

TCP/11/16(563) – 18/01255/FLL – Extension to dwellinghouse at 7 Ardblair Road, Blairgowrie

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**TCP/11/16(563) – 18/01255/FLL – Extension to dwellinghouse
at 7 Ardblair Road, Blairgowrie**

**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:

WE WISH TO DETERMINE THE REASONS FOR THE DELAY IN OUR APPLICATION.

Site Inspection

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

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

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

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.

WE ARE REQUESTING A REVIEW DUE TO THE FAILURE OF THE PLANNING DEPARTMENT TO DETERMINE THE APPLICATION IN A REASONABLE TIME.

WE HAVE ATTEMPTED TO CONTACT THE PLANNING DEPARTMENT ON SEVERAL OCCASIONS BY TELEPHONE TO ASCERTAIN THE REASONS FOR THE DELAY BUT AS YET NO EXPLANATION HAS BEEN FORTHCOMING.

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.

WE INCLUDE A COPY OF OUR PLANNING APPLICATION
WHICH WAS MARKED RECEIVED BY PERTH & KINROSS COUNCIL
ON 18TH JULY 2018.

ALL OTHER PLANS & DOCUMENTS ARE AVAILABLE ON THE
COUNCIL PLANNING PORTAL.

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

15.10.18

RECEIVED

19 OCT 2018

18/01255/FUL 15694 . 18/07/18



RECEIVED

18 JUL 2018

Pullar House 35 Kinnoull Street Perth PH1 5GD Tel 01738 475300 Fax 01738 475310 Email onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form.

ONLINE REFERENCE 100128578-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Description of Proposal

Please describe accurately the work proposed * (Max 500 characters)

Alterations and extension form a kitchen and lounge.

Has the work already been started and/ or completed? *

☒ No ☐ Yes - Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation *			
Ref. Number *		You must enter a Building Name or Number, or both *	
First Name *	Norman	Building Name	
Last Name *	MacLeod	Building Number	18
Telephone Number *	07884177328	Address 1 (Street) *	WALNUT GROVE
Extension Number *		Address 2 *	
Mobile Number *		Town/City *	BLAIRGOWRIE
Fax Number *		Country *	UK
		Postcode *	PH10 6TH
Email Address *	namacleod@aol.com		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title	Mr	You must enter a Building Name or Number, or both *	
Other Title		Building Name	
First Name *	Calum	Building Number	
Last Name *	Duncan	Address 1 (Street) *	
Company/Organisation		Address 2	
Telephone Number *		Town/City *	
Extension Number		Country *	
Mobile Number		Postcode *	
Fax Number			
Email Address *			

Site Address Details

Planning Authority:

Perth and Kinross Council

Full postal address of the site (including postcode where available)

Address 1:

7 ARDBLAIR ROAD

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

BLAIRGOWRIE

Post Code:

PH10 6QA

Please identify/describe the location of the site or sites

Northing

743486

Easting

317261

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Trees

Are there any trees on or adjacent to the application site? *

☐ Yes ☒ No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

☐ Yes ☒ No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed Norman MacLeod

On behalf of Mr Catum Duncan

Date 16/07/2018

☒ Please tick here to certify this Certificate *

Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? ☒ Yes ☐ No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? ☒ Yes ☐ No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? ☒ Yes ☐ No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? ☒ Yes ☐ No. This should have a north point and be drawn to an identified scale.
- e) Have you provided a certificate of ownership? ☒ Yes ☐ No
- f) Have you provided the fee payable under the Fees Regulations? ☒ Yes ☐ No
- g) Have you provided any other plans as necessary? ☒ Yes ☐ No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected).

You can attach these electronic documents later in the process.

- ☒ Existing and Proposed elevations.
- ☒ Existing and proposed floor plans.
- ☒ Cross sections.
- ☒ Site layout plan/Block plans (including access).
- ☒ Roof plan.
- ☒ Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. ☐ Yes ☒ No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. ☐ Yes ☒ No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr Norman MacLeod

Declaration Date: 18/07/2018

**TCP/11/16(563) – 18/01255/FLL – Extension to dwellinghouse
at 7 Ardblair Road, Blairgowrie**

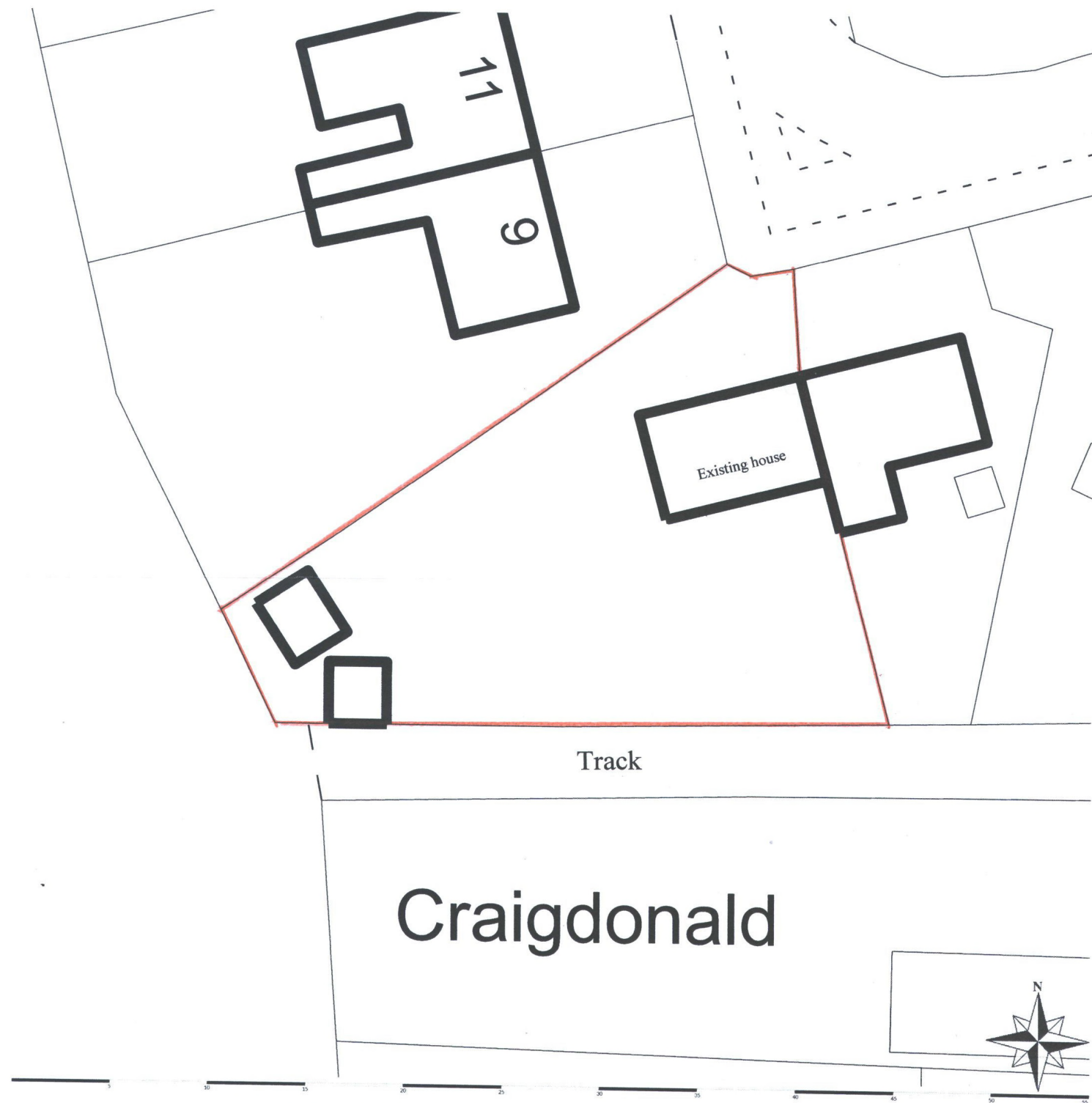
REFERENCE DOCUMENTS

07/07/2018

7, ARDBLAIR ROAD, BLAIRGOWRIE, PH10 6QA



Scale: 1:1250 | Area 2Ha | Grid Reference: 317287,743501 | Paper Size: A4



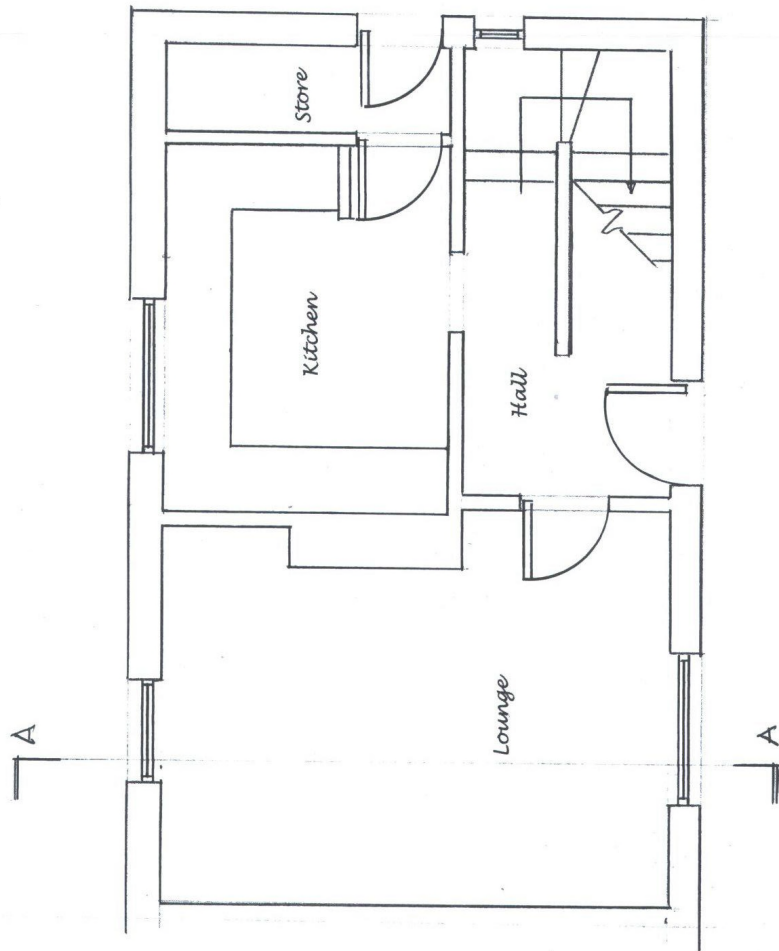
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EXISTING BLOCK PLAN 1:200



Scale: 1:200 | Area < 1Ha | Grid Reference: 317252,743491 | Paper Size: A3

PROPOSED BLOCK PLAN 1:200



Norman A MacLeod

www.namsurveying.co.uk

Tel: 07884177328

e-mail: namacleod@aol.com

Project: Alterations and extension at 7 Ardblair Road, Blairgowrie PH10 6QA

Scale: 1: 50

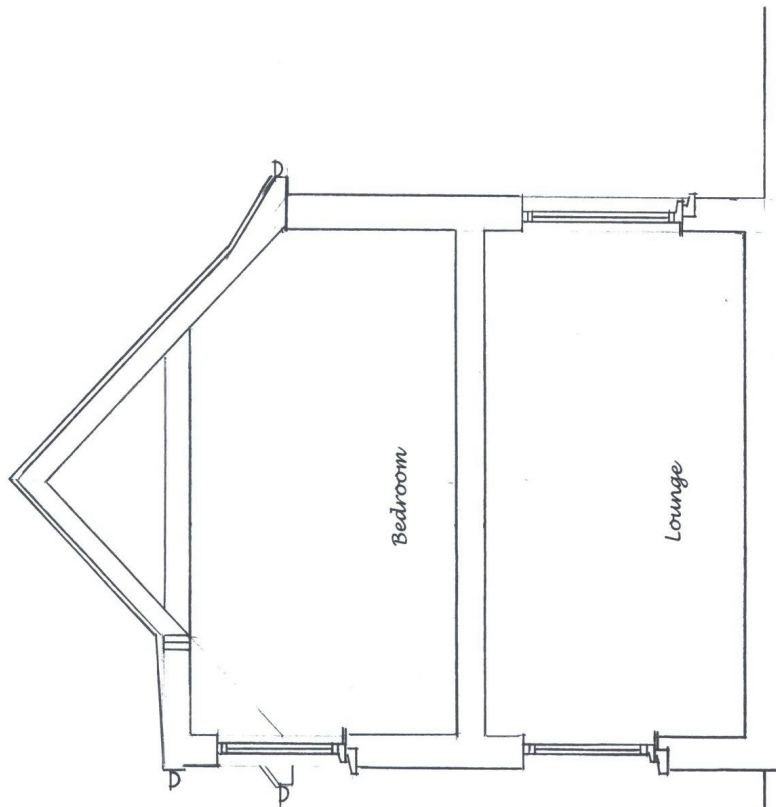
Drawing No: 2

Drawing ref: Existing Ground Floor Plan

Date: June 2018

Existing Ground Floor Plan 1:50





Existing Vertical Cross-Section A-A 1:50



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 e-mail: namacleod@aol.com

Project: Alterations and extension at 7 Ardblair Road, Blairgowrie PH10 6QA
 Scale: 1: 50
 Drawing ref: Existing Vertical Cross-Section A-A
 Date: June 2018
 Drawing No: 3

Norman A MacLeod

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Tel: 07884177328

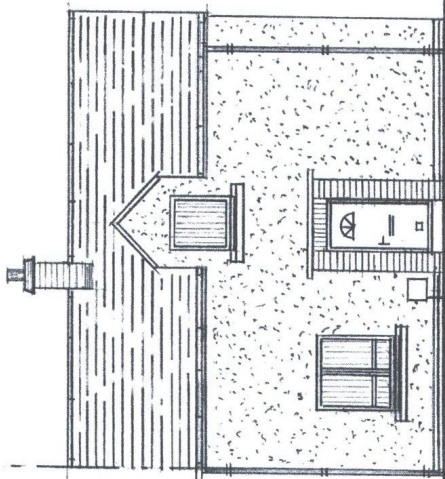
e-mail: namacleod@aol.com

Project: Alterations and extension at 7 Ardblair Road, Blairgowrie PH10 6QA

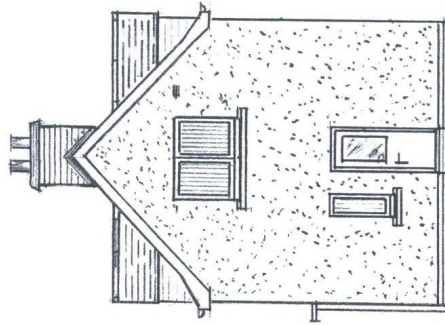
Scale: 1:100 Drawing No: 1

Drawing ref: Existing Elevations

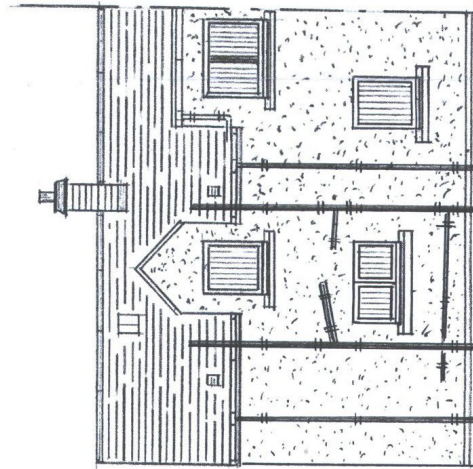
Date: June 2018



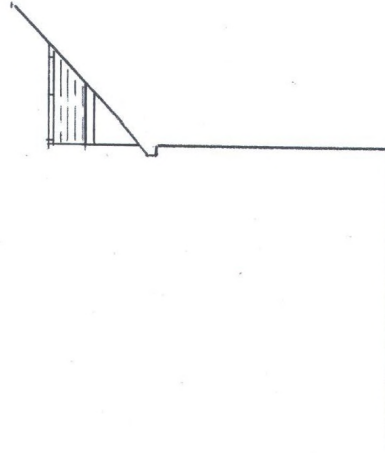
Existing North Elevation 1:100



Existing West Elevation 1:100

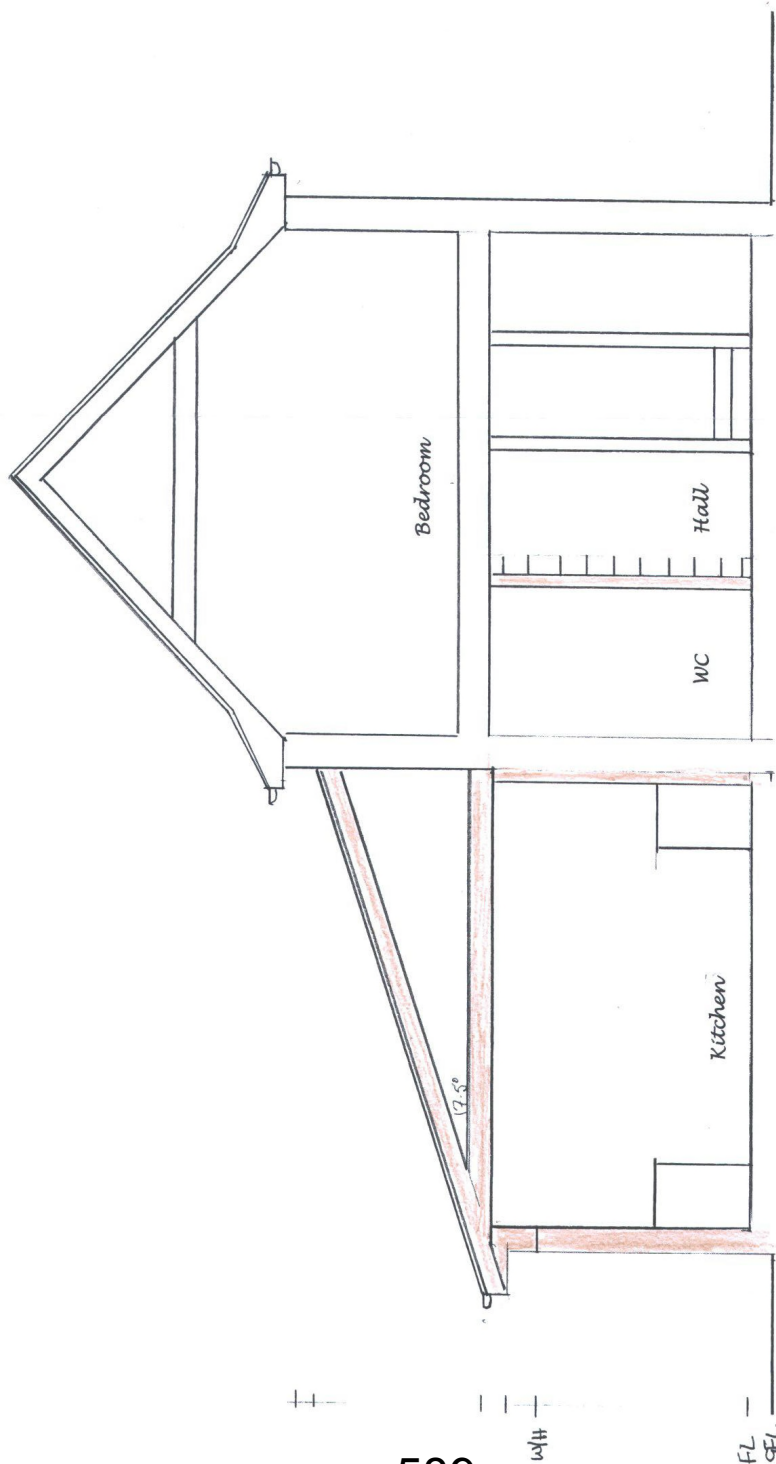


Existing South Elevation 1:100



Existing East Elevation 1:100





589

Proposed Vertical Cross-Section B-B 1:50

Norman A MacLeod

www.namsurveying.co.uk

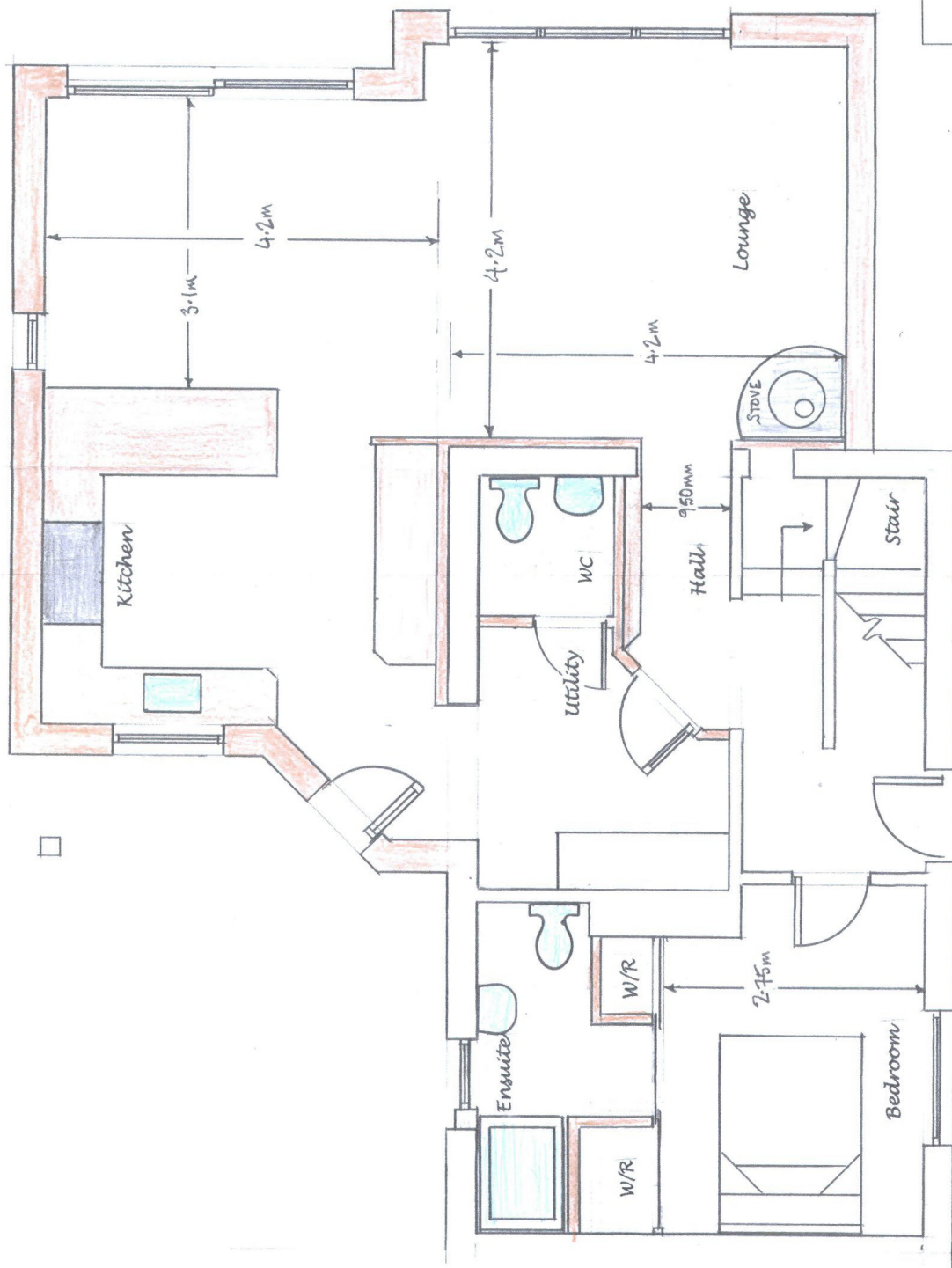
Tel: 07884177328

e-mail: namacleod@aol.com

Project: Alterations and extension at 7 Ardblairst
Road, Blairgowrie PH10 6QA

Scale: 1: 50 Drawing No: 6

Drawing ref: Proposed Vertical Cross-Section B-B
Date: June 2018



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Tel: 07884177328	
e-mail: namacleod@aol.com	
Project: Alterations and extension at 7 Ardblair Road, Blairgowrie PH10 6QA	
Scale: 1:50	Drawing No: 5
Drawing ref: Proposed Ground Floor Plan	
Date: June 2018	

Proposed Ground Floor Plan 1:50



Norman A MacLeod

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Tel: 07884177328

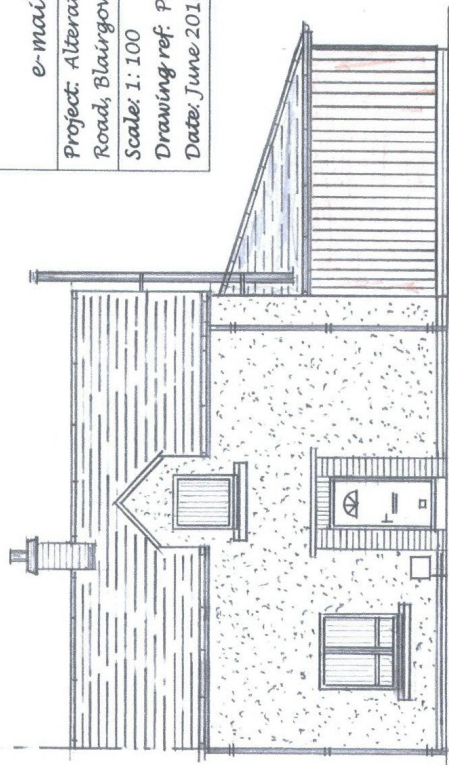
e-mail: namacleod@aol.com

Project: Alterations and extension at 7 Ardblairst
Road, Blairgowrie PH10 6QA

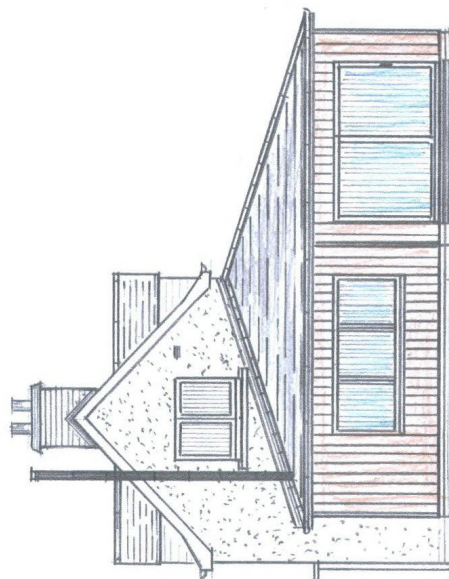
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Drawing ref: Proposed Elevations

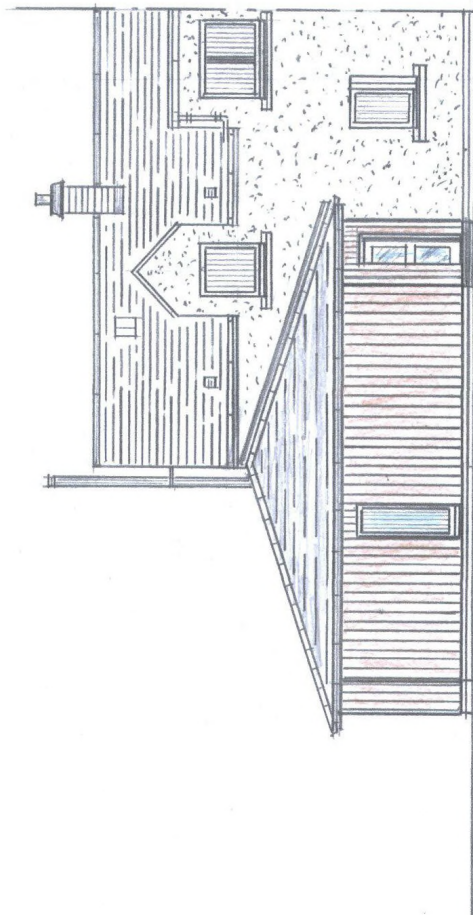
Date: June 2018



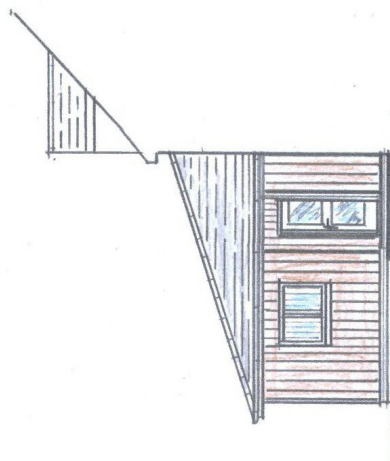
Proposed North Elevation 1:100



Proposed West Elevation 1:100



Proposed South Elevation 1:100



Proposed East Elevation 1:100



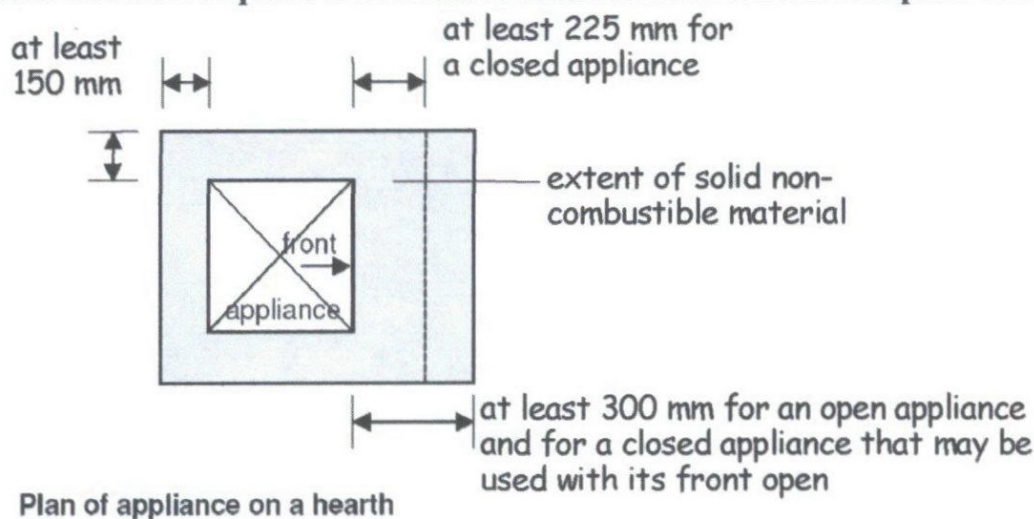
STOVE AND FLUE

The stove is a Jotul F 134 wood burning stove with a stainless steel double skin chimney flue.

The following specification notes will be provided to Building Standards

Wood burning stove and hearth: A free-standing, solid, non-combustible hearth at least 840 x 840 mm minimum plan area and at least 12 mm thick, provided the appliance will not cause the temperature of the top surface of the hearth on which it stands to be more than 100° C. See layout below.

Note: The stove requires to be at least 300mm from all combustable parts of the wall.



Stoves and air supply: Provide a 225x150mm grille for a permanent supply of combustion air for the stove.

Stove to be factory made complying with BS8303: 1994.

Solid fuel appliance installations should be constructed and installed carefully to ensure that the entire installation operates safely. Installations should be constructed and installed in accordance with the requirements of BS 8303:Parts 1 to 3: 1994.

Chimney for the stove: All combustable material to be at least 50mm from the chimney.

Chimney to be factory made (Selkirk or similar approved) stainless steel twin-walled and insulated and taken through the roof space and be at least a 2.3m clear horizontal distance as well as 1m above the tiled roof finish. Provide support stays to the stainless steel chimney in accordance with the manufacturer's recommendations.

EXTERNAL FINISHES FOR EXTENSION AT 7
ARDBLAIR ROAD, BLAIRGOWRIE PH10 6QA

Roof – Grey concrete tiles

External walls – Vertically aligned timber cladding

Windows and external doors – Brown UPVC frame and double-glazed units

Gutter and rainwater pipes – Black UPVC

Requirements / Exigences / Requisitos / Requisiti / Vereisten / Forderungen	
Supplier / Fabricante / Fornitore / Vereisten / Lieferant:	Jøtul AS
Product models Produits concernés Modelos Modelli Product modellen Varianten der Feuerstelle	Jøtul F 130 Series: Jøtul F 134 Jøtul F 135 Jøtul F 136 Jøtul F 137
Energy efficiency class / Classe énergétique / Clase de eficiencia energética / Classe energetica / Energie efficiency klasse / Energieeffizienz-Klasse	A+
Direct heat output / Puissance réelle de sortie / Potencia calorífica emitida / Emissione di calore diretta / Directe warmte afgifte / Nennwärmeleistung	5,4 kW
Energy efficiency index / Index de rendement énergétique/ Índice de eficiencia energética / Indice di efficienza energetica / Energie efficiency index / Energieeffizienz- Index	111,4
Efficiency at nominal heat output / Rendement à puissance nominale / Eficiencia al rendimiento nominal / Efficienza alla potenza nominale / Efficiency bij nominale warmte afgifte / Wirkungsgrad bei Nennheizleistung	83 %
<ul style="list-style-type: none"> Any specific precautions that shall be taken when the local space heater is assembled installed or maintained. Toutes les précautions spécifiques doivent être prises lors de l'assemblage, l'installation ou l'entretien de l'appareil. Cualquier precaución específica que deba tenerse en cuenta durante el montaje, instalación o mantenimiento del equipo de calefacción Precauzioni specifiche da prendere quando il riscaldatore viene assemblato, installato o mantenuto in uno spazio. Eventuele specifieke voorzorgsmaatregelen die worden genomen wanneer de plaatselijke ruimteverwarming wordt gemonteerd, geïnstalleerd of onderhouden. Besondere Maßnahmen bei Montierung, Installation und Wartung. 	<ul style="list-style-type: none"> Fire safety precautions such as safety distances when installing, national standards, local codes and regulations. See the Instructions manual. Les précautions d'incendie telles que les distances de sécurité lors de l'installation, le suivi des normes, les codes locaux et les réglementations nationales. Veuillez lire le manuel d'installation. Precauciones frente a incendios como distancia de seguridad en la instalación, estándares nacionales, códigos locales y reglamentos. Lea el manual de instalación. Precauzioni per la sicurezza antincendio come le distanze di sicurezza durante l'installazione, le normative nazionali e locali. Leggere il manual. Brandveiligheidsmaatregelen, zoals veiligheidsafstanden bij installatie, nationale normen, lokale codes en voorschriften. Lees de installatiehandleiding. Für brenntechnische Verhältnisse, wie z.B. Aufstellbedingungen und nationale Forderungen. Siehe die Montage- und Bedienungsanleitung.

**TCP/11/16(563) – 18/01255/FLL – Extension to dwellinghouse
at 7 Ardblair Road, Blairgowrie**

REPRESENTATIONS

1/8/18

RECEIVED

02 AUG 2018

Dear Sir,

I write regarding planning application 18/01255/FLL. Applicant - MR CALUM DUNCAN. 7 ARDBLAIR ROAD, BLAIR GOWRIE PH10 6QA.

I note that it is for an extension to a dwelling house at NO 7 ARDBLAIR ROAD.

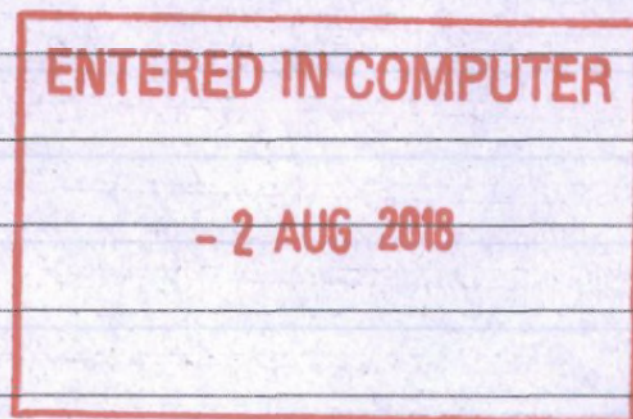
Main area of concern is that heavy vehicles transporting building materials will access the house at NO 7 via the track which runs beside our house. This is not a made road but a earth track for access to a field owned by [REDACTED]

[REDACTED] Our mains service for water and gas run underneath this track which was never intended for regular heavy traffic. Also the drains for our house lay beneath this track. We would seek assurance that building materials & vehicles transporting them

will use the road leading to the front of the house at No 7 and be dropped off there, therefore protecting our mains services and our house at Craigdonald.

I would like assurance of this in writing otherwise an objection would have to be lodged.

Yours faithfully



Memorandum

To	Development Quality Manager	From	Regulatory Service Manager
Your ref	18/01255/FLL	Our ref	LA
Date	02 August 2018	Tel No	

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5G

Consultation on an Application for Planning Permission

RE: Extension to Dwellinghouse, 7 Ardblair Road, Blairgowrie, PH10 6QA for Mr Calum Duncan

I refer to your letter dated 23 July 2018 in connection with the above application and have the following comments to make.

Recommendation

I have no objection in principle to the application but recommend the under noted condition be included on any given consent.

Comments

This application contains provision for a 7 kW wood burning stove and associated flue.

Perth and Kinross Council have a duty to assess biomass boilers for capacity within the range of 50kW to 20MW in terms of nitrogen dioxide and particulate matter based on their effect on air quality in the area. Based on the size of the proposed stove this will not be necessary in this case and I have no adverse comments to make with regards to air quality.

Another matter pertaining to the stove which could cause an issue is the potential for smoke or odour disamenity. This Service has seen an increase in complaints with regards to smoke and odour due to the installation of biomass appliances. This can be caused due to poor installation and maintenance of the biomass appliances and also inadequate dispersion of emissions due to the inappropriate location and height of a flue with regards to surrounding buildings.

I note from the submitted plans that the flue will discharge at roof ridge height of the existing dwellinghouse which will aid dispersion of emissions. I would advise that this could be further minimised by the use of fuel recommended by the manufacturer and I would therefore have no objections to this development provided that the following condition is attached to the consent.

Conditions

EH50 The stove shall be installed, operated and maintained in full accordance with the manufacturer's instructions and shall not be used to burn fuel other than that approved for use by the manufacturer of the appliance as detailed in the information supporting this permission

