

LRB-2023-35

**23/00784/FLL – Alterations and extension to
dwellinghouse, Ardbeag, North Street, Burrelton,
Blairgowrie, PH13 9NZ**

**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: X

Yes No

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

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:

Site inspection

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

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Statement

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

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

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

PLEASE SEE ATTACHED SEPARATE DOCUMENTS -
 1. NOTICE OF REVIEW WRITTEN SUBMISSION.
 2. NOTICE OF REVIEW SUBMISSION APPENDIX.

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.

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.

NOTICE OF REVIEW WRITTEN SUBMISSIONS.
NOTICE OF REVIEW SUBMISSION APPENDIX.
PLANNING APPLICATION DRAWINGS AND SUPPORTING STATEMENT.

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 Signature]

Date 19/09/2023

NOTICE OF REVIEW WRITTEN STATEMENT FOR PLANNING

REFERENCE 23/00784/FLL

Alterations and extension to dwellinghouse at
Ardbeag North Street Burrelton Blairgowrie PH13 9NZ

Introduction

The Planning application was submitted to undertake alterations, demolition of a previous extension and provide a new extension to the property.

In the Planning Officer's Report of Handling there are **two preliminary issues of concern** which indicates that the Planning application has not been given proper consideration.

1. No evidence of the Planning Officer visiting the site; and,
2. There is mention of the Perth & Kinross Placemaking Guide 2020, which states - *"A single storey rear extension of 4m depth, from the original building's rear wall, would in many circumstances be acceptable; even if directly on a property boundary. Thereafter the extension would have to step back from the boundary at an angle of 45 degrees from a point 4m from the original back wall of the property"*.

However, the following is additional guidance – 'Some relaxation of these standards may be considered where the extension is to the north of an affected neighbour or not impacting on a neighbouring habitable room window.'

The applicant's property is to the north of the affected neighbour and although there is a neighbouring window the proposed extension is no more onerous in relation to 'overshadowing' than the existing extension.

If a site visit had been undertaken, it would have identified the neighbour's cumulative extensions extend well beyond the applicant's proposed extension.

The only other part that I would like to contest relates to **'Visual and Residential Amenity'**

The first point raised relates to the depth of the extension – as mentioned above this is no more onerous than neighbouring extensions.

The second point relates to the appearance of the 'awkward roof junction' – it's a proposed flat roof designed to minimise impact and adjoins the existing pitched roof. The roof junction is a standard design and is a typical roof junction.

The final point relates to footprint areas and percentage increases. Older stone cottages generally have an external wall thickness of 750mm compared to modern extensions of 350mm. A better way to evaluate floor area is by understanding the current accommodation provision and whether the proposals are reasonable or extending beyond what is reasonable.

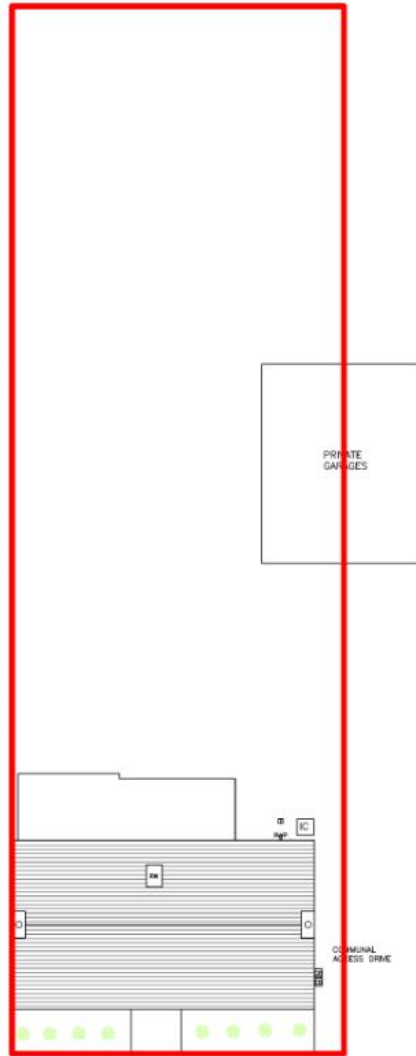
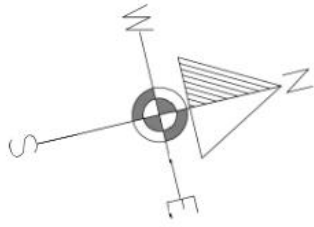
The one good point I would suggest is that the Report of Handling confirmed that the proposed extension would not lead to over-development of the garden ground.

NOTICE OF REVIEW SUBMISSION APPENDIX FOR ARDBEAG, NORTH STREET, BURRELTON PH13 9NZ

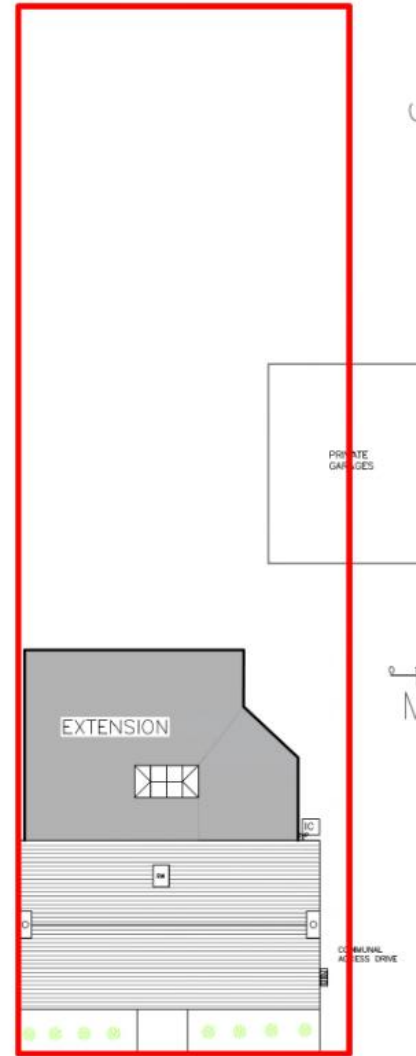
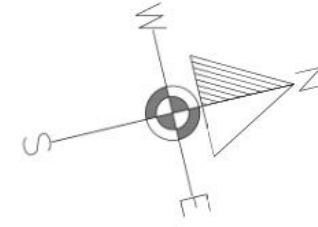
List of documents

1. NOTICE OF REVIEW FORM
2. NOTICE OF REVIEW APPEAL STATEMENT
3. GOOGLE MAP OF SITE
4. LOCATION PLAN A4 1:2500
5. EXISTING AND PROPOSED ROOF AND SITE PLANS A1 1:100
6. EXISTING AND PROPOSED FLOOR PLANS A1 1:50
7. EXISTING ELEVATIONS A1 1:50
8. PROPOSED ELEVATIONS A1 1:50
9. SUPPORTING STATEMENT





EXISTING ROOF & SITE PLAN



PROPOSED ROOF & SITE PLAN

PROJECT: ALTERATIONS & EXTENSION AT ARDBEAG, NORTH STREET,
BURRELTON PH13 9NZ

DRAWING REF: EXISTING & PROPOSED ROOF & SITE PLANS

PAPER SIZE: A1

NORMAN A MACLEOD

namacleod@aol.com

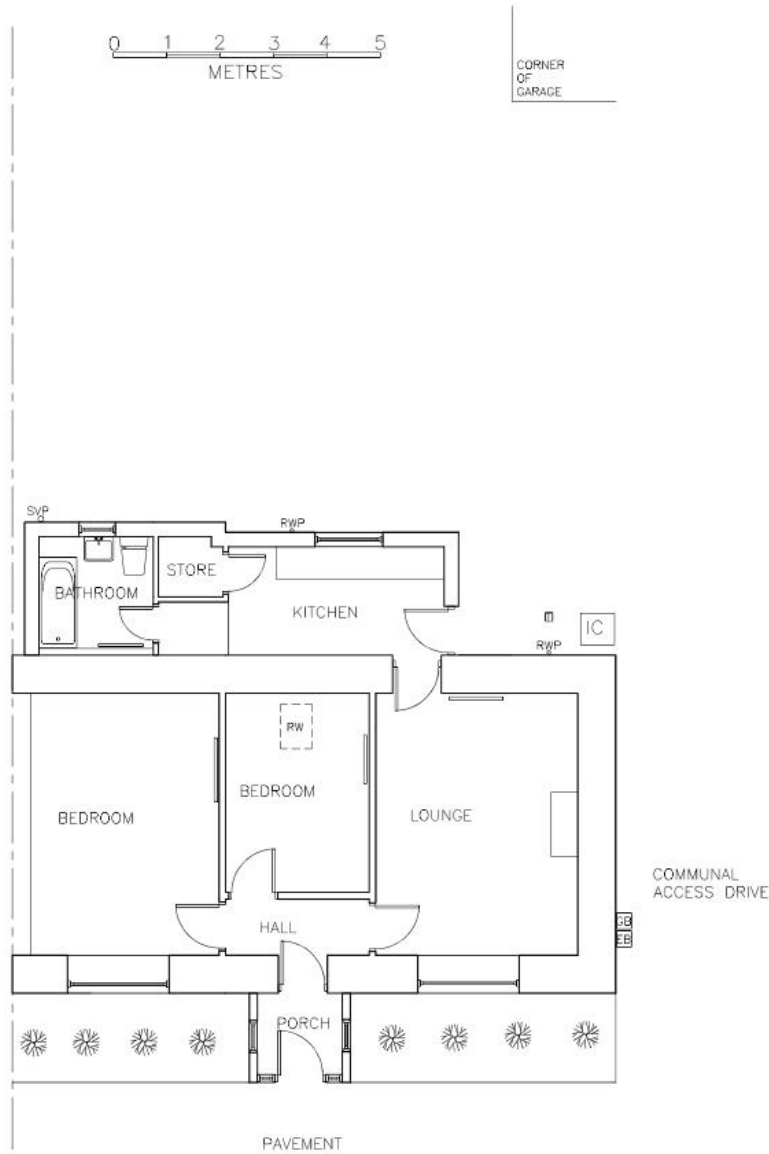
Tel: 07884177328

DATE: APRIL 23

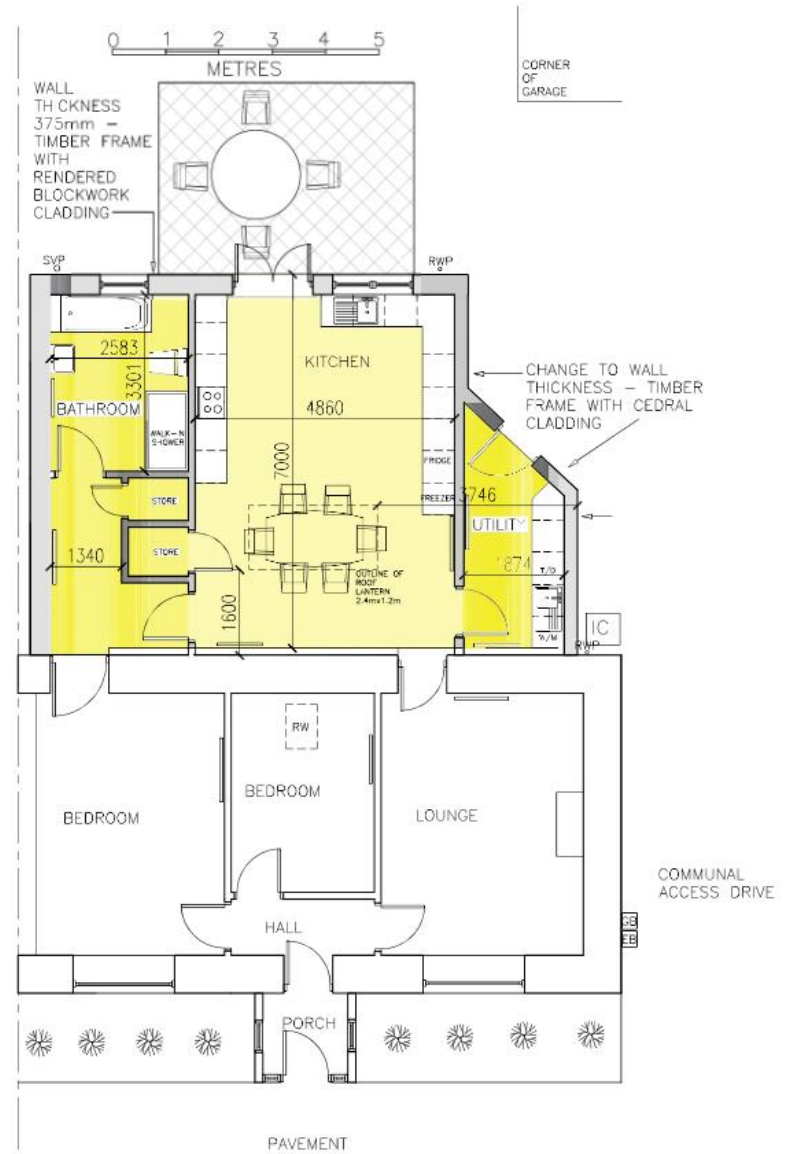
SCALE: 1 TO 100

DRAWING NO: 4

REVISION:



EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN

PROJECT: ALTERATIONS & EXTENSION AT ARDBEAG, NORTH STREET, BURRELTON PH13 9NZ

DRAWING REF: EXISTING AND PROPOSED FLOOR PLANS

PAPER SIZE: A1

NORMAN A MACLEOD

namacleod@aol.com

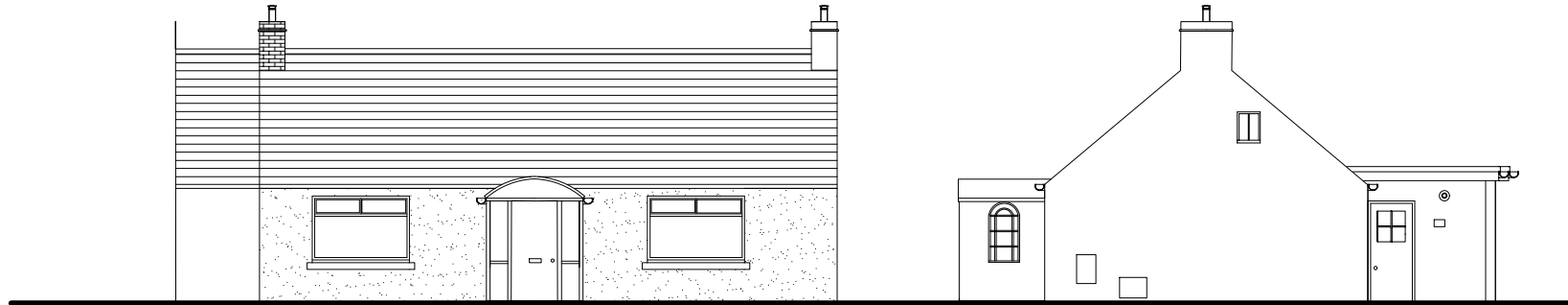
Tel: 07884177328

DATE: APRIL 23

SCALE: 1 TO 50

DRAWING NO: 2

REVISION:



EXISTING EAST ELEVATION

EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION

EXISTING WEST ELEVATION

PROJECT: ALTERATIONS & EXTENSION AT ARDBEAG, NORTH STREET,
BURRELTON PH13 9NZ

DRAWING REF: EXISTING AND PROPOSED FLOOR PLANS

PAPER SIZE: A1

NORMAN A MACLEOD

namacleod@aol.com

Tel: 07884177328

DATE: MARCH 23

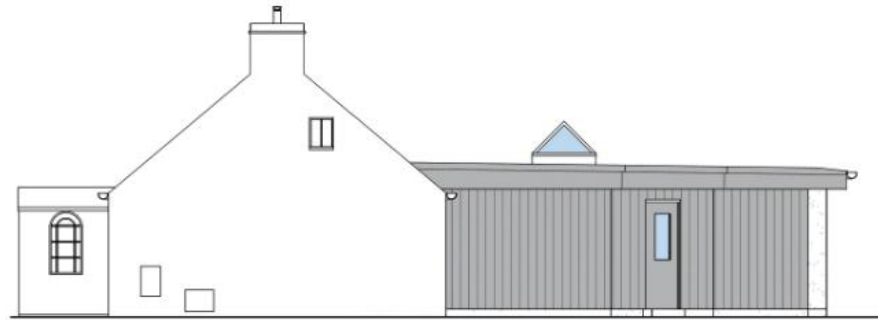
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DRAWING NO: 1

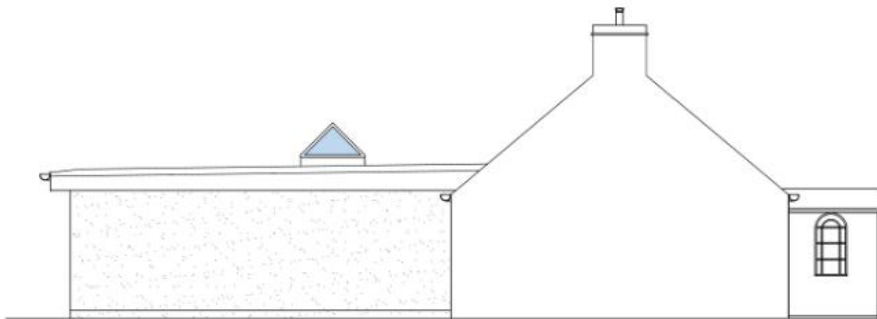
REVISION:



PROPOSED EAST ELEVATION (NO CHANGE)



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

EXTERNAL FINISHES

External walls – White wet dash render.
 –Marley Cedral grey cladding.
 Base course – White wet dash render.
 Flat Roof – Grey Sarnafil Single-ply roof membrane.
 Roof lantern – White PVCu frame
 Windows and doors – Grey
 Double-glazed with grey PVCu frames.
 Rainwater gutters and downpipes – Black PVCu.

PROJECT: ALTERATIONS & EXTENSION AT ARDBEAG, NORTH STREET,
 BURRELTON PH13 9NZ

DRAWING REF: PROPOSED ELEVATIONS

PAPER SIZE: A1

NORMAN A MACLEOD

namacleod@aol.com

Tel: 07884177328

DATE: MAY 23

SCALE: 1 TO 50

DRAWING NO: 4

REVISION:

SUPPORTING STATEMENT & PHOTOS FOR PLANNING APPLICATION FOR EXTENSION AT ARDBEAG, NORTH STREET, BURRELTON

Please find the enclosed drawings in relation to the proposed extension at the above address.

The existing floor plan layout requires the householder to leave the bedroom, pass through the hall, then the lounge and kitchen before getting to the bathroom.

Additionally, the extension previously built in the 1950's incorporates a small kitchen and modest bathroom. It is also poorly insulated with the result that there is condensation and dampness.

To both the south and north sides of the property are examples of significant ground floor and roof extensions as well as a more modern house in the rear garden area.

The proposed layout provides an enhanced standard of accommodation without being detrimental to the amenity of the applicant and neighbouring properties.

PHOTOS





