

4(i)(a)

LRB-2023-28

LRB-2023-28

**22/02173/FLL – Alteration and extension to dwellinghouse,
29 Pitheavlis Crescent, Perth, PH2 0JX**

**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 100610092-003

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:

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

First Name: * Building Name:

Last Name: * Building Number:

Telephone Number: * Address 1 (Street): *

Extension Number: Address 2:

Mobile Number: Town/City: *

Fax Number: Country: *

Postcode: *

Email Address: *

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"/>
First Name: *	<input type="text" value="Gary"/>	Building Number:	<input type="text" value="29"/>
Last Name: *	<input type="text" value="Bell"/>	Address 1 (Street): *	<input type="text" value="Pitheavlis Crescent"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Perth"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PH2 0JX"/>
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="29 PITHEAVLIS CRESCENT"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="PERTH"/>
Post Code:	<input type="text" value="PH2 0JX"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="723057"/>	Easting	<input type="text" value="310709"/>
----------	-------------------------------------	---------	-------------------------------------

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)

Alterations and extension to dwellinghouse at 29 Pitheavlis Crescent Perth PH2 0JX

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.

Please refer to accompanying Review Request Statement

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 refer to the Review Request Statement for exceptional circumstance - 2 draft drawings were issued prior to determination. Full set of amended drawings have been issued with this review along with some visualisations within the Review Statement.

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)

Please refer to accompanying Review Request Statement

Application Details

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

22/02173/FLL

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

10/01/2023

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

10/05/2023

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)

There is a locked gate to the side of the house for entry to the rear garden, requires Applicant to be at home to unlock gate.

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 Alan Macdonald

Declaration Date: 09/08/2023

Review Request Statement

22/02173/FLL - Alterations and Extension to Dwellinghouse
at
29 Pitheavlis Crescent Perth PH2 0JX

Prepared by

Atelier-M Ltd

On behalf of

Mr & Mrs Gary Bell

Contents

- Introduction
- Site Location and Description
- Site Photographs
- Description of Proposals
- Reasons for Refusal
- Extension of Time Request
- Amendment to Dormer
- Precedents
- Visualisations
- Summary and Conclusion
- List of Documents

Introduction

This statement has been prepared by Atelier-M Ltd Architects on behalf of our Client, Mr & Mrs Gary Bell.

It is in request to review the decision of the Appointed Planning Officer to refuse a planning application which had sought detailed planning permission for the alterations and extension to 29 Pitheavlis Place Perth PH2 0JX.

The application was submitted to Perth & Kinross Council on 07 January 2023 and was eventually refused by the Appointed Planning Officer on 10 May 2023 (Planning Application Reference Number 22/02173/FLL).

During email correspondence with the Appointed Planning Officer between 21 February 2023 and 04 May 2023, options for amendments to the proposals were presented to the Appointed Planning Officer but the Application was determined abruptly without the Applicant being able to formally upload Amended Drawings for determination.

We seek the inclusion of the Amended Drawings as part of this Review.



Site Location and Description

The application site, which measures c.375sq metres in area, is located on the eastern side of Pitheavlis Crescent.

The site is the southern half of a semi-detached building. It is bound to the east by gardens to Stuart Avenue and Cavendish Avenue.

It is bound to the south by a corner dwelling to Pitheavlis Crescent and Cavendish Avenue which is greater than 18m distance from the side elevation.

The site slopes from front to back. The existing accommodation is on a single level which has a basement at the rear garden level.

The existing dwelling is constructed of stone blocks with smooth ashlar stone quoins to the window / door opening and corner blocks. The roof is of profiled terracotta tiles.



Site Photographs



Description of the Proposals

The application which had been submitted to Perth & Kinross Council had sought detailed planning permission for the alterations and extension to form a rear facing dormer and a 1.5 storey high rear extension to partially utilise the basement below the main accommodation level at garden level.

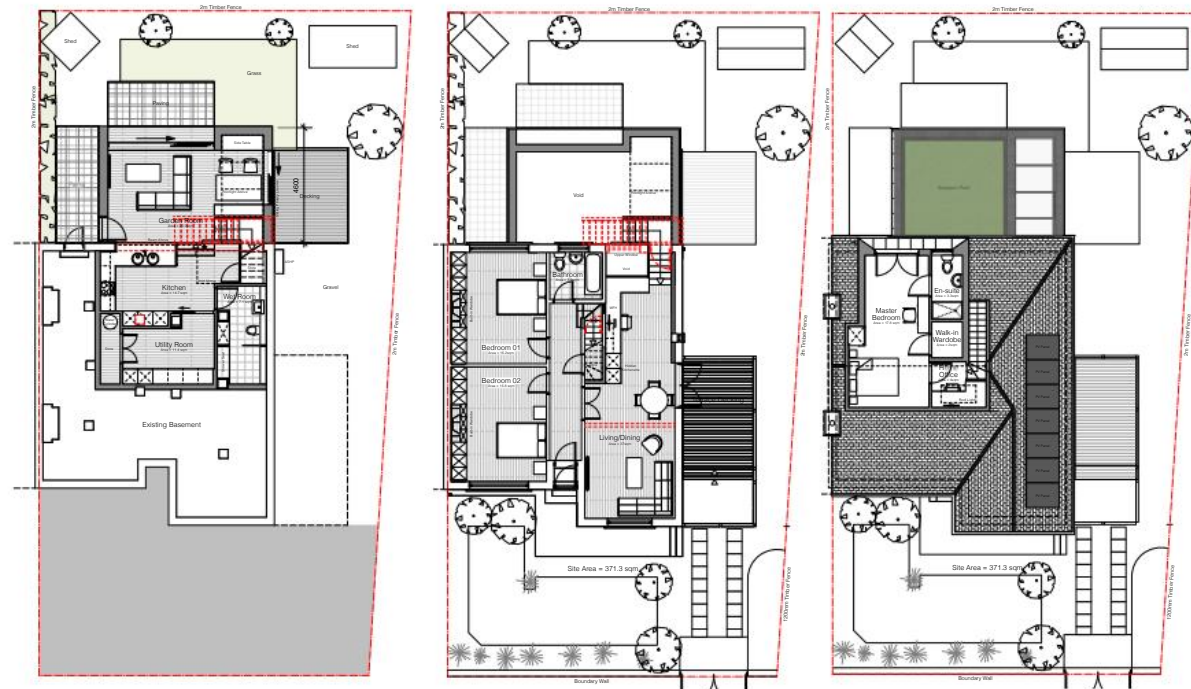
The alterations and extension would form a new kitchen / dining / family room at garden level with utility and accessible shower room.

The works proposed would also include the conversion of the attic with a contemporary zinc dormer to the rear elevation that would form a new master bedroom and ensuite bathroom.

The works included the thermal efficiency improvements to the existing structure and also the installation of an air source heat pump to replace the gas boiler. The southern face of the roof incorporated recessed PV panels.

The flat roof to the garden extension included a sedum roof for water attenuation and bio-diversity.

The proposals aimed to modernise and transform the semi detached dwelling to be fit for the 21st century in terms of thermal efficiency, sustainability and adaptability.



Reasons for Refusal

The Appointed Planning Officer deemed the proposed dormer was contrary to the following policies;

- Policy 16(g)(i): Quality Homes of National Planning Framework 4,
- Policy 1A: Placemaking of the Perth and Kinross Local Development Plan 2,
- Policy 1B(c): Placemaking of the Perth and Kinross Local Development Plan 2,
- Perth & Kinross Placemaking Supplementary Guidance 2020.

Notwithstanding the above, there were no objections to the Application.

The above policies rely upon the subjectivity of the Appointed Planning Officer and decisions could vary depending on the case officer. In no way is what is proposed for the dormer anything like the bad examples illustrated in the Placemaking Supplementary Guidance 2020.

National Planning Framework 4
63

c) Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:

- self-provided homes;
- accessible, adaptable and wheelchair accessible homes;
- build to rent;
- affordable homes;
- a range of size of homes such as those for larger families;
- homes for older people, including supported accommodation, care homes and sheltered housing;
- homes for people undertaking further and higher education; and
- homes for other specialist groups such as service personnel.

d) Development proposals for public or private, permanent or temporary, Gypsy/Travellers sites and family yards and Travelling Showpeople yards, including on land not specifically allocated for this use in the LDP, should be supported where a need is identified and the proposal is otherwise consistent with the plan spatial strategy and other relevant policies, including human rights and equality.

e) Development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need. Proposals for market homes will only be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where:

- a higher contribution is justified by evidence of need; or
- a lower contribution is justified, for example, by evidence of impact on viability, where proposals are small in scale, or to incentivise particular types of homes that are needed to diversify the supply, such as self-build or wheelchair accessible homes.

f) The contribution is to be provided in accordance with local policy or guidance.

f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:

- the proposal is supported by an agreed timescale for build-out; and
- the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;

iii. and either:

- delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or
- the proposal is consistent with policy on rural homes; or
- the proposal is for smaller scale opportunities within an existing settlement boundary; or
- the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.

g) Householder development proposals will be supported where they:

- do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
- do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.

h) Householder development proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported.

Part 2 – National Planning Policy

Placemaking

Policy 1A: Placemaking

Development must contribute positively to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation.

The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and where practical beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.

Policy 1B

All proposals should meet all the following placemaking criteria:

- Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings;
- Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area;
- The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours;
- Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space;
- All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport;
- Buildings and spaces should be designed with future adaptability, climate change and resource efficiency in mind wherever possible;
- Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.

(continue)

Local Development Plan 2, 2019 20

Types of Householder Applications

There are a range of householder applications that require careful thought before making an application. The following section provides some guidance on the issues that a planning officer will consider when assessing a submission.

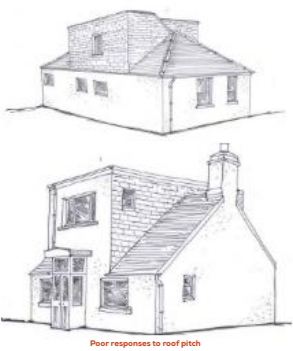
Roof extensions and alterations

It is important that roof extensions and alterations fit with the local street character. Think carefully about the context before:

- Converting an existing hipped roof into a gabled roof.
- Altering the streetscene by changing the roofscape and space between buildings.
- Creating over dominant dormer windows.

An appropriate dormer extension should as a minimum:

- Be set below the ridgeline of the roof.
- Be set back from the wall-head.
- Be generally of pitched roof form.
- Be physically contained within the roof pitch.
- Relate to windows and doors in the lower storey(s) in terms of character, proportion and alignment.
- Have the front face predominantly glazed.
- Not extend more than half the length of the roof plane.



Poor responses to roof pitch

54

Extension of Time Request

The Appointed Planning Officer requested an Extension of Time on 03 March 2023 for the planning application to be determined by 9th March 2023 to 9th April 2023.

During the communications within the month of April 2023, there was no further date for extension of time requested.

The Applicant was not aware of a new deadline set for 9th May 2023 for determination of the Planning Application, this was never intimated in email correspondence by the Appointed Planning Officer, even in email correspondence on 04 May 2023.

This was admitted in an email of 01 June 2023 by the Appointed Planning Officer.

Due to this lack of clear communication from Perth & Kinross Council, to inform that there was a deadline for determination on 09 May 2023, we seek the exceptional circumstance that new information be formally included as part of this Review Request, namely the Amended Drawings that were issued to the Appointed Planning Officer, as draft drawings, on 13 April 2023.

Planning and Development Head of Service David Littlejohn	
Pullar House 35 Kinnoull Street, PERTH PH1 5GD Tel 01738 475300 Fax 01738 475310	
Mr Gary Bell c/o Atelier-M Ltd Alan Macdonald The Studio 77 Main Street Longlogran Perthshire DD2 5EW	If telephoning or calling please ask for David Rennie Telephone 01738 475291 Email DARennie@pkc.gov.uk Ref No 22/02173/FLL Date 3rd March 2023

Dear Sir/Madam

RE: Alterations and extension to dwellinghouse 29 Pitheavlis Crescent Perth PH2 0JX

I refer to the application for planning permission, which you submitted for the above proposed development and which was validated by the Council on 10th January 2023. Town and Country Planning (Scotland) Act, 1997 as amended by Planning etc (Scotland) Act 2006 requires that the Council determines this planning application within a period of two months, unless a further period is agreed with the applicant/agent.

I have to inform you that for the reason(s) stated below it will not be possible for your planning application to be determined within the statutory period.

I would therefore propose an extension of time from 9th March 2023 to 9th April 2023 in order that your planning application may be fully considered. I trust that you will be agreeable to this but if you have any concerns please contact me within 3 working days. If I do not hear from you within that time, I will assume you have no objection.

Reasons for Extension

- Additional time is required to hopefully allow issues with possible overlooking and the design of the dormer to be addressed.

Yours faithfully
 David Rennie

From: David Rennie DAREnnie@pkc.gov.uk
Subject: RE: 22/02173/FLL | Alterations and extension to dwellinghouse | 29 Pitheavlis Crescent, Perth PH2 0JX
Date: 4 May 2023 at 10:52
To: Alan Macdonald alan@atelier-m.co.uk

Dear Alan

I appreciate that you are trying to address the issue of overlooking from the dormer, and I appreciate the level of accommodation that your client is seeking. However, my concerns about the scale of the dormer remain, and the revised design would further increase the visual prominence of the dormer.

Kind regards
 David Rennie

David Rennie | Planning Officer | Development Management | Perth & Kinross Council | Pullar House, 35 Kinnoull Street, Perth PH1 5GD | Phone: 01738 475291 | Email: DAREnnie@pkc.gov.uk | Web: www.pkc.gov.uk/planning

From: David Rennie DAREnnie@pkc.gov.uk
Subject: RE: 22/02173/FLL | Alterations and extension to dwellinghouse | 29 Pitheavlis Crescent, Perth PH2 0JX
Date: 1 June 2023 at 11:16
To: Alan Macdonald alan@atelier-m.co.uk

Dear Alan

Apologies for the delay in responding to you.

In my emails below, I had advised that I was intending to recommend refusal of the application and that the revised design had not addressed my concerns. I appreciate that I could have stated in my email of 4 May that I was still intending to recommend refusal before the expiry date.

As noted on the decision notice, the plans relating to the decision are the original drawings.

There are limited circumstances where new information can be submitted to the Local Review Body. There is further information on this at [Local Review Body - Perth & Kinross Council \(pkc.gov.uk\)](http://Local Review Body - Perth & Kinross Council (pkc.gov.uk))

I appreciate your client's wishes to extend their house. If you are considering submitting another application in the future, I hope that our previous discussions and my report of handling for this application both provide advice on what is likely to be supportable.

Kind regards
 David Rennie

David Rennie | Planning Officer | Development Management | Perth & Kinross Council | Pullar House, 35 Kinnoull Street, Perth PH1 5GD | Phone: 01738 475291 | Email: DAREnnie@pkc.gov.uk | Web: www.pkc.gov.uk/planning

Amendment to Dormer

During the discussions with the Appointed Planning Officer, alternative draft proposals for the dormer were submitted on 13 April 2023 and 26 April 2023.

The draft proposals attempted to address the concerns that were raised.

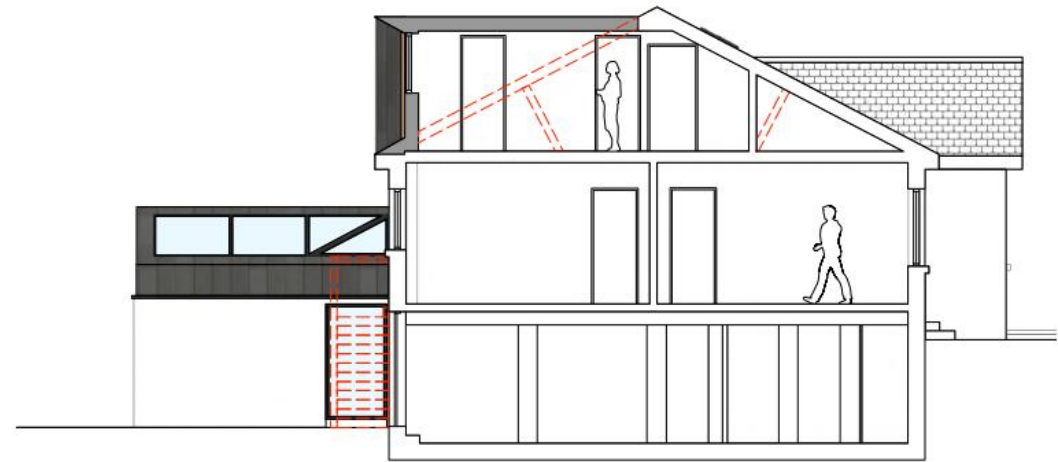
The Applicant had been deliberating which draft version was to be formally submitted for the determination, but due to lack of communication this opportunity was not offered to the Applicant.

It is for this unique reason that we wish the Amended drawings to be considered for this Review Request.

Within the Amended proposals, the vertical face of the rear elevation had been stepped back from the rear wall head. The cheeks and head of the dormer would taper out to give a contemporary sleek profile that has been granted by other Scottish local authorities.

The proposed dormer and garden extension are to be read together as a whole with the zinc materiality to both elements.

The images opposite illustrate the detailing intention of the proposed dormer with the tapered profile.



Precedents

Within the proximity of the application site, there has been numerous precedent projects that have been given Consent that are of a poorer design. It is stated that these were determined under different Planning Policies, but they do set precedent.

These precedents are;

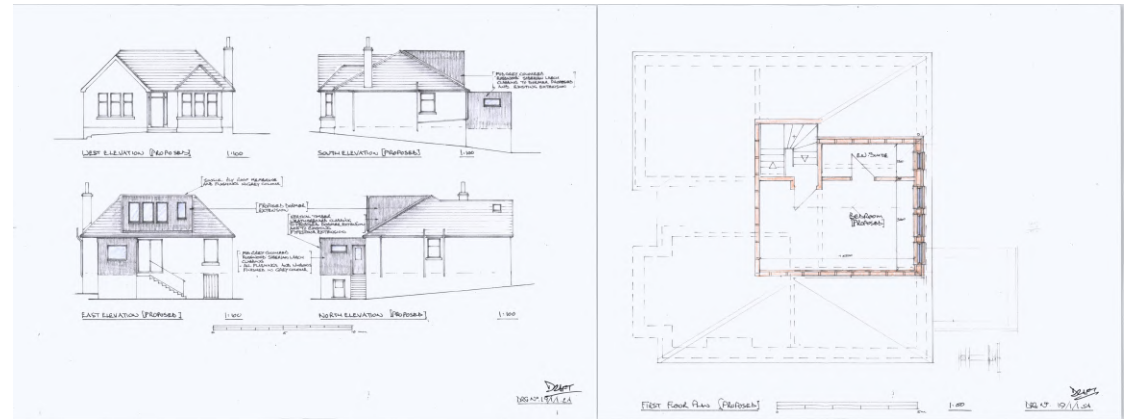
Planning Application Reference Number 19/01012/FLL
12 Murray Terrace Perth PH1 1BT

Planning Application Reference Number 11/01100/FLL
31 Pitheavlis Crescent Perth PH2 0JX

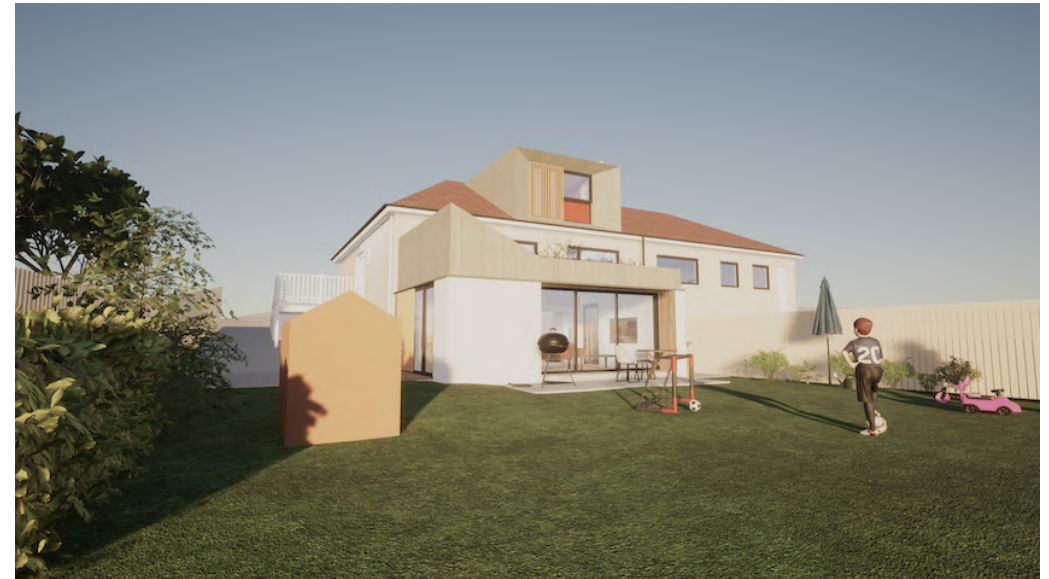
Planning Application Reference Number 18/00376/FLL
33 Cavendish Avenue Perth PH2 0JX

The above Applications each have issues that the Appointed Planning Officer would now find contrary to Policy.

The policies are subjective and open to interpretation. It is not the purpose of this document to criticise the Appointed Planning Officer, but the detailing of the zinc dormer could have been controlled by Conditions if minor changes were deemed to be necessary.



Visualisations



Summary and Conclusion

The proposed dormer (as Amended) would be;

- Below the ridge level,
- Vertical face recessed from the rear wall head,
- Vertical face predominately glazed,
- Physically contained within the roof pitch,
- Less than half the width of the eaves line,
- Contemporary design,
- Contrast but sympathetic to the house, and
- Compliment the Garden extension.

The proposed alterations and extension would;

- Modernise the existing dwelling,
- Make the dwelling more energy efficient,
- Make the dwelling more sustainable,
- Reduce carbon emissions with the installation of;
 - air source heat pump
 - PV roof panels
- Improve bio-diversity with sedum roof.
- Allow future adaptability for 'Lifetime Homes'
- Make the dwelling fit for the 21st century.



List of Documents

Application Drawings

- 2205(00)001A - Location Plan
- 2205(20)001 - Basement Plan as Existing
- 2205(20)002 - Ground Floor Plan as Existing
- 2205(20)003 - Roof Plan as Existing
- 2205(20)004 - Elevations as Existing
- 2205(20)005 - Sections AA & BB as Existing
- 2205(20)010 - Basement Plan as Proposed
- 2205(20)011 - Ground Floor Plan as Proposed
- 2205(20)012 - First Plan as Proposed
- 2205(20)013 - Roof Plan as Proposed
- 2205(20)014 - Elevations as Proposed
- 2205(20)015 - Elevations as Proposed
- 2205(20)016 - Sections AA & BB as Proposed
- 2205(20)017 - Exploded Axonometric as Proposed
- 2205(20)018 - Front Axonometric as Proposed
- 2205(20)019 - Rear Axonometric as Proposed

Amended Drawings

- 2205(20)012A - First Plan as Proposed
- 2205(20)013A - Roof Plan as Proposed
- 2205(20)014A - Elevations as Proposed
- 2205(20)016A - Sections AA & BB as Proposed
- 2205(20)017A - Exploded Axonometric as Proposed
- 2205(20)018A - Front Axonometric as Proposed
- 2205(20)019A - Rear Axonometric as Proposed

Correspondence

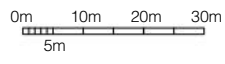
- Letter for Extension of Time - dated 03 March 2023
- Email Correspondence - dated 04 May 2023
- Email Correspondence - dated 01 June 2023

ATELIER - M

THE STUDIO
77 Main Street
Longforgan
Perthshire
DD2 5EW
T:01382 360378

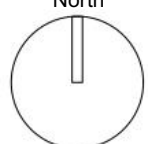



mail@atelier-m.co.uk
www.atelier-m.co.uk

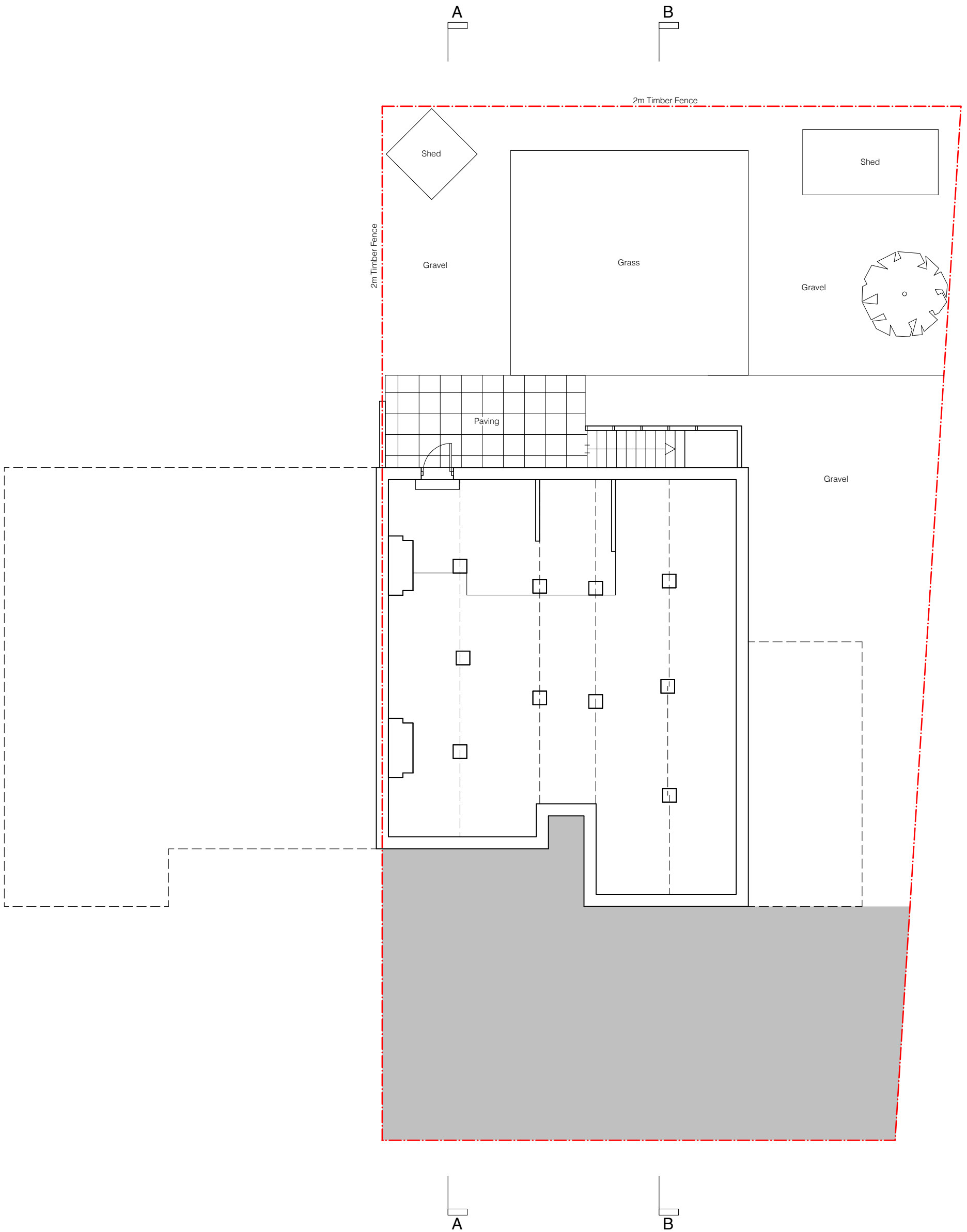


Location Plan 1:1250

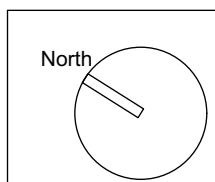
ATELIER - M

	revisions A Jan' 22 Scale bar updated	project Proposed Alterations to 29 Pitheavis Cres, Perth		title Location Plan		job no. 2205 dwg no. (00)001 rev.	THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T:01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk	
		client Mr & Mrs Gary Bell	drawn SOT checked AM	date December 2022	scale 1:1250 @ A3			

This drawing is the copyright of Atelier-M Ltd. This drawing is to be read in conjunction with the consultant's drawings, any discrepancies must be referred to the architect.




Basement Floor Plan 1:100

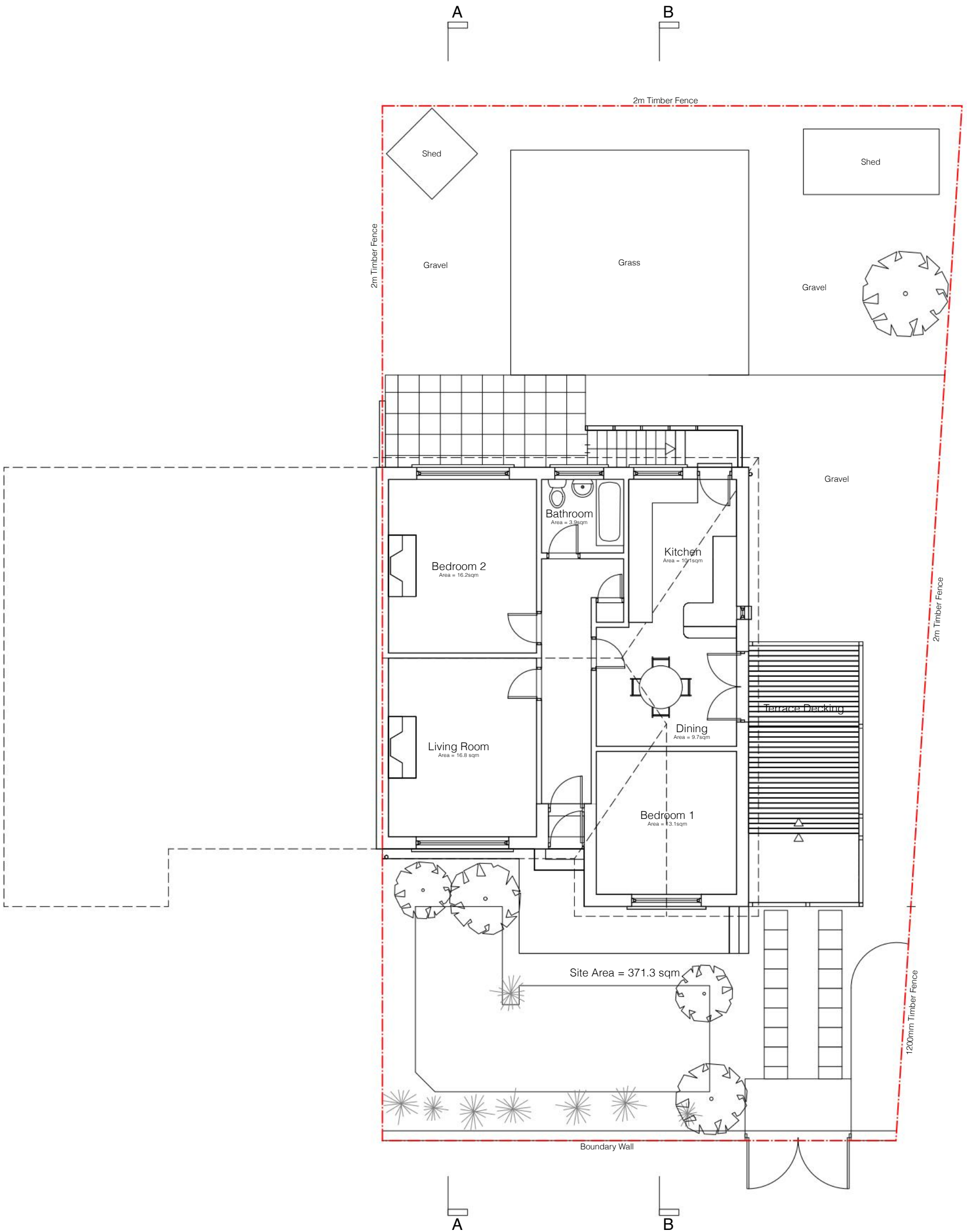


revisions	

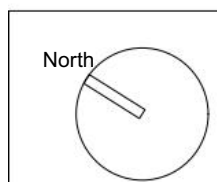
project Proposed Alterations to 29 Pithleavis Cres, Perth	
client Mr & Mrs Gary Bell	
drawn	SOT
checked	AM

title Basement Plan As Existing	
date	June 2022
scale	1:100@ A3

job no. 2205	 THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T:01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk
dwg no. (20)001	
rev.	



Ground Floor Plan 1:100

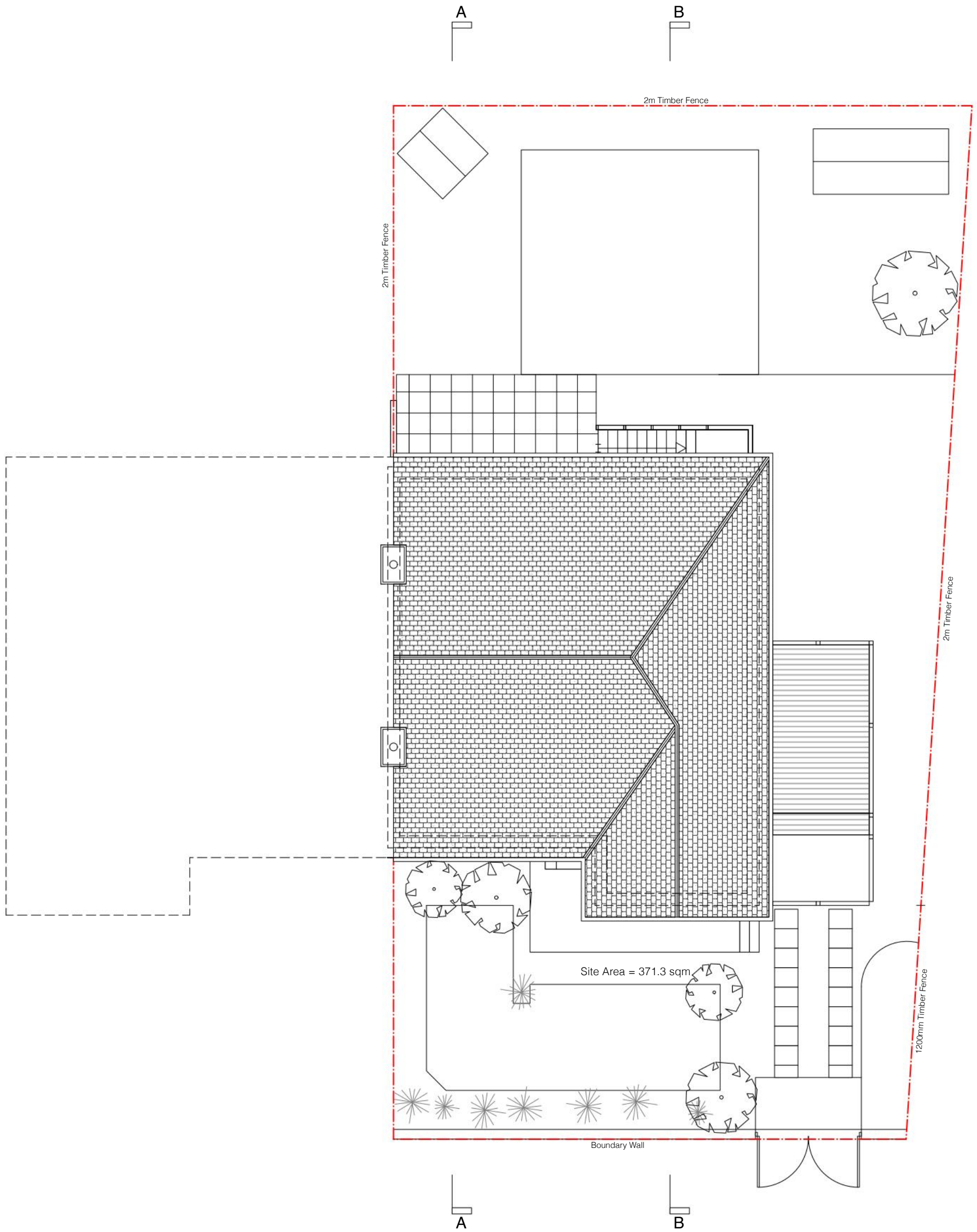


revisions

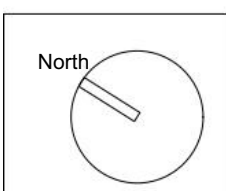
project	Proposed Alterations to 29 Pithleavis Cres, Perth		
client	Mr & Mrs Gary Bell		
drawn	SOT	checked	AM

title	Ground Floor Plan As Existing		
date	June 2022	scale	1:100@ A3

job no.	2205	ATELIER - M architecture & design THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T:01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk
dwg no.	(20)002	
rev.		



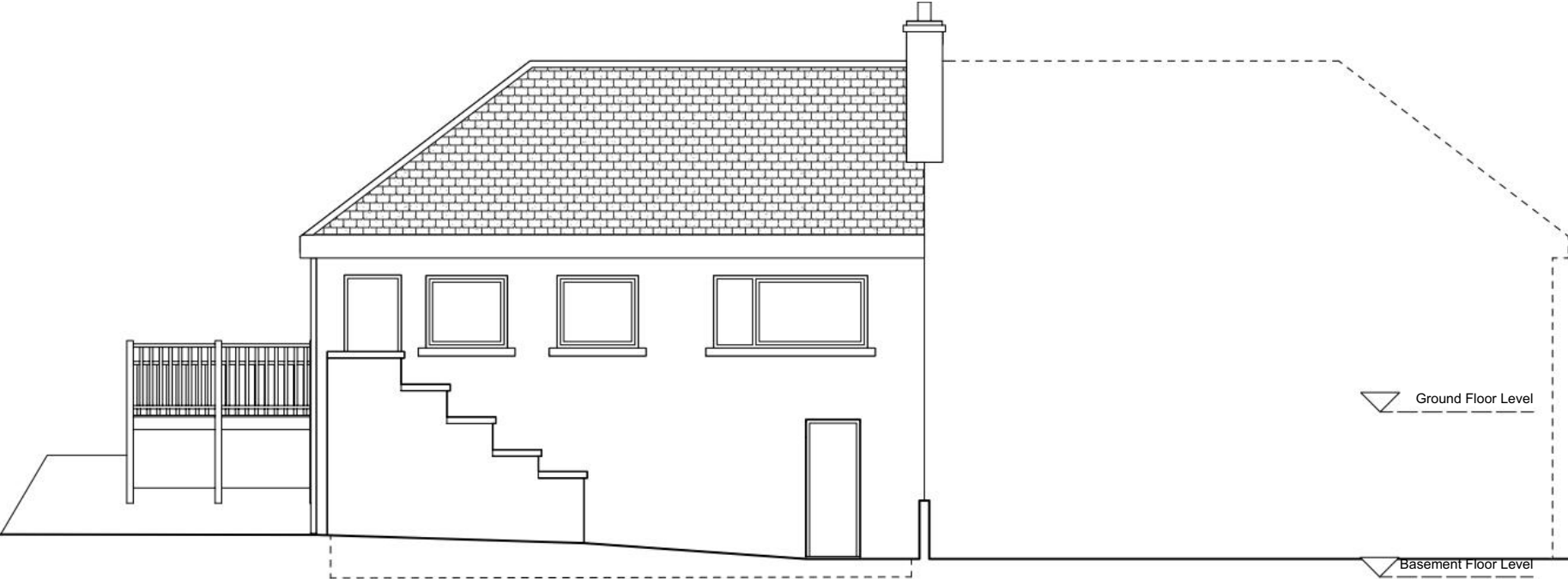
Roof Plan 1:100



revisions	project Proposed Alterations to 29 Pithleavis Cres, Perth	title Roof Plan As Existing		job no. 2205	THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T:01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk
	client Mr & Mrs Gary Bell	date June 2022	scale 1:100@ A3	dwg no. (20)003	
	drawn SOT	checked AM		rev.	

ATELIER - M

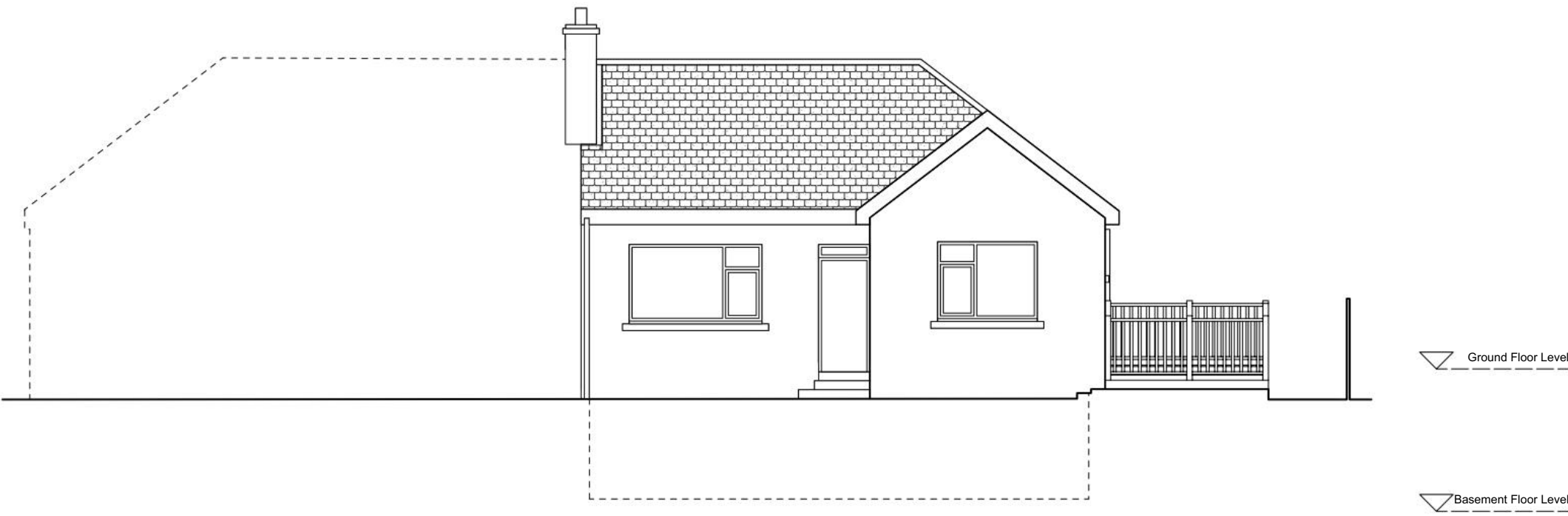




North East Elevation 1:100



South East Elevation 1:100



South West Elevation 1:100



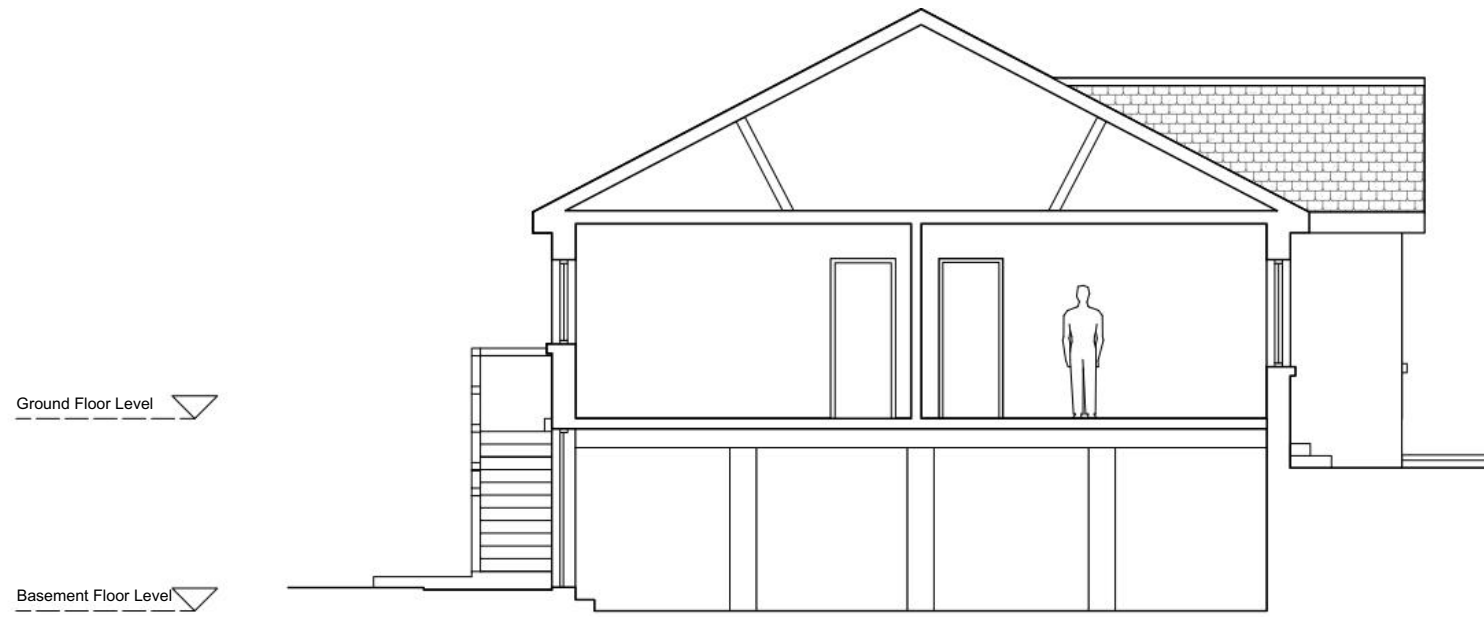
as Existing

	revisions	project	Proposed Alterations to 29 Pitheavlis Cres, Perth		title	Elevations As Existing		job no.	2205		THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T:01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk
		client	Mr & Mrs Gary Bell		date	June 2022	scale	1:100@ A3	dwg no.	(20)004	
		drawn	SOT	checked	AM			rev.			Registered Office: 2 Westbank Road Longforgan Company No: 2 SC289842

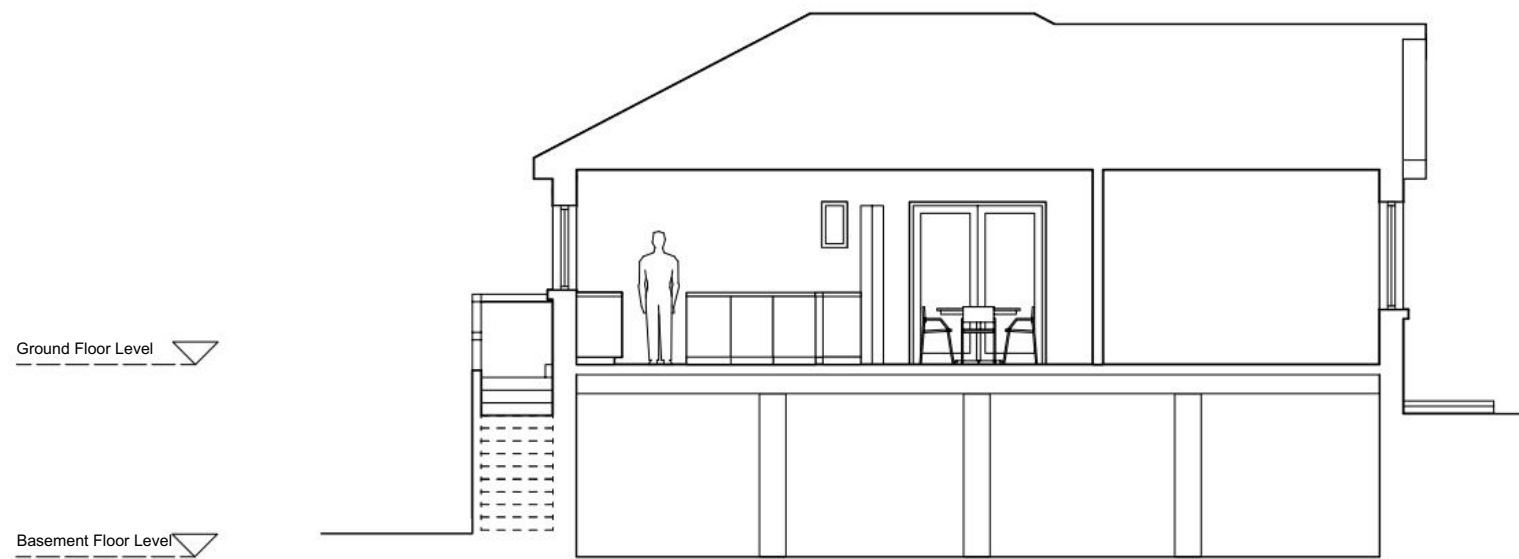
This drawing is the copyright of Atelier-M Ltd. This drawing is to be read in conjunction with the consultant's drawings, any discrepancies must be referred to the architect.

ATELIER-M





Section AA 1:100



Section BB 1:100



as Existing

	revisions	project	title		job no.	THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T:01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk
		Proposed Alterations to 29 Pitheavlis Cres, Perth client Mr & Mrs Gary Bell	Section AA & BB As Existing		2205	
		drawn	checked	date	scale	rev.
		SOT	AM	June 2022	1:100@ A3	

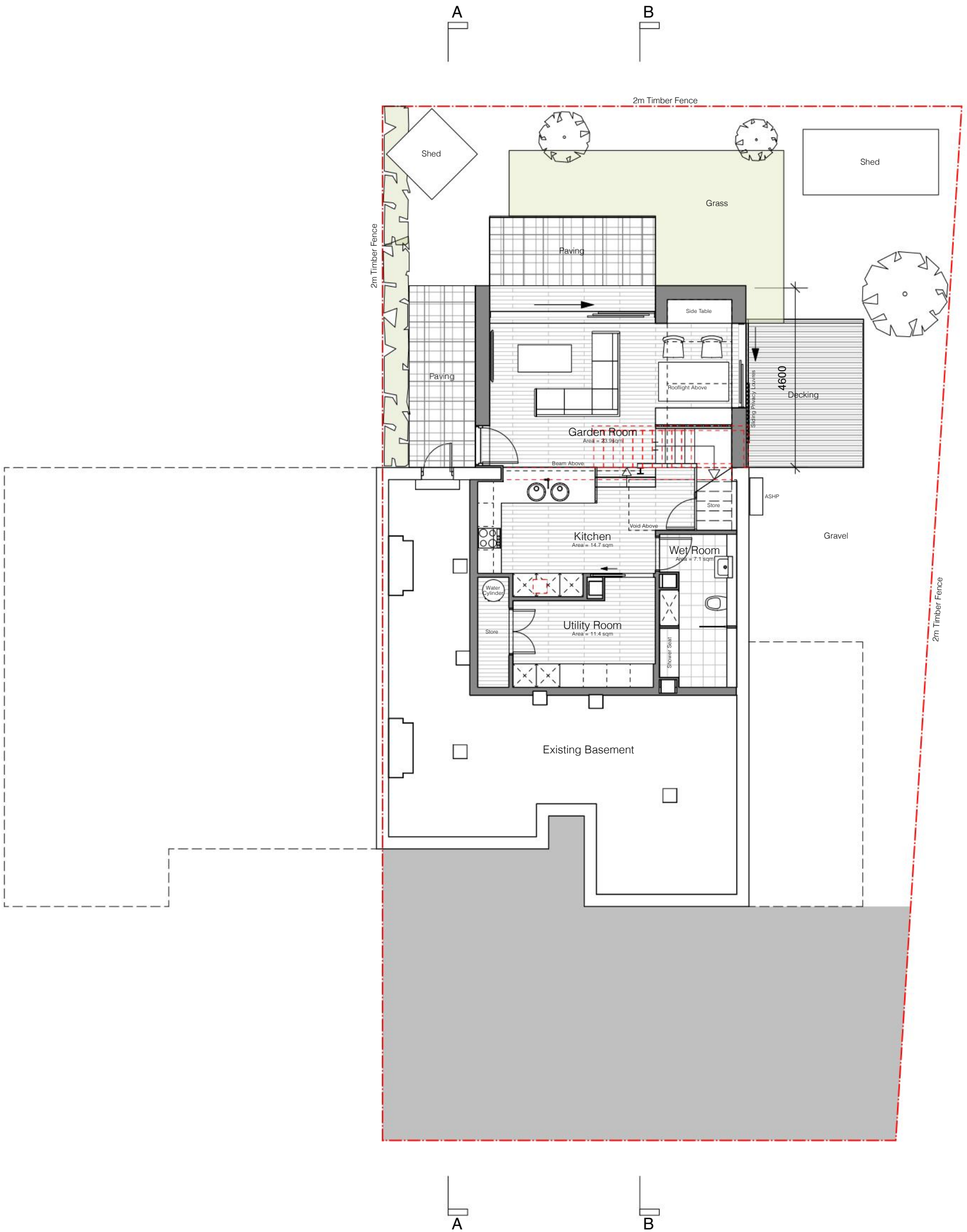
This drawing is the copyright of Atelier-M Ltd. This drawing is to be read in conjunction with the consultant's drawings, any discrepancies must be referred to the architect.

Registered Office: 2 Westbank Road Longforgan

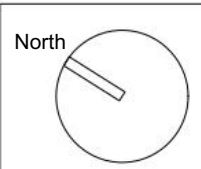
Company No: 2 SC289842

ATELIER-M





Lower Ground Floor Plan 1:100



revisions

project
Project Proposed Alterations to
29 Pitleavis Cres, Perth
client
Mr & Mrs Gary Bell

drawn SOT checked AM

title
Lower Ground Floor Plan
As Proposed

date December 2022 scale 1:100 @ A3

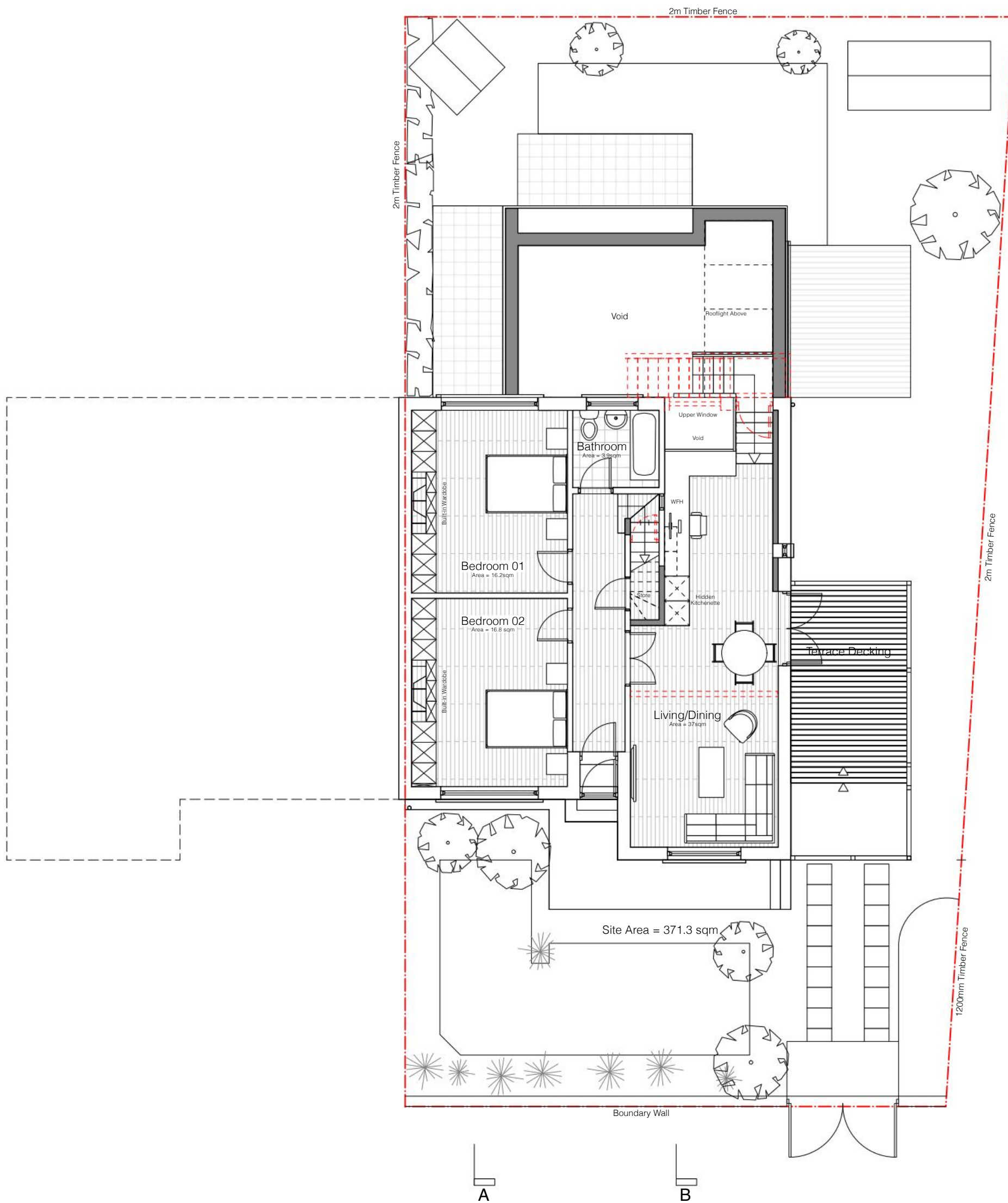
job no.
2205
dwg no.
(20)010
rev.

THE STUDIO
77 Main Street
Longforgan
Perthshire
DD2 5EW
T:01382 360378
mail@atelier-m.co.uk
www.atelier-m.co.uk



A

B



A

B

Ground Floor Plan 1:100



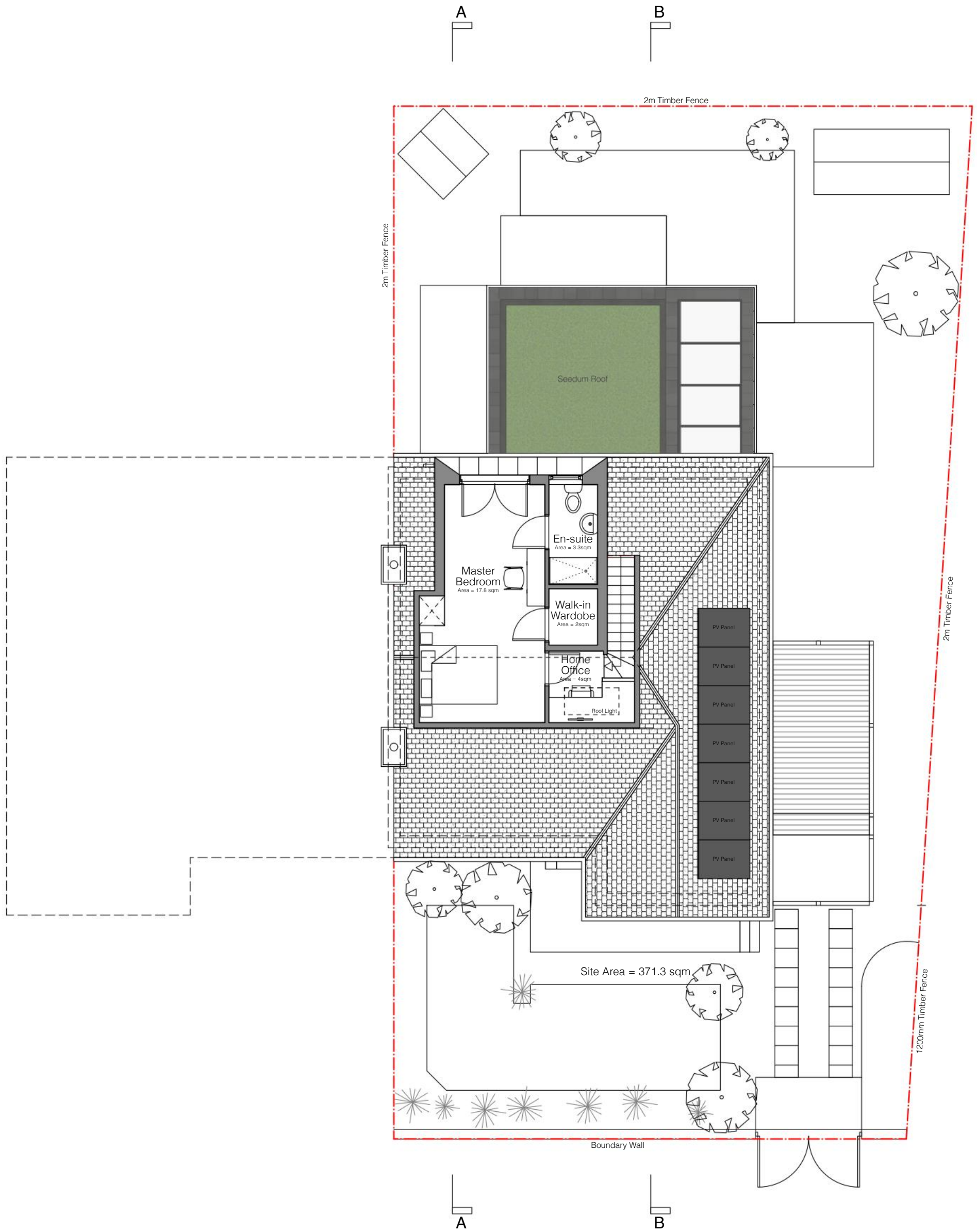
ATELIER-M

	revisions	project Project Proposed Alterations to 29 Pilleavis Cres, Perth		title Ground Floor Plan As Proposed		job no. 2205 dwg no. (20)011 rev.		THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T:01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk		
		client Mr & Mrs Gary Bell	date December 2022	scale 1:100 @ A3	Registered Office: 2 Westbank Road Longforgan	Company No: 2 SC289842				

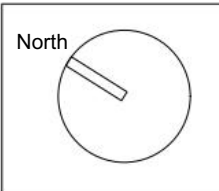
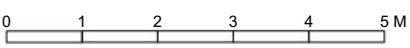
This drawing is the copyright of Atelier-M Ltd. This drawing is to be read in conjunction with the consultant's drawings, any discrepancies must be referred to the architect.

Registered Office: 2 Westbank Road Longforgan

Company No: 2 SC289842



First Floor Plan 1:100



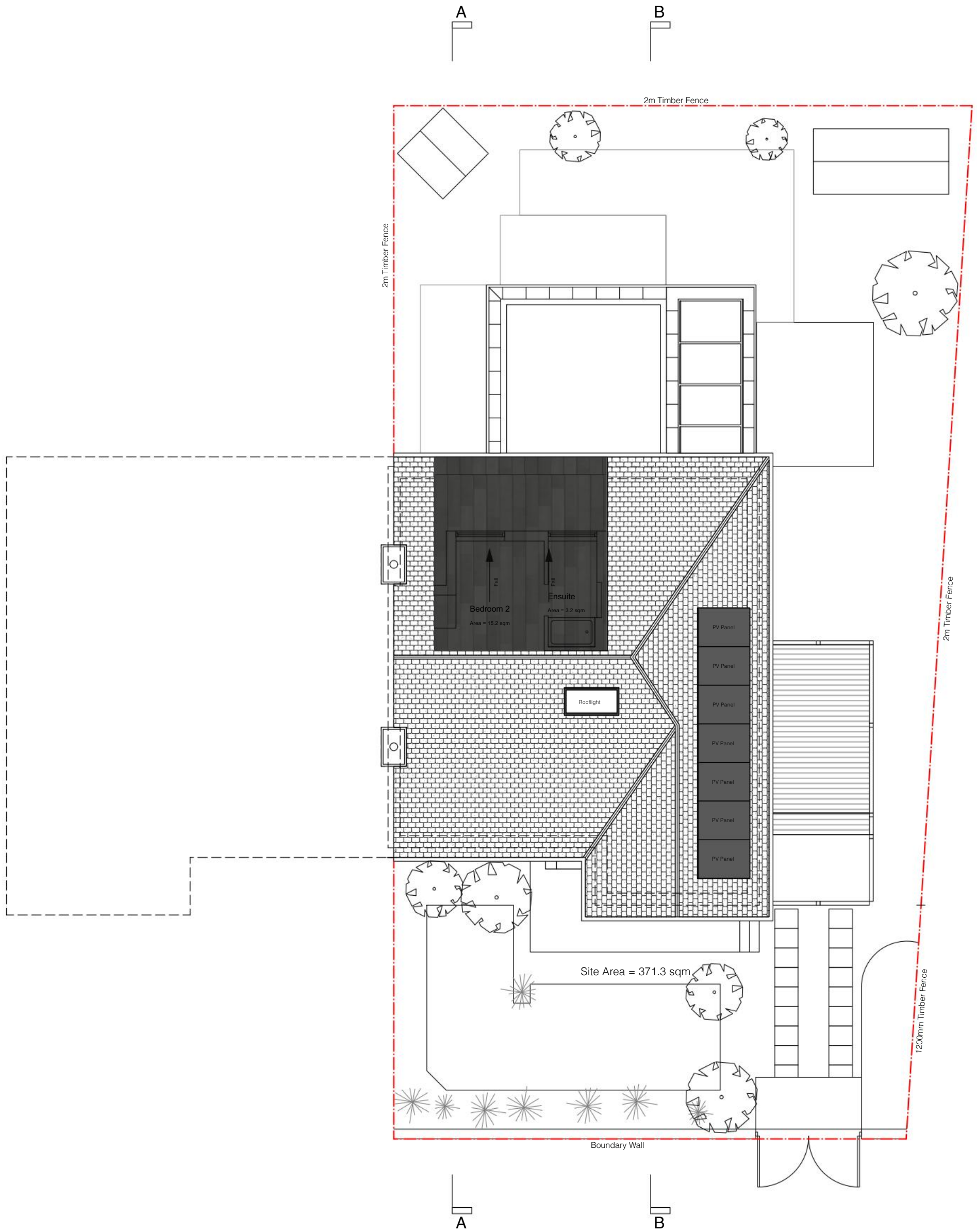
revisions	project Project Proposed Alterations to 29 Pilleavis Cres, Perth		title First Floor Plan As Proposed	
	client Mr & Mrs Gary Bell		date December 2022	
	drawn SOT	checked AM	scale 1:100 @ A3	

job no. 2205	THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T:01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk
dwg no. (20)012	
rev.	Company No: 2 SC289842

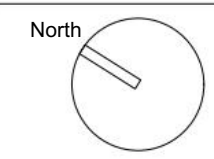
ATELIER-M



This drawing is the copyright of Atelier-M Ltd. This drawing is to be read in conjunction with the consultant's drawings, any discrepancies must be referred to the architect. Registered Office: 2 Westbank Road Longforgan



Roof Plan 1:100



revisions	project Project Proposed Alterations to 29 Pitleavis Cres, Perth		title Roof Plan As Proposed		job no. 2205 dwg no. (20)013 rev.	THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T:01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk	
	client Mr & Mrs Gary Bell	drawn SOT	checked AM	date December 2022			

This drawing is the copyright of Atelier-M Ltd. This drawing is to be read in conjunction with the consultant's drawings, any discrepancies must be referred to the architect. Registered Office: 2 Westbank Road Longforgan Company No: 2 SC289842



North East Elevation 1:100

Outline Specification

Walls
Extension walls to be white render below, except for larch cladding on SE elevation. Dark grey zinc cladding above window line.

Roofs
Dormer and extension roof to be zinc clad. Seedum finish to extension flat roof.

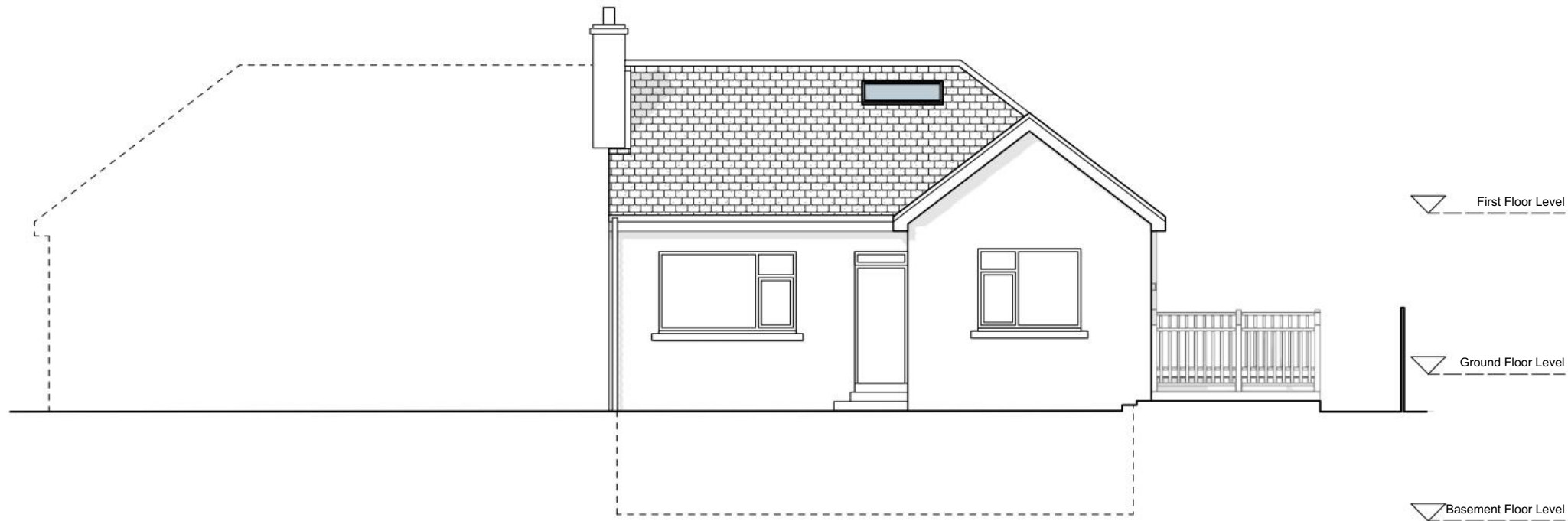
Windows
All new windows to be aluminium clad timber, triple glazed windows. Colours tbd.

Rooflights
Velux rooflights to existing roof on front elevation. Proprietary patented glazing over dining space.

Balustrades
Frameless glass balustrade to attic bedroom.

Air Source Heat Pump
Mitsubishi Ecodan PUHZ-W85VAA

PV Panels
Viridian Solar Clearline Fusion



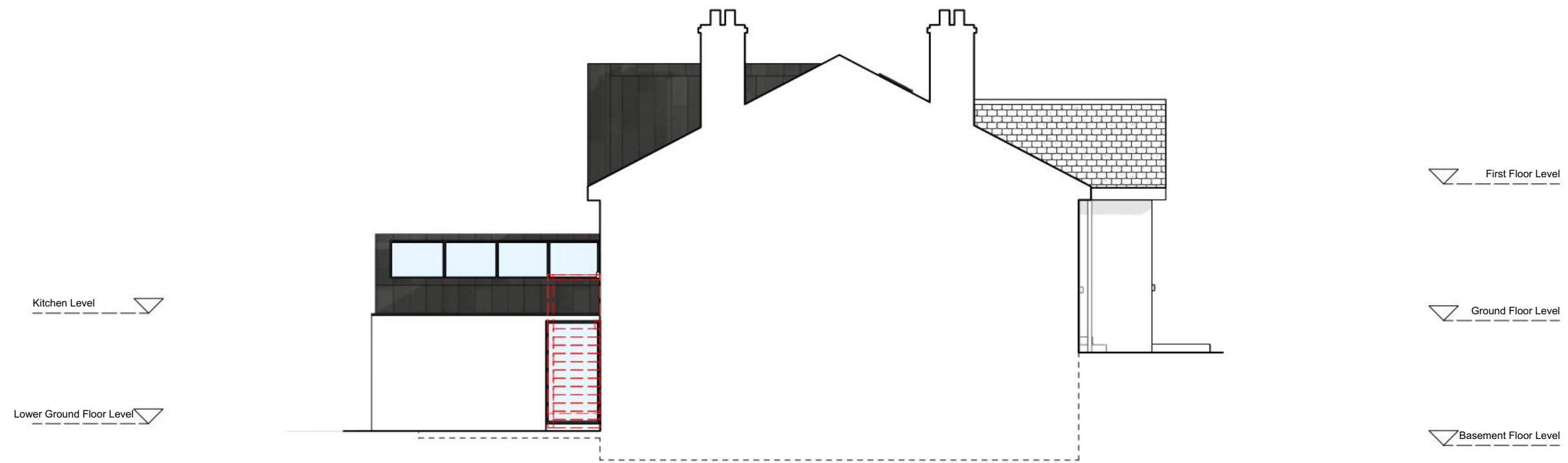
South West Elevation 1:100



as Proposed

	revisions	project Project Proposed Alterations to 29 Pitleavis Cres, Perth		title NE & SW Elevations As Proposed		job no. 2205 dwg no. (20)014 rev.	THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T:01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk
		client Mr & Mrs Gary Bell	date December 2022	scale 1:100 @ A3	Registered Office: 2 Westbank Road Longforgan Company No: 2 SC289842		
drawn	SOT	checked	AM				

This drawing is the copyright of Atelier-M Ltd. This drawing is to be read in conjunction with the consultant's drawings, any discrepancies must be referred to the architect.



North West Elevation 1:100



South East Elevation 1:100

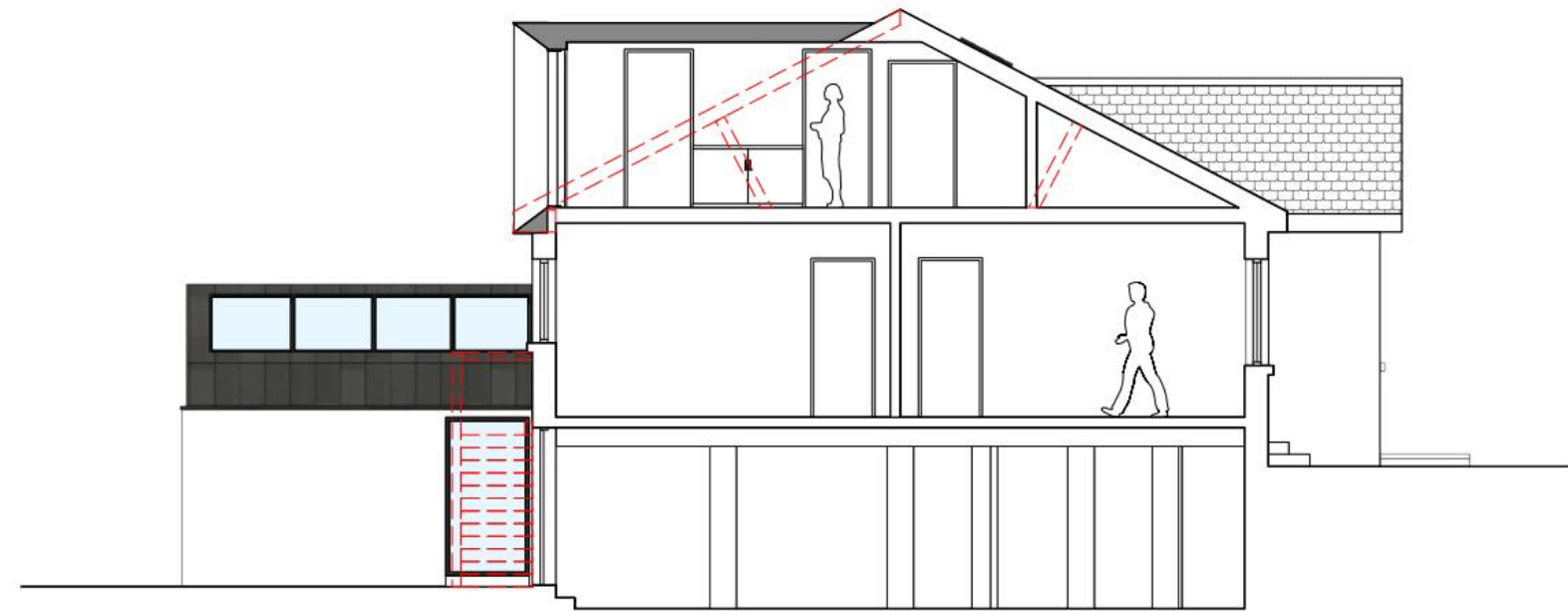


as Proposed

	revisions	project		title		job no.		THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T:01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk
		Project Proposed Alterations to 29 Pitleavis Cres, Perth		NW & SW Elevations As Proposed		2205		
		client		date		dwg no.		architecture & design rev.
		Mr & Mrs Gary Bell		December 2022		(20)015		
		drawn	SOT	checked	AM	scale		Registered Office: 2 Westbank Road Longforgan Company No: 2 SC289842
						1:100 @ A3		

This drawing is the copyright of Atelier-M Ltd. This drawing is to be read in conjunction with the consultant's drawings, any discrepancies must be referred to the architect.

Lower Ground Floor Level



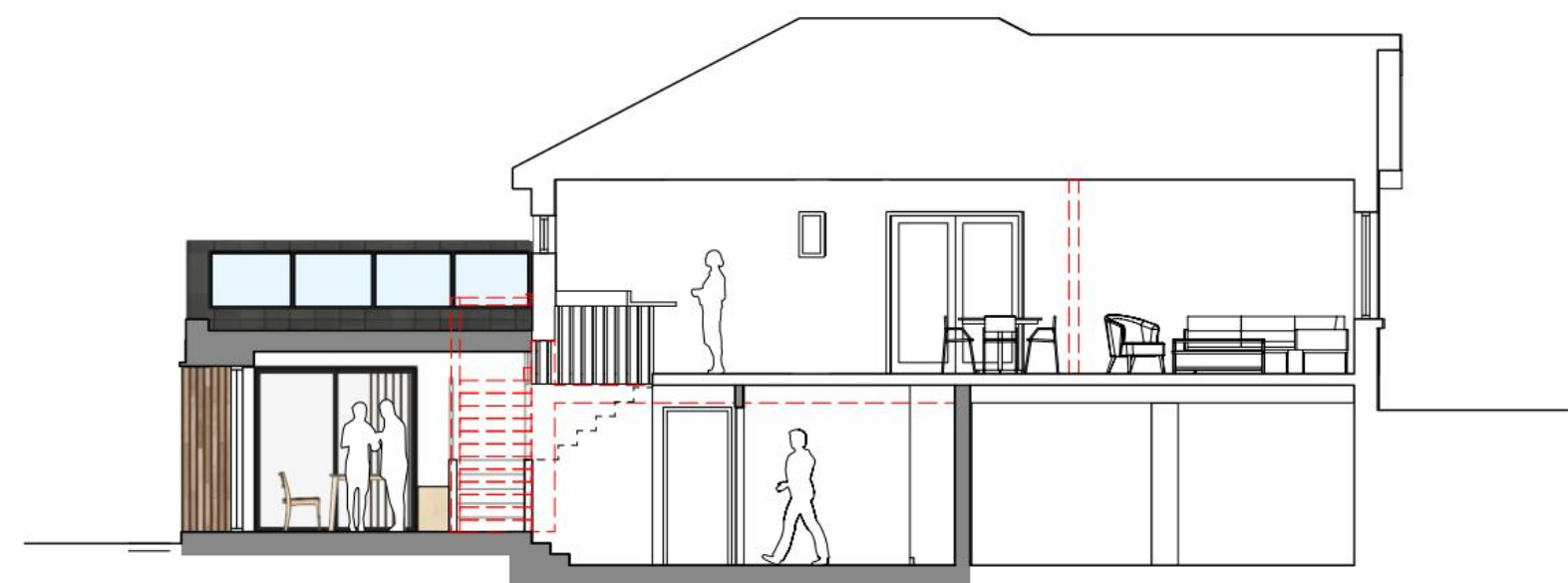
First Floor Level

Ground Floor Level

Basement Floor Level

Section AA 1:100

Lower Ground Floor Level



First Floor Level

Ground Floor Level

Basement Floor Level

Section BB 1:100

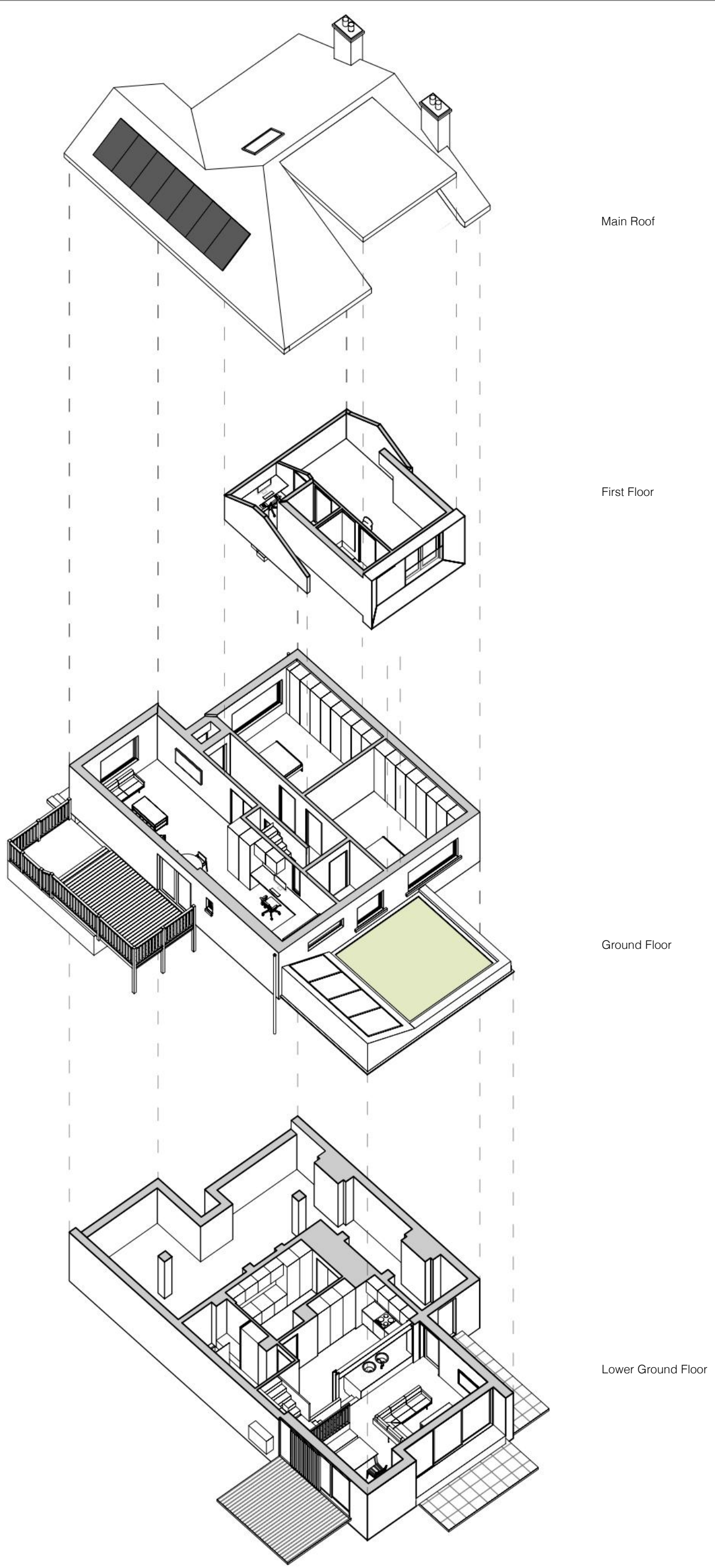


as Proposed

	revisions	project	Project Proposed Alterations to 29 Pitleavis Cres, Perth	title	Section AA & BB As Proposed	job no.	2205	THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T:01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk
		client	Mr & Mrs Gary Bell	date	December 2022	scale	1:100 @ A3	
drawn	SOT	checked	AM	rev.		dwg no.	(20)016	Registered Office: 2 Westbank Road Longforgan Company No: 2 SC289842

ATELIER-M





Main Roof

First Floor

Ground Floor

Lower Ground Floor

ATELIER - M

revisions

project Project Proposed Alterations to 29 Pitteavis Cres, Perth
client Mr & Mrs Gary Bell
drawn SOT

checked AM

title Exploded Axonometric As Proposed	date December 2022	scale NTS@A3
--	-----------------------	-----------------

job no. 2205
dwg no. (20)017
rev.

THE STUDIO
77 Main Street
Longforgan
Perthshire
DD2 5EW
T:01382 360378
mail@atelier-m.co.uk
www.atelier-m.co.uk



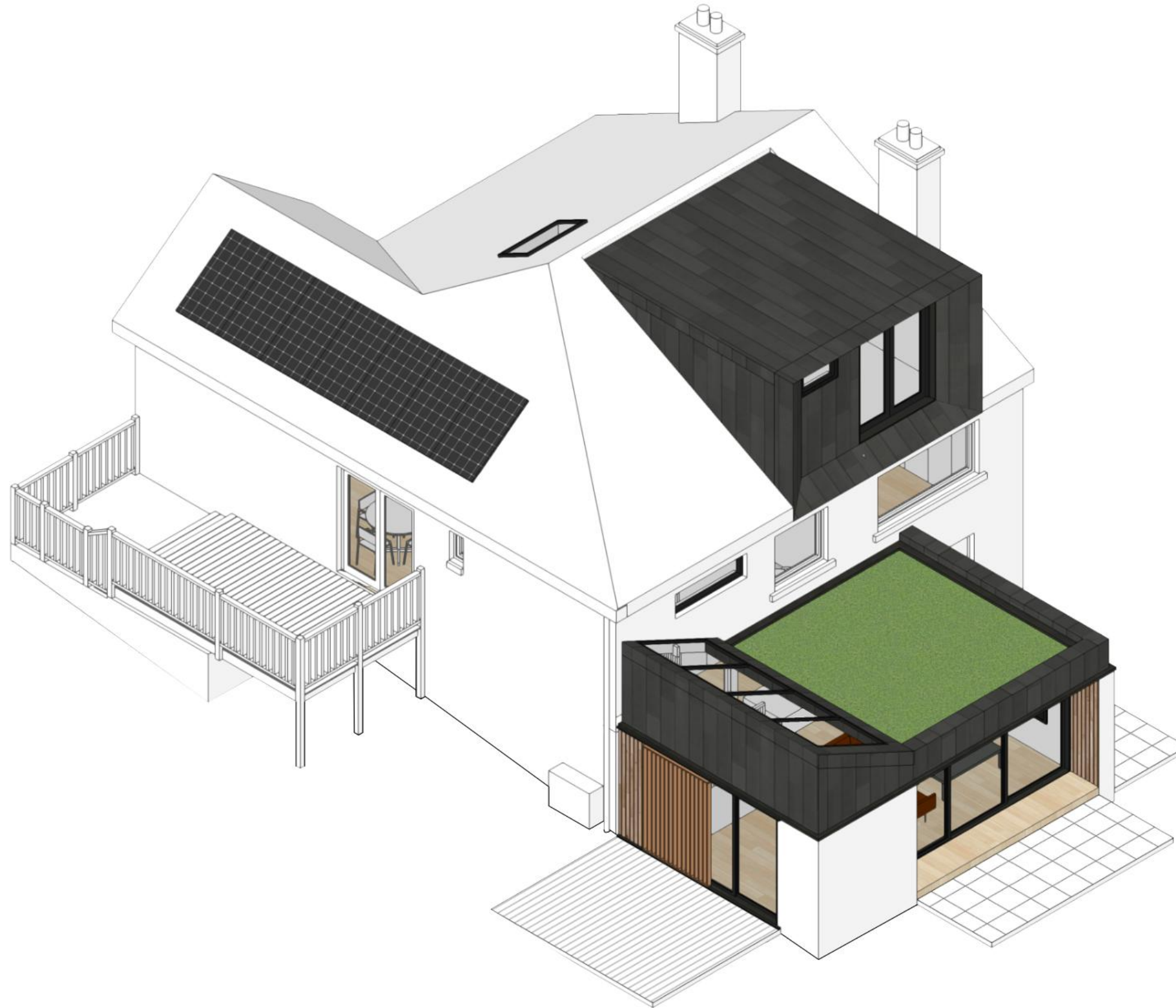
ATELIER-M

	revisions	project Project Proposed Alterations to 29 Pitleavis Cres, Perth client Mr & Mrs Gary Bell drawn SOT checked AM	title Front Axonometrics As Proposed date scale December 2022 NTS@A3	job no. 2205 dwg no. (20)018 rev.	THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T:01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk
--	-----------	---	--	---	--

This drawing is the copyright of Atelier-M Ltd. This drawing is to be read in conjunction with the consultant's drawings, any discrepancies must be referred to the architect.

Registered Office: 2 Westbank Road Longforgan

Company No: 2 SC289842



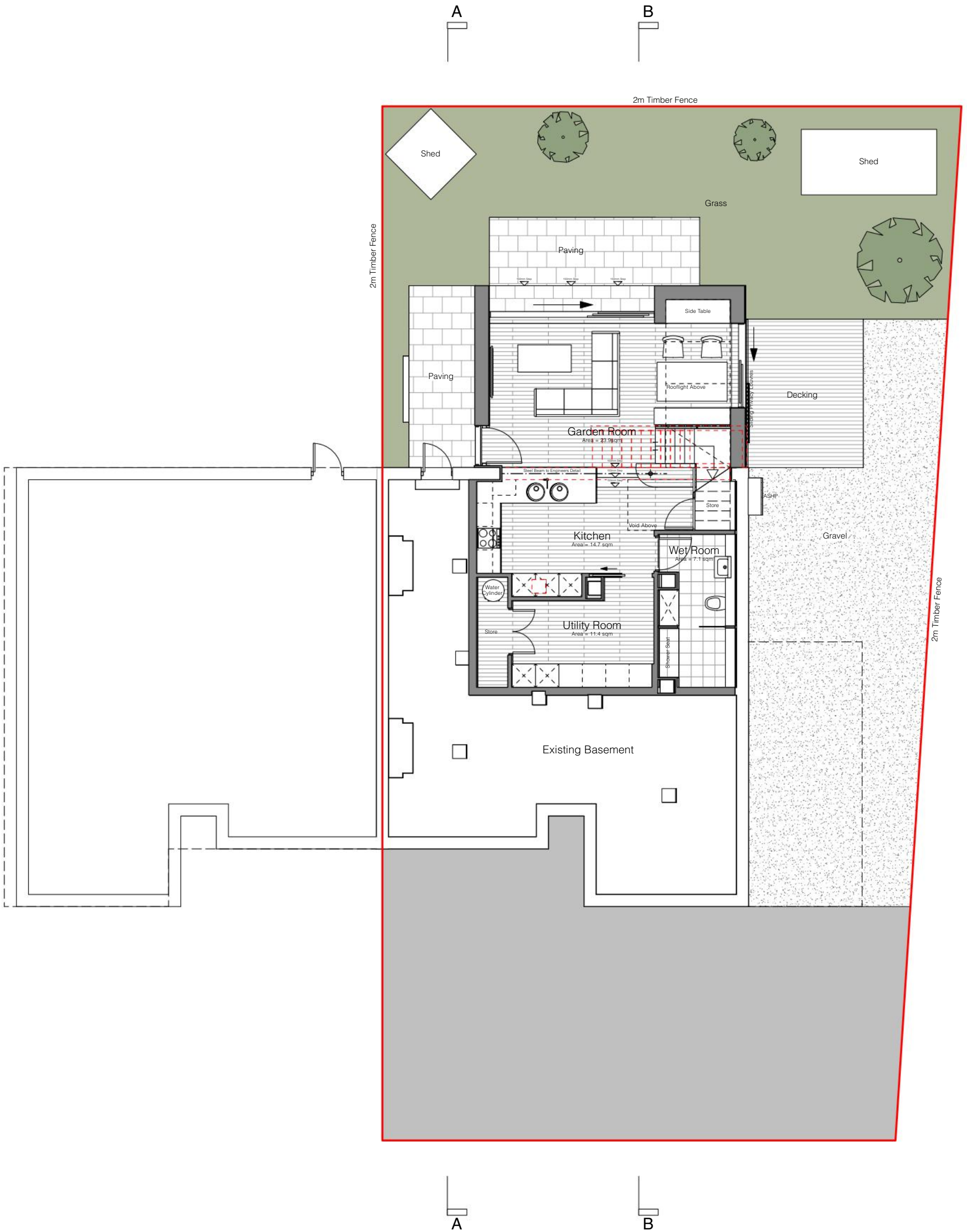
ATELIER-M

	revisions	project Project Proposed Alterations to 29 Pitleavis Cres, Perth client Mr & Mrs Gary Bell drawn SOT checked AM	title Rear Axonometrics As Proposed date December 2022 scale NTS@A3	job no. 2205 dwg no. (20)019 rev.	THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T: 01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk
--	-----------	---	---	---	---

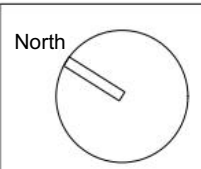
This drawing is the copyright of Atelier-M Ltd. This drawing is to be read in conjunction with the consultant's drawings, any discrepancies must be referred to the architect.

Registered Office: 2 Westbank Road Longforgan

Company No: 2 SC289842



Lower Ground Floor Plan 1:100



revisions
A May '23

project
Proposed Alterations to
29 Pitleavis Cres, Perth
client
Mr & Mrs Gary Bell

drawn SOT checked AM

title
Lower Ground Floor Plan
As Proposed
Planning Application

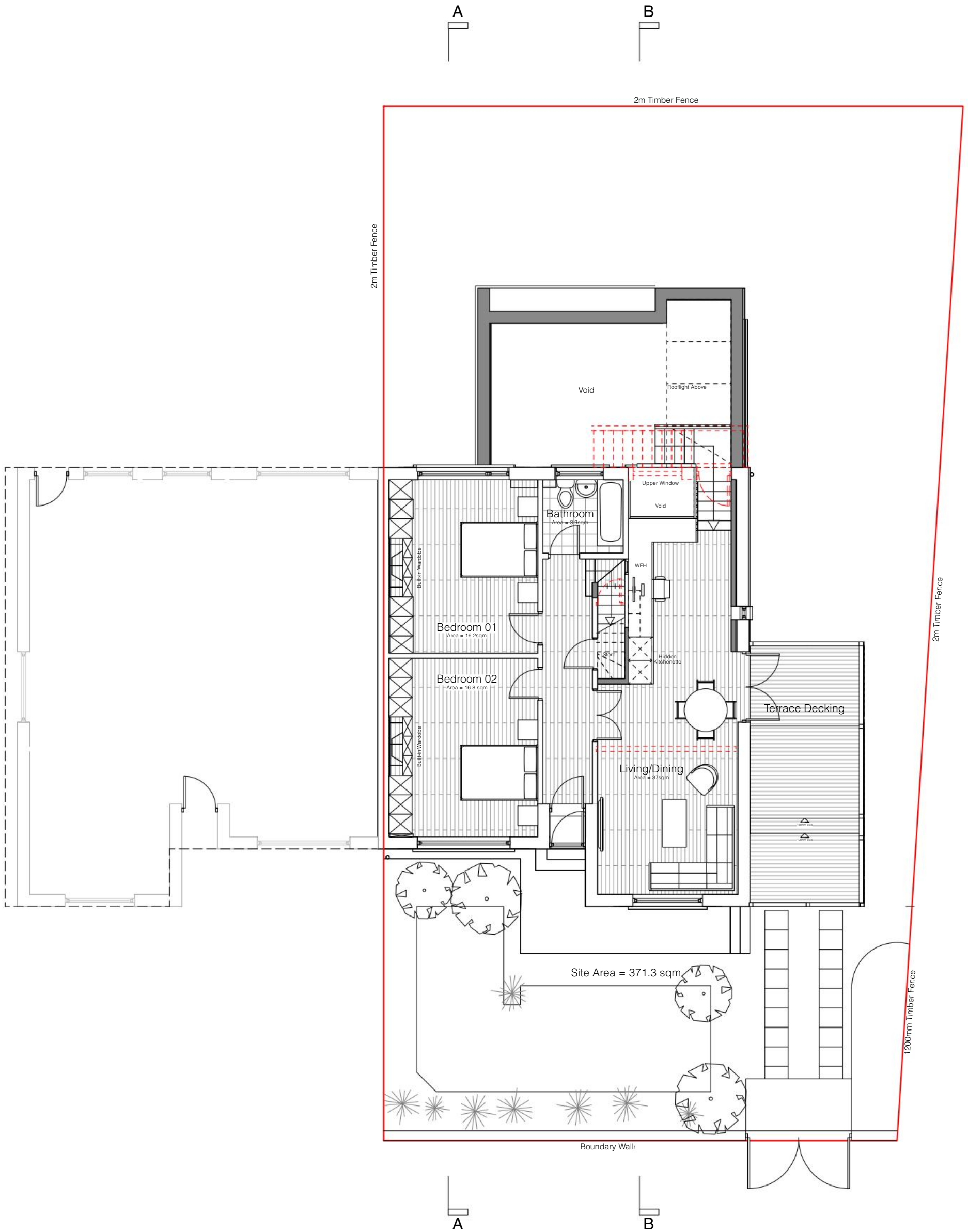
date December 2022 scale 1:100 @ A3

job no. 2205
dwg no. (20)010
rev. A

THE STUDIO
77 Main Street
Longforgan
Perthshire
DD2 5EW
T:01382 360378
mail@atelier-m.co.uk
www.atelier-m.co.uk



architecture & design



Ground Floor Plan 1:100



	revisions A May '23	project Proposed Alterations to 29 Pitleavis Cres, Perth	title Ground Floor Plan As Proposed Planning Application	job no. 2205 dwg no. (20)011 rev. A	THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T:01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk
	client Mr & Mrs Gary Bell	date December 2022	scale 1:100 @ A3	Registered Office: 2 Westbank Road Longforgan Company No: 2 SC289842	

This drawing is the copyright of Atelier-M Ltd. This drawing is to be read in conjunction with the consultant's drawings, any discrepancies must be referred to the architect.

A

B



A

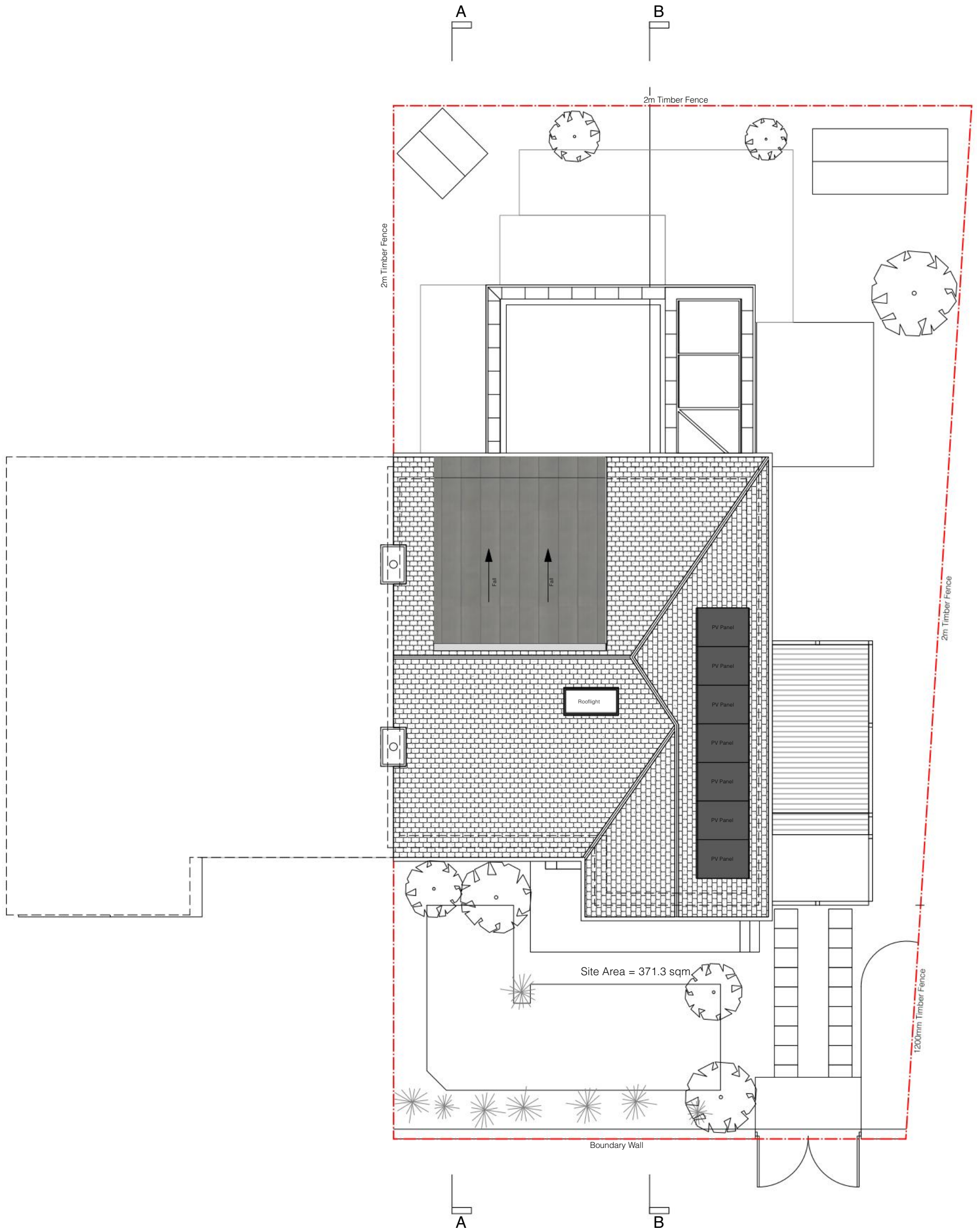
B

First Floor Plan 1:100

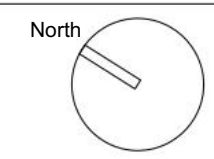


	revisions A May '23	project Proposed Alterations to 29 Pitleavis Cres, Perth	title First Floor Plan As Proposed	job no. 2205	THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T:01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk	
	client Mr & Mrs Gary Bell	date December 2022	scale 1:100 @ A3	dwg no. (20)012		
drawn SOT		checked AM		Registered Office: 2 Westbank Road Longforgan		Company No: 2 SC289842

This drawing is the copyright of Atelier-M Ltd. This drawing is to be read in conjunction with the consultant's drawings, any discrepancies must be referred to the architect.



Roof Plan 1:100



revisions A May '23	project Proposed Alterations to 29 Pitleavis Cres, Perth		title Roof Plan As Proposed		job no. 2205 dwg no. (20)013 rev. Rev A	THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T:01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk
	client Mr & Mrs Gary Bell	date December 2022	scale 1:100 @ A3	Registered Office: 2 Westbank Road Longforgan Company No: 2 SC289842		
drawn SOT	checked AM					

This drawing is the copyright of Atelier-M Ltd. This drawing is to be read in conjunction with the consultant's drawings, any discrepancies must be referred to the architect.



North East Elevation 1:100

Outline Specification

Walls
Extension walls to be white render below, except for larch cladding on SE elevation. Dark grey zinc cladding above window line.

Roofs
Dormer and extension roof to be zinc clad. Seedum finish to extension flat roof.

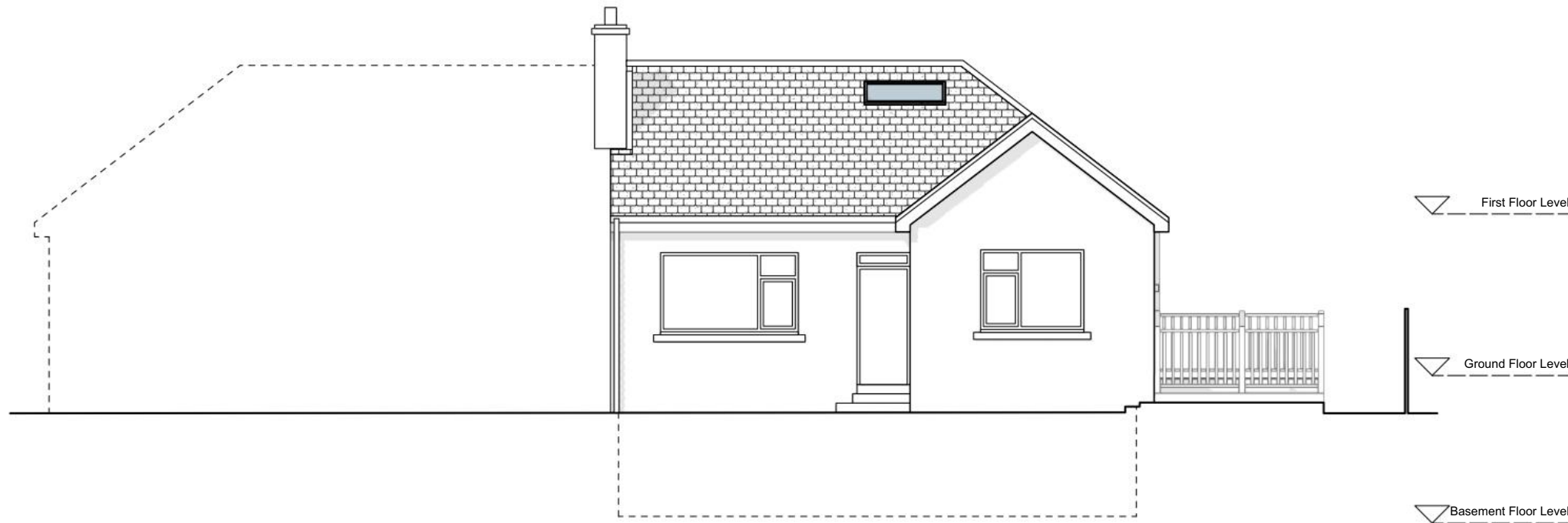
Windows
All new windows to be aluminium clad timber, triple glazed windows. Colours tbd.

Rooflights
Velux rooflights to existing roof on front elevation. Proprietary patented glazing over dining space.

Balustrades
Timber louvres to act as balustrade to dormer, opening windows.

Air Source Heat Pump
Mitsubishi Ecodan PUAZ-W85VAA

PV Panels
Viridian Solar Clearline Fusion



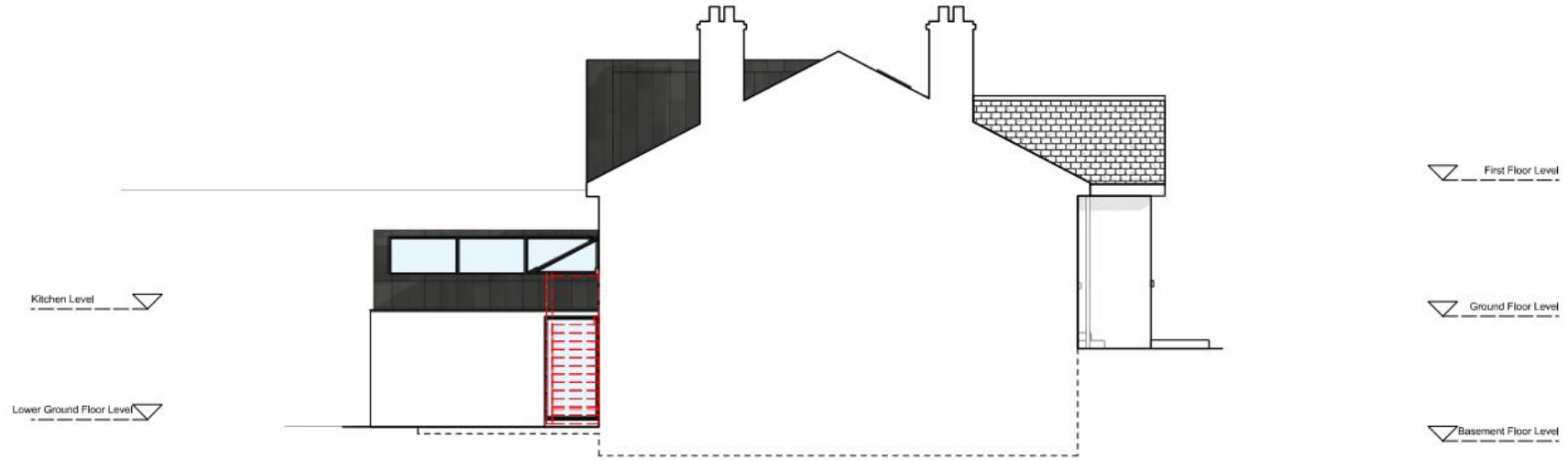
South West Elevation 1:100



as Proposed

	revisions A May '23	project Proposed Alterations to 29 Pitleavis Cres, Perth	title NE & SW Elevations As Proposed		job no. 2205	THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T:01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk
		client Mr & Mrs Gary Bell	date December 2022	scale 1:100 @ A3	dwg no. (20)014	
		drawn SOT	checked AM		rev. Rev A	Registered Office: 2 Westbank Road Longforgan Company No: 2 SC289842

This drawing is the copyright of Atelier-M Ltd. This drawing is to be read in conjunction with the consultant's drawings, any discrepancies must be referred to the architect.



North West Elevation 1:100



South East Elevation 1:100



as Proposed

	revisions	project	title	job no.	THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T:01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk
	A May '23	Proposed Alterations to 29 Pitleavis Cres, Perth	NW & SW Elevations As Proposed	2205	
		client	date	dwg no.	rev. Rev A
		Mr & Mrs Gary Bell	December 2022	(20)015	
		drawn	scale	rev.	
		SOT	1:100 @ A3		
		checked			
		AM			

This drawing is the copyright of Atelier-M Ltd. This drawing is to be read in conjunction with the consultant's drawings. Any discrepancies must be referred to the architect.

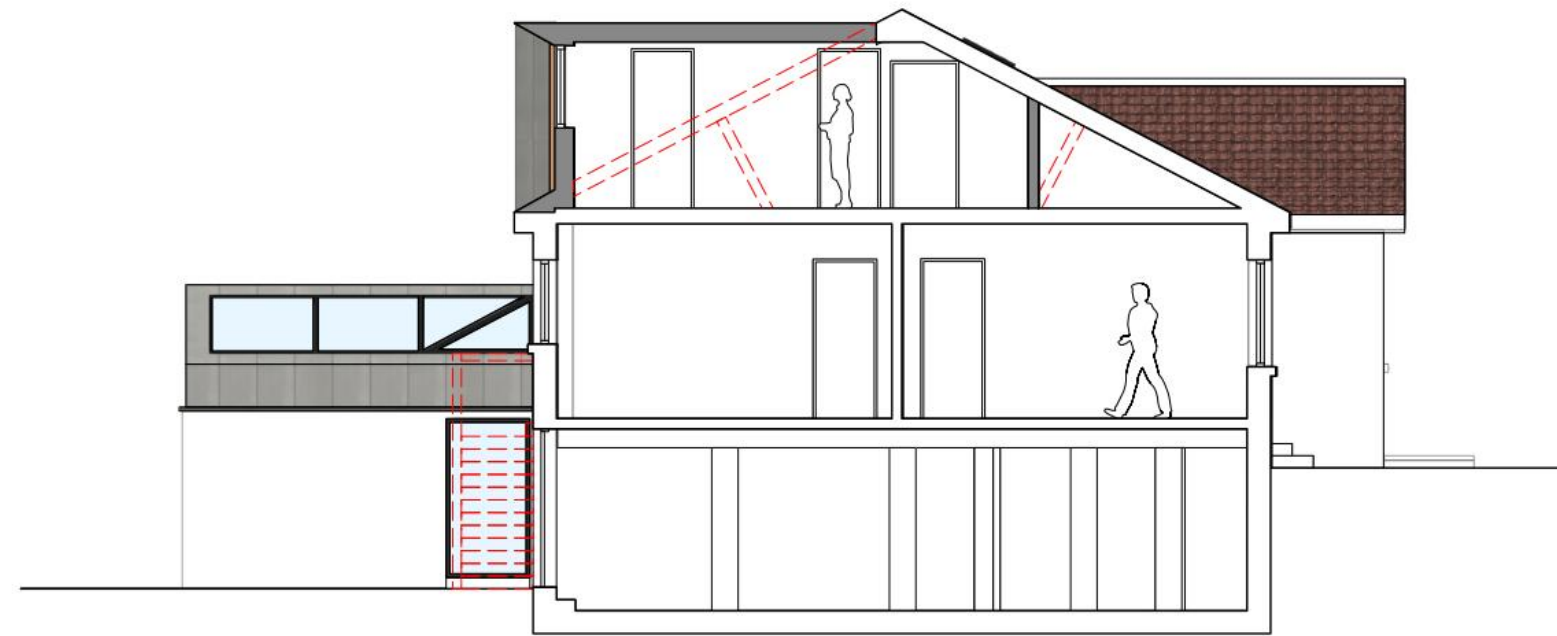
Registered Office: 2 Westbank Road Longforgan

Company No: 25028954

ATELIER-M



Lower Ground Floor Level



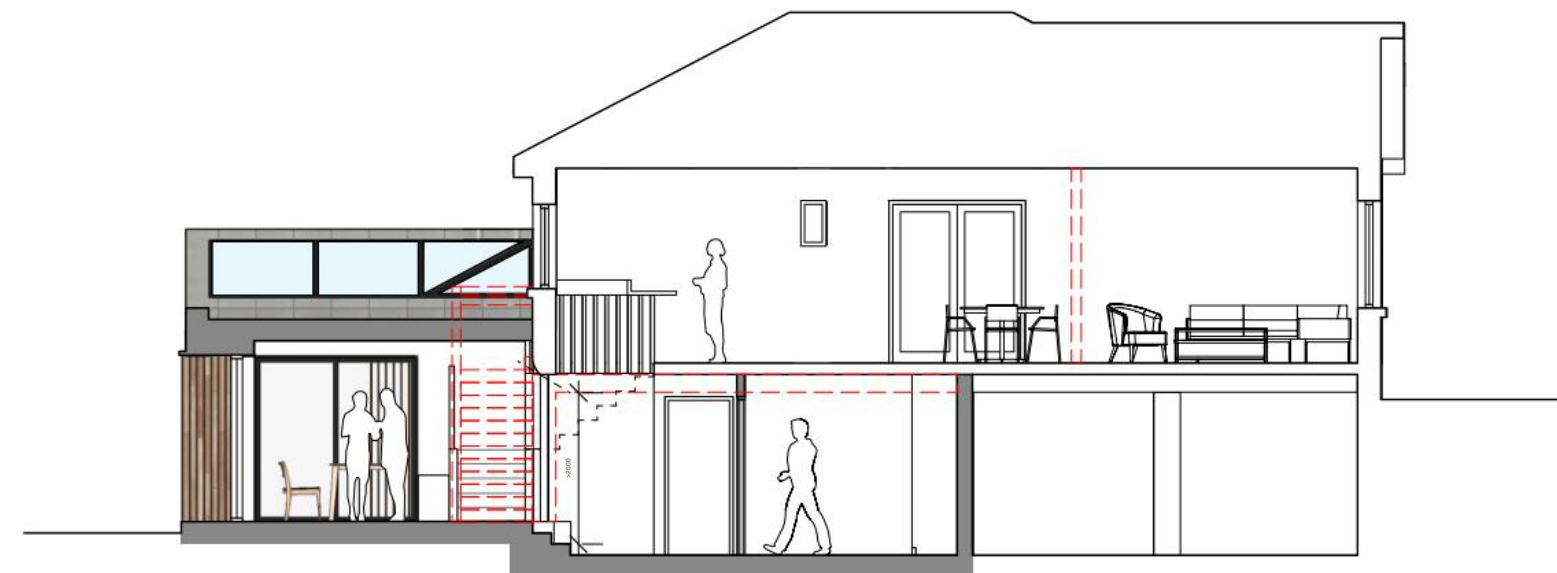
First Floor Level

Ground Floor Level

Basement Floor Level

Section AA 1:100

Lower Ground Floor Level



First Floor Level


Ground Floor Level

Basement Floor Level

Section BB 1:100



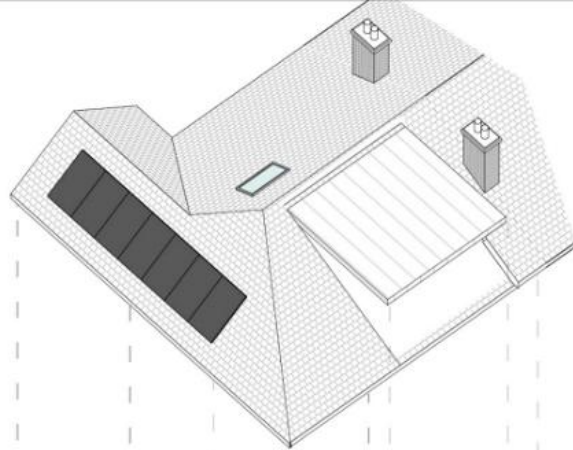
as Proposed

	revisions	project	title		job no.	THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T:01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk
	A May '23	Proposed Alterations to 29 Pitleavis Cres, Perth	Section AA & BB As Proposed Planning Application		2205	
		client	date	scale	dwg no.	 architecture & design
		Mr & Mrs Gary Bell	December 2022	1:100 @ A3	(20)016	
		drawn	checked		rev.	
		SOT	AM		A	

This drawing is the copyright of Atelier-M Ltd. This drawing is to be read in conjunction with the consultant's drawings, any discrepancies must be referred to the architect.

Registered Office: 2 Westbank Road Longforgan

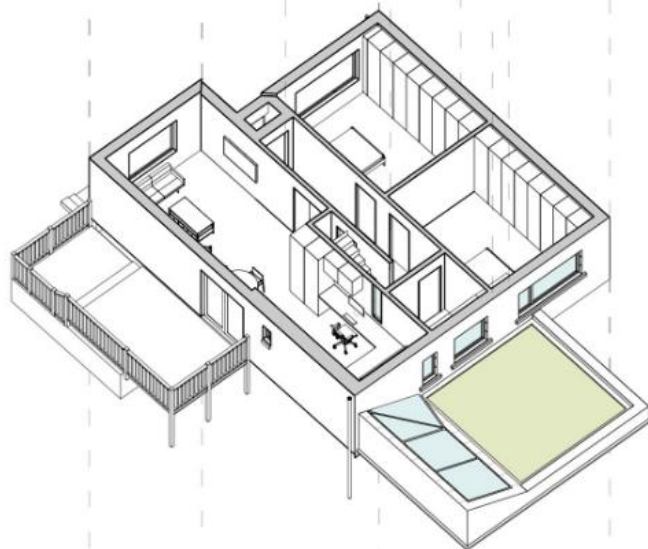
Company No: 2 SC289842



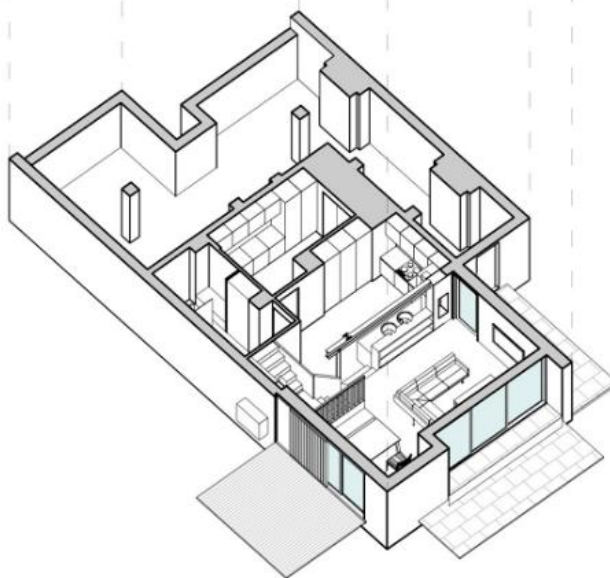
Main Roof



First Floor



Ground Floor



Lower Ground Floor

ATELIER-M

revisions	
A	August 2023
Small changes to presentation.	

project	Proposed Alterations to 29 Pitleavis Cres, Perth		
client	Mr & Mrs Gary Bell		
drawn	SOT	checked	AM

title	Exploded Axonometric As Proposed Planning Application		
date	December 2022	scale	NTS@A3

job no.	2205	<p>THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T:01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk</p> 
dwg no.	(20)017	
rev.	A	
Registered Office: 2 Westbank Road Longforgan		



ATELIER-M

	revisions A May '23	project Proposed Alterations to 29 Pitleavis Cres, Perth client Mr & Mrs Gary Bell drawn SOT checked AM	title Front Axonometrics As Proposed date December 2022 scale NTS@A3	job no. 2205 dwg no. (20)018 rev. Rev A	THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T:01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk
--	------------------------	--	--	--	--

This drawing is the copyright of Atelier-M Ltd. This drawing is to be read in conjunction with the consultant's drawings, any discrepancies must be referred to the architect.

Registered Office: 2 Westbank Road Longforgan

Company No: 2 SC289842



ATELIER-M

	revisions A May '23	project Proposed Alterations to 29 Pitleavis Cres, Perth client Mr & Mrs Gary Bell drawn SOT checked AM	title Rear Axonometrics As Proposed date December 2022 scale NTS@A3	job no. 2205 dwg no. (20)019 rev. Rev A	THE STUDIO 77 Main Street Longforgan Perthshire DD2 5EW T:01382 360378 mail@atelier-m.co.uk www.atelier-m.co.uk
--	------------------------	--	---	--	--

This drawing is the copyright of Atelier-M Ltd. This drawing is to be read in conjunction with the consultant's drawings, any discrepancies must be referred to the architect.

Registered Office: 2 Westbank Road Longforgan

Company No: 2 SC289842

