

LRB-2022-28
22/00284/FLL – Change of use from ancillary accommodation unit to dwellinghouse, 19 Main Street, Almondbank

INDEX

- (a) Papers submitted by the Applicant (***Pages 369-422***)
- (b) Decision Notice (***Pages 383-384***)
 - Report of Handling (***Pages 385-390***)
 - Reference Documents (***Pages 399-411***)
- (c) Representations (***Pages 417-422***)

LRB-2022-28

**22/00284/FLL – Change of use from ancillary
accommodation unit to dwellinghouse, 19 Main Street,
Almondbank**

**PAPERS SUBMITTED
BY THE
APPLICANT**



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

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

Thank you for completing this application form:

ONLINE REFERENCE 100536826-002

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

Applicant or Agent Details

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

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

| | | | |
|-----------------------|--------------------------------|--|------------------|
| Company/Organisation: | Bidwells | | |
| Ref. Number: | | You must enter a Building Name or Number, or both: * | |
| First Name: * | Iona | Building Name: | Broxden House |
| Last Name: * | Sutherland | Building Number: | |
| Telephone Number: * | 07471012595 | Address 1 (Street): * | Lamberkine Drive |
| Extension Number: | | Address 2: | |
| Mobile Number: | | Town/City: * | Perth |
| Fax Number: | | Country: * | Scotland |
| | | Postcode: * | PH1 1RA |
| Email Address: * | iona.sutherland@bidwells.co.uk | | |

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

| | | | |
|----------------------|---------------------------------------|--|--|
| Title: | <input type="text" value="Mrs"/> | You must enter a Building Name or Number, or both: * | |
| Other Title: | <input type="text"/> | Building Name: | <input type="text"/> |
| First Name: * | <input type="text" value="Carole"/> | Building Number: | <input type="text" value="17"/> |
| Last Name: * | <input type="text" value="Younger"/> | Address 1 (Street): * | <input type="text" value="Main Street"/> |
| Company/Organisation | <input type="text"/> | Address 2: | <input type="text"/> |
| Telephone Number: * | <input type="text"/> | Town/City: * | <input type="text" value="Almondbank"/> |
| Extension Number: | <input type="text"/> | Country: * | <input type="text" value="Scotland"/> |
| Mobile Number: | <input type="text"/> | Postcode: * | <input type="text" value="PH1 3NJ"/> |
| Fax Number: | <input type="text"/> | | |
| Email Address: * | <input type="text" value="REDACTED"/> | | |

Site Address Details

| | |
|---|--|
| Planning Authority: | <input type="text" value="Perth and Kinross Council"/> |
| Full postal address of the site (including postcode where available): | |
| Address 1: | <input type="text" value="19 MAIN STREET"/> |
| Address 2: | <input type="text" value="ALMONDBANK"/> |
| Address 3: | <input type="text"/> |
| Address 4: | <input type="text"/> |
| Address 5: | <input type="text"/> |
| Town/City/Settlement: | <input type="text" value="PERTH"/> |
| Post Code: | <input type="text" value="PH1 3NJ"/> |

Please identify/describe the location of the site or sites

| | | | |
|----------------------|-------------------------------------|---------|-------------------------------------|
| <input type="text"/> | | | |
| Northing | <input type="text" value="725964"/> | Easting | <input type="text" value="306533"/> |

Description of Proposal

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

Change of use from ancillary accommodation unit to dwellinghouse.

Type of Application

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

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

What does your review relate to? *

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

Statement of reasons for seeking review

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

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

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

Please see Notice of Review Statement.

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

☐ Yes ☒ No

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

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Decision Notice, Report of Handling, Supporting Statement, Notice of Review Statement, and plans.

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

22/00284/FLL

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

18/02/2022

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

22/03/2022

Review Procedure

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

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

☐ Yes ☒ No

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

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

The application property and its relationship with the adjacent dwelling is complex and could be further understood via the means of a site visit. Visiting the site would also allow the Local Review Body to take into account the solutions raised by the agent to address the issues highlighted by Perth and Kinross Council in the decision notice and report of handling.

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

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

☒ Yes ☐ No

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

☐ Yes ☒ No

Checklist – Application for Notice of Review

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No ☐ N/A

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

☒ Yes ☐ No

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

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

☒ Yes ☐ No

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

Declare – Notice of Review

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

Declaration Name: Miss Iona Sutherland

Declaration Date: 17/06/2022

**CHANGE OF USE FROM
ANCILLARY
ACCOMMODATION UNIT
TO DWELLINGHOUSE 19
MAIN STREET,
ALMONDBANK
NOTICE OF REVIEW
STATEMENT**

Table of Contents

| | | |
|-----|--------------------|---|
| 1.0 | Introduction | 1 |
| 2.0 | Background | 1 |
| 3.0 | Grounds for Appeal | 2 |
| 4.0 | Conclusions | 3 |

1.0 Introduction

- 1.1 This Notice of Review Statement has been submitted on behalf of Mr and Mrs Younger for the change of use of an ancillary unit to a dwellinghouse at 19 Main Street, Almondbank. The application (22/00284/FLL) was refused planning permission by Perth and Kinross Council on the 22nd of March 2022.

2.0 Background

- 2.1 The planning officer refused the application though delegated powers on the grounds that:
- “the proposal is contrary to Placemaking Policy 1A and Policy 1B...Policy 17: Residential Areas of the Perth and Kinross Local Development Plan 2 (2019).”*

- 2.2 The appeal property has 4 previous planning applications associated with it:

- 05/00473/FUL for the erection of a dwellinghouse.

This application was refused on the basis that the site was considered incapable of providing a satisfactory residential environment and would increase on-street parking.

- 05/01881/FUL a resubmission of the above original application.

This application was approved subject to conditions; the fourth condition attached to the permission specified that only family members of the host dwelling would be permitted to reside in the application dwelling.

- 21/01444/FLL for the change of use of the ancillary unit to a dwellinghouse.

This application was refused on the basis that the dwelling could not provide a satisfactory residential environment. This application was submitted due to changing circumstances within the family which resulted in no remaining family members being able to occupy the property. This proposal involved the change of use of the separate ancillary unit, which is completely detached from the host dwelling, to a dwellinghouse to allow the property to be inhabited by a tenant who is not a family member of the applicant to avoid the property falling into a state of disarray.

- 22/00284/FLL the application at hand: a resubmission of the 21/01444/FLL application to address the issues raised in the 2021 application.

This resubmission aimed to address the issues found with the 21/01444/FLL application by providing options to Perth and Kinross Council which intended to mitigate out the issues found with the earlier application in hopes of allowing the change of use to be approved; these options were deemed unsuitable leading to the application being refused.

- 2.3 The condition placed on the 05/01881/FUL application required the unit to only be occupied by family members of the applicant. This condition had been complied with for over 15 years. However, there are no longer any living relatives or extended family who could occupy the unit. Following the unit being without a resident: upkeep and expenses of the property are of sole responsibility to the applicant.
- 2.4 The planning application at hand, 22/00284/FLL, was refused without any engagement between the planning officer and the applicant or the agent during the determination period. A site visit

was never carried out by the planning officer for this application, or for any of the previous applications associated with this site. This application regards an unusual situation and it is felt that there would have been a great benefit in visiting the site.

3.0 Grounds for Appeal

- 3.1 Following the refusal of this application, Bidwells have carried out a review of the reasons for refusal presented by Perth and Kinross Council to appeal this decision. This section of the Notice of Review Statement will address each policy cited in the Decision Notice as a reason for refusal in turn below, as well as other material considerations pertinent to this Notice of Review.

Perth and Kinross Local Development Plan 2 (2019)

Policy 1A & 1B Placemaking

- 3.2 The property has been well established for over 15 years and has a coherent position within the streetscape of Main Street. Its scale, design, and siting reflect that of the surrounding properties, and, therefore, respects character and amenity of the area; moreover, it is coherent with the structure of Almondbank; the height and appearance of the property allows it to blend in seamlessly with the surroundings.
- 3.3 The Report of Handling identified that the plot ratio of the proposal does not respect that of the surrounding area. However, there are several dwellings in Almondbank that have similar plot sizes: number 3 and 5 Main Street (70m south of the application site) both have a similar plot ratio to the proposed. Therefore, the proposed plot size is not out of character for this area.
- 3.4 The garden of the dwelling consists of a decking area to the rear of the property. The garden grounds of the host dwelling has a challenging topography which is not easily adaptable to lend more amenity space to the application property.
- 3.5 The Supporting Statement which accompanied the application provided Perth and Kinross Council with possible solutions to address their concerns with the amenity space through proposing extensions to the current space.
- 3.6 The Report of Handling deemed any extension of the amenity space to be unsuitable, this conclusion was met without engaging with the applicant or the agent to discuss their suitability. It is felt that, especially following the submission of a second application to specifically address the issues raised by Perth and Kinross Council, that some form of engagement could have taken place between parties to allow some sort of agreement to be reached.

Policy 17 Residential Areas

- 3.7 The Report of Handling highlights that the proposed change of use would not respect or improve the character of the area. The property is already well established within Almondbank and, as there are no relatives of the applicant who could reside in the property: leaving the property without a resident would only detract from the character of the area due to a derelict unit occupying a space on Main Street.
- 3.8 As raised in the Supporting Statement: the client has no intention of selling the properties as individual plots. If there comes a time where they wish to sell host dwelling, the adjacent unit

would be sold alongside it. Therefore, there is no intention of changing the use of the property to then sell it on.

3.9 The applicant has expressed that a local elderly resident of Almondbank has voiced interest in renting the property, allowing this resident to downsize from their existing property to occupy the application property.

3.10 The Report of Handling raises that there is an overlooking issue between the properties, but a suitably worded condition could require planting along the boundaries of the properties to alleviate this concern.

4.0 Conclusions

4.1 For the reasons set out in Section 3 above, it is considered that the change of use of the existing dwelling at 19 Main Street, Almondbank, would promote the consistent high-quality character of the area. Without this change of use: the dwelling would lie unused for the foreseeable future. Without a resident the property will become a burden to the applicant requiring constant upkeep to maintain to an acceptable standard: to no avail.

4.2 It is accepted that the amenity space associated with the property is limited, however, there are possible solutions, which were raised in the Supporting Statement, that would allow the amenity space to be increased. Furthermore, planting could be utilised to reduce the overlooking issue between the two properties.

4.3 It is felt that there is more benefit in granting the change of use application than there is in refusing it, leaving the attractive property to decay overtime; only adding additional pressure on the applicant to upkeep both properties or struggle to sell them together in the future. Placing suitably worded conditions on consent could allow the property to undergo the change of use whilst promoting the high residential environment associated with this area.

4.4 Prior to determining this Notice of Review Appeal, we would respectfully request that the LRB undertake a site inspection to assess the proposal for themselves in the context of the above grounds of appeal. We would welcome the opportunity to provide any further input or respond to any specific further information requests that the LRB may raise.

4.5 For the reasons set out in this Notice of Review Statement and the Supporting Statement submitted alongside the planning application, it is considered that the proposal can be considered to comply with the relevant Development Plan policies subject to conditions to mitigate out the concerns raised by Perth and Kinross Council.



Mr Neil Younger
c/o Bidwells
Iona Sutherland
Broxden House
Lamberkine Drive
Perth
PH1 1RA

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **22nd March 2022**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **22/00284/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 18th February 2022 for Planning Permission for **Change of use from ancillary accommodation unit to dwellinghouse 19 Main Street Almondbank Perth PH1 3NJ**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. The proposal has not demonstrated that the change of use from ancillary accommodation to a dwelling can contribute positively to the quality of the surrounding built and natural environment taking account of density and siting. The plot ratio does not respect the character and amenity of place accordingly the proposal is contrary to Placemaking Policy 1A and Policy 1B of the Perth and Kinross Local Development Plan 2 (2019).
2. The proposal is contrary to Policy 17: Residential Areas of the Perth and Kinross Local Development Plan 2 (2109) which seeks to ensure that development is compatible with the amenity and character of the area. It has not been demonstrated that the change of use to a dwellinghouse can be accommodated on the site while respecting its environs or improve the character and environment of the due to the lack of garden ground and overlooking to neighbouring/host property.

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

Plan Reference

01

02

03

04

REPORT OF HANDLING

DELEGATED REPORT

| | | |
|------------------------|--------------------|-----------------|
| Ref No | 22/00284/FLL | |
| Ward No | P5- Strathtay | |
| Due Determination Date | 17th April 2022 | |
| Draft Report Date | 24th February 2022 | |
| Report Issued by | JHR | Date 22.03.2022 |

PROPOSAL: Change of use from ancillary accommodation unit to dwellinghouse

LOCATION: 19 Main Street Almondbank Perth PH1 3NJ

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.

BACKGROUND AND DESCRIPTION OF PROPOSAL

This application seeks to change the use of ancillary accommodation at 19 Main Street Almondbank to a dwelling house. The existing ancillary accommodation is located within the curtilage of a two storey Victorian building, which fronts the east side of Main Street Almondbank.

The ancillary accommodation was approved under application 05/01881/FUL. This included condition 4 which stipulated the following:-

Condition 4:- The proposed unit shall only be occupied together with the existing building by a single or extended family unit, to the satisfaction of the Planning Authority, and at no time shall it be occupied as a separate dwellinghouse.

This followed an earlier application (05/00473/FUL) for a dwelling house that was refused for the following reasons:-

The site is incapable of providing a satisfactory residential environment, due to overlooking from adjacent property, and would increase demand for on-street parking to

the detriment of village amenity. Approval would therefore be contrary to Policy 71 of the Perth Area Local Plan 1995 Incorporating Alteration No1 Housing Land 2000.

An application was submitted in 2021 to change of use from ancillary accommodation unit to dwellinghouse which was refused.

This application is a resubmission, it includes a supporting planning statement which seeks to overcome the reasons for refusal associated with the 2021 submission.

SITE HISTORY

05/00473/FUL Erection of a dwellinghouse 2 June 2005 Application Refused

05/01881/FUL Erection of a dwellinghouse (Resubmission 05/00473/FUL) 24 November 2005 Application Approved

21/01444/FLL Change of use from ancillary accommodation unit to dwellinghouse 19 November 2021 Application Refused

PRE-APPLICATION CONSULTATION

Pre application Reference: None

NATIONAL POLICY AND GUIDANCE

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

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 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 6: Settlement Boundaries

Policy 17: Residential Areas

Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

OTHER POLICIES

Draft Ancillary and Annex Accommodation 2021 Supplementary Guidance

CONSULTATION RESPONSES

Scottish Water – No objection.

Transport Planning – No objection.

Development Contributions Officer – No objection.

REPRESENTATIONS

None

ADDITIONAL STATEMENTS

| | |
|--|---|
| Screening Opinion | EIA Not Required |
| Environmental Impact Assessment (EIA): Environmental Report | Not Required |
| 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 | Submitted |

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.

In this instance, section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining such an application as this to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 64(1) of the Planning (Listed Buildings and Conservation Areas)

(Scotland) Act 1997 is relevant and requires planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the designated conservation area.

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

This site is located within the settlement boundary of Almondbank, Policy 6. Where Policy 17 of the adopted Local Development Plan 2 applies.

This recognises that residential development within existing settlements can often make a useful contribution to the supply of housing land but acknowledges the potential conflicts new development can have within the existing built environment. Proposals will be encouraged where they satisfy the criteria set out in the policy in particular criteria a) Infill residential development at a density which represents the most efficient use of the site while respecting its environs and c) proposals which will improve the character and environment of the area.

Policies P1A and P1B Placemaking are also of relevance. These policies require proposals to contribute positively to the surrounding built and natural environment and to respect the character and amenity of the place.

Policy 60 B seeks safe access, egress and appropriate car parking

Design and Layout

The placemaking policies confirm that development must contribute positively to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation.

The historic application for a dwelling on the site was refused as it was considered that the site was incapable of providing a satisfactory residential environment and would increase on-street parking to the detriment of village amenity. These concerns still re-emerge with this proposal.

The planning supporting statement from Bidwells places weight on the fact that there is an existing building in situ however there is a difference between the use of the building as ancillary accommodation and an unrestricted dwelling house that has placemaking implications that are discussed in greater detail below.

Residential Amenity

The proposed site redline boundary and use of the ancillary as detached dwelling does not respect the density and siting or character and amenity of place. The plot is constrained and only provides 48 sqm (approx) of rear garden for the two-bedroom property. This is less garden ground than the refused 2005 application (05/00473/FUL).

The supporting statement suggests that the use of the parking area at the front could be utilised to extend the private amenity/garden space (option 1). However, the

placemaking SPG, page 21 confirms that front gardens do not constitute private garden space, this option would still fail to meet the placemaking SPG. Additionally, this option with no off-street parking for the dwelling would add pressure to on street parking, which a certain times can be at a premium..

The planning report discusses the potential extension to the garden ground (option 2) however this is not conveyed in the submitted plans.

Based on the submission the occupation of the property as a standalone dwelling house will also result in overlooking from bedroom #2 and the dining/lounge with associated balcony to the garden ground retained by the host residential unit which is only 4.6m from the rear elevation. Due to the topography dropping towards the River Almond the erection of privacy screening would do little to alleviate this concern.

Roads and Access

Policy 60B: Transport Standards and Accessibility Requirements refers to the National Roads Development Guide. This includes information on parking standards and usually seeks two car parking spaces per dwelling.

It is noted that the approval of the ancillary accommodation under application 05/01881/FUL was accepted on the basis that two car parking spaces would be provided for the host dwelling and ancillary accommodation.

The supporting statement confirms that there is a driveway associated with the host dwelling however this is not illustrated in the supporting plans. If off street parking can be maintained for the host dwelling as well as the proposed dwelling then this would comply with Policy 60B: Transport Standards and Accessibility Requirements as well as the parking requirements specified in the National Roads Development Guide.

Drainage and Flooding

The site is not in an area subject to river flooding. Existing foul and surface water would be utilised.

Developer Contributions

The property has consent as ancillary accommodation (05/01881/FUL) which pre-dates the Developer Contributions policy for Primary Education and Transport Infrastructure. No comments to make on this proposal in terms of the Developer Contributions and Affordable Housing Supplementary Guidance.

Economic Impact

The economic impact of the proposal is likely to be minimal.

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 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 has not demonstrated that the change of use from ancillary accommodation to a dwelling can contribute positively to the quality of the surrounding built and natural environment taking account of density and siting. The plot ratio does not respect the character and amenity of place accordingly the proposal is contrary to Placemaking Policy 1A and Policy 1B of the Perth and Kinross Local Development Plan 2 (2019).
- 2 The proposal is contrary to Policy 17: Residential Areas of the Perth and Kinross Local Development Plan 2 (2109) which seeks to ensure that development is compatible with the amenity and character of the area. It has not been demonstrated that the change of use to a dwellinghouse can be accommodated on the site while respecting its environs or improve the character and environment of the due to the lack of garden ground and overlooking to neighbouring/host property.

Justification

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

Informatives

None

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01 02 03 04



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

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

Thank you for completing this application form:

ONLINE REFERENCE 100536826-001

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

Type of Application

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

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

Description of Proposal

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

Change of use from an ancillary unit to a dwellinghouse.

Is this a temporary permission? *

☐ Yes ☒ No

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

☐ Yes ☒ No

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

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

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

| | | | |
|---|------------|--|------------------|
| Company/Organisation: | Bidwells | | |
| Ref. Number: | | You must enter a Building Name or Number, or both: * | |
| First Name: * | Iona | Building Name: | Broxden House |
| Last Name: * | Sutherland | Building Number: | |
| Telephone Number: * | | Address 1 (Street): * | Lamberkine Drive |
| Extension Number: | | Address 2: | |
| Mobile Number: | | Town/City: * | Perth |
| Fax Number: | | Country: * | Scotland |
| | | Postcode: * | PH1 1RA |
| Email Address: * | | | |
| Is the applicant an individual or an organisation/corporate entity? * | | | |
| <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity | | | |

Applicant Details

Please enter Applicant details

| | | | |
|----------------------|---------|--|--|
| Title: | Mr | You must enter a Building Name or Number, or both: * | |
| Other Title: | | Building Name: | |
| First Name: * | Neil | Building Number: | |
| Last Name: * | Younger | Address 1 (Street): * | |
| Company/Organisation | | Address 2: | |
| Telephone Number: * | | Town/City: * | |
| Extension Number: | | Country: * | |
| Mobile Number: | | Postcode: * | |
| Fax Number: | | | |
| Email Address: * | | | |

Site Address Details

Planning Authority:

Perth and Kinross Council

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

Address 1:

19 MAIN STREET

Address 2:

ALMONDBANK

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

PERTH

Post Code:

PH1 3NJ

Please identify/describe the location of the site or sites

Northing

725964

Easting

306533

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

309.00

Please state the measurement type used:

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

Existing Use

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

The ancillary unit has been used as accommodation for the family members of the host property, 17 Main Street, for 15 years.

Access and Parking

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

☐ Yes ☒ No

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

| | |
|--|--|
| <p>Are you proposing any change to public paths, public rights of way or affecting any public right of access? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.</p> | |
| <p>How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?</p> | <div style="border: 1px solid black; padding: 2px 10px;">2</div> |
| <p>How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *</p> | <div style="border: 1px solid black; padding: 2px 10px;">2</div> |
| <p>Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).</p> | |
| <h2 style="margin: 0;">Water Supply and Drainage Arrangements</h2> | |
| <p>Will your proposal require new or altered water supply or drainage arrangements? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | |
| <p>Do your proposals make provision for sustainable drainage of surface water?? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (e.g. SUDS arrangements) *</p> <p>Note:-</p> <p>Please include details of SUDS arrangements on your plans</p> <p>Selecting 'No' to the above question means that you could be in breach of Environmental legislation.</p> | |
| <p>Are you proposing to connect to the public water supply network? *</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No, using a private water supply</p> <p><input type="checkbox"/> No connection required</p> <p>If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).</p> | |
| <h2 style="margin: 0;">Assessment of Flood Risk</h2> | |
| <p>Is the site within an area of known risk of flooding? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p> <p>If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.</p> <p>Do you think your proposal may increase the flood risk elsewhere? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p> | |
| <h2 style="margin: 0;">Trees</h2> | |
| <p>Are there any trees on or adjacent to the application site? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.</p> | |
| <h2 style="margin: 0;">Waste Storage and Collection</h2> | |
| <p>Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | |

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

As existing

Residential Units Including Conversion

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

☐ Yes ☒ No

All Types of Non Housing Development – Proposed New Floorspace

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

☐ Yes ☒ No

Schedule 3 Development

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

☐ Yes ☒ No ☐ Don't Know

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

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

Planning Service Employee/Elected Member Interest

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

☐ Yes ☒ No

Certificates and Notices

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

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

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

☒ Yes ☐ No

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

☐ Yes ☒ No

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

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

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

Signed: Iona Sutherland

On behalf of: Mr Neil Younger

Date: 18/02/2022

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

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

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

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

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

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

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

- ☒ Site Layout Plan or Block plan.
☐ Elevations.
☐ Floor plans.
☐ Cross sections.
☐ Roof plan.
☐ Master Plan/Framework Plan.
☐ Landscape plan.
☐ Photographs and/or photomontages.
☐ Other.

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

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. *

☐ Yes ☒ N/A

A Flood Risk Assessment. *

☐ Yes ☒ N/A

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

☐ Yes ☒ N/A

Drainage/SUDS layout. *

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. *

☐ Yes ☒ N/A

Habitat Survey. *

☐ Yes ☒ N/A

A Processing Agreement. *

☐ Yes ☒ N/A

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

Planning Statement

Declare – For Application to Planning Authority

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

Declaration Name: Miss Iona Sutherland

Declaration Date: 18/02/2022

**CHANGE OF USE FROM
ANCILLARY
ACCOMODATION UNIT
TO DWELLINGHOUSE,
19 MAIN STREET,
ALMONDBANK
PLANNING
STATEMENT**

Table of Contents

| | | |
|------------|-----------------------------------|----------|
| 1.0 | Introduction | 1 |
| 2.0 | Background | 1 |
| 3.0 | Planning Policy Assessment | 1 |
| 4.0 | Conclusions | 5 |
| | Appendix 1 | 6 |

1.0 Introduction

- 1.1 This Planning Statement has been submitted on behalf of Mr and Mrs Younger (“the applicant”) for the change of use of an ancillary unit (“the application site”), to a dwellinghouse at 19 Main Street Almondbank. A similar application for a change of use on this site was refused planning permission (21/01444/FLL) by Perth and Kinross Council (“the planning authority”) on the 18th of November 2021.

2.0 Background

- 2.1 The planning officer refused the previous application by use of delegated powers on the grounds that:

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

Planning History

- 2.2 The property has 3 associated planning applications:

- 05/00473/FUL - erection of a dwellinghouse. Refused.

The application was refused on the basis that the site was considered incapable of providing a satisfactory residential environment and would increase on-street parking.

- 05/01881/FUL – resubmission of the original application. Approved subject to conditions.

Of most relevance to this application is condition no. 4 attached to the permission, which specifies that only family members of the applicant would be permitted to reside in the unit.

- 21/01444/FLL - change of use of the ancillary unit to a dwellinghouse. Refused.

The proposal involved the change of use of the separate ancillary unit, built in 2006, adjacent to 17 Main Street in, Almondbank, to accommodate family members of the applicant.

- 2.3 Condition no. 4 of consent ref: 05/00473/FUL has been complied with for over 15 years, by the applicant. However, as to be expected, circumstances within the family have changed and there are no longer any living relatives or extended family who could occupy the unit. As a result of this, the unit has been without a resident since 2019.

3.0 Planning Policy Assessment

- 3.1 Following the refusal of application 21/01444/FLL, Bidwells have carried out a review of the reasons for refusal presented by Perth and Kinross Council to lodge a further application. This section of the Planning Statement will address pertinent planning policy as well as other material considerations applicable to the re-submission of the Change of Use application.

Perth & Kinross Local Development Plan 2

- 3.2 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) requires that planning decisions are to be made in accordance with the Development Plan.
- 3.3 If the development accords with the Development Plan, it should be approved unless there are material considerations of sufficient weight that would indicate otherwise. Material Considerations include the Scottish Government Planning Policy and Advice.
- 3.4 The adopted Development Plan relevant to the proposed is the Perth and Kinross Local Development Plan 2 (LDP2), adopted in November 2019.

Policy 1A & 1B Placemaking

- 3.5 Change of use of the application site from an ancillary residential unit, which is physically separate to the host property, to a tenanted residential unit accords with Policy 1A & B, which regards the design, density, and siting of development. Our reasons are set out below:
- 3.6 The original 2005 application Ref. 05/00473/FUL, was refused on the basis that the site was considered incapable of providing a satisfactory residential environment and would increase on-street parking. However, the application upon resubmission (Ref: 05/01881/FUL) was subsequently approved in 2005; therefore, if these issues persisted with the resubmitted application, planning permission should not have been granted.
- 3.7 The property has been well established for over 15 years and has a coherent position within the streetscape of Main Street and is also safely accessible. Its scale, design and siting reflect that of the surrounding properties, and it therefore respects the character and amenity of the area, in compliance with Policy 1 Placemaking.
- 3.8 Moreover, the property complies with the Placemaking Supplementary Guidance as it is coherent with the structure of Almondbank. The ancillary unit blends well within its setting and respects the height, appearance, and scale of surrounding properties.

Amenity Space

- 3.9 It is accepted that the amenity space associated with the site is of a limited area, albeit this has comfortably suited the previous elderly family members who inhabited the property for 15 years.
- 3.10 The private garden associated with the host building has a challenging topography, and therefore, extending into this garden ground would not be a suitable course of action. In seeking to address this challenge, provided below are options which could allow the dwelling to have increased amenity space.
- 3.11 **Option 1 – Extension to amenity space**

Extending the amenity space at the front of the site, to encompass the existing parking area, would add an additional 30m² to the existing space of 50m² at the rear of the property, increasing

the overall amenity space to 80m²; the Placemaking Supplementary Guidance highlights that a minimum of 60 square metres should be provided for a 1-2 bedroom property.

Utilising this front area for amenity would result in on street parking being a requirement for the dwelling. There are no double yellow lines or traffic signs outside of the property or along Main Street to indicate an issue with the current parking facilitation throughout the centre of the village. In fact, many of the surrounding existing homes do not have access to a driveway and utilise the plentiful supply of on-street parking.

Option 1 presents an acceptable opportunity to comply with Policy 17.

3.12 **Option 2 - Rationalisation of the Existing Amenity Space**

A second option would be to retain the parking area at the front of the site and small area of amenity space and extend the read decking area to the boundary line of the plot to meet the remit of Policy 17. This would allow for a more useable amenity area of some 49.5m². Though this size of amenity space would fall slightly short of the suggested garden size, as stated above, it is the aim of this statement to provide solutions for the property to be approved for this change of use as opposed to the property lying empty.

Option 2 presents an acceptable opportunity to comply with Policy 17.

Overlooking and privacy

3.13 The decision notice of application 21/01444/FLL highlights an overlooking issue between the site and the host building. Upon conducting a site visit, it became evident that the site does not have any windows on its south elevation. The windows on north elevation of the host property are obscured glass windows. Furthermore, the side door of the site is a solid wooden door, as shown in photograph 1 below. There is therefore no issue of amenity being compromised for either property.

3.14 The decked area to the rear of the property cannot overlook into the host dwelling due to the purposefully designed, high log storage boundary, as shown in the Photograph 2 below.



Photograph 1 : Solid wooden door on south elevation



Photograph 2: View from the rear decking of the site.

- 3.15 The 21/01444/FLL Report of Handling highlights that the site overlooks into the garden of 17 Main Street. However, this issue could be mitigated through the extension of the garden of the site which could accommodate privacy screening for both properties.

Policy 17 Residential Areas

- 3.16 Policy 17 states that ancillary uses for shops or community facilities can be changed if there is market evidence to suggest that the existing use is no longer viable. Though this proposal is for the change of use of a residential ancillary unit, the policy states that a change of use is possible if the current use is no longer viable, which is the case here. There is no family or extended family of the host dwelling that could occupy the ancillary unit, therefore condition no. 4 of the 2005 consent places an unviable use on the dwelling. The applicant has honoured the condition of only family members occupying the unit for 15 years, but now circumstances have changed beyond their control.
- 3.17 The applicant currently owns both the host dwelling and the site. They have no intention of selling the site on its own as a single property. If, in the future, the applicant decides to sell the two properties, they would be sold together. This is confirmed in a letter from the applicant attached at Appendix 1.
- 3.18 The applicant currently has a prospective tenant who has been interested in the property for 2 years and which prompted their submission of the change of use application in 2021; an elderly woman who resides in the village in a two-storey dwelling who is interested in downsizing, therefore, it is important to consider the capabilities of an older person to maintain a large garden area. Additionally, this interest highlights that there is a local demand for this property, and upon a change of use would prevent it from remaining empty.
- 3.19 The current application to be wholly compliant with Policy 17.

Policy 60B Transport Standards and Accessibility

- 3.20 Both the host dwelling and the site benefit from their own driveways.
- 3.21 There is considerable on-street parking provision along Main Street. Many of the properties along the centre of the village do not have driveways and make use of the on-street parking. If option 1 above was suitable to fulfil Policy 17, it would not be out of the character of the local area to park on-street as opposed to parking in a driveway.
- 3.22 Therefore, the site and the host house both meet the remit of Policy 60B of the LDP2 as they separately provide an appropriate level of parking provision.

Material Considerations

- 3.23 There are no material considerations of relevance to this application.

4.0 Conclusions

- 4.1 The main issues raised with this proposal are whether or not the application is compliant with the Development Plan and whether there are material reasons which justify departing from the Development Plan
- 4.2 The proposal complies with Policies PM1A and B, 17 or 60B of LDP2 and the associated (SG), and there are no other policy considerations or material considerations that would indicate otherwise.
- 4.3 Without a resident occupying the unit, the dwelling would fall into a state of disarray and gradually could become an eyesore on the core of the village. To prevent this from happening, the applicant would have to intervene through continual upkeep and maintenance of the property with no end in sight to this. The proposed change of use offers a solution to continue the residential use of the building which have an important frontage onto Main Street, Almondbank.
- 4.4 This statement has sought to provide solutions to the concerns expressed by PKC in the Report of Handling of the previous application 21/01444/FLL to promote the continued residential use of the application site and avoid the property falling into a state of disarray in the coming years.
- 4.5 In light of the background circumstances to this case it is therefore respectfully requested that the Perth & Kinross Council grant planning permission for this proposal subject to any conditions considered necessary.

Appendix 1 – Applicant Letter

17 Main Street
ALMONDBANK
Perth
PH1 3NJ

17 February 2022

Local Review Body
Perth & Kinross Council
Committee Services
Council Building
2 High Street
PERTH
PH1 5PH

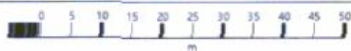
Dear Sir/Madam

Application Reference: 21/01444/FLL

Following receipt of your letter dated 18th November 2021, I am writing to confirm that I have no intention of selling the ancillary unit on its own and would only ever wish to sell the two properties together, as and when our family is ready to move on.

Yours faithfully

Neil Younger

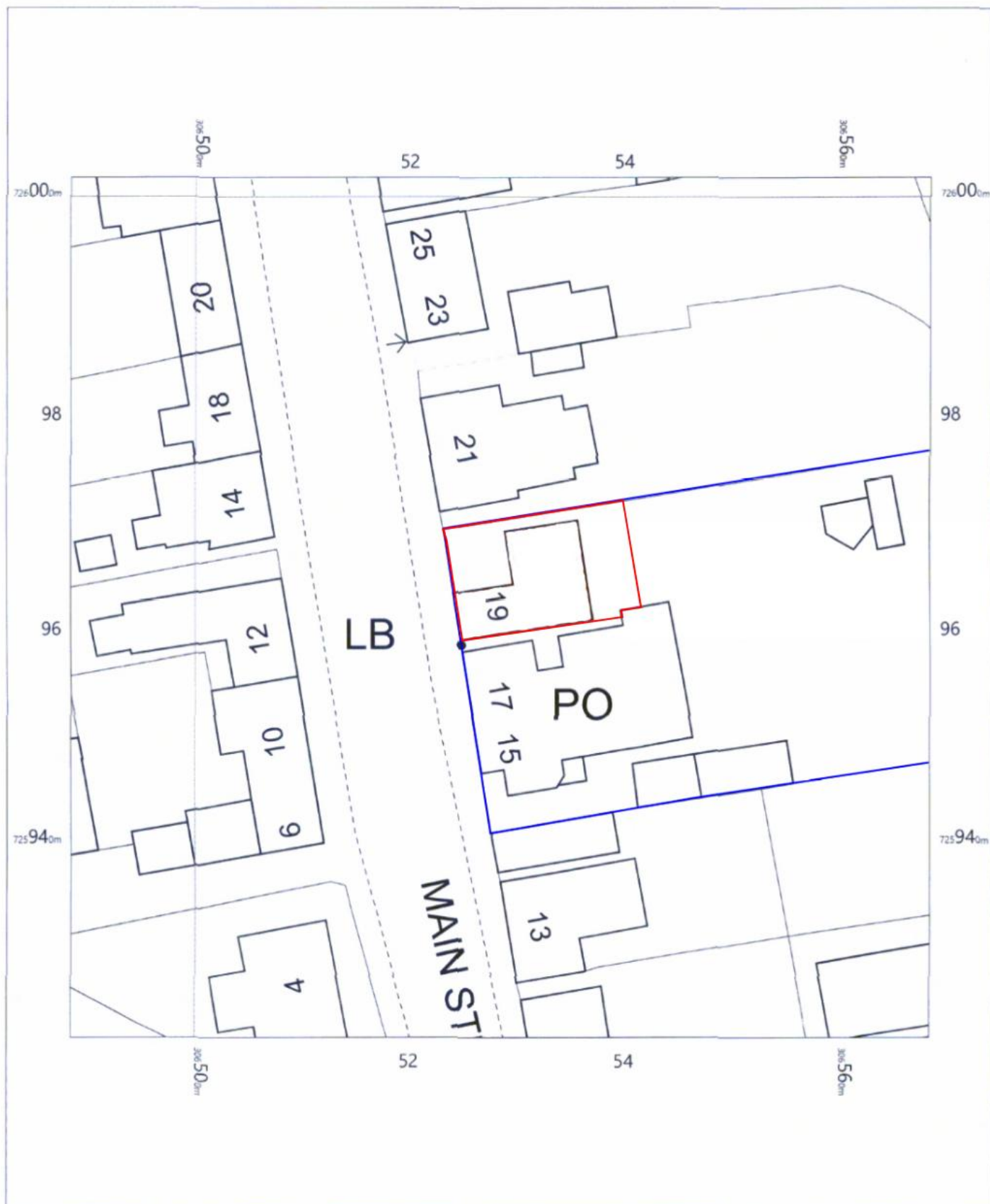


OS MasterMap 1250/2500/10000 scale
 Friday, September 17, 2021, ID: M4P-00991138
www.nicolsondigital.com

1:1250 scale print at A4, Centre: 306531 E, 725963 N

©Crown Copyright Ordnance Survey. Licence no. 100057546





OS MasterMap 1250/2500/10000 scale
Friday, September 17, 2021, ID: M4P-00991139
www.nicolsondigital.com

1:500 scale print at A4, Centre: 306528 E, 725962 N

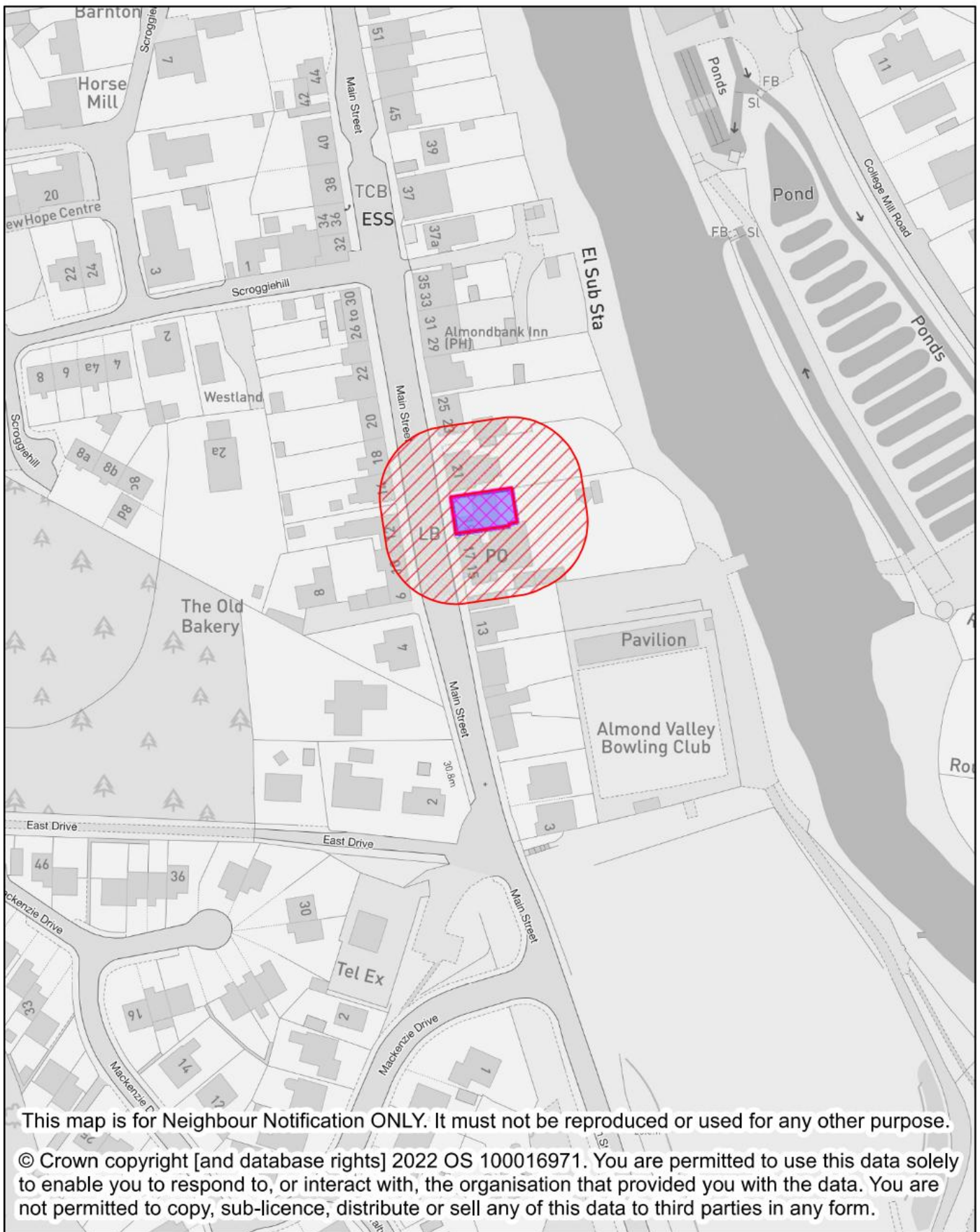
©Crown Copyright Ordnance Survey. Licence no. 100057546



Perth & Kinross Council

NEIGHBOUR NOTIFICATION

Location Plan showing planning application site



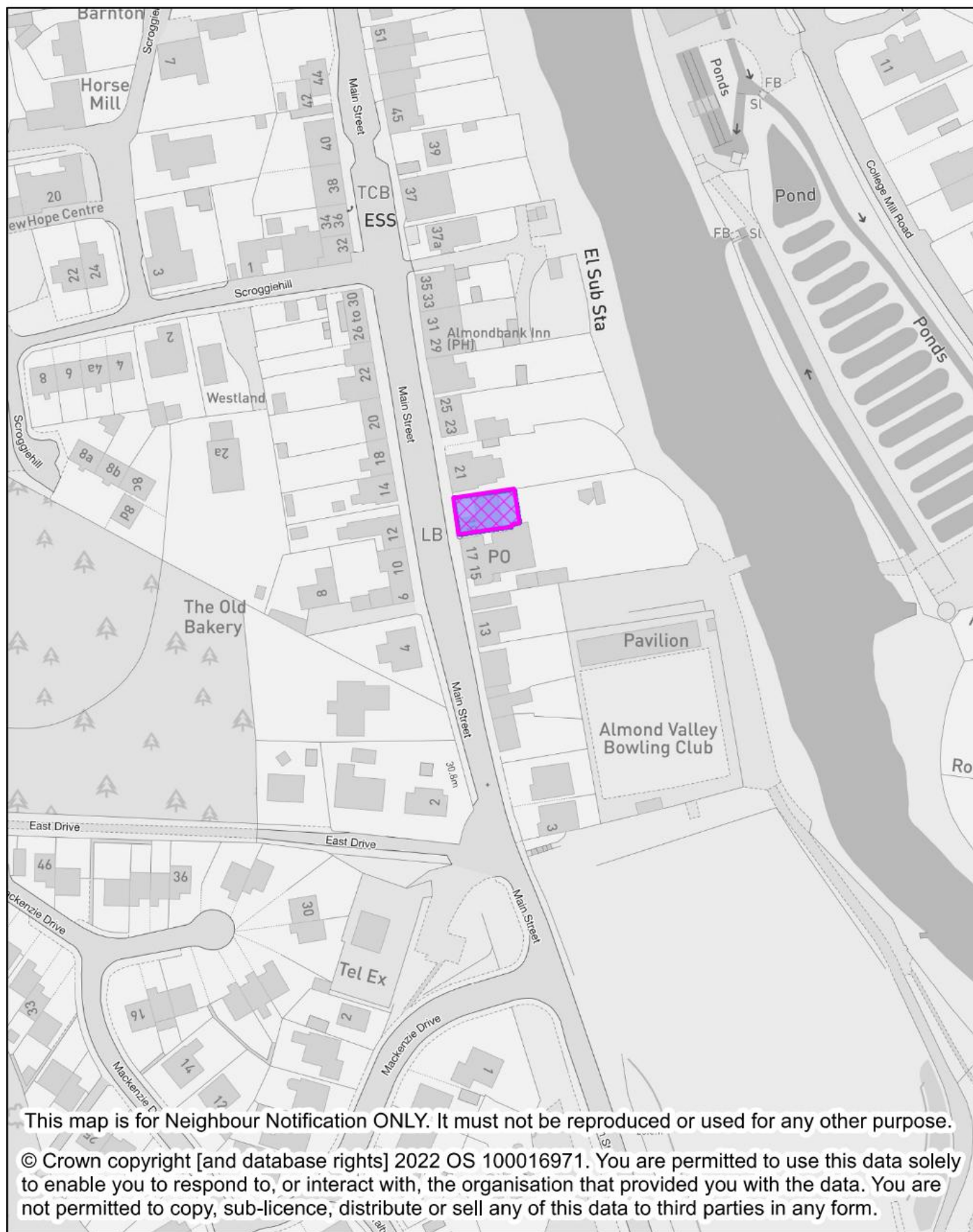
This map is for Neighbour Notification ONLY. It must not be reproduced or used for any other purpose.

© Crown copyright [and database rights] 2022 OS 100016971. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Perth & Kinross Council

NEIGHBOUR NOTIFICATION

Location Plan showing planning application site



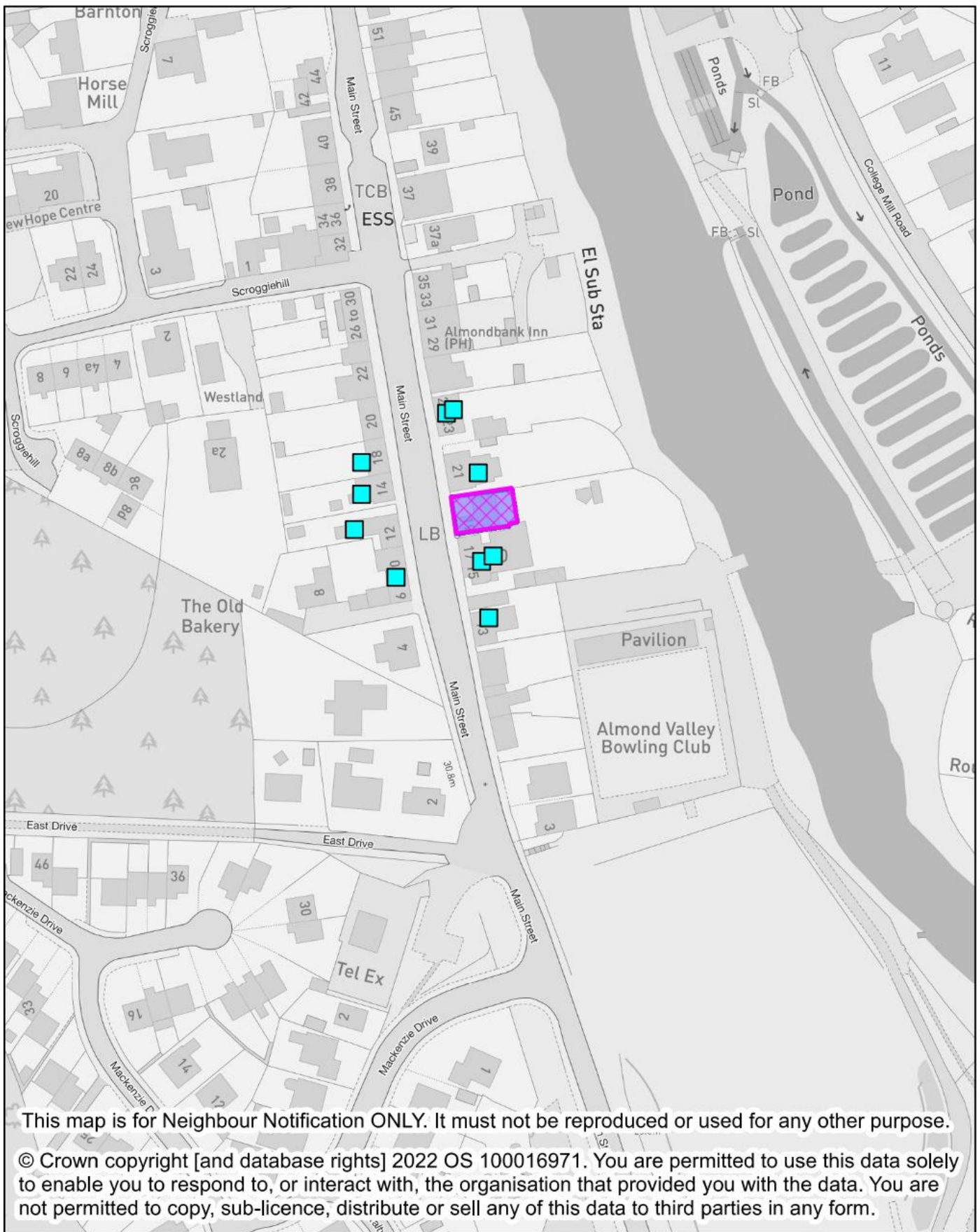
This map is for Neighbour Notification ONLY. It must not be reproduced or used for any other purpose.

© Crown copyright [and database rights] 2022 OS 100016971. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Perth & Kinross Council

NEIGHBOUR NOTIFICATION

Location Plan showing planning application site



This map is for Neighbour Notification ONLY. It must not be reproduced or used for any other purpose.

© Crown copyright [and database rights] 2022 OS 100016971. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Perth and Kinross Council

List of Neighbours notified for 22/00284/FLL

Cluny Cottage
13 Main Street
Almondbank
Perth
PH1 3NJ

The Old Bakery
Main Street
Almondbank
Perth
PH1 3NJ

12 Main Street
Almondbank
Perth
PH1 3NJ

14 Main Street
Almondbank
Perth
PH1 3NJ

18 Main Street
Almondbank
Perth
PH1 3NJ

23 Main Street
Almondbank
Perth
PH1 3NJ

25 Main Street
Almondbank
Perth
PH1 3NJ

Almondbank Post Office
17 Main Street
Almondbank
Perth
PH1 3NJ

21 Main Street
Almondbank

Perth
PH1 3NJ

17 Main Street
Almondbank
Perth
PH1 3NJ

Thursday, 24 February 2022



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
www.scottishwater.co.uk



Dear Customer,

19 Main Street, Almondbank, Perth, PH1 3NJ
Planning Ref: 22/00284/FLL
Our Ref: DSCAS-0059139-9ZC
Proposal: Change of use from ancillary accommodation unit to 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 the Turret 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 Almondbank 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
 - ▶ 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

▶ Trade Effluent Discharge from Non-Domestic 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 laundrettes. 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 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

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.

Yours sincerely,

Angela Allison

Development Services Analyst

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

| | | | |
|---|--|-----------------------------|---|
| Planning Application ref. | 22/00284/FLL | Comments provided by | Lucy Sumner |
| Service/Section | Strategy & Policy | Contact Details | Development Contributions Officer: Lucy Sumner Email: [REDACTED] |
| Description of Proposal | Change of use from ancillary accommodation unit to dwellinghouse | | |
| Address of site | 19 Main Street Almondbank Perth PH1 3NJ | | |
| Comments on the proposal | The property has consent as ancillary accommodation (05/01881/FUL) which pre-dates the Developer Contributions policy for Primary Education and Transport Infrastructure. The proposed change of use would not present a material change to the existing use; therefore I have no comments to make on this proposal in terms of the Developer Contributions and Affordable Housing Supplementary Guidance. | | |
| Recommended planning condition(s) | | | |
| Recommended informative(s) for applicant | | | |
| Date comments returned | 14 March 2022 | | |

Comments to the Development Quality Manager on a Planning Application

| | | | |
|---|--|-----------------------------|---|
| Planning Application ref. | 22/00284/FLL | Comments provided by | Lachlan MacLean Project Officer – Transport Planning |
| Service/Section | Transport Planning | Contact Details | TransportPlanning@pkc.gov.uk |
| Description of Proposal | Change of use from ancillary accommodation unit to dwellinghouse | | |
| Address of site | 19 Main Street Almondbank Perth PH1 3NJ | | |
| Comments on the proposal | <p>The applicant wishes to apply for change of use for the 2 bedroom property at 19 Main Street from ancillary accommodation unit to dwellinghouse.</p> <p>The property has a parking area to the front of the property, which can be used for parking of one vehicle.</p> <p>Insofar as the Roads matters are concerned, I have no objections to this proposal.</p> | | |
| Recommended planning condition(s) | | | |
| Recommended informative(s) for applicant | | | |
| Date comments returned | 16 March 2022 | | |

LRB-2022-28**22/00284/FLL – Change of use from ancillary accommodation unit to dwellinghouse, 19 Main Street, Almondbank****PLANNING DECISION NOTICE** *(included in applicant's submission, pages 383-384)***REPORT OF HANDLING** *(included in applicant's submission, pages 385-390)***REFERENCE DOCUMENTS** *(included in applicant's submission, pages 399-411)*

LRB-2022-28

**22/00284/FLL – Change of use from ancillary
accommodation unit to dwellinghouse, 19 Main Street,
Almondbank**

REPRESENTATIONS

(included in applicant's submission, pages 417-422)

