

**LRB-2021-43**

**21/01138/FLL – Change of use from open space to form extension to garden ground, erection of garden buildings and associated works (in retrospect), 8 Almond Grove, Huntingtowerfield, Perth**

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**LRB-2021-43**

**21/01138/FLL – Change of use from open space to form extension to garden ground, erection of garden buildings and associated works (in retrospect), 8 Almond Grove, Huntingtowerfield, Perth**

**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

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

## Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

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

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

Yes ☒ No ☐

Planning authority

Planning authority's application reference number

Site address

Description of proposed  
development

Date of application

Date of decision (if any)

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

**Nature of application**

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

**Reasons for seeking review**

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

**Review procedure**

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

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

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

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

MORE INFORMATION MAY BE REQUIRED

**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:

PART OF THE SITE IS INSIDE THE GARDEN AT THE GIVEN ADDRESS

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.

LETTER IS ATTACHED DATED 10.11.21 EXPLAINING THE REASONS  
BEHIND THE APPEAL.

WHEN THE FENCE WAS ERECTED IN 2015 THE ADJACENT  
GROUND WAS OWNED BY THE GREENBELT CO. THEY NO LONGER  
MAINTAINED THE GROUND SO IT HAS BECOME UNSIGHTLY AND  
NEGLECTED, ROUGH GROUND. ONLY THIS YEAR 2021 WHEN IT  
WAS SOLD TO A NEIGHBOUR HAS IT BEEN FENCED IN CREATING AN  
ENCLOSED COMPOUND WHICH ALTHOUGH IMPROVED DOES IMPACT ON  
THE OPEN AMENITY AND PATHWAYS. THIS WAS NOT THE CASE  
IN 2015 WHEN MY FENCE WAS ERECTED MERELY AS A BORDER  
JOINED TO THE OTHER EXISTING FENCES.

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.

I BELIEVE THAT IT WAS NOT MENTIONED THAT THE FENCE IN  
DISPUTE WHEN ERECTED IN 2015 WAS ATTACHED TO A NEIGHBOUR'S  
EXISTING FENCE WHICH WAS ALSO ENCLOSING THE ADJACENT GROUND  
BOUGHT FROM (GREEN BELT CO) EARLIER AND WAS APPROVED  
FOR PLANNING, ALSO ALONG THE SAME AREA OF FOOTPATH.

**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.

- 1, LETTER DATED 10.11.21 TO LOCAL REVIEW BODY
- 2, COPY OF SITE PLAN 1:200 - DALLAN, 2 ARMONA PLACE, PERTH
- 3, COPY OF PTH 32335 ORDNANCE SURVEY

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

19.11.2021



1

The Secretary  
Local Review Body  
Perth & Kinross Council  
Committee Services  
Council Building  
2 High Street  
Perth  
PH1 5PH

10 November 2021

Dear Sirs

Application reference 21/01138/FLL - Lesley Paton, 8 Almond Grove, Huntingtowerfield, Perth.  
PH1 3NA

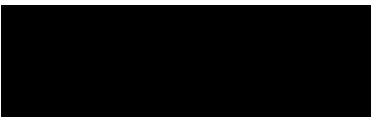
I am appealing against the decision to deny planning for the erection of a fence around the above property on what was originally Green Belt ground.

The ground was purchased in late 2015 and according to the conditions of sale the ground was to be fenced in within a period of time. When our fence was erected it was attached to the existing fencing of an adjacent property at Almond Place. These neighbours had also bought land from the Green Belt prior to this and extended their garden attaching their fence to what was our existing fence at that time. Enclosed is a drawing of that extension to their garden showing where the fence clearly is positioned up to the edge of the public path. No 2 on the drawing. No 1 on the drawing also bought ground which is how the new fence managed to reach our existing fence. This then left a small area of unkempt ground in the corner behind our fence which was neglected and no longer maintained by the Green Belt Company and became an area for dog waste and rubbish creating a health and safety issue.

After purchasing that ground we then put up our fence attaching it to the existing neighbour's fence at one end and the other end we attached to our original fence. This was along the edge of the path just as the neighbours had already done. As all the other areas were open space this did not in any way make a corridor effect along the foot path but merely a boundary on one side along with the other fencing already erected there which it was attached to and greatly improved the appearance and cleanliness of the area. It did not create any kinks or blind spots as the whole area was still wide open with grass on both sides. We also kept the original remaining area next to the path and although maintaining it we have not put up any other fencing and look after the habitat for the wildlife in that area.

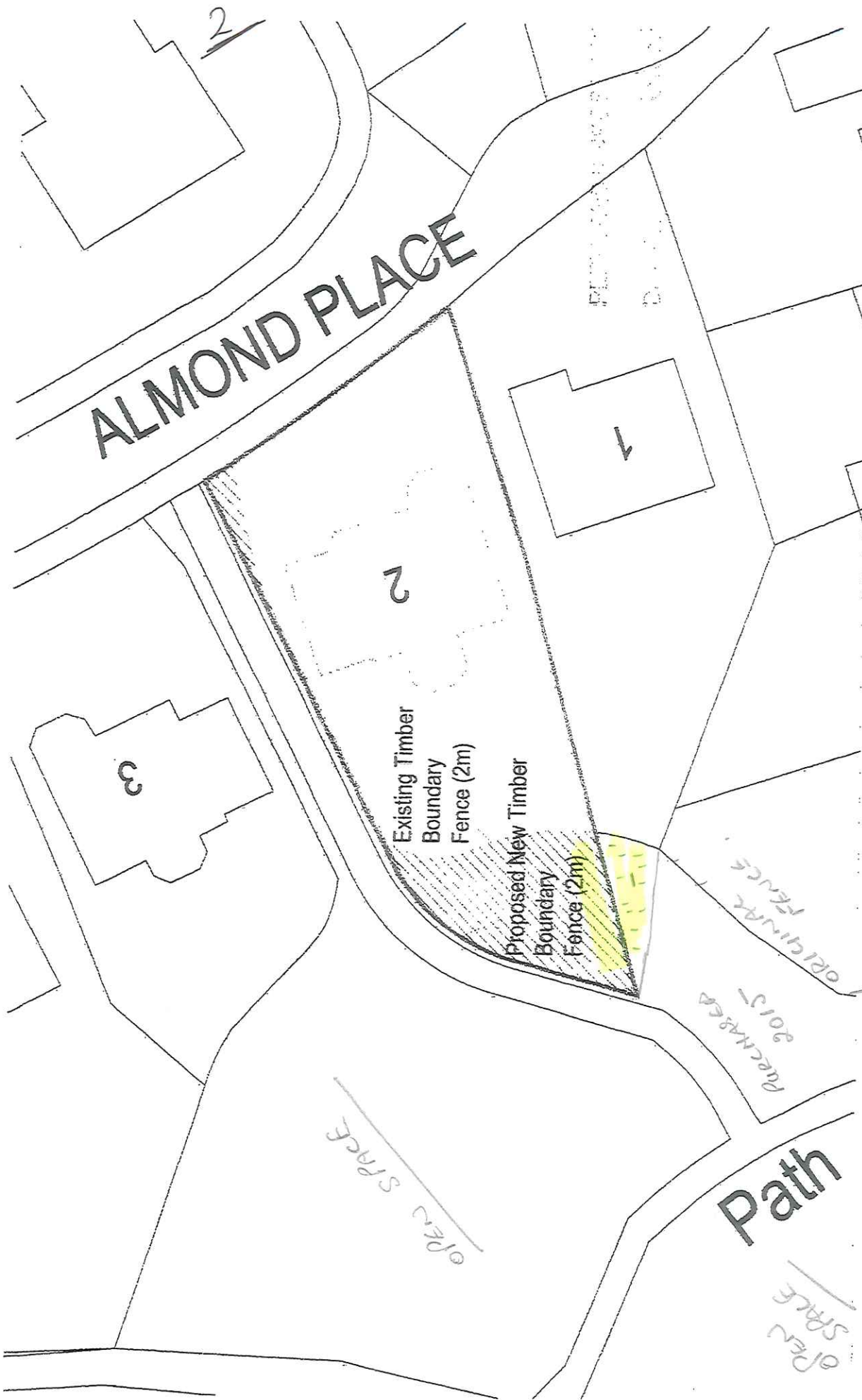
I would request that this appeal is given consideration especially since planning for the neighbour at No 2 Almond Place whose fence is attached to mine and follows the same line of the path has been approved.

Yours faithfully



Lesley Paton





Site Plan - 1:200

Alterations to proposed boundary fence

D.Allan

2 Almond Place

PERTH

11/01/2017 | 3

2017/01/11 08:00



**LRB-2021-43**

**21/01138/FLL – Change of use from open space to form extension to garden ground, erection of garden buildings and associated works (in retrospect), 8 Almond Grove, Huntingtowerfield, Perth**

**PLANNING DECISION NOTICE**

**REPORT OF HANDLING**

**REFERENCE DOCUMENTS**





Ms Lesley Paton  
c/o Highland Plans  
David Philip  
Charis  
Guay  
Ballinluig  
PH9 0NT

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date of Notice: **23rd August 2021**

## **TOWN AND COUNTRY PLANNING (SCOTLAND) ACT**

Application Reference: **21/01138/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 21st July 2021 for Planning Permission for **Change of use from open space to form extension to garden ground, erection of garden buildings and associated works (in retrospect) 8 Almond Grove Huntingtowerfield Perth PH1 3NA**

**David Littlejohn**  
**Head of Planning and Development**

### **Reasons for Refusal**

1. The proposal is contrary to Policy 1A: Placemaking of the Perth and Kinross Local Development Plan 2 (2019) as the proposal does not contribute positively to the quality of the surrounding built and natural environment due to extending the garden/fence line hard against the existing footpath links. This fails to respect the character and amenity of place as it results in the loss of existing landscaped open space and fails to provide appropriate intervisibility between path junctions and creates oppressive corridor footpath links to the Right of Way and Core Path network that runs along the River Almond.
2. The proposal is contrary to criterion (a) Policy 1B: Placemaking of the Perth and Kinross Local Development Plan 2 (2019) as it erodes the previous coherent structure of streets, spaces and buildings.
3. The proposal is contrary to Policy 15 Public Access of the Perth and Kinross Local Development Plan 2 (2019) as the proposed fence line creates a corridor effect along the footpath with kinks and blind spots. There is no intervisibility at junction locations and this will reduce the safety of pedestrian and cyclists using path network. Consequently, the proposal has an adverse impact upon the integrity of the core path, right of way and well used routes.

4. The proposal is contrary to criterion (c) of Policy 17: Residential Areas of the Perth and Kinross Local Development Plan 2 (2019) as the proposal will not improve the character and environment of the area as it results in the loss of an area of open space that should be retained (in part) as a recreational and amenity resource.
5. The proposal is contrary to criterion (a) of Policy 39: Landscape of the Perth and Kinross Local Development Plan 2 (2019) as it erodes local distinctiveness, visual and scenic qualities of the landscape and the quality of the landscape experience.

### **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 and documents relating to this decision are listed below and are displayed on Perth and Kinross Council's website at [www.pkc.gov.uk](http://www.pkc.gov.uk) "Online Planning Applications" page**

### **Plan Reference**

**01**



## REPORT OF HANDLING

### DELEGATED REPORT

Ref No	21/01138/FLL	
Ward No	P5- Strathtay	
Due Determination Date	20th September 2021	
Draft Report Date	23rd August 2021	
Report Issued by	JW	Date 23 August 2021

**PROPOSAL:** Change of use from open space to form extension to garden ground, erection of garden buildings and associated works (in retrospect)

**LOCATION:** 8 Almond Grove Huntingtowerfield Perth PH1 3NA

#### 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.

#### SITE VISIT:

In line with established practices, the need to visit the application site has been carefully considered by the case officer. The application site and its context have been viewed by a variety of remote and electronic means, such as aerial imagery and Streetview, in addition to photographs submitted by interested parties.

In this instance, a physical visit to the site was considered necessary. The application site was visited on **6 August 2021**.

#### SITE PHOTOGRAPHS









## **BACKGROUND AND DESCRIPTION OF PROPOSAL**

The application site is located at 8 Almond Grove, Huntingtowerfield. It relates to retrospective works for the change of use of part of an area of open space to amalgamate it into the garden ground of 8 Almond Grove, the erection of a new boundary fence and installation of a summer house. The area in question has extended the garden ground of 8 Almond Grove to the north and west towards footpaths which link Almond Grove and Almond Place to National Cycle Route 77 which runs along the River Almond. The works have involved the erection of a two metre high timber fence along the boundaries with the footpaths which are on the north and west sides of the site. These footpaths on the north and west sides of the site provide access from the housing estate to the Salmon Run National Cycle Route 77 which is also a Right of Way and Core Path. The area subject to the application has been amalgamated into the garden ground of the dwelling and is occupied by a lawn, trees and shrubs, paving and a summerhouse which is 2.14m x 2.14m and extends to 2.6m in height. A shed is also sits on the boundary between the original garden and the area subject to the change of use.

Similar applications for change of use of adjacent areas of open space to the north and west of this site into garden ground at 3 Almond Place(ref:21/00455/FLL) and 10 Almond Grove (ref:21/01028/FLL) were recently refused as being contrary to policies 1A, 1B, 15, 17 and 39 of the Perth and Kinross Council Local Development Plan 2019 (LDP2). This proposal has very similar issues and therefore the assessment below will be similar to that undertaken on the above mentioned applications.

Approval was granted for the change of use of a smaller area of open space to extend the garden ground at 4 Almond Place (20/01878/FLL) as this, due to its limited size, was considered to have limited impact on the footpaths and cycle routes in the area

and was not considered to impact on the visual amenity of the area unlike the applications referred to above.

## **SITE HISTORY**

19/00711/LAW Extension to dwellinghouse (proposed) 13 June 2019 Application Approved

## **PRE-APPLICATION CONSULTATION**

Pre application Reference: None

## **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 2016-2036 and the Perth and Kinross Local Development Plan 2 (2019).

### **TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017**

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”*

### **Perth and Kinross Local Development Plan 2 – Adopted November 2019**

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

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 14A: Open Space Retention and Provision: Existing Areas

Policy 15: Public Access

Policy 17: Residential Areas

Policy 39: Landscape

## **OTHER POLICIES**

### **Placemaking Supplementary Guidance 2020**

## **CONSULTATION RESPONSES**

### **INTERNAL**

Environmental Health (Contaminated Land) – no objection

Structures and Flooding – no response

Development Contributions Officer – no objection

### **EXTERNAL**

Scottish Water – no objection

## **REPRESENTATIONS**

None received

## **ADDITIONAL STATEMENTS**

Screening Opinion	Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not Required
Appropriate Assessment	Habitats Regulations AA Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact	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 and the adopted LDP2.

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 currently used, without planning permission, as garden ground but was part of the wider area of open space along with the two application sites referred to above which is located between the housing estate and the River Almond. The retrospective proposal is to change the use of the open space of 190 sqm in area and incorporate

into the curtilage of 8 Almond Grove which is 493sqm in area, extending the plot to 683sqm.

The placemaking policies 1A and 1B are of relevance, these require proposals to contribute positively to the surrounding built and natural environment and to respect the character and amenity of the place.

Policy 17: Residential Areas of the adopted Local Development Plan 2 is applicable, and this notes that small areas of private and public open space will be retained where they are of recreational or amenity value.

Policy 14A: Open Space Retention and Provision: Existing Areas and Policy 39: Landscape are also applicable

### **Land Use and Placemaking**

The land use issue on this case is whether this amenity land/open space should be incorporated into the garden ground of 8 Almond Grove or whether it should be retained as amenity land for the wider public to benefit.

While the site may not be afforded the same protection as zoned open space it is nevertheless a resource that has recreational and amenity value. The amenity space interacts with the housing estate footpath network which links to the right of way, corepath and Salmon Run - National Cycle Route 77 (NCR 77) which is a well-used resource that facilitates access between Almondbank and Perth, although it is noted that this particular site does not immediately adjoin the NCR as the other applications in the area have. It does, however, similar to the other recent refusals, contribute to the hemming in of the housing estate footpaths and reduces their attractiveness and useability. The land in question sits at the junction between two footpaths (those from Almond Place and Almond Grove). The loss of the landscaped area here and the erection of a timber fence on the boundaries immediately adjacent to the footpaths reduces the amenity value associated with these permeable links. When visiting the site the hemmed in nature of the footpaths given the position and height of the fencing was very evident. Whilst the extent of impact is not considered to be as significant as the other refusals in the area, there is still considered to be a detrimental impact on users of the footpaths. Following the site visit by the case officer it was evident that there may be scope to incorporate some of the amenity land into the curtilage of 8 Almond Grove, similar to the recommendations made on the determination of similar applications at 3 Almond Grove and 10 Almond Place however this would require a revised scheme with the fence line repositioned/reduced in height to allow improved intervisibility between the footpaths, particularly in and around the junction with a new open space planting plan taking account of the advice contained within PKC Guidance Open Space Provision for New Developments Supplementary Guidance.

As it stands the proposal conflicts with Policy 14A and Policy 17 Residential Areas which seeks to retain public open space where it is of recreational and amenity value.

With regards to placemaking it is contrary to policy 1A: Placemaking as the proposal does not contribute positively to the quality of the surrounding built and natural environment. Criterion (a) of 1B: Placemaking refers to the structure of streets, spaces and buildings. This development erodes the existing coherent street, space and building structure.

The proposal is not considered to result in any overlooking or overshadowing issues to neighbouring properties.

The summerhouse within the area subject the change of use is considered to be acceptable as it of an appropriate scale and design.

### **Access**

The position of the fence line creates a corridor with kinks and blind spots. There would be no intervisibility at junction locations and this will reduce the safety of pedestrian and cyclists using this resource. The proposal has an adverse impact upon the integrity of the core path, right of way and well used routes contrary to Policy 15 Public Access.

There are no road safety concerns.

### **Landscape**

Development and land use change should be compatible with the distinctive characteristics and features of Perth & Kinross's landscape. Development proposals will be supported where they do not conflict with the aim of maintaining and enhancing the landscape qualities of Perth and Kinross, as detailed in Policy 39: Landscape.

The removal of the landscaped open space and erection of a close boarded timber fence has hemmed in the footpath along almost part of its length from Almond Grove and Almond Place to the NCR 77. It erodes local distinctiveness, visual and scenic qualities of the landscape and the quality of the landscape experience contrary to criterion (a) of policy 39.

### **Natural Heritage and Biodiversity/Trees**

This particular application is not considered to be of detriment to the bio diversity value of the site.

### **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.

### **Precedent**

Although each application has to be decided on its own merits. Court and appeal decisions have established that it is legitimate for decision makers to give weight to the possibility of creating an undesirable precedent when considering whether to grant permission contrary to planning policy or principles. While a clear harm has been identified with this application on its own it is worth noting that if approved this would set a dangerous precedent and may result in a cumulative impact with other areas of amenity space being fenced to the detriment of the landscape, visual amenity and public access.

## **VARIATION OF APPLICATION UNDER SECTION 32A**

There have been no variations to the application.

## **PLANNING OBLIGATIONS AND LEGAL AGREEMENTS**

None required.

## **DIRECTION BY SCOTTISH MINISTERS**

None applicable to this proposal.

## **CONCLUSION AND REASONS FOR DECISION**

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

Accordingly, the proposal is refused on the grounds identified below:

### **Reasons for Refusal**

The proposal is contrary to Policy 1A: Placemaking of the Perth and Kinross Local Development Plan 2 (2019) as the proposal does not contribute positively to the quality of the surrounding built and natural environment due to extending the garden/fence line hard against the existing footpath links. This fails to respect the character and amenity of place as it results in the loss of existing landscaped open space and fails to provide appropriate intervisibility between path junctions and creates oppressive corridor footpath links to the Right of Way and Core Path network that runs along the River Almond.

The proposal is contrary to criterion (a) Policy 1B: Placemaking of the Perth and Kinross Local Development Plan 2 (2019) as it erodes the previous coherent structure of streets, spaces and buildings.

The proposal is contrary to Policy 15 Public Access of the Perth and Kinross Local Development Plan 2 (2019) as the proposed fence line creates a corridor effect along the footpath with kinks and blind spots. There is no intervisibility at junction locations and this will reduce the safety of pedestrian and cyclists using path network. Consequently, the proposal has an adverse impact upon the integrity of the core path, right of way and well used routes.

The proposal is contrary to criterion (c) of Policy 17: Residential Areas of the Perth and Kinross Local Development Plan 2 (2019) as the proposal will not improve the character and environment of the area as it results in the loss of an area of open space that should be retained (in part) as a recreational and amenity resource.

The proposal is contrary to criterion (a) of Policy 39: Landscape of the Perth and Kinross Local Development Plan 2 (2019) as it erodes local distinctiveness, visual and scenic qualities of the landscape and the quality of the landscape experience.



**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**

None

**Procedural Notes**

Not Applicable.

**PLANS AND DOCUMENTS RELATING TO THIS DECISION**

01

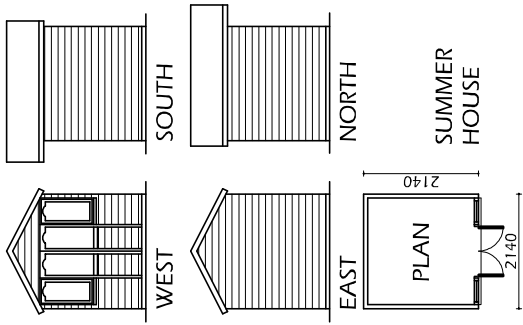




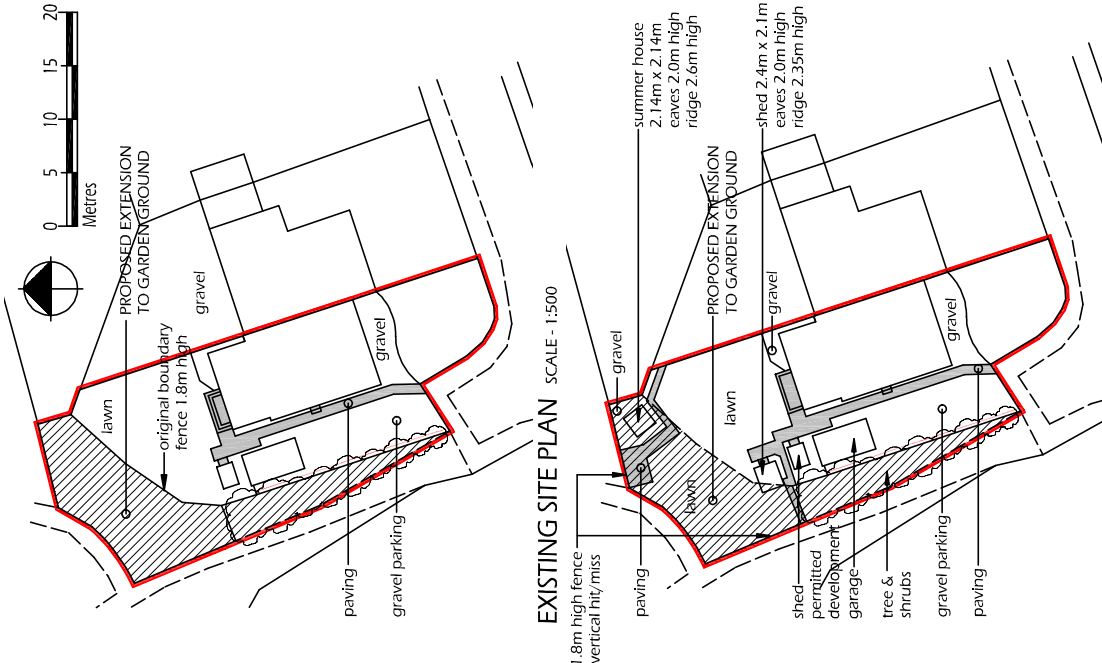
SHED (right) - AS BUILT



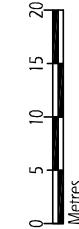
SUMMER HOUSE - AS BUILT



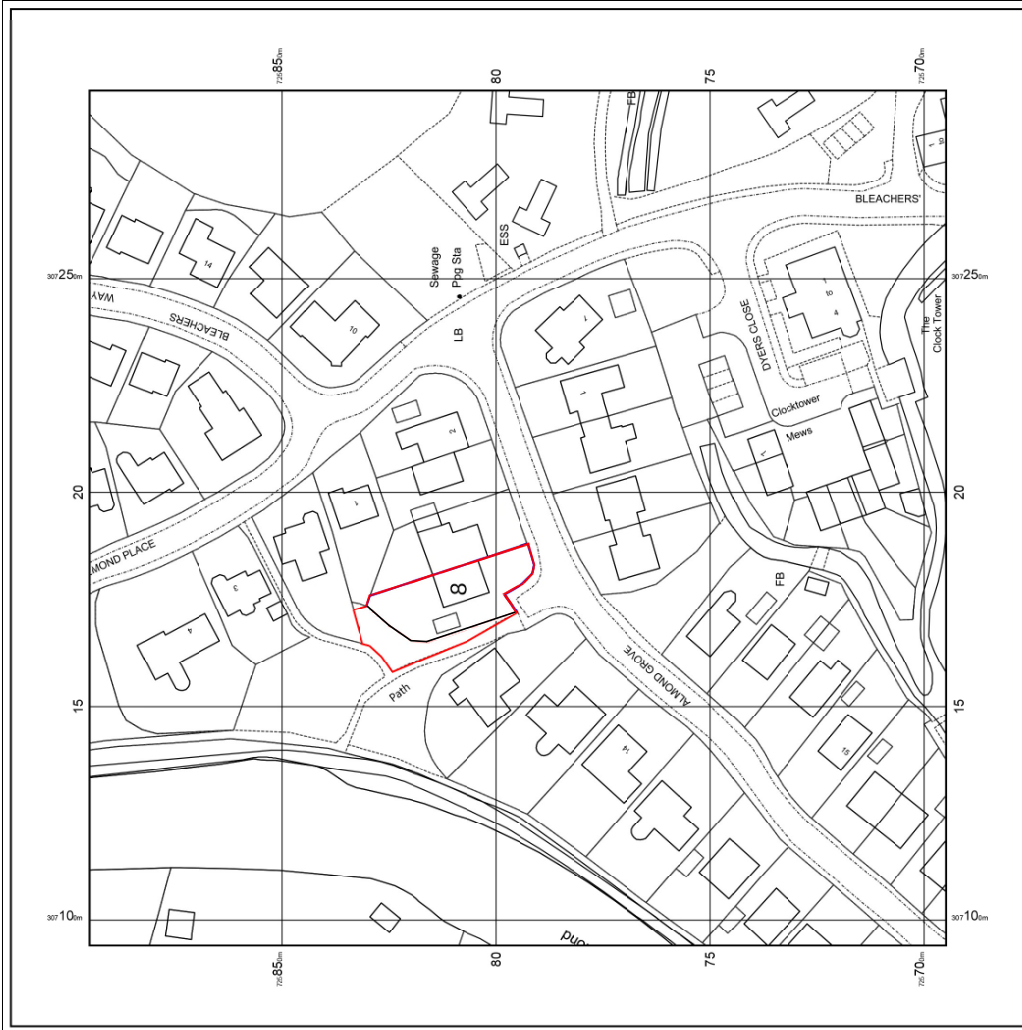
SCALE - 1:100



EXISTING SITE PLAN SCALE - 1:500



BLOCK PLAN SCALE - 1:500



Supplied by: www.ukmapcentre.com  
Serial No: 181338  
Centre Coordinates: 307194, 725795  
Production Date: 01/06/2019 10:53:47



LOCATION PLAN SCALE - 1:1250

**MR P. KURLUS & MS L. PATON**  
**8 ALMOND GROVE**  
**HUNTINGTOWERFIELD PH1 3NA**  
**HIGHLAND PLANS**  
Charis, Guay, Nr. Ballinluig, Perthshire PH19 0NT  
T: 01796 482764 M: 07773 125555  
E: dave@highlandplans.com W: www.highlandplans.com

**PLAN**  
2400  
2100  
**SHED**

**EAST** **NORTH** **WEST** **SOUTH**

0 1 2 3 4 5  
Metres

SCALE - 1:100

REVISION NOTES	
B	FENCE HEIGHT ADDED 22/7/21
A	PLANNING AMENDMENTS 19/7/21

LOCATION PLAN	
SCALE AS SHOWN @ A3	DATE 22/6/21
DRAWING No. 2121-01	
REVISION	
A	B



**LRB-2021-43**  
**21/01138/FLL – Change of use from open space to form extension to garden ground, erection of garden buildings and associated works (in retrospect), 8 Almond Grove, Huntingtowerfield, Perth**

## **REPRESENTATIONS**



Thursday, 29 July 2021



Local Planner  
Planning and Development  
Perth and Kinross Council  
Perth  
PH1 5GD

Development Operations  
The Bridge  
Buchanan Gate Business Park  
Cumbernauld Road  
Steps  
Glasgow  
G33 6FB

Development Operations  
Freephone Number - 0800 3890379  
E-Mail - [DevelopmentOperations@scottishwater.co.uk](mailto:DevelopmentOperations@scottishwater.co.uk)  
[www.scottishwater.co.uk](http://www.scottishwater.co.uk)

Dear Sir/Madam

**SITE: 8 Almond Grove, Huntingtowerfield, Perth, PH1 3NA**  
**PLANNING REF: 21/01138/FLL**  
**OUR REF: DSCAS-0045448-ZS5**  
**PROPOSAL: Nature of Proposal**  
**(Description) Change of use from open space to form extension to garden ground, erection of garden buildings and associated works (in retrospect)**

**Please quote our reference in all future correspondence**

### **Audit of Proposal**

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

For all extensions that increase the hard standing area within the property boundary, you must look to limit an increase to your existing discharge rate and volume. Where possible we recommend that you consider alternative rainwater options. All reasonable attempts should be made to limit the flow.

No new connections will be permitted to the public infrastructure. The additional surface water will discharge to the existing private pipework within the site boundary.

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at [planningconsultations@scottishwater.co.uk](mailto:planningconsultations@scottishwater.co.uk).

Yours sincerely,

**Andy Peacock**  
**Planning Application Team**  
Development Operations Analyst  
[developmentoperations@scottishwater.co.uk](mailto:developmentoperations@scottishwater.co.uk)

**Scottish Water Disclaimer:**

*"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."*



SW Public  
General

To find out more about connecting your property to the water and waste water supply visit:



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### Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	21/01138/FLL	<b>Comments provided by</b>	Lucy Sumner
<b>Service/Section</b>	Strategy & Policy	<b>Contact Details</b>	<b>Development Contributions Officer:</b> Lucy Sumner
<b>Description of Proposal</b>	Change of use from open space to form extension to garden ground, erection of garden buildings and associated works (in retrospect)		
<b>Address of site</b>	8 Almond Grove Huntingtowerfield Perth PH1 3NA		
<b>Comments on the proposal</b>	I have no comments to make on this proposal in terms of the Developer Contributions and Affordable Housing Supplementary Guidance.		
<b>Recommended planning condition(s)</b>			
<b>Recommended informative(s) for applicant</b>			
<b>Date comments returned</b>	30 July 2021		



# Memorandum

To Development Management & Building  
Standards Service Manager

From Regulatory Service Manager

Your ref 21/01138/FLL

Our ref KIM

Date 11/08/ 2021

Tel No (4)76442

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

## Consultation on an Application for Planning Permission

**PK21/01138/FLL RE: Change of use from open space to form extension to garden ground, erection of garden buildings and associated works (in retrospect) 8 Almond Grove Huntingtowerfield Perth PH1 3NA for Ms Lesley Paton**

I refer to your letter dated 4 August 2021 in connection with the above application and have the following comments to make.

### Informative

An inspection of the proposed development site did not raise any real concerns, although historical mapping indicates there was formerly railway land and chemical manufacturing on the site. There is therefore the potential for the area of the proposed extended garden area to be impacted by contamination associated with this previous development. Should any contamination be found during the approved works, works should cease and the Land Quality team should be contacted on 01738 475000 or es@pkc.gov.uk for further advice.

