

TCP/11/16(396)**Planning Application – 15/02061/FLL – Extension to
dwellinghouse, 6 Greig Place, Perth, PH1 2UJ**

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TCP/11/16(396)

**Planning Application – 15/02061/FLL – Extension to
dwellinghouse, 6 Greig Place, Perth, PH1 2UJ**

**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 MR D. TARBET

Address 6 GREIG PLACE
PERTH

Postcode PH1 2UJ

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name D. PHILIP

Address HIGHLAND PLANS
CHARIS
GUAY
BALLINLUIG
PH9 ONT

Postcode

Contact Telephone 1 07773 123555

Contact Telephone 2

Fax No

E-mail* dave@highlandplans.com

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

PERTH & KINROSS COUNCIL

Planning authority's application reference number

15/02061/FL

Site address

6 GREIG PLACE, PERTH, PH1 2UJ

Description of proposed
development

ERECTION OF 2 STOREY REAR EXTENSION

Date of application

27 NOV 2015

Date of decision (if any)

11 JAN 2016

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:

PLEASE MAKE HOUSEHOLDER AWARE PRIOR TO ACCESSING REAR GARDEN, IF THEY ARE AT HOME.

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.

REFER TO ENCLOSED DOCUMENTS

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.

1542 - 01 A

1542 - 02

1542 - 03 D

REASONS FOR NOTICE OF REVIEW

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:

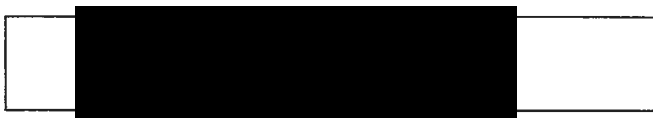
- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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



Date

9 | 2 | 16

PERTH AND KINROSS COUNCIL

Mr Danny Tarbet
c/o Highland Plans
Dave Philip
Charis
Guay
Ballinluig
PH9 0NT

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 11.01.2016

Town and Country Planning (Scotland) Act

Application Number: **15/02061/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 2nd December 2015 for permission for **Extension to dwellinghouse 6 Greig Place Perth PH1 2UJ** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. As the proposal will result in overshadowing to an adjacent residential property (5 Greig Place) and appear oppressive from that property, all to the detriment of the neighbouring properties residential amenity, the proposal is contrary to Policy RD1 of the Perth and Kinross Local Development Plan 2014, which seeks to ensure the residential amenity of existing areas is not adversely affected by new proposals.
2. As the proposal will reduce the amount of usable private amenity space associated with the dwellinghouse, by virtue of the topography of the site, the space around the dwellinghouse would be inadequate to serve the purposes of the extended unit, to the detriment of the residential amenity of the existing dwellinghouse. Approval of the application would therefore be contrary to Policy PM1A and PM1B (c) of the Perth and Kinross Local Development Plan 2014.

Justification

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

The plans 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

15/02061/1

15/02061/2

15/02061/3



HIGHLAND PLANS

Charis Studio

Guay

Nr. Ballinluig

Perthshire PH9 0NT

01796 482764

07773 123555

dave@highlandplans.com

www.highlandplans.com

Reasons for Notice of Review

9th February 2016

Application Address - 6 GREIG PLACE, PERTH - 15/02061/FLL



View from the junction of Pullar Crescent with Primrose Crescent

Response to Planning Decision Notice - Reasons for Refusal

A. Overshadowing and Oppressive

1. No. 5 Greig Place currently has a 130 degree outlook from the rear elevation. This outlook faces South East from an elevated position. Were the extension at No.6 Greig Place to go ahead the loss of outlook to No.5 would be not more than 8 degrees of this. The current owners (objectors) have only been in the house for a few weeks and will therefore not realise that through the spring, summer and autumn months the sun streams in the rear windows for the majority of the daylight hours. (see satellite image below)



2. The outlook from No. 5's ground floor windows is currently restricted by the 6' high boundary fence.
3. In terms of overshadowing there will be negligible difference simply because: -
 - a. The facing gable walls of the two properties are splayed and not parallel and therefore the further out the extension extends the less the overshadowing will become.
 - b. The existing roofline will continue on the same plane until it reaches the eaves, which again means that the overshadowing will reduce the further out the extension extends.
4. In terms of creating an oppressive feel to No. 5. it should be noted that all the properties on this side of Greig Place enjoy uninterrupted views towards the South and South East from the hilltop. An extension of a mere 2.5m will have a minimal additional impact on the neighbour's amenity. (see satellite image above)

B. Reduction in Private Amenity Space

1. The permitted development rights state that the footprint of an extension added to that of the existing building may occupy up to 50% of the rear curtilage of the site. In this application the proposed design will occupy only 38%. Therefore if the Permitted Development Guidelines, which make no mention of topography, are a valid document then it is illogical to oppose this application on the grounds of amenity space, which is well within the PD guidelines.
2. The Planning Authority's inability to achieve joined up thinking within its own documentation should not be to the detriment of applicants.
3. The intention of my clients, as I discovered last night was to erect a retaining wall to form an area of level garden. Granted, this was not discussed prior to the submission of the application and therefore not included, but as already stated everything in the PD guidelines concerns curtilage not gradient. Therefore whether or not the client wishes to form additional level garden ground is completely irrelevant.
4. I wish it noted that the development at 2 Simpson Place, just 100yds from 6 Greig Place, received Planning Approval (28th Sep 2010 - 10/01239/FLL) for alterations to form a 3 storey house, which has 6 large double/twin bedrooms and is surrounded by only 2 storey houses. This house could have an occupancy of 12 people and yet by percentage it has less amenity garden ground (even with the amended boundary position) than our application site.



Simpson Place

My clients are well established in Greig Place, their children are settled with good friends in the street and they have no desire to move house in order to achieve the additional accommodation space they require with a growing family.

It is incomprehensible that this application has been refused in the light of the following: -

1. Under Permitted Development Guidelines my clients would be entitled to build a large 'wrap-around' extension to within a couple of feet of the side boundary fence line (with No. 5).
2. This extension could have a 3m high eaves (4' or 1.2m higher than the current fence) or even a 4m high ridge if the roof was monopitched (7' or 2.1m higher than the current fence).
3. This extension could extend beyond No. 6's rear elevation by up to 4m (ie. 10m beyond No. 5's rear elevation), dependant on the 50% rear curtilage rule.

Surely a 10m long x 3m/4m high wall adjacent to the boundary (and allowable under Permitted Development) would create a far more oppressive outlook for the neighbour's at No. 5 than what has been proposed.

My clients have a pressing need for another bedroom and additional family living space. If this application is not approved, they will have little option but to build a large 'ground floor only' extension, tight to the boundary and without any further reference to the Planning Department.

To have a Planning Application refused when the proposal is more acceptable from every viewpoint than that laid down in the Permitted Development Guidelines is nonsensical. We therefore strongly request that this refusal be overturned and Approval granted.

In the event that any of the content above is unclear, please contact me for clarification.

My clients and I respectfully await your decision with interest.

Yours faithfully



Dave Philip



Scale 1:1250



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Supplied by: www.ukmapcentre.com
Serial No: 52242
Centre Coordinates: 309278, 725219
Production Date: 27/11/2015 09:17:13

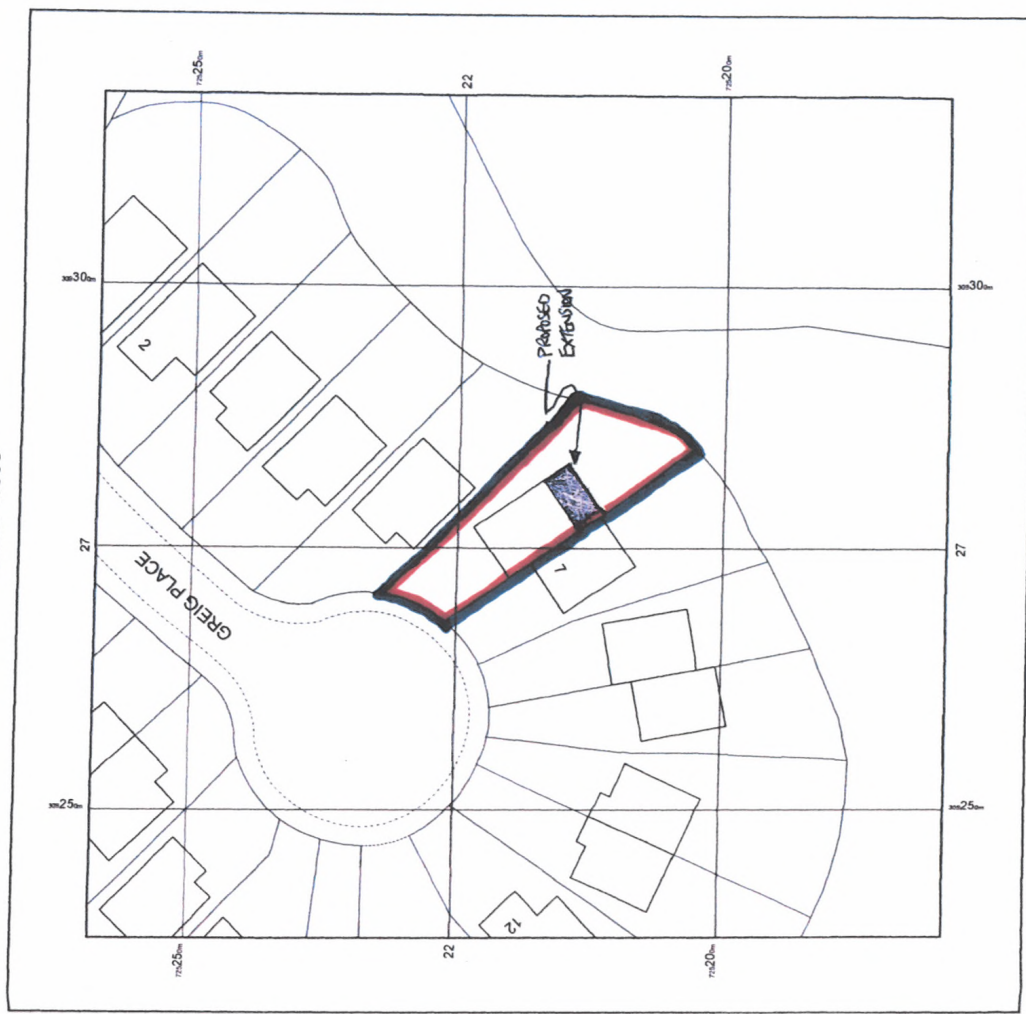
Contractor to check all dimensions on site prior to starting work.
The copyright of this drawing or part thereof belongs to Highland Plans.

REVISION NOTES

REVISION	NO.	REVISION
A	PLANNING AMENDMENT	2:12:15



Scale 1:500



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Serial No: 52241
Centre Coordinates: 309278, 725219
Production Date: 27/11/2015 09:17:00

MR D. TARBET
6 GREIG PLACE
PERTH PH1 2UJ

HIGHLAND PLANS

Charis, Guay, Nr. Ballinluig, Perthshire PH9 0NT
T : 01796 482764 M : 07773 123555
E : dave@highland-plans.com W : www.highlandplans.com

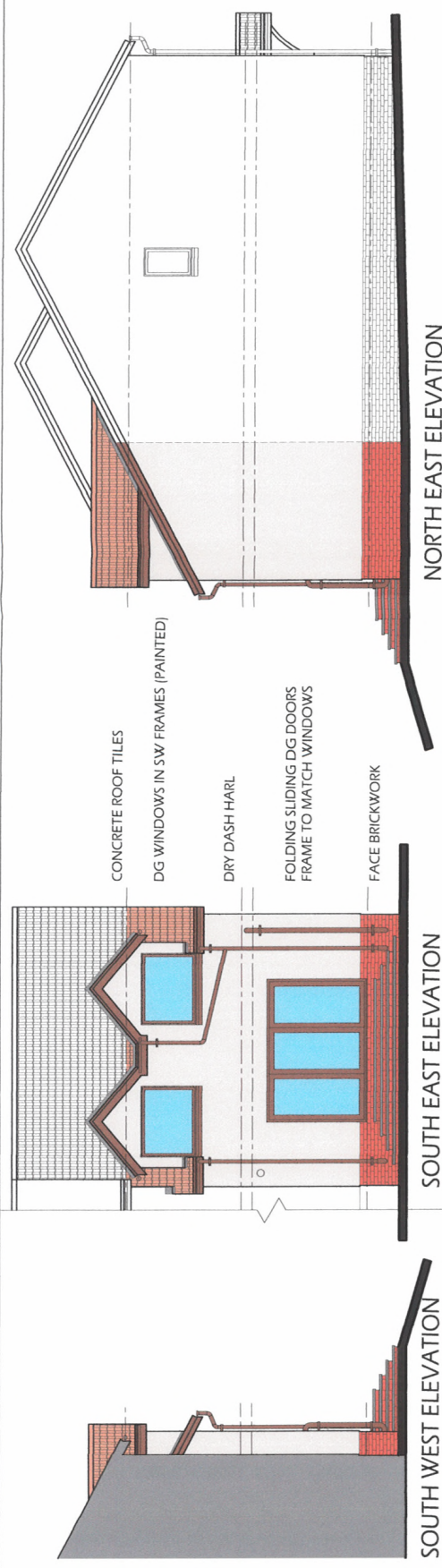
LOCATION & SITE PLANS

SCALE	DATE	DRAWN
AS SHOWN	15:11:15	
DRAWING NO.	1542-01	
REVISION	A	



Charis, Guay, Nr. Ballinluig, Perthshire PH9 0NT
T : 01796 482764 M : 07773 123555 W : www.highlandplans.com
E : dave@highlandplans.com

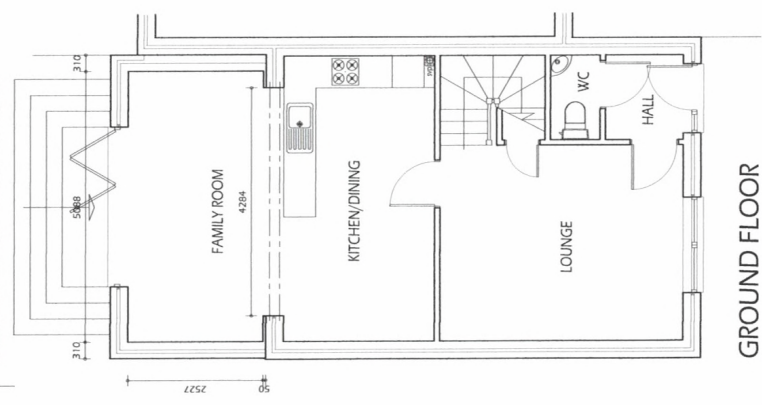
REVISION



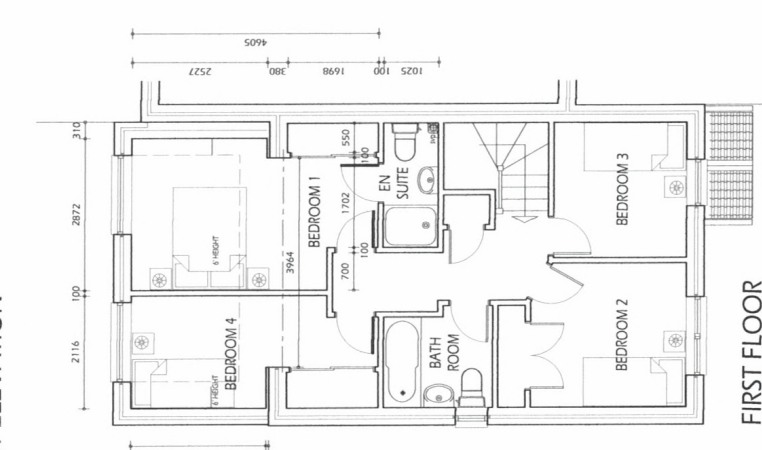
SOUTH WEST ELEVATION

SOUTH EAST ELEVATION

NORTH EAST ELEVATION



GROUND FLOOR



FIRST FLOOR

Contractor to check all dimensions on site prior to starting work. The copyright of this drawing or part thereof belongs to Highland Plans.	
REVISION NOTES	
D PLANNING AMENDMENTS	2:1:12
C PATIO DOORS AMENDED	6:1:15
B MINOR AMENDMENTS TO DORMERS	4:1:15
A LAYOUT AMENDED	9:10:15

ALL EXTERNAL FINISHES TO MATCH EXISTING

0 1 2 3 4 5 Metres

MR D. TARBET
6 GREIG PLACE
PERTH PH1 2UJ

HIGHLAND PLANS
Charis, Guay, Nr. Ballinluig, Perthshire PH9 0NT
M : 07773 123555
E : dave@highlandplans.com W : www.highlandplans.com

PROPOSED PLANS & ELEVATIONS	
SCALE 1:100	DATE 24.9.15
DRAWING No. 1542-03	DRAWN
REVISION	A B C D

<p>TCP/11/16(396) Planning Application – 15/02061/FLL – Extension to dwellinghouse, 6 Greig Place, Perth, PH1 2UJ</p>

PLANNING DECISION NOTICE *(included in applicant's submission, see pages 17-18)*

REPORT OF HANDLING

REFERENCE DOCUMENT *(included in applicant's submission, see pages 23-25)*

REPORT OF HANDLING

DELEGATED REPORT

Ref No	15/02061/FLL	
Ward No	N11- Perth City North	
Due Determination Date	01.02.2016	
Case Officer	Gillian Peebles	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Extension to dwellinghouse

LOCATION: 6 Greig Place Perth PH1 2UJ

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.

DATE OF SITE VISIT: 7 January 2016

SITE PHOTOGRAPHS



(View from neighbour's decking at no 5)



(Application site)



(View towards property at no 5)



(Application site)

BACKGROUND AND DESCRIPTION OF PROPOSAL

The application site relates to a 3 bed semi-detached dwellinghouse located within a residential area in Perth. The dwellinghouse is located within a cul-de-sac of similarly styled dwellinghouses some of which are detached. To the front of the property is a monoblocked driveway providing off-street parking. The rear garden is laid to lawn, however, slopes downwards reducing its useable space. The rear garden is contained on all elevations by a 1.8m high timber fence. This dwellinghouse is the most northerly unit in the semi-detached blocked which is stepped forward in its design from the adjoining property.

Full planning consent is sought to extend the dwellinghouse to the rear over 2 levels. A family room is proposed at ground floor level. At first floor level the extension will allow for an enlarged master bedroom and additional bedroom.

SITE HISTORY

None recent.

PRE-APPLICATION CONSULTATION

No pre application enquiry has been received in relation to this proposal.

NATIONAL POLICY AND GUIDANCE

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

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2012-2032 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012

Within the approved Strategic Development Plan, TAYplan 2012, the primary policy of specific relevance to this application is:-

Policy 2: Shaping Better Quality Places

Part F of Policy 2 seeks to 'ensure that the arrangement, layout, design, density and mix of development and its connections are the result of understanding, incorporating and enhancing present natural and historic assets, the multiple roles of infrastructure and networks and local design context, and meet the requirements of Scottish Government's Designing

Places and Designing Streets and provide additional green infrastructure where necessary'.

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

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

The principal policies are, in summary:

Policy RD1 - Residential Areas

In identified areas, residential amenity will be protected and, where possible, improved. Small areas of private and public open space will be retained where they are of recreational or amenity value. Changes of use away from ancillary uses such as local shops will be resisted unless supported by market evidence that the existing use is non-viable. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area.

Policy PM1A - Placemaking

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

Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

OTHER POLICIES

None.

CONSULTATION RESPONSES

None required.

REPRESENTATIONS

The following points were raised in the one representation received:

- Overshadowing/loss of daylight and sunlight
- The extension will have an overbearing impact and feeling of enclosure

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

ADDITIONAL STATEMENTS RECEIVED:

Environment Statement	Not Required
Screening Opinion	Not Required
Environmental Impact Assessment	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan 2012 and the adopted Perth and Kinross Local Development Plan 2014.

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

The site is located within the settlement boundary of Perth where Policies RD1: Residential Areas and PM1: Placemaking are directly applicable. Policy RD1 states that residential amenity will be protected and, where possible, improved. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area. Policy PM1A of the Local Development Plan seeks to ensure that all developments contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. Policy PM1B of the Local Development Plan seeks to ensure that amongst other things, the design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.

The proposal will result in a loss of residential amenity to a neighbouring property and appear oppressive from that property. Furthermore the proposal will result in a loss of residential amenity to the application site itself. The proposal, therefore, does not comply with the above policies.

Design and Layout

Due to the stepped nature of the semi-detached block the existing rear elevation of the application site is set back approximately 2.5 metres from the adjoining property. The proposed extension will project approximately 3

metres from the rear (south east) elevation, 0.5 metres beyond the rear elevation of the adjoining property. The proposal will extend the full width of the existing dwellinghouse and its overall height is approximately 6.7 metres. The extension will allow for a family room at ground floor level with bedroom above and will allow for an existing bedroom to be extended including the installation of an en-suite. Finishing materials comprise of concrete roof tiles, dry dash harl to the walls and a facing brick basecourse to match the existing dwellinghouse.

I have no immediate concerns with the design of the extension, other than its 0.5m projection beyond the rear elevation of the adjoining property. From a design perspective it would have been more readily acceptable if the rear elevation of the extension was set back in line with the existing rear elevation of the adjoining property. This would not, however, been a sole reason for refusal. Overall the scale and design of the proposal is considered acceptable and compatible with the existing dwellinghouse.

Landscape

The proposal is set within existing garden ground and would have no adverse impact on the wider landscape.

Residential Amenity

Unlike detached dwellings extending a semi-detached property often has greater planning implications due to the proximity of the adjoining dwellings. Particular care is required to avoid excessive overlooking, overshadowing or an overbearing impact. A useable garden space as well as the character or appearance of the house and its surroundings should be maintained. In this case it is unlikely the residential amenity of the adjoining property will be affected by the proposal due to the stepped nature of both properties. The proposed extension will project approximately 500mm beyond the rear elevation of the adjoining dwellinghouse, therefore, will not result in overshadowing or overlooking to that property.

I do consider, however, the proposal will have an adverse impact on the residential amenity of the neighbouring property to the north east. The extension will be positioned at an approximate distance of 3 metres from the boundary with the neighbouring property to the north east (no 5). Number 5 also sits further forward in the plot, with the application site set back considerably to the south. Approximately 5 metres of the existing eastern gable of the application site is highly visible from number 5. Adopting the standard BRE 45 degree daylight test, the proposed extension breaches the test on both plan and elevation form and would, therefore, materially impact on the admission of light to the neighbouring house at number 5.

It should be noted that this is particularly relevant in this case due to the limited useable garden ground the neighbouring property has. The rear gardens of both of these properties, and many others within this development, is sloped leaving only a small area which can be used as garden ground. The

neighbouring property has a decked area immediately adjoining their rear elevation. Part of this decking is currently overshadowed by the existing dwellinghouse at the application site due to the position of the dwellinghouse on the plot. Adding an extension with a projection of approximately 3 metres, to an overall height of 6.7 metres will result in a significant reduction in light to both useable garden ground and into the rear patio doors of number 5. The occupiers of this property are restricted in terms of re-locating their decked area due to the topography of their garden, therefore, I consider the proposal will have a significant detrimental impact on their residential amenity.

Whilst the planning system does not have a role in protecting an individual's view over neighbouring land of some distant object, building or scenery, where a development would interfere with the outlook from that property to the extent that the building would appear unduly intrusive and oppressive, there is no doubt that this is an important and legitimate consideration. Therefore bearing in mind all the relevant factors relating to light and aspect, a judgement must be made whether a proposed extension would result in a significant reduction in the level of amenity that an occupier of an adjoining property could reasonably expect to enjoy in a particular neighbourhood. In this regard, although the projection of the extension is not extensive, the proposed development will result in an 8 metre blank projection which is considered to be intrusive and oppressive when viewed from the neighbouring property at number 5 Greig Place.

The proposal will also have a detrimental impact on the residential amenity of the application site itself. As previously indicated the proposed extension projects approximately 3 metres from the rear elevation of the dwellinghouse and will extend the full width of the dwellinghouse. The extension will open out onto a level platform with steps leading down into the garden. The rear garden falls away immediately from the edge of the proposed steps into unusable garden ground. The extension will increase the size of the dwellinghouse to a 4 bed property. The useable garden ground remaining after development is not of a sufficient size to accommodate the extended unit. It may be argued that the intention is to level the garden to allow it to be useable, however, there is no indication of this on the drawings.

Private Amenity Space

Regrettably due to the quality of the site plan submitted accurate measurements of the site area, garden ground etc could not be achieved, therefore the following measurements can only be taken as a guide.

The site area measures approximately 248 square metres and the proposed build to plot ratio would be 24 per cent (excluding outbuildings). The Council's normal standard is 25 per cent. The rear private garden ground measures approximately 117 square metres.

The remaining garden ground after development would equate to approximately 101 square metres although the majority of it is unusable. In terms of residential amenity I consider the proposal to be overdevelopment

insofar as the remaining garden ground, due to its sloping nature, is inadequate to serve the needs of the extended unit.

Visual Amenity

I do not consider the proposal will create an unacceptable visual impact on the surrounding area.

Roads and Access

I do not have any concerns with roads or access matters.

Drainage and Flooding

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

Developer Contributions

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

Economic Impact

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

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is not considered to comply with the approved TAYplan 2012 and the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for refusal.

APPLICATION PROCESSING TIME

The recommendation for this application has been made within the statutory determination period.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Conditions and Reasons for Recommendation

1. As the proposal will result in overshadowing to an adjacent residential property (5 Greig Place) and appear oppressive from that property, all to the detriment of the neighbouring properties residential amenity, the proposal is contrary to Policy RD1 of the Perth and Kinross Local Development Plan 2014, which seeks to ensure the residential amenity of existing areas is not adversely affected by new proposals.
2. As the proposal will reduce the amount of usable private amenity space associated with the dwellinghouse, by virtue of the topography of the site, the space around the dwellinghouse would be inadequate to serve the purposes of the extended unit, to the detriment of the residential amenity of the existing dwellinghouse. Approval of the application would therefore be contrary to Policy RD1 of the Perth and Kinross Local Development Plan 2014.

Justification

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

Informatives

N/A

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

15/02061/1

15/02061/2

15/02061/3

Date of Report 11.01.2016

TCP/11/16(396)
Planning Application – 15/02061/FLL – Extension to
dwellinghouse, 6 Greig Place, Perth, PH1 2UJ

REPRESENTATIONS

GP

Tracy McManamon

From: chloe mylett <[REDACTED]>
Sent: 24 December 2015 11:19
To: Development Management - Generic Email Account
Subject: Objection to Planning Ref 15/02061/FLL

To whom it may concern,

Planning Application Reference: 15/02061/FLL

Extension to dwellinghouse at 6 Greig Place Perth PH1 2UJ

I write to place an objection to the above planning on grounds of negative impact to my sunlight, daylight & general outlook.

The proposed application will cause severe overshadowing & that I will lose a considerable amount of daylight and almost full loss of sunlight to my property, not only over the back garden but also inside & into my home through the patio doors and open plan living area.

For 95% of the day the sun is positioned to the right hand side of my garden directly in front of the current building at no.6 Greig place and makes its way west where no.6 current building then eventually blocks the sun out.

By adding an additional 2.5 meter extension this will block out said light exactly where the sun sits thus blocking off the sun to me in its entirety.

Furthermore the size and depth of the proposed extension raises concerns over a feeling of overbearing and greater sense of enclosure as it is already stepped a considerable distance out from my property and would be detrimental to the outlook from the back of my home.

It is with regret to apposition but after seeking independent advice I have been advised it is in my interest to do so.

Miss Chloé Mylett
5 Greig Place
Perth
PH1 2UJ
07947243859



CHX Planning Local Review Body - Generic Email Account

From: chloe mylett [REDACTED]
Sent: 05 March 2016 17:09
To: CHX Planning Local Review Body - Generic Email Account
Subject: 15/02061/FLL

To whom it may concern,

Planning Application Reference: 15/02061/FLL

Extension to dwellinghouse at 6 Greig Place Perth PH1 2UJ

I write to give further representation to the Local Review Body regarding the review of the above planning application.

I again place an objection to the above planning on the same grounds as previously stated of negative impact to my sunlight, daylight & general outlook as well as the look of the development.

The proposed application will cause severe overshadowing & that I will lose a considerable amount of daylight and almost full loss of sunlight to my property, not only over the back garden but also inside & into my home through the patio doors and open plan living areas.

For 95% of the day the sun is positioned to the right hand side of my garden directly in front of the back of the current building at no.6 Greig place and makes its way west where no.6 current building then eventually blocks the sun out.

By adding an additional 3 meter extension this will block out said light exactly where the sun sits thus blocking off the sun to me in its entirety.

Furthermore the size and depth of the proposed extension raises concerns over a feeling of overbearing and greater sense of enclosure as it is already stepped a considerable distance out from my property and would be detrimental to the outlook from the back of my home and living area.

There would be next to no usable sunlit space in my garden as well as lack of usable space in the applicants garden due to the severely sloping nature of the garden ground in both properties.

The developers choice of positioning of the properties on the site mean that both properties are already stepped a considerable distance, adding the proposed extension would only exacerbate this and create a look completely out of character to the rest of the row of houses and the development.

All of these factors were clearly apparent to the planning officer after on site inspection and I would respectfully challenge any grounds to a change in decision.

I have included images for your reference.

Kind regards,

Miss Chloé Mylett
5 Greig Place

