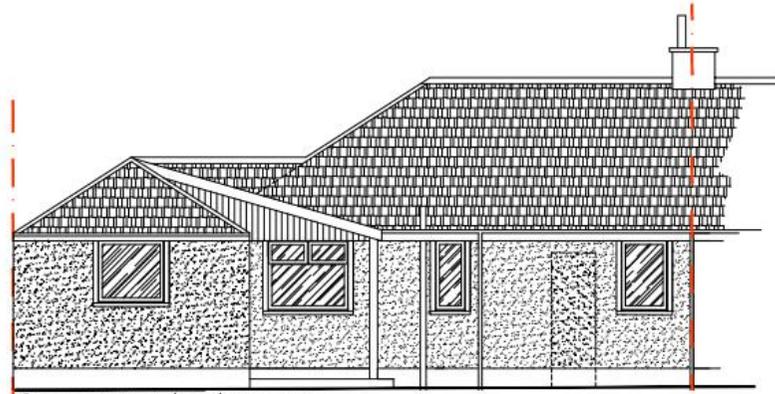
Existing West (rear) Elevation
Scale 1:50

1504

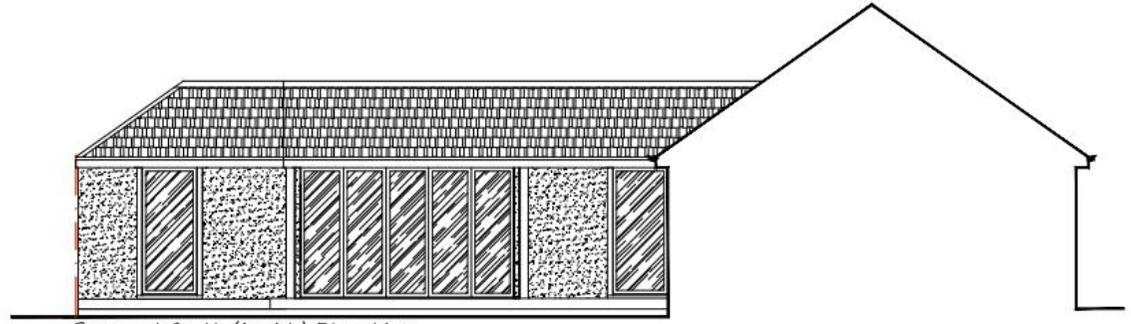
ARCHITECTURAL & BUILDING CONSULTANCY

Bishops Well Cottage, Dalguise, Dunkeld, Perthshire, PH8 0JX
email: amartin1504@gmail.com tel: 07740373820

Client:	Mr & Mrs Gibb		
Project:	Single Storey Extension & Internal Alts to Existing Dwelling		
Address:	17 Tulliebelton Road, Bankfoot, Perthshire		
Dwg Title:	Existing Elevations	Dwg Date:	March 2023
Scale:	1:50	Status:	planning



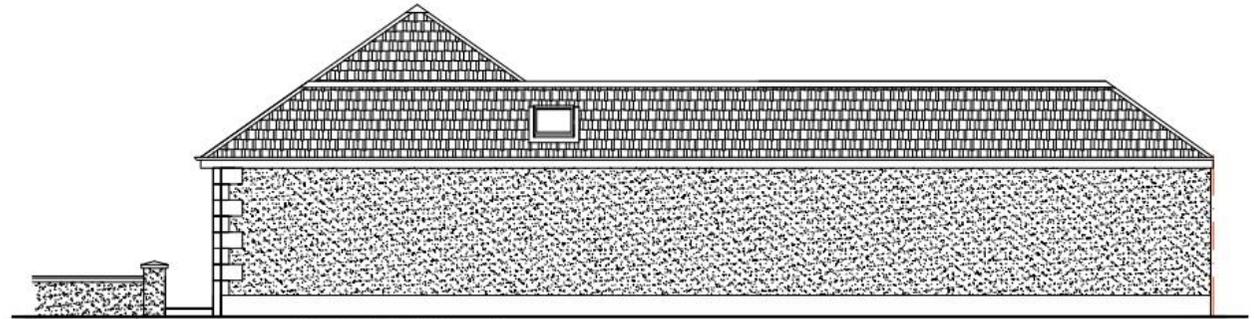
Proposed West (rear) Elevation
Scale 1:50



Proposed South (inside) Elevation
Scale 1:50



Proposed East (front) Elevation
Scale 1:50



Proposed North (side) Elevation
Scale 1:50

1504

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Bishops Well Cottage, Dalguise, Dunkeld, Perthshire, PH8 0JX
am@1504martin1504@gmail.com tel:07740373820

Client:	Mr & Mrs Gibb		
Project:	Single Storey Extension & Internal Alts to Existing Dwelling		
Address:	17 Tulliebelton Road, Bankfoot, Perthshire		
Proj Title:	Proposed Elevations	Rev/Date:	March 2023
Scale:	1:50	Status:	planning

