

TCP/11/16(459)
Planning Application – 16/01494/IPL – Residential
development (in principle) on land South of 43 Glengarry
Road, Glengarry Road, Perth

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TCP/11/16(459)

**Planning Application – 16/01494/IPL – Residential
development (in principle) on land South of 43 Glengarry
Road, Glengarry Road, Perth**

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

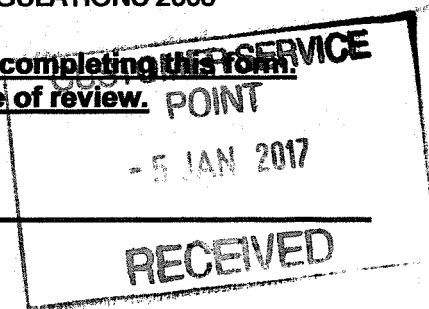
UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

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 LESLEY STEVENSON

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PERTH

Postcode PH1 1HL

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Contact Telephone 2 [REDACTED]

Fax No [REDACTED]

E-mail* [REDACTED]

Agent (if any)

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Postcode PERTH
PH2 0PS

Contact Telephone 1 07826010778

Contact Telephone 2 01738 580393

Fax No [REDACTED]

E-mail* dennisrobb@hotmail.co.uk

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? ☐ Yes ☒ No

Planning authority

PERTH + KINROSS COUNCIL

Planning authority's application reference number

16/01494/JAL

Site address

2 x 1 BED FLATS

Description of proposed
development

43 GLANGARRY ROAD PERTH

Date of application

31/8/16

Date of decision (if any)

6/10/16

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

Nature of application

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

Reasons for seeking review

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

Review procedure

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

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

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

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

PLEASE SEE ATTACHED LETTER

Site inspection

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

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

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

IT WOULD BE OUR WISH TO ACCOMPANY REVIEW BODY WITH OUR LOCAL COUNCILLOR

Statement

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

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

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

SEE ATTACHED LETTER

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.

SEE ATTACHED LETTER

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.

SEE ATTACHED LETTER

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

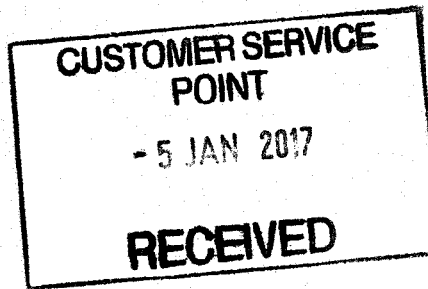


Date

5/01/2017

Notice Of Review Body,
Pullar House,
Perth.

Ref. 16/01494/IAL.

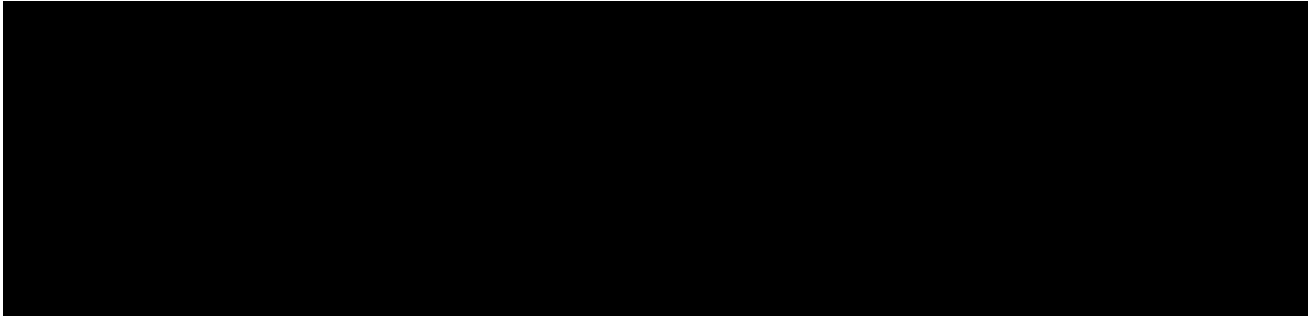


05/01/2017

AMB
RECEIVED

06 JAN 2017

Dear Sirs,



Yours faithfully,

Dennis Robb

TCP/11/16(459)
Planning Application – 16/01494/IPL – Residential
development (in principle) on land South of 43 Glengarry
Road, Glengarry Road, Perth

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS

PERTH AND KINROSS COUNCIL

Mrs Lesley Stevenson
c/o Jon Law Architectural Technician Ltd
Jon Law
68 Cooper Drive
Perth
United Kingdom
PH1 3GN

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 06.10.2016

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **16/01494/IPL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 31st August 2016 for permission for **Residential development (in principle) Land South Of 43 Glengarry Road Glengarry Road Perth** for the reasons undernoted.

Interim Head of Planning

Reasons for Refusal

1. As the proposal, by virtue of the sites size would result in a development that would have an adverse impact on both the density and general character of the local area, the proposal is contrary to Policies PM1A and RD1 of Perth and Kinross Council's Local Development Plan 2014 which both seek (amongst other things) to protect the built character of existing areas from inappropriate developments, and existing visual amenity.
- 2 As it has not been fully demonstrated that a suitable level of residential amenity can be provided for future residents, the proposal is contrary to Policies RD1 and PM1A of the Perth and Kinross Council's Local Development Plan 2014 which both seek (amongst other things) to ensure that a suitable level of residential is provided for new residential developments.

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

Plan Reference

16/01494/1

16/01494/2

16/01494/3

REPORT OF HANDLING

DELEGATED REPORT

Ref No	16/01494/IPL	
Ward No	N10- Perth City South	
Due Determination Date	30.10.2016	
Case Officer	Andy Baxter	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Residential development (in principle)

LOCATION: Land South Of 43 Glengarry Road, Glengarry Road, Perth

SUMMARY:

This report recommends **refusal** of a planning in principle application for a residential development on an area of ground on Glengarry Road, Perth as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

DATE OF SITE VISIT: 4 October 2016

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

This planning application seeks to obtain a planning in principle consent for the erection of a residential development on an area of existing garden ground to the south of 43 Glengarry Road – which is a two storey terraced block of flats.

The area subject of this application has a depth of approx. 22.5m with the frontage facing onto Glengarry Road (to the east). The width of the site ranges

from approx. 6.5m at its narrowest (east) to approx. 11m to the rear (west) - giving an overall site area of approx. 200 sq m.

The site is bounded by the public road to the east, by the neighbouring building to the north and by a public path to the south. Along the western boundary is a timber fence, which separates the site from amenity ground associated with the adjacent properties.

An indicative block plan for a possible building has been submitted, and the supporting text suggests that applicant envisages the building as being a full two storey accommodating two, single bedroomed flats.

SITE HISTORY

No previous planning history relevant to this proposal.

PRE-APPLICATION CONSULTATION

A pre-application enquiry was made to the Council (16/00241/PREAPP) regarding this proposal. The Council offered advice to the applicant that it was likely that the proposal would not be supported.

NATIONAL POLICY AND GUIDANCE

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

The Scottish Planning Policy 2014

The Scottish Planning Policy (SPP) was published on June 23 2014. It sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:

- the preparation of development plans;
- the design of development, from initial concept through to delivery; and
- the determination of planning applications and appeals.

Of relevance to this application is Paragraphs 109 - 134, Enabling Delivery of New Homes.

DEVELOPMENT PLAN

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

TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *“By 2032 the TAYplan region 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 and visit and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

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

The site lies within the city boundary of Perth, where the following policies are applicable,

Policy PM1A - Placemaking

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

Policy PM3 - Infrastructure Contributions

Where new developments (either alone or cumulatively) exacerbate a current or generate a need for additional infrastructure provision or community facilities, planning permission will only be granted where contributions which are reasonably related to the scale and nature of the proposed development are secured.

Policy RD1 - Residential Areas

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

OTHER COUNCIL POLICIES

Developer Contributions and Affordable Housing, April 2016

This document provides the framework for Developer Contribution in relation to Primary Education, Transport Infrastructure and also A9 Junction as well as offering guidance on Affordable Housing provision.

EXTERNAL CONSULTATION RESPONSES

Scottish Water have been consulted on the planning application, but have made no specific comment.

INTERNAL COUNCIL COMMENT

Transport Planning were consulted on the planning application in terms of parking provision, and in principle they have no objection to the proposal.

Contributions Officer has indicated that the Council's Developer Contributions and Affordable Housing (April 2016) document should be applied to the proposal.

Environmental Health have commented on the proposal in terms of contaminated land issues, and have raised no objections.

REPRESENTATIONS

Two letters of representations have been received, both objecting to the proposal. Whilst some of the issues raised within the representations are not planning issues (ie loss of value), valid planning issues which have been raised are,

- Lack of parking provision
- Impact on existing residential amenity
- Proposal would be out of character with the area

These issues are addressed below in the main appraisal section.

ADDITIONAL STATEMENTS RECEIVED

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

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan for the area comprises the approved TAYplan 2012 and the adopted Perth and Kinross Local Development Plan 2014.

In terms of other material considerations, consideration of the Council's approved Developer Contributions and Affordable Housing (April 2016) document is relevant to this proposal.

Policy Appraisal

The key land use policies are contained within the Local Development Plan 2014 (LDP). Within the LDP, the site lies wholly within the settlement boundary of Perth where *Policy RD1* is directly applicable. This policy seeks to ensure that all new developments within existing settlements are compatible with existing land uses and that the character and amenity (visual and residential) of the area concerned is not adversely affected by the development proposed.

In addition to this, *Policy PM1A* of the LDP is also applicable and this policy seeks to ensure that the quality of the surrounding built and natural environment is maintained and that all new development respects the existing character and amenity of the existing areas

For reasons stated elsewhere in this report, I consider the proposal to be contrary to the aims of *Policies RD1 and PM1A* of the Local Development Plan 2014.

Land Use

In terms of land use issues, the site has been identified within the LDP settlement boundary of Perth. Within settlement boundaries, infill residential developments are generally encouraged by the LDP providing that the density proposed represents the most efficient use of the site and that the development respects the surrounding environs. As the surrounding land uses are largely residential, in purely land use terms only, I consider a proposed residential use to be compatible with the existing uses.

However, whilst the land use (residential) may be in principle acceptable in terms of its compatibility with existing uses, the size of the site does raise some concern.

The site is small, and would clearly appear 'squeezed in' in contrast to the larger terraced flats which sit next to it. I also fail to see how even a modest detached building (which may accommodate more than one unit) could be achieved on the site without looking out of character with the area. In addition to this, I would have concerns regarding how a suitable level of private amenity space would be achieved for future residents – whether that be one future resident or more.

To this end, and based largely on the site's size in the context of the surrounding building pattern, I consider a residential development on this site would have an adverse impact on the density and general character of the area and ultimately it would be out of keeping with the general building pattern of the area. I therefore consider the proposed land use to be unacceptable.

Residential Amenity

In terms of offering a suitable level of private amenity space, the level of amenity space would be dependent on the number, type and size of residential units which are brought forward at a detailed planning stage. However, whilst I do accept that flats (which maybe single bed) may not require a large area for private amenity space, I do think that the size of the plot could lead to potential issues in terms of being able to offer a suitable level of residential amenity, and what is shown on the indicative site plan would be unacceptable – bearing in mind the likely need for off street parking provision to the front.

In terms of the impact on existing residential amenity, whilst I note the concerns which have been raised within some of the representations, the rear area is overlooked already by a number of properties and I do not necessarily consider the development of a residential use on this site would result in a particular loss of existing residential amenity.

Visual Amenity

In terms of the impact on the visual amenity, this is a planning in principle application so no firm details are under consideration. However, as stated above the site does have a 'squeezed in' appearance, and this in turn would result in an adverse impact on the visual amenity of the area.

Roads and Access

My colleagues in Transport Planning have commented on the planning application and have raised no objection at this stage. I note that within the representations some concerns have been raised regarding parking issues, however at this stage (and without knowing exact residential numbers) it is likely that adequate off street parking provision can be achieved.

Drainage and Flooding

The proposal raises no issues in terms of drainage or flooding matters.

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 be contrary to the adopted Local Development Plan 2014.

I have taken account of material considerations and find none that would justify overriding the adopted Development Plan, and on that basis the application is recommended for refusal.

DEVELOPER CONTRIBUTIONS

Affordable Housing

As this is a planning in principle application, a standard compliance condition should be attached to any permission.

Primary Education

As this is a planning in principle application, a standard compliance condition should be attached to any permission.

Transport Infrastructure

As this is a planning in principle application, a standard compliance condition should be attached to any permission.

APPLICATION PROCESSING TIME

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

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the planning application, for the following reasons

- 1 As the proposal, by virtue of the sites size would result in a development that would have an adverse impact on both the density and general character of the local area, the proposal is contrary to Policies PM1A and RD1 of Perth and Kinross Council's Local Development Plan 2014 which both seek (amongst other things) to protect the built character of existing areas from inappropriate developments, and existing visual amenity.
- 2 As it has not been fully demonstrated that a suitable level of residential amenity can be provided for future residents, the proposal is contrary to Policies RD1 and PM1A of the Perth and Kinross Council's Local Development Plan 2014 which both seek (amongst other things) to ensure that a suitable level of residential is provided for new residential developments.

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.

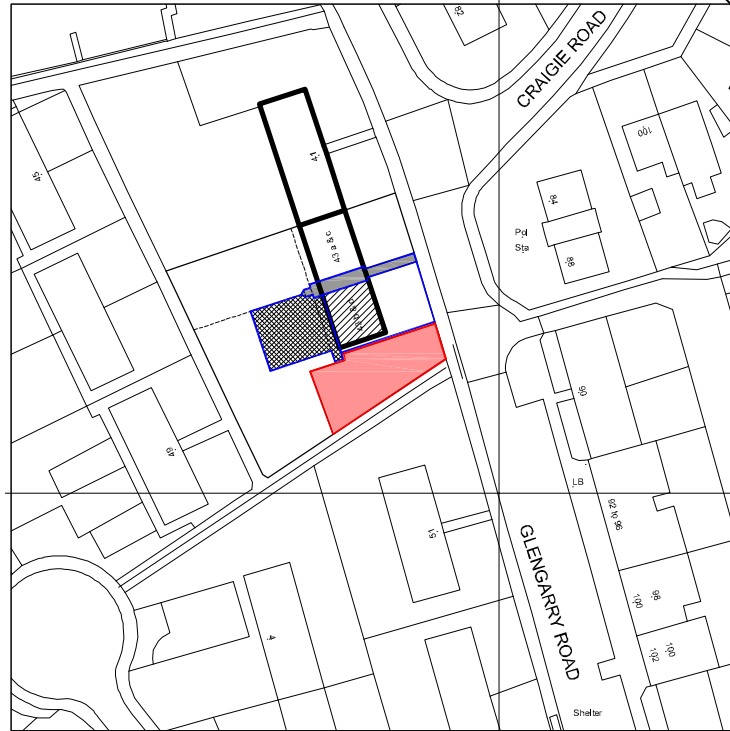
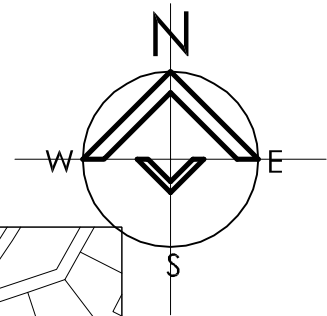
PLANS AND DOCUMENTS RELATING TO THIS DECISION

16/01494/1

16/01494/2

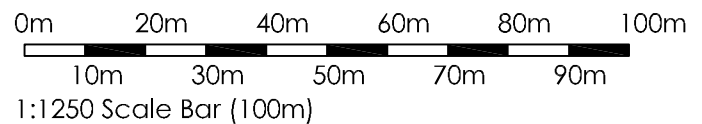
16/01494/3

Date of Report 5.10.2016

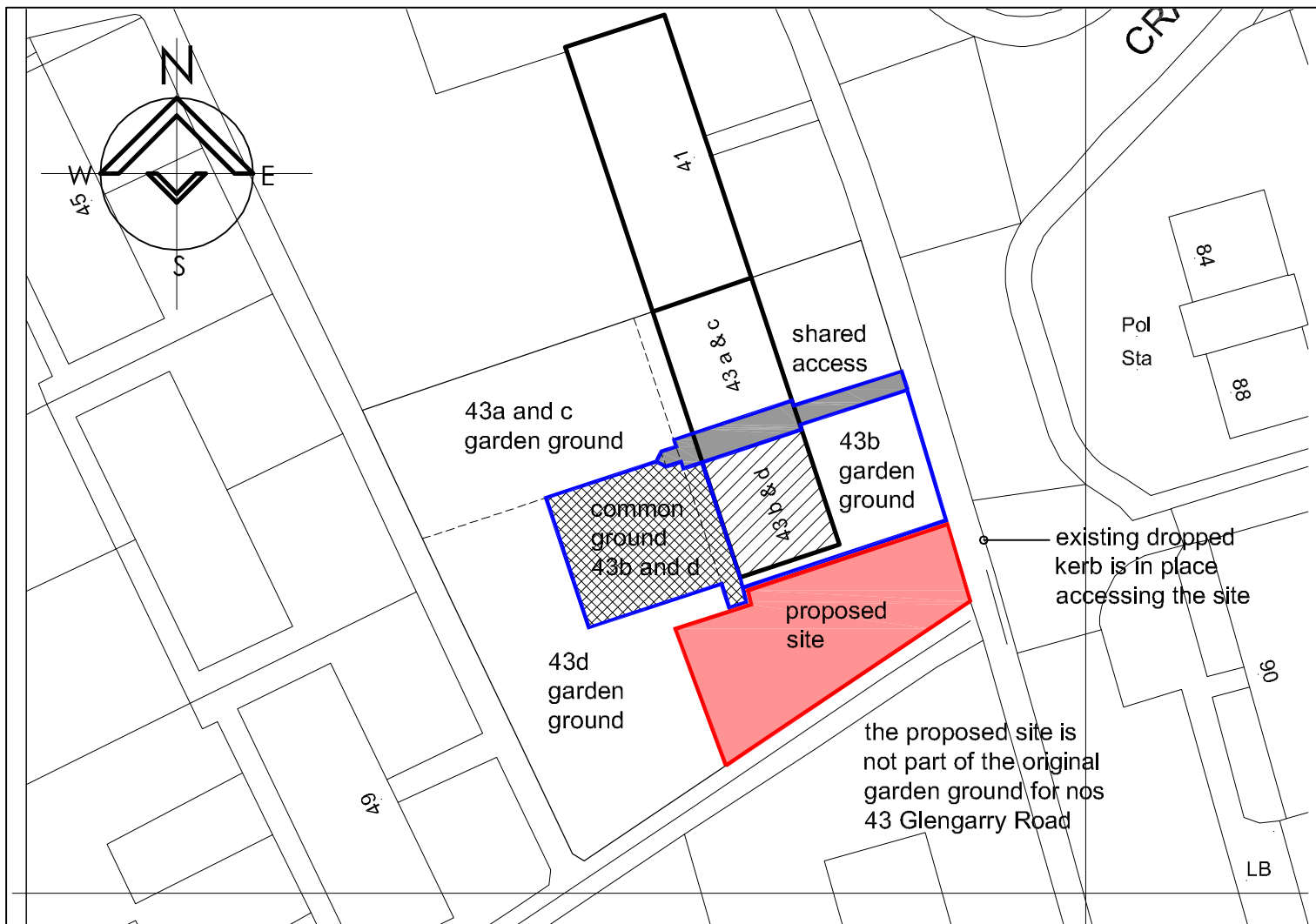


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existing site location plan 1:2500



				WE CERTIFY THAT THIS IS A TRUE COPY OF THE PLAN(S) REFERRED TO IN THE PLANNING/WARRANT APPLICATION		client: Mrs Lesley Stevenson	
rev	dm	date	description	SIGNED <u>Jon Law</u>		project: Residential Development, within garden ground adjacent to 43 Glengarry Road, Perth, PH2 0AB	
Jon Law Architectural Technician ———— Architectural Design Services				DATED <u>30/08/16</u>		drawing name: Planning Drawings - Existing Site Location Plan	
				NOTE: All proprietary goods and materials are to be fitted in accordance with manufacturers instructions, relevant Codes of Practice and British Standards. All dimensions to be verified by the Contractor on site. ©This drawing remains the Copyright of Jon Law Architectural Technician and may not be reproduced in whole or any part without prior written permission.		scale: as noted date: 12/08/16 drawn: jl	
jon law architectural technician ltd 68 cooper drive : perth : ph1 3gn t: 01738 248655 m: 07880952485 e: jon@jonlawarchitecturaltechnician.co.uk web: www.jonlawarchitecturaltechnician.co.uk				259		drawing no: 1638/PL/001 rev:	



existing site layout plan 1:500

0m 10m 20m 30m 40m 50m
1:500 Scale Bar (50m)

key:

application site red line boundary (within applicant's ownership)



additional land in applicant's (blue line) ownership, hatched area indicates they own the ground floor unit only (43b)



additional common land associated with the applicant's ownership, drying green for 43b and d



additional common land associated with the applicant's ownership, access to flats for 43a, b, c and d



43a ground floor flat, 43c first floor flat, 43b ground floor flat, 43d first floor flat (applicant owns 43b)

rev	dm	date	description

Jon Law Architectural Technician
— Architectural Design Services

jon law architectural technician ltd
68 cooper drive : perth : ph1 3gn
t: 01738 248655
m: 07880952485

e: jon@jonlawarchitecturaltechnician.co.uk
web: www.jonlawarchitecturaltechnician.co.uk

WE CERTIFY THAT THIS IS A TRUE
COPY OF THE PLAN(S) REFERRED
TO IN THE PLANNING/WARRANT
APPLICATION

SIGNED Jon Law

DATED 30/08/16

NOTE: All proprietary goods and materials are
to be fitted in accordance with manufacturers
instructions, relevant Codes of Practice and
British Standards.
All dimensions to be verified by the Contractor
on site.

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written permission.

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client: Mrs Lesley Stevenson

project: Residential Development,
within garden ground adjacent to
43 Glengarry Road,
Perth, PH2 0AB

drawing name:
Planning Drawings -
Existing Site Layout Plan

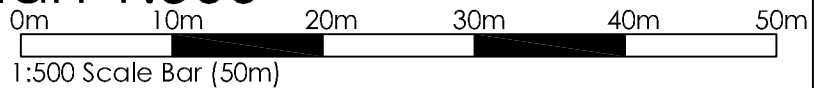
scale: as noted date: 12/08/16 drawn: jl

drawing no: 1638/PL/002 rev:



proposed site layout plan 1:500

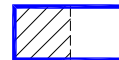
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43a ground floor flat, 43c first floor flat, 43b ground floor flat, 43d first floor flat (applicant owns 43b)

rev	dm	date	description

Jon Law Architectural Technician
— Architectural Design Services

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e: jon@jonlawarchitecturaltechnician.co.uk
web: www.jonlawarchitecturaltechnician.co.uk

WE CERTIFY THAT THIS IS A TRUE
COPY OF THE PLAN(S) REFERRED
TO IN THE PLANNING/WARRANT
APPLICATION

SIGNED Jon Law

DATED 30/08/16

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client: Mrs Lesley Stevenson

project: Residential Development,
within garden ground adjacent to
43 Glengarry Road,
Perth, PH2 0AB

drawing name:
Planning Drawings -
Proposed Site Layout Plan

scale: as noted date: 12/08/16 drawn: jl

drawing no: 1638/PL/003 rev:

Project: Site Adjacent to 43 Glengarry Road, Perth
Project No: 1638
Design Statement: For Outline Planning Submission

This proposal is to establish the principle of a residential development with the curtilage of an existing residential site property - number 43b Glengarry Road, Perth, ground floor flat.

Site – Boundaries and Location

The site is located within the garden ground and vacant land adjacent to 43b Glengarry Road which is a ground floor flat with an identical flat above (43d not in applicant's ownership) and two attached flats to the opposite side (43a and c). To the north boundary there is a low brick wall and the gable end of 43b and d, to the east boundary is a low brick wall and chain link fence to Glengarry Road, to the south boundary is a chain link fence to the public footpath and to the west boundary is post and rail fence to the garden ground of 43d.

Site – Access

Access to the site would be from Glengarry Road, there would be a dedicated path access therefore no need to use the existing access for 43 Glengarry Road and there is also existing dropped kerbs that could potentially allow vehicle access to the site. There would be a 1m access maintained between the proposed development and the end of 43b and d to maintain access to the rear of the properties.

Site – Services

The proposed development can be serviced with gas, electricity and BT from existing established services proximate to the site. The water supply would be a new connection from the existing public supply. Both surface water and foul water would be connections to the existing system.

Existing Flat (number 43b)

The applicant owns 43b Glengarry Road which is a ground floor flat, there is shared ownership between 43b and d of a drying green to the rear of the properties and there is a good sized garden to the front of 43b which the applicant also owns. This existing garden and drying green would remain as is and would not be affected by this proposal. The applicant owns the entire red line application site, there is no right of access or shared ownership of the land with any of the properties at 43 Glengarry Road.

Future Dwelling Proposal and Design

Should the outline application be successful the applicant would like to construct a two storey building in materials to match the existing flats, render walls, concrete roof tiles and upvc windows. The building would ideally comprise of a ground floor one bedroom flat and a first floor one bedroom flat (identical floor plans) with an access stair to the upper floor flat. The overall form of the building in terms of building line and roof pitch would match the existing four flat blocks along Glengarry Road.

Summary

The site at present is not utilised to its maximum potential and provides and excessive garden space for 43b which could be redeveloped as residential use. The proposed site can comfortably accommodate a modest two storey building with two one bedroom flats whilst also providing adequate garden ground for the size of property proposed, there is easy access from Glengarry Road onto the site for both pedestrians and potentially vehicles and the proposal does not impact on the existing usable gardens and access of flats 43b and d. We do not think this would be an overdevelopment of the plot and area as there are considerable existing amenity spaces and a natural break between properties due to the public footpath. There are a number of existing properties along Glengarry Road that are constructed very close together and/or attached, this form would be followed with the proposed development and would be in keeping with the local density of existing development.

TCP/11/16(459)
Planning Application – 16/01494/IPL – Residential
development (in principle) on land South of 43 Glengarry
Road, Glengarry Road, Perth

REPRESENTATIONS

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	16/01494/IPL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin [REDACTED]
Description of Proposal	Land South Of 43 Glengarry Road, Glengarry Road, Perth		
Address of site	Residential development (in principle)		
Comments on the proposal	<p>Primary Education</p> <p>With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.</p> <p>This proposal is within the catchment of Moncreiffe Primary School.</p> <p>Transport Infrastructure</p> <p>With reference to the above planning application the Council Transport Infrastructure Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth.</p> <p>The application falls within the identified Transport Infrastructure Supplementary Guidance boundary and a condition to reflect this should be attached to any planning application granted.</p>		
Recommended planning condition(s)	<p>Primary Education</p> <p>CO01 The development shall be in accordance with the requirements of Perth & Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2016 in line with Policy PM3: Infrastructure Contributions of the Perth & Kinross Local Development Plan 2014 with particular regard to primary education infrastructure, unless otherwise agreed in writing with the Council as Planning Authority.</p> <p>RCO00 Reason – To ensure the development is in accordance with the terms of the Perth and Kinross Council Local Development Plan</p>		

	<p>2014 and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance 2016.</p> <p>Transport Infrastructure</p> <p>CO00 The development shall be in accordance with the requirements of Perth & Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2016 in line with Policy PM3: Infrastructure Contributions of the Perth & Kinross Local Development Plan 2014 with particular regard to transport infrastructure, unless otherwise agreed in writing with the Council as Planning Authority.</p> <p>RCO00 Reason – To ensure the development is in accordance with the terms of the Perth and Kinross Council Local Development Plan 2014 and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance 2016.</p>
Recommended informative(s) for applicant	N/A
Date comments returned	13 September 2016

16/01494/1PL

AMB

Tracy McManamon

From: rachel grierson <[REDACTED]>
Sent: 13 September 2016 20:31
To: Development Management - Generic Email Account
Subject: Planning application for 43b glengarry road

Hi I'm Rachel grierson I'm the tenant who lives in 43d glengarry road and I'm writing to let you know that I don't agree and not giving permission for this planning to go ahead [REDACTED]
[REDACTED]

Thankyou

R Grierson

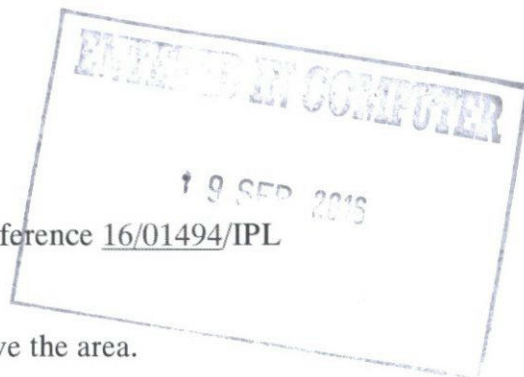


AMB

Tracy McManamon

From: Sheona Carr [REDACTED]
Sent: 18 September 2016 10:15
To: Development Management - Generic Email Account
Subject: Planning application 16/01494/IPL

William Carr
43c glengarry road
Perth
Ph20ab



I am email with response to the planning application reference 16/01494/IPL

I do not see how this application with benefit or improve the area.

The "waste land" that is the purposed site is simply the garden belonging to 43 b. This area is currently over grown simply because the current tenant can't be bothered with the up keep of the garden. Our building has had many issues with this tenant and made many complaints to the owner and nothing has been done, so I must ask if they cannot take care of one tenants issues what makes them believe they could look after another two satisfactorily?

One of these issues relating to fire safety.

As a home owner directly affected by the purposed build I am also concerned about the affect the build would have on light and privacy for my garden. This also brings me to ask the question of how this build would affect the current value of my property should I wish to sell.

Glengarry road is a busy road with little available parking for its current tenants, it doesn't need any more.

This building houses families with small children and I do not want a building site on the door step.

The area needs attention from the owners and tenant but I do not feel building two one bedroom flats is the answer.

William Carr

Memorandum

To Development Quality Manager

From Regulatory Service Manager

Your ref PK16/01494/IPL

Our ref LJ

Date 29 September 2016

Tel No [REDACTED]

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

PK16/01494/FLL RE: Residential development (in principle) land south of 43 Glengarry Road Perth for Mrs Lesley Stevenson

I refer to your letter dated 6 September 2016 in connection with the above application and have the following comments to make.

Contaminated Land (assessment date – 29/09/2016)

Recommendation

A search of the historic records did not raise any concerns regarding ground contamination and therefore I have no adverse comments to make on the application.



Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	16/01494/IPL	Comments provided by	Niall Moran
Service/Section	Transport Planning	Contact Details	
Description of Proposal	Residential development (in principle)		
Address of site	Land South Of 43 Glengarry Road Glengarry Road Perth		
Comments on the proposal	Insofar as the Roads matters are concerned I do not object to the proposed development provided the conditions indicated below are applied.		
Recommended planning condition(s)	<p>PP00 The development shall not commence until the following specified matters have been the subject of a formal planning application for the approval of the Council as Planning Authority: the siting, design and external appearance of the development, the hard and soft landscaping of the site, all means of enclosure, means of access to the site, vehicle parking and turning facilities, levels, drainage and waste management provision.</p> <p>RPP00 Reason - This is a Planning Permission in Principle under Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by Section 21 of the Planning etc. (Scotland) Act 2006.</p>		
Recommended informative(s) for applicant	The applicant should be advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.		
Date comments returned	5 October 2016		

