

LRB-2021-40 - 21/01524/FLL - Alterations to dwellinghouse and formation of decking, Donavourd, Cloan Drive, Auchterarder

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**LRB-2021-40 - 21/01524/FLL - Alterations to dwellinghouse
and formation of decking, Donavourd, Cloan Drive,
Auchterarder**

**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

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

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

Planning authority's application reference number

Site address

Description of proposed development

Date of application Date of decision (if any)

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) | <input checked="" type="checkbox"/> |
| 2. Application for planning permission in principle | <input type="checkbox"/> |
| 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) | <input type="checkbox"/> |
| 4. Application for approval of matters specified in conditions | <input type="checkbox"/> |

Reasons for seeking review

- | | |
|---|-------------------------------------|
| 1. Refusal of application by appointed officer | <input checked="" type="checkbox"/> |
| 2. Failure by appointed officer to determine the application within the period allowed for determination of the application | <input type="checkbox"/> |
| 3. Conditions imposed on consent by appointed officer | <input type="checkbox"/> |

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 | <input checked="" type="checkbox"/> |
| 2. One or more hearing sessions | <input checked="" type="checkbox"/> |
| 3. Site inspection | <input checked="" type="checkbox"/> |
| 4. Assessment of review documents only, with no further procedure | <input type="checkbox"/> |

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:

THE PLANNING OFFICER HAS MISREPRESENTED THE PROPOSAL AS BEING A TWO STOREY EXTENSION WHEN IT IS NOT. HOUSING MIX HAS NOT BEEN ASSESSED.

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.

PLEASE REFER TO ACCOMPANYING APPEAL STATEMENT

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

Yes ☐ No ☒

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

THE CASE OFFICER HAS CONFIRMED VIA EMAIL THAT HE DID NOT VISIT THE SITE DURING HIS APPRAISAL. THE APPLICANT ASSERTS THAT THIS FACTOR WAS DETRIMENTAL TO A FULL EVALUATION OF THE VARIED STREETSCAPE AND WIDER AUCHTERARDE PRECEDENTS.

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.

APPEAL STATEMENT
EXISTING AND PROPOSED ELEVATIONS

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


DAVID MILLWARD

Date

01/11/21

Appeal Statement to Local Review Body

Rebuttal of Planning Refusal 21/01524/FLL

Dunavour, Cloan Drive, Auchterarder, PH3 1BU

Familiarizing the members of the LRB with the mix of housing on Cloan Drive, the applicant advises that bungalows and 1.5 storey variations of bungalows comprise the whole aesthetic. Almost all of the dwellings were constructed with attic-style trusses, which the applicant asserts at the point in time was an acceptance by the planning department that this natural expansion / progression would take place in future. This is indeed the case with roof lights and attic-storey gable windows visible on 6 dwellings, indeed on 3 both types of windows currently present to the street. Of the 12 dwellings on the street, 9 present with roof parallel to the street, 2 with 1.5 storey gable perpendicular to the street at circa 6.5m in height, and 1 is of hip-end construction, so arguably has no dominant elevation.



Example of gable-facing aesthetic within street. Uniformity of aesthetic as intimated by the planning officer is unequivocally rebutted.

In appealing to the members of the LRB the applicant firstly, and most saliently, wishes to advise readers that absolutely no objections were received from neighbours or indeed the wider public to the tabled proposals.

Referring to the existing and proposed images of Dunavour below, we can attest that 100% of the neighbours approached since receipt of the refusal notice have unequivocally stated that they would much prefer to look out at the proposed façade than that of the existing. (Refer next page.)



Existing



Proposed

In this regard the question must be asked, precisely who's interests are being looked after by the Planning Officer's *subjective* interpretation of legislative 'guidance' and refusal of this application? Certainly not the needs of the local applicant or his growing family nor the opinions of the neighbours of Cloan Drive. The wider public? But Cloan Drive is a cul-de-sac with no through access. It can therefore be reasonably assumed that the only person whom this proposal seems to offend is the planning officer himself.

Breaking down the 'offensiveness' of this proposal on a component-by-component basis;

Attic Floor Windows – the planning officer does not cite any objection to the proposed new attic gable windows or roof lights. Presumably in the basis that a precedent has been established on the street already.

Living Room Window – existing large widow with area of 5.6sqm is having wall below removed to form full height bi-fold doors. So, a further 2.3sqm of low-level glass *and* frame is being added. The portion being debated being less than 1.1m above ground level, and entirely screened from the street by the existing boundary wall and mature trees / shrubs some 3m high. There is surely no *significant* detrimental impact occurring from this alteration. Indeed, the applicant asserts that other than through notification via this planning process neighbours and passers-by would be totally oblivious to the change.



Previous page image. Current 3m high shrub / tree screening at Dunavour, and 1m high boundary wall – all of which will be retained for the applicant's own privacy.

Sun Room Glazing – this structure already exists as an addition by a previous owner, so is a prior admission by the Council that the almost directly South-facing aspect is one which a resident would naturally wish to enjoy. The planning officer today seems to wish to resist or retract this use / enjoyment? Factually there will be no increase in the mass of glazing changing from fixed glazing to bi-fold doors. And minimal aesthetic change. Indeed, the applicant again asserts that other than through notification via this planning process neighbours and passers-by would be totally oblivious to the change. However, the alteration will again be entirely screened from the street by the existing boundary wall and mature trees / shrubs some 3m high.

Proposed Deck – the planning officer seeks to assert that a modest deck at floor level, only some 450mm above ground level, sensibly linking the existing main entrance and desired new living room bi-fold doors would in some way 'dominate' or 'detract' from the appearance of the house? This is a subtle low-level deck, with no railing / balustrades. It is desired to be subtle. Which the planning officer could simply have requested be changed to slab paving to mitigate any disputed detriment. Given once more that regardless of form of construction the deck / patio would be totally screened by the 1m high boundary wall and 3m high mature planting- which will be retained for the applicant's own privacy, the applicant questions the worthiness if this point and questions any *real* detriment resulting from the inclusion of this feature, whether deck or patio.

Attic Snug Dormer – the planning officer cites '**Perth & Kinross Placemaking Guide 2020**, which states that front extensions should generally be avoided'. The applicant wishes to highlight the critical word 'generally'. This is not a mandate to refuse good design where no alternative exists. In accepting the need for more bedrooms for the applicant's growing children, a secondary bathroom and living area are consistent with most new-build designs at present and were desired within this proposal. Locating the older children upstairs self-sufficiently was seen as a desirable solution. Hence the need for a functional bathroom upstairs – though this carries the need for requisite headroom above. The applicant could not locate the disputed Snug facing the rear as this made no sense being due North, and in any case would have contravened planning privacy guidance. The 'dormer' ceiling was needed to afford both the Bathroom and Snug requisite headroom. Without heightened ceilings the Snug would be no more than a corridor and the bathroom would be non-compliant. The more aesthetically pleasing (and expensive) dormer was selected for the front elevation, and being South-facing, generous glazing was an obvious addition to take advantage of the Southerly sunlight. Thankfully the planning officer does not attempt to cite non-existent privacy issues relative to the Snug dormer's front-elevation aspect, so the applicant asserts that the finished aesthetic was a natural progression, indeed his only plausible option, comprising good sensitive design and ultimately function / regulation dictating form and not the reverse.

The foregoing demonstrates that only the new dormer element of the proposed new façade will be visible from the street, with the latter being only partially visible because of existing screening. The applicant suggests to the LRB that for this lone

element to be truly 'incongruous', as the planning officer seeks to assert, it would follow, would it not, that the element would unequivocally require to be highly visible within the locality. Indeed, it would require to be regarded as having 'significant visual impact' would it not?

Conflicting visual impact like perhaps the following;

Orchil Drive, Auchterarder.



Typical representation of existing diminutive 1.5 storey dwellings throughout whole street. Yet, this mini-mansion below was approved, over twice the height of its neighbours, the only two-storey in the street, and who's garage, in the foreground, is larger than the whole neighbouring property pictured above, is somehow not viewed by planners as incongruous?



In the same street, a diminutive existing bungalow was allowed to be demolished and replaced with this new dwelling below, which again has a garage with almost a larger footprint than the neighbouring dwellings. Looking at the formats and relative scales in this series of three photos, how do these new additions not conflict with 'the established character and appearance of the area'? Yet they were approved?



Less than half a mile away, in Muirton, Auchterarder, this traditional bungalow



with its large open garden aesthetic, typical of the streetscape, was permitted to be demolished and replaced with this huge u-shaped dwelling. Shoe-horned into the plot and built right up to both neighbouring boundaries and almost to its boundary with the street. Totally removing the established and prevalent 'front' garden aesthetic but somehow not incongruous, and was permitted?



Again, less than half a mile from this apparent anomaly, in Tullibardine Crescent this diminutive 1.5 storey dwelling, center below, wholly typical of the entire street, was permitted to be demolished and replaced by



the design below which once again dwarfs its neighbours both in terms of height and foot print / mass. A two-storey projecting façade has been allowed in this instance, totally conflicting with the 'established character' of the street, yet again not viewed as incongruous by the planning officer?



A few hundred yards from this site, on Orchil Road, the RHS example of these two adjacent Doran bungalows was permitted to be replaced by the 'goliath' below.



Could the planning officer perhaps clarify once again how the additional storey, mass of glazing and stone façade do not conflict with the bungalow on the LHS which is now dwarfed by, and incidentally has had evening sunshine completely removed by this significantly larger property? Yet once again it was permitted.

There is undeniably a lack of consistency and parity where P&KC Planning Department somehow did not assess these, highly visible, examples in Auchterarder as being of 'incongruous appearance' or 'detracting' from the 'established character and appearance of the area'. And these are merely a few *extremely recent* examples of the lack of consistency within the town. The applicant respectfully requests clarification on how this can be the case. The planning officer will attempt to assert that these streets had perhaps more variety within them, but this is simply not the case and the applicant requests that the LRB familiarize themselves with the original aesthetic of these example streets before coming to any decision. If 'progress' or 'acceptable variation' is cited in defense, why is the same not being accepted on Cloan Drive?

The applicant asserts that in being on record as having not visited the street due to Covid-19 restrictions, the planning officer has failed to take cognizance of the already varied aesthetic within the locality. His statement within the refusal, namely, 'The proposed **extension**, by virtue of its prominent position on the principal elevation, excessive proportions and **two-storey** glazed gable design, would result in an **incongruous appearance** which contrasts with the existing dwelling house and detracts from the **established character and appearance of the area**.' is very importantly in the first instance inaccurate, and consequentially wholly misleading. This is not a two-storey façade – it simply cannot be sitting within a 1.5 storey dwelling – and clearly with ridge sitting some 0.5m below the main ridge height. It is also not an 'extension' – there has been no enlargement of the building's footprint. This is in essence a glass-fronted dormer sitting above a glazed door. The question of it being 'incongruous' is a highly subjective personal view on the part of the planning officer and clearly not a view supported by the lack of objections from neighbours. Three distinctly different façade configurations already exist on the street, and there are variations within each of these in terms of materials and scale, so there can be no dominant 'character' or 'appearance' to detract from. If anything, an additional part-gable helps redress the balance within the street. But *only* if we accept that the adaptation is highly visible to the street behind 3m high tree screening – which it is not. The applicant requests that the LRB consider why a hip-end roof within the street was not perhaps viewed as irrefutably 'incongruous' when it was approved. How does it relate to the street?



A solitary hip end roof and stone façade, when all other roofs are dual-pitch and walls predominately of white render. Yet somehow does not 'contrast' or not 'incongruous'?

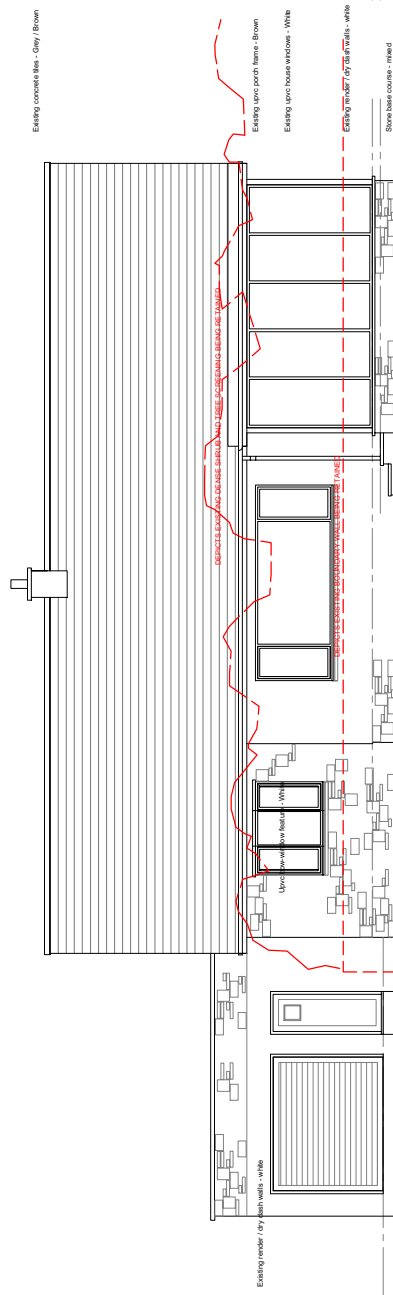
In almost every town in Perthshire, indeed Scotland, families are struggling with having to adapt their existing homes to be fit for purpose to accommodate a generation of children that may never own their own house due to rising house prices, but at the very least may have to reside under the family roof well into adulthood. In all such streets compromises are having to be struck and one homeowner *has* to take the lead at some juncture. This is the case at Cloan Drive, and if the residents have no issue with the proposal, which they view as enhancing their street, why should the planning officer.

The applicant respectfully asserts that this proposal is no more than a tasteful and current progression incorporating adaptations to a tired dwelling, in need of updating to support a growing *local* family who wish to remain in the town, and in keeping with that which can be witnessed on numerous streets throughout Auchterarder. To uphold the current refusal would surely risk being inconsistent, and some might even argue, discriminatory, when viewing the town's 'character' and 'incongruous' mixture as a whole.

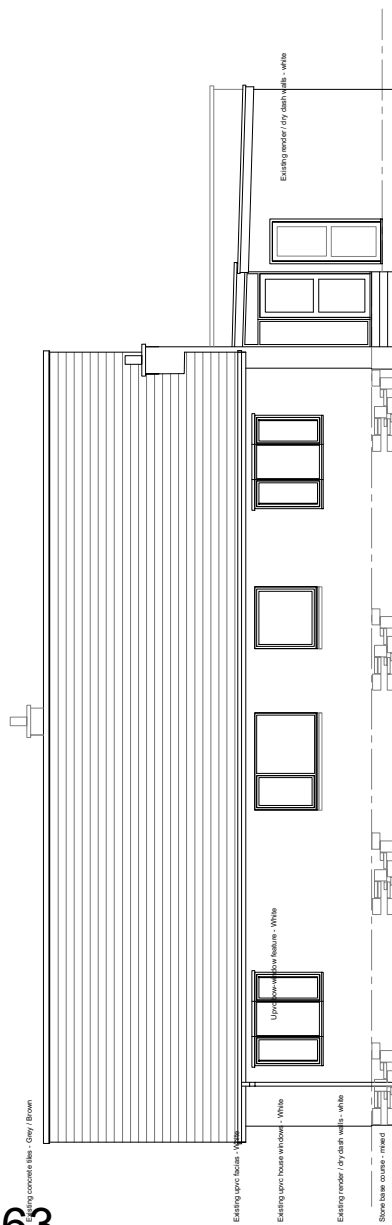
David Millward

For and on behalf of applicant Don Nicolson.

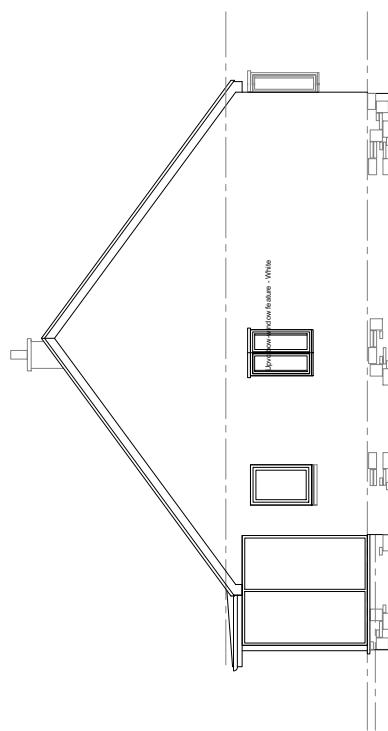
26/10/21

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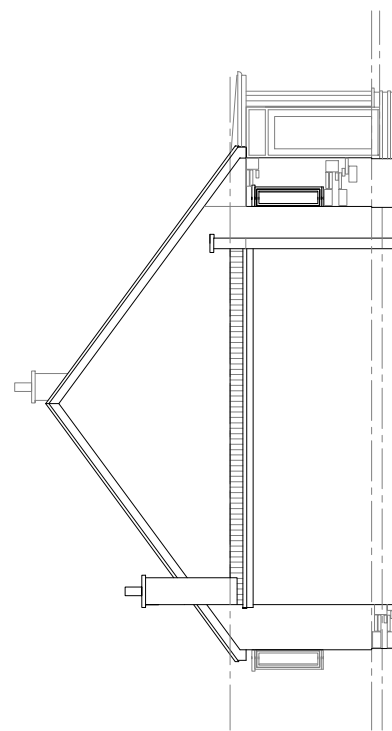
Front Elevation (South) as Existing 1:50



Rear Elevation (North) as Existing 1:50



Side Elevation (East) as Existing 1:50



Side Elevation (West) as Existing 1:50

Maple Leaf Architecture (& Interiors) Ltd
2 Cornhill Road,
Perth, Perthshire, PH1 1LR
tel: 07739937454 email: david@mapleleaf.co.uk
www.mapleleafarchitecture.com

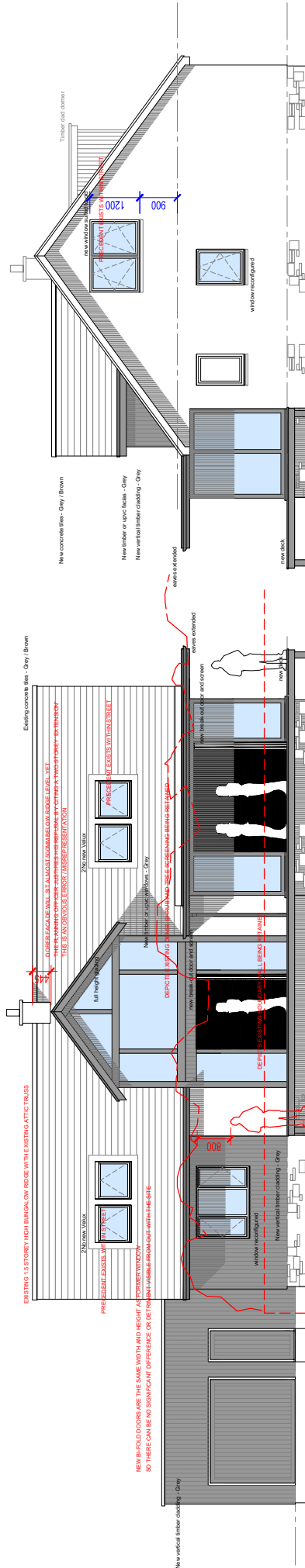
Project
Proposed Attic Extension to
Donavord, Clean Drive, Auchterarder, PH3 1BU
for Mr D Nicolson

Elevations as Existing

Drawing No.	AE(0-0001
Project No.	08-21-001
Revision	

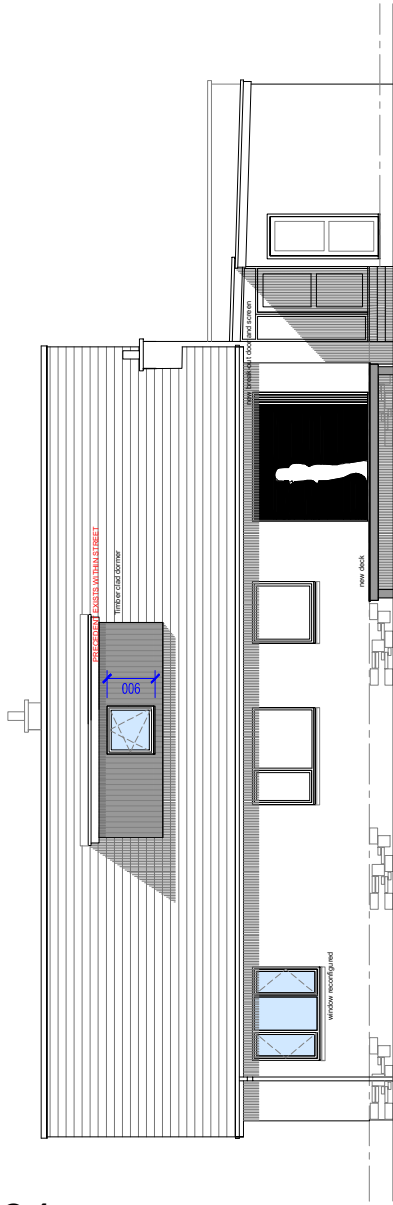
Scale. 1:50	Date. Aug 2021	Drawn By. dm
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Notes:
1. All dimensions are in millimetres unless otherwise stated.
2. All elevations are to be constructed in accordance with the Building Regulations.
3. The proposed extension is to be constructed in accordance with the Building Regulations.
4. The proposed extension is to be constructed in accordance with the Building Regulations.
5. The proposed extension is to be constructed in accordance with the Building Regulations.
6. The proposed extension is to be constructed in accordance with the Building Regulations.
7. The proposed extension is to be constructed in accordance with the Building Regulations.
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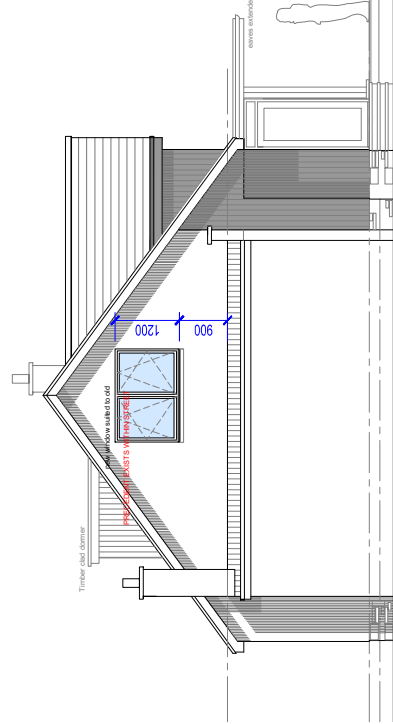


Front Elevation (South) as Proposed 1:50

Side Elevation (East) as Proposed 1:50



Rear Elevation (North) as Proposed 1:50



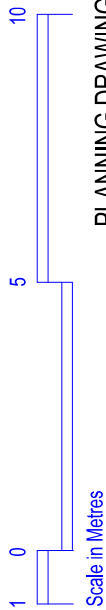
Side Elevation (West) as Proposed 1:50

Maple Leaf Architecture & Interiors Ltd
2, Calfar Road, PH11 1R
Tel: 0778992454 email: info@mapleleafarchitecture.com
www.mapleleafarchitecture.com

Project
Proposed Attic Extension to
Donavord, Clean Drive, Auchterarder, PH3 1BU
for Mr D Nicolson

Drawing
Elevations as Proposed

Drawing No.	AE(sk)001	Project No.	08-21-401
Scale.	1:50	Revision.	a
Date.	Aug 2021	Drawn By.	dm



Scale in Metres

PLANNING DRAWING

**LRB-2021-40 - 21/01524/FLL - Alterations to dwellinghouse
and formation of decking, Donavourd, Cloan Drive,
Auchterarder**

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS



Mr Don Nicolson
c/o Maple Leaf Architecture Ltd
David Millward
2 Cornhill Road
Perth
PH1 1LR

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **12th October 2021**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **21/01524/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 26th August 2021 for Planning Permission for **Alterations to dwellinghouse and formation of decking Donavord Cloan Drive Auchterarder PH3 1BU**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. The proposal, by virtue of its prominent position on the principal elevation, excessive proportions and two-storey glazed gable design, would form an incongruous extension which contrasts with the existing bungalow and detracts from the established character and appearance of the area.

Approval would therefore be contrary to Policies 1A, 1B(c) and 17(c) of the Perth and Kinross Local Development Plan 2 2019, which seek to ensure that developments contribute positively to the quality of the surrounding built environment in terms of design, proportions and appearance in order to respect the character and amenity of the place.

2. The proposed extension, by virtue of its prominent position on the principal elevation, excessive proportions and two-storey glazed gable design, would result in an incongruous appearance which contrasts with the existing dwellinghouse and detracts from the established character and appearance of the area.

Approval would therefore be contrary to the Perth & Kinross Placemaking Guide 2020, which states that front extensions should generally be avoided, that an extension should be a subordinate addition in all respects and that decking should not dominate or detract from the appearance of the house.

Justification

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

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

Plan Reference

01

02

03

04

05

06

07

REPORT OF HANDLING

DELEGATED REPORT

Ref No	21/01524/FLL	
Ward No	P7- Strathallan	
Due Determination Date	25th October 2021	
Draft Report Date	11th October 2021	
Report Issued by	KS	Date 11 th October 2021

PROPOSAL: Alterations to dwellinghouse and formation of decking

LOCATION: Donavord Cloan Drive Auchterarder PH3 1BU

SUMMARY:

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

SITE VISIT:

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

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

SITE PHOTOGRAPHS



StreetView



Photo

BACKGROUND AND DESCRIPTION OF PROPOSAL

Donavord is a detached bungalow which is located on a residential street in Cloan Drive, Auchterarder. This application seeks detailed planning permission for alterations and extensions to the house, including the formation of a two-storey glazed gable extension on the principal (southwest) elevation, the formation of external decking and the formation of a covered canopy.

SITE HISTORY

None

PRE-APPLICATION CONSULTATION

Pre application Reference: Not Applicable.

NATIONAL POLICY AND GUIDANCE

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

DEVELOPMENT PLAN

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

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 2 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance. The principal policies are:

Policy 1A + 1B: Placemaking

Policy 17: Residential Areas

OTHER POLICIES AND GUIDANCE

The Perth & Kinross Placemaking Guide 2020 states that;

Extensions should respect the shape, scale and proportions of the existing building... In most cases an extension should be a subordinate addition in all respects.

Front extensions should generally be avoided, in particular:

- *Where they dominate the principal elevation of the property*
- *Where visual impact on an established streetscape is evident*

Balconies, roof terraces and decking should generally avoid:

- *Being located too close to boundaries.*
- *Overlooking neighbouring properties.*
- *Dominating or detracting from the appearance of the house.*

CONSULTATION RESPONSES

None

REPRESENTATIONS

No letters of representation have been received in relation to this proposal.

ADDITIONAL STATEMENTS

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not Applicable
Appropriate Assessment	Habitats Regulations – AA Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan and the adopted LDP2.

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

Policy Appraisal

Alterations and extensions to an existing domestic dwellinghouse are generally considered to be acceptable in principle. Nevertheless, consideration must be given to the scale, form, massing, design, position, proportions and external finishes of the proposed development, within the context of the application site, and whether it would have an adverse impact upon visual or residential amenity.

Design and Layout

Donavord is a detached bungalow which is located on a residential street in Cloan Drive, Auchterarder. This application seeks detailed planning permission for alterations and extensions to the house, including the formation of a two-storey glazed gable extension on the principal (southwest) elevation, the formation of external decking and the formation of a covered canopy.

Landscape

The domestic scale and nature of the proposal does not raise any landscape impact issues and the impact would be limited to the streetscape.

Visual Amenity

Cloan Drive is characterised by dwellinghouses which are single storey in appearance (some of which have upper-level accommodation contained entirely in the roof space). Slight variation is included in the footprint, orientation and external finishes of the houses but they are consistent in their single storey appearance.

By contrast, the proposed extension to the principal elevation of Donavord would introduce a two-storey glazed gable. This would result in an incongruous appearance which contrasts with the existing dwellinghouse and detracts from the established character and appearance of the area. Additionally, its eaves level significantly exceeds that of the existing bungalow and a canopy-covered decking is not a feature which is present on the principal elevation of any properties within Cloan Drive. Approval would therefore be contrary to the Perth & Kinross Placemaking Guide 2020, which states that front extensions should generally be avoided, that an extension should be a subordinate addition in all respects and that decking should not dominate or detract from the appearance of the house.

The site does have some soft landscaping along its roadside perimeter, which would limit some public views towards the proposal. However, approval would be contrary to the Perth & Kinross Placemaking Guide 2020 and Policies 1A, 1B(c) and 17(c) of the Perth and Kinross Local Development Plan 2 2019, which seek to ensure that developments contribute positively to the quality of the surrounding built environment in terms of design, proportions and appearance in order to respect the character and amenity of the place.

Residential Amenity

The proposed development would not result in an adverse impact on surrounding residential amenity in terms of overlooking or overshadowing, given their relative positions, orientations and distances.

Roads and Access

There are no road or access implications associated with this proposed development.

Drainage and Flooding

There are no drainage and flooding implications associated with this proposed development.

Developer Contributions

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

Economic Impact

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

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the adopted Development Plan. Accordingly, the proposal is refused on the grounds identified below:

Reasons

- 1 The proposal, by virtue of its prominent position on the principal elevation, excessive proportions and two-storey glazed gable design, would form an incongruous extension which contrasts with the existing bungalow and detracts from the established character and appearance of the area.

Approval would therefore be contrary to Policies 1A, 1B(c) and 17(c) of the Perth and Kinross Local Development Plan 2 2019, which seek to ensure that developments contribute positively to the quality of the surrounding built environment in terms of design, proportions and appearance in order to respect the character and amenity of the place.

- 2 The proposed extension, by virtue of its prominent position on the principal elevation, excessive proportions and two-storey glazed gable design, would result in an incongruous appearance which contrasts with the existing dwellinghouse and detracts from the established character and appearance of the area.

Approval would therefore be contrary to the Perth & Kinross Placemaking Guide 2020, which states that front extensions should generally be avoided, that an extension should be a subordinate addition in all respects and that decking should not dominate or detract from the appearance of the house.

Justification

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

Informative Notes

Not Applicable.

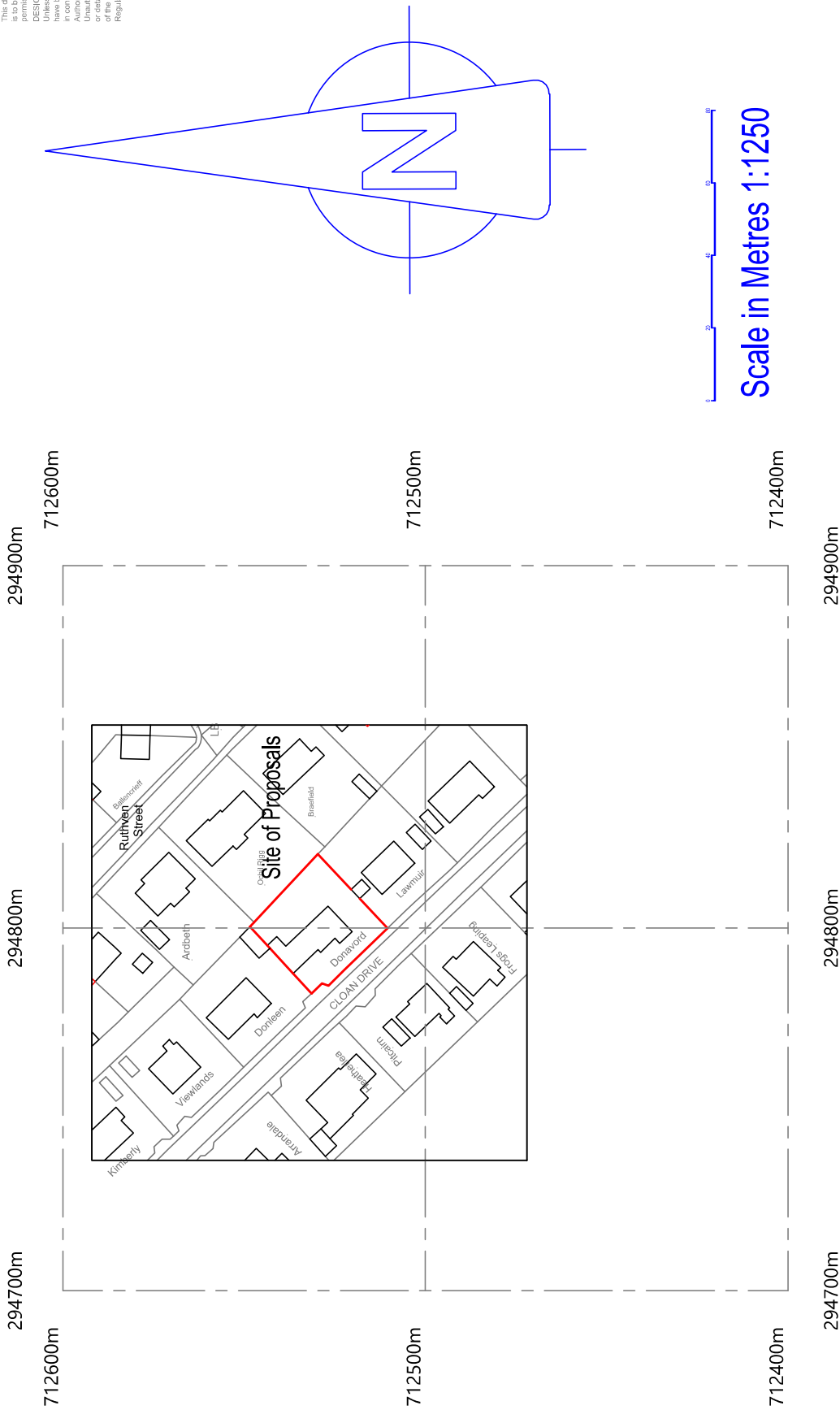
Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01, 02, 03, 04, 05, 06, 07

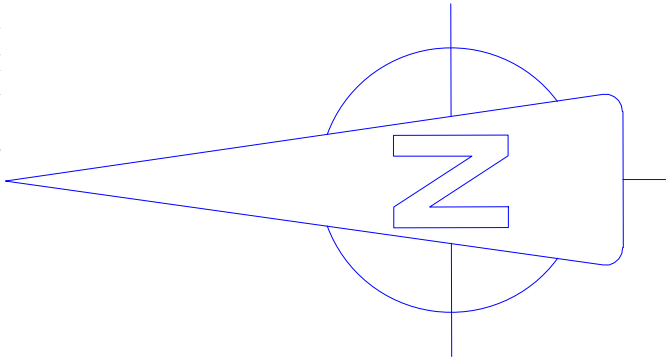
Notes
Contractor to check all dimensions on site before commencing works.
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PLANNING DRAWING

Project Proposed Attic Extension to Donavord, Cloan Drive, Auchterarder, PH3 1BU for Mr D Nicolson	Maple Leaf Architecture (& Interiors) Ltd 2 Cornhill Road, Perth, PH1 1LR. Tel: 01738 574454 Mob: 07739 937454 email: david@mapleleafarchitecture.com website: www.mapleleafarchitecture.com	Scale. 1:1250	Date. Aug 2021	Drawn By. dm	Drawing No. AL(loc)001	Project No.
		Drawing	Location Plan			Revision



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website: www.mapleleafarchitecture.com

Project

Project
Proposed Attic Extension to
Donavord, Cloan Drive, Auchterarder, PH3 1BU
for Mr D Nicolson

Drawing

Site Plan as Existing

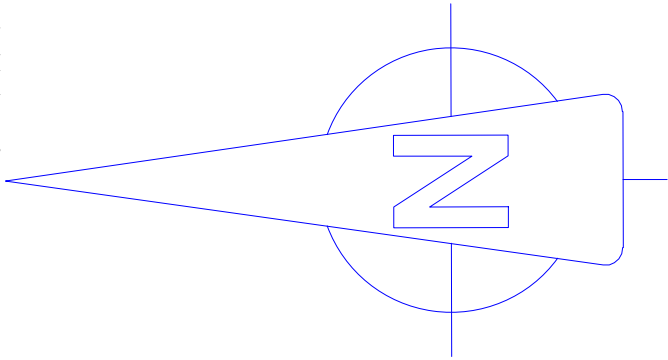
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	Revision.
Scale. 1:50	Date. Aug 2021
Drawn By. dm	

Site Plan & Roof Plan as Existing 1:200

Clean Drive, Aucterarder

Scale in Metres 1:200

PLANNING DRAWING



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Project
Proposed Attic Extension to
Donavord, Cloan Drive, Auchtermuchty
for Mr D Nicolson

Drawing
Site Plan as Proposed

Drawing No.	AL(site)002		Project No. 08-21-001
Scale. 1:50	Date. Aug 2021	Revision.	
		Drawn By. dm	

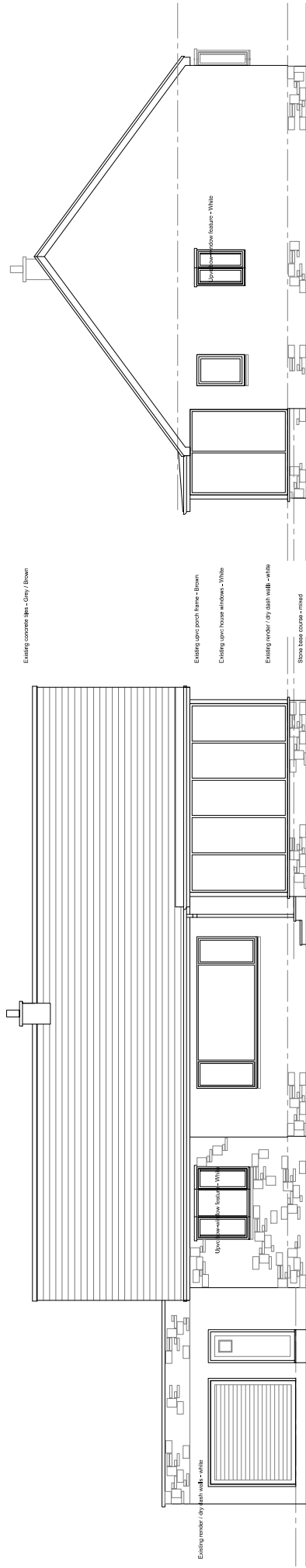
Site Plan & Roof Plan as Proposed 1:200

Clean Drive, Aachterarder

Scale in Metres 1:200

PLANNING DRAWING

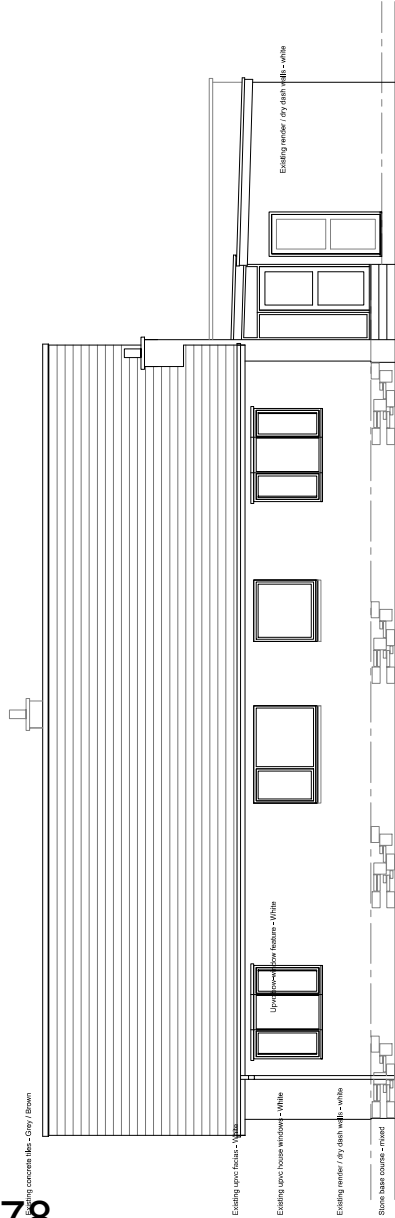
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2. All elevations are shown in black lines on a white background.
3. The drawing is a plan view of the building and not a section.
4. The drawing is a plan view of the building and not a section.
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6. The drawing is a plan view of the building and not a section.
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8. The drawing is a plan view of the building and not a section.
9. The drawing is a plan view of the building and not a section.
10. The drawing is a plan view of the building and not a section.



Front Elevation (South) as Existing 1:50

Side Elevation (East) as Existing 1:50

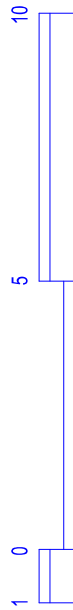
478



Rear Elevation (North) as Existing 1:50

Side Elevation (West) as Existing 1:50

Maple Leaf Architecture & Interiors Ltd 2 Cornhill Road, Pierth, Western Australia 7111 Tel: 08 9357 4544 email: daniel@mapleleafarchitecture.com www.mapleleafarchitecture.com		Project Proposed Attic Extension to Donavord, Clean Drive, Auchterarder, PH3 1BU for Mr D Nicolson	
Drawing Elevations as Existing		Drawing No. AE(0-0001)	
Scale: 1:50		Project No. 08-21-001	
Date: Aug 2021		Revision:	
Drawn By: dm		Project No. 08-21-001	



Scale in Metres

PLANNING DRAWING

Clean Drive, Auchterarder

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Tel: 01733 574754 email: daniel@majolearchitecture.com
www.majolearchitecture.com

Project:
Proposed Attic Extension to
Donavord, Clean Drive, Auchterarder, PH3 1BU
for Mr D Nicolson

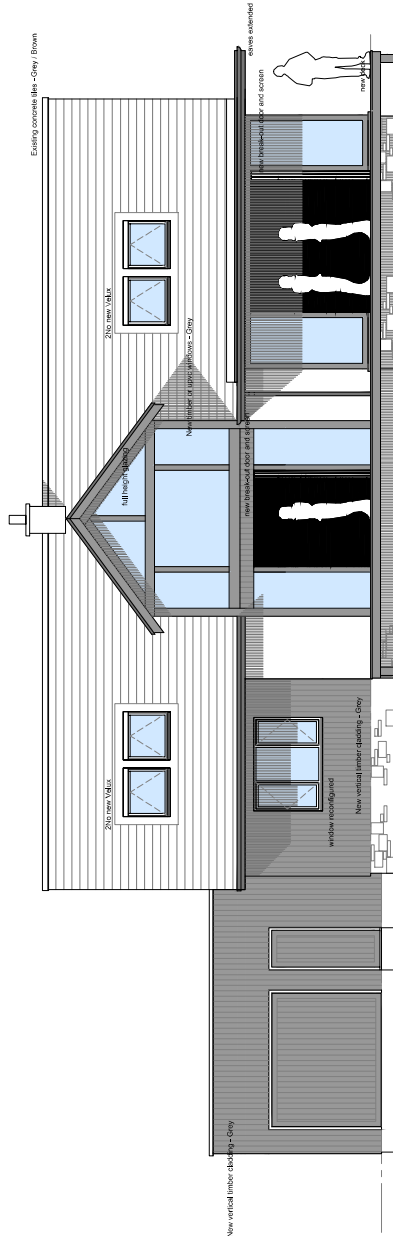
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08-21-001
Revision:
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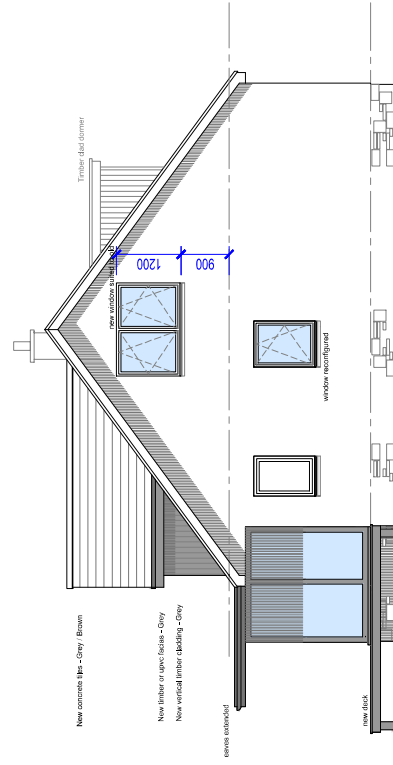
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Aug 2021

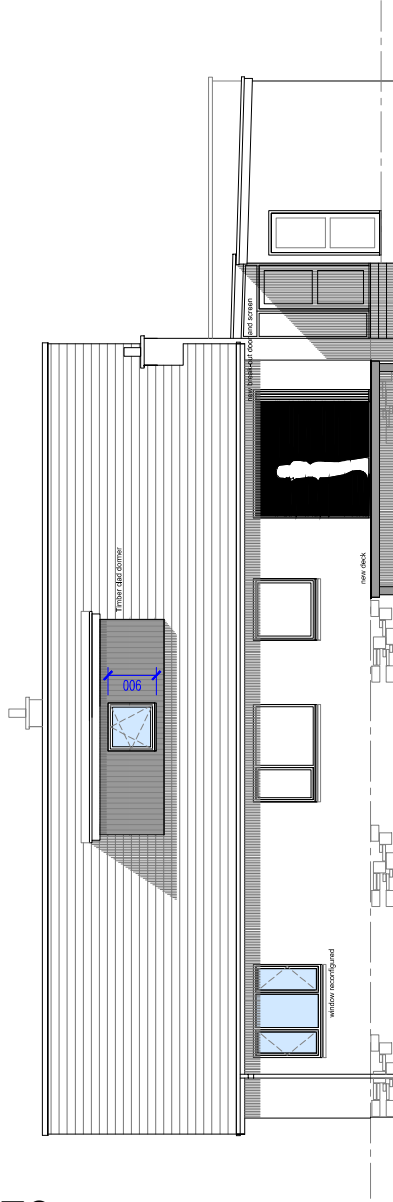
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dm



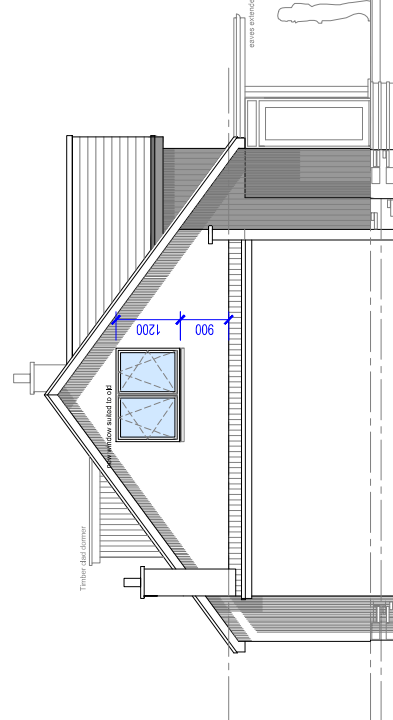
Front Elevation (South) as Proposed 1:50



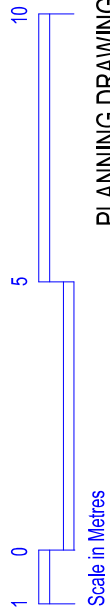
Side Elevation (East) as Proposed 1:50



Rear Elevation (North) as Proposed 1:50

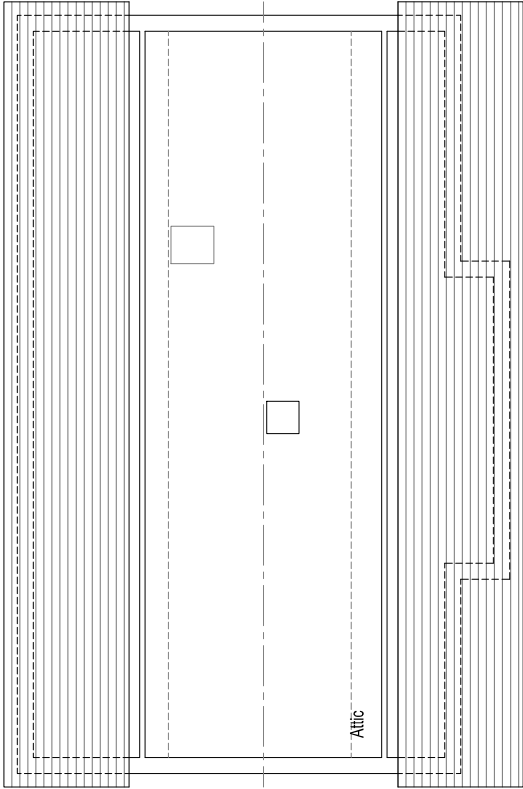


Side Elevation (West) as Proposed 1:50

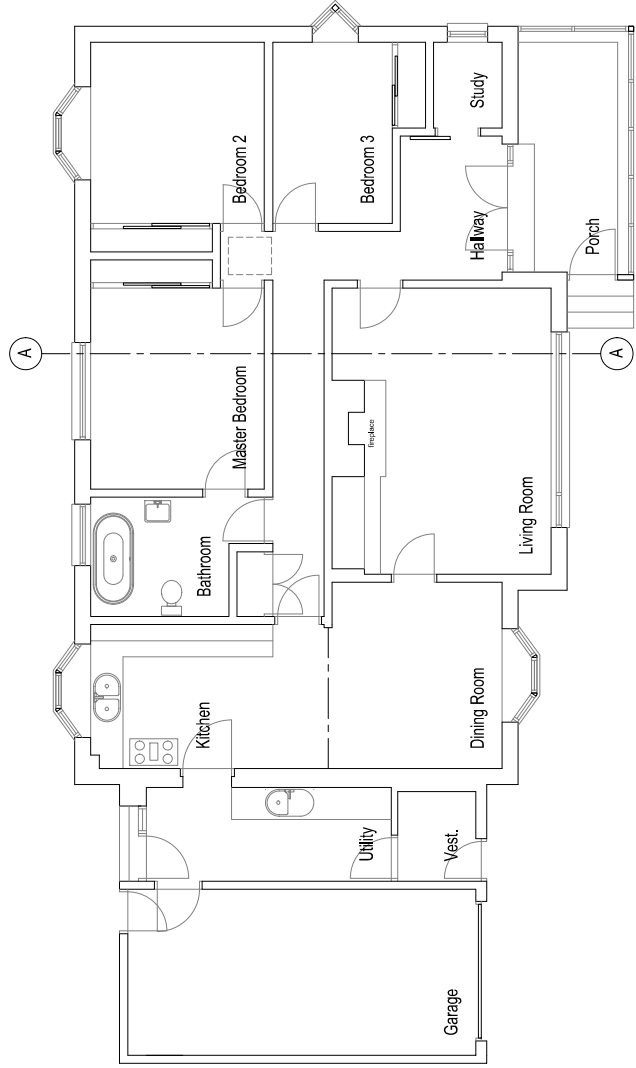


Clean Drive, Auchterarder

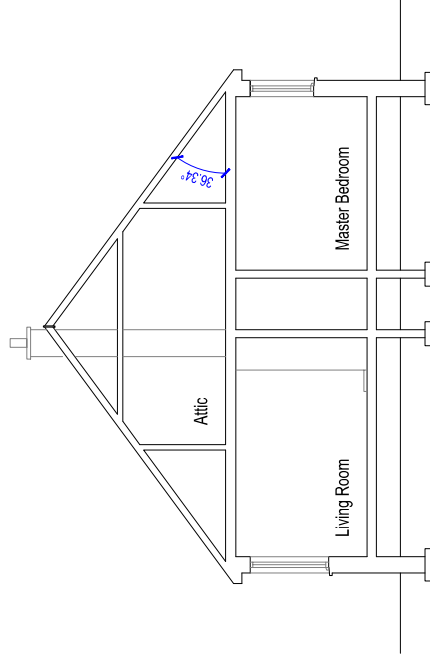
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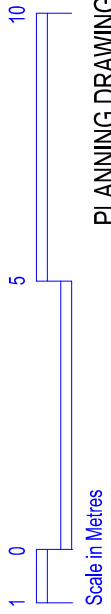
Attic Floor Plan as Existing 1:50



Ground Floor Plan as Existing 1:50

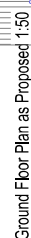
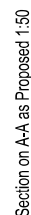
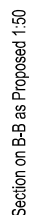
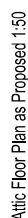


Section on A-A as Existing 1:50



PLANNING DRAWING

Clean Drive, Auchterarder



Scale in Metres

PLANNING DRAWING

<p>Made Leaf Architecture (& Interiors) Ltd 2 Cornhill Road, Pieris, Pentreath, P11 1LR Tel: 077399937454 email: david@madeleafarchitecture.com www.madeleafarchitecture.com</p>	<p>Project Proposed Allot Extension to Doracourt, Chan Drive, Auctherider, PH3 1BU for Mr D Nickson</p>	<p>Drawing</p>	<p>Plans as Proposed</p>	<p>Drawing No. AL(sk)001</p>	<p>Project No. 082-7401 Revision.</p>	<p>Drawn By: dm Date 09/2011</p>	<p>Scale 1:50</p>
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