

**TCP/11/16(503) – 17/01363/FLL – Alterations and extension to dwellinghouse, 16 Station Road, Invergowrie, Dundee, DD2 5DU**

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**TCP/11/16(503) – 17/01363/FLL – Alterations and extension to dwellinghouse, 16 Station Road, Invergowrie, Dundee, DD2 5DU**

**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:

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

Yes  No

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

**Reasons for seeking review**

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

**Review procedure**

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

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

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

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

**Site inspection**

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

- |  | Yes                                 | No                                  |
|--|-------------------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land?                                 | <input type="checkbox"/>            | <input checked="" 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:

Please call

**Statement**

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

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

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

"THE HANDLING DELEGATED REPORT" document states:

There is no record of listed building consent in relation to this extension, however, in terms of planning permission it is likely a previous planning approval PK960818 relates to this extension.

The existing conservatory has "Listed Building Consent"

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.

"Listed Building Consent" dated 17th July 1996

17\_01363\_FLL-DECISION\_NOTICE-1003812

17\_01363\_FLL-REPORT\_OF\_HANDLING-1003686

Location plan LP-01

EX-01- existing plan and elevation

SD-01-A- Proposed plan, section & 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

Mr & Mrs Osvaldo Paesano

Date

30 November 2017



# APPEAL STATEMENT

Planning Application Ref	17/01363/FLL	Date-	Mon 25 Sep 2017
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**PROPOSAL:** Alterations and extension to dwellinghouse

**LOCATION:** 16 Station Road Invergowrie Dundee DD2 5DU

## SITE PHOTOGRAPHS



## BACKGROUND AND DESCRIPTION OF PROPOSAL

The application site relates to a terraced property of 4 at 16 Station Road. The terraced row forms a symmetrical terrace and is category C listed as a group. The date of listing was 25 February 1993. They are a fine example of late Arts and Crafts cottage-style villas with red tile roofs, white harling and timber casement windows. The terraced row, although altered in parts retains a considerable degree of character and make a positive contribution to the wider area.

The application site was previously extended on the north/west elevations forming a wraparound conservatory.

**The listed building consent Ref. PK/96/0818 relates to this extension.**

Full planning consent is sought to remove the earlier addition and replace it with a similar wraparound conservatory extension with the footprint increased by 900mm on west elevation, 750mm on north elevation, it is also sought to increase the eaves height by 500mm but retaining the all important existing ridge line

## **SITE HISTORY**

00/01316/LBC	Replacement windows (Application Withdrawn)
00/01522/PPLB	Replacement garage and perimeter fence and alterations (Application Permitted)
96/00816/FUL	Extension to house (Application Permitted)
<b>PK/96/0818 LB</b>	<b>Extension to house (Application Permitted)</b>
11/01941/FLL	Replace existing roof tiles (Application Withdrawn)
11/01975/LBC	Replace existing roof tiles (Application Withdrawn)
12/00215/LBC	Alterations to remove roof tiles and sarking boards and replace with new materials (Application Withdrawn)
13/00218/LBC	Alterations to roof (Application Withdrawn)
13/00760/LBC	Replacement of roofing materials (Application Permitted)
17/01375/LBC	Alterations and extension to dwellinghouse (under appeal)

## **NATIONAL POLICY AND GUIDANCE**

The proposed layout, design, materials, scale, siting and use of the proposed development is not effected or changed but simply improved

## **DEVELOPMENT PLAN**

The Proposals seeks not to impact on the present character of the existing which has been in place since 1997

The layout, design, materials, scale, siting and use of the development will not directly affect the listed building or its setting and is appropriate to the existing building's character, appearance and setting.

## **OTHER POLICIES**

The Proposals seek not to affect the historic environment and the setting of individual elements of the historic environment.

## **APPRAISAL**

The proposal proposes to enlarge the existing extension but retain the existing character and more importantly the overall height

There is sufficient garden ground to adequately accommodate the proposed development and to serve the extended function of the property.

The reasons for the increased footprint and eaves height are twofold:

- 1- To allow the extension to compliment the valuable asset of the siting of the development
- 2- The increased footprint and eaves will allow the conservatory to float free and without disruption to the existing roof and wall profiles of the existing original listed building

**APPEAL DATED 18 December 2017**



# PERTH AND KINROSS COUNCIL

Mr And Mrs Osvaldo Paesano  
16 Station Road  
Invergowrie  
Dundee  
UK  
DD2 5DU

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date 25th September 2017

## TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **17/01363/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 8th August 2017 for permission for **Alterations and extension to dwellinghouse 16 Station Road Invergowrie Dundee DD2 5DU** for the reasons undernoted.

Interim Head of Planning

### Reasons for Refusal

1. The proposed extension, by virtue of its unsympathetic scale, design and massing would have a significant detrimental impact on the character and external appearance of the Listed Building. Approval would therefore be contrary to Scottish Planning Policy 2014, Policies 2 and 3 of Tayplan 2012, Policies PM1A, PM1B and HE2 of the Perth and Kinross Local Development Plan 2014, all of which seek to safeguard listed buildings from inappropriate development.

### 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 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**

**17/01363/1**

**17/01363/2**

**17/01363/4**

## REPORT OF HANDLING

### DELEGATED REPORT

Ref No	17/01363/FLL	
Ward No	P1- Carse Of Gowrie	
Due Determination Date	07.10.2017	
Case Officer	Gillian Peebles	
Report Issued by		Date
Countersigned by		Date

**PROPOSAL:** Alterations and extension to dwellinghouse

**LOCATION:** 16 Station Road Invergowrie Dundee DD2 5DU

#### 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:** 7 September 2017

#### SITE PHOTOGRAPHS



#### BACKGROUND AND DESCRIPTION OF PROPOSAL

The application site relates to a terraced property of 4 at 16 Station Road. The terraced row forms a symmetrical terrace and is category C listed as a group. The date of listing was 25 February 1993. They are a fine example of late Arts and Crafts cottage-style villas with red tile roofs, white harling and timber casement windows. The terraced row, although altered in parts retains a considerable degree of character and make a positive contribution to the wider area. The application site has previously been extended on the north/west elevations forming a wraparound conservatory.

There is no record of listed building consent in relation to this extension, however, in terms of planning permission it is likely a previous planning approval PK960818 relates to this extension.

Full planning consent is sought to remove the earlier addition and replace it with a larger conservatory extension incorporating a sewing room, utility and entrance vestibule. The extension will take in the full rear elevation of the property wrapping onto the side (north) elevation. Finishing materials for the side extension comprise of render to the walls to match existing and the roof will be grey metal standing seam. The conservatory extension to the rear will be fully glazed including the roof. All windows will be timber framed.

A separate listed building application has been submitted for consideration, 17/01375/LBC.

### **SITE HISTORY**

00/01316/LBC	Replacement windows (Application Withdrawn)
00/01522/PPLB	Replacement garage and perimeter fence and alterations (Application Permitted)
96/00816/FUL	Extension to house (Application Permitted)
11/01941/FLL	Replace existing roof tiles (Application Withdrawn)
11/01975/LBC	Replace existing roof tiles (Application Withdrawn)
12/00215/LBC	Alterations to remove roof tiles and sarking boards and replace with new materials (Application Withdrawn)
13/00218/LBC	Alterations to roof (Application Withdrawn)
13/00760/LBC	Replacement of roofing materials (Application Permitted)
17/01375/LBC	Alterations and extension to dwellinghouse (under consideration)

### **PRE-APPLICATION CONSULTATION**

Pre application Reference: N/A

### **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.



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 paragraph 141, Listed Buildings: "Change to a listed building should be managed to protect its special interest while enabling it to remain in active use. Where planning permission and listed building consent are sought for development to, or affecting, a listed building, special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest.

The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the character and appearance of the building and setting. Listed buildings should be protected from demolition or other work that would adversely affect it or its setting."

## **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**

Within the approved Strategic Development Plan, TAYplan 2012, the primary policy of specific relevance to this application is:-

#### **Policy 3: Managing TAYplan's Assets**

Policy 3 seeks to safeguard townscapes, archaeology, historic buildings and monuments and allow development where it does not adversely impact upon or preferably enhances these assets.

### **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 principal policies are, in summary:

#### 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.

#### 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 adaptation.

#### Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

#### Policy HE2 - Listed Buildings

There is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to enable them to remain in active use. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the building's character, appearance and setting.

### **OTHER POLICIES**

#### Historic Environment Policy Statement 2016

This policy statement is a document to which planning authorities are directed in their consideration of applications for conservation area consent, listed building consent for buildings of all three categories and their consideration of planning applications affecting the historic environment and the setting of individual elements of the historic environment.

#### Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

Section 14 & 59 of this Act requires the Council to have special regard to the desirability of preserving Listed Buildings or their settings or any features of special architectural or historic interest which the building possesses.

Managing Change in the Historic Environment: Extensions (2010)

### **CONSULTATION RESPONSES**

None required.

### **REPRESENTATIONS**

None at time of report.

## **ADDITIONAL STATEMENTS RECEIVED:**

Environmental Impact Assessment (EIA)	Not Required
Screening Opinion	Not Required
EIA Report	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**

The site is located within the settlement boundary of Invergowrie where Policies RD1: Residential Areas and PM1A and B: Placemaking are directly applicable. Policy RD1 states that residential amenity will be protected and, where possible, improved. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area.

Policy PM1A on Placemaking states that development must contribute positively, to the quality of the surrounding built and natural environment. The design, density and siting of development should respect the character and amenity of the place.

The criteria in particular which are relevant to this application from the second policy on Placemaking, Policy PM1B are;

- (c) The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.

The listed building policy states that there is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to enable them to remain in active use. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the buildings character, appearance and setting.

It is considered that the proposed works are inappropriate in terms of design and appearance and will as a result be detrimental to the character and appearance of the listed building.

### **Design, Visual Amenity and Impact on Listed Building**

There are some fundamental design principles for extensions and alterations to historic buildings which are explained in Historic Scotland's series of guidance notes: Managing Change in the Historic Environment. The series explains how to apply the policies contained in the Scottish Historic Environment Policy. An extension or addition to a listed building should always play a subordinate role and protect the character of the building. It should never dominate the original building as a result of its location, scale and proportions. Any proposal to extend which would by and largely destroy the original concept of the design should be resisted.

The application site occupies a prominent position on the end of a terraced row with the rear/side elevation largely hidden at ground floor level by a boundary wall with fence atop. Whilst the building has been extended in the past, there does not appear to have been listed building consent for this extension. The current proposal proposes to remodel and enlarge this extension.

I have concerns with regards to the increase in scale of this proposal. The footprint measures approximately 40 square metres which is around a 50 per cent increase on the original footprint of the dwellinghouse.

In addition to the increase in footprint, the proposed roof design does not integrate successfully with the host building. Whilst there is a historic extension present, it ties into the existing roof which minimises its overall mass. Increasing its size along with the contrasting roof form is detrimental to the host building and will adversely impact on the listed building. The proposed extension is large in comparison to the original dwellinghouse and the increased massing as a result would be substantial which would be so out of keeping with the existing building.

The extension by reason of its excessive scale and mass draws undue attention away from the original dwellinghouse and compromises its character as a listed building. I have analysed the Conservation Officer's comments and I am inclined to agree that the existing conservatory, which wraps around the north west corner is not particularly conducive to the character of the listed building and any replacement, larger in mass and scale will not be supported.

It may be argued that the existing boundary treatments provide satisfactory screening from a public viewpoint, however, I do not consider this justification is acceptable. In this instance the proposed extension fails the fundamental design principles referred to in Historic Scotland's Guidance. The scale, design and contrasting roof forms are at odds with the traditional character of the building and would result in a significant detrimental change to the original form and character of this listed building.

I consider there to be a workable solution. A contemporary addition may be more acceptable which clearly defines "old and new" and preserves the historic character of this building. Any amended proposal should have due regard to maximising the preservation of historic fabric, plan layout and external appearance of the property.

### **Residential Amenity**

Glazing is proposed within 9 metres of the northern boundary, however, the public road bounds the curtilage of the site here so no impact on residential amenity.

I have taken account of overshadowing and overlooking and consider this proposal would have no material effect on the amenity of neighbouring property's, as regards privacy, or loss of daylight or sunlight.

There is sufficient garden ground to adequately accommodate the proposed development and to serve the extended function of the property.

### **Roads and Access**

No changes are proposed to the existing parking or access arrangements.

### **Drainage and Flooding**

No drainage or flooding implications from the proposal.

### **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.

## **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 and 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**

**Approve the application**

## **Conditions and Reasons for Recommendation**

1. The proposed extension, by virtue of its unsympathetic scale, design and massing would have a significant detrimental impact on the character and external appearance of the Listed Building. Approval would therefore be contrary to Scottish Planning Policy 2014, Policy 3 of Tayplan 2012, Policies PM1A, PM1B and HE2 of the Perth and Kinross Local Development Plan 2014, all of which seek to safeguard listed buildings from inappropriate development.

## **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**

N/A

## **Procedural Notes**

Not Applicable.

**PLANS AND DOCUMENTS RELATING TO THIS DECISION**

17/01363/1

17/01363/2

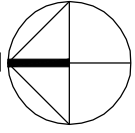
17/01363/4

**Date of Report 18 September 2017**





NORTH



**THE  
SITE**



# PLANNING

PROPOSED EXTENSION TO  
16 STATION ROAD  
INVERGOWRIE  
DUNDEE, DD2 5DU

FOR  
MR. & MRS. O. PAESANO

LOCATION PLAN

Scale: 1:1250

Drawing No:

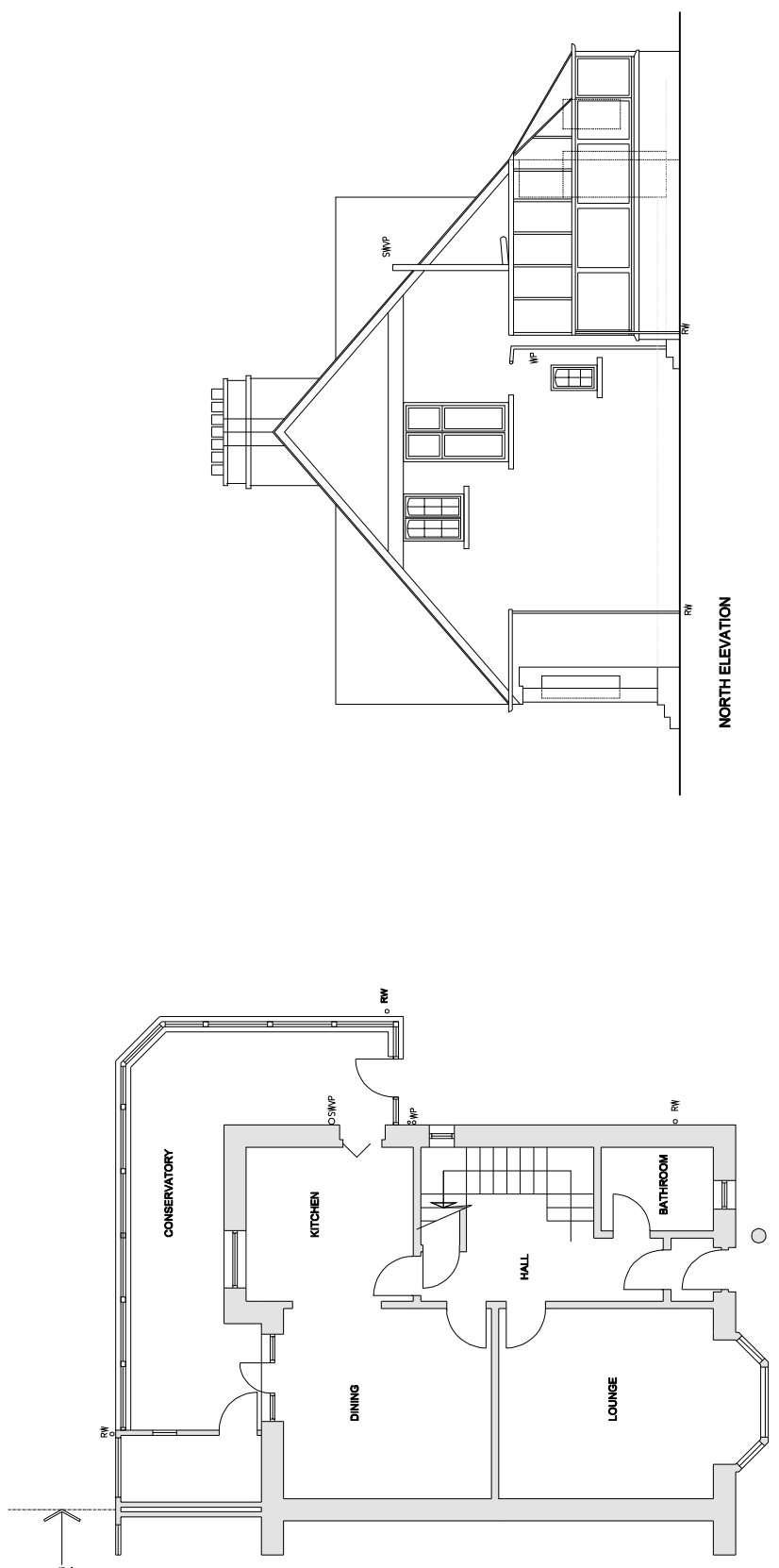
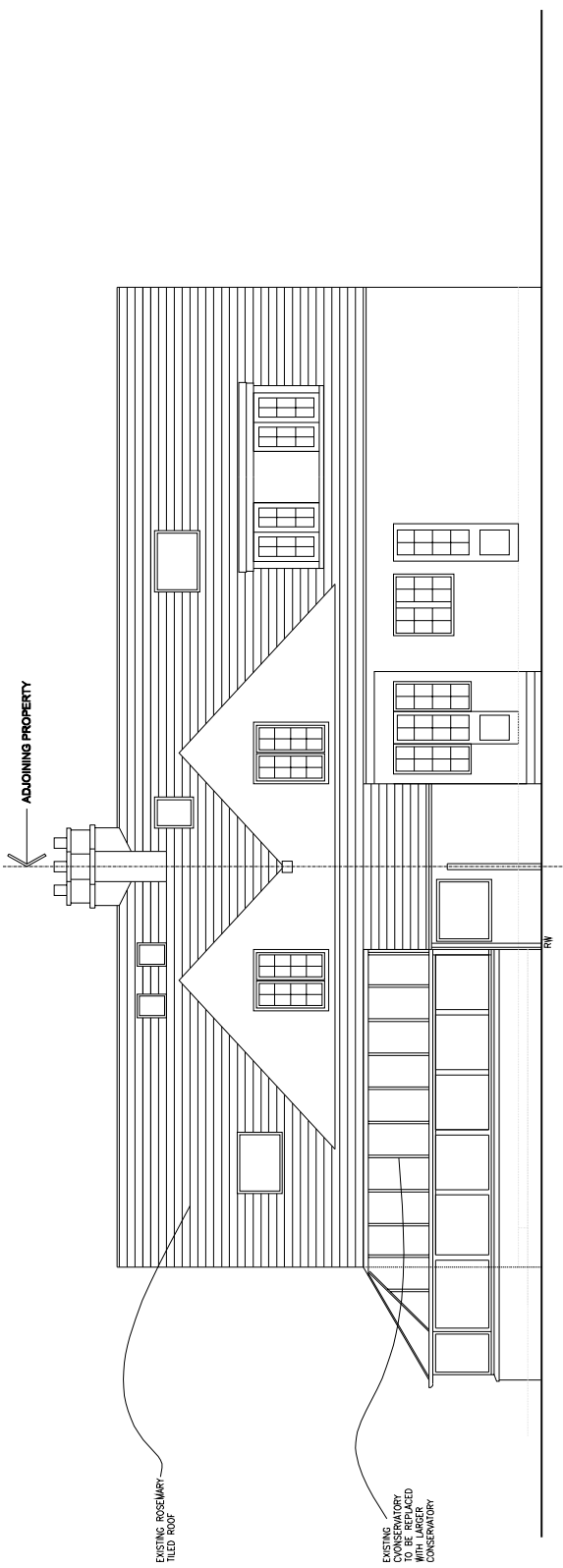
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Date: 15/07/2017

**LP - 01**

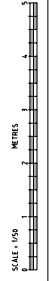


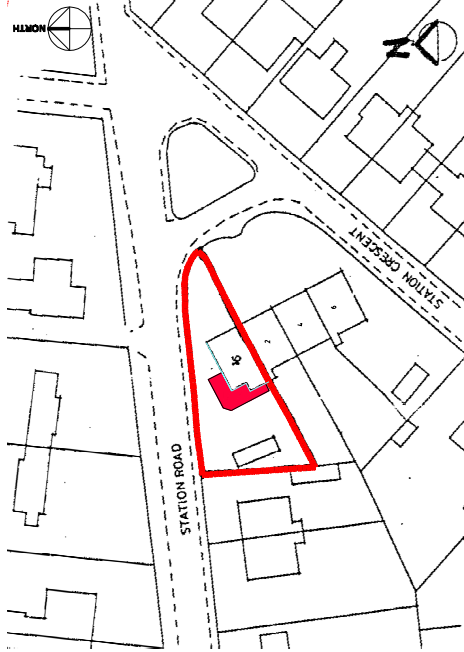
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# PLANNING

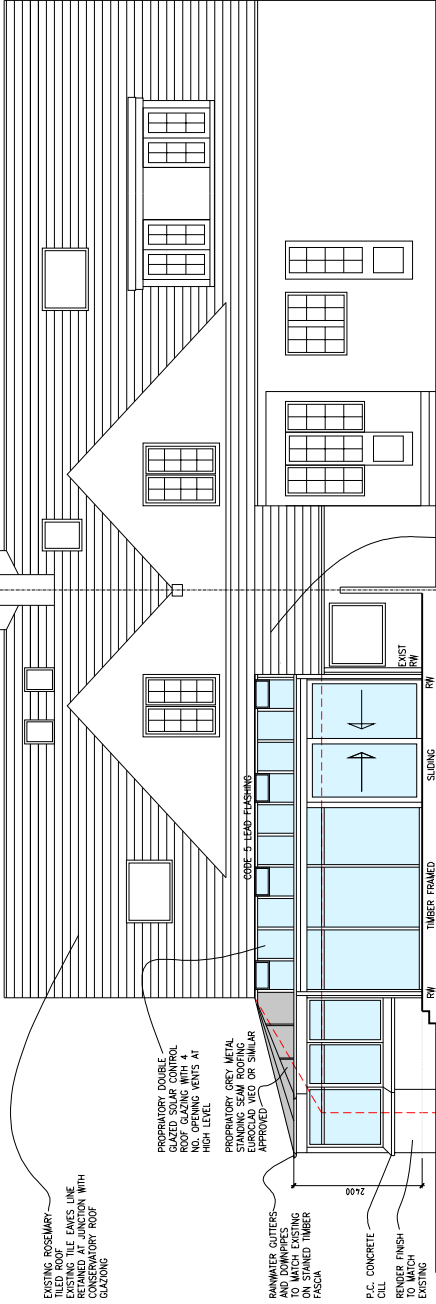
PROPOSED EXTENSION TO 16 STATION ROAD INVERGOWRIE DUNDEE, DD2 5DU	EXISTING PLAN + ELEVATIONS
FOR MR. & MRS. O. PAESANO	Scale: 1:50 Drawing No: A1 Sheet Size: A1 Date: 08/06/2017
<b>EX - 01</b>	



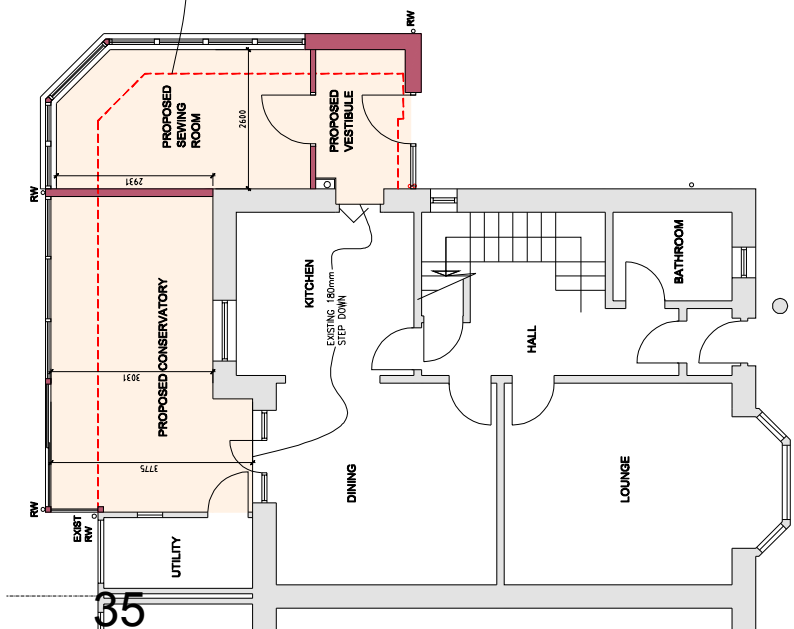


SITE PLAN scale 1:500

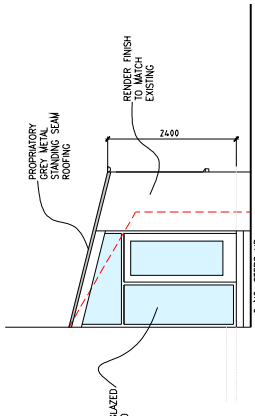
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WEST ELEVATION



FLOOR PLAN

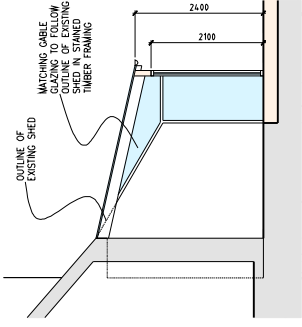


EAST ELEVATION

RELY-A-12/08/2017  
conservatory spelling corrected  
new conservatory floor colour matching added

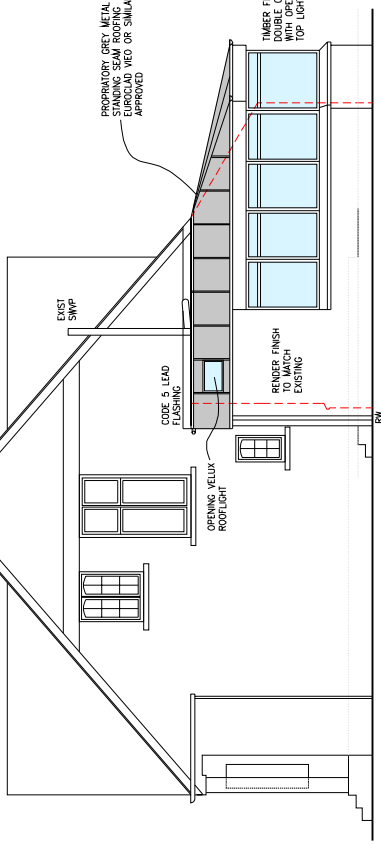
PLANNING

PROPOSED EXTENSION TO 16 STATION ROAD INVERGOWRIE DUNDEE, DD2 5DU	FOR MR. & MRS. O. PAESANO
PROPOSED PLANS, SECTION + ELEVATIONS	
Scale: 1:50	Drawing No: SD - 01-A
Sheet Size: A1	Date: 08/06/2017



SECTION LOOKING SOUTH

NORTH ELEVATION



ADJOINING PROPERTY

EXISTING ROSEMARY  
TILED ROOF  
TILE LAKES HAVE  
REMANED AT JUNCTION WITH  
CONSERVATORY ROOF  
GLAZING

PROPRIETARY DOUBLE  
GLAZED SOLAR CONTROL  
ROOF GLAZING WITH A  
HIGH LEVEL

PROPRIETARY GREY METAL  
STANDING SEAM ROOFING  
EURACLAD VERO OR SIMILAR  
APPROVED

PAN/WATER GUTTERS  
AND DOWNPIPES  
TO MATCH EXISTING  
ON SLOPED TIMBER  
FASCIA

P.C. CONCRETE  
CILL

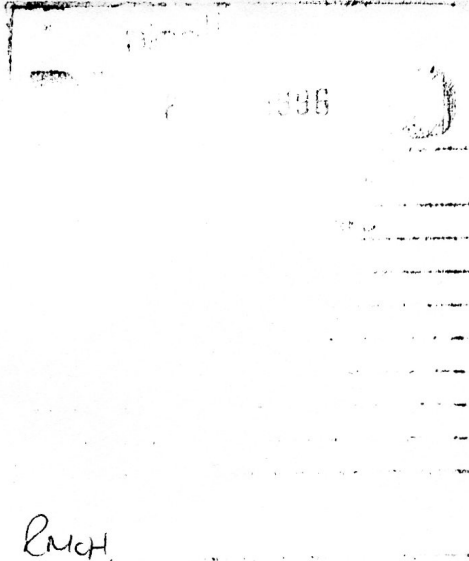
RENDER FINISH  
TO MATCH  
EXISTING

35



# PERTH AND KINROSS COUNCIL

O PAESANO  
16 STATION ROAD  
INVERGOWRIE



P.O.Box 77  
2 High Street  
PERTH  
PH1 5PH

Date 17 July 1996

NICOLL RUSSELL STUDIO  
5A WESTFIELD ROAD  
BROUGHTY FERRY  
DUNDEE DD5 1ED

*RMC*

**Town & Country Planning (Scotland) Acts.**

**Town & Country Planning (Listed Buildings & Buildings in  
Conservation Areas) (Scotland) Regulations 1975**

**Application No. PK/96/0818 LB**

I am directed by the Perth & Kinross Council as Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to grant your application registered on 10/6/96 for listed building consent for 'EXTENSION TO HOUSE AT 16 STATION ROAD, INVERGOWRIE' subject to the undernoted conditions. One set of the relative plans, duly docquetted with reference to this approval, is returned herewith.



Director of Planning and Development.

**Conditions referred to above**

1. The development shall be begun within a period of five years from the date of this consent.
2. The solid wall areas shall be roughcast to match the existing building, to the satisfaction of the Council as Planning Authority.

### Reasons for Conditions

1. In accordance with the terms of Section 38 of the Town and Country Planning (Scotland) Act 1972.
2. In order to safeguard the architectural integrity of the existing building which is statutorily listed as such.

### Notes

1. An application for Building Warrant may be required. Please contact the Director of Public and Environmental Protection Department in this respect.





**PERTH &  
KINROSS  
COUNCIL**

PO BOX 77, 2 HIGH STREET, PERTH PH1 5PH  
Telephone (01738) 475000 Fax (01738) 635225 - Planning Fax Number (01738) 475310

Nicoll Russell Studios  
Westfield Road  
Broughty Ferry  
Dundee  
DD5 1ED

If telephoning or calling, please ask for  
Mr B Dunkin  
Direct Dial (01738) 475354

Our ref : NO/3429/2

Your ref : 1125/3.0/RMch/DN

Date : 21 May 1996

nicoll russell

**RE 24 MAY 1996**

JOB No.	FILE
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Dear Sirs

**Proposed Conservatory at 16 Station Road, Invergowrie**

I refer to your letter of 7 May 1996, regarding the above.

I would concur with your view that the proposed "wrap around" conservatory will be an improvement on the existing 'lean to' extensions and, in elevational terms, complements the existing building. The site would also appear to have adequate capacity to accommodate the development without impinging on the surroundings.

I trust the above comments will be of some assistance to you.

Yours faithfully

[Redacted signature]

for Director of Planning and Development

BD/RH





**TCP/11/16(503) – 17/01363/FLL – Alterations and extension to dwellinghouse, 16 Station Road, Invergowrie, Dundee, DD2 5DU**

**PLANNING DECISION NOTICE** *(included in applicant's submission, see pages 21-22)*

**REPORT OF HANDLING** *(included in applicant's submission, see pages 23-31)*

**REFERENCE DOCUMENTS** *(included in applicant's submission, see pages 33-35)*

