

**TCP/11/16(317)**  
**Planning Application 14/00889/FLL – Alterations and extension to dwellinghouse, 118 Crieff Road, Perth, PH1 2NX**

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**TCP/11/16(317)**  
**Planning Application 14/00889/FLL – Alterations and**  
**extension to dwellinghouse, 118 Crieff Road, Perth, PH1**  
**2NX**

**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 2008

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 KENNETH GOURLEY

Address 118 CRIEFF ROAD  
PERTH

Postcode PH1 2JX

Contact Telephone 1 [REDACTED]

Contact Telephone 2 [REDACTED]

Fax No [REDACTED]

E-mail\* [REDACTED]

## Agent (if any)

Name [REDACTED]

Address [REDACTED]

Postcode [REDACTED]

Contact Telephone 1 [REDACTED]

Contact Telephone 2 [REDACTED]

Fax No [REDACTED]

E-mail\* [REDACTED]

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

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

Yes ☒ No ☐

Planning authority

PERTH & KINROSS COUNCIL

Planning authority's application reference number

14/00889/FLL

Site address

118 CRIEFF ROAD PERTH PH1 2JX

Description of proposed  
development

DORMER

Date of application

21.5.14

Date of decision (if any)

26.6.14

**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 type="checkbox"/>            |
| 2. Application for planning permission in principle  | <input checked="" 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 type="checkbox"/>            |
| 2. One or more hearing sessions                                   | <input type="checkbox"/>            |
| 3. Site inspection  | <input checked="" type="checkbox"/> |
| 4. Assessment of review documents only, with no further procedure | <input checked="" 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:

### 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 SEE ATTACHED

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.

- 1) NOTICE OF REVIEW
- 2) PROPOSED ELEVATIONS
- 3) SKETCH OF VIEW FROM STREET
- 4) PLACEMAKER GUIDE
- 5) ENVIRONMENTAL SERVICE CHECKLIST.

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

25-8-14



Dear Secretary/Committee.

Planning Application 14/00889/FFL in respect of 118 Crieff Road Perth.

I would be pleased if you could review the decision to refuse planning permission for the Dormer at the above address.

I do not believe the construction is unsympathetic to the existing building. As I am sure you can see from the plans the Dormer is mostly obscured from the street, apart from a 10 metre section directly opposite and only from the other side of the street.

It was my understanding looking at the CHECKLIST ( app 1)on the Environment Services site that planning permission may not be required but applied to ensure there were no problems. Two architects I consulted were also of the opinion that planning would not be required.

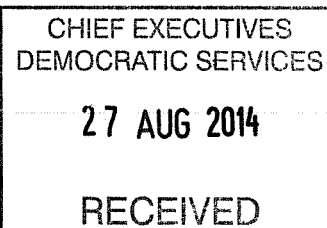
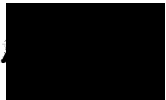
I also thought the plan fell within the greater part of the placemaking guide (app 2)sent by the planning officer.

As I have stated to the planning officer I am willing to alter the plans if required.

The reason for the the shower room is to make it easier for my wife to get to the toilet during the night to avoid the stairs as she is suffering from rhumatiod arthritis and is finding it harder as her condition progresses to cope with the stairs.

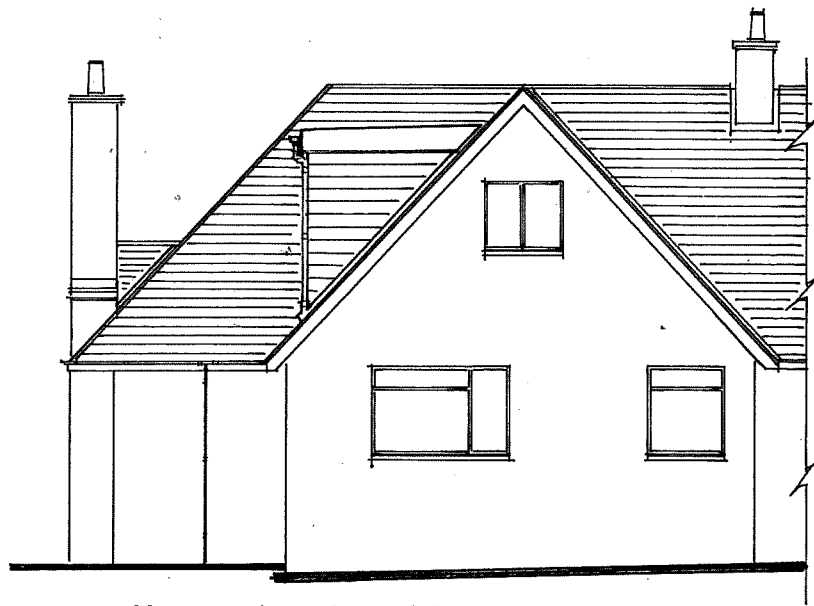
I trust you will look sympathetic on our proposals.

Yours Sincerely.  
K Gourlay.





2



north east (street)



south east

0 0.5 1.0 2.0 3.0 4.0 5.0  
SCALE BAR ~ 1:100

PROPOSED SHOWER ROOM  
118 CRIEFF ROAD - PERTH

PROPOSED ELEVATIONS

SCALE ~ 1:100

DATE ~ MAY '14

DRAWING NO 03

PLANNING NOTE ~ EXTERNAL FINISHES:-

FLAT ROOF TO DORMER - SINGLE PLY P.V.C. ROOFING  
MEMBRANE, DARK GREY.

DORMER WALL / CHEERS - OPAQUE STAINED TIMBER LINING  
BOARDS OR VERTICALLY PLUNG  
NATURAL SLATE - CLIENT TO  
DECIDE ON SITE.

WINDOW & FACIA BOARDS - WHITE U.P.V.C.

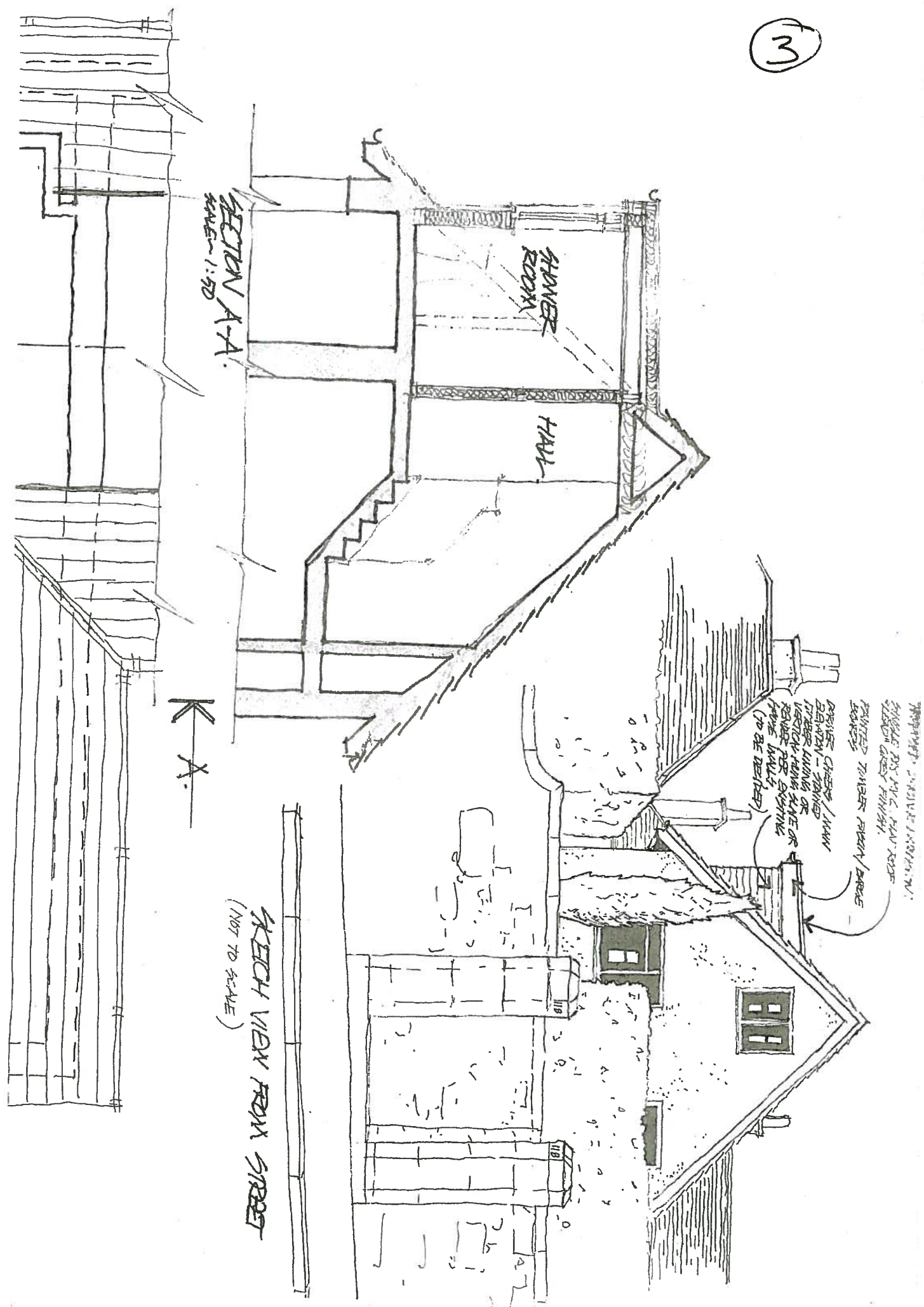
RAINYWATER GOODS EC - BLACK P.V.C.

REV. AMENDMENT

DATE

243

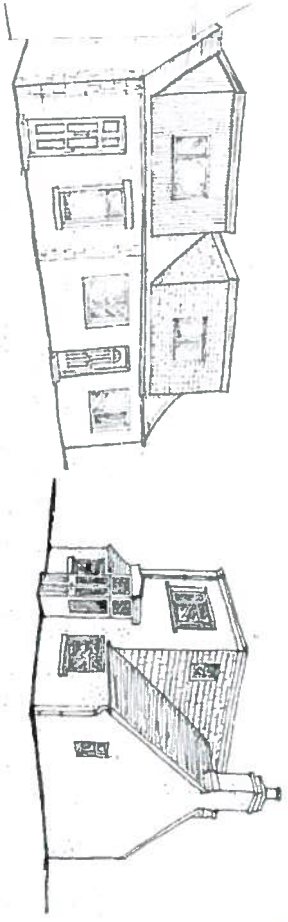
③



## 2.4 Extension by Type

### Roof extensions & alterations

Conversion of an existing hipped roof into a gabled roof as a form of roof extension is generally not desirable and will not be encouraged. This is especially so when the roofscape and space between the buildings are important features of the character of that building or a dominant feature of the streetscene.



Over-dominant box dormers consume roof space and integrity of original structures

The formation of a dormer window has a major impact on the appearance of a property. Scottish Government Circular 1/2012, [Guidance on Householder Permitted Development Rights](#) advises that, "A badly designed dormer can harm the appearance of a dwellinghouse. The larger the dormer, the more challenging it is to produce a good design."

To avoid appearing over-dominant, a dormer where considered appropriate should not in itself form the major part of the upstairs room. It should simply provide extra headroom and daylight. Dormers placed to the rear of the property with suitably sized roof lights if required to the principal street elevation, will generally be preferable. Dormers should not be over-dominant in relation to the existing scale of the property and not give the dwellinghouse the appearance of a flat roof.

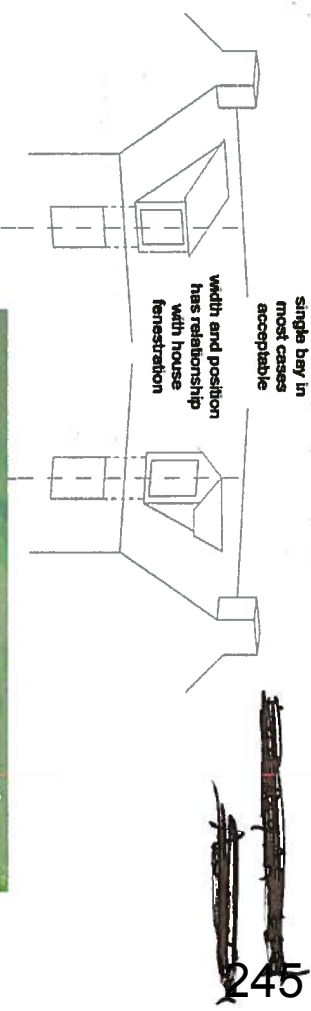
Under the revised GPDO, dormer extensions are considered permitted development in certain circumstances. If a dormer requires consent through virtue of its design:

- Extending higher than the existing dwellinghouse;
- Exceeding half the width of the roof plane (measured from eaves line); and/or
- Siting within 0.3 metres of any edge of the roof plane (edge of the roof plane/ gable or edge of a hipped roof).

It is unlikely to be recommended for approval.

In summary, an appropriate dormer extension should as a minimum:

- Be set below the ridge/line of the roof. ✓
- Be set back from the wall-head. ✓
- Be generally of pitched roof form. ✓
- Be physically contained within the roof pitch. ✓
- Relate to windows and doors in the lower storey(s) in terms of character, proportion and alignment. ✓
- Have the front face predominantly glazed. ✓
- Not extend more than half the length of the roof plane. ✓



Contemporary eyebrow dormers sitting beside traditional pitched roof dormers.





5

App 1

The Environment Service  
Development Management  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
PERTH PH1 5GD

Email: [DevelopmentManagement@pkc.gov.uk](mailto:DevelopmentManagement@pkc.gov.uk)  
Telephone: (01738) 475300  
Planning Fax Number: (01738) 475310

## CHECKLIST

### DO I NEED PLANNING PERMISSION FOR A ROOF DORMER?

If your house is a flat; or if you also use your house for business purposes (for example an office, guest house or bed and breakfast); **DO NOT USE THIS CHECKLIST**. Contact Development Management using the contact details above for information on these special cases.

If you answer **YES** to **ANY** of the following questions you **NEED PLANNING PERMISSION**:

Tick answer

<ul style="list-style-type: none"> <li>Is your house in a Conservation Area? * A list of Conservation areas can be found on our website at <a href="http://www.pkc.gov.uk/conservationareas">http://www.pkc.gov.uk/conservationareas</a></li> </ul>	Yes	No ✓
<ul style="list-style-type: none"> <li>Will the dormer be located on a roof plane that forms part of the principal elevation or side elevation, where that elevation fronts a road?</li> </ul>	Yes	No ✓
<ul style="list-style-type: none"> <li>Will the dormer be on a roof plane and be within 10 metres of the boundary of the curtilage of the dwellinghouse which that roof plane fronts?</li> </ul>	Yes	No ✓
<ul style="list-style-type: none"> <li>Will the height of the dormer exceed the height of the existing dwellinghouse, when measured at the highest part of the roof and excluding any chimney?</li> </ul>	Yes	No ✓
<ul style="list-style-type: none"> <li>Will the width of the dormer exceed half the total width of the roof plane (measured at the eaves line) of the dwellinghouse?</li> </ul>	Yes	No ✓
<ul style="list-style-type: none"> <li>Will any part of the dormer be within 0.3 metres of any edge of the roof plane of the dwellinghouse?</li> </ul>	Yes	No ✓

If you have answered **NO** to **ALL** these questions you should not require planning permission.

### Definitions

"**curtilage**" means the grounds associated with the house i.e. the garden area and hard surfaces. It does not include the area of the house as originally built, but does include any previous extensions, garages/sheds or other buildings built since 1947.

A:\m\11\0\PT\PM\MAX\0613

**TCP/11/16(317)**  
**Planning Application 14/00889/FLL – Alterations and extension to dwellinghouse, 118 Crieff Road, Perth, PH1 2NX**

## **PLANNING DECISION NOTICE**

## **REPORT OF HANDLING**

**REFERENCE DOCUMENT** *(part included in applicant's submission, see page 243)*





# PERTH AND KINROSS COUNCIL

Mr K Gourlay  
118 Crieff Road  
Perth  
PH1 2NX

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date 15th July 2014

## TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **14/00889/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 27th May 2014 for permission for **Alterations and extension to dwellinghouse 118 Crieff Road Perth PH1 2NX** for the reasons undernoted.

Development Quality Manager

### Reasons for Refusal

1. The proposed dormer extension, by way of its proportions, unsympathetic design and poor fenestration arrangement would have an adverse impact on the character and visual amenity of the area. Approval would therefore be contrary to Policies RD1, PM1A and PL1B of the Perth & Kinross Local Development Plan 2014, which seek to respect and where possible improve the amenity and character of the area and ensure that development contributes positively to the surrounding built environment in terms of its appearance, height, scale, massing, materials, finishes and colours.
2. The proposed dormer extension, by virtue of its excessive proportions, unsympathetic design and poor fenestration arrangement, would have an adverse impact on the character and visual amenity of the house. Approval would therefore be contrary to Perth and Kinross Council's Placemaking Guide, which seeks to ensure that dormers are designed to acceptable standards.

## **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](http://www.pkc.gov.uk) "Online Planning Applications" page

## **Plan Reference**

14/00889/1

14/00889/2

14/00889/3

## REPORT OF HANDLING

### DELEGATED REPORT

Ref No	14/00889/FLL	
Ward No	N11- Perth City North	
Due Determination Date	26.07.2014	
Case Officer	Keith Stirton	
Report Issued by		Date
Countersigned by		Date

**PROPOSAL:** Alterations and extension to dwellinghouse

**LOCATION:** 118 Crieff Road Perth PH1 2NX

#### 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:** 19 June 2014

#### SITE PHOTOGRAPHS



#### BACKGROUND AND DESCRIPTION OF PROPOSAL

118 Crieff Road is a modest semi-detached dwellinghouse of traditional form and construction. This detailed application seeks planning permission for the formation of a box dormer extension on the South-eastern plane of the roof.

## **SITE HISTORY**

None

## **PRE-APPLICATION CONSULTATION**

Pre application Reference: 14/00330/PREAPP

Response: Planning permission is required.

## **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, and a series of Circulars.

## **DEVELOPMENT PLAN**

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

### **TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012**

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 was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

#### **Policy RD1 - Residential Areas**

In identified areas, residential amenity will be protected and, where possible, improved. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area.

#### **Policy PM1A - Placemaking**

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

## Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

### OTHER POLICIES

Additionally, Perth & Kinross Council's Placemaking Guide provides the basis for detailed assessment of the suitability (or otherwise) of box dormer extensions.

"A badly designed dormer can harm the appearance of a dwellinghouse. To avoid appearing over-dominant, a dormer where considered appropriate should not in itself form the major part of the upstairs room. It should simply provide extra headroom and daylight".

The guidance goes on to state that a dormer should have its face predominantly glazed and that dormers should not be over-dominant in relation to the existing scale of the property.

### CONSULTATION RESPONSES

None required

### REPRESENTATIONS

None

### ADDITIONAL STATEMENTS RECEIVED:

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

### APPRAISAL

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

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

## **Policy Appraisal**

Alterations and extension to an existing dwellinghouse, which is located within an area identified by the Local Development Plan as “Residential Areas”, are considered to be acceptable in principle. Nevertheless, detailed consideration must be given to the scale, form, design and finishes of any proposed extension, and whether it would have an adverse impact on visual or residential amenity.

### **Design**

The proposal is to create a shower room extension at first floor level through the formation of a box dormer extension. It has rather large proportions, at 3.2m in length and 2.5m in height. The shower room would receive daylight through a single window, which would be positioned off centre. The roof, window and rainwater goods are to be pvc/upvc materials. The cheeks and face of the dormer are proposed as either timber lining boards or vertically hung slate.

### **Residential Amenity**

The position of the dormer extension is such that no neighbouring properties would be adversely affected by the proposals in terms of overlooking or overshadowing.

### **Visual Amenity**

In terms of visual amenity, several factors must be taken into consideration in the context of this site. The dormer extension, which would sit on a side elevation roof plane, would be visible from a public perspective along the street scene. An outbuilding which is located in front of the house would partially obscure views towards the dormer extension when travelling West.

However, Perth & Kinross Council’s Placemaking Guide states that a dormer window should not in itself form the major part of the upstairs room. This proposal to form an entire new room within a box dormer would have a detrimental impact on the traditional character and visual amenity of the house and, on balance, I do not consider the mitigating effects of the outbuilding to be sufficient to outweigh the harm to visual amenity. I therefore consider the proposal to be contrary to the Placemaking Guide and Policies PM1A, PM1B and RD1 of the Perth & Kinross Local Development Plan 2014.

Whilst there may be scope to form a bathroom in the intended area, it should be done in a more sympathetic manner. The aforementioned concerns were e-mailed to the applicant on 26 June 2014, however, no response has been received.

## **Developer Contributions**

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

## **Economic Impact**

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

## **Conclusion**

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

## **APPLICATION PROCESSING TIME**

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

## **LEGAL AGREEMENTS**

None required.

## **DIRECTION BY SCOTTISH MINISTERS**

None applicable to this proposal.

## **RECOMMENDATION**

### **Refuse the application**

### **Reasons for Recommendation**

- 1 The proposed dormer extension, by way of its proportions, unsympathetic design and poor fenestration arrangement would have an adverse impact on the character and visual amenity of the area. Approval would therefore be contrary to Policies RD1, PM1A and PL1B of the Perth & Kinross Local Development Plan 2014, which seek to respect and where possible improve the amenity and character of the area and ensure that development contributes positively to the surrounding built environment in terms of its appearance, height, scale, massing, materials, finishes and colours.

- 2 The proposed dormer extension, by virtue of its excessive proportions, unsympathetic design and poor fenestration arrangement, would have an adverse impact on the character and visual amenity of the house. Approval would therefore be contrary to Perth and Kinross Council's Placemaking Guide, which seeks to ensure that dormers are designed to acceptable standards.

### **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**

Not applicable.

### **Procedural Notes**

Not Applicable.

### **PLANS AND DOCUMENTS RELATING TO THIS DECISION**

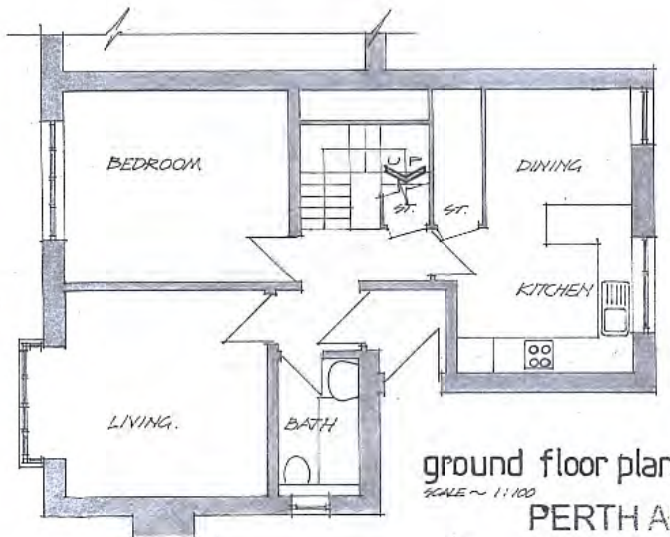
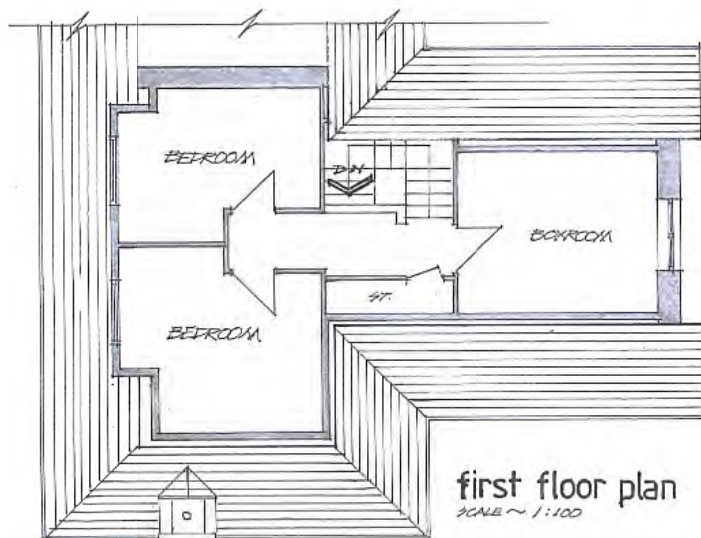
14/00889/1

14/00889/2

14/00889/3

**Date of Report 10.07.2014**

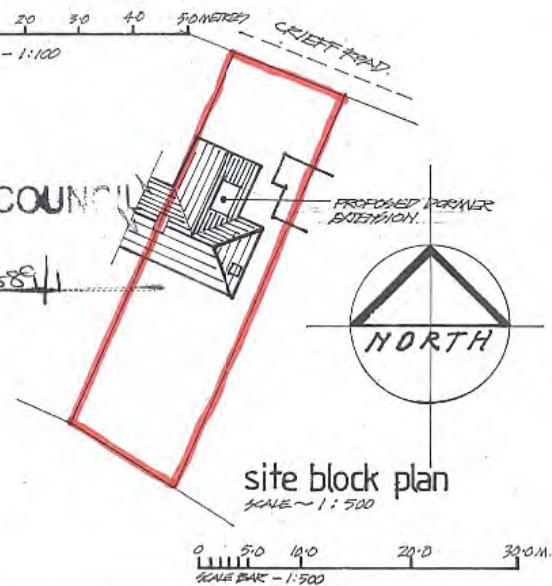




0 05 10 20 30 40 50 METRES  
SCALE BAR - 1:100

PERTH AND KINROSS COUNCIL

DRAWING REF: 14/00889/1



0 5 10 20 30 40 50 METRES  
SCALE BAR - 1:1250

PROPOSED SHOWER-ROOM  
118 CRIEFF ROAD - PERTH

PLANS ELEVATIONS AS EXISTING

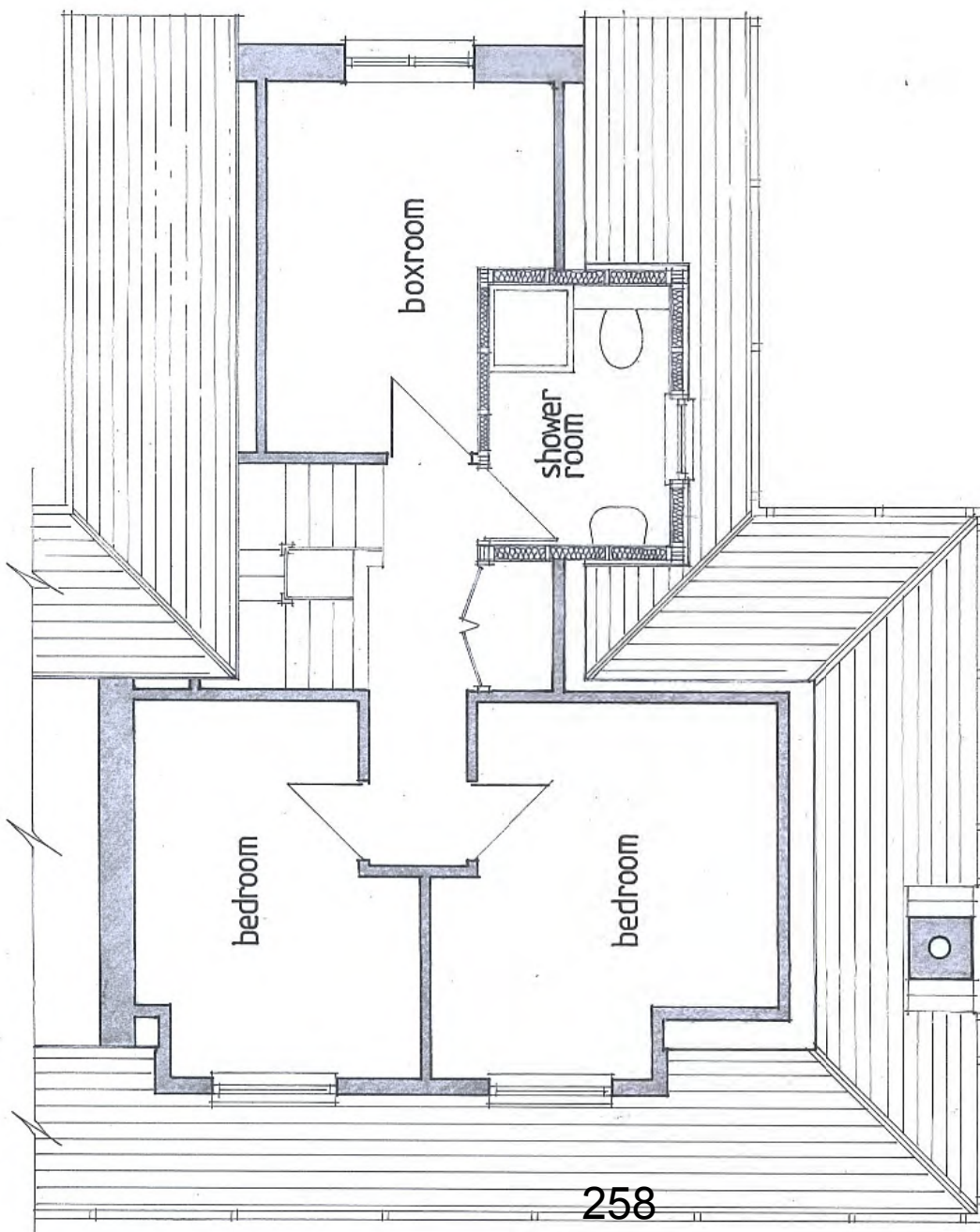
SCALE ~ 1:100

DATE ~ MAY '14

DWG. NO. 01

REV. AMENDMENT

DATE



PERTH AND KINROSS COUNCIL

DRAWING REF: 14/00889/3

PROPOSED SHOWER ROOM  
118 CRIEFF ROAD - PERTH

FIRST FLOOR PLAN AS PROPOSED

SCALE ~ 1:50

DATE ~ MAY '14

DRWG N° 02

0 0.5 1.0 2.0 3.0 4.0 5.0 METRES  
SCALE BAR ~ 1:50

REV. AMENDMENT DATE