

LRB-2020-26 – 20/00437/FLL – Erection of a dwellinghouse, land west of 20 Struan Road, Perth

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**LRB-2020-26 – 20/00437/FLL – Erection of a
dwellinghouse, land west of 20 Struan Road, Perth**

**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

GARY COUL

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

DUNCAN M. GREGOR

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

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

Yes No

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

☒ ☐

Planning authority

PERTH AND KINROSS COUNCIL

Planning authority's application reference number

20/00437/FLL

Site address

LAND WEST OF 20 STRUAN ROAD
PERTH PH1 2JADescription of proposed
development

ERECTION OF DWELLINGHOUSE

Date of application

23RD APR 2020

Date of decision (if any)

14TH AUG 2020

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:

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

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

Statement

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

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

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

THE CLIENT UNDERSTANDS POINTS PLANNING OFFICER HAS MADE IN HIS REPORT.
HOWEVER HE IS AWARE THAT NUMEROUS NON HARMONIOUS DEVELOPMENTS HAVE BEEN PREVIOUSLY APPROVED IN PKC AREA. INDEED DEVELOPMENTS HAVE BEEN REFUSED BECAUSE THE PROPOSED DESIGN MIMICS EXISTING ARCHITECTURE TOO CLOSELY.

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.

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

13th Nov 2020

LRB-2020-26 – 20/00437/FLL – Erection of a dwellinghouse, land west of 20 Struan Road, Perth

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS



Mr Gary Coull
c/o McGregor Design
Duncan C McGregor
59 Lumsden Crescent
Almondbank
Perth
PH1 3LG

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **14th August 2020**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **20/00437/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 23rd April 2020 for Planning Permission for **Erection of a dwellinghouse Land West Of 20 Struan Road Struan Road Perth**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. The proposal is contrary to 'Placemaking' Policies 1A and 1B of the adopted Perth and Kinross Local Development Plan 2 (2019) as the proposed development would not contribute positively to the quality of the surrounding area in terms of character or amenity.
2. The proposal is contrary to Policy 17 'Residential Areas' of the adopted Perth and Kinross Local Development Plan 2 (2019) as the proposed development would not respect or improve the character or environment of the area.

Justification

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

Notes

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

Plan Reference

20/00437/1

20/00437/2

20/00437/3

20/00437/4

20/00437/5

20/00437/6

REPORT OF HANDLING

DELEGATED REPORT

Ref No	20/00437/FLL	
Ward No	P11- Perth City North	
Due Determination Date	22nd June 2020	
Report Drafted Date	12 th August 2020	
Report Issued by	DN	Date 13/08/2020

PROPOSAL: Erection of a dwellinghouse

LOCATION: Land West Of 20 Struan Road Struan Road Perth

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: N/A Due to Covid Restrictions but officer visited site last year and photos from that site visit have been used.

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

This application relates land immediately to the west of 20 Struan Road, within the Letham area of Perth. At present the site forms part of the plot relating to 20 Struan Road which is an end terrace two storey property. The existing house forms quite a defined 'bookend' to the existing terraced row with a design that is distinctly different to the rest of the terraced row. This is also reflected on the neighbouring terraced row immediately to the east which features the exact same design.

In 2019 planning permission was refused for the erection of a dwellinghouse on this same site (Ref: 19/01326/FLL). This application was refused largely due to the impact that the house would have on the character of the street and due to concerns in relation to parking and access.

Full planning permission is again being sought to subdivide the existing plot and erect a new property adjoining the gable of the existing house. The proposed house is again a two-storey building which effectively forms a continuation of the existing terraced row but its design now seeks to mimic the existing property at no. 20 rather than that of the mid properties. The finishing materials are detailed as concrete roof tiles and dry dash rendered walls. The existing single garage to the rear of the site will be demolished to provide a rear garden area and access will be taken from the existing driveway access to which the plans appear to indicate will become a shared driveway.

In accordance with the on-going restrictions of the coronavirus pandemic, the application site has not been visited by the case officer. The application site and its context have, however, been viewed by photographs recently taken during a site visit relating to the last application in 2019. As there has been no change on site, this information means that it is possible and appropriate to determine this application as it provides an acceptable basis on which to consider the potential impacts of this proposed development.

SITE HISTORY

06/02060/FUL Erection of a garage 6 November 2006 Application Approved

19/01326/FLL Erection of a dwellinghouse 25 November 2019 Refused

PRE-APPLICATION CONSULTATION

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 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 (2019) – Adopted November 2019

The Local Development Plan 2 is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 5: Infrastructure Contributions

Policy 17: Residential Areas

Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development

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

OTHER POLICIES

Developer Contributions and Affordable Housing Guide (2016)

Placemaking Guide 2020

CONSULTATION RESPONSES

External:

Scottish Water

No objection

Internal:

Development Negotiations Officer
£3549 contribution towards Transport Infrastructure is required as per the

REPRESENTATIONS

The following points were raised in the 9 representations received:

- Overlooking
- Overshadowing
- Lack of SUDs measures
- Unable to provide acceptable level of parking
- Road Safety
- Impact on street parking
- Does not contribute positively to the quality of the surrounding area in terms of character or amenity.

The above points are addressed on the report below.

ADDITIONAL STATEMENTS

Screening Opinion	Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
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 2016 and the adopted Perth and Kinross Local Development Plan 2 (2019).

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 residential area where Policies 17 'Residential Areas' and 1A & B 'Placemaking' of the Perth and Kinross Local Development Plan 2

(2019) are directly applicable. In addition, the proposals must also comply with Policy 60B 'Transport Standards'.

Policy 17 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 1A and B 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.

Policy 60B outlines that all developments are must be designed for the safety and convenience of all potential users.

As the site is located within a residential area it is considered that the principle of residential development is acceptable. The revised layout has now addressed the concerns raised in respect to parking and access matters. However, in terms of the detailed design, it is still considered that both the development of this plot and the design of the proposed house is not appropriate and fails to comply with the LDP.

It is therefore considered that the proposed design and layout cannot meet with the requirements of Policies 1A&B and 17. The reasons for this are discussed in greater detailed below.

Design and Visual Amenity

Despite the amendments to the design of the house, I remain of the view that the proposals are at odds with both the design of existing terraced row and the original architectural intent. The two existing properties at both 18 and 20 Struan Road form quite a distinctive 'bookend', framing the space between the two terraced rows and creating an identifiable architectural feature. The open space between the two properties, through which a public footpath runs, also creates a sense of open space which is obviously quite a deliberate feature as it helps to create quite a definitive break in what would otherwise be a very homogenous terraced row.

Whilst the design of the house has been revised to now mimic the existing property at no. 20 rather than that of the mid terrace properties, I remain of the view that the development of a house on this plot would detract from the main qualities noted above. The revised design is a slight improvement, but it will still upset the symmetry of the two existing properties at 18 and 20 Struan Road and remove the sense of open space which was previously highlighted as being an important to the character of the area.

It is therefore considered that the principle of the proposed house on this plot is still cannot be supported and the proposed design would still have an unacceptable detrimental impact on the character and visual amenity of the area. As such the proposals are again considered to be contrary to placemaking policies 1A&B of the LDP.

Residential Amenity

It is noted that concerns have again been expressed regarding overlooking and overshadowing but having reviewed the plans and visited the site it is still considered that the impact on neighbouring amenity would not be significant.

It is accepted that the erection of a house on this site would alter the outlook from the properties to the rear on Castle Place and the garden of the house to the west but the windows on the rear elevation are all over 11 metres from the boundary of the properties to the north on Castle Place. There are also no windows on the western gable facing towards to the side garden of the property at no. 18. In terms of overshadowing, it is considered that whilst there may be some additional levels of overshadowing during the morning but this would largely impact on the side garden area of no. 18 and not be so significant in its own right to raise concerns in relation to overshadowing.

In terms of the proposed plot, it is considered that whilst the plot will be quite small, it is reflective of the density of development in the immediate area. It is also acknowledged that the development will reduce the size of the existing plot by 50% but again this is still considered acceptable as it is similar to neighbouring plots. I am therefore still content with the proposed rear garden arrangements for both the proposed new plot and the existing house.

As such, I remain of the view that proposed development would not have any significant detrimental impact on neighbouring amenity.

Roads and Access

During the assessment of the 2019 application, one of the main reasons for refusal related to the layout of the proposed shared parking area in front of the proposed house and the existing house at 20 Struan Road. This driveway arrangement has now been revised with the removal of the wall and widening of the proposed access in front of 20 Struan Road.

This revised parking arrangement has been reviewed by the Transport Planner Officer and he has advised that he no longer has any objection to the proposals. The removal of the wall now allows for sufficient parking provision and whilst it has been noted that vehicles will not be able to turn within the site, there are many other properties in the immediate vicinity with a similar parking arrangement.

There is a bus stop located on the road side, but the Public Transport Unit have stated that they would not require the bus stop and marker pole to be moved if the west section of the wall were to remain. This appears to be the case from the proposed layout plan.

It is therefore considered that the proposed driveway arrangement is now acceptable and no longer forms a reason for refusal.

Drainage and Flooding

There are no known issues in relation to the flooding or drainage within the site. The site is also not located within any areas at risk to a 1 in 200 year flood event, as per SEPA's indicative flood maps.

The applicant proposes to dispose of foul effluent to the public sewer which is the preferred method of disposal and complies with the requirements of Policy 53B.

Regarding surface water drainage, the application form and layout plan now identifies that there will be provision made for surface water attenuation within the site. Whilst specific details have not been provided, I am satisfied that the applicant has acknowledged the requirement for SUDs. Furthermore, the detailed design of the drainage system would be secured through the building warrant process were this application approved.

As such it is considered that the proposals comply with the requirements of policies 53B and C of the local development plan.

Developer Contributions

The Council's adopted Developer Contributions Guide is applicable to this site. Education & Children's Services have no capacity concerns in this catchment area at this time but the site is located within the area where Transport Infrastructure contributions are required.

In this instance a contribution of £3,657 will be required which should be paid in full in advance of any approval being issued.

Embedding Low & Zero Carbon Generating Technologies

Policy 32 'Embedding Low & Zero Carbon Generating Technologies in New Development' of the recently adopted LDP2 states that all new buildings will be required to demonstrate that at least 10% of the current carbon emissions reduction set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies. It further specifies that a statement must be submitted demonstrating compliance with this requirement.

No information has been submitted with the application to indicate what measures will be installed to meet the above requirements. As such, if permission were to be granted, a condition would be required to ensure that adequate measures are detailed prior to commencement of development and thereafter installed.

Economic Impact

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

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with the approved TAYplan 2016 and the adopted Local Development Plan 2 (2019). 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 refusal.

APPLICATION PROCESSING TIME

The recommendation for this application has not been made within the statutory determination period, however, the processing of this application has been significantly affected by the coronavirus (COVID-19) pandemic restrictions causing a significant delay to its output.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Conditions and Reasons for Recommendation

- 1 The proposal is contrary to 'Placemaking' Policies 1A and 1B of the adopted Perth and Kinross Local Development Plan 2 (2019) as the proposed development would not contribute positively to the quality of the surrounding area in terms of character or amenity.
- 2 The proposal is contrary to Policy 17 'Residential Areas' of the adopted Perth and Kinross Local Development Plan 2 (2019) as the proposed development would not respect or improve the character or environment of the area.

Justification

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

Informatives

None

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

20/00437/1

20/00437/2

20/00437/3

20/00437/4

20/00437/5

20/00437/6

McGregor Design

Design & Construction Services

Duncan C. McGregor | Eng., M.I.C.E., 59 Lumsden Crescent, Almondbank, Perth PH1 3LG.
Telephone/Fax: 01738 583413. Mobile: 07747528299
Email: chrismcgregor1@sky.com

PROJECT:

ERECTION OF DWELLINGHOUSE

PROJECT FOR:

MR. G. CONN

AT:

20 STURMAN ROAD

PERTH

PH1 2SA

SCALE: As Per Drawing

DRAWING NO.: 19/2/5A

AMENDMENTS:

CERTIFIED TRUE COPY OF THE PRINCIPAL

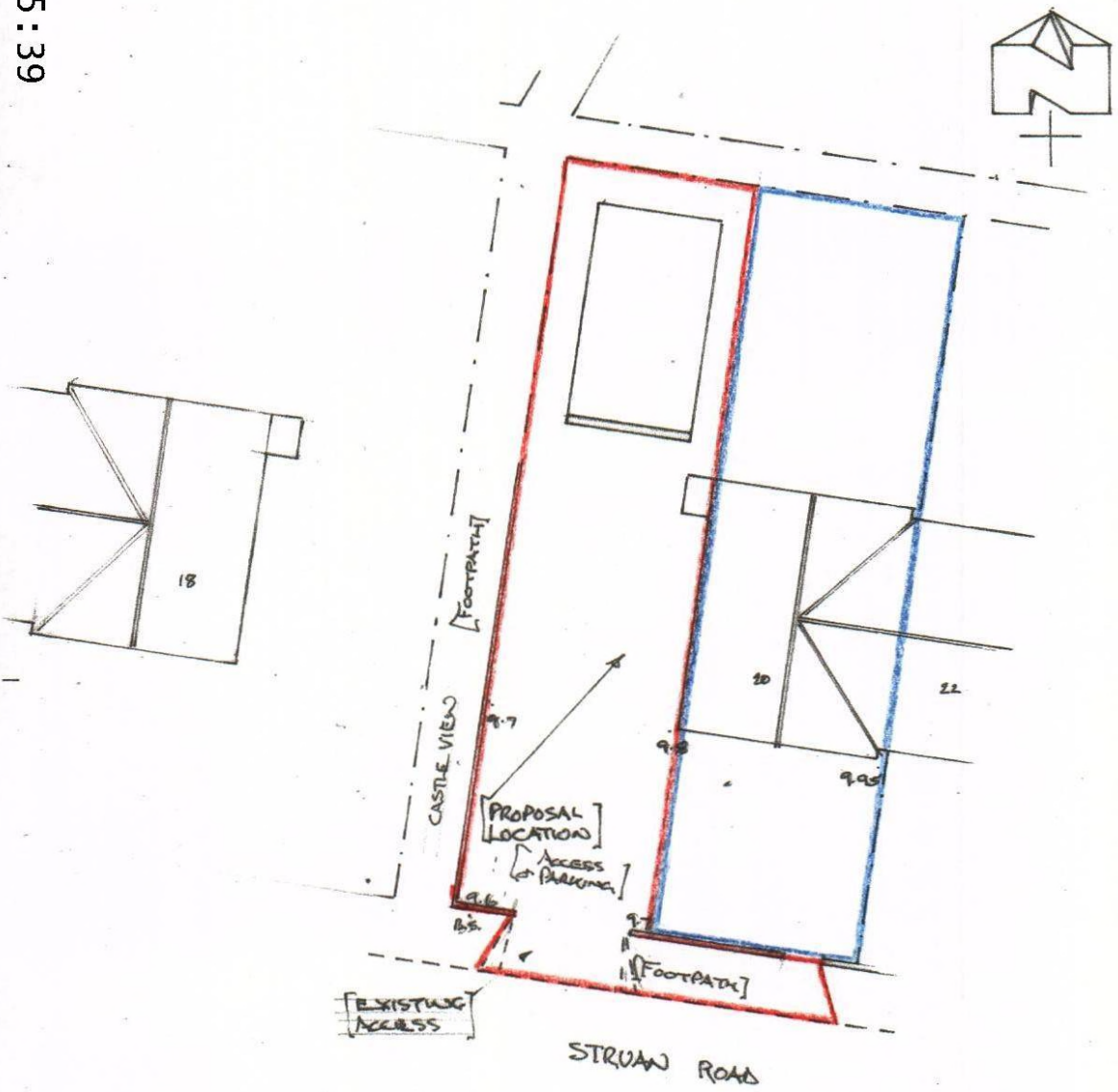
Duncan C. McGregor DATE: 3.3.20

These drawings and related details are copyright and may not be reproduced or used as a basis for amended design without prior written consent.



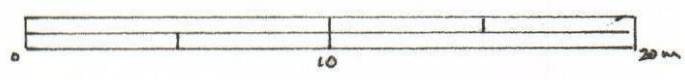
PROJECT
LOCATION

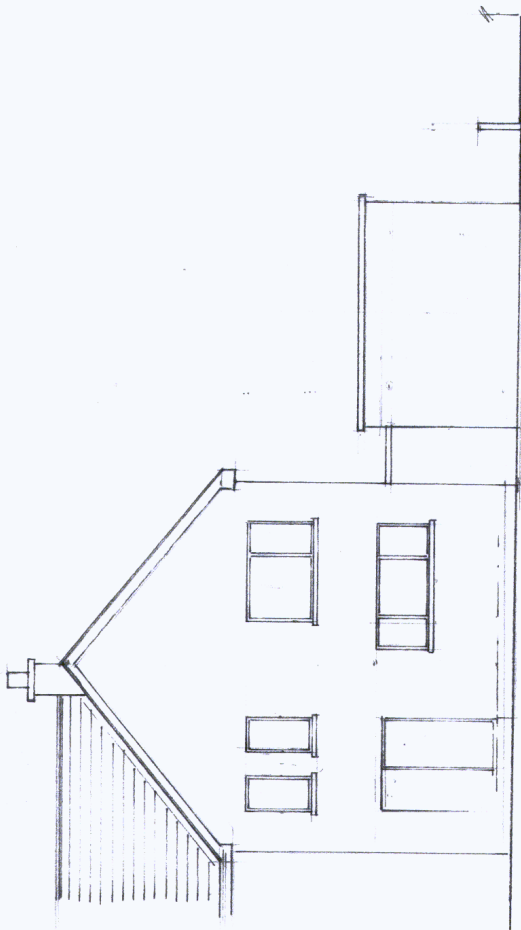
LOCATION PLAN
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SITE PLAN [EXISTING]

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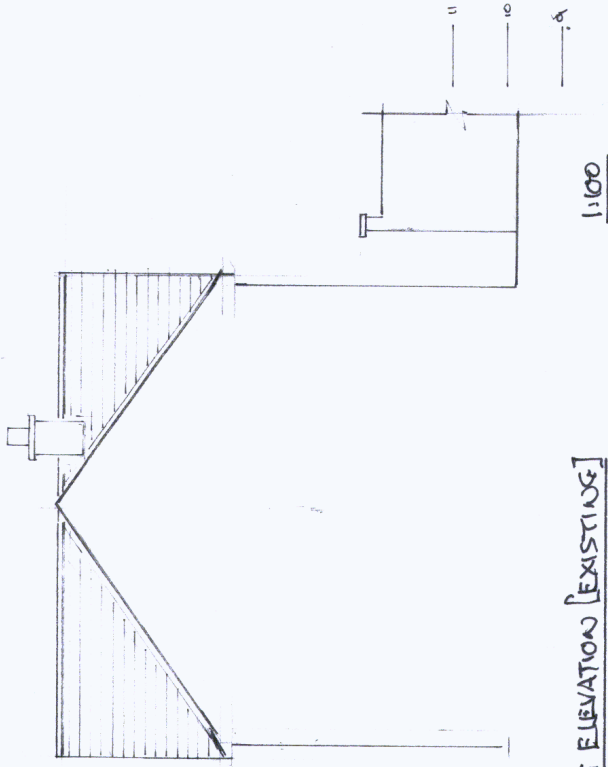




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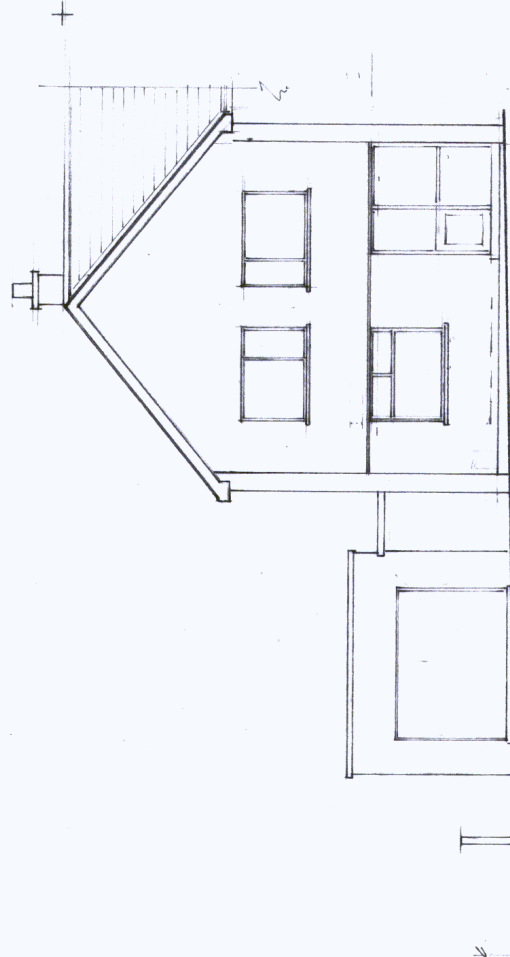
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10
9



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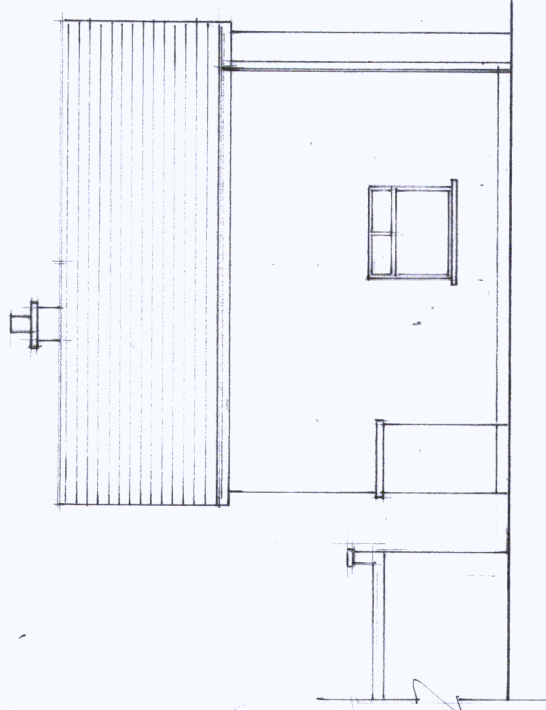
11
10
9



SOUTH ELEVATION [EXISTING]

1:100

11
10
9



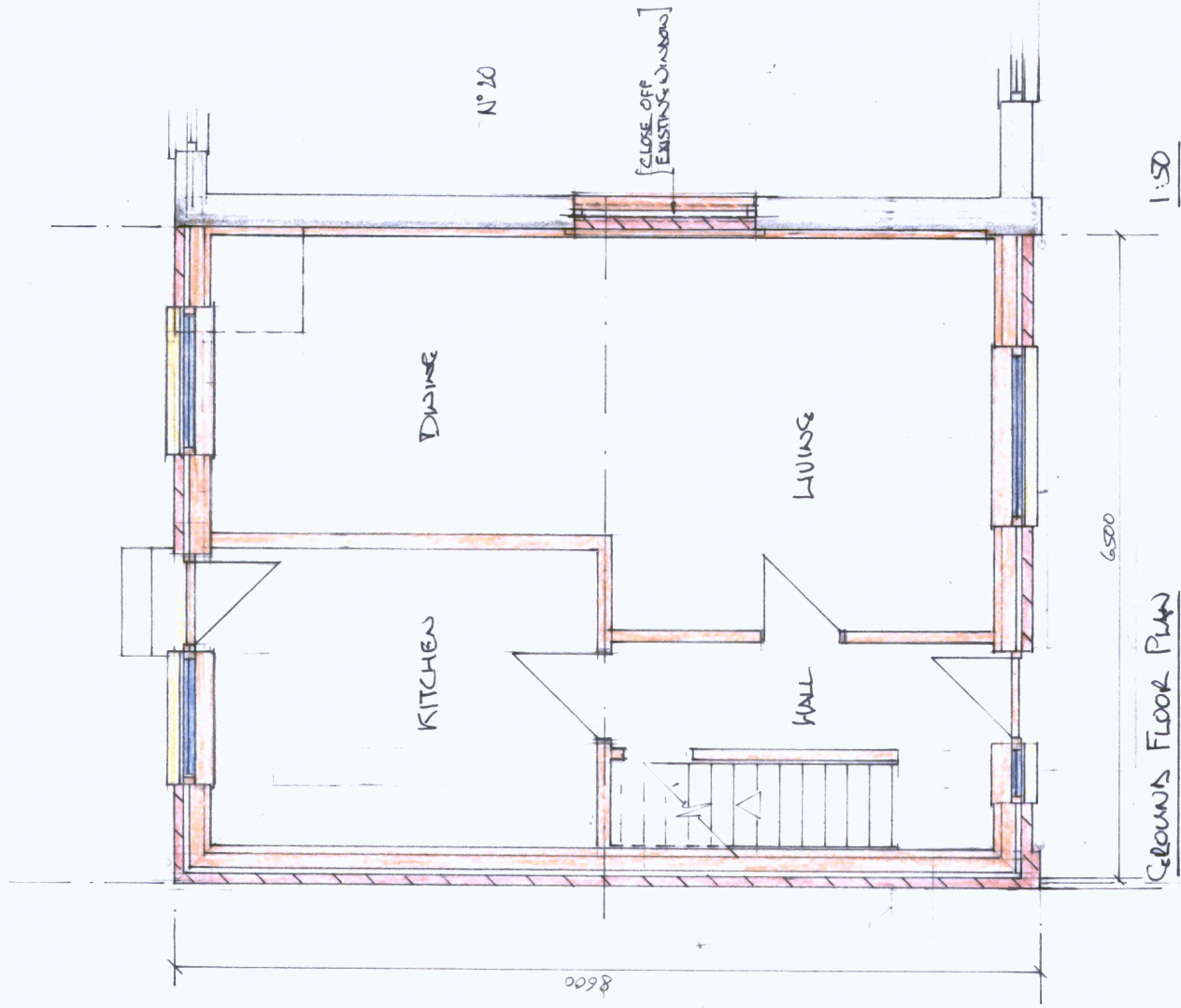
WEST ELEVATION [EXISTING]

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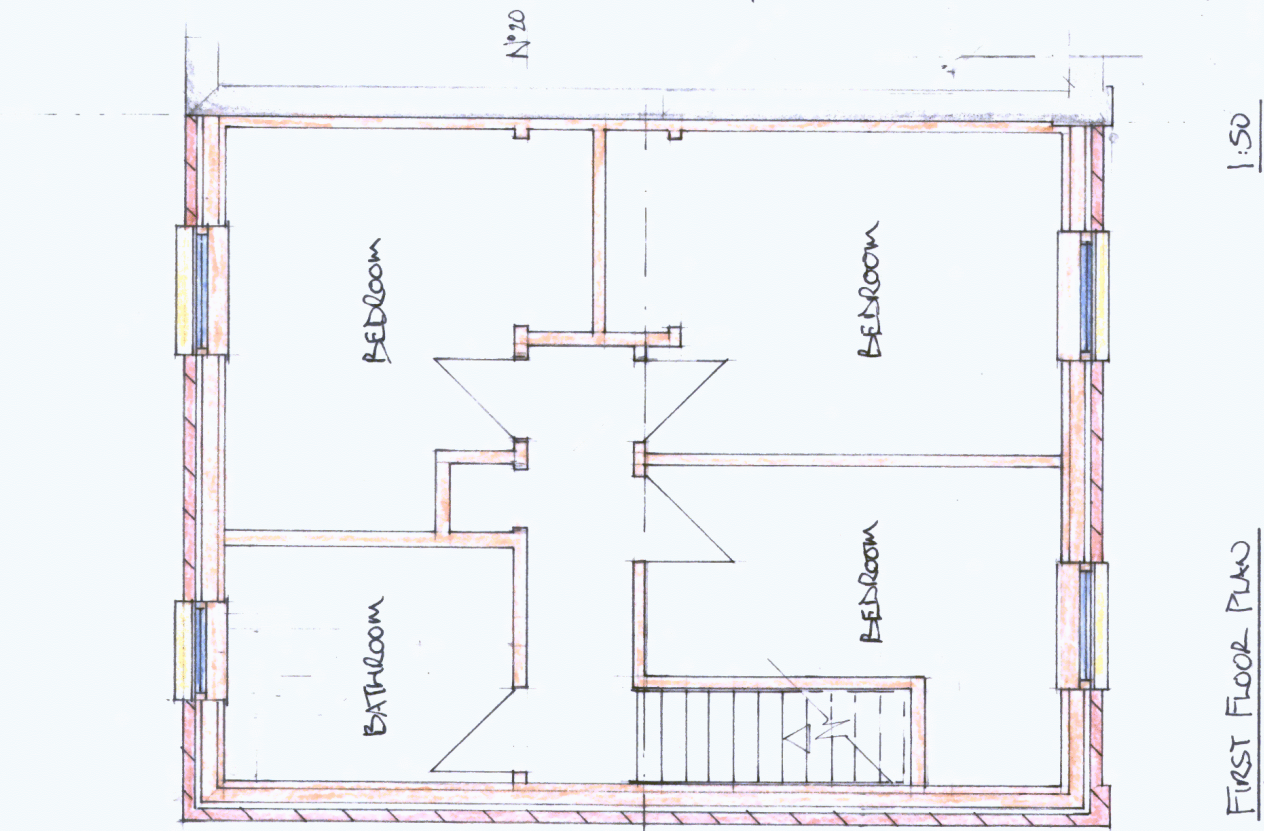
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DWG NO. 19/2/5.4



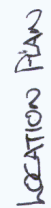
GROUND FLOOR PLAN



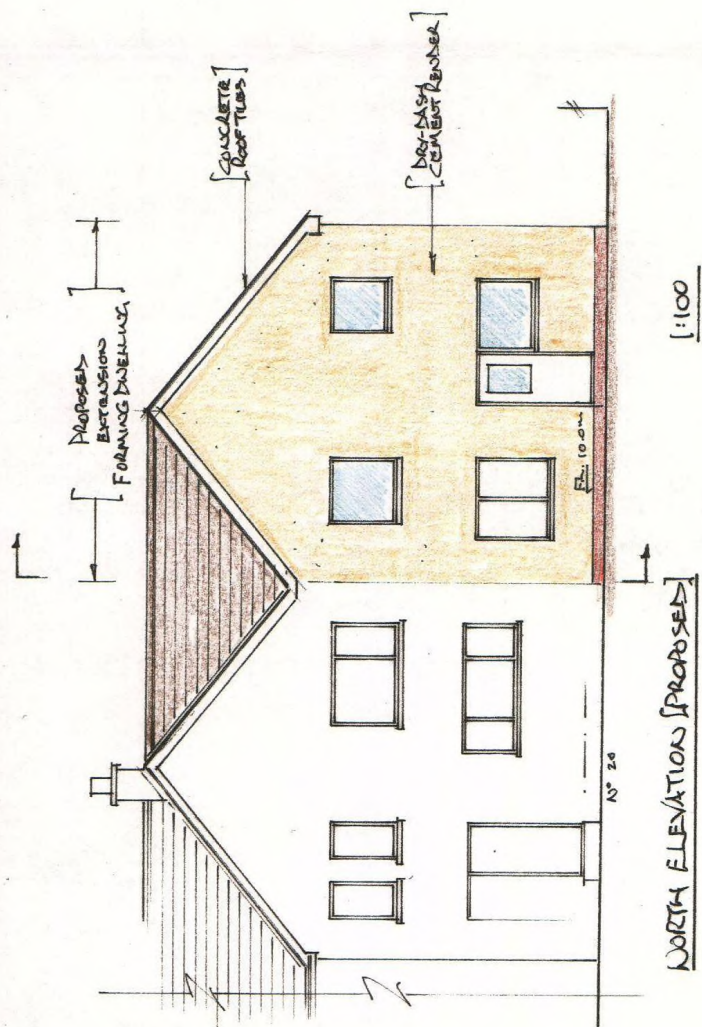
FIRST FLOOR PLAN



(∴ 250)

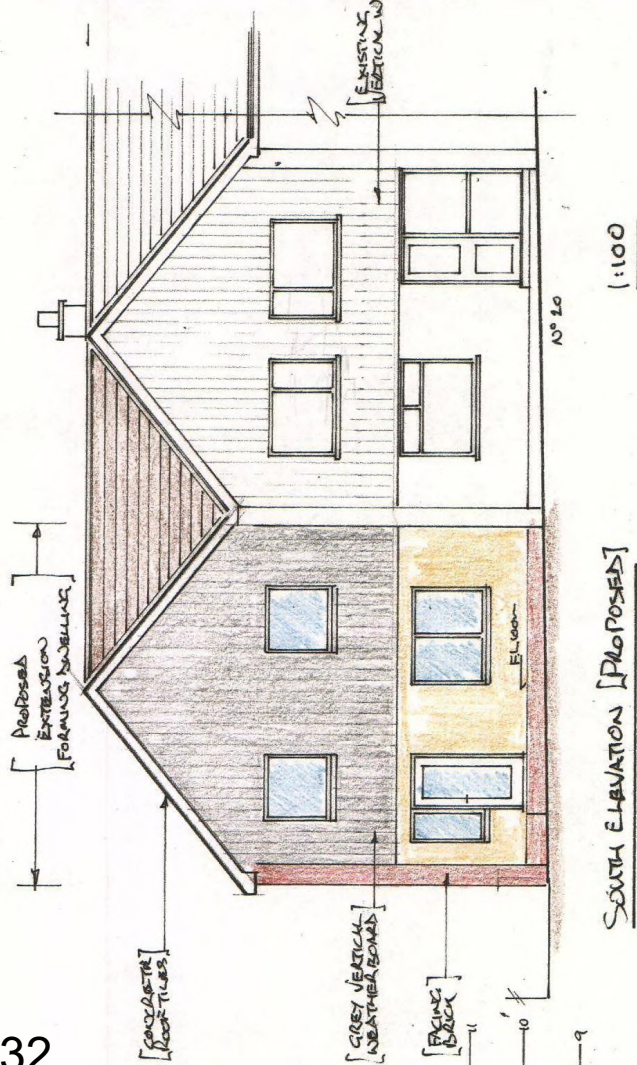
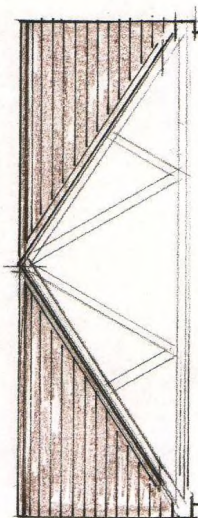


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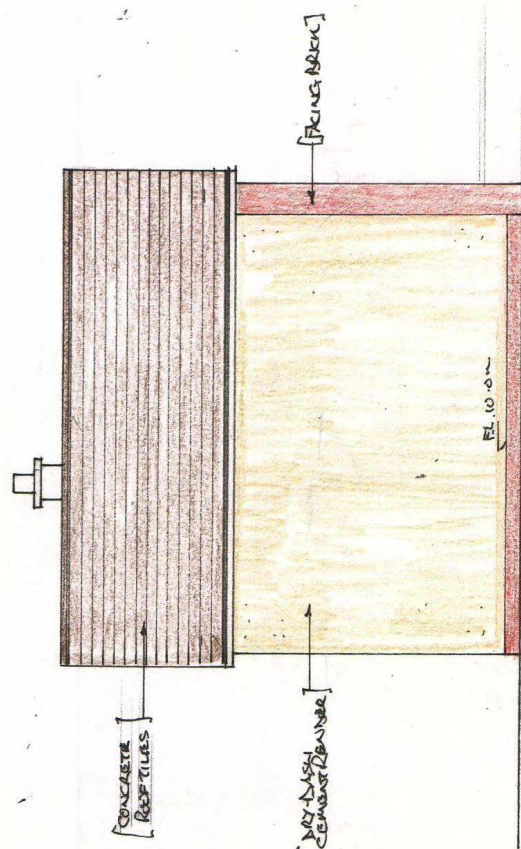


32

EAST ELEVATION [PROPOSED]



WEST ELEVATION [PROPOSED]



DRG NO. 19/2/5.3A

**LRB-2020-26 – 20/00437/FLL – Erection of a
dwellinghouse, land west of 20 Struan Road, Perth**

REPRESENTATIONS

Thursday, 07 May 2020



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

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

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Sir/Madam

SITE: Land West Of, 20 Struan Road, Perth, PH1 2JL
PLANNING REF: 20/00437/FLL
OUR REF: DSCAS-0011822-V8W
PROPOSAL: Erection of a dwellinghouse

Please quote our reference in all future correspondence

Audit of Proposal

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

Water Capacity Assessment

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

- ▶ There is currently **sufficient** capacity in 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 Perth City 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.



To find out more about connecting your

property to the water and waste water supply visit:



So, how are we doing?

We'd love to know what we're doing well or could do better.
We promise we're listening,
[click here](#) to tell us...

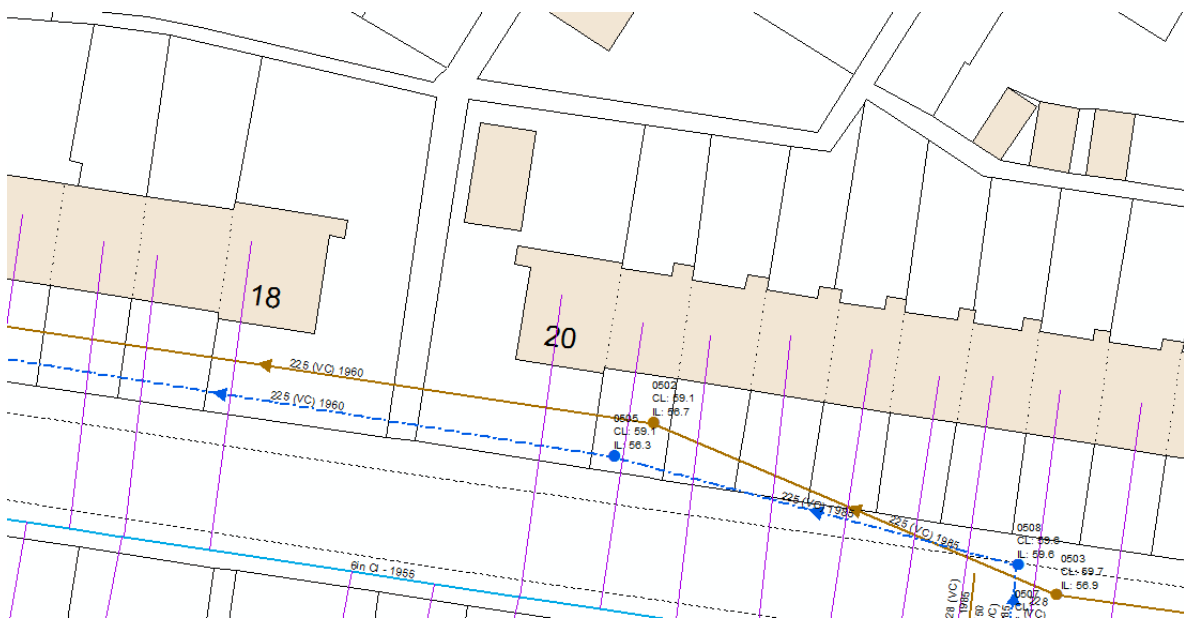


Please Note

- ▶ 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.

Asset Impact Assessment

According to our records, the development proposals impact on existing Scottish Water assets.



The applicant must identify any potential conflicts with Scottish Water assets and contact our Asset Impact Team via [our Customer Portal](#) to apply for a diversion.

The applicant should be aware that any conflict with assets identified may be subject to restrictions on proximity of construction. Please note the disclaimer at the end of this response.

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.



To find out more about connecting your

property to the water and waste water supply visit:



So, how are we doing?

We'd love to know what we're doing well or could do better. We promise we're listening, [click here](#) to tell us...



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.



To find out more about connecting your

property to the water and waste water supply visit:



37

So, how are we doing?

We'd love to know what we're doing well or could do better. We promise we're listening, [click here](#) to tell us...



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 Dom Property:**

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.
- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk 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



To find out more about connecting your

property to the water and waste water supply visit:



38



So, how are we doing?

We'd love to know what we're doing well or could do better. We promise we're listening, [click here](#) to tell us...



Scottish Water
Trusted to serve Scotland

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,

Planning Application Team

Development Operations Analyst

developmentoperations@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."



To find out more about connecting your

property to the water and waste water supply visit:



39



So, how are we doing?

We'd love to know what we're doing well or could do better. We promise we're listening, [click here](#) to tell us...



Scottish Water
Trusted to serve Scotland

Comments for Planning Application 20/00437/FLL

Application Summary

Application Number: 20/00437/FLL

Address: Land West Of 20 Struan Road Struan Road Perth

Proposal: Erection of a dwellinghouse

Case Officer: David Niven

Customer Details

Name: Mr Mark Robertson

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse Effect on Visual Amenity
- Contrary to Development Plan Policy
- Enhances Character of Area
- Excessive Height
- Flooding Risk
- Inappropriate Housing Density
- Lack or loss Of Car parking
- Light Pollution
- Loss Of Open Space
- Loss Of Sunlight or Daylight
- Noise Pollution
- Out of Character with the Area
- Over Intensive Development
- Over Looking
- Road Safety Concerns
- Supports Economic Development
- Traffic Congestion

Comment: proposal is contrary to Policy PM1 'Placemaking' of the adopted Perth and Kinross Local Development Plan 2014 as the proposed development would not contribute positively to the quality of the surrounding area in terms of character or amenity.

2. The proposal is contrary to Policy RD1 'Residential Areas' of the adopted Perth and Kinross Local Development Plan 2014 as the proposed development would not respect or improve the character or environment of the area.

3 The proposal is contrary to Policy TA1B of the adopted Perth and Kinross Local Development Plan 2014 which requires that all development proposals are designed for the safety and

convenience of all potential users.

4. The proposal is contrary to Policy EP3C 'Water, Environment and Drainage' as the development does not propose to employ any Sustainable Urban Drainage Systems (SUDS) measures. The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

Residential Amenity

It is noted that concerns have been expressed regarding overlooking and overshadowing but having reviewed the plans and visited the site it is considered that the impact on neighbouring amenity would not be as significant as the objections suggest. It is noted that the erection of a house on this site would alter the outlook from the properties to the rear on Castle Place and the garden of the house to the west but the windows on the rear elevation are all over 11 metres from the boundary of the properties to the north on Castle Place. There are also no windows on the western gable facing towards to the side garden of the property at no. 18. In terms of overshadowing, it is considered that whilst there may be some additional levels of overshadowing during the morning but this would largely impact on the side garden area of no. 18 and not be so significant in its own right to raise concerns in relation to overshadowing.

In terms of the proposed plot, it is considered that whilst the plot will be quite small with only 67sqm private rear garden it is reflective of the density of development in the immediate area. It is also acknowledged that the development will reduce the size of the existing plot by 50% but again this is still considered acceptable as it is similar to neighbouring plots. I am therefore content with the proposed rear garden arrangements for both the proposed new plot and the existing house.

However of greater concern is the proposed parking area in front of the proposed and existing house. At present 20 Struan Road has a relatively large private driveway with ample space for parking and turning. The erection of the new house would completely impede the parking area in front of the existing house, completely blocking in any car parked within the area in front of 20 Struan Road. This is discussed in greater detail below but the proposed layout significantly impacts on the amenity of the existing property at 20 Struan Road due to the loss of useable off street parking.

As such, the proposed development is considered to be contrary to Policy RD1 of the LDP.

Design and Visual Amenity

As noted in a number of representations, the proposed house is very much at odds with both the design of existing terraced row and the original architectural intent. The two existing properties at both 18 and 20 Struan Road form quite a distinctive 'bookend', framing the space between the two

terraced rows and creating an identifiable architectural feature. The open space between the two properties, through which a public footpath runs, also creates a sense of open space which is obviously quite a deliberate feature as it helps to create quite a definitive break in what would otherwise be a very homogenous terraced row.

Whilst the proposed new house is effectively attempting to continue the existing terrace row, mimicking the design and scale of the main terraced properties, it completely detracts from the main qualities noted above. It will entirely upset the symmetry of the two existing properties at 18 and 20 Struan Road and remove the sense of open space which is important to the character of the area.

It is therefore considered that the principle of the proposed house is unacceptable and the proposed design would have an unacceptable detrimental impact on the character and visual amenity of the area. As such the proposals are considered to be contrary to placemaking policies PM1A & B of the LDP.

Roads and Access

As touched on above, there are quite significant concerns in relation parking and access. Although not specifically stated on the plans it would appear that the proposals would create a shared parking area in front of the proposed new house and the existing house at 20 Struan Road which would utilise the existing driveway access onto the public road. This arrangement would result in the parking spaces in front of the existing house being blocked in by any cars parked in front of the proposed new house. It would also mean that residents of both properties would not be able to enter and leave in a forward gear which is a normal requirement for new housing development. This therefore raises concerns in relation to the impact on the parking that serves 20 Struan Road and also road safety.

The Council Transport Planner has also been consulted on the proposed and is in agreement that the parking layout is not acceptable. The appropriate parking provision for a 2-3 bedroom house is 2 spaces per dwelling. The existing arrangement at No.20 perfectly suits current recommendations; however the construction of an additional house would render the ability to provide an acceptable level of parking at either property unachievable.

As such it is considered that the proposed development fails to comply with the requirements of Policy TA1B of the LDP which requires that all development proposals are designed for the safety and convenience of all potential users.

Drainage & Flooding

In regards to surface water drainage, the application form states that there will be no provision for SUDS within the site. The lack of SUDS treatment within the site would not normally be acceptable

given that all proposals including developments of just one house require SUDS treatment.

As such it is considered that the proposals fail to comply with the requirements of Policy EP3C of the local development plan.

Lastly I would like to bring it to your attention, the gentleman Mr Gary Coull , who acts as the landlord does not live in this area, and has no interest in this area , other than to self gain and line his pockets of private renting.

It's not that he shall be living in the property and is actually upsetting all of the residents in the area, he has already been rejected with points, less than 6 months ago.

There has already been a petition already submitted, to which many are vulnerable and elderly and fear that applications submitted regularly is affecting them tremendously.

I ask the Perth & Kinross Council please refuse this planning application taking into account and the concerns I have presented above.

Tracy McManamon

From: Fiona Eldem [REDACTED]
Sent: 12 May 2020 16:28
To: Development Management - Generic Email Account
Subject: Planning Application Reference: 20/00437/FLL

Dear Sir/Madam

I refer to your recent letter regarding planning application 20/00437/FLL, erection of a dwelling house on the land west of 20 Struan Road, I wish to strongly object on the following grounds:

1. The proposed development would not contribute positively to the quality of the surrounding area in terms of character or amenity.

It will entirely upset the symmetry of the two existing properties at 18 and 20 Struan Road and remove the sense of open space which is important to the character of the area.

2. The proposed development would not respect or improve the character or environment of the area.
3. The proposal is contrary to Policy TA1B which requires that all development proposals are designed for the safety and convenience of all potential users.
4. The development does not propose to employ any sustainable urban drainage systems measures.
5. The proposal is not in accordance with the development plan and there are no material reasons which justify departing from the development plan.
6. The comments from Mike Lee, Transport Planning still stand in that the development is not able to provide an acceptable level of parking.

I would like to refer to the reasons for refusal in the previous planning application number 19/01326/FLL which I believe still stand.

Kind regards.

Fiona Eldem
[REDACTED]

Tracy McManamon

From: [REDACTED]
Sent: 12 May 2020 23:16
To: Development Management - Generic Email Account
Subject: FW: Planning Application Ref: 20/00437/FLL

Sent from my Xperia by Sony smartphone

----- Original Message -----

Subject: Planning Application Ref: 20/00437/FLL
Sent: 12 May 2020 17:56
[REDACTED]

Cc:

Dear Sir/Madam

I refer to your recent letter regarding planning application 20/00437/FLL, erection of a dwelling house on the land west of 20 Struan Road, I wish to strongly object on the following grounds:

1. The proposed development would not contribute positively to the quality of the surrounding area in terms of character or amenity.

It will entirely upset the symmetry of the two existing properties at 18 and 20 Struan Road and remove the sense of open space which is important to the character of the area.

2. The proposed development would not respect or improve the character or environment of the area.
3. The proposal is contrary to Policy TA1B which requires that all development proposals are designed for the safety and convenience of all potential users.
4. The development does not propose to employ any sustainable urban drainage systems measures.
5. The proposal is not in accordance with the development plan and there are no material reasons which justify departing from the development plan.
6. The comments from Mike Lee, Transport Planning still stand in that the development is not able to provide an acceptable level of parking.

I would like to refer to the reasons for refusal in the previous planning application number 19/01326/FLL which I believe still stand.

Kind regards.

Carol Jackson
[REDACTED]

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	20/00437/FLL	Comments provided by	Lucy Sumner
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Lucy Sumner [REDACTED] [REDACTED]
Description of Proposal	Erection of a dwellinghouse		
Address of site	Land West Of 20 Struan Road Struan Road Perth		
Comments on the proposal	<p>The application is for the erection of a single dwellinghouse.</p> <p>Primary Education</p> <p>With reference to the above planning application the Council's Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.</p> <p>This proposal is within the catchment of Letham Primary School.</p> <p>Education & Children's Services have no capacity concerns in this catchment area at this time.</p> <p>Transport Infrastructure</p> <p>With reference to the above planning application the Council's Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth.</p> <p>The site is located within the area defined as the 'Perth Core Area' within the Supplementary Guidance, therefore a contribution toward Transport Infrastructure will be required.</p>		
Recommended planning condition(s)	<p>Summary of Requirements</p> <p>Education: £0 Transport Infrastructure: £3,657</p> <p><u>Total: £3,657</u></p> <p>Phasing</p> <p>It is advised that payment of the contribution should be made up front of release of planning permission. The additional costs to the applicants and time for processing legal agreements for single dwelling applications is not</p>		

	<p>considered to be cost effective to either the Council or applicant.</p> <p>The contribution may be secured by way of a Section 75 Agreement. Please be aware the applicant is liable for the Council's legal expense in addition to their own legal agreement option and the process may take months to complete.</p> <p>If a Section 75 Agreement is entered into the full contribution should be received 10 days prior to occupation.</p>
Recommended informative(s) for applicant	<p>Payment</p> <p>Before remitting funds the applicant should satisfy themselves that the payment of the Development Contributions is the only outstanding matter relating to the issuing of the Planning Decision Notice.</p> <p>Methods of Payment</p> <p>On no account should cash or cheques be remitted.</p> <p>Scheduled within a legal agreement</p> <p>This will normally take the course of a Section 75 Agreement where either there is a requirement for Affordable Housing on site which will necessitate a Section 75 Agreement being put in place and into which a Development Contribution payment schedule can be incorporated, and/or the amount of Development Contribution is such that an upfront payment may be considered prohibitive. The signed Agreement must be in place prior to the issuing of the Planning Decision Notice.</p> <p>NB: The applicant is cautioned that the costs of preparing a Section 75 agreement from the applicant's own Legal Agents may in some instances be in excess of the total amount of contributions required. As well as their own legal agents fees, Applicants will be liable for payment of the Council's legal fees and outlays in connection with the preparation of the Section 75 Agreement. The applicant is therefore encouraged to contact their own Legal Agent who will liaise with the Council's Legal Service to advise on this issue.</p> <p>Other methods of payment</p> <p>Providing that there is no requirement to enter into a Section 75 Legal Agreement, eg: for the provision of Affordable Housing on or off site and or other Planning matters, as advised by the Planning Service the developer/applicant may opt to contribute the full amount prior to the release of the Planning Decision Notice.</p> <p>Bank Transfers</p> <p>All Bank Transfers should use the following account details; Sort Code: 834700 Account Number: 11571138</p> <p>Please quote the planning application reference.</p> <p>Direct Debit</p>

	<p>The Council operate an electronic direct debit system whereby payments may be made over the phone. To make such a payment please call 01738 475300 in the first instance. When calling please remember to have to hand:</p> <ul style="list-style-type: none"> a) Your card details. b) Whether it is a Debit or Credit card. c) The full amount due. d) The planning application to which the payment relates. e) If you are the applicant or paying on behalf of the applicant. f) Your e-mail address so that a receipt may be issued directly. <p>Transport Infrastructure For Transport infrastructure contributions please quote the following ledger code: 1-30-0060-0003-859136</p> <p>Indexation All contributions agreed through a Section 75 Legal Agreement will be linked to the RICS Building Cost Information Service building Index.</p> <p>Accounting Procedures Contributions from individual sites will be accountable through separate accounts and a public record will be kept to identify how each contribution is spent. Contributions will be recorded by the applicant's name, the site address and planning application reference number to ensure the individual commuted sums can be accounted for.</p>
Date comments returned	13 May 2020

Tracy McManamon

From: Susan Pickard [REDACTED]
Sent: 13 May 2020 10:05
To: Development Management - Generic Email Account
Subject: Planning Application Ref: 20/00437/FLL

Dear Sir/Madam

I refer to your recent letter regarding planning application 20/00437/FLL, erection of a dwelling house on the land west of 20 Struan Road, I wish to strongly object on the following grounds:

1. The proposed development would not contribute positively to the quality of the surrounding area in terms of character or amenity.

It will entirely upset the symmetry of the two existing properties at 18 and 20 Struan Road and remove the sense of open space which is important to the character of the area.

2. The proposed development would not respect or improve the character or environment of the area.
3. The proposal is contrary to Policy TA1B which requires that all development proposals are designed for the safety and convenience of all potential users.
4. The development does not propose to employ any sustainable urban drainage systems measures.
5. The proposal is not in accordance with the development plan and there are no material reasons which justify departing from the development plan.
6. The comments from Mike Lee, Transport Planning still stand in that the development is not able to provide an acceptable level of parking.

I would like to refer to the reasons for refusal in the previous planning application number 19/01326/FLL which I believe still stand.

Kind regards.

Susan Pickard
[REDACTED]

Comments for Planning Application 20/00437/FLL

Application Summary

Application Number: 20/00437/FLL

Address: Land West Of 20 Struan Road Struan Road Perth

Proposal: Erection of a dwellinghouse

Case Officer: David Niven

Customer Details

Name: Mr J Heggie

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse Effect on Visual Amenity
- Excessive Height
- Loss Of Open Space
- Loss Of Sunlight or Daylight
- Noise Pollution
- Out of Character with the Area
- Over Looking
- Road Safety Concerns
- Traffic Congestion

Comment: Castle Place

Perth

PH1 2JL

16 May 2020

Application number 20/00437/FLL

Dear Sirs,

I object to the proposed dwelling , Land west of 20 Struan road , Perth
the application of the proposed dwelling house and the existing plans of the proposed demolition of the erected garage, where it states , it would provide the applicant with secure off street parking, without impacting and no impact on neighbouring amenity, clearly my additional reason to such a strong objection, the proposed plans of a two storey dwelling house are reversing , the situation, dramatically, now with such there would be a negative impact to the neighbouring amenity. To change and propose 2 storey dwelling would be shoehorned, endangering the public safety. This

proposed dwelling would deny off street parking , it would negatively be directing the proposal into backward position. The reason an application was initially made for an erected garage and driveway. the traffic was already very congested within Struan Road.

I believe the objections remain as same to the previous application 19/01326/FLL, which I believe still stand .

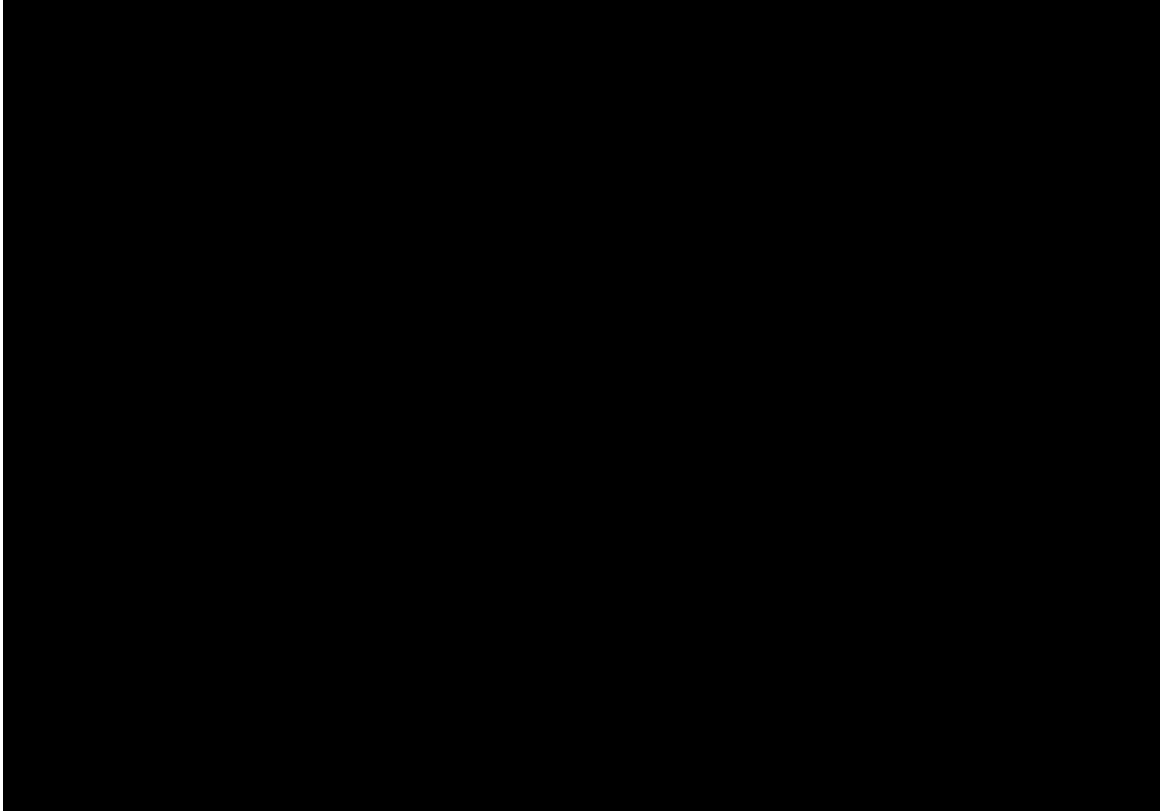
Yours faithfully

Jim Heggie .

This was sent through my email as I Jim Heggie does not have access to internet, and giving the current situation of the CoVID19, it would be difficult for me to get my objections in the timely manner .

Tracy McManamon

From: TES Planning - Generic Email Account
Sent: 28 May 2020 12:04
Subject: FW: Comments for Planning Application 20/00437/FLL
Attachments: img_4082.jpg



Dear Sirs

I refer to the application 20/00437/FLL.

As indicated as before many of the elderly from castle view have objected to this dwelling and still continue to object on the grounds of:-

Adverse Effect on Visual Amenity

- Excessive Height
- Loss Of Open Space
- Loss Of Sunlight or Daylight
- Noise Pollution
- Out of Character with the Area
- Over Looking
- Road Safety Concerns
- Traffic Congestion

Objection

S Allan



Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

On Wednesday, 20 May 2020, planning@pkc.gov.uk <planning@pkc.gov.uk> wrote:

Dear Sirs

I refer to the application 20/00437/FLL.

As indicated as before many of the elderly from castle view have objected to this dwelling and as Mr Heggie from [REDACTED] has already filed his objection, he forwarded a further list of neighbours who still continue to object on the grounds of:-

Adverse Effect on Visual Amenity

- Excessive Height
- Loss Of Open Space
- Loss Of Sunlight or Daylight
- Noise Pollution
- Out of Character with the Area
- Over Looking
- Road Safety Concerns
- Traffic Congestion

Objection M Granzow [REDACTED]

Objection Neil McCole [REDACTED]

Objection Frank Hodge [REDACTED]

Objection John Heggie [REDACTED].

The same people and more to the last application, unfortunately it is difficult to assert due to the covid 19 and lock down.

I have enclosed a signed with residents signature.

Please submit this into the file of objections.

Thanks

Regards

Mark Robertson

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

On Saturday, 16 May 2020, planning@pkc.gov.uk <planning@pkc.gov.uk> wrote:

Comments for Planning Application 20/00437/FLL

Dear Sir/Madam,

Mr Mark Robertson,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 16/05/2020 12:07 PM from Mr Mark Robertson.

Application Summary

Address:	Land West Of 20 Struan Road Struan Road Perth
Proposal:	Erection of a dwellinghouse
Case Officer:	David Niven

[Click for further information](#)

Customer Details

Name:	Mr Mark Robertson
Email:	
Address:	

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:	<ul style="list-style-type: none">- Adverse Effect on Visual Amenity- Excessive Height- Loss Of Open Space- Loss Of Sunlight or Daylight- Noise Pollution- Out of Character with the Area- Over Looking- Road Safety Concerns- Traffic Congestion
----------------------	---

Comments: Castle Place
Perth
PH1 2JL

16 May 2020

Application number 20/00437/FLL

Dear Sirs,

I object to the proposed dwelling , Land west of 20 Struan road , Perth the application of the proposed dwelling house and the existing plans of the proposed demolition of the erected garage, where it states , it would provide the applicant with secure off street parking, without impacting and no impact on neighbouring amenity, clearly my additional reason to such a strong objection, the proposed plans of a two storey dwelling house are reversing , the situation, dramatically, now with such there would be a negative impact to the neighbouring amenity. To change and propose 2 storey dwelling would be shoehorned, endangering the public safety. This proposed dwelling would deny off street parking , it would negatively be directing the proposal into backward position. The reason an application was initially made for an erected garage and driveway. the traffic was already very congested within Struan Road. I believe the objections remain as same to the previous application 19/01326/FLL, which I believe still stand .

Yours faithfully
Jim Heggie .

This was sent through my email as I Jim Heggie does not have access to internet, and giving the current situation of the CoVID19, it would be difficult for me to get my objections in the timely manner .

Kind regards

is email. Perth & Kinross Council does not warrant that this email or any attachments are virus-free and does not accept any liability for any loss or damage resulting from any virus infection. Perth & Kinross Council may monitor or examine any emails received by its email system. The information contained in this email may not be the views of Perth & Kinross Council. It is possible for email to be falsified and the sender cannot be held responsible for the integrity of the information contained in it. General enquiries to Perth & Kinross Council should be made to enquiries@pkc.gov.uk or 01738 475000.

Tracy McManamon

From: TES Planning - Generic Email Account
Sent: 25 May 2020 16:14
To: Development Management - Generic Email Account
Subject: FW: Comments for Planning Application 20/00437/FLL
Attachments: img_4077.png

From: mark [REDACTED]
Sent: 25 May 2020 08:39
To: TES Planning - Generic Email Account <Planning@pkc.gov.uk>
Subject: Re: Comments for Planning Application 20/00437/FLL

Dear Sirs

I refer to the application [20/00437/FLL](#).

As indicated as before many of the elderly from castle view have objected to this dwelling and as Mr Heggie from [REDACTED] has already filed his objection, he forwarded a further list of neighbours who still continue to object on the grounds of:-

Adverse Effect on Visual Amenity

- Excessive Height
- Loss Of Open Space
- Loss Of Sunlight or Daylight
- Noise Pollution
- Out of Character with the Area
- Over Looking
- Road Safety Concerns
- Traffic Congestion

Objection M Granzow [REDACTED]
M Granzow

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

On Wednesday, 20 May 2020, planning@pkc.gov.uk <planning@pkc.gov.uk> wrote:

Dear Sirs

I refer to the application 20/00437/FLL.

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Adverse Effect on Visual Amenity

- Excessive Height
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- Loss Of Sunlight or Daylight
- Noise Pollution
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- Traffic Congestion

Objection M Granzow [REDACTED]
Objection Neil McCole [REDACTED]

Objection Frank Hodge [REDACTED]
Objection John Heggie [REDACTED]

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Regards
Mark Robertson

Sent from AOL Mobile Mail
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On Saturday, 16 May 2020, planning@pkc.gov.uk <planning@pkc.gov.uk> wrote:

Comments for Planning Application 20/00437/FLL

Dear Sir/Madam,

Mr Mark Robertson,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 16/05/2020 12:07 PM from Mr Mark Robertson.

Application Summary

Address:	Land West Of 20 Struan Road Struan Road Perth
Proposal:	Erection of a dwellinghouse
Case Officer:	David Niven

[Click for further information](#)

Customer Details

Name:	Mr Mark Robertson
Email:	[REDACTED]
Address:	[REDACTED]

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

- Adverse Effect on Visual Amenity
- Excessive Height
- Loss Of Open Space
- Loss Of Sunlight or Daylight
- Noise Pollution
- Out of Character with the Area
- Over Looking
- Road Safety Concerns
- Traffic Congestion

Comments: Castle Place
Perth
PH1 2JL

16 May 2020

Application number 20/00437/FLL

Dear Sirs,

I object to the proposed dwelling , Land west of 20 Struan road , Perth the application of the proposed dwelling house and the existing plans of the proposed demolition of the erected garage, where it states , it would provide the applicant with secure off street parking, without impacting and no impact on neighbouring amenity, clearly my additional reason to such a strong objection, the proposed plans of a two storey dwelling house are reversing , the situation, dramatically, now with such there would be a negative impact to the neighbouring amenity. To change and propose 2 storey dwelling would be shoehorned, endangering the public safety. This proposed dwelling would deny off street parking , it would negatively be directing the proposal into backward position. The reason an application was initially made for an erected garage and driveway. the traffic was already very congested within Struan Road. I believe the objections remain as same to the previous application 19/01326/FLL, which I believe still stand .

Yours faithfully
Jim Heggie .

This was sent through my email as I Jim Heggie does not have access to internet, and giving the current situation of the CoVID19, it would be difficult for me to get my objections in the timely manner .

Kind regards

If you are not an intended recipient, you must not disclose, copy, or distribute its contents or use them in any way: please advise the sender immediately and delete this email. Perth & Kinross Council does not warrant that this email or any attachments are virus-free and does not accept any liability for any loss or damage resulting from any virus infection. Perth & Kinross Council may monitor or examine any emails received by its email system. The information contained in this email may not be the views of Perth & Kinross Council. It is possible for email to be falsified and the sender cannot be held responsible for the integrity of the information contained in it. General enquiries to Perth & Kinross Council should be made to enquiries@pkc.gov.uk or 01738 475000.

Tracy McManamon

From: TES Planning - Generic Email Account
Sent: 25 May 2020 16:16
Subject: FW: Comments for Planning Application 20/00437/FLL
Attachments: img_4077.png

Hi Tracy,

More of these.

Regards,
Grant

From: mark <[REDACTED]>
Sent: 25 May 2020 08:46
To: TES Planning - Generic Email Account <Planning@pkc.gov.uk>
Subject: Re: Comments for Planning Application 20/00437/FLL

Dear Sirs
I refer to the application 20/00437/FLL.

As indicated as before many of the elderly from castle view have objected to this dwelling and still continue to object on the grounds of:-

Adverse Effect on Visual Amenity

- Excessive Height
- Loss Of Open Space
- Loss Of Sunlight or Daylight
- Noise Pollution
- Out of Character with the Area
- Over Looking
- Road Safety Concerns
- Traffic Congestion

Objection
Mr Frank Hodge
[REDACTED]

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

On Wednesday, 20 May 2020, planning@pkc.gov.uk <planning@pkc.gov.uk> wrote:

Dear Sirs
I refer to the application 20/00437/FLL.

As indicated as before many of the elderly from castle view have objected to this dwelling and as Mr Heggie from 8 Castle Place has already filed his objection, he forwarded a further list of neighbours who still continue to object on the grounds of:-

Adverse Effect on Visual Amenity

- Excessive Height
- Loss Of Open Space
- Loss Of Sunlight or Daylight
- Noise Pollution
- Out of Character with the Area
- Over Looking
- Road Safety Concerns
- Traffic Congestion

Objection M Granzow 1 [REDACTED]

Objection Neil McCole [REDACTED]

Objection Frank Hodge [REDACTED]

Objection John Heggie [REDACTED]

The same people and more to the last application, unfortunately it is difficult to assert due to the covid 19 and lock down.

I have enclosed a signed with residents signature.

Please submit this into the file of objections.

Thanks

Regards

Mark Robertson

Sent from AOL Mobile Mail

Get the new AOL app: mail.mobile.aol.com

On Saturday, 16 May 2020, planning@pkc.gov.uk <planning@pkc.gov.uk> wrote:

Comments for Planning Application 20/00437/FLL

Dear Sir/Madam,

Mr Mark Robertson,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 16/05/2020 12:07 PM from Mr Mark Robertson.

Application Summary

Address: Land West Of 20 Struan Road Struan Road Perth

Proposal: Erection of a dwellinghouse

Case Officer: David Niven

[Click for further information](#)

Customer Details

Name: Mr Mark Robertson

Email:

Address:

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Adverse Effect on Visual Amenity
- Excessive Height
- Loss Of Open Space
- Loss Of Sunlight or Daylight
- Noise Pollution
- Out of Character with the Area
- Over Looking
- Road Safety Concerns
- Traffic Congestion

Comments: Castle Place
Perth
PH1 2JL

16 May 2020

Application number 20/00437/FLL

Dear Sirs,

I object to the proposed dwelling , Land west of 20 Struan road , Perth the application of the proposed dwelling house and the existing plans of the proposed demolition of the erected garage, where it states , it would provide the applicant with secure off street parking, without impacting and no impact on neighbouring amenity, clearly my additional reason to such a strong objection, the proposed plans of a two storey dwelling house are reversing , the situation, dramatically, now with such there would be a negative impact to the neighbouring amenity. To change and propose 2 storey dwelling would be shoehorned, endangering the public safety. This proposed dwelling would deny off street parking , it would negatively be directing the proposal into backward position. The reason an application was initially made for an erected garage and driveway. the traffic was already very congested within Struan Road. I believe the objections remain as same to the previous application 19/01326/FLL, which I believe still stand .

Yours faithfully
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Kind regards

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Tracy McManamon

From: TES Planning - Generic Email Account
Sent: 25 May 2020 16:17
To: Development Management - Generic Email Account
Subject: FW: Comments for Planning Application 20/00437/FLL
Attachments: img_4077.png

From: mark [REDACTED]
Sent: 25 May 2020 08:49
To: TES Planning - Generic Email Account <Planning@pkc.gov.uk>
Subject: Re: Comments for Planning Application 20/00437/FLL

Dear Sirs

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- Excessive Height
- Loss Of Open Space
- Loss Of Sunlight or Daylight
- Noise Pollution
- Out of Character with the Area
- Over Looking
- Road Safety Concerns
- Traffic Congestion

Objection

Neil McCole
[REDACTED]

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

On Wednesday, 20 May 2020, planning@pkc.gov.uk <planning@pkc.gov.uk> wrote:

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- Excessive Height
- Loss Of Open Space
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- Out of Character with the Area
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- Road Safety Concerns
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Objection M Granzow 1 [REDACTED]
Objection Neil McCole [REDACTED]
Objection Frank Hodge [REDACTED]
Objection John Heggie [REDACTED]

The same people and more to the last application, unfortunately it is difficult to assert due to the covid 19 and lock down.

I have enclosed a signed with residents signature.

Please submit this into the file of objections.

Thanks

Regards

Mark Robertson

Sent from AOL Mobile Mail

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Comments for Planning Application 20/00437/FLL

Dear Sir/Madam,

Mr Mark Robertson,

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Comments were submitted at 16/05/2020 12:07 PM from Mr Mark Robertson.

Application Summary

Address:	Land West Of 20 Struan Road Struan Road Perth
Proposal:	Erection of a dwellinghouse
Case Officer:	David Niven

[Click for further information](#)

Customer Details

Name: Mr Mark Robertson

Email:

Address:

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Adverse Effect on Visual Amenity
- Excessive Height
- Loss Of Open Space
- Loss Of Sunlight or Daylight
- Noise Pollution
- Out of Character with the Area
- Over Looking
- Road Safety Concerns
- Traffic Congestion

Comments: Castle Place
Perth
PH1 2JL

16 May 2020

Application number 20/00437/FLL

Dear Sirs,

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Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	20/00437/FLL	Comments provided by	Mike Lee Transport Planning Officer
Service/Section	Transport Planning	Contact Details	
Description of Proposal	Erection of a dwellinghouse		
Address of site	Land West Of 20 Struan Road Struan Road Perth		
Comments on the proposal	<p>With the removal of the wall and widening of the proposed access it would be possible to accommodate sufficient parking provision. As there would be no turning area within the property, in order to enable access to the public road in a forward gear, there will be a requirement for vehicles to be reversed into the private access.</p> <p>The Public Transport Unit stated they would not require the bus stop and marker pole to be moved if the west section of the wall were to remain. This appears to be the case from the supplied drawing.</p> <p>A disabled parking bay is present directly at the proposed access. I am unsure if this bay is still required. All costs incurred for the relocation of this bay would be met by the applicant.</p> <p>Insofar as the Roads matters are concerned, I have no objection to this proposal.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	13/07/20		

CHX Planning Local Review Body - Generic Email Account

From: Fiona Eldem [REDACTED]
Sent: 30 November 2020 11:31
To: CHX Planning Local Review Body - Generic Email Account
Subject: LRB-2020-26

Dear Sir/Madam

I refer to your recent letter regarding planning application review LRB-2020-26, erection of a dwelling house on the land west of 20 Struan Road. I confirm that all of my reasons made in past correspondence to object to this application still stand.

1. The proposed development would not contribute positively to the quality of the surrounding area in terms of character or amenity.

It will entirely upset the symmetry of the two existing properties at 18 and 20 Struan Road and remove the sense of open space which is important to the character of the area.

2. The proposed development would not respect or improve the character or environment of the area.
3. The proposal is contrary to Policy TA1B which requires that all development proposals are designed for the safety and convenience of all potential users.
4. The proposal is not in accordance with the development plan and there are no material reasons which justify departing from the development plan.
5. The comments from Mike Lee, Transport Planning still stand in that the development is not able to provide an acceptable level of parking.

I would like to add that this proposal is causing a great deal of upset to the community, many of whom are elderly residents and families with young children who play out on the already busy street. The developer is not local to the area unfortunately so may not understand the importance of the open space we do have in the street and our desire not to overcrowd the area by squeezing in a new building and adding to the traffic and parking issues.

I sincerely hope that this is the last we will hear of the proposal and that the review committee will uphold the two previous rejections.

Kind regards.

Fiona Eldem
[REDACTED]

CHX Planning Local Review Body - Generic Email Account

From: Carol [REDACTED]
Sent: 30 November 2020 17:49
To: CHX Planning Local Review Body - Generic Email Account
Subject: Planning Application Review LRB-2020-26 - 20 Struan Road, Perth PH1 2JA

Dear Sirs

I refer to your e-mail regarding Planning Application Review LRB-2020-26, erection of a dwelling house on the land west of 20 Struan Road. I confirm that all of my reasons made previously to object to this application still stand and are still overwhelmingly valid. These are as follows:-

1. The proposed development would not contribute positively to the quality of the surrounding area in terms of character or amenity. It will entirely upset the symmetry of the two existing properties at 18 and 20 Struan Road and remove the sense of open space which is important to the character of the area.
2. The proposed development would not respect or improve the character or environment of the area.
3. The proposal is contrary to Policy TA1B which requires that all development proposals are designed for the safety and convenience of all potential users.
4. The proposal is not in accordance with the development plan and there are no material reasons which justify departing from the development plan.
5. The comments from Mike Lee, Transport Planning still stand in that the development is not able to provide an acceptable level of parking.

I would like to add that this proposal is causing a great deal of upset to the community, many of whom are elderly residents and families with young children who play out on the already busy street. The developer is not local to the area unfortunately so may not understand the importance of the open space we do have in the street and our desire not to overcrowd the area by squeezing in a new building and adding to the traffic and parking issues. There is also the problem of diminishing light to the properties opposite the proposed extension which the height of this proposed development would create.

I sincerely hope that this is the last I/we will hear of the proposal and that the Review Committee will uphold the two previous rejections.

Regards

C A Jackson (Mrs)

[REDACTED]

30th November 2020

CHX Planning Local Review Body - Generic Email Account

From: mark <[REDACTED]>
Sent: 26 November 2020 20:57
To: CHX Planning Local Review Body - Generic Email Account
Subject: Re: LRB-2020-26

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms Simpsons,

Thankyou for the email below.

Other than this application has been refused planning in 2019, and again in May 2020, is it possible to have the details from the applicant , A statement setting out the applicant's reasons for requiring the review and by what procedure .

Giving that on the two applications were petitioned with residents from both Struan Road , 18, 20, 22, 21, 23, and 25 , and the elderly tenants of Castle Place , 5,6, 7, 8 and 9.

We , the residents feel their are serious points to uphold the refusal of planning permission giving to all safety measures in particular, to which , have been justified, the roads department, where one can not drive out of their drive in a safely manner in 1st gear is pure danger. Had permission been granted.. As also with with other departments and their justification to the refusal of planning, within the council department, I hope you can understand the frustration and anxiety particularly amongst the elderly who do not have access to digital communications, therefore have been asked by many of the residents of Castle Place and Struan road as to who is the one proposing these applications to erect a further dwelling house in the housing scheme?

Giving the fact Mr Gary Coull is not a resident in neither Struan road or Castle Place, and runs a project/ business of a private landlord and obviously fails to understand the community's integrity along with their responsibilities, the project he is proposing to force upon the residents is of great concern...to which there is no demonstration from Mr Coull, part, demonstrating safety measures within the community . His proposals, outweigh the residents undergoing and undermines the ultimate definition of creating a safe environment for all concerned..

Surely , one can understand as when he purchased the house to solely rent out to a third parties, he knew what hewith a bus stop outside the existing dwelling , why subject a further dwelling ? It compromises the safety

The road that serves 2 schools, a church, a community park, seven acres, that accommodates lots of community football training, further more , struan road is a road that is used for many unsafe parking already , who uses the parking when attending football matches at St Johnstone football grounds, which is situated on a busy public school /bus route . Mr Coull is not a resident in the street therefore he certainly is not up to speed knowing of the difficulties we already deal with daily , hence he obviously fails to understand the seriousness of any safety measures which is followed through on a daily basis.., which is the is the foremost and ultimate conclusion of a close knitted community who pride themselves , as a caring and thoughtfulness for both the young and elderly vulnerability.

I trust you understand and look forward to receiving a further statement from the applicants review as to why he is appealing the the refusal of planning. It would be very helpful to the petitioners as they are wondering why this saga has been going on for nearing 2 years now..

I look forward to your response..

Regards
Mark Robertson

CHX Planning Local Review Body - Generic Email Account

From: mark [REDACTED]
Sent: 30 November 2020 12:34
To: CHX Planning Local Review Body - Generic Email Account
Subject: Re: LRB-2020-26

Dear Ms Simpson,

I refer to my email below, and awaiting a response due to what has been laid out as a review.

Over the past few days it has , come to light, which is now becoming very concerning that I as well as the other petitioners, have heard within a conversation that Mr Gary Coull has stated his 2 storey house will be erected. So this now puts me into a position why is he stating this? Is it because he has been given assurance it shall be happening as is their someone in the council confirming he shall be granted this, or is he doing this to keep upset within the community to which he is not attached to.. I hope you can understand this anxiety and frustrations , but however because you have allowed this applications to run on for near 2 years, no wonder the community in all are losing faith , and hope because the justification of the 2 applications to which were not granted this is certainly not complying with the community spirit..

I look forward to hearing from you at your earliest.

Regards
Mark Robertson

Sent from AOL Mobile Mail
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CHX Planning Local Review Body - Generic Email Account

From: mark [REDACTED]
Sent: 30 November 2020 15:27
To: CHX Planning Local Review Body - Generic Email Account
Subject: Re: LRB-2020-26
Attachments: img_4718.jpg; img_4717.jpg; img_4716.jpg

Dear Ms Simpson,

I have a attached further petition against the planning of a 2 storey dwelling at 20 Struan Road.

Unfortunately the people who do not have access to the internet informed me that they have not even received any further correspondence in regards to the latter email that was sent to me, 27 November 2020, regards the review. Bearing in mind you requested further information from the concerned residents by 10 December, 2020, there is much disappointment surrounding how many applications does Mr Coull get? these applications have had the outcome, which was refused, why is planning process going on what feels like an eternity? and why is this continuing 2 years down the line with a review.? . It has become very frustrating , and whilst in these years Mr Gary Coull has been putting it around that he is getting permission to build a 2 storey dwelling , so who is giving him this assurance?

To my knowledge a two storey new build , an additional house has never been granted permission into any housing scheme within P&K Council so why would this be the start,now? in particular , to where the resident doesn't even reside, but is a private landlord, who shows and has no interest in the community.. this situation is becoming ridiculous, and if it is intended to upset and distress the community, that certainly has been practiced in a distasteful manner. it really should be looked into as to why is this a prolonging situation, who is encouraging this? I think it's quite clear how the majority of residents are experiencing and I think I am correct the stress and anxiety is tremendously heartbreaking that residents that are in theirs eighties and nineties are being harassed with this situation for 2 years. It has to stop, and put this ridiculous situation into prospective. It is not practical, or safe for a further house to be built into the street.. we are all fed up of this,it has been a vert trying 2 years...

Regards
Mark Robertson

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

20100437164 - 1910324164. 2644510

DO YOU THINK THIS APPLICATIONS FROM
2019-2020 (2) HAS BEEN DEALT PROPERLY
BY THE PENTH & KIDNESS COUNCIL AND
A CURRENT REVIEW APPLICATION ON DECEMBER
2020 TO ERCT A 2 STORY DWELLING
ON 20 STURMAN ROAD TO WHICH IS A
PRIVATE LET WITH NO INTEREST FOR THE
COMMUNITY

- This should have been stopped after the second application.
The issue is causing stress to residents

F Eldem

* I understood this had been dealt with at the
last meeting. This is causing stress & anxiety.
It has to stop!!

C Jackson

I can't understand why this is being allowed to
carry on after 2 failed applications. This has to
stop & allow the residents to carry on without fear
of a monitoring being built.

J Pickard

↓ Totally been upset and stressed by the Zappich
and now a 3rd. Its ridiculous and upsetting

S Allan

→ feeling stressed was here to get her feel
safe with lighting & movement but not with
new build. dangerous

M Granzow

This should be finished
I was against the last
time I also feel as the
previous time

G Drysdale

"TOTALLY STRESSING & DRAINING BY HOW THIS APPLICATIONS
HAVE BEEN HANDLED 2 REFUSALS, A FURTHER REVIEW IS
UNACCEPTABLE. WHY HAS THIS BEEN
FEELING UNWELCOMED TO CONTINUE"

M Robertson

JMR JHaga

30/11/20

I Refuse this new allocation as I did with the other 2. I am disgusted that this has went on for 2 years. It stressed and upset me greatly. Disappointment on how this has been dealt with. Refuse means refuse.

[REDACTED]

I, N. pretty stressed over this housing situation as it will impact on Me as its right over my Cardiac.

N McCole

30.11.20

[REDACTED]

+ Should have been stopped after 2nd application causing so much stress and anxiety

Unknown signature

[REDACTED]

CHX Planning Local Review Body - Generic Email Account

From: mark [REDACTED]
Sent: 01 December 2020 18:17
To: CHX Planning Local Review Body - Generic Email Account
Cc: Councillor John Rebbeck
Subject: Re: LRB-2020-26
Attachments: img_4724.png

Dear Ms Simpson,

After getting a copy of the review and now, being able to read the statement from the applicant where it reads, “ understands the planning officer points, in his report”, and goes on to state, “ he is aware that a innumerable non harmonious developments have been previously approved in the P&K area.

To clarify , with regards of the statement in the applicants review, I can only take from the applicant’s it is his intention is to use a comparison to support the application.

However , as a resident who resides at 21 Struan Road, when I made an application for my extension 2006, to which was added to the rear of the house attached to number 23. Both extensions had no impact of detriment to any residents, traffic, etc, etc... 23 Struan Road who already had a 1 storey 6 meter extension, I made my application to follow suit, as it was my intention to bring my extension out to the same size, 6m.

Perth and Kinross Council stated that I could not build to the same as 23 and could only go out as far as 3.5 meters, as it was a 2 storey build.

I have attached a photograph of the map of house 21 (blue arrow) and 23 facing onto the rear of both gardens. South facing..

Therefore I truly believe if these measurements, was a requirement to follow by the P &K Council, how can a 2 storey dwelling house succeed permission, when others have not been allowed.

Therefore, if I am correct in my statements , it is in my opinion that the applicant is wrong in his statements where he states , innumerable non harmonious developments have been previously approved in the P&K area. Because it certainly did not happen in my own case..

I trust the above is clear..

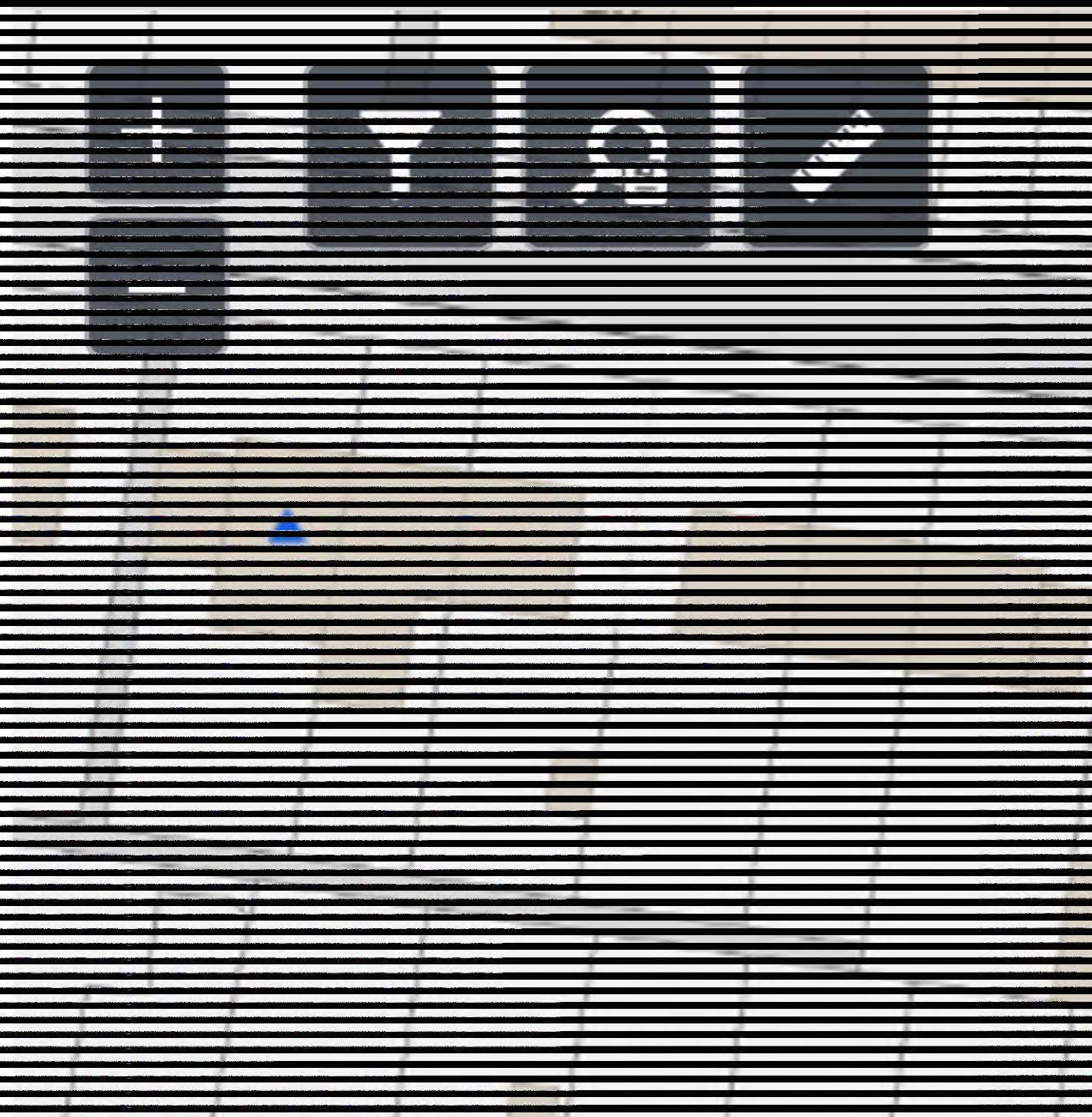
Regards

Mark Robertson

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

Related Items (2)

Map



CHX Planning Local Review Body - Generic Email Account

From: Anne Condliffe
Sent: 03 December 2020 15:14
To: CHX Planning Local Review Body - Generic Email Account
Cc: David Niven; Christine Brien
Subject: 20/00437/FLL - LRB-2020-26
Attachments: FW: Complaint, to handling of planning application, to 20 Struan road, Perth PH1 2ja

Please find attached, a copy of correspondence sent by Mr Robertson as a result of him receiving notification of the application going to LRB. This was passed to me as an FLR and in speaking to Mr Robertson, he has confirmed he wishes his comments to go to Members of LRB.

Regards

Anne

Anne Condliffe
Team Leader - Local Applications
Planning & Development
Perth & Kinross Council
Pullar House
35 Kinnoull Street
PERTH
PH1 5GD



Website: www.pkc.gov.uk

From: mark

Sent: 02 December 2020 12:29

To: TES Planning Enforcement - Generic Email Account <PlanningEnforcement@pkc.gov.uk>

Subject: Complaint, to handling of planning application, to 20 Struan road, Perth PH1 2ja

To whom it may concern,

I am writing to you with regards to the 2 proposed applications being 19/01326/FLL, the other being 20/00437/FLL and the additional review that is being connected to the latter application..

Other than this frustrating situation that has been going on for 2 years to which it has had detrimental affects to many residents, not forgetting the safety measures etc, from the transport depart. The residents in Struan Road, and the elderly housing at Castle Place , which believe has went on far too long, this is now being lodged as a complaint to the Perth and Kinross Council, planning department.

I , myself built a 2 storey extension at 21 Struan Road , as did so 23 Struan Road. My extension being the latter, both extensions were at the rear of the house in back garden, number 23 built out to 6m, but unfortunately I was not allowed to build out as same by the P&K council because it was a two storey build and I was only permissioned to build out as far as 3.5m.

However, from the onset from the applicants 1st application of 20 Struan Road Perth, I do think what should have been taken into great consideration how other applications had been assessed, dealt with, and treated, to which in our minds , we thought the P&K council were acting in our best interests. But we're they? When I was applying for my own planning permission I was to follow the policies and protocols of the P&K council.
So why was this never stated to this applicant but has been allowed to continue over the years?

A-conversation took place yesterday with Mr David Niven planning, to which he totally understood but apparently these applications to build a dwelling can keep going on , and on, ... so why is it not put down the reasons why, as they did to my application , of 21 Struan Road?

Therefore , would I be correct to think there is flaws within in the council planning system , in particular , to even consider a 2 storey dwelling. , and yet a 3.5m extension was only acceptable for a 2 storey build, across the road, something far wrong here... To allow further applications, from this said applicant is an insult to my application lodged in 2006. If this applicant was successful this is a huge detriment, despairing behaviour from the local council, which I would have no alternative to take this matter further.. It very much looks like to the said residents one rule for us and another for them.. this is wrong and unfair.. and is this getting treated differently because he is a private landlord? who is buying up houses to buy to rent, and in this case to further add a further new built dwelling attached to the other private rented out property , in the hope to rent... totally unacceptable.

I trust the above is clear and look forward to hearing from you at you earliest.

Regards

Mark Robertson

CHX Planning Local Review Body - Generic Email Account

From: Duncan McGregor <chrismcgregor1@sky.com>
Sent: 19 January 2021 15:40
To: CHX Planning Local Review Body - Generic Email Account
Subject: LRB-2020-26

Dear Sir

Town & Country Planning (Scotland) Act 1997

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

Application Ref: 20/00437/FLL - Erection of a dwelling house, land west of 20 Struan Road, Perth - Mr G Coull

Following the refusal of my client's Planning Application the decision was taken to have the Application referred to the Local Review Body.

We have considered the reasons for refusal and the comments by the objectors and would like to make our views known to the Panel.

Objectors have cited loss of amenity but the area of the proposed development is private garden and not public amenity ground. It is the view of the Planning Officer that the proposed development would not have any significant impact on the neighbouring amenity.

Much has been made of the impact this proposal would have on the immediate area. The original concerns of the Transport Planning Officer have been addressed and subsequently he has indicated that he has no objection to the application since adequate parking would be provided.

Given the Planning Officer's objections to our first proposal, the design of this proposal was chosen to harmoniously blend in with the area, using similar material and colours. The intention was to create a dwelling that would not look out of place.

My client is aware that affordable housing is much needed in this area and hopes that this underused area of ground can be transformed into a much needed family home.

I trust that this will be of assistance.

Yours faithfully

Duncan C. McGregor

Sent from
my iPad

