

TCP/11/16(435)
Planning Application – 16/00649/FLL – Alterations to dwellinghouse and formation of decking at 5 Spoutwells Drive, Scone, Perth, PH2 6RR

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TCP/11/16(435)
Planning Application – 16/00649/FLL – Alterations to
dwellinghouse and formation of decking at 5 Spoutwells
Drive, Scone, Perth, PH2 6RR

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

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

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

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

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

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name **MR & MRS W AUGUS**
Address **5 SPOUTWELLS DRIVE
SCONE
PERTH**
Postcode **PH2 5RR**

Contact Telephone 1
Contact Telephone 2
Fax No

E-mail*

Agent (if any)

Name **ALLAN THOMSON**
Address **102 TWEEDSMUIR ROAD
PERTH**
Postcode **PH1 2HG**

Contact Telephone 1 **01738 627994**
Contact Telephone 2
Fax No

E-mail* **ALLAN@THOMSON102.TWEE
CS.WK**

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

Planning authority's application reference number

16/00649/FLL

Site address

**5 SPOUTWELLS DRIVE SCONE PERTH
PH2 5RR**

Description of proposed
development

**ALTERATION TO HOUSE &
FORMATION OF DECKING**

Date of application

12/4/16

Date of decision (if any)

30/5/16

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:

Site inspection

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

1. Can the site be viewed entirely from public land? ☐ Yes ☒ No
2. Is it possible for the site to be accessed safely, and without barriers to entry? ☒ Yes ☐ No

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.

SEE ATTACHED STATEMENT

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

Yes ☐ No ☒

If yes, you should explain in the box below, why you are raising 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.

STATEMENT OF REVIEW
DRAWING
PLANNING REFUSAL
NOTICE OF HANDLING
SITE PHOTOGRAPHS
LDP POLICY RD1
APPROVED DRAWINGS OF 06/1741/FUL

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

4/8/16

Appeal to Perth & Kinross Local Review Body following the refusal of full planning permission [16/00640/FLL] for the Conversion of Garage & Formation of a Raised Decking Area at 5 Spoutwells Drive, Scone, Perth. PH2 5RR for Mr & Mrs W Angus.

Site:

5 Spoutwells Drive, Scone is a detached 2 Bedroom storey & a half house built approximately 50 years ago. The footprint of the house is 80.00s.m. [Including the Garage] and sits on a site area of 486.00s.m. giving a plot ratio of around 17%. The rectangular shaped site slopes in a North to South direction. The site is generously landscaped with mature hedgerows on the West boundaries of between 3.5m to 4.00 high above the ground levels.

Site History:

06/01741/FUL Full Planning Permission was approved on the 6th September 2006 for a large upper floor extension over the existing Garage to provide an additional Bedroom with En-suite facilities. Although these proposals did not proceed to construction stage it is important to note a 2.40m wide sliding patio door with a Juliette balcony was proposed to the West elevation. This patio door would have been 3.50m from the boundary and overlooked the adjoining property [No 7] at first floor level.

15/00228/FLL Full Planning Permission was approved for an upper floor Dormer extension to contain a Shower Room. This proposals have been completed and include a 1500mm wide x1100mm high tilt & turn window albeit glazed with obscured glass.

16/00649/FLL Full Planning Permission for the conversion of the existing Garage & the formation of a raised decking area. Permission was refused by delegated powers on the 30th May 2016 to which this appeal is now submitted.

Refusal of Planning Permission:

The application was refused on the 30th May 2016 on the following grounds: 'The proposed decking by reason of its elevation position together with its use as such would increase the level of overlooking to an unacceptable level resulting in a loss of privacy to the rear gardens of neighbouring properties. Furthermore, due to its close proximity to the boundary with the adjacent dwelling at number 7 Spoutwells Drive and elevated siting would have an overbearing and dominating impact. Therefore, the proposed development would be detrimental to the residential amenity of the occupiers of the adjacent dwelling houses and would be contrary to Policy RD1 of the Perth & Kinross Local Development Plan 2014.'

Grounds for Appeal:

We are of the opinion that the reference to Policy RD1 of the LDP 2014 has no bearing on these proposals as there is nothing in this policy which relates to this specific type of development and quotes general encouragement to a] Infill residential development, b] Improvements to shopping developments, c] Improvements to character of the areas, d] Business & home working, e] Improvements to community & educational facilities.

If the proposals were for the conversion of the Garage only it would be considered as 'permitted development' in planning terms if there was to be no raised decking included. The garage conversion incorporates large west facing windows which would overlook the adjoining neighbour at No. 7. To allow this permitted development incorporating these windows would seem at odds with the refusal of the decking area which would also allow overlooking of the adjoining property.

The existing high & dense hedgerows along the western boundary would be retained & if necessary allow to be grown higher. This hedgerow, within the applicant's property, already

protects the amenity of the adjoining neighbours and would provide sufficient screening from the decking.

Conclusion:

The applicants consider that the refusal of planning permission for the raised decking area would have no detrimental effect on the adjoining neighbour because of the existing high & dense hedging providing sufficient screening their property. Permitted development rights would have allowed the insertion of large areas of glazed windows to the west elevation of the converted garage in any case. Previous planning approvals would have allowed large upper floor sliding patio doors with Juliette balconies which would have overlooked the adjoining property. As a result of the above the applicants consider that the refusal of planning permission should be overturned and subsequently planning permission approved. Finally if the LRB were minded to approve the application the applicants would accept a condition that a obscured glazed screen 1500 to 1800mm high be erected on the western elevation of the proposed raised decking structure.

PERTH AND KINROSS COUNCIL

Mr And Mrs W Angus
c/o Allan Thomson
102 Tweedsmuir Road
Perth
PH1 2HG

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 30.05.2016

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **16/00649/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 April 2016 for permission for **Alterations to dwellinghouse and formation of decking 5 Spoutwells Drive Scone Perth PH2 6RR** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The proposed decking by reason of its elevation position together with its use as such would increase the level of overlooking to an unacceptable level resulting in a loss of privacy to the rear gardens of neighbouring properties. Furthermore, due to its close proximity to the boundary with the adjacent dwelling at number 7 Spoutwells Drive and elevated siting would have an overbearing and dominating impact, therefore, the proposed development would be detrimental to the residential amenity of the occupiers of the adjacent dwellinghouses and would be contrary to Policy RD1 of the Perth and Kinross Local Development Plan 2014.

Justification

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

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

Plan Reference

16/00649/1

REPORT OF HANDLING

DELEGATED REPORT

Ref No	16/00649/FLL	
Ward No	N2- Strathmore	
Due Determination Date	11.06.2016	
Case Officer	Gillian Peebles	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Alterations to dwellinghouse and formation of decking

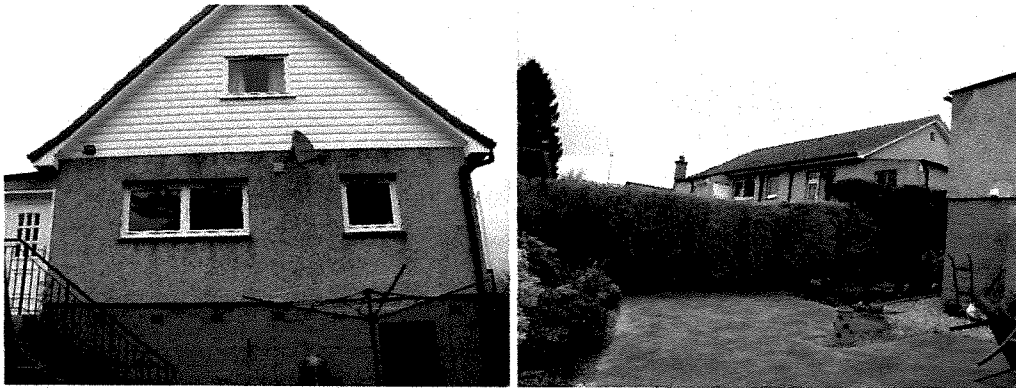
LOCATION: 5 Spoutwells Drive Scone Perth PH2 6RR

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

DATE OF SITE VISIT: 4 May 2016

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

The application site refers to a detached dwellinghouse with accommodation provided over 2 levels on the south side of Spoutwells Drive, Scone. The property lies within a long established residential area of similar house types. The rear of these properties are set at a lower level than the front and as such have a degree of underbuilding and giving the appearance of two and a half storeys to the rear.

The property has a single flat roofed garage attached to the north west elevation of the dwelling. Full planning consent is sought to convert this to a sunroom and erect a 3 x 3 metre raised deck.

SITE HISTORY

06/01741/FUL Extension to the first floor bedroom (Application Permitted)

15/00228/FLL Formation of a dormer window (Application Permitted)

PRE-APPLICATION CONSULTATION

No pre application enquiry has been received in relation to this proposal.

NATIONAL POLICY AND GUIDANCE

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

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2012-2032 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012

Within the approved Strategic Development Plan, TAYplan 2012, the primary policy of specific relevance to this application is:-

Policy 2: Shaping Better Quality Places

Part F of Policy 2 seeks to 'ensure that the arrangement, layout, design, density and mix of development and its connections are the result of understanding, incorporating and enhancing present natural and historic assets, the multiple roles of infrastructure and networks and local design context, and meet the requirements of Scottish Government's Designing Places and Designing Streets and provide additional green infrastructure where necessary'.

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

The Local Development Plan is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

Policy RD1 - Residential Areas

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

Policy PM1A - Placemaking

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

Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

OTHER POLICIES

None.

CONSULTATION RESPONSES

None required.

REPRESENTATIONS

The following points were raised in the one representation(s) received:

- Out of character with area
- Loss of privacy/overlooking

The above points are addressed in the Appraisal section of this report.

ADDITIONAL STATEMENTS RECEIVED:

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

APPRAISAL

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

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

Policy Appraisal

The site is located within the settlement boundary of Scone where Policies RD1: Residential Areas and PM1A: Placemaking are directly applicable. Policy RD1 states that residential amenity will be protected and, where possible, improved. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area. Policy PM1A of the Local Development Plan seeks to ensure that all developments contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place.

For the reasons stated elsewhere the proposal does not comply with these policies.

Design and Layout

The conversion of the existing garage to a sunroom is permitted development providing it is fully a conversion and not being rebuilt. From the drawings submitted it would appear to be a conversion in which case does not require planning permission in its own right, however, for the avoidance of doubt I have carried out an assessment in any case. The internal layout of the existing garage will be sub-divided providing a sunroom to the rear and a small store to the front. A new window is proposed on the west elevation and French doors on the south elevation. These will be white upvc. The doors to the rear will open out onto a proposed timber deck.

The raised deck requires planning permission due to its elevated position which is approximately 2 metres above ground level. The top of the balustrade takes it to approximately 3 metres. The footprint of the deck is 9 square metres and will be accessed from the new sunroom. The existing rear staircase will be relocated adjoining the new deck providing access into the rear garden. At its closest point will be a distance of 5 metres from the communal boundary to the north west. The distance to the south west elevation is approximately 6 metres and the south east elevation around 10 metres.

Landscape

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

Residential Amenity

The proposed decking at first floor level by virtue of its location in relation to neighbouring residential properties would lead to excessive overlooking and loss of privacy to those properties.

I note the characteristics of the existing properties along Spoutwells Drive which is residential and the properties vary from single storey to two and a half storeys in height to the rear due to the extensive underbuilding. The design of these dwellings and the orientation on the plots generally allow the rear gardens to be private and more so with the boundary treatments in situ which are generally in the form of mature hedging and trees. These factors reinforce the value of maintaining a privacy that would meet the reasonable expectations of occupiers in these circumstances.

More significantly the proposal would not achieve the objectives of the National Planning Framework that the planning system should always seek to secure good standards of amenity for all existing and future occupants of buildings.

The finished floor level of the property which is effectively at first floor level presently deprives the occupants from having an adjoining outdoor area which this proposal would provide, however, although desirable to the applicants the personal benefits that would be derived from the proposal would not outweigh the harm caused to the residential amenity of neighbouring properties, more so, number 7. Approval would allow direct and uninterrupted lines of sight across the neighbouring gardens from an elevated vantage point which would render the existing boundary treatments ineffective in terms of boundary screening.

Visual Amenity

The sunroom will be finished in horizontal white upvc cladding which will match the upper section of the rear gable. Generally, it is expected that extensions will be finished in materials which match the host dwelling, however, the use of white upvc cladding could serve to highlight the conversion and have greater visual impact. The proposed sunroom will be largely hidden from public views and as the upvc covers a relatively small area, matches the existing white upvc windows and upvc lining on the host building, on balance I consider it to be acceptable.

Roads and Access

I do not have any concerns with roads or access matters.

Drainage and Flooding

There are no concerns with drainage and/or flooding as part of this proposal.

Developer Contributions

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

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

Conclusion

In conclusion, the application must be determined in accordance with the ~~adopted Development Plan unless material considerations indicate otherwise.~~ In this respect, the proposal is not considered to comply with the approved TAYplan 2012 and the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for approval subject to conditions.

APPLICATION PROCESSING TIME

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

~~LEGAL AGREEMENTS~~

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Conditions and Reasons for Recommendation

1. The proposed decking by reason of its elevated position together with its use as such would increase the level of overlooking to an unacceptable level resulting in a loss of privacy to the rear garden of 7 Spoutwells Drive. Furthermore, due to its close proximity to the boundary with the adjacent dwelling at number 7 Spoutwells Drive and elevated siting would have an overbearing and dominating impact, therefore, the proposed development would be detrimental to the residential amenity of the occupiers of the adjacent dwellinghouse and would be contrary to Policy RD1 of the Perth and Kinross Local Development Plan 2014.

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

N/A

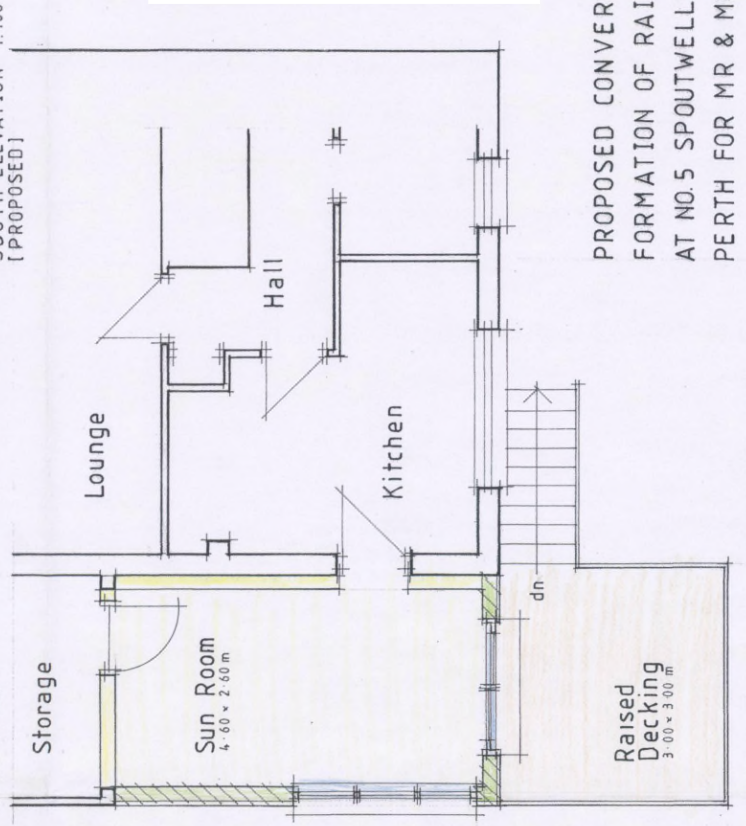
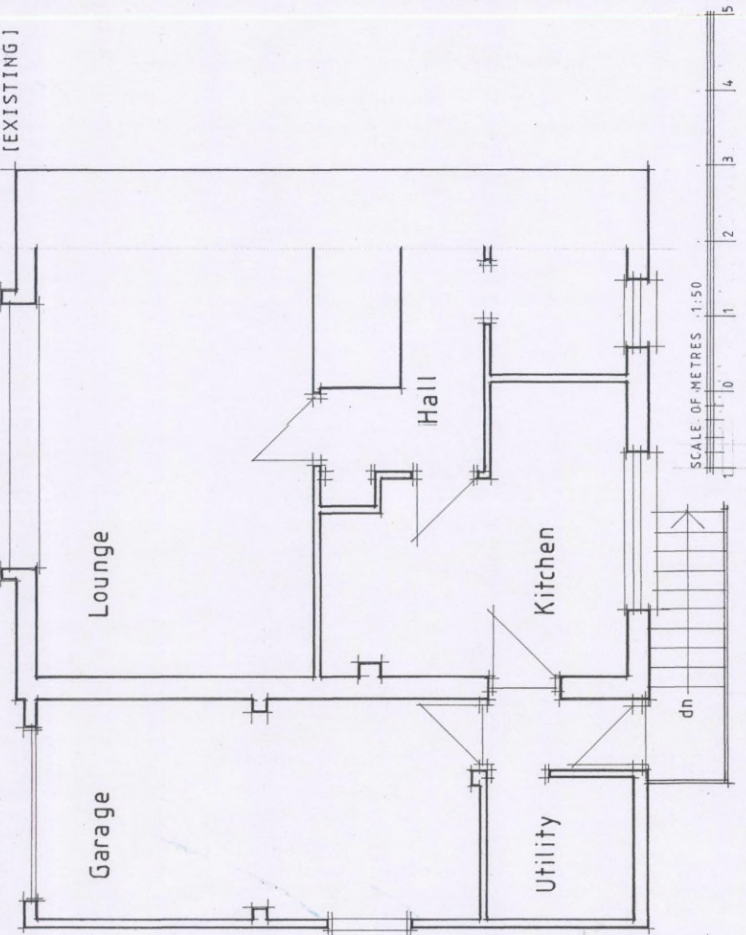
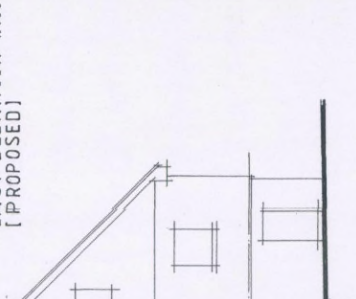
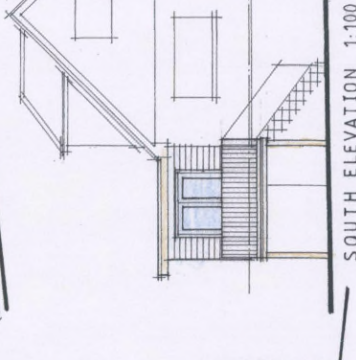
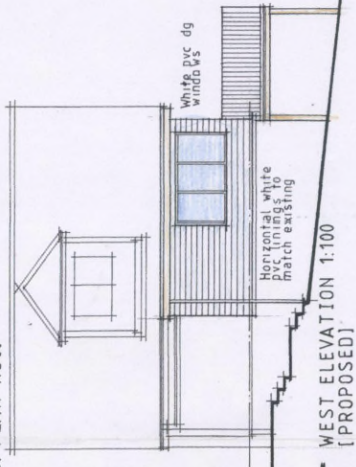
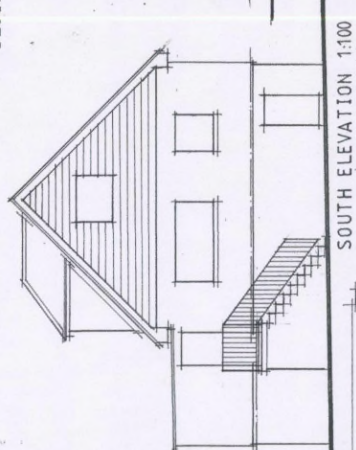
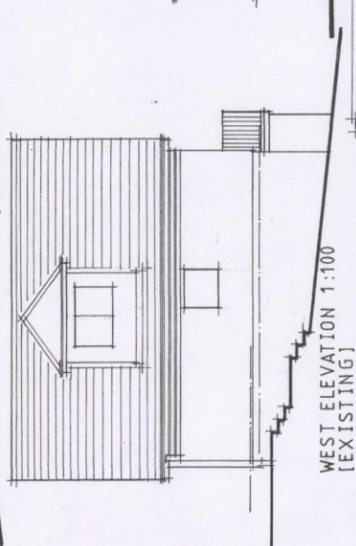
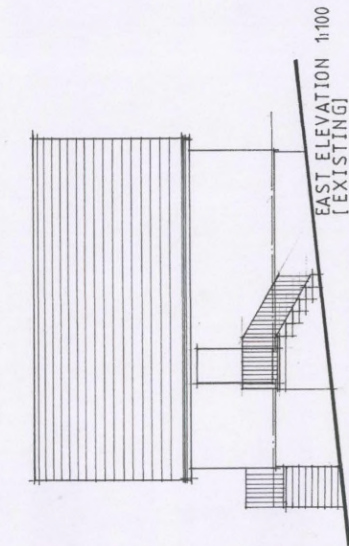
Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

16/00649/1

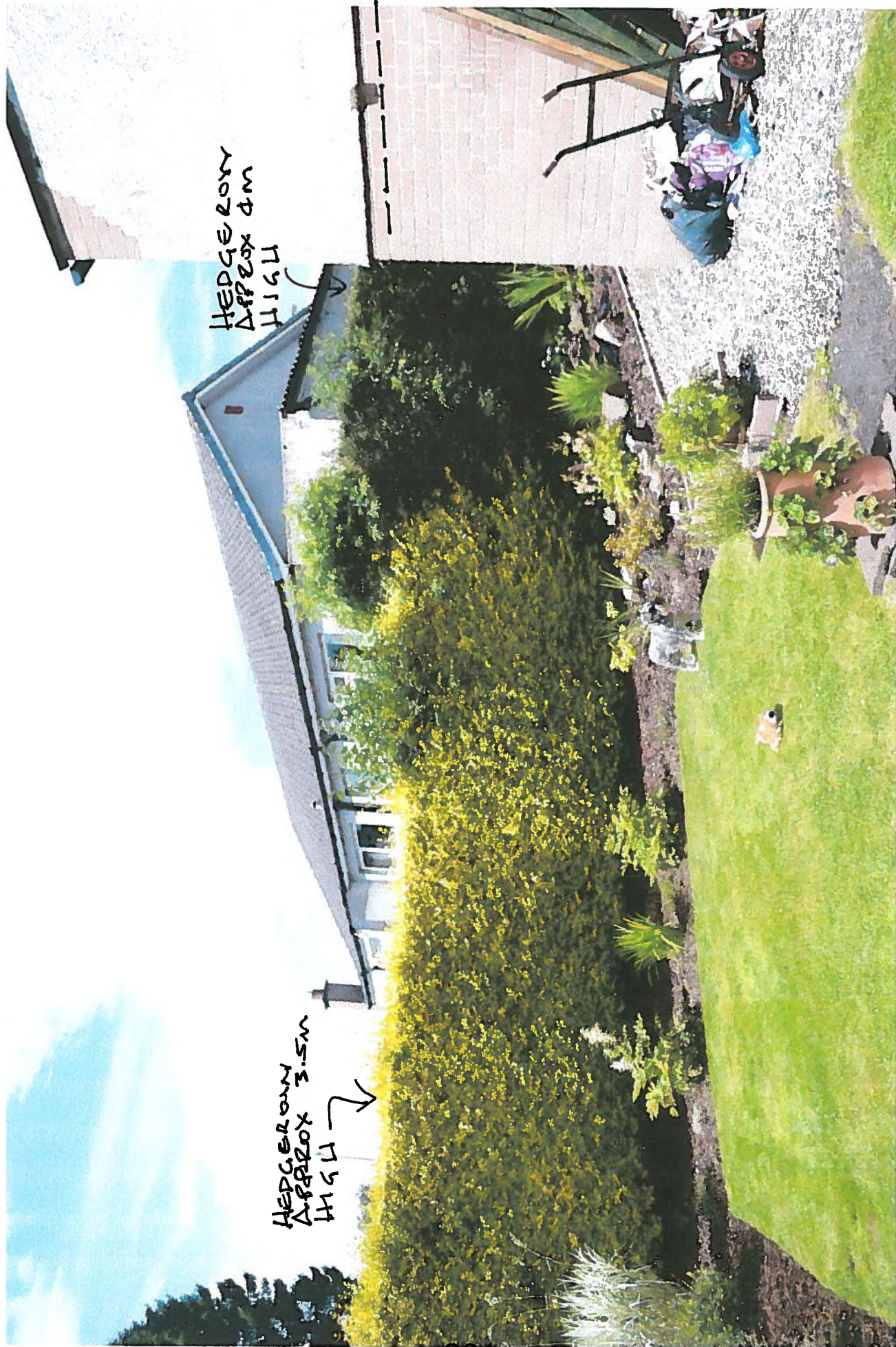
Date of Report 30.05.2016



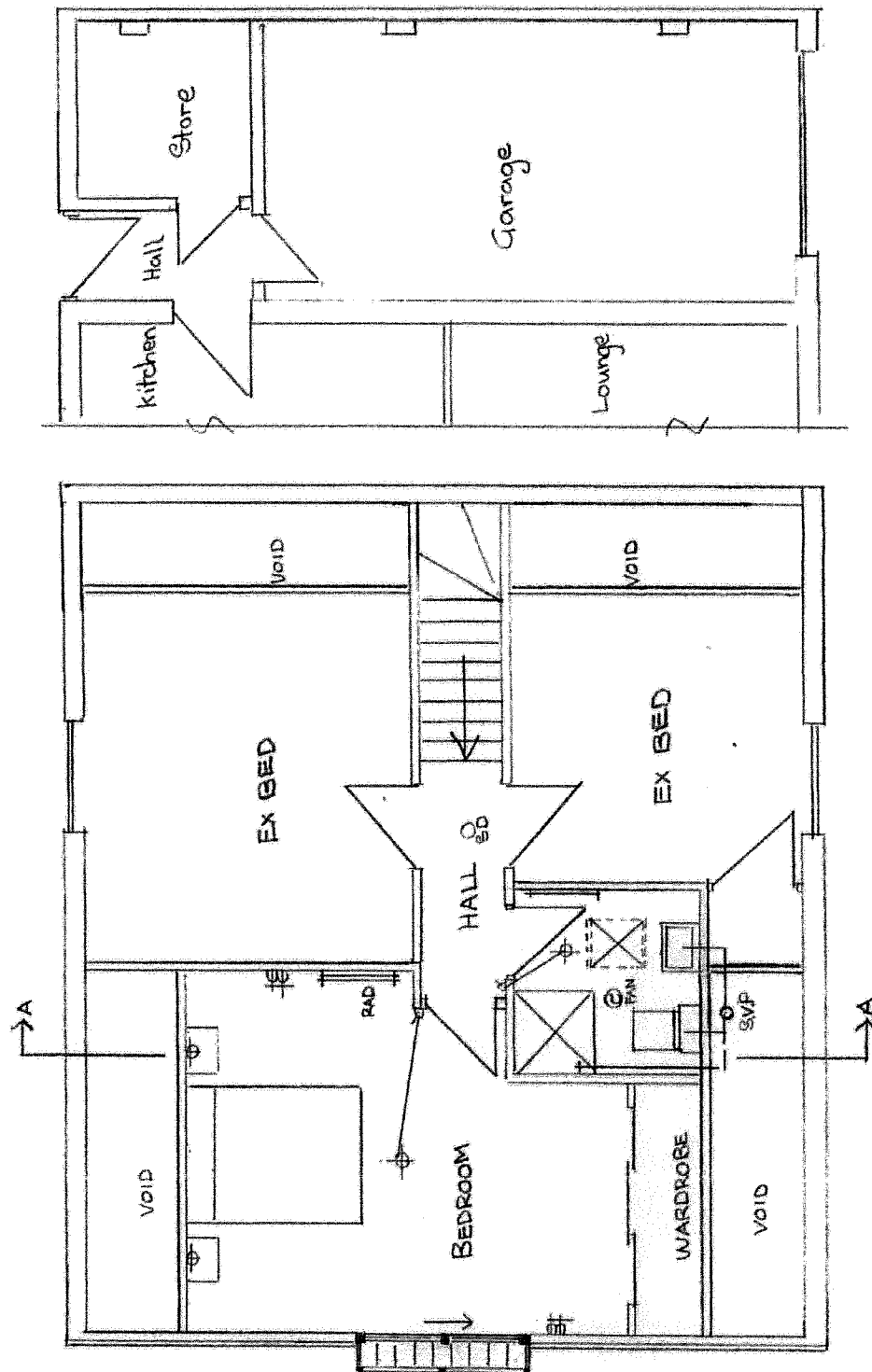
PROPOSED CONVERSION OF GARAGE &
FORMATION OF RAISED DECKING AREA
AT NO.5 SPOUTWELLS DRIVE, SCONE,
PERTH FOR MR & MRS W ANGUS
SCALE 1:50 1:100 DATE MARCH 2016

FLOOR PLAN AS PROPOSED 1:50

FLOOR PLAN AS EXISTING 1:50



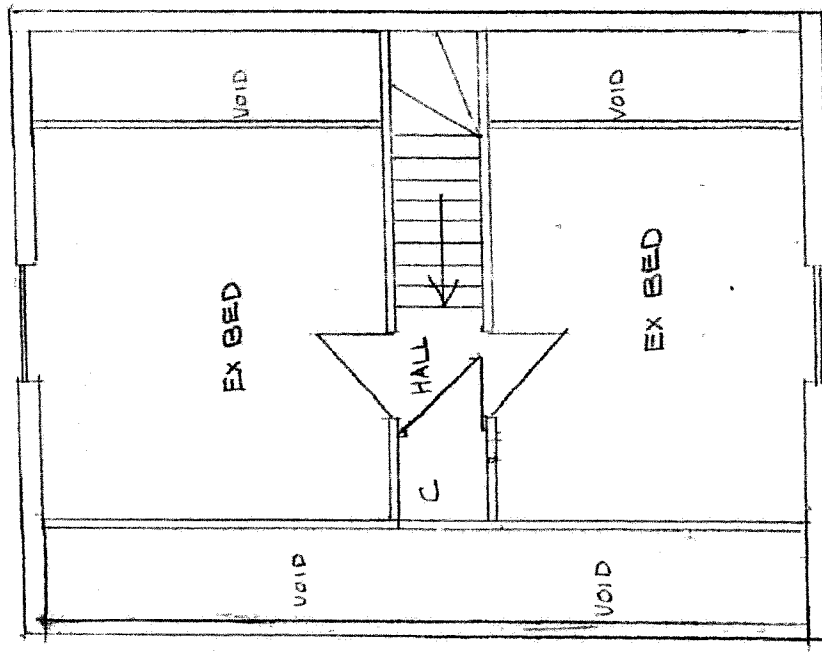




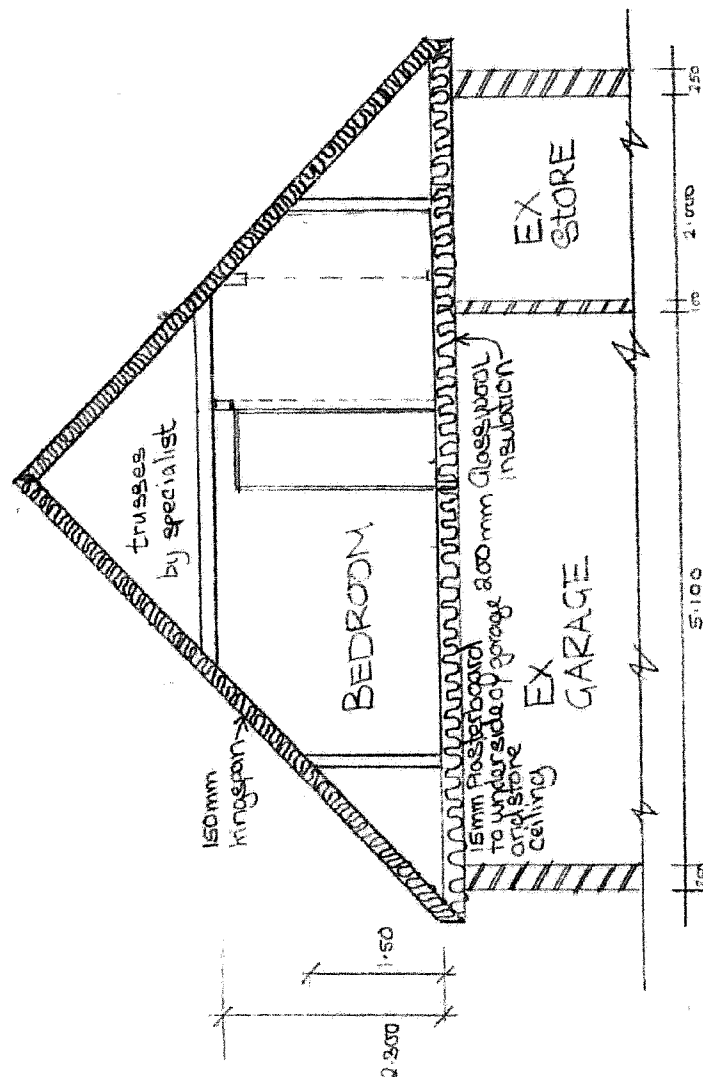
PROPOSED LAYOUT

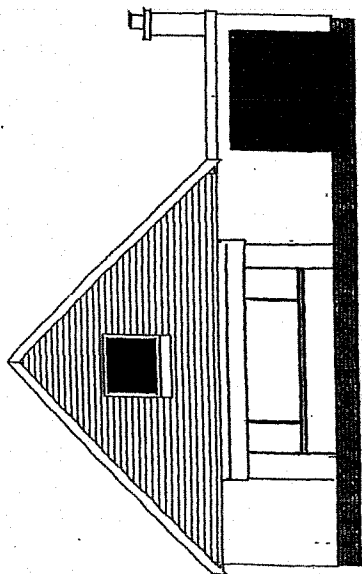
GROUND FLOOR

Project: First floor extension to provide bedroom and shower-room.
Client: Mary Denton
Address: 5 Spoutwells Drive Stone.
Scale: 1:50
Date: 31.7.06
Draw No: 2
Do not scale off the drawings. Check all sizes on site prior to work starting.

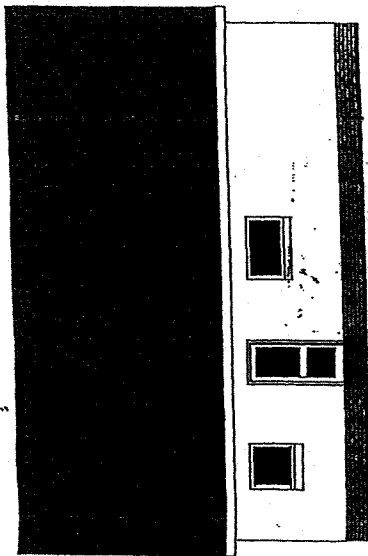


Project: First floor extension to provide bedroom and shower room.
Client: Mary Denton.
Address: -5 Spoutwells Drive
Scene.
Scale: 1:50
Date: 31.7.06
Draw No: 3
Do not scale off the drawings. Check all sizes on site prior to work starting.

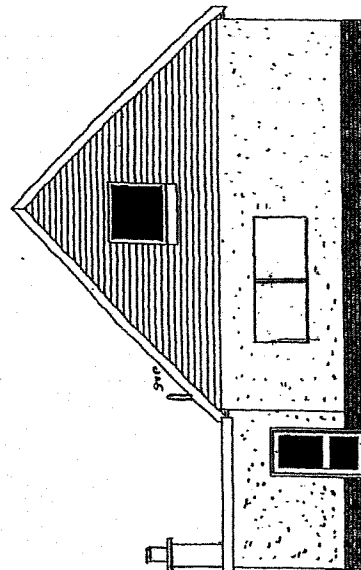




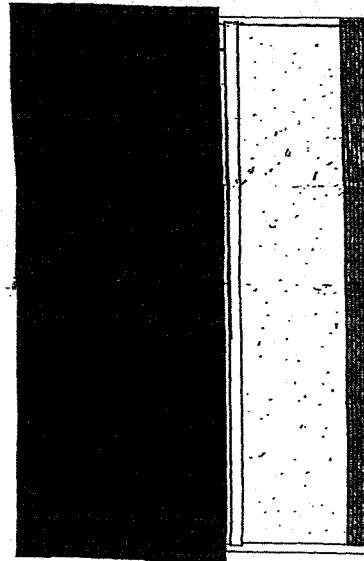
FRONT ELEVATION



SIDE ELEVATION



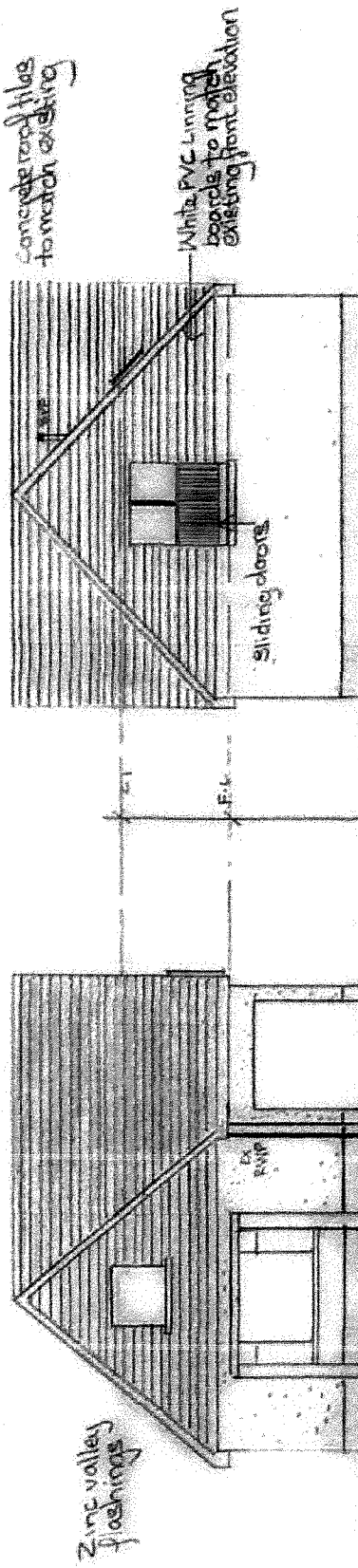
REAR ELEVATION



SIDE ELEVATION

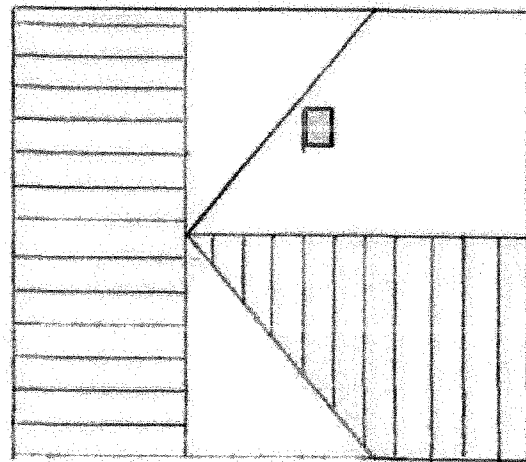
EXISTING ELEVATIONS

Project: First floor extension to provide bedroom and shower room.
Client: Mary Denton.
Address: 5 Spoutwells Drive Scone.
Scale: 1:100
Date: 21.7.06
Draw No: 4
Do not scale off the drawings. Check all sizes on site prior to work starting.

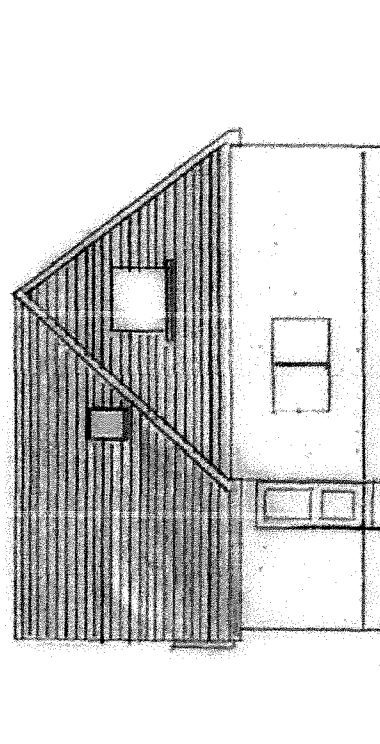


FRONT ELEVATION

SIDE ELEVATION



ROOF PLAN



REAR ELEVATION

Project - First floor extension to provide bedroom and shower room.	
Client - Mary Denton.	
Address - 5 Spoutwell's Drive, Scone.	
Scale - 1:100	
Date - 31.7.06	
Draw No - 1	PROPOSED
Do not scale off the drawings. Check all sizes on site prior to work starting.	

3.5 Residential Development

3.5.1 At the core of the Scottish Government's explanation of the purpose of the planning system is the need to protect and enhance the built environment where people live, work and spend their leisure time. In Perth and Kinross the majority of people live in clearly defined residential areas either in the city, towns or surrounding villages. The protection and enhancement of these areas is an important objective and one of the broad principles outlined in SPP.

3.5.2 The majority of the population either live in Perth, smaller towns or defined villages. However, some households need to live or would like to live in more dispersed settlements or individual houses throughout the rural area. SPP indicates that rural housing has a role in the overall housing land supply in supporting prosperous and sustainable communities. However, there is also need to protect and enhance environmental and landscape quality by ensuring that inappropriate development does not compromise what makes Perth and Kinross such an attractive place to live, work and visit.

3.5.3 SPP also allows the Local Development Plan to set out the requirements for the provision of affordable housing where there is a shortage - as is the case in Perth and Kinross - and this approach is endorsed by TAYplan. SPP also indicates that development plans should address the residential needs of other specialist groups, such as gypsy travellers and the elderly, and there are significant communities of both these groups in Perth and Kinross.

3.5.4 The following section sets out the policy framework for these issues in line with Scottish Planning Policy and TAYplan.

Policy RD1: Residential Areas

The Plan identifies areas of residential and compatible uses where existing residential amenity will be protected and, where possible, improved. Small areas of private and public open space will be retained where they are of recreational or amenity value. Changes away from ancillary uses such as employment land, local shops and community facilities will be resisted unless there is demonstrable market evidence that the existing use is no longer viable.

Generally encouragement will be given to proposals which fall into one or more of the following categories of development and which are compatible with the amenity and character of the area:

- (a) Infill residential development at a density which represents the most efficient use of the site while respecting its environs.
- (b) Improvements to shopping facilities where it can be shown that they would serve local needs of the area.
- (c) Proposals which will improve the character and environment of the area or village.
- (d) Business, home working, tourism or leisure activities.
- (e) Proposals for improvements to community and educational facilities.

Policy RD2: Pubs and Clubs – Residential Areas

Pubs, clubs and other leisure uses which support the evening economy are best located in town centres except where they serve a local market. There will be a general presumption against the siting of these below existing residential property, and there will be a presumption against the siting of these in the midst of other (particularly residential) uses where problems of noise or disturbance cannot be satisfactorily addressed.



TCP/11/16(435)
Planning Application – 16/00649/FLL – Alterations to dwellinghouse and formation of decking at 5 Spoutwells Drive, Scone, Perth, PH2 6RR

PLANNING DECISION NOTICE *(included in applicant's submission, see pages 189-190)*

REPORT OF HANDLING *(included in applicant's submission, see pages 191-197)*

REFERENCE DOCUMENT *(included in applicant's submission, see page 199)*

TCP/11/16(435)
Planning Application – 16/00649/FLL – Alterations to
dwellinghouse and formation of decking at 5 Spoutwells
Drive, Scone, Perth, PH2 6RR

REPRESENTATIONS

Comments for Planning Application 16/00649/FLL

Application Summary

Application Number: 16/00649/FLL

Address: 5 Spoutwells Drive Scone Perth PH2 6RR

Proposal: Alterations to dwellinghouse and formation of decking

Case Officer: Gillian Peebles

Customer Details

Name: Mrs Christina Smith

Address: 7 Spoutwells Drive, Scone, Perth PH2 6RR

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Out of Character with the Area
- Over Looking

Comment: I wish to record my objection to the proposed alteration and formation of decking at No 5 Spoutwells Drive, Scone.

The plans, as they stand, will seriously impact on the privacy that I currently enjoy in the back garden of my house.

The Stephens Estate, that I have lived in since 1970, was designed to feature open plan gardens to the front of premises, with the gardens to the rear offered a degree of privacy. Mature hedges now ensure that this is the case.

The design of No 5 and my own house means that the windowless garages are adjacent and privacy maintained by the absence of windows overlooking each other's property.

The planned proposals will totally erode this design concept and will impact on my privacy in a number of ways:

1. The planned windows along the side of the sun room will look directly at my back door - being at the same level, as well as overlooking my back garden. The height of the sun room windows and the hedge between the two properties means that there will be an unrestricted view into my property.
2. The decking, intended to extend out from the sun room a distance of some 3 metres, will be at a height that will provide an unrestricted view overlooking my back garden.
3. The location of this decking will also allow for visual intrusion into the rear bedroom of my

property.

4. The proposals will take place a matter of feet from the boundary between the two properties - meaning that a direct view into my garden will be available from the sunroom windows as well as the decking.

In addition to having a significantly adverse effect on my amenity, these proposals would, I have no doubt, have a negative impact on any future value and potential sale of my property.

In light of the above, I consider the proposals to be inappropriate on the basis that they would be an invasion of privacy as well as being out of character, both visually and in terms of concept.

CHX Planning Local Review Body - Generic Email Account

From: Iain Smith [REDACTED]
Sent: 31 August 2016 21:45
To: CHX Planning Local Review Body - Generic Email Account
Subject: Re: TCP/11/16(435)

I am writing as I wish to make the following representations in relation to the review of the original decision.

I repeat my objection to the proposal and agree with the justification given for refusal. In addition however, I would like to add my concern that the addition of large windows on the side of the existing garage at number 5 would also have a significant impact on the privacy that I enjoy at the rear of my house and in the rear garden.

I also do not agree that growing the hedge between the two properties would be a solution as the height required would be well in excess of what would be considered reasonable and aesthetically acceptable.

Yours sincerely

Mrs C Smith

Sent from my iPad

