

LRB-2023-45

23/00921/FLL – Alterations to boundary wall to form vehicular access, formation of driveway, car parking and paths at Lower Flat, Rose Cottage, Isla Road, Perth, PH2 7HG

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS *(part included in applicant's submission, pages 65-126)*



Mr Neil and Fiona Whittet
c/o John Russell
Interurban Developments Ltd
Inveralmond Business Centre
6 Auld Bond Road
Perth
PH1 3FX

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **7th August 2023**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **23/00921/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 June 2023 for Planning Permission for **Alterations to boundary wall to form vehicular access, formation of driveway, car parking and paths at Lower Flat Rose Cottage Isla Road Perth PH2 7HG**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

- 1 Approval would be contrary to National Planning Framework 4 Policy 14 (a) where the proposal is designed in such a way that does not improve the quality of the area, and (b) lacks connected designing for pedestrian experience relating to safety and inappropriate connectivity to the public road network inconsistent with the 'connected' quality of a successful place, and (c); Policy 16 criteria (g)(i) where the proposal lacks full clarity on gatepier material finishes; and Policy 18 (b) where there would be a resultant detrimental impact onto the infrastructure network; and as informed by Placemaking Supplementary Guidance, the National Roads Development Guide and Designing Streets.
- 2 Approval would be contrary to the Perth and Kinross Local Development Plan 2 Policy 1A and 1B with particular note to criteria (a), (c) and (e) where the proposal would result in road user and pedestrian safety issues at its access point and full clarity of gatepier material finishes have not been provided; and Policy 60B where the proposal has not been designed for the safety of all potential users; and as informed by the National Roads Development Guide and Designing Streets.

Justification

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

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

Plan Reference

01

02

03

04

05

06

07

08

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10

REPORT OF HANDLING

DELEGATED REPORT

Ref No	23/00921/FLL	
Ward No	P12- Perth City Centre	
Due Determination Date	11th August 2023	
Draft Report Date	4th August 2023	
Report Issued by	AR	Date 4.8.23

PROPOSAL: Alterations to boundary wall to form vehicular access, formation of driveway, car parking and paths

LOCATION: Lower Flat Rose Cottage Isla Road Perth PH2 7HG

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.

BACKGROUND AND DESCRIPTION OF PROPOSAL

Rose Cottage is a traditional two-storey detached building split into two flatted residences. The building is a category C listed building (HES ref. LB39483) and can be accessed, via pedestrian access, from Isla Road (A93). The application seeks detailed planning permission for the formation of a vehicular access, driveway, parking area and paths within the property's front curtilage and connecting to the adjoining A93.

An associated application for listed building consent (ref. 23/00922/LBC) has also been submitted and will be considered separately.

SITE HISTORY

No planning history.

PRE-APPLICATION CONSULTATION

Pre application Reference: none.

DEVELOPMENT PLAN

The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

National Planning Framework 4

The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy

sets out how to improve people's lives by making sustainable, liveable and productive spaces.

NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.

The Council's assessment of this application has considered the following policies of NPF4:

- Policy 7: Historic Assets and Places
- Policy 14: Design, Quality and Place
- Policy 16: Quality Homes
- Policy 18: Infrastructure First

Perth and Kinross Local Development Plan 2 – Adopted November 2019

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

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- Policy 17: Residential Areas
- Policy 27A: Listed Buildings
- Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

Statutory Supplementary Guidance

- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

OTHER POLICIES

Non Statutory Guidance

- [Planning Guidance - Planning & Biodiversity](#)

NATIONAL GUIDANCE

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

Planning Advice Notes

The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:

- PAN 40 Development Management
- PAN 75 Planning for Transport
- PAN 77 Designing Safer Places

Designing Streets 2010

Designing Streets is the policy statement in Scotland for street design and changes the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It was created to support the Scottish Government's place-making agenda, alongside Creating Places.

National Roads Development Guide 2014

This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

CONSULTATION RESPONSES

Internal

Transportation And Development (1st consultation)

Further details of the pedestrian and vehicle visibility splay required. Re-consultation required.

Transportation And Development (2nd consultation)

Updated response. Not in support of application due to lack of [pedestrian and vehicular visibility splay] information being provided.

Conservation Team

Internal discussion. No impact on the setting of nearby listed buildings.

Structures And Flooding

No concerns or objections.

Biodiversity/Tree Officer

No objection subject to condition if minded to approve.

REPRESENTATIONS

No representations were received.

Additional Statements Received:

Screening Opinion	Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment under Habitats Regulations	AA 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 comprises NPF4 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, involving considerations of the Council's other approved policies and supplementary guidance, these are discussed below only where relevant.

In this instance, section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining such an application as this to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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

Alterations and improvements to existing dwellings, are generally considered to be acceptable in principle. Nevertheless, consideration must be given to the scale, form, massing, design, position, proportions and external finishes of the proposed development, within the context of the application site, and whether it would have an adverse impact upon visual, residential or environmental amenity.

In this instance the proposals are considered inappropriate and cannot be approved due to the lack of requisite information and resulting concerns with the proposal's detrimental effect on public safety on exiting from the proposed vehicular access.

Design and Layout

The application seeks to introduce the formation of a two-vehicle parking area with turning head, driveway, access ramp, vehicular access and gate, all within and to the flatted building's front curtilage. A portion of the property's listed boundary wall would be altered and perforated to include two gatepiers either side of the vehicular entrance and a 2.5 metres wide vehicular gate opening. Dropped kerbs would also be sought.

Relating to the design, layout and finish of the proposed parking area, turning head and access ramp, finished with block paving to a recessive colour and texture finish and edging, there are no concerns however details of the specification and colour of the proposed external finishing materials for the gatepiers has not been provided in full. More crucially, the creation of the vehicular access presents pedestrian and vehicular safety concerns which will be discussed within the 'Roads and Access' section of this report.

The proposal does not comply with NPF4 Policy 14 (a), (b – connected) and (c) and Policy 16 (g)(i) relating to lack of full detail for gatepier finishes; LDP2 Policy 1A and 1B (a), (c) and (e); and as informed by Placemaking Supplementary Guidance and Designing Streets.

Residential and Visual Amenity

The proposal would present no residential amenity concerns in terms of overshadowing or overlooking and privacy impact given the nature of development. Equally, the development would not present any visual amenity concerns.

The proposal complies with NPF4 Policy 16 (g)(ii) and LDP2 Policy 17.

Roads, Access and Safety

On initial consultation with Transportation & Development (T&D) colleagues, it was highlighted that the agent had not provided or shown visibility splays for the vehicle access. It was requested that a pedestrian splay to the left and right of the vehicle access was to be shown. It was later confirmed that a vehicular visibility splay would also be required.

Further to the visibility splay requests, T&D noted that although unclear whether the number of car parking spaces meets the requirements of the National Roads Development Guide for the size of the flat, new spaces have been formed [nevertheless when compared to no spaces currently being on site]. Also, in the interests of safeguarding the historic environment, T&D were willing, in this instance, to allow a 2.5 metre wide vehicular access which falls short of the relevant minimum standard (2.75 metres).

Ultimately, further details were required to be in a position to support the application.

On discussing the case with the agent, the case was argued where “the provision of the pedestrian visibility splay depicted on PKC Type A and B Access is desirable from a transport planning perspective however, the inclusion of the pedestrian visibility splays is caveated ‘where appropriate’”. The agent further noted “pedestrians navigating the Isla Road and Dundee Road are already used to this type of configuration within the streetscape.” A vehicular access precedent justification document was provided (plan 10).

This document (plan 10) has been taken into full consideration however, in the interests of public safety and road safety, the application has been assessed on its own merits and individual site specifics. The proposed vehicular access would be flanked by a tall boundary wall and with minimal perforation of said wall, limited and obstructed peripheral visibility would result; entry and exit to the site is from a busy A-class public road; the vehicular access would be in close proximity to an operational bus stop; and presence of pedestrian activity inclusive of those alighting from public transport, all present factors that present concern where we must ensure that the safety of road and pedestrian users are addressed.

One key note within Designing Streets is that streets should be designed to be safe places. It goes on to mention that the absence of wide visibility splays at private driveways will encourage drivers to emerge more cautiously. Consideration should be given to whether this will be appropriate, taking into account the following: the frequency of vehicle movements; the amount of pedestrian activity; and the width of the footway. As informed by Designing Streets, it is considered that the visibility obstruction of the tall boundary walls would obscure a whole vehicle and pedestrian and can be

considered to have a significant impact on road safety, especially if vehicle users do not emerge cautiously.

As contained within National Roads Development Guide section 3.1, where any new development gains access to the existing road network, the junction would need to meet specific stopping sight distance and visibility requirements. This information is detailed within Designing Streets where, specific to this case, the stopping sight distance for the A93 (30mph) is 40 metres and 43 metres when adjusted for bonnet length. To meet visibility requirements, it must be ensured that views are not obstructed by vertical obstructions of more than 1.05 metres, to the left and right of the visibility splay. Furthermore, as per Perth & Kinross Council Vehicular Access Guide Type A Junction detail is relevant in understanding pedestrian visibility splay requirements – 2.4m x 2.4m in this case.

No visibility splay information was submitted by the agent. A quick assessment on the estimated pedestrian and vehicle visibility splay was carried out internally (see below) and the splay(s) would appear to be obstructed by structures more than 1.05 metres in height resulting in an inappropriate vehicular access design and layout. It cannot be dismissed that a detrimental impact to vehicle and pedestrian safety upon vehicle emergence from the proposed access point, could happen.



On re-consultation with Transportation & Development (T&D), an update was provided to confirm that full assessment of the vehicle access could not be carried out as further information was not submitted. As such, Transportation & Development could not offer support to the proposal.

The proposal does not comply with NPF4 Policy 14 (a), (b - connected) and (c) and Policy 18 (b); LDP2 Policy 60B (a); and as informed by the National Roads Development Guide and Designing Streets.

Drainage and Flooding

There are no drainage or flooding implications associated with this proposed development.

Conservation Considerations

It is a welcome approach that the proposed dountaking works represent a minimum amount of historic fabric loss sought in creating a vehicular access. Further to that, on consultation with Conservation Team colleagues, there are no concerns that the proposal in its entirety would impact on the setting of nearby listed buildings, including to the host listed building.

The proposal complies with NPF4 Policy 7 (c) and LDP2 Policy 27A.

Natural Heritage and Biodiversity

As noted on the proposed site plan (plan 06), it is proposed to remove three trees (T4, T6 and T7). On consultation with the Biodiversity Officer, the proposal raises no concerns subject to conditions being applied when minded for approval.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

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

Accordingly the proposal is refused on the grounds identified below.

Conditions and Reasons

1. Approval would be contrary to National Planning Framework 4 Policy 14 (a) where the proposal is designed in such a way that does not improve the quality of the area, and (b) lacks connected designing for pedestrian experience relating to safety and inappropriate connectivity to the public road network inconsistent with the 'connected' quality of a successful place, and (c); Policy 16 criteria (g)(i) where the proposal lacks full clarity on gatepier material finishes; and Policy 18 (b) where there would be a resultant detrimental impact onto the infrastructure network; and as informed by Placemaking Supplementary Guidance, the National Roads Development Guide and Designing Streets.

2. Approval would be contrary to the Perth and Kinross Local Development Plan 2 Policy 1A and 1B with particular note to criteria (a), (c) and (e) where the proposal would result in road user and pedestrian safety issues at its access point and full clarity of gatepier material finishes have not been provided; and Policy 60B where the proposal has not been designed for the safety of all potential users; and as informed by the National Roads Development Guide and Designing Streets.

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

- 1 There are no relevant informatives.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01 02 03 04 05 06 07 08 09 10



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 100630929-001

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.

Type of Application

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

- ☐ 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)

Alterations to boundary wall to form vehicular entrance, formation of driveway, parking and paths.

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

Has the work already been started and/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

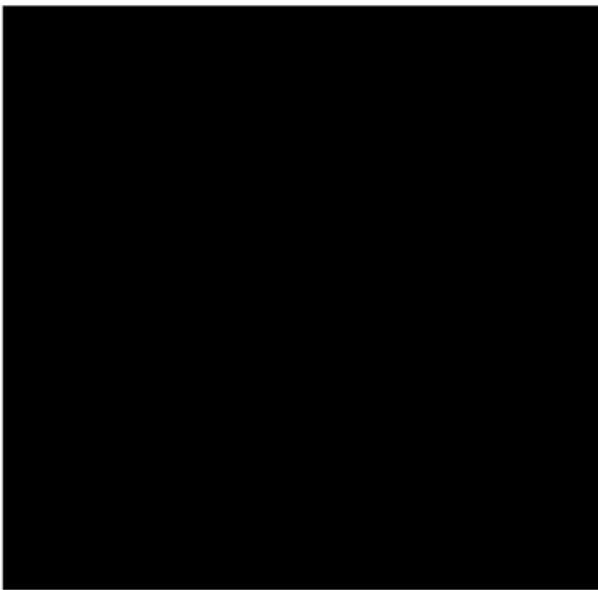
Company/Organisation:	Interurban Developments Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	John	Building Name:	Inveralmond Business Centre
Last Name: *	Russell	Building Number:	6
Telephone Number: *		Address 1 (Street): *	Auld Bond Road
Extension Number:		Address 2:	-
Mobile Number:		Town/City: *	Perth
Fax Number:		Country: *	United Kingdom
		Postcode: *	Ph1 3FX
Email Address: *			

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: *	Neil and Fiona	
Last Name: *	Whittet	
Company/Organisation		
Telephone Number: *		
Extension Number:		
Mobile Number:		
Fax Number:		
Email Address: *		

Site Address Details

Planning Authority:

Perth and Kinross Council

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

Address 1:

LOWER

Address 2:

ROSE COTTAGE

Address 3:

ISLA ROAD

Address 4:

Address 5:

Town/City/Settlement:

PERTH

Post Code:

PH2 7HG

Please identify/describe the location of the site or sites

Northing

724307

Easting

312255

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

751.00

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)

Residential - Flatted accommodation

Access and Parking

Are you proposing a new 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.

<p>Are you proposing any change to public paths, public rights of way or affecting any public right of access? * ≤ Yes T No</p> <p>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.</p>	
<p>How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?</p>	<div style="border: 1px solid black; padding: 2px 10px; width: 100px;">0</div>
<p>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)? *</p>	<div style="border: 1px solid black; padding: 2px 10px; width: 100px;">2</div>
<p>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, cycles spaces).</p>	
<h2 style="margin: 10px 0;">Water Supply and Drainage Arrangements</h2>	
<p>Will your proposal require new or altered water supply or drainage arrangements? * ≤ Yes T No</p>	
<p>Do your proposals make provision for sustainable drainage of surface water?? * T Yes ≤ No (e.g. SUDS arrangements) *</p> <p>Note:-</p> <p>Please include details of SUDS arrangements on your plans</p> <p>Selecting 'No' to the above question means that you could be in breach of Environmental legislation.</p>	
<p>Are you proposing to connect to the public water supply network? *</p> <p>≤ Yes</p> <p>≤ No, using a private water supply</p> <p>T No connection required</p> <p>If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).</p>	
<h2 style="margin: 10px 0;">Assessment of Flood Risk</h2>	
<p>Is the site within an area of known risk of flooding? * ≤ Yes T No ≤ Don't Know</p> <p>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.</p> <p>Do you think your proposal may increase the flood risk elsewhere? * ≤ Yes T No ≤ Don't Know</p>	
<h2 style="margin: 10px 0;">Trees</h2>	
<p>Are there any trees on or adjacent to the application site? * T Yes ≤ No</p> <p>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.</p>	
<h2 style="margin: 10px 0;">Waste Storage and Collection</h2>	
<p>Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * T Yes ≤ No</p>	

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

Existing bins are located beside the steps at the pedestrian entrance. Driveway hard surfacing will aid the presentation of waste and recycling bins and enable their relocation closer to the house.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? * ≤ Yes **T** No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? * ≤ Yes **T** 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 **T** 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 **T** No

Certificates and Notices

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

One Certificate must be completed and submitted along with the 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 **T** No

Is any of the land part of an agricultural holding? * ≤ Yes **T** No

Are you able to identify and give appropriate notice to ALL the other owners? * **T** Yes ≤ No

Certificate Required

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

Certificate B

Land Ownership Certificate

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

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] 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;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Mr Brian Stanners

Address:

[REDACTED]

Date of Service of Notice: *

14/04/2023

Name:

Address:

Roads Department Pullar House, , 35 Kinnoull Street, , Perth, , PH1 5GD

Date of Service of Notice: *

06/05/2023

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

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed: John Russell
On behalf of: Mr Neil and Fiona Whittet
Date: 04/06/2023

☐ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country 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 development (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 Country 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.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *	≤	Yes	T	N/A
A Design Statement or Design and Access Statement. *	T	Yes	≤	N/A
A Flood Risk Assessment. *	≤	Yes	T	N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *	≤	Yes	T	N/A
Drainage/SUDS layout. *	≤	Yes	T	N/A
A Transport Assessment or Travel Plan	≤	Yes	T	N/A
Contaminated Land Assessment. *	≤	Yes	T	N/A
Habitat Survey. *	≤	Yes	T	N/A
A Processing Agreement. *	≤	Yes	T	N/A

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

Tree survey, method statement

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: Mr John Russell

Declaration Date: 04/06/2023