

TCP/11/16(495) – 17/01130/IPL - Erection of a dwellinghouse (in principle) at land 50 metres north of East Saucher House, Saucher, Kinrossie

INDEX

- (a) Papers submitted by the Applicant (***Pages 179-206***)
- (b) Decision Notice (***Pages 203-205***)
 - Report of Handling (***Pages 191-202***)
 - Reference Documents (***Pages 189-190 and 209-214***)
- (c) Representations (***Pages 215-230***)

TCP/11/16(495) – 17/01130/IPL - Erection of a dwellinghouse (in principle) at land 50 metres north of East Saucher House, Saucher, Kinrossie

**PAPERS SUBMITTED
BY THE
APPLICANT**



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100070772-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation: MBM Planning & Development

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Building Name:

Last Name: *

Building Number:

Telephone Number: *

Address 1
(Street): *

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Fax Number:

Country: *

Postcode: *

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr & Mrs"/>	Building Name:	<input type="text" value="Saucher Cottage"/>
First Name: *	<input type="text" value="Alex"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Taylor"/>	Address 1 (Street): *	<input type="text" value="Saucher"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Kinrossie"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PH2 6HY"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="Saucher Cottage"/>
Address 2:	<input type="text" value="Saucher"/>
Address 3:	<input type="text" value="Kinrossie"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="Perth"/>
Post Code:	<input type="text" value="PH2 6HY"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="733182"/>	Easting	<input type="text" value="319621"/>
----------	-------------------------------------	---------	-------------------------------------

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of dwellinghouse (in principle) at Land 50 metres north of East Saucher House, Saucher, Kinrossie

Type of Application

What type of application did you submit to the planning authority? *

- ☐ Application for planning permission (including householder application but excluding application to work minerals).
- ☒ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☐ Refusal Notice.
- ☒ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

The Notice of Review seeks an amendment to condition no.5 as set out in the attached statement

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 the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

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. You can attach these documents electronically later in the process: * (Max 500 characters)

Appeal statement, copy of decision notice, copy of Report of Handling and copies of the approved location plan and site plan

Application Details

Please provide details of the application and decision.

What is the application reference number? *

17/01130/IPL

What date was the application submitted to the planning authority? *

04/07/2017

What date was the decision issued by the planning authority? *

06/09/2017

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

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

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

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 (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Mark Myles

Declaration Date: 18/10/2017

This Notice of Review appeal seeks a proposed modification to condition no.5 on the planning permission in principle (17/01130/IPL) which currently reads;

The dwellinghouse shall be of single storey proportions and appearance only with no upper level accommodation within the roof space

Reason - In the interests of residential amenity; in order to safeguard the privacy and amenity of the residents of the neighbouring dwellinghouse(s).

The applicants are content for the condition to read as follows;

The dwellinghouse shall be of single storey proportions and appearance only.

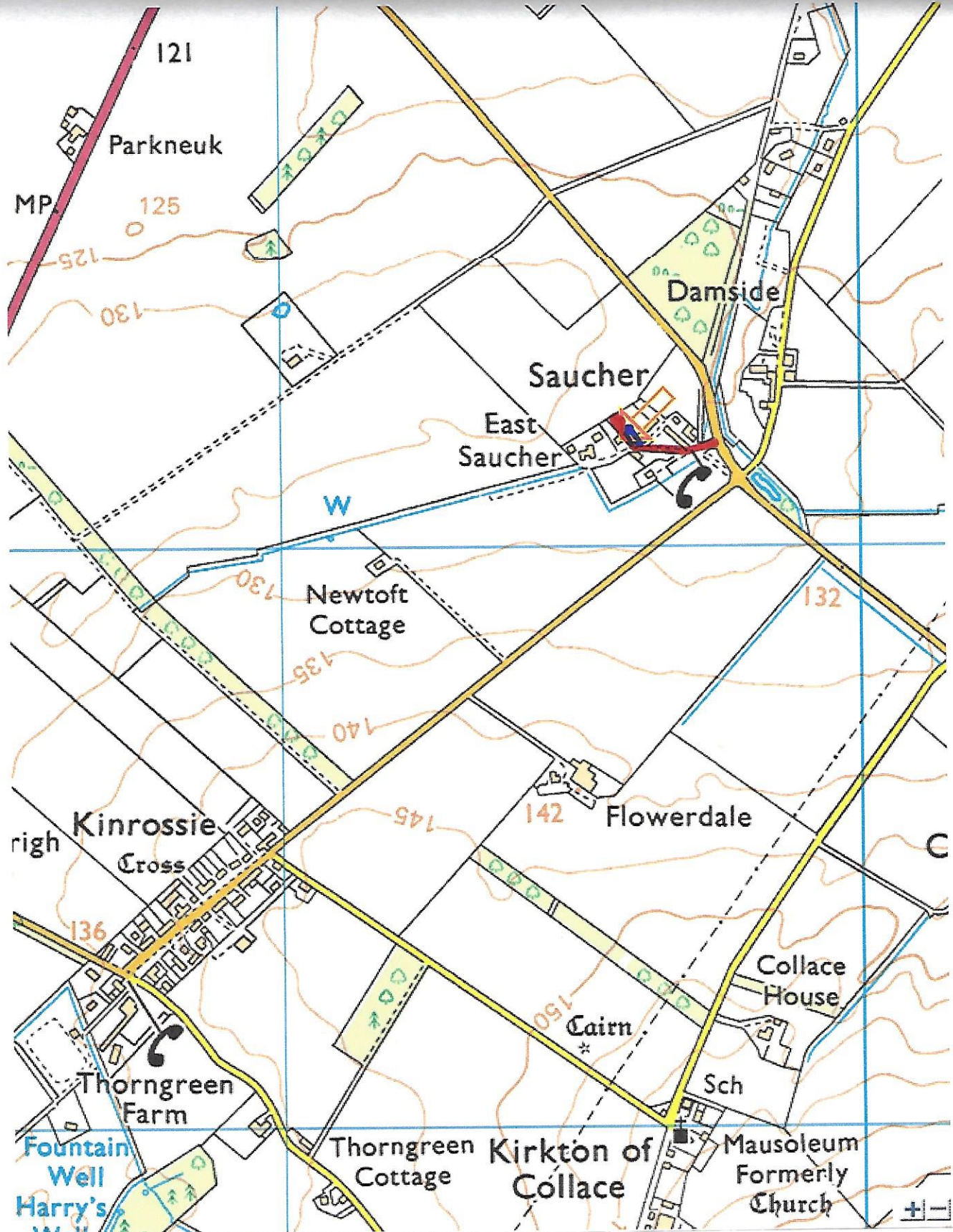
As such they request that that second part of the condition which states '*with no upper level accommodation within the roof space*' should be deleted from the condition.

A house could be designed on this site with velux windows in the roof space thereby preventing any impact on the amenity or privacy of the residents of the neighbouring dwellings. In addition, the detailed design of the house could ensure that any velux windows are positioned on the west facing roof and towards the rear boundary of the site and thus not be seen from any other neighbouring property.

The wording of the current condition means that all accommodation has to be provided at ground floor level. The suggested alteration to the condition could therefore allow for example a bedroom and an en-suite bathroom to be accommodated in the roof space which would also help to reduce the overall footprint of the new house on the plot. This would also have the benefit of increasing the amenity space around the new dwelling and also potentially increase the separation distances between the proposed and existing dwellings.

Restricting the property to single storey proportions and appearance only will still provide sufficient safeguards and protection over residential amenity but in this case, there is no need or justification for the condition to also prevent a small amount of living accommodation from being designed into an upper level of a property that will still be of single storey proportions and appearance.

The LRB are therefore requested to modify the wording of condition no.5 on the planning permission in principle (17/01130/IPL) as suggested above.

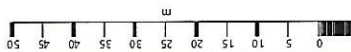
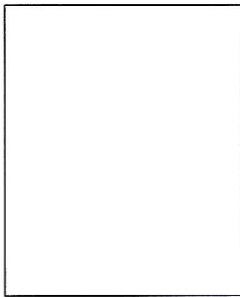


1 : 25,000 SCALE AT A4

LOCATION PLAN

17/01130/IPL

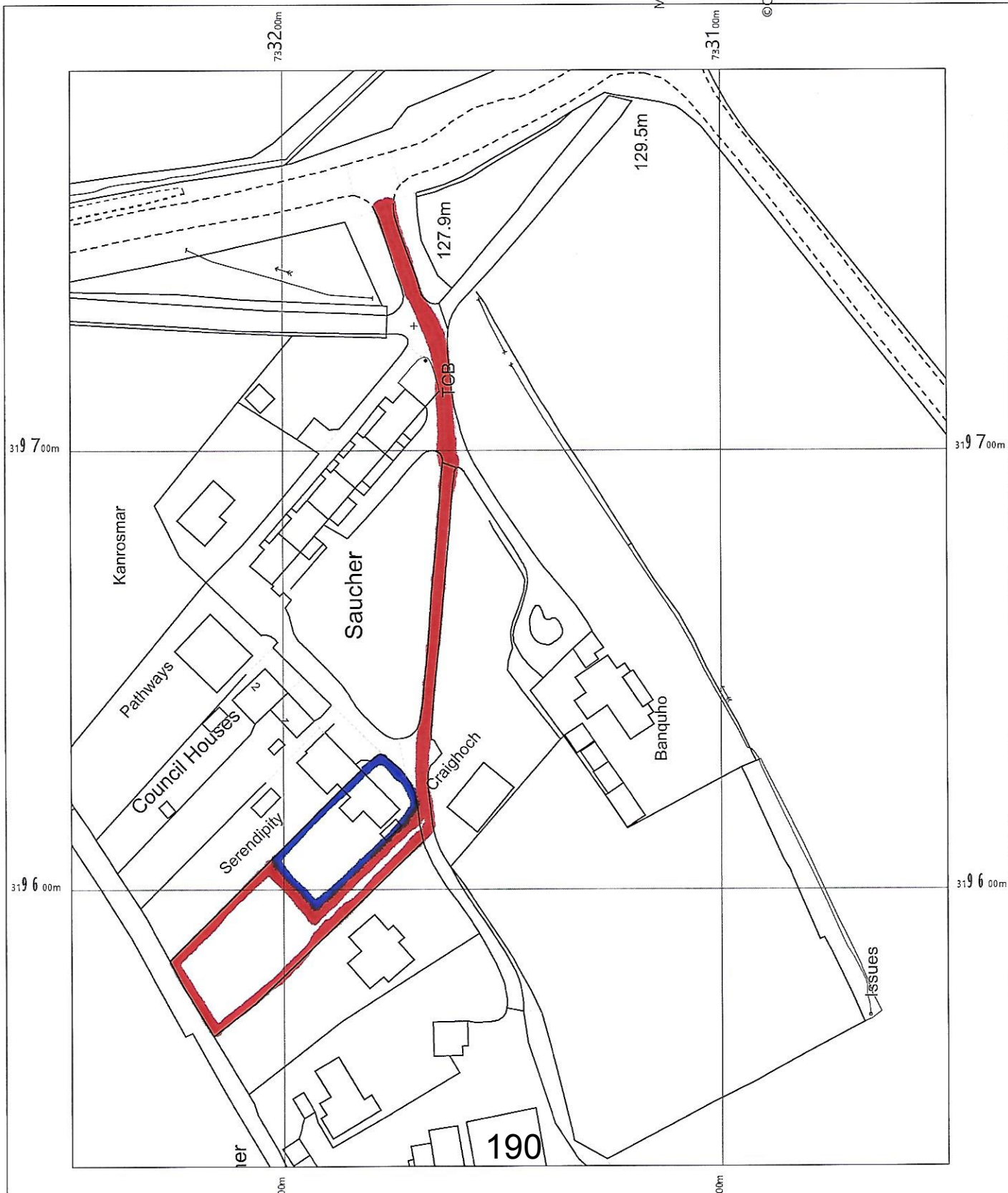




OS MasterMap 1250/2500/10000 scale
Monday, July 3, 2017, ID: MNOW-00636572
www.nicolsondigital.com

1:1250 scale print at A4, Centre: 319662 E,
733148 N

© Crown Copyright Ordnance Survey. Licence
no. 100057546



REPORT OF HANDLING

DELEGATED REPORT

Ref No	17/01130/IPL	
Ward No	P2- Strathmore	
Due Determination Date	03.09.2017	
Case Officer	Andy Baxter	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Erection of a dwellinghouse (in principle)

LOCATION: Land 50 Metres North Of East Saucher House, Saucher,
Kinrossie

SUMMARY:

This report recommends **approval** of a planning in principle application for the erection of a single dwelling on a semi-rural site within the small hamlet of Saucher, as the development is considered to comply with the relevant provisions of the Development Plan and there are no material considerations apparent which outweigh the Development Plan.

DATE OF SITE VISIT: 22 August 2017

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

This planning application seeks to obtain a planning in principle permission for the erection of a single dwelling on an area of garden ground within a small hamlet named Saucher - which is located off the A94 road that runs between Balbeggie and Burrelton. The land at the moment is garden ground associated with the applicants property and is contained on three sides by mature hedging and trees – with the southern boundary merging into the remaining part of the existing garden, which is to be retained for the existing property.

It is proposed to sub-divide the garden area to give the new dwelling its own access (which will be along the western edge of the site) and to give approx. 700 sqm of developable area (house and usable garden area) – which would leave the existing dwelling with a rear garden which has a depth of approx. 20m.

SITE HISTORY

None specifically relevant to this proposal, although there has been some fairly recent developments within the area for new housing.

PRE-APPLICATION CONSULTATION

General advice was offered to the applicant (17/00291/PREAPP) which highlighted the back land nature of the proposal, and that it would need to be considered further.

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.

Of specific relevance to this planning application is,

The Scottish Planning Policy 2014

The Scottish Planning Policy (SPP) was published in June 2014, and it sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:

- the preparation of development plans;
- the design of development, from initial concept through to delivery; and
- the determination of planning applications and appeals.

Of relevance to this application are Paragraphs 109 - 134, which relate to Enabling Delivery of New Homes

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

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *“By 2032 the TAYplan region 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 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 site lies within the landward area of the Local Development Plan, where the following policies are directly applicable to new residential proposals,

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 PM3 - Infrastructure Contributions

Where new developments (either alone or cumulatively) exacerbate a current or generate a need for additional infrastructure provision or community facilities, planning permission will only be granted where contributions which are reasonably related to the scale and nature of the proposed development are secured.

Policy RD3 - Housing in the Countryside

The development of single houses or groups of houses which fall within the six identified categories will be supported. This policy does not apply in the Green Belt and is limited within the Lunan Valley Catchment Area.

OTHER COUNCIL POLICIES

Housing in the Countryside Guide 2012

This is the most recent expression of Council policy towards new housing in the open countryside.

Developer Contributions and Affordable Housing (2016)

This policy outlines the Council's position in relation to developer contributions in relation to primary education, transport infrastructure and A9 junction improvements, as well as our Affordable Housing provision requirements.

EXTERNAL CONSULTATION RESPONSES

Scottish Water has commented on the proposal and raised no objections.

INTERNAL COUNCIL COMMENTS

Contributions Officer has commented on the proposal and indicated that the Developer Contributions and Affordable Housing (2016) document should be applied to this proposal.

Transport Planning has commented on the proposal and raised no concerns (in principle) in terms of road related matters.

REPRESENTATIONS

Two letters of representations have been received from local residents, both of which are objecting to the proposal. The main issues raised within the letters of representations are,

- Surface water concerns
- Loss of Trees
- Access concerns
- Overlooking / Loss of privacy
- Precedence for similar proposals

These issues are addressed in the main section of the appraisal section.

ADDITIONAL STATEMENTS 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	Not Required
Weekly list comments	17/00291/PREAPP AMB Back land Development – could set an undesirable precedent

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.

In terms of other material considerations, consideration of the requirements of the Council's Housing in the Countryside Guide 2012 and also the Developer Contributions and Affordable Housing 2016 document are material considerations.

Policy Appraisal

The principal Development Plan land use policies directly relevant to this proposal are largely contained in the adopted Local Development Plan. Within that Plan, the site lies within the landward area where *Policies PM1A (general development)* and *RD3 (HITCP)* are directly applicable.

Policy PM1A seeks to ensure that all new developments contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the existing area, whilst *Policy RD3* relates to new Housing in the Countryside and states that the supplementary guidance will be applicable to all new proposals in the landward area. The most recent SPG on Housing in the Countryside is the 2012 version.

For reasons stated below, I consider the proposal to be consistent with the Council's Housing in the Countryside Policies.

Land Use Acceptability

The site lies within the landward area of the adopted Local Development Plan, where *Policy RD3* is directly applicable. *Policy RD3* relates to the Housing in the Countryside Policy and is directly linked to the associated SPG, the Housing in the Countryside Guide 2012 (HITCG) which offers a more detailed policy background and is the most recent expression of Council opinion towards new housing in the open countryside.

To this end, the acceptability of the proposal in land use terms is ultimately an assessment of the proposal against the HITCG 2012.

The HITCG states that consent will generally be granted for new houses which extend an existing building group into a definable site which is formed by existing topography and or well established landscape features, and which would provide a suitable setting for a new dwelling. The HITCG also requires all acceptable proposals to respect the character, layout and building pattern of the (existing) group and demonstrate that a high standard of residential amenity can be achieved for the existing and proposed house(s).

To this end, the key questions for the acceptability of this planning application are essentially,

- whether or not the existing dwellings constitutes an acceptable 'building group',
- whether or not the development would take place in a suitably contained site,
- whether or not the development respects the character of the existing building group and,
- whether or not the proposal offers a suitable residential amenity for future occupiers.

I shall address these issues in turn.

In terms of establishing whether or not there is an existing building group in situ, it is a matter of fact that there are more than three existing dwellings located in the area and it is also the case that in the past, in former Local Development Plans, this specific group of buildings has been defined as a formal settlement. To this end, collectively, I consider the existing buildings to constitute a building group, which is typically defined as three or more buildings in a close knit grouping – which is clearly the case here.

In terms of having a suitable site definition and landscape setting, I also have no concerns. The site has established containment on three of its principal boundaries, with the only exception being the boundary with the existing house - which is open. For proposal which sub-divide gardens, this arrangement would not be uncommon, and a new boundary would be developed and formed as part of any detailed submission.

In terms of the impact on the existing character of the group, the key question here is whether or not the back land nature of the development would result in a development which is out of keeping with the existing area, and perhaps set a (undesirable) precedent for other developments of the same nature – which may (or may not) be to the detriment of the area.

The proposal is in my view back land development by definition. As stated in my pre-application response, back land development is often undesirable in terms of affecting the existing character of an area. However, each case needs to be assessed on its own merits, and then an assessment made as to whether or not what is proposed would have an adverse impact on the character of the area concerned.

The majority of the properties within the area are located adjacent to the private access which runs through the group - which leads into the group of buildings from the main road. However, to the west of the site there are two properties which are clearly set back from the road – the immediately adjacent property almost midway in its plot, and the other at the rear of its individual plot - in a similar location (in its plot) to where the dwelling proposed here would be on its plot. I therefore consider there to be a slightly *broken* building form and pattern to the group, and I would not necessarily consider a back land

development in this location to be out of character with the area, bearing in mind the two adjacent plots to the west.

In terms of setting a possible precedent for future developments - which has been raised within the representations, looking at the layout of the existing building pattern there would be minimal scope for future development to the rear of existing properties. However, it would be the case that any future proposal would be assessed on its own merits (in terms of plot size, access, impact on residential amenity etc) and I do not consider the approval of this application would mean that there would be a dramatic change (perhaps for the worse) in the area.

Visual Amenity

In terms of the impact on the visual amenity of the area, the proposal raises no issues.

Whilst this planning application is in principle only, I'm confident that a suitable house type can be brought forward which would not be out of character with the surrounding area. I do however propose to condition a requirement that limits the dwelling to accommodation over one level only - to protect both the visual amenity of the area and also the amenity of the adjacent neighbours.

The site is well screened from the north east where the public road runs north to south, and visibility into the site from the road would be restricted due to the existing tree cover – which is proposed to be retained (see picture). To this end, I have no overriding concerns regarding the visual amenity of the proposal.

Residential Amenity

In terms of the impact on existing residential amenity, the proposal will have limited impact.

Whilst there are a number of residential properties to the south of the site, I'm confident that a dwelling can be positioned on the site in such a way that it will not adversely impact on existing residential amenity.

In terms of being able to offer a suitable level of residential amenity for future occupiers of the dwelling, whilst this is a planning in principle application only I'm confident that a dwelling can be located on the plot in such a way that it would leave a suitable area of usable amenity space.

To this end, I have no concerns in relation to residential amenity issues.

Roads and Access

The proposal raises no issues in terms of roads or access related issues.

Drainage and Flooding

The proposal raises no issues in terms of drainage and flooding.

The site lies outwith any sewered area, so foul water drainage will be disposed of via a private system which will be to the standards required by building control. It is noted that within one of the letters of representations, a concern has been raised that a suitable private system could not be delivered. Whilst ground conditions in the area might be challenging, I have no reason to believe that a technical solution to the drainage cannot be achieved in this location.

In terms of flooding matters, the area is not located within an area which is liable to flood and any surface water arising from the site will be disposed of to ensure that it does not spill off site.

Impact on Trees

The majority of the trees and hedges which align the site's boundary can (and should be) retained, as this will provide instant landscaping setting and also offer some privacy to neighbours.

However, several small trees may have to be removed to accommodate the new access. In principle I would have no objection to the removal of these internal trees, but I would like to see all trees retained as far as possible and propose to attach a restrictive condition to that effect. As part of any detailed submission, appropriate replanting will be advanced to mitigate for any tree loss, and to provide suitable landscaping along the southern boundary to protect existing residential amenity.

Developer Contributions

Affordable Housing

As the proposal is for a single dwelling, there is no requirement for any affordable housing requirement.

Primary Education

As this is a planning in principle application, a standard compliance condition will be attached to the permission which requires compliance with the Developer Contributions in relation to Primary Education.

Transport Planning

As this is a planning in principle application, a standard compliance condition will be attached to the permission which requires compliance with the Developer Contributions in relation to Transport Planning.

A9 Junction Improvements

The site is located outwith the catchment area for A9 junction improvements.

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 Development Plan unless material considerations indicate otherwise. In this respect, the proposal is 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 Development Plan.

On that basis the application is recommended for approval subject to conditions.

APPLICATION PROCESSING TIME

The recommendation for this application has not been made within the statutory determination period.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Approve the planning application subject to the following conditions,

- 1 The development shall not commence until the following specified matters have been the subject of a formal planning application for the approval of the Council as Planning Authority: the siting, design and external appearance of the development, the hard and soft landscaping of the site, all means of enclosure, means of access to the site, vehicle parking and turning facilities, levels, drainage and waste management provision. *(Reason - This is a Planning Permission in Principle under Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by Section 21 of the Planning etc. (Scotland) Act 2006)*
- 2 All existing trees and hedging on the site shall be retained and their retention or proposed lopping, topping or felling shall be shown in the submission of the matters specified in Condition 1 above. *(Reason - In order to protect the existing trees and hedges from unnecessary disruption)*
- 3 The development shall be in accordance with the requirements of Perth & Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2016 in line with Policy PM3: Infrastructure Contributions of the Perth & Kinross Local Development Plan 2014 with particular regard to transport infrastructure, unless otherwise agreed in writing with the Council as Planning Authority. *(Reason - To ensure the development is in accordance with the terms of the Perth and Kinross Council Local Development Plan 2014 and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance 2016)*
- 4 The development shall be in accordance with the requirements of Perth & Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2016 in line with Policy PM3: Infrastructure Contributions of the Perth & Kinross Local Development Plan 2014 with particular regard to primary education infrastructure, unless otherwise agreed in writing with the Council as Planning Authority. *(Reason - To ensure the development is in accordance with the terms of the Perth and Kinross Council Local Development Plan 2014 and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance 2016)*
- 5 The dwellinghouse shall be of single storey proportions and appearance only with no upper level accommodation within the roof space. *(Reason - In the interests of residential amenity; in order to safeguard the privacy and amenity of the residents of the neighbouring dwellinghouse(s))*

Justification

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

Application for the approval of matters specified in conditions shall be made before the expiration of 3 years from the date of the grant of planning permission in principle, unless an earlier application for such approval has been refused or an appeal against such refusal has been dismissed, in which case application for the approval of all outstanding matters specified in conditions must be made within 6 months of the date of such refusal or dismissal.

The approved development shall be commenced not later than the expiration of 3 years from the date of grant of planning permission in principle or 2 years from the final approval of matters specified in conditions, whichever is later.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

17/01130/1
17/01130/2
17/01130/3

Date of Report - 5 September 2017

PERTH AND KINROSS COUNCIL

Mr and Mrs Alex Taylor
c/o MBM Planning And Development
Mark Myles
Algo Business Centre
Glenearn Road
Perth
Scotland
PH2 0NJ

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 6 September 2017

Town and Country Planning (Scotland) Acts.

Application Number **17/01130/IPL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to grant your application registered on 4th July 2017 for planning permission for **Erection of a dwellinghouse (in principle) at Land 50 Metres North Of East Saucher House Saucher Kinrossie** subject to the undernoted conditions.

Interim Head of Planning

Conditions referred to above

- 1 The development shall not commence until the following specified matters have been the subject of a formal planning application for the approval of the Council as Planning Authority: the siting, design and external appearance of the development, the hard and soft landscaping of the site, all means of enclosure, means of access to the site, vehicle parking and turning facilities, levels, drainage and waste management provision.

Reason - This is a Planning Permission in Principle under Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by Section 21 of the Planning etc. (Scotland) Act 2006.

- 2 All existing trees and hedging on the site shall be retained and their retention or proposed lopping, topping or felling shall be shown in the submission of the matters specified in Condition 1 above.

Reason - In order to protect the existing trees and hedges from unnecessary disruption.

- 3 The development shall be in accordance with the requirements of Perth & Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2016 in line with Policy PM3: Infrastructure Contributions of the Perth & Kinross Local Development Plan 2014 with particular regard to transport infrastructure, unless otherwise agreed in writing with the Council as Planning Authority.

Reason - To ensure the development is in accordance with the terms of the Perth and Kinross Council Local Development Plan 2014 and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance 2016.

- 4 The development shall be in accordance with the requirements of Perth & Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2016 in line with Policy PM3: Infrastructure Contributions of the Perth & Kinross Local Development Plan 2014 with particular regard to primary education infrastructure, unless otherwise agreed in writing with the Council as Planning Authority.

Reason - To ensure the development is in accordance with the terms of the Perth and Kinross Council Local Development Plan 2014 and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance 2016.

- 5 The dwellinghouse shall be of single storey proportions and appearance only with no upper level accommodation within the roof space

Reason - In the interests of residential amenity; in order to safeguard the privacy and amenity of the residents of the neighbouring dwellinghouse(s).

Justification

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

- 1 Application for the approval of matters specified in conditions shall be made before the expiration of 3 years from the date of the grant of planning permission in principle, unless an earlier application for such approval has been refused or an appeal against such refusal has been dismissed, in which case application for the approval of all outstanding matters specified in conditions must be made within 6 months of the date of such refusal or dismissal.

The approved development shall be commenced not later than the expiration of 3 years from the date of grant of planning permission in principle or 2 years from the final approval of matters specified in conditions, whichever is later.

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 "Online Planning Applications" page

Plan and Document Reference

17/01130/1

17/01130/2

17/01130/3

TCP/11/16(495) – 17/01130/IPL - Erection of a dwellinghouse (in principle) at land 50 metres north of East Saucher House, Saucher, Kinrossie

PLANNING DECISION NOTICE *(included in applicant's submission, see pages 203-205)*

REPORT OF HANDLING *(included in applicant's submission, see pages 191-202)*

REFERENCE DOCUMENTS *(part included in applicant's submission, see pages 189-190)*



Planning Policy Statement

**Planning Permission in Principle for
Erection of House at**

Saucher Cottage, Saucher, Kinrossie

June 2017

1. Introduction

- 1.1 This supporting statement should be read in conjunction with the planning permission in principle application submitted on behalf of Mr & Mrs A Taylor for the erection of a house on land adjacent to Saucher Cottage, Saucher.
- 1.2 The planning application requires to be considered under the terms of development plan policy (with the key policy considerations being Policy RD3 and PM1 of the Perth & Kinross Local Development Plan) but also the relevant Supplementary Guidance on Housing in the Countryside approved by Perth & Kinross Council, as well as Scottish Planning Policy and related Planning Advice Notes on Development in Rural Areas.

2. Development Plan Policy

- 2.1 Section 25 of the Town & Country Planning (Scotland) Act 1997 requires proposals to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.
- 2.2 In this case the relevant development plan consists of the Tayplan Strategic Development Plan 2012 (for which there are no directly relevant policies) and the Perth & Kinross Local Development Plan 2014.
- 2.3 In terms of other material considerations, the council's Supplementary Guidance on Housing in the Countryside (2014) is the most significant in terms of the detailed criteria it contains for assessing this type of proposal. In addition, Scottish Planning Policy (2014) and Planning Advice Note 72 – Housing in the Countryside are also considered to be of relevance to this application.
- 2.4 The principle of erecting a house on this site requires to be considered under the terms of Policy RD3 – Housing in the Countryside in the adopted Perth & Kinross Local Development Plan. That policy allows for the erection of individual houses in the countryside which fall into certain categories i.e. building groups, infill sites, renovation or replacement of houses, conversion or replacement of non-domestic buildings, on the basis of an operational need or on brownfield sites.
- 2.5 This proposal requires to be considered under the terms of the category a) of RD3 which relates to 'building groups' on defined categories of sites as set out in Section 1 of the Supplementary Guidance. An existing building group is defined as being 3 or more buildings of a size at least equivalent to a traditional cottage, whether they are of a residential and/or business/agricultural nature. Small ancillary premises such as domestic garages and outbuildings will not be classed as buildings for the purposes of this policy.
- 2.6 The policy and associated supplementary guidance state that 'consent will be granted for houses within building groups provided they do not detract from both the residential and visual amenity of the group. Consent will also be granted for houses which extend the group into definable sites formed by existing topography

and or well established landscape features which will provide a suitable setting. The guidance goes on to say that 'all proposals must respect the character, layout and building pattern of the group and demonstrate that a high standard of residential amenity can be achieved for the existing and proposed house(s).

- 2.7 Policy PM1 Placemaking of the Perth & Kinross Local Development Plan also requires all developments to contribute positively to the quality of the surrounding environment and that the design and siting of development should respect the character and amenity of the place.

3 Material Considerations

- 3.1 In addition to the development plan policy referred to in section 2, the other material considerations which require to be considered as part of the assessment of this planning application are as follows;

- Scottish Planning Policy – June 2014
- Planning Advice Note 72 – Housing in the Countryside – February 2005
- Perth & Kinross Council – Supplementary Guidance on Housing in the Countryside Policy – October 2014.

Scottish Planning Policy

- 3.2 SPP is an important material consideration as its publication post dates both the approved Strategic Development Plan and Local Development plan.
- 3.3 Paragraph 75 of SPP confirms that the planning system should encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality.
- 3.4 Under the subject heading of Promoting Rural Development, Scottish Planning Policy paragraphs 81 advocates that '*plans and decision making should generally set out the circumstances in which new housing outwith settlements may be appropriate, avoiding the use of occupancy conditions.*'
- 3.5 Paragraph 83 also highlights that plans and decision making should include provision for small scale housing and other development which supports sustainable economic growth in a range of locations, taking account of environmental protection policies and addressing issues of location, access, siting, design and environmental impact. Where appropriate allowance should also be made for construction of single houses outwith settlements provided they are well sited and designed to fit with local landscape character.

Planning Advice Note 72 – Housing in the Countryside

- 3.6 PAN 72 – Housing in the Countryside was published in February 2005. It predates the publication of SPP but it still highlights the opportunities that exist from the changing circumstances created by the rise in the number of people wishing to live in the countryside.
- 3.7 The document refers to important criteria such as design, landscape setting, layout and access. The PAN states that the *‘overall aim should be to ensure that new housing is carefully located, worthy of its setting, and is the result of an imaginative, responsive and sensitive design process.’*
- 3.8 The PAN concludes by stating that *‘there will continue to be a need for new houses in the countryside and this demand will have to be accommodated. This change can be positive, if it is well planned.’*
- 3.9 The council’s supplementary guidance on Housing in the Countryside, acknowledges that the council is keen to assist opportunities for housing in rural areas in accordance with PAN 72.

Perth & Kinross Council Housing in the Countryside Supplementary Guidance

- 3.10 As noted in section 2 above, of the 6 categories contained within the guidance (which was adopted in October 2014), it is clear that this planning application requires to be assessed under the terms of Category 1 which provides for favourable consideration to be given to houses within building groups or on sites which extend a building group into definable sites formed by existing topography and or well established landscape features.

4 Assessment of Proposals

- 4.1 This planning application seeks consent for a house to be erected on land to the north west of Saucher Cottage and forming part of the established small settlement at Saucher.
- 4.2 The public road bounds the southern side of the site from where access would be taken. The hedging and fencing that surrounds the site provide a strong landscape framework around each of the northern, western and eastern boundaries of the proposed site which if required can be further strengthened by condition on any approval. The southern boundary of the main part of the proposed development site would share its boundary with the remaining garden area for Saucher Cottage and both the existing and proposed plot sizes would be similar in overall size and width and also be comparable with established and recently approved plots sizes in the settlement. In fact, the size of this proposed plot (850 sqm) is significantly larger than the plot size (584 sq m) that was

approved by the council in November 2016 under application reference (16/01642/FLL) which allowed the subdivision of the nearby garden ground at Kanroshar, Saucher.

- 4.3 The proposal is considered to meet the terms of Policy RD3(a) of the Local Development Plan and also Category 1 of the HICP 2014 in that there is an existing building group i.e. 3 or more existing properties and the proposed site extends a clearly recognisable building group into a definable site that is already framed by existing topography and landscape features. The site location plan shows that the north western boundary of the proposed site is also the defined limit of the building group.
- 4.4 The proposed site would also tie in with and reflect the building pattern and position of the properties already located to the south west of the site (East Saucher Farm and East Saucher House) where those properties are not located alongside their respective site frontages. The proposed new house would therefore fully respect the character, layout and building pattern of the existing group in accordance with category 1 of the policy.
- 4.5 In response to a preapplication enquiry about this proposal (17/00291/PREAPP) the feedback from the planning officer agreed that the Saucher area is an established small settlement, and therefore would consider it reasonable to consider it to be an established building group in terms of the requirements of the Council's HICP policies. The only potential issue raised with the proposal is that it may be considered a form of backland development. However, looking at the wider building pattern of the group the planning officer acknowledged that there are other infill developments on backland sites which would offer some justification for the proposal. This proposal would therefore not set a precedent as the precedent for this type of infill development within the building group has already been established.
- 4.6 When assessing the criteria listed in Policy PM1, in combination with the siting criteria set out in HICP 2014, the site for the proposed house would be set within an existing established landscape framework and topographical features that already define the north-western edge and limit to the building group in that direction. The proposed site size would be similar to many of the other properties in the group (as well as the retained plot size for Saucher Cottage) and it would also be able to respect the character, layout and building pattern of the existing group as the new house would have direct access onto the public road and the house could be positioned at a similar set back distance from the road to tie in with the other properties located to the south west in the building group.
- 4.7 The application seeks permission in principle so the council can retain control over the scale, design, form, colour and finishes of the proposed house as part of any subsequent matters specified in conditions application.

- 4.8 From a technical aspect, the local road network is capable of absorbing the additional traffic generated by the single house development and satisfactory access and visibility can be achieved.
- 4.9 The proposal is therefore considered to satisfy all of the key policy criteria set out in the development plan as well as the siting criteria listed in the HICP Supplementary Guidance 2014.

5 Conclusions

- 5.1 The application seeks planning permission in principle to erect a house on land to the north west of Saucher Cottage, Saucher. The proposed site is located within the defined limit of the existing building group at Saucher and is contained on all sides by established boundaries i.e., public road, existing residential properties and established boundary treatments.
- 5.2 The development of a house on this site would satisfy the key criteria set out in the Housing in the Countryside Policy RD3 a) as it represents development within a building group that respects the character, layout and building pattern of the existing building group without detracting from both the residential and visual amenity of the group.
- 5.3 As a result of the orientation and position of surrounding properties to the proposed development site, there would be no adverse impact on the amenity or privacy of any adjoining properties or the occupants of the new house. Suitable access and visibility to the public road can be achieved and the application is also considered to be consistent with the criteria set out in Policy PM1 of the adopted development plan as well as the siting criteria set out in HICP Supplementary Guidance.
- 5.4 There are no other technical difficulties or infrastructure issues raised by this application.
- 5.5 In summary the planning application can therefore be supported under the terms of the Housing in the Countryside Policy RD3 as well as being in conformity with SPP, PAN 72, and the other relevant policies within the development plan, subject to any conditions and developer contributions that may be considered necessary by the council.

TCP/11/16(495) – 17/01130/IPL - Erection of a dwellinghouse (in principle) at land 50 metres north of East Saucher House, Saucher, Kinrossie

REPRESENTATIONS

Comments for Planning Application 17/01130/IPL

Application Summary

Application Number: 17/01130/IPL

Address: Land 50 Metres North Of East Saucher House Saucher Kinrossie

Proposal: Erection of a dwellinghouse (in principle)

Case Officer: Andrew Baxter

Customer Details

Name: Mr James Sinclair

Address: Dunsinnan House, Perth PH2 6DB

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inappropriate Land Use

Comment: I find it hard to believe this site is big enough to supply its own soak away for drainage. it is also inappropriate to start a precedent of a 2nd line of houses along a linear settlement.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	17/01130/IPL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin [REDACTED]
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 50 Metres North Of East Saucher House, Saucher, Kinrossie		
Comments on the proposal	<p>Primary Education</p> <p>With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.</p> <p>This proposal is within the catchment of Collace Primary School.</p> <p>Transport Infrastructure</p> <p>With reference to the above planning application the Council Transport Infrastructure Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth.</p> <p>The application falls within the identified Transport Infrastructure Supplementary Guidance boundary and a condition to reflect this should be attached to any planning application granted.</p>		
Recommended planning condition(s)	<p>Primary Education</p> <p>CO01 The development shall be in accordance with the requirements of Perth & Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2016 in line with Policy PM3: Infrastructure Contributions of the Perth & Kinross Local Development Plan 2014 with particular regard to primary education infrastructure, unless otherwise agreed in writing with the Council as Planning Authority.</p> <p>RCO00 Reason – To ensure the development is in accordance with the terms of the Perth and Kinross Council Local Development Plan 2014 and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance 2016.</p>		

	<p>Transport Infrastructure</p> <p>CO00 The development shall be in accordance with the requirements of Perth & Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2016 in line with Policy PM3: Infrastructure Contributions of the Perth & Kinross Local Development Plan 2014 with particular regard to transport infrastructure, unless otherwise agreed in writing with the Council as Planning Authority.</p> <p>RCO00 Reason – To ensure the development is in accordance with the terms of the Perth and Kinross Council Local Development Plan 2014 and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance 2016.</p>
Recommended informative(s) for applicant	N/A
Date comments returned	17 July 2017

17/07/2017

Perth & Kinross Council
Pullar House 35 Kinnoull Street
Perth
PH1 5GD



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

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Local Planner

PH2 Kinrossie Land 50 Metres N Of East Saucher Hse
PLANNING APPLICATION NUMBER: 17/01130/IPL
OUR REFERENCE: 747710
PROPOSAL: Erection of a dwellinghouse (in principle)

Please quote our reference in all future correspondence

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:

Water

- There is currently sufficient capacity in the Lintrathen Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Foul

- This proposed development will be fed from Saucher Sep Waste Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity at this time so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water. The applicant can download a copy of our PDE Application Form, and other useful guides, from Scottish Water's website at the following link
www.scottishwater.co.uk/business/connections/connecting-your-property/new-development-process-and-applications-forms/pre-development-application

The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

General notes:

- **Scottish Water asset plans can be obtained from our appointed asset plan providers:**

Site Investigation Services (UK) Ltd

Tel: 0333 123 1223

Email: sw@sisplan.co.uk

www.sisplan.co.uk

- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.
- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
- **Please find all of our application forms on our website at the following link**
<https://www.scottishwater.co.uk/business/connections/connecting-your-property/new-development-process-and-applications-forms>

Next Steps:

- **Single Property/Less than 10 dwellings**

For developments of less than 10 domestic dwellings (or non-domestic equivalent) we will require a formal technical application to be submitted directly to Scottish Water or via the chosen Licensed Provider if non domestic, once full planning permission has been granted. Please note in some instances we will require a Pre-Development Enquiry Form to be submitted (for example rural location which are deemed to have a significant impact on our infrastructure) however we will make you aware of this if required.

- **10 or more domestic dwellings:**

For developments of 10 or more domestic dwellings (or non-domestic equivalent) we require a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

- **Non Domestic/Commercial Property:**

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened up to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

- **Trade Effluent Discharge from Non Dom Property:**

Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.

If you are in any doubt as to whether or not the discharge from your premises is likely to be considered to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found using the following link <https://www.scottishwater.co.uk/business/our-services/compliance/trade-effluent/trade-effluent-documents/trade-effluent-notice-form-h>

Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

If the applicant requires any further assistance or information, please contact our Development Operations Central Support Team on 0800 389 0379 or at planningconsultations@scottishwater.co.uk.

Yours sincerely

Angela Allison

Angela.Allison@scottishwater.co.uk

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	17/01130/IPL	Comments provided by	Niall Moran
Service/Section	Transport Planning	Contact Details	██████
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 50 Metres North Of East Saucher House Saucher Kinrossie		
Comments on the proposal	Insofar as the Roads matters are concerned I do not object to the proposed development provided the condition indicated below is applied.		
Recommended planning condition(s)	<p>PP00 The development shall not commence until the following specified matters have been the subject of a formal planning application for the approval of the Council as Planning Authority: the siting, design and external appearance of the development, the hard and soft landscaping of the site, all means of enclosure, means of access to the site, vehicle parking and turning facilities, levels, drainage and waste management provision.</p> <p>RPP00 Reason - This is a Planning Permission in Principle under Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by Section 21 of the Planning etc. (Scotland) Act 2006.</p>		
Recommended informative(s) for applicant			
Date comments returned	21 July 2017		

CHX Planning Local Review Body - Generic Email Account

From: Jamie Sinclair [REDACTED]
Sent: 08 November 2017 10:39
To: CHX Planning Local Review Body - Generic Email Account
Subject: Application Ref 17/01130/IPL Saucher

Dear Local review body,

I am surprised that this application has been passed at all without considerations for parking or drainage being made. There has just been a general assumption that either a soak away is possible or that drainage will be accessed across Dunsinnan Estate ground. It is my belief that any permissions should be closely tied to service capability from the outset.

The applicants grounds for review to remove the restriction for upper level accommodation is an effort to increase the occupancy of the dwelling and this will have further impact on parking and drainage. Any increase in potential occupancy should be closely tied to potential of a modern soak away as drainage is not likely across the village green. Furthermore the likely hood nowadays is that a 2 or 3 bedroom house will need parking for up to 3 cars and this should be shown to be provided for before outline planning.

The house in front will already have severely restricted the potential for parking by this subdivision which encourages parking on the village green and I am assuming it is already hooked up to the small council septic tank otherwise it too will have drainage problems in future when trying to comply with modern soak away requirements.

I agree with the single storey condition implemented to keep the new property in keeping with the village and am of the opinion that accommodation in the roof space would ultimately lead to higher roof pitch or dormer windows which would reduce the cottage appearance.

Yours sincerely Jamie Sinclair, Dunsinnan Estate.

CHX Planning Local Review Body - Generic Email Account

From: Mark Myles <mm@mbmplanning.co.uk>
Sent: 22 November 2017 09:39
To: CHX Planning Local Review Body - Generic Email Account
Subject: TCP/11/16(495) - Notice of Review - Proposed modification to condition no.5 on planning permission in principle (17/01130/IPL)

Dear Paige

Thank you for your letter of 16th November 2017 enclosing a copy of a further representation received in respect of the above Notice of Review and I would comment as follows.

The objector fails to acknowledge that condition number 1 on the planning permission in principle already covers matters relating to parking provision and private drainage requirements.

The proposed amendment to condition no.5 would still ensure that the dwellinghouse would be of single storey proportions and appearance. Allowing for some flexibility in the future design and the option to have some limited accommodation within the roofspace is not an effort to increase the occupancy of the house.

As explained in our original statement removing the restriction that currently prevents upper level accommodation within the roof space actually has the potential to reduce the footprint of any future house, thus increasing the amenity space around the house as well as actually increasing the options and space that would be available for parking and private drainage works (which are clearly a major concern to the objector) but in any event would all be considered in detail at the matters specified in conditions application stage.

There already are a mix of heights and scales of properties in Saucher and notwithstanding the objector's comments about ensuring the new house is of cottage appearance and in keeping with the village, it should be noted that the modern house located immediately to the south of this site (East Saucher House) has accommodation within its roofspace and dormer windows at a first floor level.

As stated previously the appellants are content for the condition no.5 to continue to restrict the property to single storey proportions and appearance to provide safeguards and protection over residential amenity. However, in this case there is no need or justification for the condition to also prevent a small amount of living accommodation from being designed into the roofspace of a property that would still be of single storey proportions and appearance.

I look forward to hearing from you to confirm when this case will be presented to the LRB.

Kind regards

Mark Myles
MBM Planning & Development
Algo Business Centre
Glennearn Road
PERTH
PH2 0NJ

01738 450506
07887 801965

