

**LRB-2022-08 - 21/01586/FLL – Erection of a dwellinghouse, land 20 metres south east of 7 County Place, Stanley**

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**LRB-2022-08 - 21/01586/FLL – Erection of a dwellinghouse, land 20 metres south east of 7 County Place, Stanley**

**PAPERS SUBMITTED  
BY THE  
APPLICANT**





# NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN  
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)  
(SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2013

**IMPORTANT: Please read and follow the guidance notes provided when completing this form.**  
**Failure to supply all the relevant information could invalidate your notice of review.**

Use BLOCK CAPITALS if completing in manuscript

## Applicant(s)

Name MR & MRS J. MONAGHAN

Address [REDACTED]

Postcode [REDACTED]

Contact Telephone 1 [REDACTED]

Contact Telephone 2 [REDACTED]

Fax No [REDACTED]

E-mail\* [REDACTED]

## Agent (if any)

Name [REDACTED]

Address [REDACTED]

Postcode [REDACTED]

Contact Telephone 1 [REDACTED]

Contact Telephone 2 [REDACTED]

Fax No [REDACTED]

E-mail\* [REDACTED]

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

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

Yes ☒ No ☐

Planning authority

PERTH & KINROSS COUNCIL

Planning authority's application reference number

21/01586/FLL

Site address

LAND 20 METRES SOUTH EAST OF 7 COUNTRY PLACE  
STANLEY

Description of proposed  
development

ERECTION OF DWELLING HOUSE WITH  
GRANNY ANNEX

Date of application

14 OCT 2021

Date of decision (if any)

25 NOV 2021

Note. This notice must be served on the planning authority within three months of the date of the decision  
notice or from the date of expiry of the period allowed for determining the application.

**Nature of application**

- 1. Application for planning permission (including householder application) ☒
- 2. Application for planning permission in principle ☐
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
- 4. Application for approval of matters specified in conditions ☐

**Reasons for seeking review**

- 1. Refusal of application by appointed officer ☒
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
- 3. Conditions imposed on consent by appointed officer ☐

**Review procedure**

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions ☒
- 2. One or more hearing sessions ☒
- 3. Site inspection ☐
- 4. Assessment of review documents only, with no further procedure ☐

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

WE FEEL THE PROPOSAL HAS NOT BEEN FULLY ASSESSED AGAINST -  
TAY PLAN 2, POLICIES 1, 2 AND 4  
PERTH + KINROSS DEVELOPMENT PLAN, POLICIES 1A, 1B, 17, 22, 24 AND 27.

**Site inspection**

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

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

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

## Statement

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

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

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

WE SEEK A REVIEW TO CLARIFY THE MATERIAL  
CONSIDERATIONS WE UNDER MENTIONED IN OUR  
PLANNING APPLICATION

WE FAILED TO EMPHASIS FULLY THE MATERIAL  
CONSIDERATIONS REGARDING THE USE AND  
OCCUPANCY OF THE PROPOSED DWELLING.

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

Yes No  
☐ ☒

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

**List of documents and evidence**

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

PRE APPLICATION RESPONSE 20/00037/PREAPP  
 PLANNING APPLICATION DOCUMENTS REF NO. 21/01586/FLL -(SEE  
 PERTH > KINROSS COUNCIL PLANNING PORTAL)  
 STATEMENTS: - TAY PLAN  
                     LOCAL DEVELOPMENT PLAN  
                     NEIGHBOUR OBJECTION RESPONSE  
 PHOTOGRAPHIC MONTAGE

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

**Checklist**

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

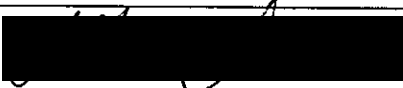
- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

**Declaration**

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed



Date

21 FEB 2022



**PERTH &  
KINROSS  
COUNCIL**

### **NON-HOUSEHOLDER PRE-APPLICATION ADVICE**

All applicants are advised that Perth & Kinross Council encourages the completion of Processing Agreements with all planning applications. The Agreement will set out timescales for the processing of the application, the submission of additional information if required and a target date for the decision or committee date.

All comments are based on the information submitted and are made without prejudice to any decision Perth & Kinross Council may make in the future. It is not usually possible for an officer to visit the site or consult on a proposal at the pre-application stage but these are part of the formal planning application process, as is public notification. Additional issues may arise as a result of detailed analysis of any submitted application, associated plans and supporting documentation.

Further discussion on a revised proposal will normally require to be the subject of a fresh pre-application enquiry (and incurring a further fee). Clarification of comments contained below can be provided by the case officer but no further discussion will be entered into at this stage as to how the policies are interpreted or applied.

| <b>CASE DETAILS</b>         |  |
|-----------------------------|--|
| Reference number of pre-app | 20/00037/PREAPP                                    |
| Site Address/location       | Land At County Place Lock Ups County Place Stanley |
| Details of Proposal         | Erection of a dwellinghouse                        |
| Case Officer                | Joanne Ferguson                                    |
| Date                        | 17 February 2020                                   |

| <b>SITE DESIGNATIONS AND CONSTRAINTS</b>   |
|--|
| Site within residential area principle of development considered under Policy 17 |

|              |   |
|--------------|---|
| PKC Internal | Transport Planning<br>Environmental Health<br>Development Negotiations Officer (Contributions)<br>Structures and Flooding |
| External     | Scottish Water  |

## SUMMARY OF CONSIDERATIONS

### Planning Principle

The site is located within the settlement boundary of Stanley and the principle of development is considered under Policy 17 Residential Areas. This policy states that existing residential amenity shall be protected and infill residential development will be supported at a density which represents the most efficient use of the site whilst respecting its environs.

The site forms part of a row of gardens which are associated with (or have the appearance of being associated with) the existing residential to the north. It provides a pleasant open space. There is also a strong building line with the existing dwellings forming the settlement edge with the amenity space and open element set beyond.

I consider that the development of this area would be detrimental to the existing character and amenity of the place. The proposal would not reflect the existing building pattern as the proposal would develop a dwelling out with the defined building line to the north. The loss of this area would also result in an unacceptable amount of amenity space for the remaining 4 flats.

### Other relevant considerations

It should be noted that I have a fundamental concern with the principle, but I have covered some additional considerations below:

No details of design submitted.

Proposal would require development contribution in relation to Transport Infrastructure and possibly education provision.

Parking and turning would need to be provided within the site.

Over looking of neighbouring amenity space should be a consideration.

### Conclusion

The proposal would be contrary to Policy 1 Placemaking and Policy 17 of the Local Development Plan 2 as the development of the site would not reflect the existing character of development, the amenity of the place and building pattern.

## PLANS AND DOCUMENTS REQUIRED WITH PLANNING APPLICATION SUBMISSION

For information on what you will need to submit with your application please see our [application checklists](#) which can be found on our website at [www.pkc.gov.uk/planning](http://www.pkc.gov.uk/planning). The document [Additional Supporting Information Guidance](#) identifies the circumstances where further information will be



# NOTICE OF REVIEW PLANNING APPLICATION

21/01586/FLL

(no subject)

1 message

Gayleen Monaghan [redacted]

Mon, 21 Feb 2022 at 12:11

To: Gayleen Monaghan [redacted]

## Local Development Plan

Policy 1: The development takes account of the wider context and surroundings of the place. Historically the place was built around Stanley Mill and the need to house Mill workers and their families. The place is set out in a rectilinear grid pattern with the housing placed on both sides of the street and frontages directly on to the pavement. County Place reflects the grid pattern of street layout and we seek to reflect the places' street hierarchy by streetmaking to reflect the wider settlement pattern.

The blocks of flats are a standard design used elsewhere in Stanley and adjacent to these flats are house designs that are deemed to be in keeping and complement the placemaking. The appearance design finishes of the proposed dwelling have been influenced to respect this local vernacular. (See attached photographs)

Policy 17: Encourages development that supports businesses and homeworking. The development will support two self employed businesses that work from home.

Policy 22: The proposed development is designed to support a family with varying needs.

Policy 24: No identified land for self provision or self build housing. Scottish government incentivising self build by changing Scotland Planning Act and introduced a self build loan fund to finance developers on modest incomes. (A definition of affordable housing)

Policy 27: Listed building. The setting of the former Stanley Church. The location of the development does not impact on the setting of the church. However the church tower is in the distant skyline. The proposed development does not impinge on the sightline from the western approach or looking down County Place (see attached photographs).

The primary elevation and access to former Church is from King Street. See local development plan page 318 for image.



NOTICE OF REVIEW PLANNING APPLICATION  
21/01586/FLL

(no subject)

1 message

Gayleen Monaghan <[REDACTED]>

Mon, 21 Feb 2022 at 11:29

To: Gayleen Monaghan <[REDACTED]>

TAYplan

Our proposed development supports the growth and strengthening of the TAYplan economy which is a key priority.

Policy 1: Stanley is a principle settlement and reuse of previously developed land, within settlement boundaries, should be a priority.

Policy 2: The proposed development seeks to make optimum use of the land in a sustainable way to deliver a place that allows people and businesses to thrive.

Policy 3: The proposed development invests to grow a stronger local economy and provide jobs.

Policy 4: Our vision would provide an affordable and innovative house to cater for three generations of a family to fulfill their needs and aspirations today and in the future.





# NOTICE OF REVIEW PLANNING APPLICATION 21/01586/FLL

**(no subject)**

1 message

**Gayleen Monaghan** <[REDACTED]>

Mon, 21 Feb 2022 at 13:12

To: Gayleen Monaghan <[REDACTED]>

Response to neighbour objection.

The owner of number 7 does not object to the proposed development, however the tenants have made some observations and objected to the proposed building.

**Overlooking :** All of the amenity space around the flats is overlooked. The proposed house is set at 20 metres distant which is greater than the 18 metre required for building separation. There are no windows or openings in the elevations that face amenity spaces. The street elevation has smaller windows from secondary rooms.

**Parking :** The proposed site can accommodate the necessary amount of parking in a gravelled area that already exists. In addition there is enhanced safety in providing a turning point within the site which allows vehicles to enter and exit in a forward gear. Cars and light vans are main users of the street but accommodates heating oil delivery tanker (6 wheel 30 tonne lorry). Garden maintenance contractors, flatbed truck towing an implement trailer with a train length exceeding 10 metres. Builders merchants wagon.

**Flooding :** This is not a flood area. The escape of water from the shared drains run off and drained into the ground however the landscaping of the path at number 7 caused a puddle to form. A SUDS system for surface water management will be installed as per Scottish water observation.

The appearance and style are covered in previous points.



WESTERN APPROACH FROM LUNCARTY LOOKING EAST  
OVER DEVELOPMENT SITE TO STANLEY CHURCH TOWER



LOOKING EAST DOWN COUNTY PLACE FROM  
PERTH ROAD





VIEW LOOKING WEST OVER DEVELOPMENT SITE





EXAMPLES OF STANLEY LOCAL VERNACULAR  
ADJACENT TO FLATTED DWELLINGS

**LRB-2022-08 - 21/01586/FLL – Erection of a dwellinghouse, land 20 metres south east of 7 County Place, Stanley**

**PLANNING DECISION NOTICE**

**REPORT OF HANDLING**

**REFERENCE DOCUMENTS**





Mr And Mrs Monaghan  
c/o Ron Weir  
Balloch Bungalow  
South Balloch Farm  
Alyth  
PH11 8JN

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date of Notice: **25th November 2021**

## **TOWN AND COUNTRY PLANNING (SCOTLAND) ACT**

Application Reference: **21/01586/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 14th October 2021 for Planning Permission for **Erection of a dwellinghouse Land 20 Metres South East Of No7 County Place Stanley**

**David Littlejohn**  
**Head of Planning and Development**

### **Reasons for Refusal**

1. The proposal is contrary to Policy 17 Residential Areas of the Perth and Kinross Local Development Plan 2 2019, which seeks to ensure that development is compatible with the character and amenity of the area. To place a large dwelling centrally within this space would not reflect the character and building pattern of existing development. The proposal is also considered to detrimentally impact the character and amenity of the place.
2. The proposal is contrary to Policy 1A: Placemaking of the Perth and Kinross Local Development Plan 2 2019 and the supplementary Placemaking Guidance 2020 which seeks to ensure that the design, density and siting of development should respect the character and amenity of the place. The proposal would develop an area of amenity space characterised by low density ancillary development to the detriment of the amenity and character of the place.
3. The proposal is contrary to Policy 27 Listed Buildings as the submission has not demonstrated that there would be no detrimental impact on the character or setting of the B listed Stanley Parish which lies to the east.

## **Justification**

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

## **Notes**

**The plans and documents relating to this decision are listed below and are displayed on Perth and Kinross Council's website at [www.pkc.gov.uk](http://www.pkc.gov.uk) "Online Planning Applications" page**

Plan Reference

01

02

03

04

05

06

07

08

09

10

11

12



## REPORT OF HANDLING

### DELEGATED REPORT

|                        |                    |                 |
|------------------------|--------------------|-----------------|
| Ref No                 | 21/01586/FLL       |                 |
| Ward No                | P5- Strathtay      |                 |
| Due Determination Date | 13th December 2021 |                 |
| Draft Report Date      | 24th November 2021 |                 |
| Report Issued by       | JF                 | Date 24/11/2021 |

**PROPOSAL:** Erection of a dwellinghouse

**LOCATION:** Land 20 Metres South East Of No7 County Place  
Stanley

#### 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.

#### SITE VISIT:

In line with established practices, the need to visit the application site has been carefully considered by the case officer. The application site and its context have been viewed by a variety of remote and electronic means, such as aerial imagery and Streetview, in addition to photographs submitted by interested parties.

This information has meant that, in this case, it is possible and appropriate to determine this application without a physical visit as it provides an acceptable basis on which to consider the potential impacts of this proposed development.

#### SITE PHOTOGRAPHS





## **BACKGROUND AND DESCRIPTION OF PROPOSAL**

The site is located within the settlement boundary of Stanley located in an area of amenity ground which serves a row of flatted properties to the north. The application site forms two 'lots' of amenity space, the access road is to the north, amenity space to the east and west with a woodland belt to the south.

The proposal is to erect a 1 ¾ storey dwelling and provide 6 parking spaces.

## **SITE HISTORY**

N/A

## **PRE-APPLICATION CONSULTATION**

Pre application Reference: 20/00037/PREAPP – advised proposal would unlikely be supported.

## **NATIONAL POLICY AND GUIDANCE**

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

## **DEVELOPMENT PLAN**

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2 (2019).

## **TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017**

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without*

*creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”*

## **Perth and Kinross Local Development Plan 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 5: Infrastructure Contributions  
Policy 17: Residential Areas  
Policy 27 Listed Buildings  
Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development  
Policy 53B: Water Environment and Drainage: Foul Drainage  
Policy 53C: Water Environment and Drainage: Surface Water Drainage  
Policy 53E: Water Environment and Drainage: Water Supply  
Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

## **OTHER POLICIES**

Placemaking Supplementary Guidance 2020  
Developer Contribution's Supplementary Guidance

## **CONSULTATION RESPONSES**

|                                   |                        |
|-----------------------------------|------------------------|
| Perth And Kinross Heritage Trust  | No objection           |
| Scottish Water                    | No objection           |
| Transport Planning                | No objection           |
| Development Contributions Officer | Contributions required |
| Conservation Team                 | Concerns raised        |

## **REPRESENTATIONS**

The following points were raised in the 1 representation received:

- Adverse Effect on Visual Amenity
- Flooding Risk
- Loss Of Open Space
- Loss Of Sunlight or Daylight

- Out of Character with the area
- Over Looking
- Over Provision of Car Parking
- Road Safety Concerns

## **ADDITIONAL STATEMENTS**

|  |                                      |
|--|--------------------------------------|
| Screening Opinion  | EIA Not Required                     |
| Environmental Impact Assessment (EIA):<br>Environmental Report | Not applicable                       |
| Appropriate Assessment   | 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 for the area comprises the approved TAYplan and the adopted LDP2.

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

### **Policy Appraisal**

The site is located within the settlement boundary of Stanley within an area zoned for residential and compatible uses under Policy 17 Residential Areas.

Policy 17 states that infill development will be supported at a density which represents the most efficient use of the site whilst respecting its environs. Proposals should be compatible with the amenity and character of the area. Policy 1 Placemaking also requires that the design, density and siting of development respect the character and amenity of the place.

The existing built development which bounds the site to the north is a row of flatted dwellings with access road to the south and beyond this is informal parking and divided amenity space featuring a number of ancillary outbuildings. The application site sits in the middle of this amenity area.

The existing flatted development forms a clear built edge to the settlement with the amenity space beyond featuring only low-density ancillary development. To place a large dwelling centrally within this space would not reflect the character and building pattern of existing development. The proposal is also considered to detrimentally

impact the character and amenity as the dwelling would be out of scale with the ancillary development and would detract from the amenity of the place.

It is considered that the principle of development would not comply with Policy 17 or Policy 1.

### **Design and Layout**

The proposal is for a 1 3/4 storey dwelling which replicates the scale, design and mass of the flats to the north. The site layout plan provides two paths which run alongside the east and west site boundaries providing access to two sheds at the far south of the site for the flats. The dwelling is positioned centrally within the site with parking for the dwellings and additional for the flats to the north.

The dwelling although reflecting the scale/design of the existing flatted development will sit isolated within a wider area of amenity space not as the current flats sit within a streetscape. It would be out of character with the current pattern of built development. The proposal is therefore considered to be contrary to Policy 17 and Policy 1.

### **Residential Amenity**

The site currently forms amenity space related to two flats to the north. On additional plans submitted there is amenity space remaining for one of the flats to the north and each flat will have a shed accessed via a path retained on each side of the dwelling and a parking space. The site will erode the amount of amenity space available to the flats in particular number 9 but it is accepted that a shed, parking space with amenity ground will be provided. There are concerns about the development in principle but as there are provisions made for the flats it is considered that a reduction in the amenity space wouldn't justify a further reason for refusal.

The dwelling will sit centrally within the site and is located 20m from the existing flatted dwellings. It is considered that this distance is adequate to mitigate any impact of the proposed building in terms of overlooking as in excess of 18m has been provided between facing windows and loss of daylight/sunlight due to the 20m distance.

### **Visual Amenity**

The development is out of character with the area which is amenity space with ancillary outbuildings. The existing flatted dwelling row forms a distinct edge to the settlement and it is considered the development of the amenity space would be detrimental to the visual amenity of the area.

### **Roads and Access**

The proposal incorporates a footpath and parking for the dwelling/flats with turning facilitated within the site. Transport Planning have no objection to the proposal.

## **Drainage and Flooding**

No drainage or flooding implications. The site is not within an area of flood risk. There is annotation on the plans showing the sewer connection however surface water drainage proposals are not shown. If the application had been supported additional details on the SUDS proposals would have been conditioned.

## **Conservation Considerations**

The site is located to the west of Stanley Parish Church which is B listed and it is noted that the church tower is a significant landmark and is visible on approach to the settlement from the west. It is considered that the development of the site could have a negative impact on the setting of this building. If the principle of development had been supported this issue could have been further considered through the submission of photomontage or discussion on the height/design of the development.

## **Developer Contributions**

### **Primary Education**

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 at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.

This proposal is within the catchment of Stanley Primary School. Education & Children's Services have no capacity concerns in this catchment area at this time.

### **Transport Infrastructure**

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.

The site is located within the Full Transport Contributions area. A contribution would have been required if the principle of development on the site had been supported.

## **Economic Impact**

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

## **VARIATION OF APPLICATION UNDER SECTION 32A**

This application was not varied prior to determination.

## **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 adopted 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 adopted Development Plan.

Accordingly the proposal is refused on the grounds identified below.

### **Conditions and Reasons**

1 The proposal is contrary to Policy 17 Residential Areas of the Perth and Kinross Local Development Plan 2019, which seeks to ensure that development is compatible with the character and amenity of the area. To place a large dwelling centrally within this space would not reflect the character and building pattern of existing development. The proposal is also considered to detrimentally impact the character and amenity of the place.

2 The proposal is contrary to Policy 1A: Placemaking of the Perth and Kinross Local Development Plan 2019 and the supplementary Placemaking Guidance 2020 which seeks to ensure that the design, density and siting of development should respect the character and amenity of the place. The proposal would develop an area of amenity space characterised by low density ancillary development to the detriment of the amenity and character of the place.

3 The proposal is contrary to Policy 27 Listed Buildings as the submission has not demonstrated that there would be no detrimental impact on the character or setting of the B listed Stanley Parish which lies to the east.

### **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**

No informatives required.

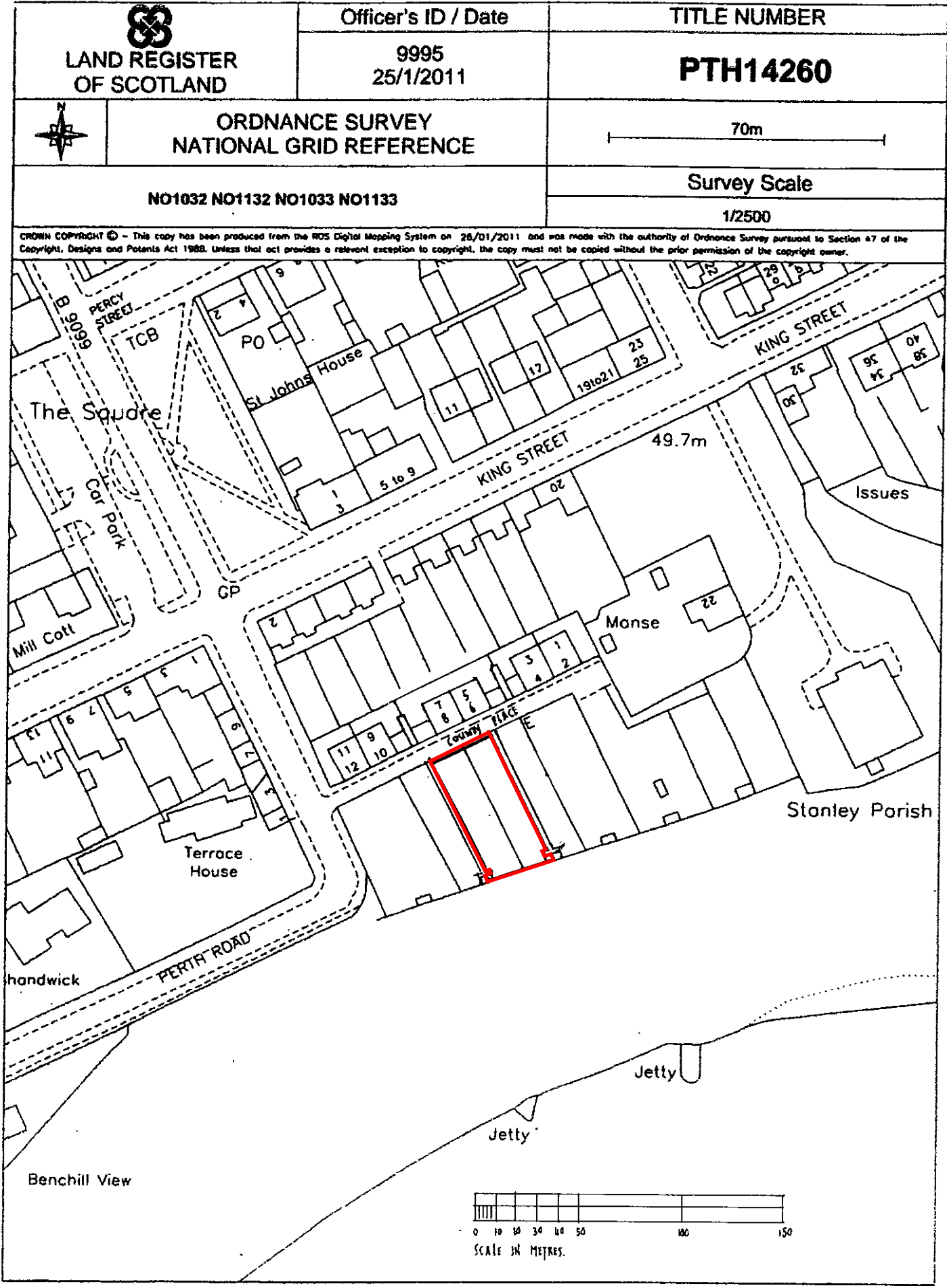
### **Procedural Notes**

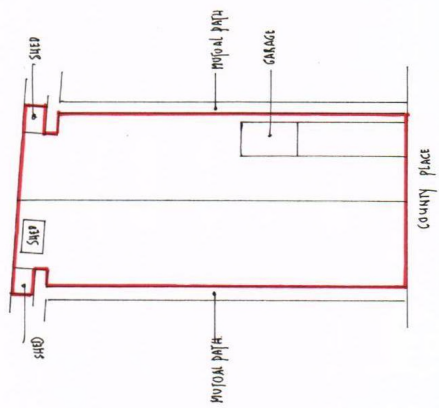
Not Applicable.

## **PLANS AND DOCUMENTS RELATING TO THIS DECISION**

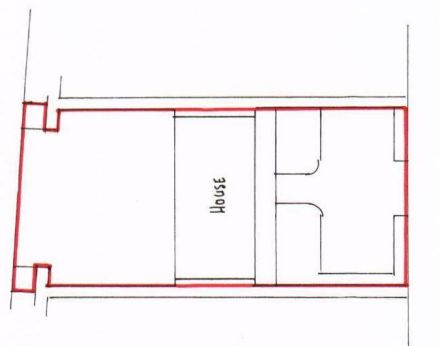
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12



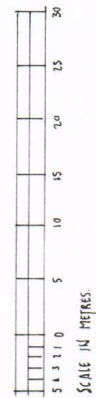




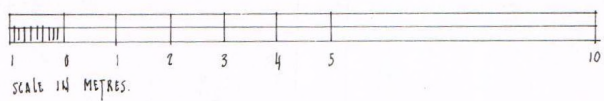
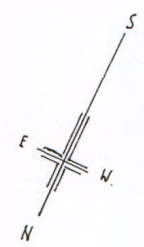
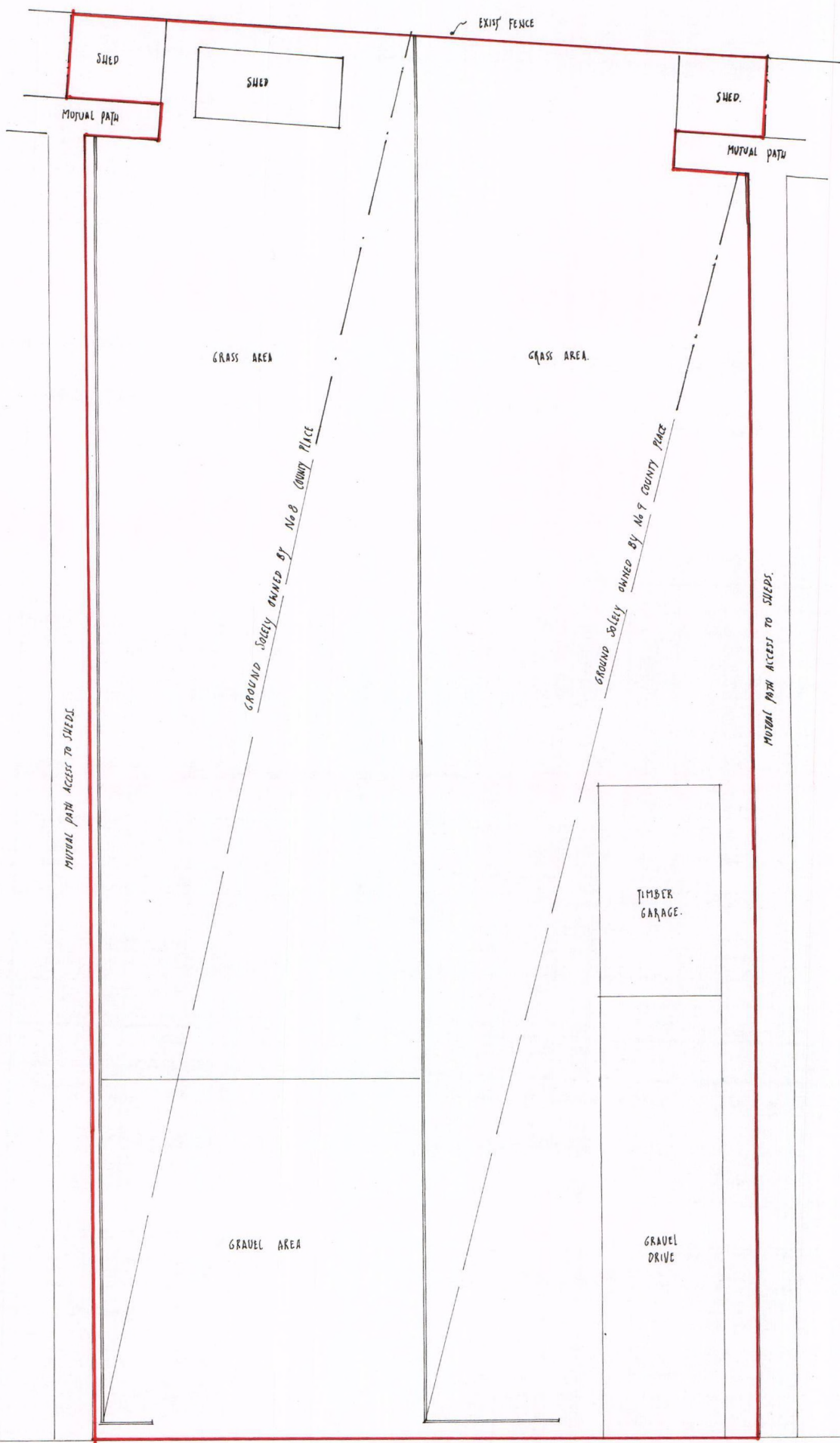
EXISTING SITE PLAN SCALE:- 1:500.



PROPOSED SITE PLAN SCALE:- 1:500.

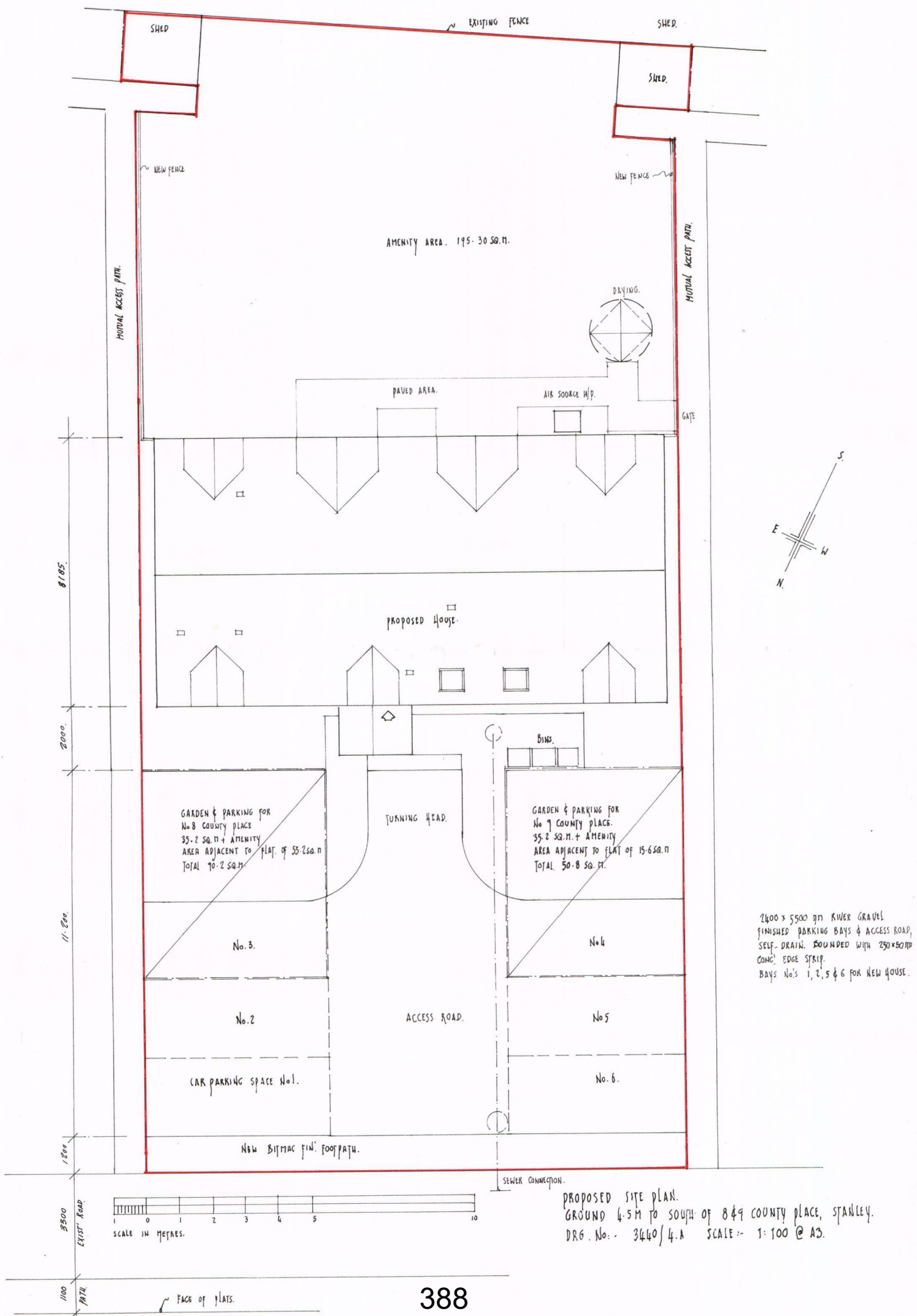


HOUSE ON GROUND 4.5M SOUTH OF 849 COUNTY PLACE, STANLEY.  
 DRG. No:- 3440/T. SCALE:- 1:500 @ A3.



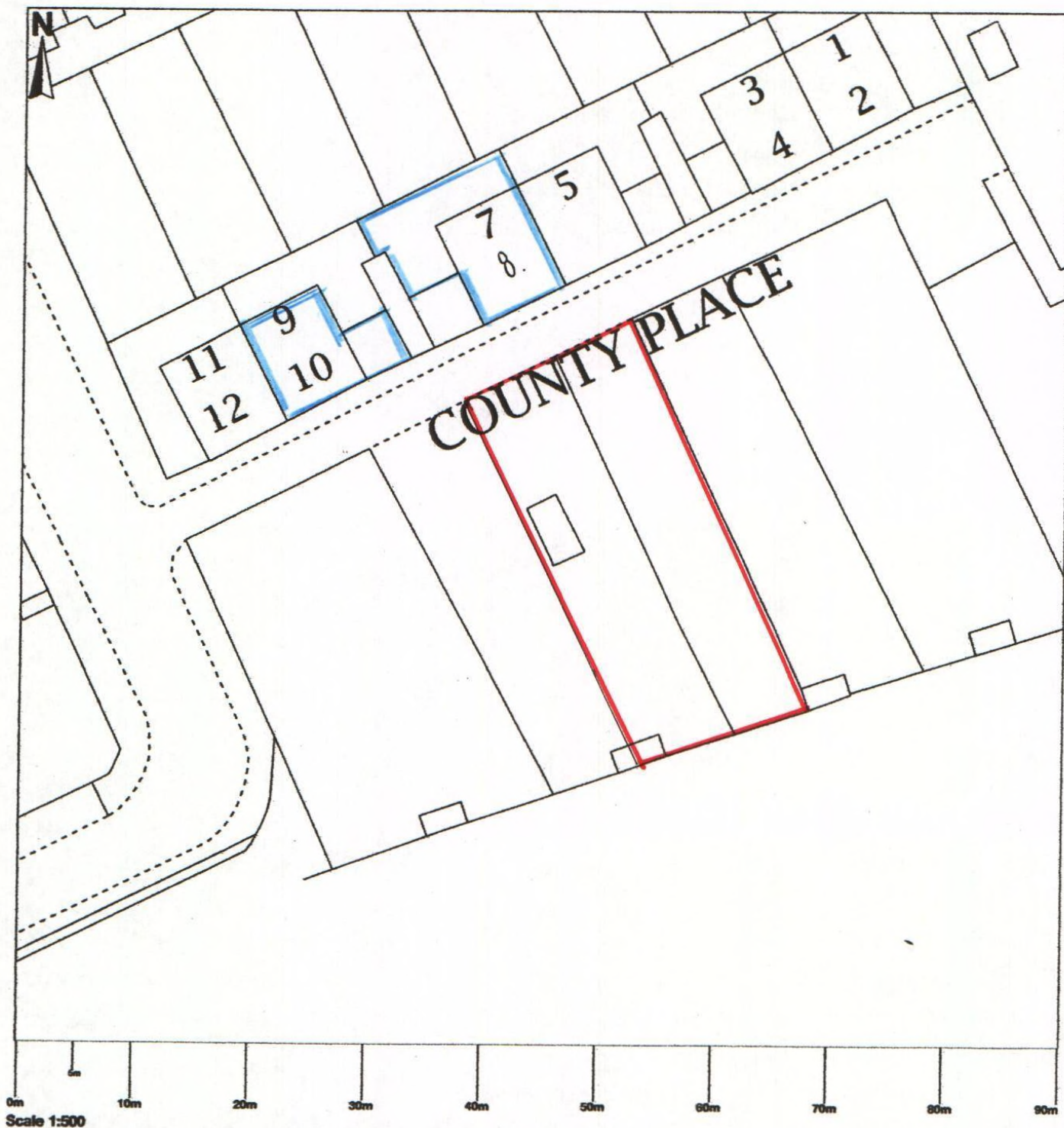
EXISTING SITE PLAN.  
GROUND 4-5M SOUTH OF  
8 & 9 COUNTY PLACE, STANLEY.  
DRG. No:- 3440/3.A SCALE:- 1:100 @ A3.







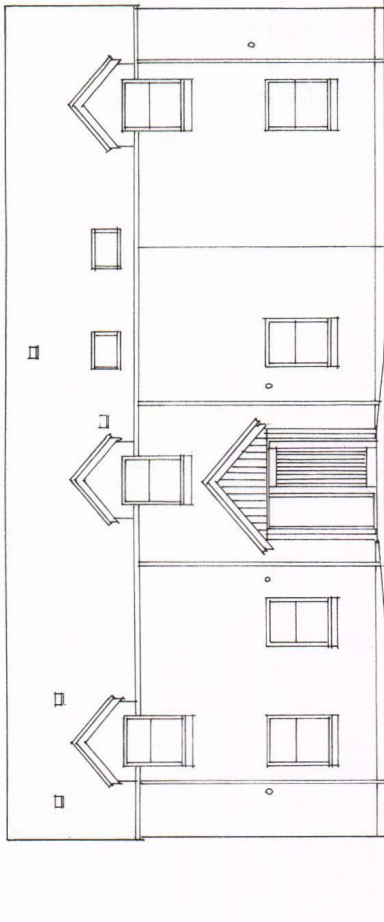
**County Place, Stanley, Perth, PH1 4NE**



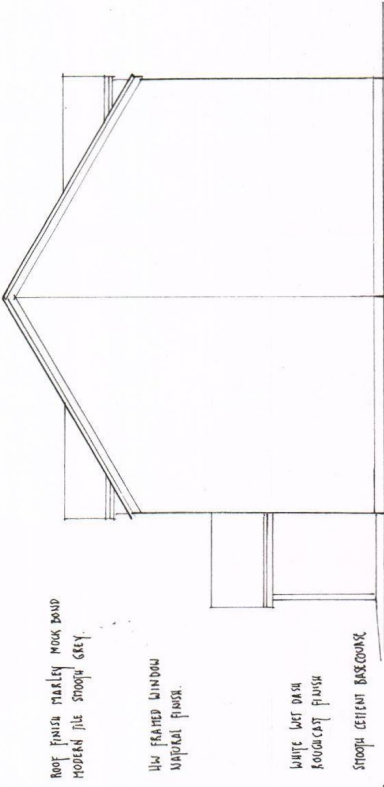
Map area bounded by: 310884,732821 310974,732911. Produced on 26 January 2020 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2020. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: b90buk/422304/572763



ROOF SLOPE TERMINAL TILES FOR SHED & GABLET ELEVATIONS.



FRONT ELEVATION ~ NORTHMOST.



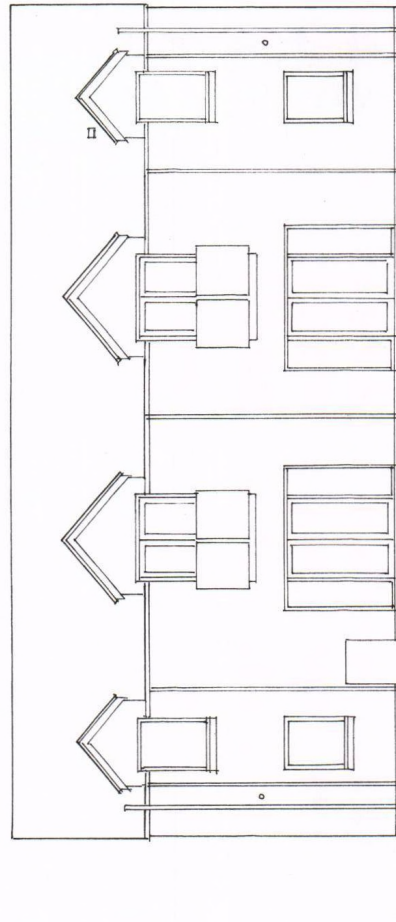
GABLE ELEVATION ~ WESTMOST.

ROOF FINISH: MARLEY MOSK BOND  
MODERN JIL SMOOTH GREY

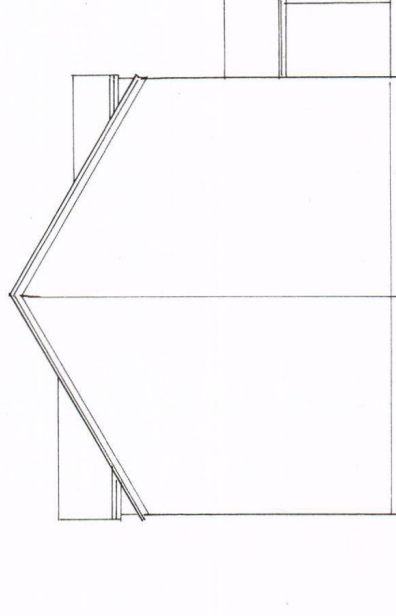
ILL FRAMED WINDOW  
MATERIAL FINISH

WHITE LANT DASH  
ROUNDERLY FINISH

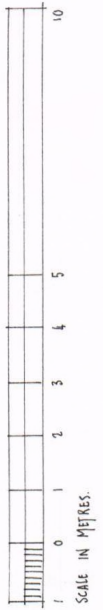
SMOOTH CERAMIC BACKGROUNDS



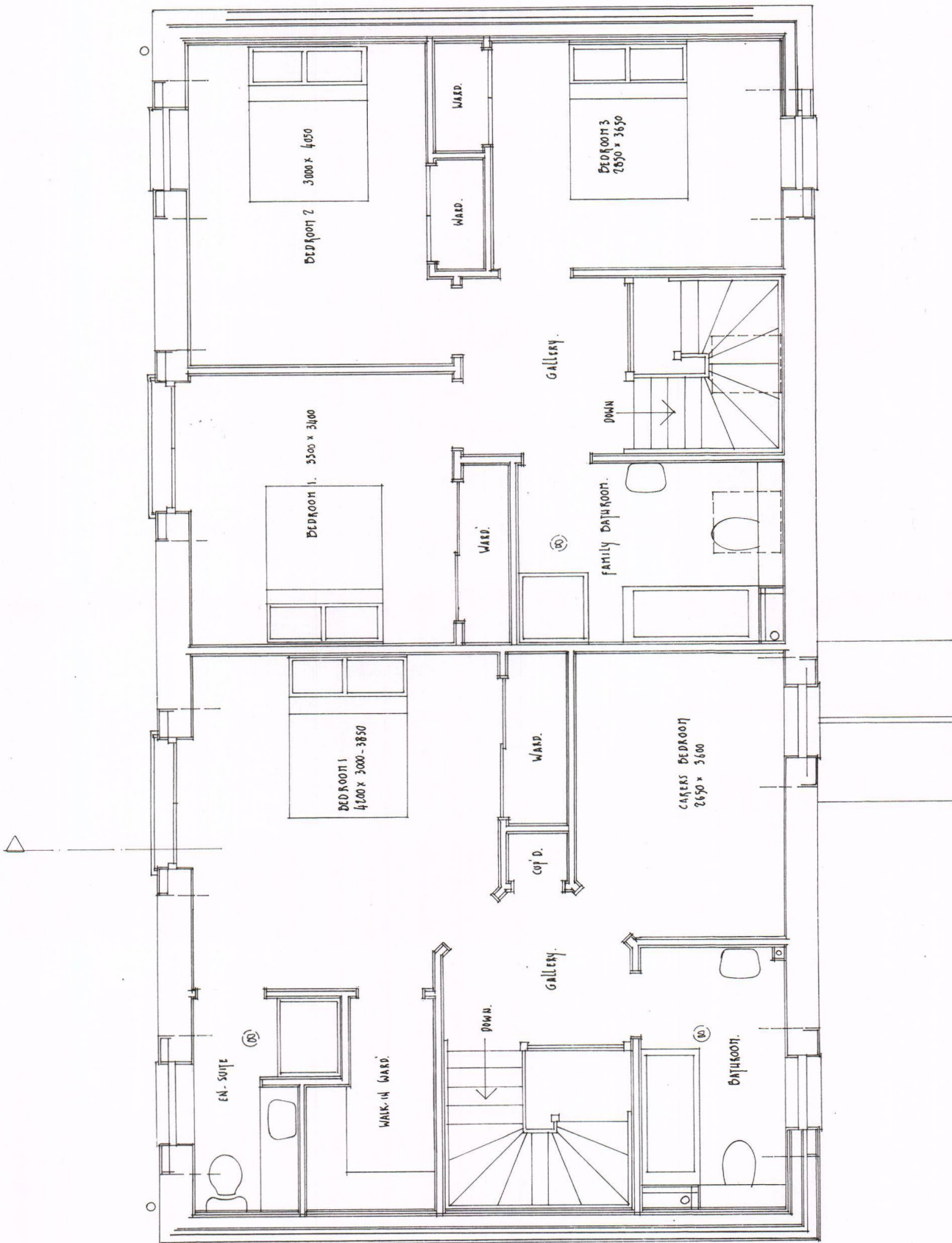
BACK ELEVATION ~ SOUTHMOST.



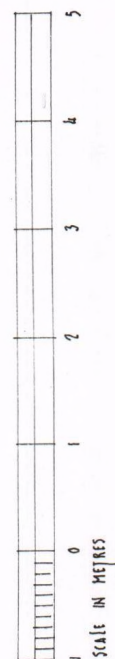
GABLE ELEVATION ~ EASTMOST.



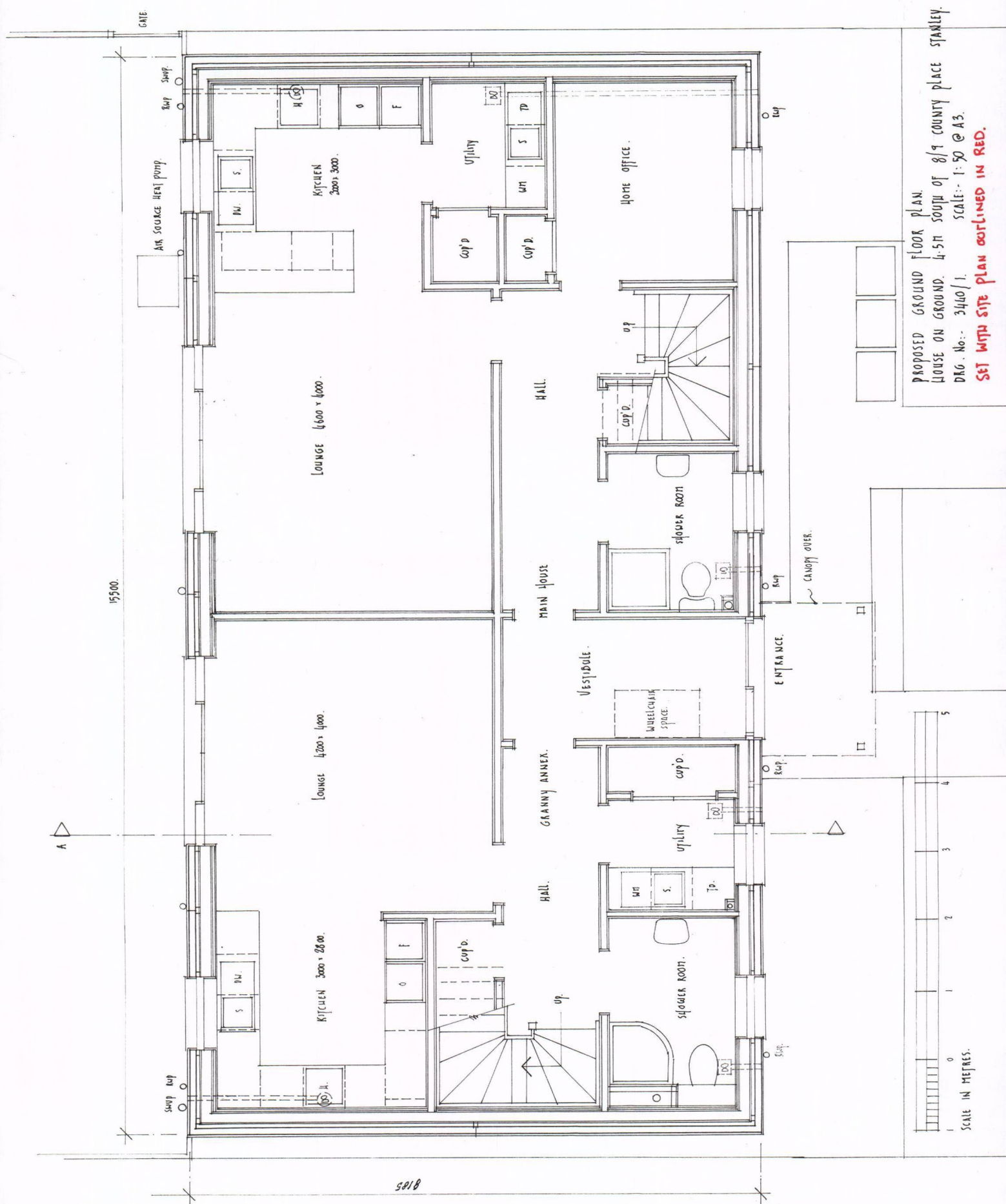
ELEVATIONS  
HOUSE ON GROUND 4.5M SOUTH OF 8 & 9 COUNTY PLACE, STANLEY.  
DRG. No. 3440 / 6  
SCALE: 1:100 @ A3.



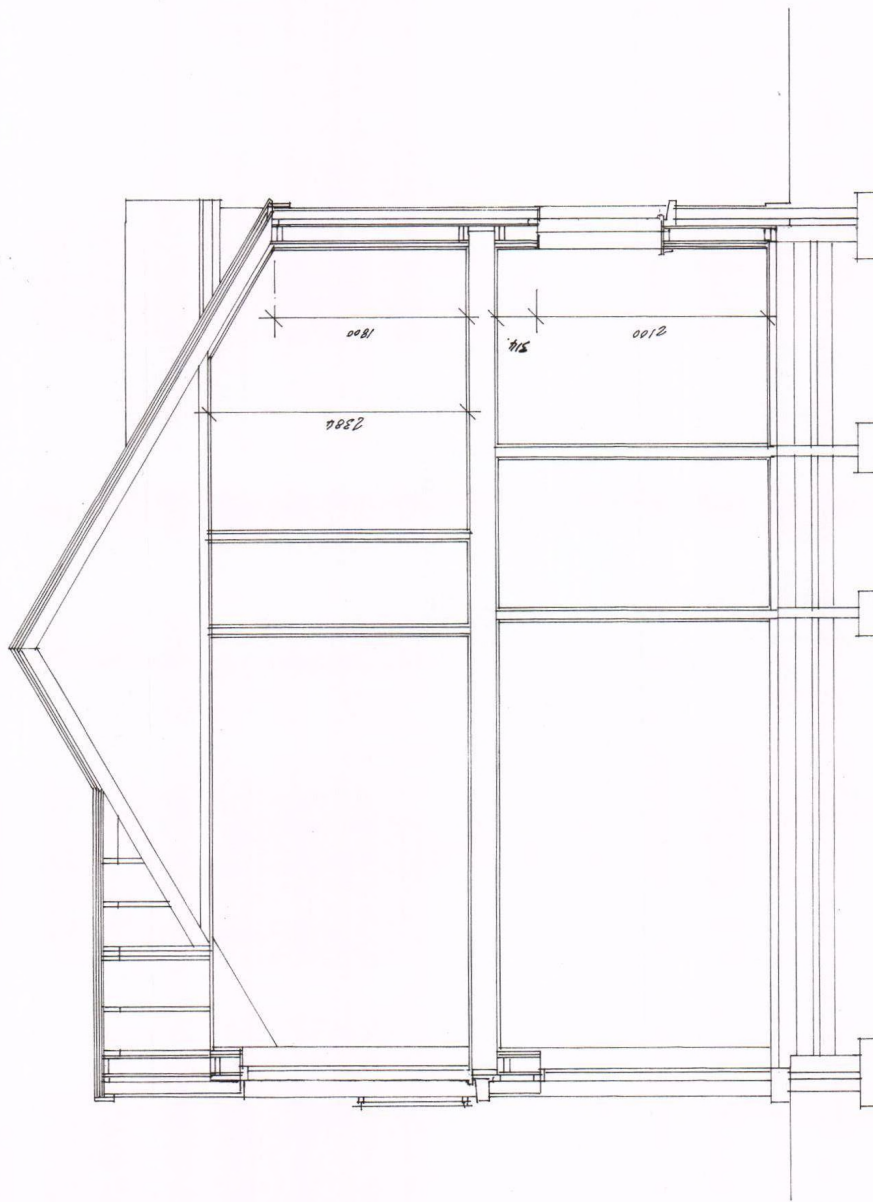
PROPOSED FIRST FLOOR PLAN  
 HOUSE ON GROUND 4.5M SOUTH OF 8/9 COUNTY PLACE, STANLEY.  
 DRG. No.: 3440 / 2. SCALE :- 1:50 @ A3.



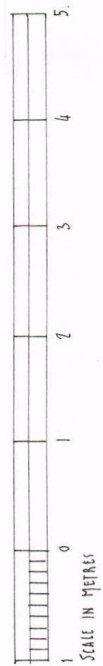




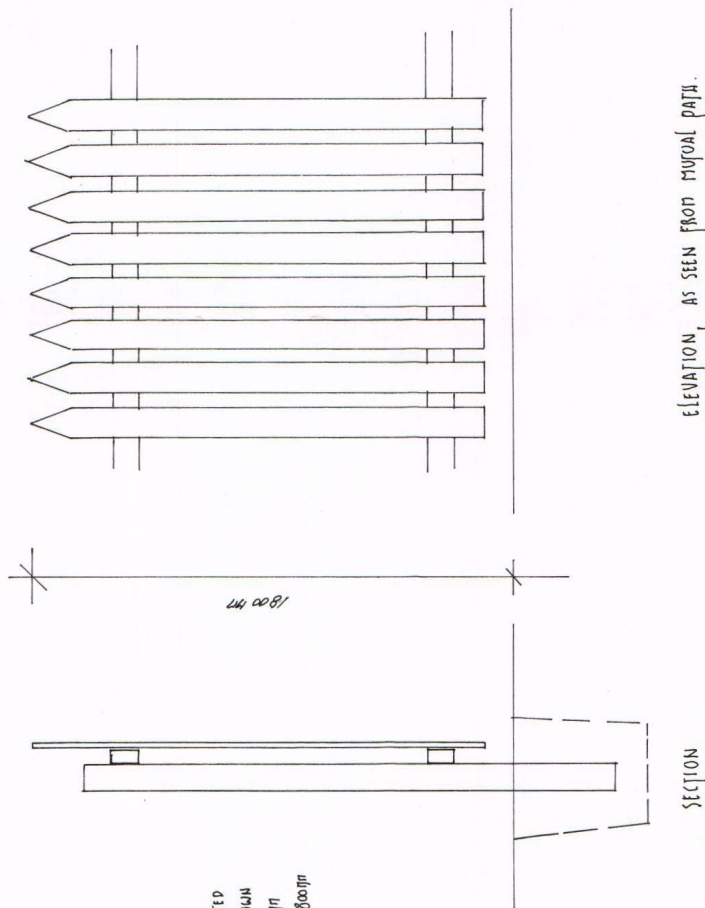




SECTION A



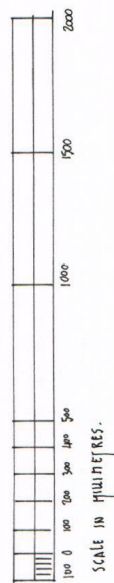
HOUSE ON GROUND 4.5M SOUTH OF 8 & 9 COUNTY PLACE, STANLEY.  
 DRG. No.- 3460/5 SCALE:- 1:50 @ A3.



120x21mm VERTICAL SPARS TREATED  
WITH OIL-BASED STAIN MID BROWN  
ON 91x47mm LONG RAILS & 90mm  
50 POSTS (ALSO STAINED) POST @ 1800mm  
CENT SET IN 'POST - CRETE'

ELEVATION, AS SEEN FROM MUTUAL PATH.

SECTION

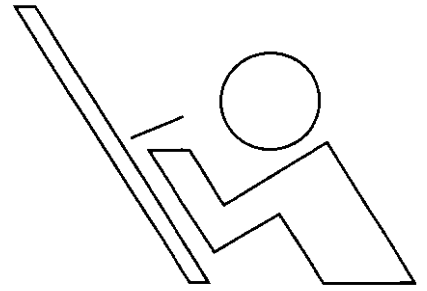


BOUNDARY FENCE  
PROPOSED HOUSE 4.5m SOUTH OF 8/9 COUNTRY PLACE, STANLEY.  
DRG. No.: 3440/20/1 SCALE: 1:20 @ A3

# Ron Weir

BUILDING CONSULTANT

Balloch Bungalow, South Balloch Farm.  
Alyth, Perthshire PH11 8JN  
Tel. No. 01828 633888 Mobile No. 07977 894278



## SUPPORT STATEMENT FOR PLANNING APPLICATION

HOUSE WITH GRANNY ANNEX ON GROUND L-5M TO SOUTH OF 8 & 9 COUNTRY PLACE, STANLEY, PH1 4NE

MY CLIENTS MR & MRS J. MONAGHAN OWN THE 1ST FLOOR FLAT AT 8 COUNTRY PLACE & GROUND FLOOR FLAT AT 9 COUNTRY PLACE. THERE ARE TWO PLOTS OF GROUND ACROSS FROM THE FLATS ON THE SOUTH SIDE OF COUNTRY PLACE (SOLELY OWNED BY THESE FLATS)  
THE FLAT AT NO8 IS RENTED BY MR & MRS MONAGHAN'S SON WITH THE FLAT AT NO9 BEING RENTED BY MR MONAGHAN'S BROTHER-IN-LAW.

PROPOSALS ARE TO FORM THE MAIN HOUSE WHICH WILL BE OCCUPIED BY MR & MRS MONAGHAN'S DAUGHTER AND HER FAMILY WITH THE GRANNY ANNEX BEING OCCUPIED BY MR & MRS MONAGHAN. (WHO ARE RETIRED)

THE GROUND BETWEEN THE NEW HOUSE & COUNTRY PLACE WILL BE DEVELOPED AS PARKING FOR THE NEW HOUSE WITH ADDITIONAL / PARKING FOR THE FLATS. (NEITHER TENANT HAS A CAR SO IT WOULD BE VISITORS SPACES FOR THE FLATS). THE FLATS ALREADY HAVE AMENITY AREAS ADJACENT TO THE FLATS. THE PARKING & GROUND AREA WOULD BE IN ADDITIONAL TO THE ADJACENT AREAS, SEE SITE PLAN.

EITHER SIDE OF THE PLOTS IS AN MUTUAL ACCESS PATH TO SHEDS FOR THE FLATS WHICH WOULD BE RETAINED.

THE NEW HOUSE & EXISTING FLATS WILL PROVIDE A FAMILY HUB WHICH WILL ALLOW EASY ACCESS FOR MUTUAL SUPPORT.

THE NEW HOUSE HAS BEEN DESIGNED TO BE INKEEPING WITH THE EXISTING FLATS  
THE PLOTS ARE LEVEL MAINLY GRASSED WITH SHEDS & A DISUSED TIMBER GARAGE.

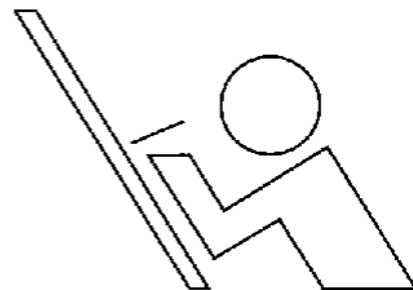
# Ron Weir

BUILDING CONSULTANT

Balloch Bungalow, South Balloch Farm.

Alyth, Perthshire PH11 8JN

Tel. No. 01828 633888 Mobile No. 07977 894278



PERTH & KINROSS COUNCIL

12/10/21

PLANNING DEPT.

PILLAR HOUSE

YOUR REF:- 21/01586/FLL

35 KINNOUL STREET

PERTH PH1 5GO

FOR THE ATTENTION OF ANDREW RENNIE

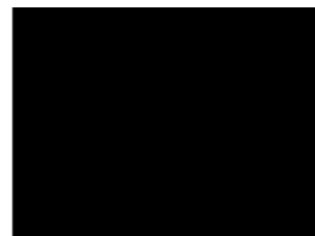
DEAR SIR

ERECTION OF DWELLHOUSE SOUTH EAST OF B COUNTY PLACE, STANLEY, PERTH.

FURTHER TO YOUR LETTER REGARDING THE ABOVE PLEASE FIND ENCLOSED

- ① 1:2500 WITH SCALE BAR & RED LINE OUTLINE
- ② FENCE DETAIL
- ③ 1:500 EXISTING / PROPOSED SITE PLAN WITH RED LINE OUTLINE
- ④ EXISTING & PROPOSED 1:100 SITE PLANS WITH RED LINE OUTLINE

Yours faithfully



**LRB-2022-08 - 21/01586/FLL – Erection of a dwellinghouse, land 20 metres south east of 7 County Place, Stanley**

## **REPRESENTATIONS**



Wednesday, 20 October 2021



Local Planner  
Planning and Development  
Perth and Kinross Council  
Perth  
PH1 5GD

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

Development Operations  
Freephone Number - 0800 3890379  
E-Mail - [DevelopmentOperations@scottishwater.co.uk](mailto:DevelopmentOperations@scottishwater.co.uk)  
[www.scottishwater.co.uk](http://www.scottishwater.co.uk)



Dear Customer,

**Land 20 Metres South East Of, No7 County Place, Stanley, PH1 4NE**  
**Planning Ref: 21/01586/FLL**  
**Our Ref: DSCAS-0050896-5CH**  
**Proposal: Erection of a dwellinghouse**

**Please quote our reference in all future correspondence**

### **Audit of Proposal**

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 Capacity Assessment**

Scottish Water has carried out a Capacity review and we can confirm the following:

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

### **Waste Water Capacity Assessment**

- ▶ There is currently sufficient capacity for a foul only connection in the STANLEY Waste Water Treatment works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

---

### **Please Note**

- ▶ 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.

---

## **Surface Water**

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

### **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](mailto:sw@sisplan.co.uk)
  - ▶ [www.sisplan.co.uk](http://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 information on how to submit application to Scottish Water at [our Customer Portal](#).
- 

## **Next Steps:**

### **▶ All Proposed Developments**

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) 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 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](http://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 the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email [TEQ@scottishwater.co.uk](mailto: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 [here](#).
- ▶ 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](http://www.resourceefficientscotland.com)

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at [planningconsultations@scottishwater.co.uk](mailto:planningconsultations@scottishwater.co.uk).

Yours sincerely,

**Pamela Strachan**

Development Services Analyst

Tel: 0800 389 0379

[planningconsultations@scottishwater.co.uk](mailto:planningconsultations@scottishwater.co.uk)

#### **Scottish Water Disclaimer:**

*"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."*

### Comments to the Development Quality Manager on a Planning Application

|   |   |                             |               |
|---|---|-----------------------------|---------------|
| <b>Planning Application ref.</b>                | 21/01586/FLL  | <b>Comments provided by</b> | Diane Barbary |
| <b>Service/Section</b>                          | Conservation  | <b>Contact Details</b>      |               |
| <b>Description of Proposal</b>                  | Erection of a dwellinghouse   |                             |               |
| <b>Address of site</b>                          | Land 20 Metres South East Of No7 County Place, Stanley  |                             |               |
| <b>Comments on the proposal</b>                 | <p>The proposed development site is to the west of Stanley Parish Church, a category B listed building.</p> <p>The church tower is a significant landmark, and is particularly prominent from the western approach to Stanley on Perth Road.</p> <p>The proposed development is likely to interrupt this key view of Stanley Church, and in this respect would have an adverse impact on the streetscape character and the setting of the listed building.</p> <p>Should development be considered acceptable in this location, it should be restricted to single storey to ensure that the wider setting is protected.</p> |                             |               |
| <b>Recommended planning condition(s)</b>        |   |                             |               |
| <b>Recommended informative(s) for applicant</b> |   |                             |               |
| <b>Date comments returned</b>                   | 29/10/21  |                             |               |



## Comments to the Development Quality Manager on a Planning Application

|  |  |                             |  |
|--|--|-----------------------------|--|
| <b>Planning Application ref.</b>         | 21/01586/FLL   | <b>Comments provided by</b> | Lucy Sumner  |
| <b>Service/Section</b>                   | Strategy & Policy  | <b>Contact Details</b>      | <b>Development Contributions Officer:</b><br>Lucy Sumner<br><div style="background-color: black; width: 150px; height: 15px;"></div> |
| <b>Description of Proposal</b>           | Erection of a dwellinghouse  |                             |  |
| <b>Address of site</b>                   | Land 20 Metres South East Of No7 County Place Stanley  |                             |  |
| <b>Comments on the proposal</b>          | <p><b>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.</b></p> <p>THE FOLLOWING REPORT, SHOULD THE APPLICATION BE SUCCESSFUL IN GAINING PLANNING APPROVAL, <u>MAY</u> FORM THE BASIS OF A SECTION 75 PLANNING AGREEMENT WHICH MUST BE AGREED AND SIGNED PRIOR TO THE COUNCIL ISSUING A PLANNING CONSENT NOTICE.</p> <p><b>Primary Education</b></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 at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.</p> <p>This proposal is within the catchment of Stanley Primary School. Education &amp; Children's Services have no capacity concerns in this catchment area at this time.</p> <p><b>Transport Infrastructure</b></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 site is located within the Full Transport Contributions area.</p> |                             |  |
| <b>Recommended planning condition(s)</b> | <p><b>Summary of Requirements</b></p> <p>Education: £0</p> <p>Transport Infrastructure: 1 x £3,657</p>   |                             |  |

|  |  |
|--|--|
|  | <p><b><u>Total: £3,657</u></b></p> <p><b>Phasing</b></p> <p>It is advised that payment of the contribution should be made up front of release of planning permission. The additional costs to the applicants and time for processing legal agreements for single dwelling applications is not considered to be cost effective to either the Council or applicant.</p> <p>The contribution may be secured by way of a Section 75 Agreement. Please be aware the applicant is liable for the Council's legal expense in addition to their own legal agreement option and the process may take months to complete.</p> <p>If a Section 75 Agreement is entered into the full contribution should be received 10 days prior to occupation.</p>   |
| <p><b>Recommended informative(s) for applicant</b></p> | <p><b>Payment</b></p> <p><b>Before remitting funds the applicant should satisfy themselves that the payment of the Development Contributions is the only outstanding matter relating to the issuing of the Planning Decision Notice.</b></p> <p><b>Methods of Payment</b></p> <p>On no account should cash or cheques be remitted.</p> <p><b>Scheduled within a legal agreement</b></p> <p>This will normally take the course of a Section 75 Agreement where either there is a requirement for Affordable Housing on site which will necessitate a Section 75 Agreement being put in place and into which a Development Contribution payment schedule can be incorporated, and/or the amount of Development Contribution is such that an upfront payment may be considered prohibitive. The signed Agreement must be in place prior to the issuing of the Planning Decision Notice.</p> <p><b>NB:</b> The applicant is cautioned that the costs of preparing a Section 75 agreement from the applicant's own Legal Agents may in some instances be in excess of the total amount of contributions required. As well as their own legal agents fees, Applicants will be liable for payment of the Council's legal fees and outlays in connection with the preparation of the Section 75 Agreement. The applicant is therefore encouraged to contact their own Legal Agent who will liaise with the Council's Legal Service to advise on this issue.</p> <p><b>Other methods of payment</b></p> <p>Providing that there is no requirement to enter into a Section 75 Legal Agreement, eg: for the provision of Affordable Housing on or off site and or other Planning matters, as advised by the Planning Service the developer/applicant may opt to contribute the full amount prior to the release of the Planning Decision Notice.</p> <p><b>Bank Transfers</b></p> <p>All Bank Transfers should use the following account details;<br/> <b>Sort Code:</b> 834700</p> |

|                               |  |
|-------------------------------|--|
|                               | <p><b>Account Number:</b> 11571138</p> <p>Please quote the planning application reference.</p> <p>The Council operate an electronic direct debit system whereby payments may be made over the phone.<br/> To make such a payment please call 01738 475300 in the first instance.<br/> When calling please remember to have to hand:</p> <ul style="list-style-type: none"> <li>a) Your card details.</li> <li>b) Whether it is a Debit or Credit card.</li> <li>c) The full amount due.</li> <li>d) The planning application to which the payment relates.</li> <li>e) If you are the applicant or paying on behalf of the applicant.</li> <li>f) Your e-mail address so that a receipt may be issued directly.</li> </ul> <p>Transport Infrastructure<br/> For Transport infrastructure contributions please quote the following ledger code:<br/> 1-30-0060-0003-859136</p> <p><b>Indexation</b></p> <p>All contributions agreed through a Section 75 Legal Agreement will be linked to the RICS Building Cost Information Service building Index.</p> <p><b>Accounting Procedures</b></p> <p>Contributions from individual sites will be accountable through separate accounts and a public record will be kept to identify how each contribution is spent. Contributions will be recorded by the applicant's name, the site address and planning application reference number to ensure the individual commuted sums can be accounted for.</p> |
| <b>Date comments returned</b> | 01 November 2021   |







|        |  |
|--------|--|
| To:    | Joanne Ferguson, Planning Officer          |
| From:  | Sophie Nicol, Historic Environment Manager |
| Tel:   | 01738 477027                               |
| Email: | Sophie.Nicol@pkht.org.uk                   |
| Date:  | 4 <sup>th</sup> November 2021              |

**21/01586/FLL | Erection of a dwellinghouse | Land 20 Metres South East Of No7  
County Place Stanley**

Thank you for consulting PKHT on the above application.

In respect to archaeology and the planning process, as outlined by Scottish Planning Policy, the proposed development does not raise any significant issues. No further archaeological mitigation is required in this instance.



# Comments for Planning Application 21/01586/FLL

## Application Summary

Application Number: 21/01586/FLL

Address: Land 20 Metres South East Of No7 County Place Stanley

Proposal: Erection of a dwellinghouse

Case Officer: Joanne Ferguson

## Customer Details

Name: Ms Sandra Woodhead

Address: [REDACTED]

## Comment Details

Commenter Type: Comment from Same Household

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse Effect on Visual Amenity
- Flooding Risk
- Loss Of Open Space
- Loss Of Sunlight or Daylight
- Out of Character with the Area
- Over Looking
- Over Provision of Car Parking
- Road Safety Concerns

Comment: I am writing regarding the above planning application. I wish to object to the proposed building on a number of grounds. The property being proposed is large and on a site that is currently two gardens, the property will cover the width of these two gardens and will therefore block light and sunlight from my own property. The gardens will be lost and excessive car parking will be added, therefore increasing the amount of traffic on a road that is only one vehicle width. Delivery vans already struggle for accessibility on this street and this development will likely only make that worse.

The building being proposed is large and very much out of character with the remainder of the street. The building proposed is one house, whereas the street consists of buildings split into flats. Equally the style of the building does not fit the area. Additionally, there are no other buildings on that side of the street, only gardens so this building would result in a loss of view, garden space and more importantly privacy and look very out of place. Currently we are not overlooked on the front of our property at all (and not at the rear because of plants and trees in the adjoining gardens) so this development would mean we would lose the privacy that we currently have as we would be severely overlooked.

In addition we nearly flooded last year because of heavy rain and a blocked pipe on the road, Scottish Water were called out and dealt with it. The pipes clearly are only capable of dealing with existing properties if they are maintained and not blocked but we are concerned that increased demand on the pipes will increase the risk of blockage and therefore the risk of flooding to us, and potentially others in the street.

We currently enjoy living in a peaceful street with a view of gardens and trees and this view will be destroyed if this planning application is approved. While we appreciate the desire of the applicants to build the house detailed in the designs, we do not believe this location is the best place for it.

### Comments to the Development Quality Manager on a Planning Application

|   |   |                             |  |
|---|---|-----------------------------|--|
| <b>Planning Application ref.</b>                | 21/01586/FLL  | <b>Comments provided by</b> | Mike Lee<br>Transport Planning Officer |
| <b>Service/Section</b>                          | Transport Planning  | <b>Contact Details</b>      |  |
| <b>Description of Proposal</b>                  | Erection of a dwellinghouse   |                             |  |
| <b>Address of site</b>                          | Land 20 Metres South East Of No7<br>County Place<br>Stanley   |                             |  |
| <b>Comments on the proposal</b>                 | Insofar as the Roads matters are concerned, I have no objections to this proposal.  |                             |  |
| <b>Recommended planning condition(s)</b>        | <p>Prior to the development hereby approved being completed or brought into use, the vehicular access shall be formed in accordance with Perth &amp; Kinross Council's Road Development Guide Type A Figure 5.5 access detail, of Type B Road construction detail.</p> <p>Reason - In the interests of road safety; to ensure an acceptable standard of construction within the public road boundary.</p> |                             |  |
| <b>Recommended informative(s) for applicant</b> | The applicant should be advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.              |                             |  |
| <b>Date comments returned</b>                   | 23.11.21  |                             |  |

