

TCP/11/16(308)

Planning Application 14/00822/FLL - Extension to dwellinghouse (in retrospect), 7 Thriepland Wynd, Perth, PH1 1RQ

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TCP/11/16(308)

**Planning Application 14/00822/FLL - Extension to
dwellinghouse (in retrospect), 7 Thriepland Wynd, Perth,
PH1 1RQ**

**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 Z ABBAS

Address 7 THRIEPLAND WYND
PERTH

Postcode PH1 1RQ

Contact Telephone 1 [REDACTED]

Contact Telephone 2 [REDACTED]

Fax No [REDACTED]

E-mail* [REDACTED]

Agent (if any)

Name AB CONSTRUCTION DESIGN

Address 37 GLENEARN RD.
PERTH

Postcode PH2 0NW

Contact Telephone 1 07714 812089

Contact Telephone 2 [REDACTED]

Fax No [REDACTED]

E-mail* adam_balfour@hotmail.com

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

Yes No
☒ ☐

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

Planning authority

PERTH & KINROSS

Planning authority's application reference number

14/00822/FLL

Site address

7 THRIEPLAND WYND
PERTH PH1 1RQ

Description of proposed
development

EXTENSION TO DWELLINGHOUSE (IN RETROSPECT)

Date of application

12 MAY 2014

Date of decision (if any)

6 JUNE 2014

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) | <input checked="" type="checkbox"/> |
| 2. Application for planning permission in principle | <input type="checkbox"/> |
| 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) | <input type="checkbox"/> |
| 4. Application for approval of matters specified in conditions | <input type="checkbox"/> |

Reasons for seeking review

- | | |
|---|-------------------------------------|
| 1. Refusal of application by appointed officer | <input checked="" type="checkbox"/> |
| 2. Failure by appointed officer to determine the application within the period allowed for determination of the application | <input type="checkbox"/> |
| 3. Conditions imposed on consent by appointed officer | <input type="checkbox"/> |

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 | <input type="checkbox"/> |
| 2. One or more hearing sessions | <input type="checkbox"/> |
| 3. Site inspection | <input checked="" type="checkbox"/> |
| 4. Assessment of review documents only, with no further procedure | <input type="checkbox"/> |

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

Site inspection

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

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

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

Statement

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

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

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

My client has carried out the extension in good faith thinking it came within Permitted development. The current situation is now causing huge stress & worry to the household. We feel the decision to refuse the retrospective application is rather harsh and would like you to review the application on the following grounds.

1. We don't feel the extension dominates the original building. It is single story and is fully within the rear of the property, not even visible from the street.
2. If the extension was 710mm smaller it would have come within Permitted development. We can't see why an additional 710mm results in the application being refused.
3. There were no objections raised from any neighbours during the consultation period.
4. The Planning Officer mentions loss of light to the adjoining property. However, the extension is West facing with only a kitchen window on the neighbours side.
5. There is still a sufficient amount of garden / amenity space on the site.

Hopefully you will look favourably on this and we can achieve a pragmatic and reasonable outcome for the household.

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.

Planning drawings 001, 002, 003, 004, 005
Photograph included with original Planning Application.

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

25/6/14

If any dimensions are not clear then verify with the Construction Design or Main Contractor before construction. Please report any discrepancies to AB Construction Design. This drawing should be read in conjunction with all other related drawings, specifications and specialist information. This drawing is copyright of AB Construction Design.

Notes:

AB Construction Design

Architecture drawing and design services

37 Glenelg Road
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WA 6006
Tel: 01738 562878
Mob: 0777 4812089
Email: adam_baillou@hotmail.com

Project:

New Sunroom
7 Thripleland Wynd
Perth

Client:

Mr Abbas

Drawing: Location & Site Plan

Scale:

1:1250 & 1:200 @ A3

Date:

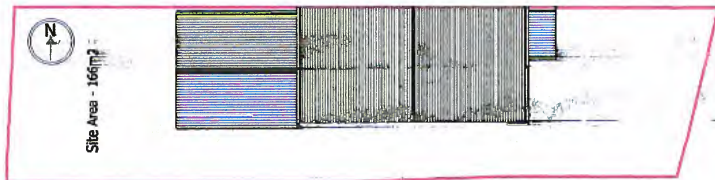
May 2014

Drawn by:

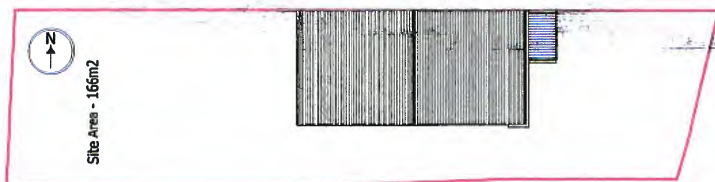
AB8

Project Ref: Drawing No.

(AB - 14/014) - 011



Proposed Site Plan
Scale - 1:200



Existing Site Plan
Scale - 1:200



Location Plan
Scale - 1:1250



If any dimensions are not clear then verify with AB Construction Design in their Contractor's presence. Please report any discrepancies to AB Construction Design. This drawing should be read in conjunction with all other related drawings, specifications and specialist information. This drawing is copyright of AB Construction Design.

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Architectural drawing and design services

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Email: adam_balfour@hotmail.com

Project:

New Sunroom
7 Thripleland Wynd
Perth

Client:

Mr Abbas

Drawing:

Existing Floor Plans

Scale:

1:50 @ A3

Date:

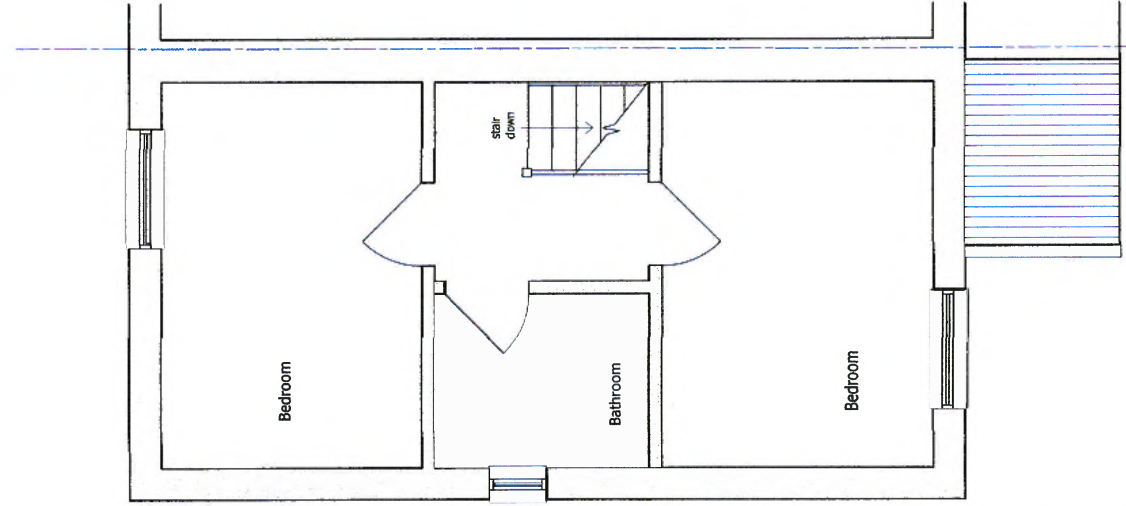
May 2014

Drawn by:

ABB

Project Ref: - Drawing No:

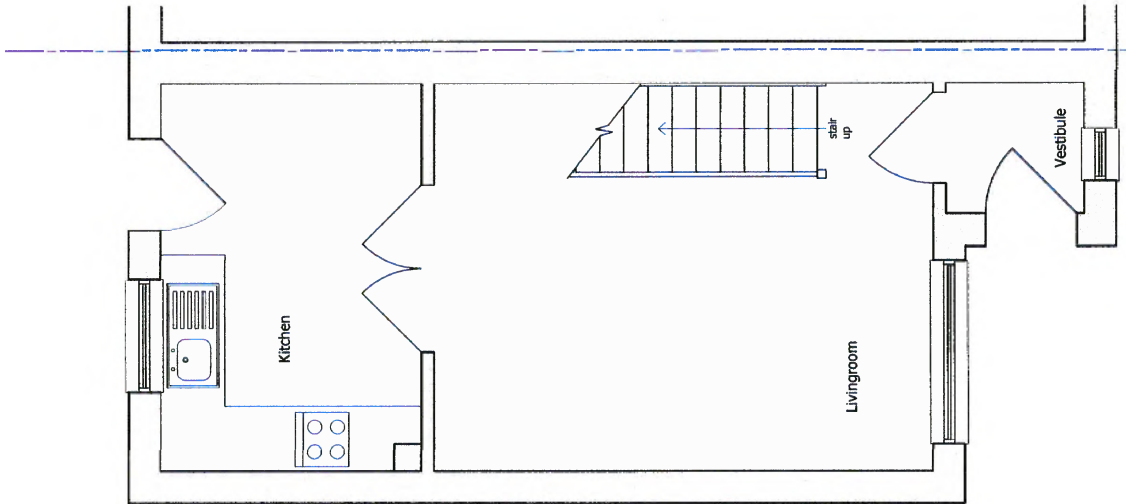
(AB - 14/014) - 002



Existing First Floor Plan

Floor Area - 26.0m²

Scale - 1:50



Existing Ground Floor Plan

Floor Area - 27.7m²

Scale - 1:50

If any discrepancies are not clear then verify with
AB Construction Design or Main Contractor
before commencing any work.
Please report any discrepancies to AB
Construction Design.
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all other related drawings, specifications and
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Notes

AB Construction Design

A rolled up drawing and design services

37 Glenearn Road
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Tel: 01738 592878
Mob: 07714812089
Email: adam_balfour@hotmail.com

Project:

New Sunroom
7 Threapland Wynd
Perth

Client:

Mr. Abbas

Drawing:

Existing Elevations & Roof

Scale:

1:100 @ A3

Date:

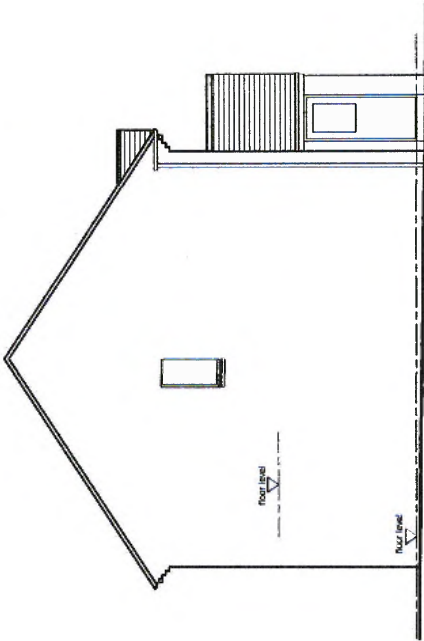
May 2014

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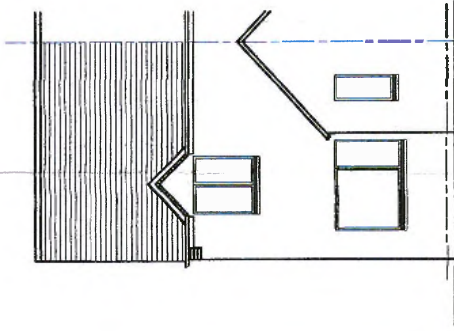
ABB

ProjectRef: - Drawing No:

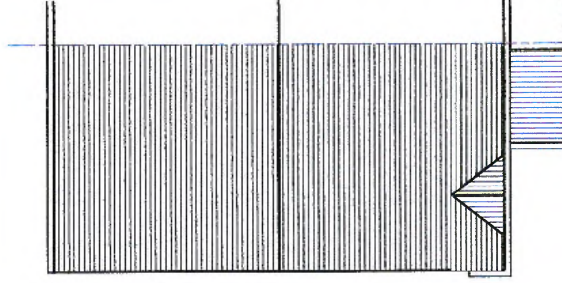
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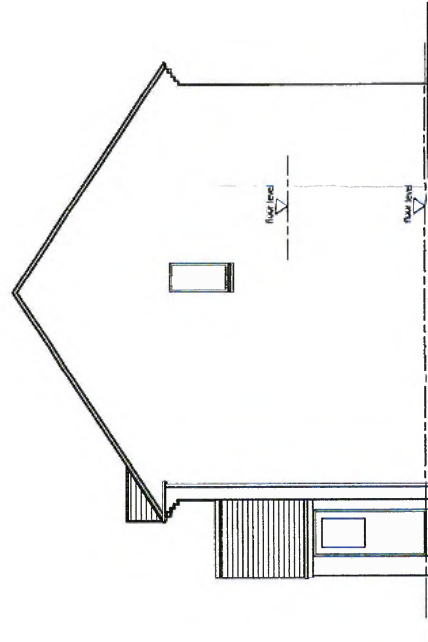
Existing South Elevation
Scale - 1:100



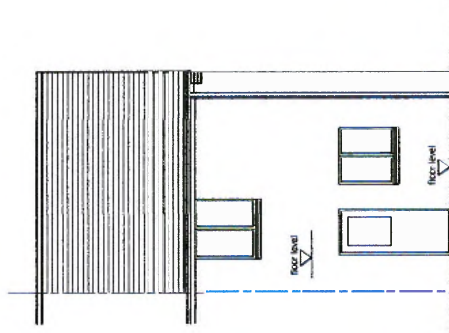
Existing East Elevation
Scale - 1:100



Existing Roof Plan
Scale - 1:100



Existing North Elevation
Scale - 1:100



Existing West Elevation
Scale - 1:100



Many dimensions are not clear then verify with AB Construction Design before commencing any work. Please report any discrepancies to AB Construction Design. This drawing should be read in conjunction with all other related drawings, specifications and specialist information. This drawing is copyright of AB Construction Design.

Notes

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Email: adam_balfour@hotmail.com

Project

New Sunroom
7 Threapland Wynd
Perth

Client

Mr Abbas

Drawing

Proposed Elevations & Roof

Scale

1:100 @ A3

Date

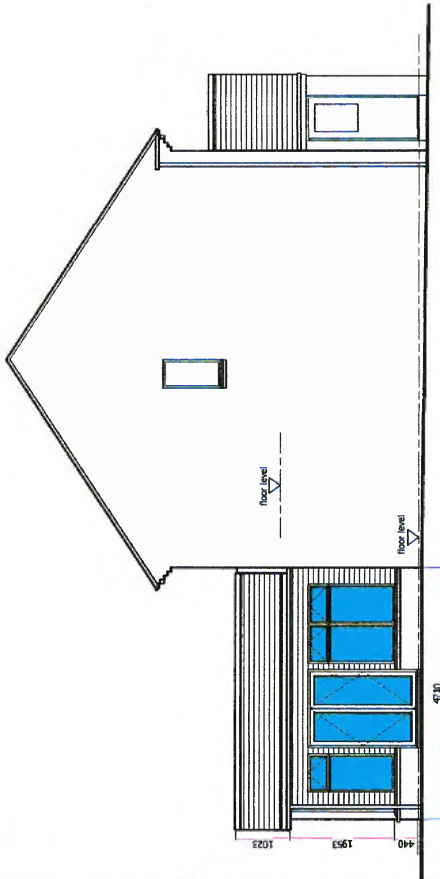
May 2014

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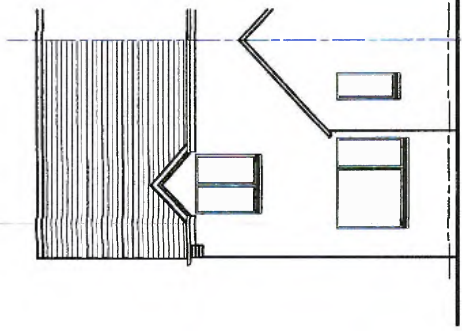
ABB

Project Ref: - Drawing No:

(AB - 14/014) - 005



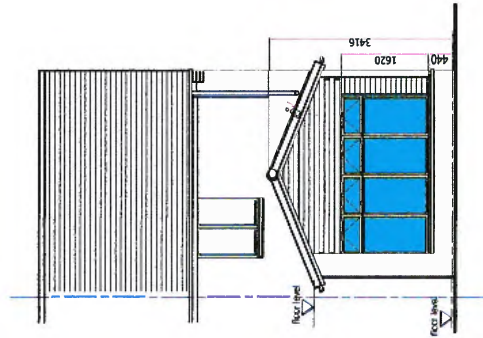
Proposed South Elevation
Scale - 1:100



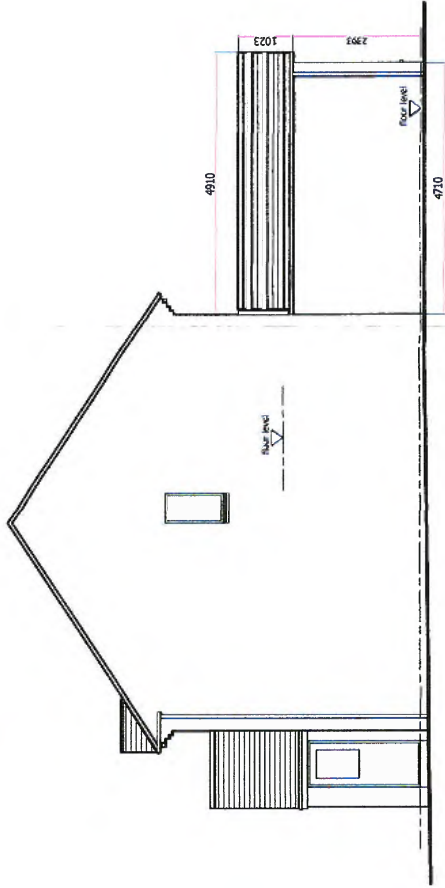
Proposed East Elevation
Scale - 1:100

Materials Specification

- Roof - Concrete roof tiles to match existing
- Walls - Smooth render & white upvc cladding
- Windows & Doors - White upvc
- Fascias & RWG - White upvc

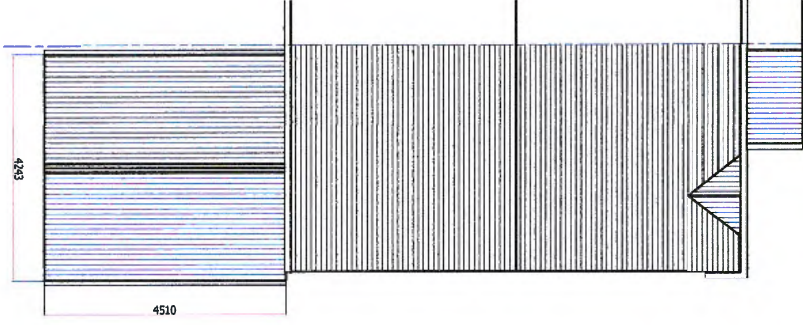


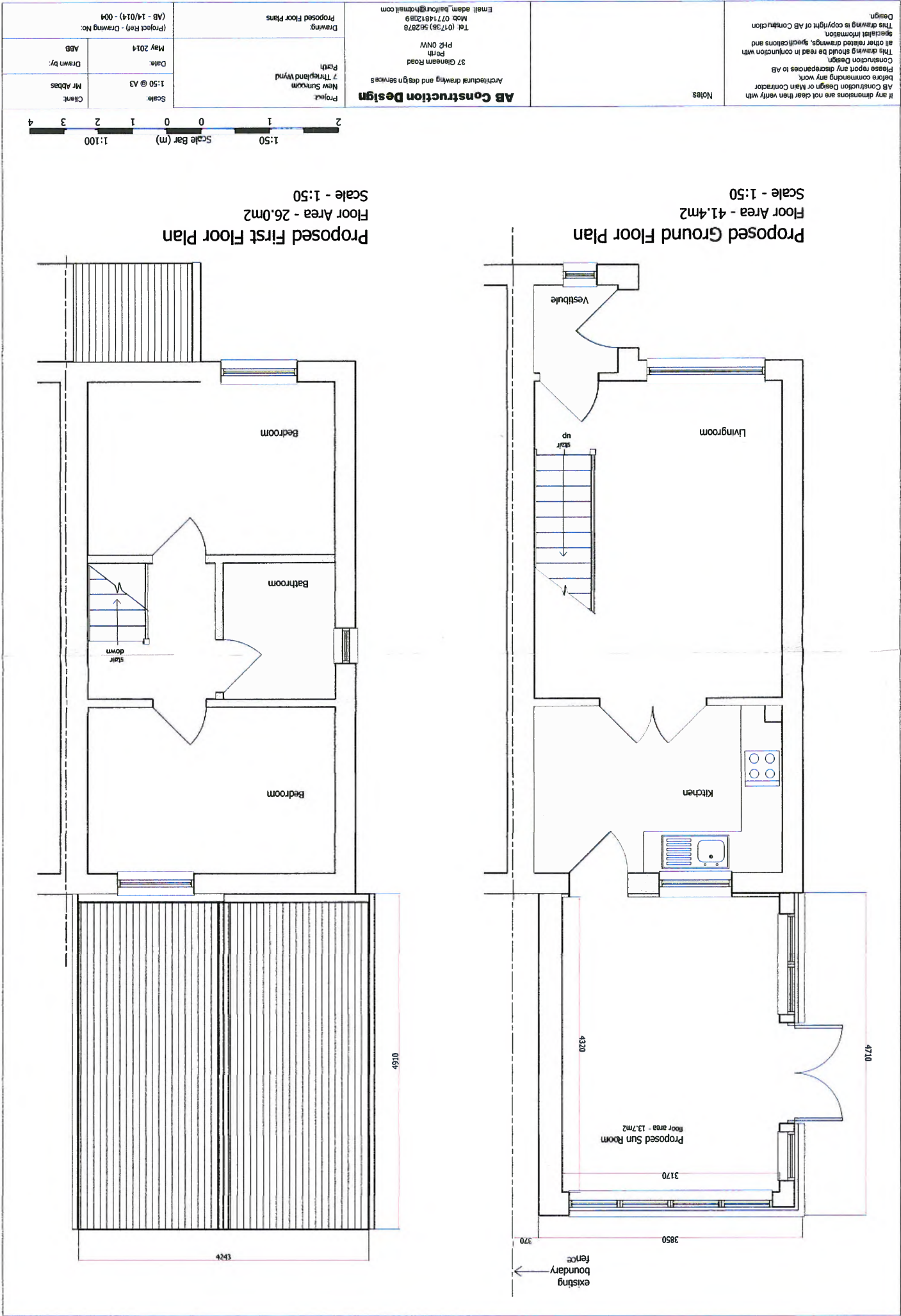
Proposed West Elevation
Scale - 1:100



Proposed North Elevation
Scale - 1:100

Proposed Roof Plan
Scale - 1:100







TCP/11/16(308)
Planning Application 14/00822/FLL - Extension to dwellinghouse (in retrospect), 7 Thriepland Wynd, Perth, PH1 1RQ

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENT *(included in applicant's submission, see pages 15-20)*

PERTH AND KINROSS COUNCIL

Mr Z Abbas
c/o A B Construction Design
37 Glenearn Road
Perth
PH2 0NW

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 6th June 2014

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **14/00822/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 12th May 2014 for permission for **Extension to dwellinghouse (in retrospect) 7 Thriepland Wynd Perth PH1 1RQ** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The scale and proportions of the proposed extension are not subordinate or subservient to the host building and as such the extension is considered to dominate the original building to the detriment of its original character. The proposal by way of its excessive scale and projection would result in a dominant and unbalanced extension and over-developed property, to the detriment of the visual amenity of the house and the surrounding area. Approval would therefore be contrary to Policy RD1 of the Perth and Kinross Local Development Plan 2014, which seeks to retain and where possible improve the character and environment of the area.
2. The proposal, by virtue of its scale and unbalanced design, is not in keeping with either the character or appearance of the existing residential property and will result in an incongruous development being introduced into the local area. Accordingly, the proposal is contrary to Policy PM1A and B(C) of the Perth and Kinross Local Development Plan 2014 in that the scale and design of the development does not respect the character and amenity of its setting.

3. As the proposal will result in the loss of light to an adjoining residential property and appear oppressive from that adjoining property, all to the detriment of the adjoining property's residential amenity, the proposal is contrary to Policy RD1 of the Perth and Kinross Local Development Plan 2014, which seeks to retain and where possible improve the character and environment of the area.
4. The proposal is contrary to the Scottish Governments "Designing Places" which seeks to ensure good design at all scales of development. The proposed extension will create an unacceptable visual impact to the detriment of the host building.

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

14/00822/1

14/00822/2

14/00822/3

14/00822/4

14/00822/5

14/00855/6

REPORT OF HANDLING

DELEGATED REPORT

Ref No	14/00822/FLL	
Ward No	N11- Perth City North	
Due Determination Date	11.07.2014	
Case Officer	Gillian Peebles	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Extension to dwellinghouse (in retrospect)

LOCATION: 7 Thriepland Wynd Perth PH1 1RQ

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: 22 May 2014

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

The application site refers to a semi-detached property located within an established residential area on the Western Edge of Perth. The property has been extended to the rear (west elevation) without planning consent as the applicant considered it to be permitted development. A complaint was received from a member of the public and the Enforcement Officer visited the site and requested an application be submitted as the proposal does not fall within permitted development.

Consent is hereby sought for the unauthorised extension.

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 1 & 2, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Designing Places, Designing Streets, 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 was adopted by Perth and Kinross Council on 3 February 2014. It 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 open space to be retained 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

No consultations required.

REPRESENTATIONS

No letters of objection have been received.

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 PM1A and B: 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.

Additionally the policies seek to ensure that sites can accommodate the impact of development satisfactorily in planning terms. The proposal, by virtue of its scale and unbalanced design, is not in keeping with either the character or appearance of the existing residential property and will result in an incongruous development being introduced into the local area. Furthermore, the proposal will result in the loss of light to an adjoining residential property and appear oppressive from that adjoining property, all to the detriment of the adjoining property's residential amenity

Design and Layout

The application site is the southmost of a pair of handed 2 storey semi-detached houses. The proposal under consideration concerns a single storey pitched roof extension which is built some 370mm in from the common boundary with the adjoining property at 9 Thriepland Wynd, and would protrude 4.7 metres from the original rear elevation. The extension has an eaves height of 2.9 metres and a ridge height of 3.4 metres. The extension has a width of some 3.8 metres and is only 2 metres from the southern boundary and at its closest point 6 metres from the common boundary with the rear garden of the house at No 47 Thriepland Wynd. Finishing materials comprise of concrete roof tiles to the roof and a smooth render and white upvc cladding to the walls.

Although the principle of extending the property would be acceptable, the main issues of concern with this application are with the scale and impact on the residential amenity of the neighbouring property. The extension has a footprint of approximately 18 square metres which is a 64 per cent increase on the existing footprint of the original dwelling which is only 28 square metres.

Large extensions require particular ingenuity and originality in their approach in order to reduce their apparent bulk in order to achieve the desired additional floorspace. This extension does not respect the form of the existing building. It distorts the shape, scale and proportions of the existing building and does not respect details such as the original building span width and depth. The extension is not set in which would contribute towards the retention of separate identity and would help distinguish differing materials. Additionally it would also help subordinate the extension and contribute to retaining the integrity of the original dwelling.

The proposal as put forward does not harmonise with, and is not sympathetic to, the character of the existing dwelling by virtue of its dominant scale. I am of the opinion that the extension creates an unacceptable visual impact on the character and appearance of the existing house. It dominates the existing house to the detriment of the original architecture being lost.

Extensions to existing properties should be subsidiary to the original building and allow the character of the original building to remain dominant. Whilst the proposed extension would not be seen from any immediate public viewpoints, I consider the bulk and massing of the extension to detract from both the appearance of the existing house and character of the immediate locality. Whilst I acknowledge the extension would be permitted development if reduced back to a 4m projection from the original rear elevation, the extension as built requires planning consent and as such must be assessed in planning terms. I consider that in this instance the proposal does not respect the form of the original house and is therefore contrary to Policy RD1 and PM1 of the Local Development Plan as the visual prominence of the extension will detrimentally alter the character and amenity of the area. Additionally, approval of the development would create an undesirable precedent for similar types of developments within the local area, which would be to the detriment of the surrounding area and as such, contrary to the aims of Policies RD1 and PM1A and B of the Perth and Kinross Local Development Plan 2014, both of which seek (amongst other things) to protect the amenity and character of existing areas from inappropriate developments. A smaller, more appropriately designed extension could be accommodated within the site.

The failings of the design are of prevailing influence in my determination of this application. In coming to my view I am mindful of the Scottish Government's Policy which states through Designing Places (November 2001) the importance they attach to achieving improvements in the design and quality of new development, and bringing long-term benefits to the urban and rural environment. Good design should be the aim of everyone in the planning and development process, and is important at all scales of development. Ill conceived and poorly designed development is not in the public interest, as mistakes cannot be easily or cheaply rectified. An important outcome of the planning process is the quality of development on the ground. The contrasting roof forms and increased ridge height have already been discussed and found to be unacceptable. I consider that in this instance the proposal does not respect the form of the original house and is therefore contrary to "Designing Places". Additionally, the proposal is contrary to Policy PM1A and B of the Local Development Plan as the visual prominence of the extension will detrimentally alter the character and amenity of the area.

Landscape

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

Private Amenity Space

The existing dwellinghouse is set within a site area of approximately 166 square metres. The dwelling itself has a relatively small footprint of 28 square metres therefore at present has a built to plot ratio of 17 per cent.

The proposal under consideration concerns an extension with a footprint of 18 square metres. Whilst I consider the size of the extension to be excessive for the size of the plot and in relation to the footprint of the existing dwelling, approval of this application would result in a built to plot ratio of 27 per cent. There would be approximately 64 square metres private amenity space remaining which I consider to be acceptable for a 2 bedroom property in this locality.

Residential Amenity

Extensions to existing properties have the potential to result in overlooking and overshadowing to neighbouring dwellings and garden ground. There is a need to secure privacy for all parties of the development, those who would live in the new extension and those that live in adjoining dwellings. Adopting the standard BRE 45 degree daylight test, I am in no doubt whatsoever that the extension will materially impact on the admission of daylight to the kitchen/dining area of the neighbouring house at No 9 Thriepland Wynd, notwithstanding the existence of a 1.8m high open slatted fence along the common boundary. There will also be loss of daylight to the rear garden of the neighbouring property and whilst I have not undertaken a detailed calculation it is also likely that the neighbouring house will experience loss of sunlight, due to the orientation of the dwellinghouses.

A further concern is the extent of overlooking of the neighbouring gardens at Nos 5 and 47 which would result from the position of windows on the south and west elevations of the extension at a distance considerably less than the normal window to boundary standard of 9m.

Additionally, the 4.7 metre blank projection along the northern boundary is considered to be excessive and will appear oppressive, to the detriment of the neighbouring property.

Visual Amenity

The extension as constructed to the rear of this property detracts from the appearance of the existing dwelling. The excessive scale is significantly detrimental to the visual appearance of the dwellinghouse and does not in any way complement the existing property. Whilst the proposed extension is not seen from any immediate public viewpoints, I consider the bulk and massing of the extension to detract from both the appearance of the existing house and character of the immediate locality.

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.

Application Processing Time

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

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.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Conditions and Reasons for Recommendation

1. The scale and proportions of the proposed extension are not subordinate or subservient to the host building and as such the extension is considered to dominate the original building to the detriment of its original character. The proposal by way of its excessive scale and projection would result in a dominant and unbalanced extension and over-developed property, to the detriment of the visual amenity of the house and the surrounding area. Approval would therefore be contrary to Policy RD1 of the Perth and Kinross Local Development Plan 2014, which seeks to retain and where possible improve the character and environment of the area.
2. The proposal, by virtue of its scale and unbalanced design, is not in keeping with either the character or appearance of the existing residential property and will result in an incongruous development being introduced into the local area. Accordingly, the proposal is contrary to Policy PM1A and B(C) of the Perth and Kinross Local Development Plan 2014 in that the scale and design of the development does not respect the character and amenity of its setting.
3. As the proposal will result in the loss of light to an adjoining residential property and appear oppressive from that adjoining property, all to the detriment of the adjoining property's residential amenity, the proposal is contrary to Policy RD1 of the Perth and Kinross Local Development Plan 2014, which seeks to retain and where possible improve existing residential amenity..
4. The proposal is contrary to the Scottish Governments "Designing Places" which seeks to ensure good design at all scales of development. The proposed extension will create an unacceptable visual impact to the detriment of the host building.

Justification

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

Informatives

1. The unauthorised works should be removed from the site within the next 28 days to avoid enforcement action being initiated.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

14/00822/1

14/00822/2

14/00822/3

14/00822/4

14/00822/5

14/00822/6

Date of Report 04.06.2014

