

TCP/11/16(564) – 18/00912/FLL – Formation of a vehicular access at Crindledyke, High Street, Rattray, Blairgowrie
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TCP/11/16(564) – 18/00912/FLL – Formation of a vehicular access at Crindledyke, High Street, Rattray, Blairgowrie

**PAPERS SUBMITTED
BY THE
APPLICANT**

RECEIVED

22 OCT 2018

Notice of Review

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. EDGARS MIELITS**

Address **[REDACTED]**

Postcode **[REDACTED]**

Contact Telephone 1 **[REDACTED]**

Contact Telephone 2 **[REDACTED]**

Fax No **[REDACTED]**

E-mail* **[REDACTED]**

Agent (if any)

Name **N/A**

Address **[REDACTED]**

Postcode **[REDACTED]**

Contact Telephone 1 **[REDACTED]**

Contact Telephone 2 **[REDACTED]**

Fax No **[REDACTED]**

E-mail* **[REDACTED]**

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 + KINKROSS

Planning authority's application reference number

18/00912/FUL

Site address

CRINDLEDYKE, HIGH STREET, RATHFRY, PH10 7BT

Description of proposed
development

FORMATION OF VEHICULAR ACCESS + PARKING.

Date of application **26/05/2018**

Date of decision (if any) **21/08/2018**

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:

TO SPEAK PERSONALLY ABOUT THE CHALLENGES THAT EXIST TO OUR SITE

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 checked="" type="checkbox"/> | <input 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.

FOR ALL MATTERS OF JUSTIFICATION, PLEASE REFER TO
ALL SUPPLEMENTARY DRAWN & WRITTEN INFORMATION
APPENDED

- NOTICE OF REVIEW DOCUMENT CD-001
- SITE IMAGES DOCUMENT CD-002
- SITE PLAN DRAWING SD-100

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.

THE REASONS FOR UNDERTAKING THE APPLICATION: THESE ARE
CONTAINED TO APPENDED CD-001 DOCUMENT.

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.

SEE PAGE 3 STATEMENT SECTION

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

12/10/2018

Notice of Review Report Ref: CD-001

Prepared to Supplement the Application for Notice of Review

for

Formation of Vehicular Access

at

Crindledyke, High Street, Rattray, Blairgowrie, Perthshire, PH10 7BT

for

Mr. Edgars Mieзитis

September 2018

1.0 Executive Summary:

1.1 Summary of the Case for the Proposed Vehicular Access

The Application Site proposals seeks to achieve a vehicular access and off-street parking situation that is **no worse** than that which **pre-exists** to immediately adjacent dwellings and those to the wider surrounding area as clearly evidenced to supplementary site images document CD-002.

The removal of on-street parking from an area that is overburdened, seeks to **diminish the issue**, not exacerbate it.

Of the ultimate importance, is the ability to provide the Applicant's children with **maximum life-safety** and, it is considered that the application for a Notice of Review is justifiable on the grounds that the Application Site can **wholly accommodate** the requisite off-street parking provision, thus fulfilling that requirement **without detriment** to other road users.

It should also be noted that **no adverse comments** on the planning application were received from any notifiable neighbour.

Of the comments received from statutory consultees (road and transport): *I note that the proposal is to remove the wall and utilise the very limited space at the front of the property for parking. There is very limited space and this would necessitate parallel parking which is contrary to policy contained in the National roads Development Guide. This states that vehicles should be parked perpendicular to a property. I also note that there is off-street parking adjacent to the property.*

As evident within supplementary photographic document CD-002, a number of examples of **parallel parking spaces** to the front of property curtilages **pre-exist** within the **immediate** and wider surrounding area. Further, the statement that *'..there is off-street parking adjacent to the property'* is **factually inaccurate**. The adjacent driveway is wholly under separate ownership and the Applicant's have no right of pedestrian or vehicular access over it.

In response to the reason for refusal the following points are made:

Reason for Refusal:

1. *"In the interests of pedestrian and traffic safety; the restricted space and inability to park perpendicular or provide turning facilities within the site is contrary to policies contained with the National Roads Development Guide and policy PM1B (criteria e) of the Perth & Kinross Development Plan 2014 which states that all buildings, streets and spaces should create safe, accessible, inclusive places for people."*

Response: As identified to the appended site plan SD-100, it is demonstrated that a car can be adequately accommodated within the site area with the ability to enter the site in a forward or reverse gear. On the matter of turning facilities, it is clearly demonstrated from site images document CD-002, that there **pre-exists** innumerable dwellinghouse off-street parking facilities to the A926 where the requisite on-site turning facilities are not provided. It is illogical that these properties should be permitted such a benefit but the Application Site not.

Further, it is noted that the reason for refusal states: *all buildings, streets and spaces should create safe, accessible, inclusive places for people*. It is acknowledged that pedestrian safety is identified but it is assumed that the term *'people'* also relates to the users of the Application Site. It is critical to the Applicant's, that their three children – aged XX, XX & XX – are afforded the right to a safe and accessible space and this can only be achieved through the ability to provide off-street in curtilage parking as identified to the appended site plan reference SD-100.

In conclusion, it is felt that the application for a Notice of Review is justifiable on the grounds that the Application Site can wholly accommodate the requisite off-street parking provision, thus ensuring preservation of the life-safety of our children can be wholly addressed without detriment to other road users.

Reason for Refusal:

2. *"The proposal is contrary to Perth & Kinross Local Development Plan 2014 Placemaking Policies PM1A and PM1B (c) which require development to contribute positively to the quality of the surrounding built environment and respect the character and amenity of the place. The proposed development would not respect the character and amenity of the area due to the removal of the original boundary wall and railings."*

Response: The proposal does involve the removal of a small section of dwarf wall and associated railings to the immediate boundary of the pavement to the A926 road but it is clearly demonstrated from site images document reference CD-002 that this has been undertaken to immediately adjacent properties. Whilst the intention exists, it is also highlighted that in order to compensate, the railings are not disposed off but rather, they be utilised to enhance a currently undefined boundary to the north east between the proposed parking area and adjacent neighbouring driveway. As a worst case scenario, there is the option of

forming a sliding boundary access gate to the area where the railings removal is proposed, thus permitting the character and amenity of the area is fully retained.

Crindledykke, High Street, Rattray, Blairgowrie, PH10 7BT



2.0 Background Information:

2.1 Application site proposal

The proposed works associated with refused planning application reference: 18/00912/FLL consist of the part removal of a section of existing boundary wall and associated railings to form new vehicular access and off-street parking/hard standing area.

2.2 Applicant

Mr. & Mrs. Edgars Mieztis, Crindledyke, High Street, Rattray, Blairgowrie, Perthshire, PH10 7BT.

2.3 Agent

As Applicant

3.0 Client Brief:

Following the Applicant's purchase of Crindledyke, they have been utilising adjacent on-street parking to the opposing side of the A926 High Street road which is an arterial route connection Blairgowrie and Rattray to Alyth, Meikle, Kirriemuir and Dundee.

Following a short period of use, the Applicants's have determined that the road can be subject to fast moving and large vehicles such as HGV lorries, delivery vans, etc.

Having moved into the dwelling with their three young children, they have determined that parking to the opposing side of the A926 (where the only parking is permitted) and having to cross the road innumerable times a day represents a high degree of risk to the lives of their children.

It is therefore deemed essential that their need to ensure the life safety of their children is fully protected at all times, with parking to be provided in curtilage permitting use of a traffic free environment.

4.0 Site Details:

4.1 Site Location

The Application Site is located within the Burgh of Rattray to the immediate north-west side of the A926 carriageway.

4.2 Site Description

The Application Site description, extracted from the delegated report to planning application reference: 18/00912/FLL is as follows:

- *Planning application relates to a detached, two storey, sandstone and slate built period property located on the main thoroughfare within the settlement of Rattray.*
- *The subjects are situated on the north side of the High Street, in a high density area which consists predominantly of housing with some retailing, commercial and food and drink outlets.*

4.3 Site History

The Application has since its initial construction, been utilised solely as a domestic dwellinghouse.

No historic applications associated with the Application Site can be sourced.

4.4 Site Ownership

The application site is owned solely by Mr. & Mrs. Edgars Miežitis who is the applicant.

5.0 Site Analysis and Appraisal:

5.1 Site Context

The Application Site is a detached domestic dwellinghouse sited within a well-established and defined area that is, in the majority, residential in nature. The surrounding dwellinghouses, which are of varying types i.e. detached, semi-detached, flatted, maisonette, etc are provided with a mixture of on-street parking, driveways and very compact off-street parking.

5.2 Site Identity

From the classified A926 road, the Application Site is highly visible to its principal south-east elevation. The north-east elevation is partially visible from the classified A926 road. The south-west and north-west elevations are all fully obscured from view due to surrounding dwellinghouses and orientation.

Access to the Application Site and principal elevation is at present defined only by a simple wrought-iron gate accessible from pavement level to the north-west edge of the A926 road. Access to the rear garden, sited to the north-west elevation, is possible only via access over the adjacent driveway – under separate ownership – via prior agreement with the neighbouring land owner.

The site in the wider context of the Application Site is bounded by a mixture of boundary treatments with these being traditional unbound, low-level stone dwarf walls, hedging, timber fencing, kerb-edgings, etc.

Site Images Document Ref: CD-002

Prepared to Supplement the Application for Notice of Review

for

Formation of Vehicular Access

at

**Crindledyke, High Street, Rattray, Blairgowrie, Perthshire, PH10
7BT**

for

Mr. Edgars Mieзитis

September 2018



Image 001: View Application Site and adjacent property parking



Image 002: View towards Application Site, adjacent property vehicular access and timber replacement fencing



Image 003: View towards Application Site and opposing street side on and off street parking provision



Image 004: View towards Application Site and opposing street side on and off street parking provision



Image 005: View toward adjacent property wall with removed railings i.e. railing legs cut off at wallhead



Image 006: View of adjacent property non-perpendicular parking



Image 007: View of adjacent property non-perpendicular parking



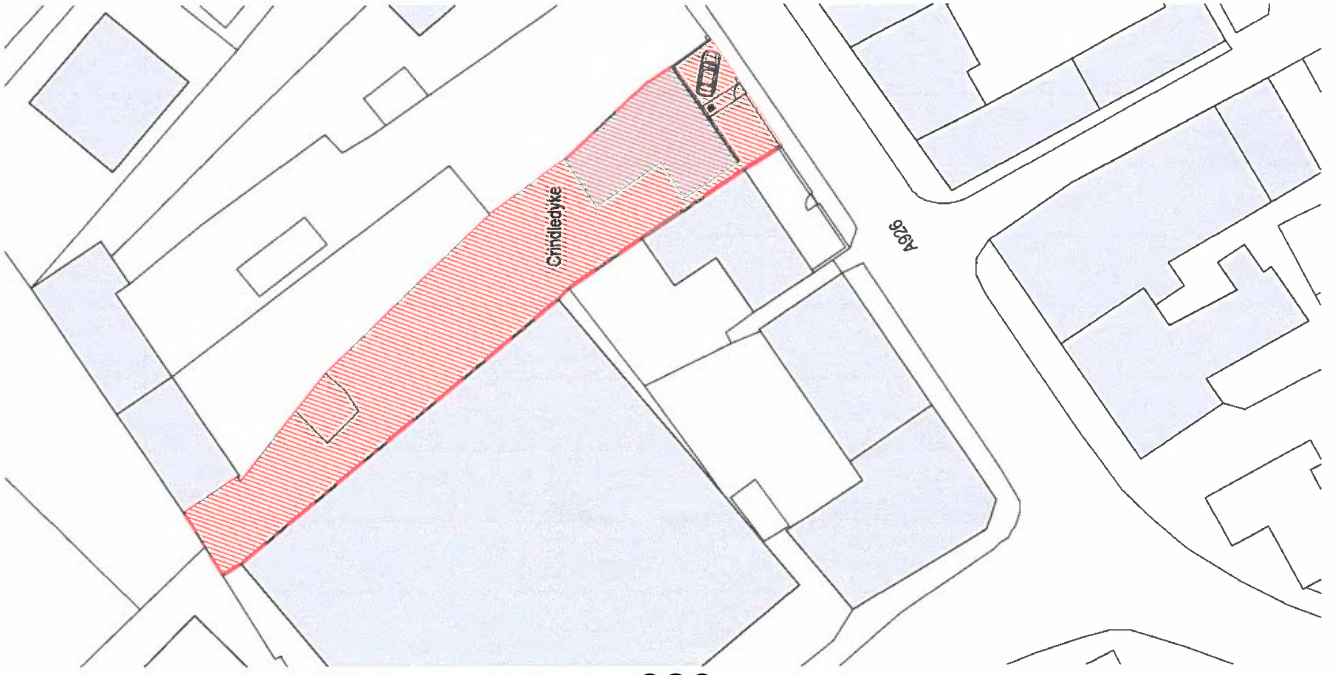
Image 008: View of adjacent property off street parking with no turning



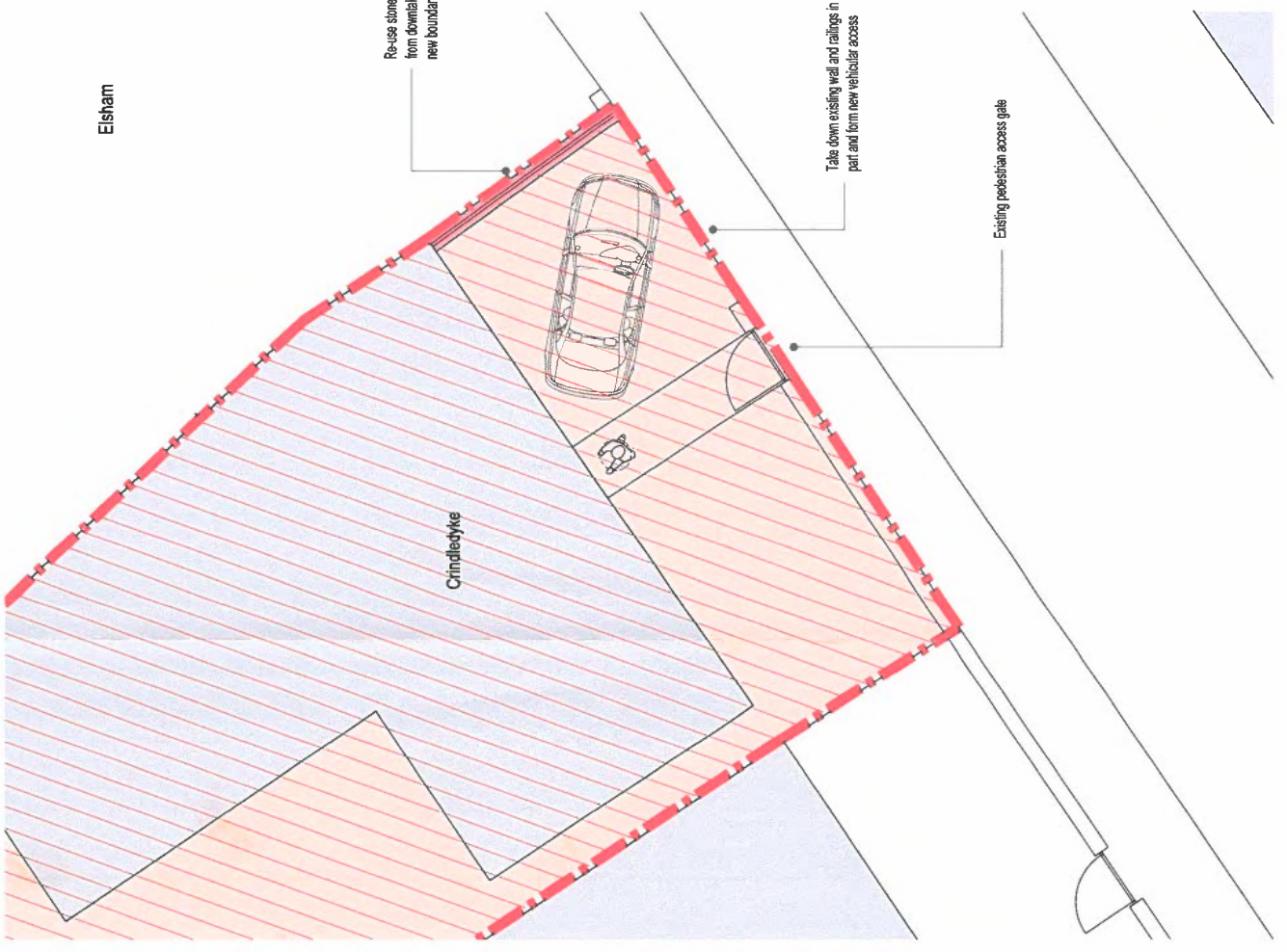
Image 009: View of adjacent property off street parking with no turning



Image 010: View towards adjacent property with perpendicular off street parking to front elevation and timber replacement fence to former wall and railings

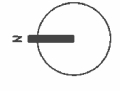


SITE PLAN: 1:500



SITE PLAN EXTRACT: 1:100

Application Site Boundary



NOTICE OF REVIEW

Job Title
FORMATION OF VEHICULAR ACCES
at CRINDLEDYKE, HIGH STREET,
RATTRAY, BLAIRGOWRIE
for MR. EDGARS MIEZITIS

Drawing Title
PROPOSED SITE PLAN

Scale.	1:100 / 500	Drwn.	
Original Size	A3	Chkd.	
Appr.		Date.	SEPT.

Drawing No.
SD-100

TCP/11/16(564) – 18/00912/FLL – Formation of a vehicular access at Crindledyke, High Street, Rattray, Blairgowrie

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS

PERTH AND KINROSS COUNCIL

Mr Edgars Miezeitis
Crindledyke
High street
Ratray
Blairgowrie
Perthshire
PH10 7BT

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 21st August 2018

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **18/00912/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 26th June 2018 for permission for **Formation of a vehicular access Crindledyke High Street Ratray Blairgowrie PH10 7BT** for the reasons undernoted.

Interim Development Quality Manager

Reasons for Refusal

1. In the interests of pedestrian and traffic safety; the restricted space and inability to park perpendicular or provide turning facilities within the site is contrary to policies contained within the National Roads Development Guide and policy PM1B (criteria e) of the Perth & Kinross Development Plan 2014 which states that all buildings, streets and spaces should create safe, accessible, inclusive places for people.
2. The proposal is contrary to Perth & Kinross Local Development Plan 2014 Placemaking Policies PM1A and PM1B (c) which require development to contribute positively to the quality of the surrounding built environment and respect the character and amenity of the place. The proposed development would not respect the character and amenity of the area due to the removal of the original boundary wall and railings.

3. The proposal does not accord with Perth & Kinross Local Development Plan 2014 Policy RD1: Residential Area. The front garden area makes a positive contribution to the setting and residential amenity of the house and the use of the area for vehicular parking when parking facilities exist nearby has the potential to impact negatively on the residential amenity of the area.

Justification

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

Notes

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

18/00912/1

18/00912/2

REPORT OF HANDLING

DELEGATED REPORT

Ref No	18/00912/FLL	
Ward No	P3- Blairgowrie And Glens	
Due Determination Date	25.08.2018	
Case Officer	Alma Bendall	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Formation of a vehicular access

LOCATION: Crindledyke High Street Rattray Blairgowrie PH10 7BT

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: 20 July 2018

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

Planning application relates to a detached, two storey, sandstone and slate built period property located on the main thoroughfare within the settlement of Rattray.

The subjects are situated on the north side of the High Street, in a high density area which consists predominantly of housing with some retailing, commercial and food and drink outlets.

As is common in the immediate area, the house has a small enclosed front garden, in this instance consisting of a matching stone wall and historic metal

railings; a larger garden exists to the rear, along with a two storey flat roofed extension.

Consent is being sought to form a new vehicular access to the front of the property. As part of the works a dropped kerb will be formed and the boundary wall would require to be removed in order to enable vehicles to parallel park between the house and road.

SITE HISTORY

04/01418/FUL Replacement windows to front of first floor flat 23 August 2004
Application Permitted

PRE-APPLICATION CONSULTATION

Pre application Reference:

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 2014.

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 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 –n/a

CONSULTATION RESPONSES

No external consultations have been undertaken. Internal comment which is not supportive of the works on road safety grounds has been received from Transport Planning Officers.

REPRESENTATIONS

No representations have been received.

ADDITIONAL INFORMATION RECEIVED:

Environmental Impact Assessment (EIA)	Not Required
Screening Opinion	Not Required
EIA Report	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 2016 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 property is located within the defined settlement boundary of Rattray. Residential and background policies are accordingly applicable in this instance. which seek 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. It is considered that this aim is not being met given the substandard means of access and lack of respect to the existing built environment.

Visual Amenity and Landscape

Although the plans are not clear as to the extent of the works, the narrow garden size will necessitate the removal of the stone wall fronting onto the High Street. A key characteristic of the predominantly Victorian property boundaries on this side of the street are the small front landscaped plots enclosed with a mix of stone walls and hedging. I consider that the removal of the boundary wall would have an adverse impact on streetscene by eroding this traditional boundary feature in this area and be contrary to placemaking considerations.

Residential Amenity

There is an extensive area of land to the east of the house which appears to have at one time been in the same title as the application site and would provide a ready means of access and off street parking for the property.

The use of the front garden for parking is unlikely in its self to raise any significant residential amenity concerns to any one third party. The removal of the established enclosure around the house will not however contribute to existing amenity levels and will impact on the host dwelling by removing an element of screening which acts as a buffer between the house and busy road.

Roads and Access

The restrictive nature of the site and proximity to the public road and pavement raises concerns as vehicles would require to parallel park, potentially overhanging the footpath. There is also no scope for turning within the site therefore vehicles will have to perform reversing manoeuvres either into or out of the driveway causing a potential road safety hazard close to a bus stop and the junction with the A93 Balmoral Road.

Transportation colleagues have noted the availability of nearby on street parking and commented that the proposals do not comply with national road development standards, and as a result are unable to support the proposals.

I consider that the roads comments carry considerable weight in the assessment of this application. The provision of a safe access is a criterion contained within development plan placemaking policies.

Drainage and Flooding

Are not applicable in this instance.

Conservation Considerations

Are not applicable in this instance.

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 considered to comply with the approved TAYplan 2016 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

Reasons for Refusal

1 In the interests of pedestrian and traffic safety; the restricted space and inability to park perpendicular or provide turning facilities within the site is contrary to policies contained within the National Roads Development Guide and policy PM1B (criteria e) of the Perth & Kinross Development Plan 2014 which states that all buildings, streets and spaces should create safe, accessible, inclusive places for people.

2 The proposal is contrary to Perth & Kinross Local Development Plan 2014 Placemaking Policies PM1A and PM1B (c) which require development to contribute positively to the quality of the surrounding built environment and respect the character and amenity of the place. The proposed development would not respect the character and amenity of the area due to the necessary removal of the original boundary wall and railings.

3 The proposal does not accord with Perth & Kinross Local Development Plan 2014 Policy RD1: Residential Area. The front garden area makes a positive contribution to the setting and residential amenity of the house and the use of the area for vehicular parking when parking facilities exist nearby has the potential to impact negatively on the residential amenity of the area.

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

Not Applicable.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

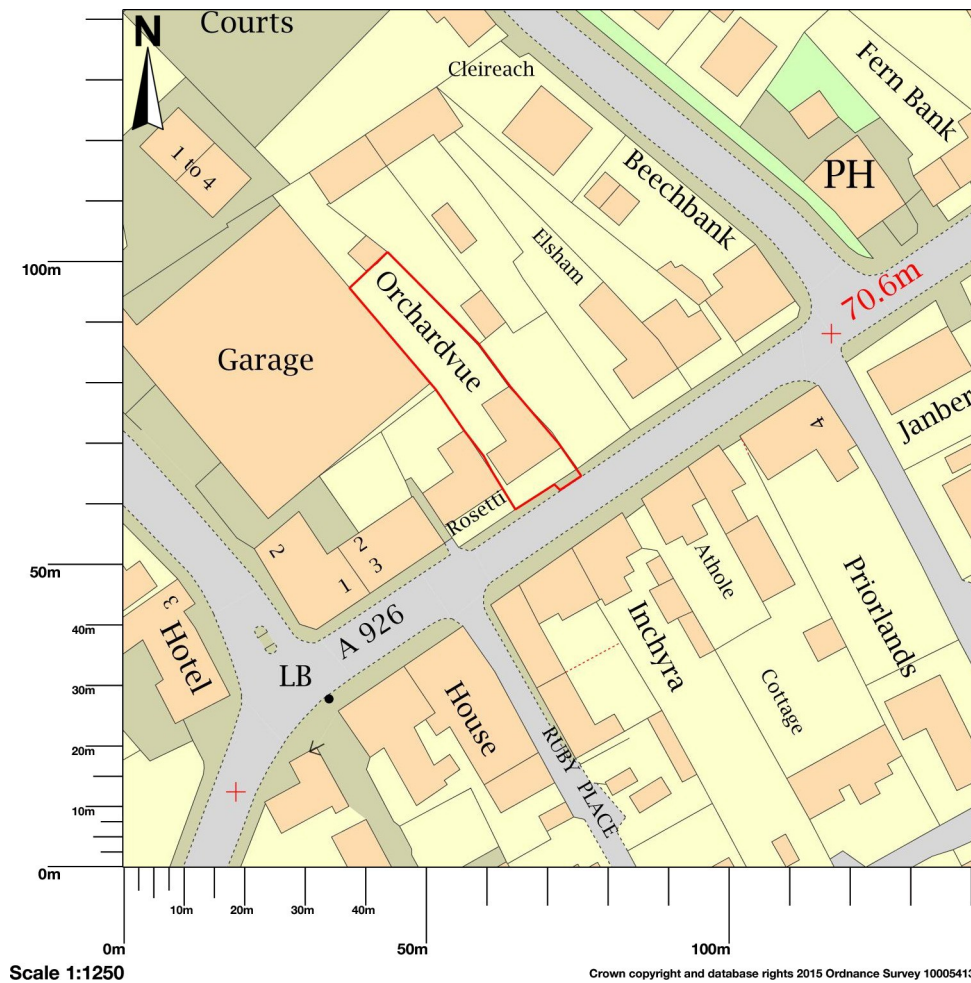
18/00912/1

18/00912/2

Date of Report

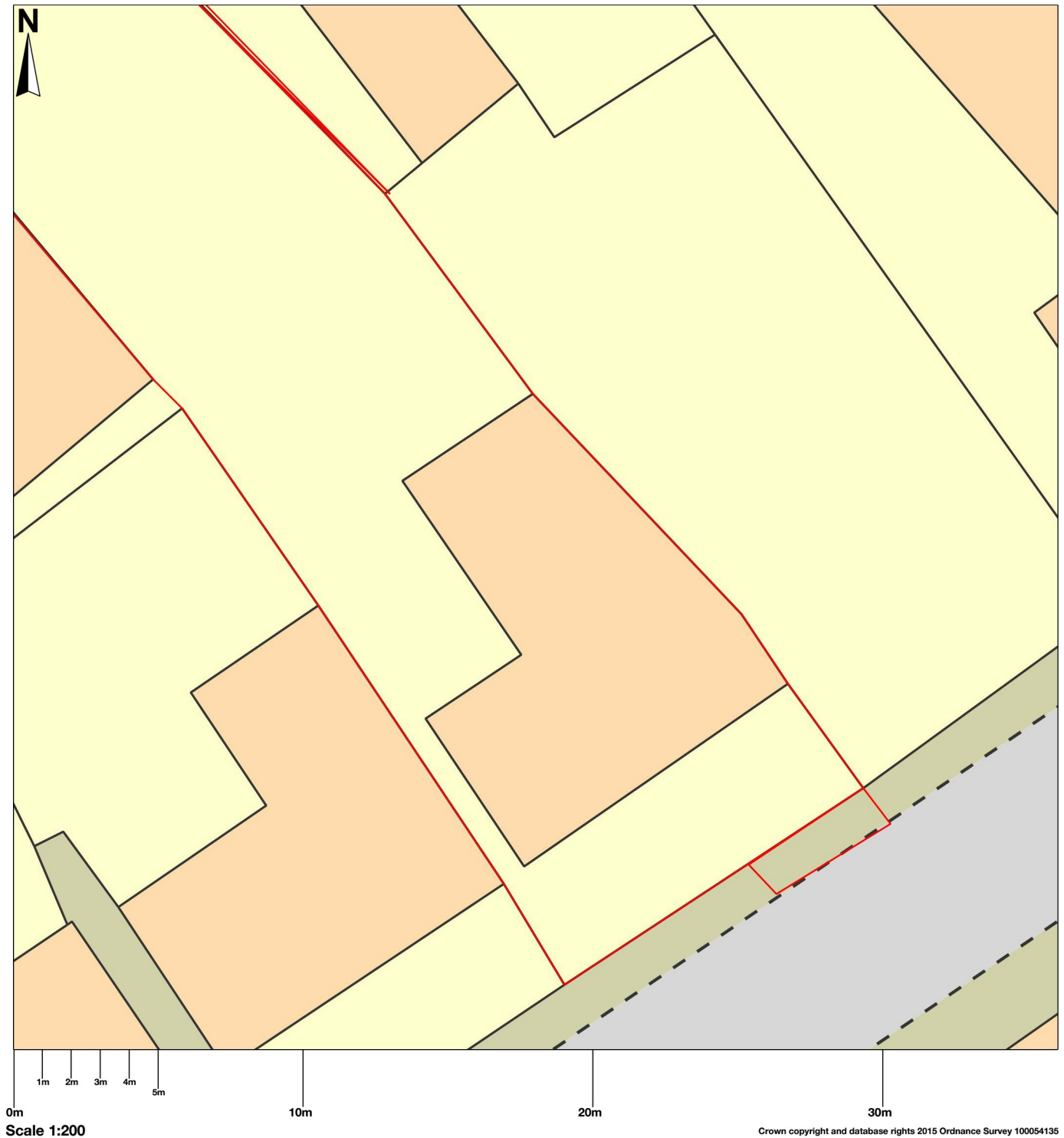
16/8/18

Crindledykke, High Street, Rattray, Blairgowrie, PH10 7BT



Map area bounded by: 318266,745373 318408,745515. Produced on 26 June 2018 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2018. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2buk/258615/352602

Crindledykke, High Street, Rattray, Blairgowrie, PH10 7BT



Map area bounded by: 318312,745430 318348,745466. Produced on 26 June 2018 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2018. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: b36buk/258618/352605

TCP/11/16(564) – 18/00912/FLL – Formation of a vehicular access at Crindledyke, High Street, Rattray, Blairgowrie

REPRESENTATIONS

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	18/00912/FLL	Comments provided by	Tony Maric Transport Planning Officer
Service/Section	Transport Planning	Contact Details	
Description of Proposal	Formation of a vehicular access		
Address of site	Crindledyke High Street Rattray Blairgowrie PH10 7BT		
Comments on the proposal	<p>I note that the proposal is to remove the wall and utilise the very limited space at the front of the property for parking. There is very limited space and this would necessitate parallel parking which is contrary to policy contained in the National roads Development Guide. This states that vehicles should be parked perpendicular to a property. I also note that there is off-street parking adjacent to the property.</p> <p>Therefore, for the reasons stated above I must object to this proposal on the grounds of traffic and road safety and being contrary to policy contained in the NRDG.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	20 July 2018		

