

<p>TCP/11/16(375) Planning Application – 15/00352/FLL – Erection of replacement dwellinghouse, 59 Bonhard Road, Scone</p>

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TCP/11/16(375)
Planning Application – 15/00352/FLL – Erection of
replacement dwellinghouse, 59 Bonhard Road, Scone

**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 necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000127939-001

The online ref number 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:

James Paul Associates

Ref. Number:

First Name: *

Angus

Last Name: *

Paul

Telephone Number: *

01382 737866

Extension Number:

Mobile Number:

Fax Number:

01382 480315

Email Address: *

angus@jamespaulassociates.co.uk

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

Building Name:

Building Number:

4

Address 1 (Street): *

Brook Street

Address 2:

Broughty Ferry

Town/City: *

Dundee

Country: *

UK

Postcode: *

DD5 1DP

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="Mr"/>
Other Title:	<input type="text"/>
First Name: *	<input type="text" value="Gary"/>
Last Name: *	<input type="text" value="Cumming"/>
Company/Organisation:	<input type="text"/>
Telephone Number:	<input type="text"/>
Extension Number:	<input type="text"/>
Mobile Number:	<input type="text"/>
Fax Number:	<input type="text"/>
Email Address:	<input type="text"/>

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

Building Name:	<input type="text"/>
Building Number:	<input type="text" value="59"/>
Address 1 (Street): *	<input type="text" value="Bonhard Road"/>
Address 2:	<input type="text" value="Scone"/>
Town/City: *	<input type="text" value="Perth"/>
Country: *	<input type="text" value="United Kingdom"/>
Postcode: *	<input type="text" value="PH2 6QB"/>

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
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Full postal address of the site (including postcode where available):

Address 1:	<input type="text"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text"/>	Town/City/Settlement:	<input type="text"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text"/>
Address 4:	<input type="text"/>		

Please identify/describe the location of the site or sites.

Northing	<input type="text" value="725931"/>	Easting	<input type="text" value="314289"/>
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Description of the Proposal

Please provide a description of the 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)

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 of 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.

See supporting documents section.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? *

☐ Yes ☒ No

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)

Application Form, Decision Notice, Perth & Kinross Council Report of Handling, Application Support Statement, Location Plan, James Paul Associates Plans No. 1683-PA-02B & 03.

Application Details

Please provide details of the application and decision.

What is the application reference number? *

15-00352-FLL

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

02/03/15

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

15/05/15

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: Angus Paul

Declaration Date: 04/08/2015

Submission Date: 04/08/2015

STATEMENT OF REVIEW.

15/00352/FLL Erection of a replacement dwellinghouse, 59 Bonhard Road, Scone.

The proposal is to replace the applicants existing house which is no longer fit for his purposes with a modern contemporary house utilising modern building techniques and materials. The house has been in the family for 3 generations with the current owners grandfather having first purchased the house in 1955. The applicant has a very strong attachment to the site and its location in Scone and would like to remain living on the site. Considerable time and effort has been expended into producing a modern house design for this site.

There is only one reason for refusal which relates solely to the design of the proposed dwelling house and its relationship with the character of the immediate area and its visual impact.

We would stand by our Planning Support Statement and state that there is no established architectural style in the area. This is accepted by the planning case officer in the Report of Handling where he states in the paragraph headed 'Design and Layout' that he notes that there are a mixture of designs on some plots in the local area. A view of the photographs in the Planning Support Statement confirms this with a mixture of one, one and a half, and two storey properties evident, some with mansard roofs, some with flat roof elements, and some of a more modern design (photograph 8). The planning case officer makes great play of the fact that the proposed house bears no relationship to the established built form in the **immediate** area but fails to take account of the wider local area where there is a range of styles and designs evident. Similarly, it is stated that the bulk and massing fails to relate to the established character of the area, but again we would refer to our Planning Support Statement, photographs 5 and 7, where buildings of a similar bulk and mass are evident.

Several new houses are being constructed to the north and east of the application site. Although these are of one and a half storey design, because they have a pitched roof their roofline will be similar to the proposed house.

There are no Listed buildings in the whole of Bonhard Road and the area is not part of a Conservation Area.

It is noted in the Report of Handling that the proposed house will have no significant impact in terms of residential amenity, and this seems to be at odds with the use of Policy RD1 in the reason for refusal which states that residential amenity should be protected. We would, given the above, argue that the proposed house also complies with policies PM1A and PM1B in that it does contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the area. Also in accordance with Policy PM1A, the house is designed with climate change mitigation and adaption in mind, it being triple glazed with wall and roof insulation fifty percent above Building Standards requirements.

It is accepted that the proposed house is of a modern contemporary design, having high insulation standards which are encouraged with the present environmental and carbon issues affecting building design. The existing house on the site is coming to the end of its natural life and will require huge expense to bring it up to a reasonable environmental standard. Its replacement with a modern design in an area of mixed house design with no buildings of 'Listed' standard would seem more than acceptable.

JAMES PAUL ASSOCIATES
31 JULY 2015.

PERTH AND KINROSS COUNCIL

Mr Gary Cumming
c/o James Paul Associates
Angus Paul
4 Brook Street
Broughty Ferry
Dundee
DD5 1DP

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 15.05.2015

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: 15/00352/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 March 2015 for permission for **Erection of replacement dwellinghouse 59 Bonhard Road Scone** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The proposed replacement dwellinghouse is contrary to Policy PM1A and B and Policy RD1 of the Perth and Kinross Local Development Plan 2014 as the design of the replacement dwellinghouse results in a bulk and massing of development which fails to relate to the established character of the area and the design and proportions of houses in the immediate vicinity. As a result the proposed dwellinghouse would have a detrimental impact on the visual amenity of the area.

Justification

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

The plans relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

15/00352/1

15/00352/2

15/00352/3

REPORT OF HANDLING

DELEGATED REPORT

Ref No	15/00352/FLL	
Ward No	-	
Due Determination Date	11.05.2015	
Case Officer	John Williamson	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Erection of replacement dwellinghouse

LOCATION: 59 Bonhard Road Scone

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: 16 April 2015

SITE PHOTOGRAPHS





BACKGROUND AND DESCRIPTION OF PROPOSAL

Full planning consent is sought for the erection of a replacement dwellinghouse at 59 Bonhard Road in Scone. The application site is currently occupied by a brown dry dash bungalow with a concrete tiled roof. The application site sits on the north side of Bonhard Road with a series of similar bungalows located to the west along the north side of the road. To east and north of the site is a recently constructed pedestrian footpath which links Bonhard Road to the new AJ Stephen development at Bargarvie. Beyond this pedestrian footpath to the east a 1.5 storey dwellinghouse, which forms part of a wider housing site which was under construction at the time of my site visit. The proposal is to demolish the bungalow and erect a flat roof, two storey dwellinghouse within a similar position on the site but over a larger footprint. The proposed house is to be a full two storey dwelling finished in a mixture of smooth render and horizontal timber cladding. The roof is proposed to have a very slight slope on it from north to south and is to be finished in a sarnafill membrane. Dark grey and white upvc windows are proposed. The house is proposed to be 6m in height.

SITE HISTORY

None

PRE-APPLICATION CONSULTATION

Pre application Reference: None

NATIONAL POLICY AND GUIDANCE

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

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 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 principal policies are, in summary:

Policy RD1 - Residential Areas

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

Policy PM1A - Placemaking

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

Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

Policy TA1B - Transport Standards and Accessibility Requirements

Development proposals that involve significant travel generation should be well served by all modes of transport (in particular walking, cycling and public transport), provide safe access and appropriate car parking. Supplementary Guidance will set out when a travel plan and transport assessment is required.

Policy EP3B - Water, Environment and Drainage

Foul drainage from all developments within and close to settlement envelopes that have public sewerage systems will require connection to the public sewer. A private system will only be considered as a temporary measure or where there is little or no public sewerage system and it does not have an adverse effect on the natural and built environment, surrounding uses and the amenity of the area.

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.

OTHER POLICIES

Supplementary Guidance - Developer Contributions

CONSULTATION RESPONSES**INTERNAL**

Community Waste Advisor - Environment Service - comments provided regarding waste collection

Transport Planning - no objection

Education And Children's Services - no response within statutory period

Contributions Officer - no contribution required

EXTERNAL

Scottish Water - no response within statutory period

REPRESENTATIONS

A total of two letters of representation have been received which raises the following issues:

- Out of character with the area
- Design
- Scale

The issues above are addressed within the appraisal section of the report.

ADDITIONAL STATEMENTS RECEIVED:

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

APPRAISAL

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

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

Policy RD1 of the Local Development Plan (PKLDP) refers to residential areas and states that infill residential development at a density which represents the most efficient use of the site and respects its environs may be permitted. It also requires development to respect that character of an area. Policy PM1A contains similar criteria and requires the design, density and siting of development to respect the character and amenity of place. Policy PM1B states that the design and density of development should compliment its surroundings in terms of appearance, height, scale, massing and materials. In general terms the replacement of a dwellinghouse in this location is considered acceptable in principle.

Design and Layout

As described above the proposed dwellinghouse is to proposed to have a flat roof with accommodation proposed over a full two storey design. This results in a block like dwellinghouse which in my view has no relationship to the established built form in the immediate vicinity. The neighbouring dwellinghouses are either single storey bungalows with gently sloping roofs or houses with traditionally proportioned roofs where upstairs accommodation is accommodated within dormer windows in the roof space. I note that the applicant's supporting letter and subsequent email indicates the presence of some other designs in the local area and considers the established character to be relatively mixed. Whilst I note that there are a mixture of designs on some plots in the local area, the application site will be viewed in its immediate context with either bungalows or the neighbouring new build developments which have traditional proportions. The design proposed on the site moves away entirely from this established character within the immediate vicinity and introduces a house with a mass and bulk which is completely at odds with the residential character of the surrounding area. It is noted that an attempt has been made to reduce the bulk and massing by introducing two separate finishing materials but this is not considered sufficient to alleviate the concerns regarding the bulk and mass of the proposed house. Furthermore the block type nature of the dwelling also results in a relatively uninspiring, blank east elevation which will be clearly visible as one travels west bound on Bonhard Road due to the presence of the footpath which is considered to impact detrimentally on the visual amenity of the area. As such the overall design of the house and the resultant bulk and massing fails to relate to the established character of the area and the proposal is therefore contrary to Policy PM1A and B and RD1. As outlined above the principle of a replacement house is considered acceptable, however the design of the dwelling requires to be altered to better reflect the surrounding area.

Residential Amenity

Policy PM1A and B, together with Policy RD1 all require new development to respect the amenity of neighbouring properties. In this instance the proposed dwellinghouse is to be located closer the west boundary of the site and to number 57 Bonhard Road. However the windows on this elevation are limited to those serving a utility room and bathroom. Given the use of these rooms there is not considered to be any significant impact in terms of overlooking from these windows. Likewise, the east elevation includes a series of small windows which appear to have been designed to provide light into rooms and the majority serve a stairwell. Given the presence of the footpath on the eastern side of the site and the distance to the neighbouring property, which is under construction, I am satisfied that overlooking will be negligible.

As the west boundary is moving closer to number 57 there is scope for this to result in increased levels of overshadowing to this property. There is an element of mutual overshadowing from the properties which occurs in this location given the proximity of the dwellings and I am not convinced that the

new house would result in overshadowing which is significantly worse than the existing situation.

Drainage

The house is proposed to connect to the existing public drainage system in the area.

Access and Parking

The house is proposed to be served by a similar driveway access and parking area as the existing house. Appropriate parking and turning facilities are therefore proposed and in accordance with Policy TA1B.

Developer Contributions

As this proposal involves the replacement of an existing dwelling there is no requirement for a developer contribution.

Economic Impact

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

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with the approved TAYplan 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 approval subject to conditions.

APPLICATION PROCESSING TIME

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

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Reason for Recommendation

The proposed replacement dwellinghouse is contrary to Policy PM1A and B and Policy RD1 of the Perth and Kinross Local Development Plan 2014 as the design of the replacement dwellinghouse results in a bulk and massing of development which fails to relate to the established character of the area and the design and proportions of houses in the immediate vicinity. As a result the proposed dwellinghouse would have a detrimental impact on the visual amenity of the area.

Justification

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

Informatives

None

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

15/00352/1

15/00352/2

15/00352/3

Date of Report 14.05.2015



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 necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000112345-001

The online ref number 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.

Type of Application

What is this application for? Please select one of the following: *

We strongly recommend that you refer to the help text before you complete this section.

- ☒ Application for Planning Permission (including changes of use and surface mineral working)
- ☐ Application for Planning Permission in Principle
- ☐ Further Application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Demolition of existing house and the erection of a new house.

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

☐ Yes ☒ No

Have the works already been started or completed? *

☒ No ☐ Yes - Started ☐ Yes - Completed

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:	James Paul Associates
Ref. Number:	
First Name: *	Angus
Last Name: *	Paul
Telephone Number: *	01382 737866
Extension Number:	
Mobile Number:	
Fax Number:	01382 480315
Email Address: *	enquiries@jamespaulassociates.co.uk

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

Building Name:	
Building Number:	4
Address 1 (Street): *	Brook Street
Address 2:	Broughty Ferry
Town/City: *	Dundee
Country: *	UK
Postcode: *	DD5 1DP

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


☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *	Mr
Other Title:	
First Name: *	Gary
Last Name: *	Cumming
Company/Organisation:	
Telephone Number:	
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address:	

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

Building Name:	
Building Number:	
Address 1 (Street): *	
Address 2:	
Town/City: *	
Country: *	
Postcode: *	

Site Address Details

Planning Authority:

Perth and Kinross Council

Full postal address of the site (including postcode where available):

Address 1:

59 Bonhard Road

Address 5:

Address 2:

Scone

Town/City/Settlement:

Perth

Address 3:

Post Code:

PH2 6QB

Address 4:

Please identify/describe the location of the site or sites.

Northing

725932

Easting

314289

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

700.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: (Max 500 characters)

House and garden

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? *

☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site? *

2

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the total of existing and any new spaces or a reduced number of spaces)? *

2

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycle spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

☐ Yes ☒ No

Do your proposals make provision for sustainable drainage of surface water? (e.g. SUDS arrangements) *

☒ Yes ☐ No

Note: -

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

☒ Yes

☐ No, using a private water supply

☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? *

☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

☒ Yes ☐ No

If Yes or No, please provide further details:(Max 500 characters)

Area shown for domestic refuse bins.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

☒ Yes ☐ No

How many units do you propose in total? *

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development - Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 ? *

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land ? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed: Angus Paul

On behalf of: Mr Gary Cumming

Date: 23/02/2015

☒ Please tick here to certify this Certificate. *

Checklist - Application for Planning Permission

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major developments (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

☒ Site Layout Plan or Block plan.

☒ Elevations.

☒ Floor plans.

☒ Cross sections.

☒ Roof plan.

☐ Master Plan/Framework Plan.

☐ Landscape plan.

☒ Photographs and/or photomontages.

☐ Other.

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. *

☐ Yes ☒ N/A

A Flood Risk Assessment. *

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

☐ Yes ☒ N/A

Drainage/SUDS layout. *

☒ Yes ☐ N/A

A Transport Assessment or Travel Plan. *

☐ Yes ☒ N/A

Contaminated Land Assessment. *

☐ Yes ☒ N/A

Habitat Survey. *

☐ Yes ☒ N/A

A Processing Agreement *

☐ Yes ☒ N/A

Other Statements (please specify). (Max 500 characters)

Declare - For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying plans/drawings and additional information are provided as a part of this application .

Declaration Name: Angus Paul

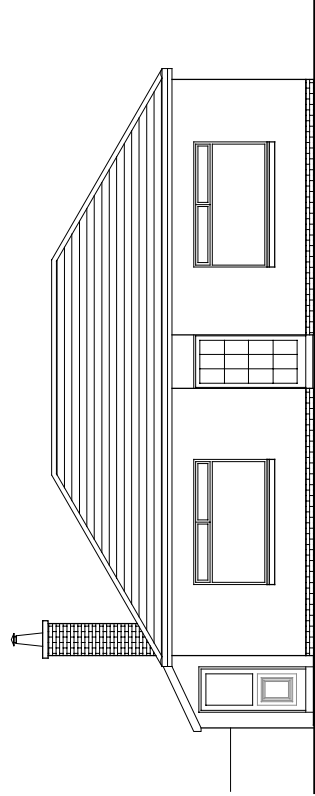
Declaration Date: 02/03/2015

Submission Date: 02/03/2015

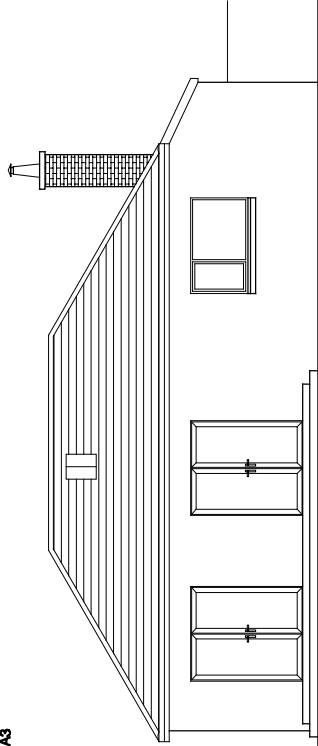
Payment Details

Cheque: James Paul Associates, 002058

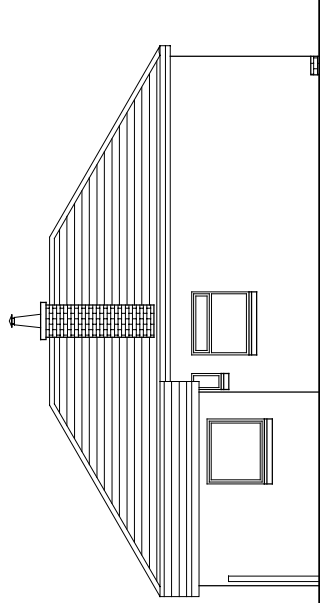
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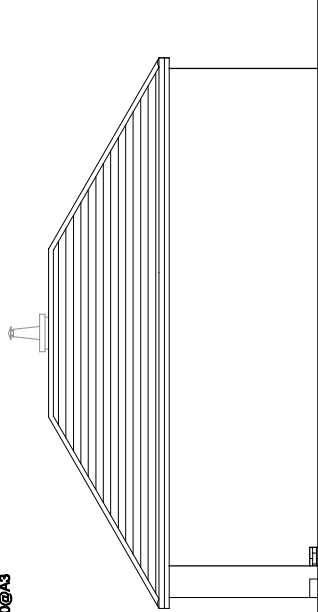
Existing South Elevation
Scale 1:100@A3



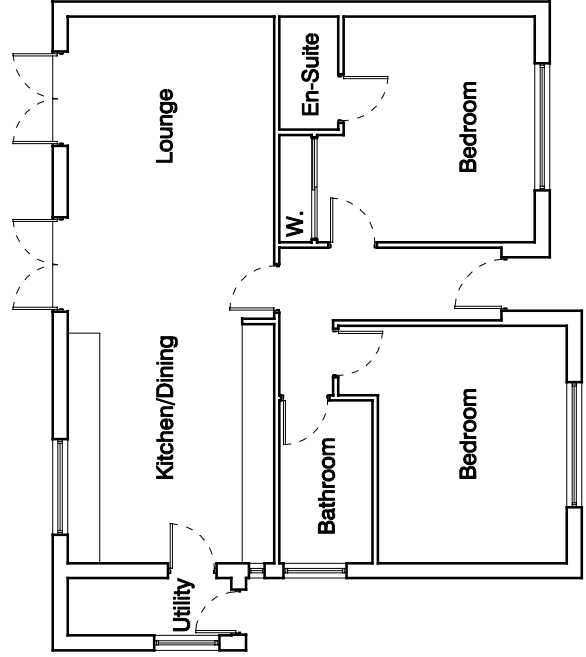
Existing North Elevation
Scale 1:100@A3



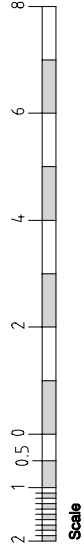
Existing West Elevation
Scale 1:100@A3



Existing East Elevation
Scale 1:100@A3



Existing Floor Plan
Scale 1:100@A3



REVISIONS			
Project Title : Proposed Dwelling House 59 Bonhard Road Score			
Sheet Contents : Existing House		Drawing Number : 1683/PA/03	
Drawn by : JC	Checked by : RFPaul	Date : March 2016	Revision : 1:100 @ A3
JAMES PAUL ASSOCIATES Architects, Town Planning Consultants & Landscape Architects 4 Church Square, Bury, Greater Manchester M8 1JG Tel: 0161 778 7888 Fax: 0161 778 7888 E-mail: enquiries@jamespaul.co.uk			
This drawing is COPYRIGHT and should therefore not be copied / reproduced without the prior consent of JAMES PAUL ASSOCIATES			

JAMES PAUL ASSOCIATES

4 Brook Street, Broughty Ferry, Dundee DD5 1DP.
Telephone. (01382) 737866 Fax. (01382) 480315
E-mail: enquiries@jamespaulassociates.co.uk

PLANNING SUPPORT STATEMENT

PROPOSED NEW HOUSE, 59 BONHARD ROAD, SCONE

The proposals are to remove an existing house on the site and construct a new 2 storey house.

The new house has a low mono pitch roof which will reduce the overall visual impact of the building.

The house is of a contemporary design. There is no established “architectural style” within the area, as can be seen by the attached photographs.

The new house will provide modern family living.

The house will have a large private garden and appropriate car parking facilities.

The design and style of the house is such that it will improve the housing stock of Scone.

JAMES PAUL ASSOCIATES
2 MARCH, 2015



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 7



PHOTO 6



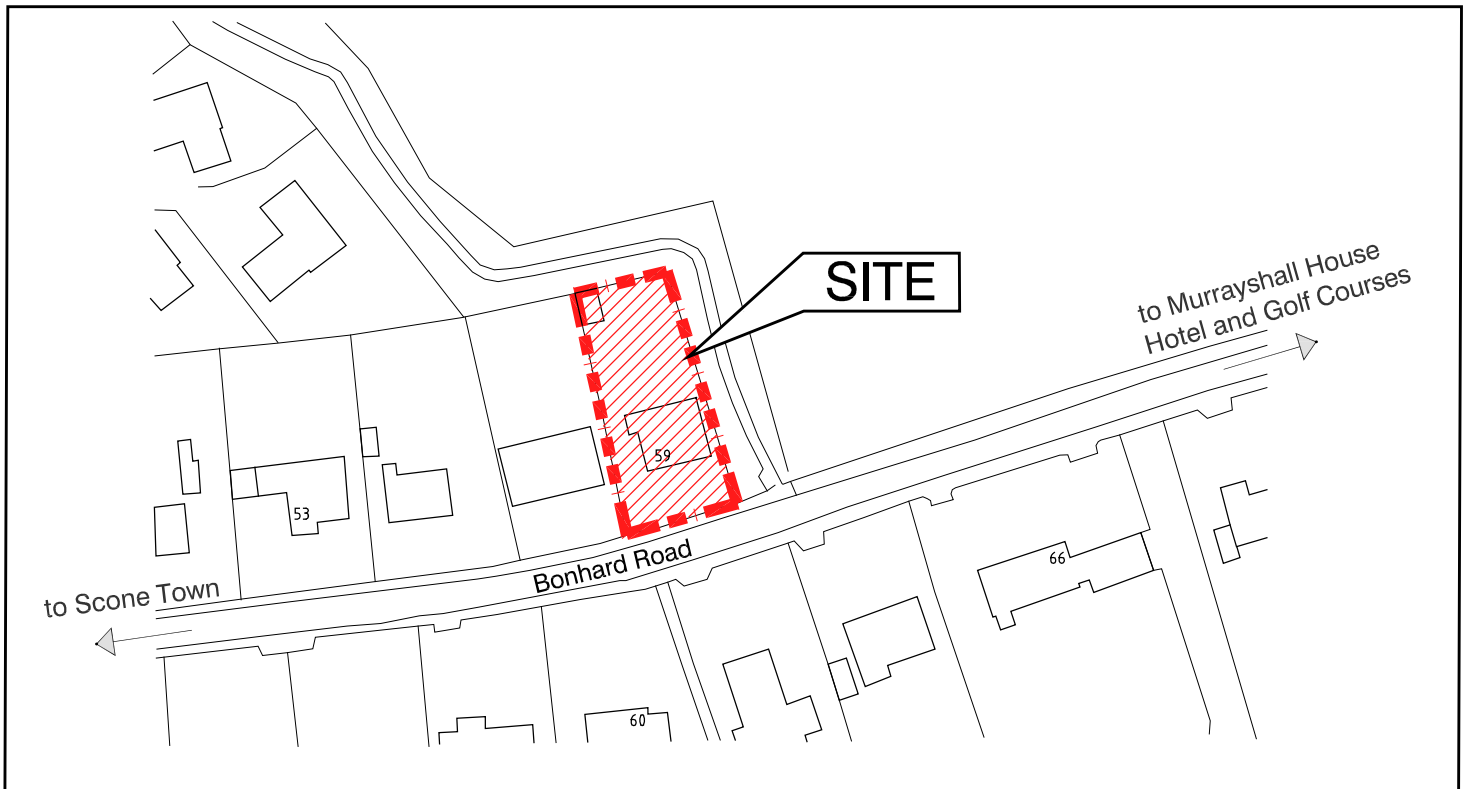
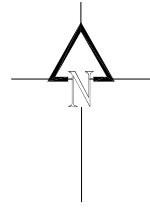
PHOTO 8

<p>TCP/11/16(375) Planning Application – 15/00352/FLL – Erection of replacement dwellinghouse, 59 Bonhard Road, Scone</p>

PLANNING DECISION NOTICE

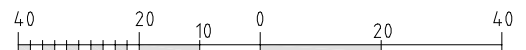
REPORT OF HANDLING

REFERENCE DOCUMENT (part included in applicants
submission, see pages 321-322)



LOCATION PLAN

Scale 1:1250 @A4



Project Title : Proposed Dwelling House 59 Bonhard Road Scone	
Sheet Contents : Location Plan	
Drawn by : KS	Drawing Number : 1683/PA/01
Checked by : RP	
Date : 2015.02.12	
Scale : 1:1250 @ A4	Revision :

JAMES PAUL ASSOCIATES
Architects, Town Planning Consultants & Landscape Architects
4 Brook Street, Broughty Ferry, Dundee DD5 1DP
Tel.: 01382 737866
Fax: 01382 480315
E-mail: enquiries@jamespaulassociates.co.uk

PLANNING

329

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TCP/11/16(375)
Planning Application – 15/00352/FLL – Erection of
replacement dwellinghouse, 59 Bonhard Road, Scone

REPRESENTATIONS

Dr David Gordon (Objects)**Comment submitted date: Thu 26 Mar 2015**

Clarification of previous comment due to changes made to text by planning software, which clearly has a limited character repertoire.

The word traditional should be enclosed in inverted commas not question-marks.

The reference to 1? storey should read one and a half storey.

Comment submitted date: Thu 26 Mar 2015

We regret having to make this objection since we have no desire to prevent neighbours having a house suitable for their needs. However, the design of the replacement house proposed is entirely out of keeping with the neighbourhood.

There is a delightful diversity of styles of house in the neighbourhood. However almost all houses, including all seven currently being built to the east of number 59 by Stephens as part of their Balgarvie development, are of ?traditional? 1? storey appearance, with steep-pitched tile or slate roofs and dormers. There are three exceptions, two of which are 2-story buildings of traditional appearance, and one of which is a more modern design but which sits below the road and is largely screened by a high garden wall.

The replacement house proposed in this application is of an unsuitable design for its location in a ?traditional? neighbourhood. It will appear bulky and box-like, with an elevation across the full width of c.4.7m compared with the current maximum roof elevation of c.4.4m on the ridge which occupies under one third of the hipped roof, and a fall of only c.0.3m on the roof from back to front.

We have no wish to cause problems for our neighbours and would be happy to support a proposal with a design better suited to the character of the neighbourhood.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	15/00352/FLL	Comments provided by	Lucy Garthwaite
Service/Section	Waste Services	Contact Details	01738 475262
Description of Proposal	Erection of replacement dwellinghouse		
Address of site	59 Bonhard Road Scone		
Comments on the proposal	Waste and recycling bins to be uplifted from Bonhard Road.		
Recommended planning condition(s)			
Recommended informative(s) for applicant	It is recommended that the developer create a bin presentation area comprising level hard surface.		
Date comments returned	27/3/15		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	15/00352/FLL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin Tel: 01738 475381 Email: emclaughlin@pkc.gov.uk
Description of Proposal	Erection of replacement dwellinghouse		
Address of site	59 Bonhard Road Scone for Mr Gary Cumming		
Comments on the proposal	<p>NB: Should the planning application be successful and such permission not be implemented within the time scale allowed and the applicant subsequently requests to renew the original permission a reassessment may be carried out in relation to the Council's policies and mitigation rates pertaining at the time.</p> <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 Robert Douglas Memorial Primary School.</p> <p>The proposal is for a replacement of an existing dwelling. The Developer Contributions Supplementary Guidance will not apply.</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 proposal is for a replacement of an existing dwelling. The Transport Infrastructure Supplementary Guidance will not apply.</p>		
Recommended planning condition(s)	<p>Summary of Requirements</p> <p>Education: N/A Transport Infrastructure: N/A</p> <p>Total: N/A</p>		

Recommended informative(s) for applicant	N/A
Date comments returned	30 March 2015

Mrs Lorna Doherty (Objects)

Comment submitted date: Wed 08 Apr 2015

Plan not in keeping with the rest of the houses in street

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	15/00352/FLL	Comments provided by	Tony Maric Transport Planning Officer
Service/Section	Transport Planning	Contact Details	75329 amaric@pkc.gov.uk
Description of Proposal	Erection of replacement dwellinghouse		
Address of site	59 Bonhard Road Scone		
Comments on the proposal	Insofar as the roads matters are concerned the proposal intends to utilise an existing access that is deemed to be satisfactory and the plans show adequate parking and turning facilities. Therefore, I have no objections to this proposal.		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	23 April 2015		

CHX Planning Local Review Body - Generic Email Account

From: Dave Gordon [REDACTED]
Sent: 02 September 2015 18:25
To: CHX Planning Local Review Body - Generic Email Account
Subject: Local review body: 15/00352/FLL

Town & Country Planning (Scotland) Act 1997 The Town & Country Planning (Schemes of Delegation & Local Review Procedure) (Scotland) Regulations 2013

Application Ref: 15/00352/FLL – Erection of replacement dwellinghouse, 59 Bonhard Road, Scone – Mr G Cumming

With reference to this application, as a neighbour we stand by our original comments and support the officer's decision. Like the applicant, we are concerned about climate change and, at modest cost, over the last five years have upgraded our house from an EPC grade E to grade B, now using half the electricity and gas of the average Scottish house. Our property is of similar age and style to the applicant's.

This shows that it is open to the applicant to adopt a design of house more in keeping with the neighbourhood and achieve a high degree of climate change mitigation with such a design. A site visit by the Review Panel would confirm that the proposed design would stick out like a sore thumb.

--

Dave & Kathryn Gordon
60 Bonhard Road
Scone
Perthshire
PH2 6QB

[REDACTED]

CHX Planning Local Review Body - Generic Email Account

From: Angus Paul <Angus@jamespaulassociates.co.uk>
Sent: 09 September 2015 08:07
To: CHX Planning Local Review Body - Generic Email Account
Subject: RE: TCP/11/16(375)

Audrey,

We have no further comment to make on this representation.

Regards

Angus Paul
James Paul Associates

