

4(v)(a)

LRB-2023-33

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

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

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

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

Yes No

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application

Date of decision (if any)

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

Nature of application

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

Reasons for seeking review

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

Review procedure

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

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

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

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

ALL MATTERS DIRECTLY RELATED TO THE REASONING FOR REFUSAL WITHIN DATED REPORT & REFUSAL NOTICE.

Site inspection

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

- 1. Can the site be viewed entirely from public land? Yes No
- 2. 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:

No

Statement

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

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

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

VISUAL AMENITY - REF DELEGATED REPORT
 EXTENDED FOOTPRINT = 117m². ORIGINAL REPORT MAKES REFERENCE TO BUNGALOW FOOTPRINT = 73.7m². HOWEVER THE EXTENDED FOOTPRINT REPLACES THE EXISTING GARAGE WHICH WOULD MAKE THE EXISTING A TOTAL 100m² OF DEVELOPED FOOTPRINT. THERE FOR THE EXTENSION WOULD ONLY RESULT IN AN INCREASE OF 17%. FURTHERMORE THE OCEAN SIDE AREA = 361m² = THE DEVELOPED DENSITY WOULD ONLY OCCUPY 10% OF THE TOTAL PLOT.

RESIDENTIAL AMENITY
 IMPACT ON AMENITY TO NO 14 TULLIBROUGH ROAD. THE NEIGHBOUR NOT ONLY DID NOT OBJECT TO THIS APPLICATION, SHE HAS SUBSEQUENTLY WRITTEN A LETTER IN SUPPORT, SAYING THAT SHE HAS NO CONCERN OVER HER AMENITY & PRIVACY. GIVEN THE CURRENT BOUNDARY FENCE & MATURE SHRUBS, TREES NOTE - NO OBJECTIONS RECEIVED FROM ANY NEIGHBOURS.

EXCESSIVE PROJECTION TO REAR - THE PROJECTION TO THE REAR SIMPLY REPLACES THE PROJECTION TO THE REAR AS OCCUPIED BY THE EXISTING GARAGE WHICH IS SHIELDED IN PART BY NORTH GARAGE & OIL STORAGE TANK.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

MATTERS RAISED ABOVE HAVE NOT BEEN DISCUSSED PREVIOUSLY AS THEY WERE ONLY PUBLISHED WITHIN THE DELEGATED REPORTS.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

• PHOTO FACING INTO BOUNDARY WITH No 19 TO DEMONSTRATE BOUNDARY PRIVACY. ATTAINED.

• EXISTING & PROPOSED NORTH ELEVATION WHICH INCLUDE A VIEW SHOWING THE NEIGHBOURING GARDEN & OIL STORAGE TANK @ No 15.

• LETTER OF SUPPORT FROM NEIGHBOUR @ No 19 JULIETTE ROAD.

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

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

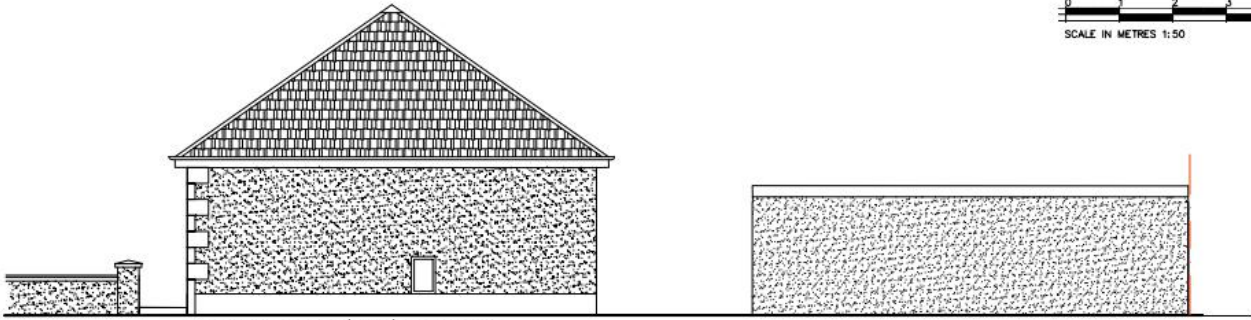
Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number,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

Declaration

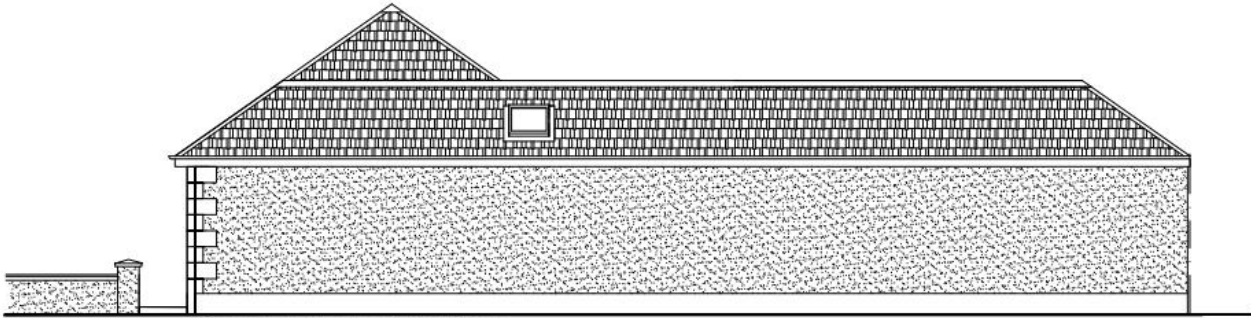
I the ~~applicant~~ agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed [REDACTED]

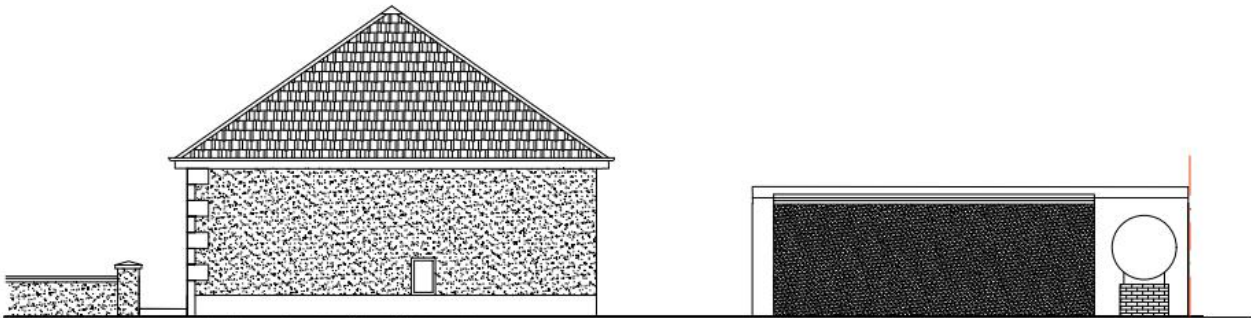
Date 1.9.23.



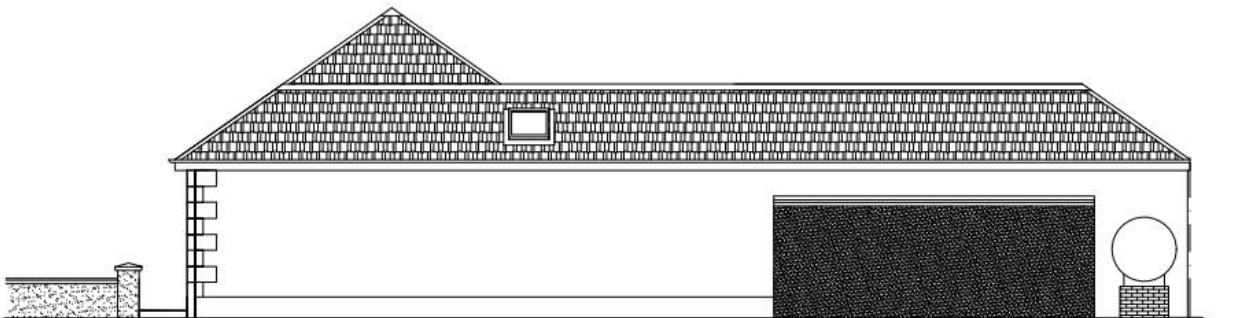
Existing North (side) Elevation
Scale 1:100
Elevation as submitted with application ref 22/00451/1111



Proposed North (side) Elevation
Scale 1:100
Elevation as submitted with application ref 22/00451/1111



Existing North (side) Elevation
Scale 1:100
Including neighbouring garage & oil storage tank at No 15



Proposed North (side) Elevation
Scale 1:100
Including neighbouring garage & oil storage tank at No 15



View onto boundary with No 19 Tulliebelton road.
Demonstrating existing boundary treatment & visual privacy.



View onto boundary with No 15 Tulliebelton road.
Demonstrating existing garage projection on boundary and
Garage at No 15

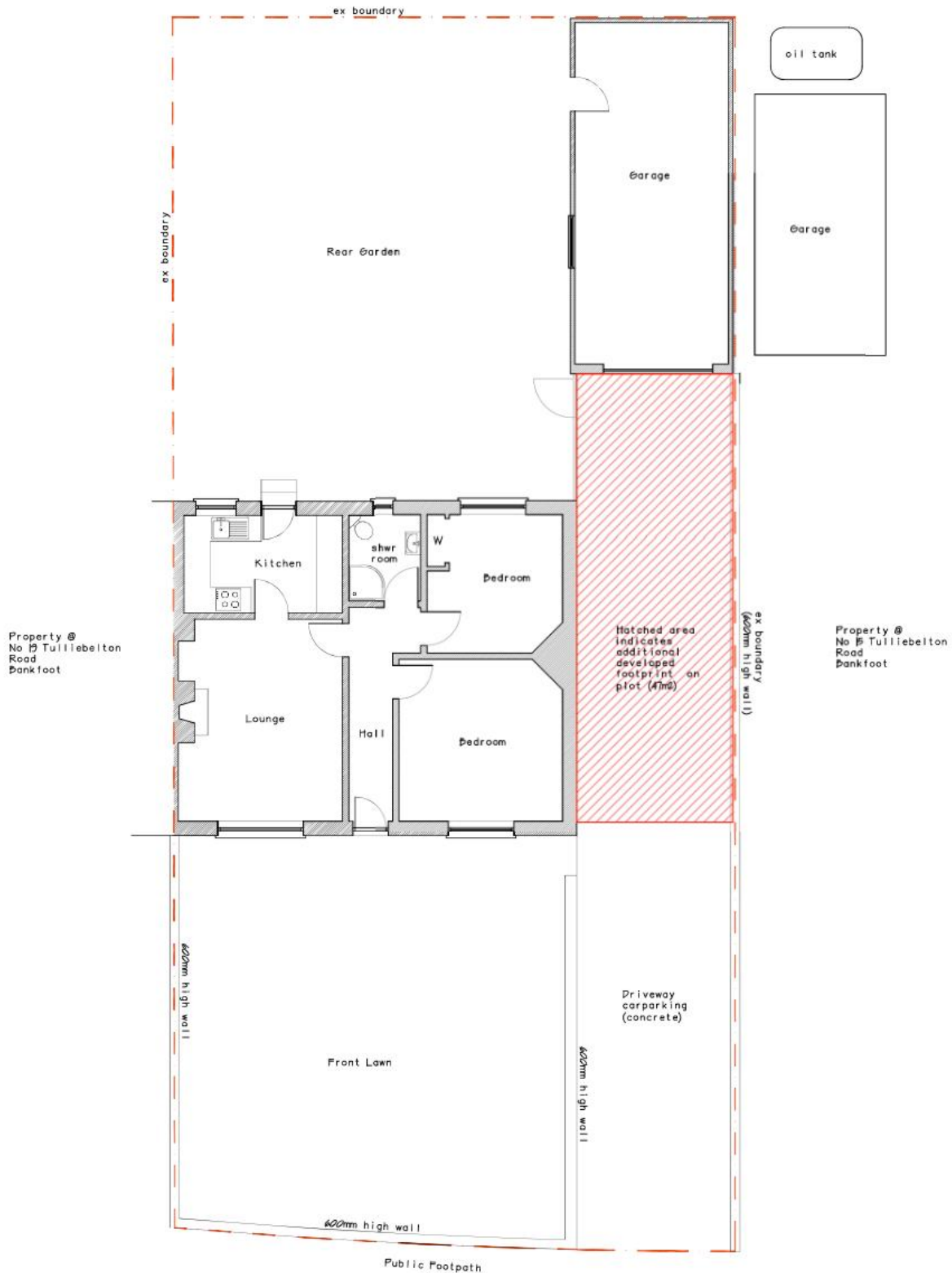
1504

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
Draw Title:	Ex & Proposed Elevations, photos
Scale:	1:50
Draw Date:	Aug 2023
Status:	review body



Open Space Land
@ Tulliebelton Road
Bankfoot



Existing Block
Floor Plan

1504

ARCHITECTURAL & BUILDING CONSULTANCY

Bishops Well Cottage, Dalguise, Dunkeld, Perthshire, PH8 0JX
email: dmarlin1504@gmail.com tel: 07740373820



SCALE IN METRES 1:100

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



Ref 23/00437/FLL.

To Whom it may concern.

Sir,

I am aware of the proposed plans for
B. Gibbs. 17 Tulliebellon Rd. Bankfoot. PH14 8S.

I am confident that these will not have an adverse
impact on the privacy I have enjoyed here for the
past thirty years. Reinforcing privacy is a high
boundary fence and mature shrubs and trees.

I therefore write in support of said planning application

Yours faithfully.

James McFarlane

24th August 2023.

