

TCP/11/16(345)
Planning Application 14/01925/FLL - Alterations and extension to dwellinghouse 35 Paterson Drive, Blairgowrie, PH10 6TU

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TCP/11/16(345)
Planning Application 14/01925/FLL - Alterations and extension to dwellinghouse 35 Paterson Drive, Blairgowrie, PH10 6TU

**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 Mrs Isles

Address 34 Paterson Drive
Blairgowrie

Postcode PH10 6TU

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name Arthur Stone Planning

Address 24 Friar Street
Perth

Postcode PH2 0ED

Contact Telephone 07855538906

Contact Telephone 07972920357

Fax No

E-mail* info@arthurstoneplanning.co.uk

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

Yes No

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

☒ ☐

Planning authority

Perth and Kinross Council

Planning authority's application reference number

14/01925/FLL

Site address

34 Paterson Drive, Blairgowrie PH10 6TU

Description of proposed
development

Erection of extension to dwellinghouse

Date of application

11/11/14

Date of decision (if any)

15/12/14

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 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 type="checkbox"/> |
| 2. One or more hearing sessions | <input type="checkbox"/> |
| 3. Site inspection | <input 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 separate review 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.

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.

Planning review statement.
Location Plan
Detailed design drawings

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 Perth and Kinross Council Offices, High Street, Perth until such time as the review is determined. It is 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 agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

Alison Arthur

Date

13/02/15



Local Review Statement

14/01925/FLL
Extension to dwellinghouse
35 Paterson Drive
Blairgowrie PH10 6TU

On behalf of Mrs S Isles

Arthur Stone Planning
24 Friar Street
Perth. PH2 0ED

07972920357
07855538906

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www.arthurstoneplanning.co.uk

Introduction

The purpose of this statement is to provide a reasoned justification against the refusal of planning application 14/01925/FLL by Perth & Kinross Council for an extension to dwellinghouse at 35 Paterson Drive, Blairgowrie PH10 6TU.

The application was refused for the following 2 reasons:

1. The proposal, by virtue of its scale and unbalanced design, is not in keeping with either the character or appearance of the existing residential property and will result in an incongruous development being introduced into the local area. Accordingly, the proposal is contrary to Policies RD1, PM1A and PM1B (c) of the Perth and Kinross Local Development Plan 2014.
2. The proposals as submitted would result in a cramped and over-intensive development of the site and cause the loss of private amenity space, to the extent that the space around the dwellinghouse would be inadequate to serve the purposes of the extended unit, to the detriment of the amenity of the house and surrounding area. Approval of the application would therefore be contrary to Policy RD1 of the Perth and Kinross Local Development Plan 2014.

Given the narrow focus of the concerns raised by the proposal the report will discuss the following issues only:

- Background
- Design and Visual Amenity
- Plot size and Garden Ground

The Delegated Report for this application raises no concerns in relation to the principle of the proposal; the proposed materials, residential amenity of neighbouring properties or road safety. In addition, no letters of representation or objection were received in connection with the proposal suggesting that the occupants of neighbouring properties did not consider that there would be a negative impact on the existing levels of residential amenity (privacy, overshadowing) that they currently enjoy.

Background

This proposal relates to a semi-detached, single storey, modest dwellinghouse set within a well established housing estate in Blairgowrie which was built in the 1970s. The existing dwelling comprises of 2 bedrooms a lounge, kitchen and bathroom with a small conservatory to the rear. The site measures approximately 275 square metres and the existing built footprint of the dwelling and conservatory measure 64 square metres.

The dwelling sits centrally within the site as is the norm within the surrounding area, with the larger area of garden ground to the front of the property adjacent to the public road (Paterson Drive). To the rear is an external sitting area, drying green, bin storage, shed and a paved parking area. There is a high retaining wall with mature planting on the north west boundary at the far rear of the site, close boarded fencing on the south western boundary and post and wire fencing on the north eastern boundary.

The site slopes up from Paterson Drive to the dwellinghouse and the rear garden area beyond, however the proposed development site is generally flat and suitable for development. There is a vehicular access into the site from Paterson Drive onto a long driveway up the south western boundary and a parking space at the top end of the site to the south of the garden shed in the north western corner of the site.

The site

The owners of the property are keen to remain within the area as they have lived there for a number of years but require more space, therefore the addition of a third bedroom in the former lounge and the new lounge extension would allow the property to work well for the owners and bring it more in line with the surrounding properties which are predominantly 3 and 4 bedroomed homes. The surrounding area is predominantly residential in nature, with the existing dwelling being distinctly out of scale with the surrounding properties as it smaller, being only single storey where those surrounding have a much greater visual impact at predominantly 2 storeys in height.

However, as the property is part of a semi-detached pair it would be entirely inappropriate to extend upwards and thus having a negative impact on the visual balance of the properties. Therefore, it is considered to be wholly appropriate to extend this modest dwelling to the rear onto the paved area previously used for car parking and the space currently occupied by the garden shed. It should be noted that the garden shed will be removed from the site as additional storage will be provided within the new extension therefore negating the need for garden storage. This would allow for the creation of the space the family so desperately need with a negligible impact on the existing levels of usable amenity space retained.

In addition, it should be noted that the removal of the top section of the driveway/parking would not be a road safety issue as there would be approximately 40 square metres of driveway remaining which would allow for adequate off street parking provision for a three bedroomed house. Perth and Kinross Councils Transportation team had no objections to the loss of a section of the existing driveway.

The Proposals

The proposed simple, single storey extension would measure approximately 28.5 square metres being rectangular in shape and positioned into the north western corner of the site. The proposed extension would appear smaller than the existing dwellinghouse with a lower ridge height, stepping down from the main building due to the shallower roof pitch, and stepping back from the existing building line which allows the extension to be completely subordinate to the host building. The proposed finishes would match the existing building, white dry dash render, white UPVC windows and doors with a small area of horizontal timber cladding on the face of the south westernmost elevation of the proposed extension looking down the driveway towards the public road (Paterson Drive). These finishes are entirely appropriate for the age and style of the building and the surrounding properties. It is noted that the case officer was comfortable with the proposed finishes.

Design and Visual Amenity

Local Character

In terms of the local character of the area, it is considered that this has not been adequately identified at any point in the delegated report. The local architectural character of the area can be characterised by a mix of house types of a 70s style, including predominantly larger, two storey properties and also by different materials and various piecemeal extensions over time. As such, it is considered that this extension, which incorporates a pitched roof, an appropriate range of materials and fenestration and is single storey in height would not be out of place with the local architectural character of the area and would echo the 1970s style and design of neighbouring properties.

Adopted Local Plan Policy

Policy RD1 – Residential Areas

Residential amenity will be protected and where possible improved. Proposals will be encouraged where they are compatible with the amenity and character of the area.

Policy PM1A – Place making

Development must respect the character and amenity of the place.

Policy PM1B(c) – to ensure the design and density should complement the surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.

With reference to the above policies we contend that the proposals meet the terms of the Adopted Local Plan as detailed above. The scale and proportions of the proposed extension are visually subordinate to the host building due to the stepping down of ridge height, the stepping back of the extension footprint from the existing building line and the small scale nature of the proposals. As such the proposed extension would not dominate the building, thus preserving its original character.

In addition, most importantly, when viewed from the public road, the extension would appear as a balanced, relatively small extension, extending only 3.3 meters out from the side elevation of the dwelling – comparable to the scale and proportions of an average sized garage building adjacent to a dwellinghouse. In addition, the existing property and the proposed extension would be set well back from the road, separated from Paterson Drive by a sizeable area of garden ground which would further ensure that that the proposals would have a negligible impact on the surrounding street scene.

Scale and proportion

The officer states within the report of handling that their main concern is the ‘accumulation of extensions in the rear garden’, which ‘detracts from the appearance of the dwellinghouse’ and results in ‘a cramped over intensive development’. The report also states that the site would appear ‘oppressive’. Finally, it is stated that ‘the visual prominence of the building will detrimentally alter the character and amenity of the area’. We believe these exaggerated terms are not applicable to the modest appearance of the proposed single storey extension from public viewpoints within the surrounding streetscape as shown below in the submitted drawing showing the proposed public front elevation.



We would argue that the character of Paterson Drive and the surrounding streets is determined by the large front garden areas and the eclectic mix of housing types which add to the sense of place and local amenity and not the extensions in the rear gardens.

This extension has been carefully designed to have a minimal visual impact when viewed from public vantage points appearing as a very small single storey side extension from Paterson Drive, in no way ‘oppressive’ or ‘over intensive’ and would certainly not have a detrimental impact on the surrounding community and their existing amenity levels.

Site size and garden ground

The site is easily of a size to accommodate the proposed extension as the existing house and conservatory have a footprint of approximately 64 square metres therefore the addition of the extension, measuring approximately 28.5 square metres, would mean the footprint increases to 92.5 square metres which would equate to approximately 33% of the plot which is less than a third of the overall site. Not 38% as mistakenly noted in the report of handling. It is generally considered to be good practice to ensure that approximately one third is built footprint where possible with two

thirds amenity space where possible to include, driveway, bin storage, garden ground etc. The proposals meet these standards and would not significantly reduce the useable levels of garden ground to the rear as discussed above.

The house was originally designed to have the majority of its amenity space to the front of the site which will remain as existing. Furthermore, the existing levels of private, useable, rear garden ground are currently approximately 76 square metres which would reduce to approximately 63 square metres with the construction of the extension. This small loss of private garden ground is not considered to be so prohibitive to warrant refusal

The proposed extension would only result in the loss of 13 square metres of the existing useable private amenity space to the rear of the dwelling as 15.5 square metres of the extension footprint would be accommodated on land currently utilised as parking and for the siting of a garden shed. It is considered that, on balance the benefits that the proposed additional living space would bring the family would outweigh the loss of a small amount of private garden space. Furthermore the area of garden ground to the front of the site more than compensates by allowing a large area for planting and gardening and would afford the dwellinghouse and extension a comfortable, airy setting which would not feel cramped or overdeveloped.

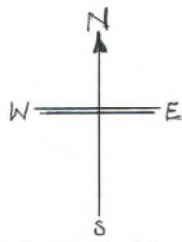
Parking

It should also be noted that although a section of the driveway would be utilised for the extension footprint, there would still remain approximately 40 square metres of driveway along the north eastern boundary for car parking which Perth and Kinross Transportation Officers have no objection to.

Summary

In conclusion, it is clear that the proposed single storey extension to the rear of 35 Paterson Drive would have a modest appearance from the public road and would have a minimal impact on the surrounding streetscene, as it is clearly of a scale, proportion and design to sit comfortably amongst the existing mixed architectural styles of residential dwellings within the area. Which, in conjunction with the use of appropriate finishing materials, which would match the existing property, would be an attractive addition to the existing dwelling whilst having a minimal impact on the existing levels of private useable garden ground to the rear of the property.

Mrs Isles therefore asks that the application is examined by local councillors whilst considering the previous points raised to allow for a fair and thorough assessment of the proposal for her and her family.



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

Location Plan 1:1250

Norman A MacLeod

Tel: 07884177328

e-mail: namacleod@aol.com

www.namsurveying.co.uk

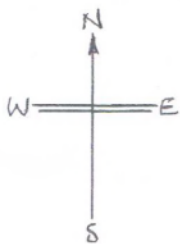
Project: Alterations and Extension to form a lounge at 35 Paterson Drive, Blairgowrie PH10 6TU

Scale: 1: 1250

Drawing No: 1

Drawing ref: Location Plan

Date: October 2014



Block Plan 1:200

0 2 4 6 8 10 METRES
1:200 SCALE BAR

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Project: Alterations and Extension to form a lounge at 35 Paterson Drive, Blairgowrie PH10 6TU

Scale: 1: 200

Drawing No: 2

Drawing ref: Block Plan

Date: October 2014



Existing South East Elevation 1:100



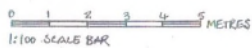
Existing North East Elevation 1:100



Existing North West Elevation 1:100



Existing South West Elevation 1:100



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Project: Alterations and Extension to form a lounge at 35 Paterson Drive, Blairgowrie PH10 6TU

Scale: 1: 100

Drawing ref: Existing Elevations

Date: October 2014

Drawing No: 3

Boundary

Retaining wall

Steps

Conservatory

Kitchen

Bedroom

Bathroom

Lounge

Hall

Bedroom

Stair

Existing Ground Floor Plan 1:50

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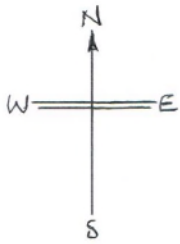
Project: Alterations and Extension to form a lounge at 35 Paterson Drive, Blairgowrie PH10 6TU

Scale: 1: 50

Drawing No: 4

Drawing ref: Existing Ground Floor Plan

Date: October 2014



Proposed Block Plan 1:200

0 2 4 6 8 10 METRES
1:200 SCALE BAR

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Project: Alterations and Extension to form a lounge at 35 Paterson Drive, Blairgowrie PH10 6TU

Scale: 1: 200

Drawing No: 5

Drawing ref: Proposed Block Plan

Date: October 2014



Proposed South East Elevation 1:100



Proposed North East Elevation 1:100



Proposed North West Elevation 1:100



Proposed South West Elevation 1:100



External Finishes

Roof - Dark Grey Concrete Tiles
 External Walls - White dry dash render &
 horizontally aligned timber boards
 Windows and Doors - White UPVC
 Gutters and rups - White UPVC

Norman A MacLeod

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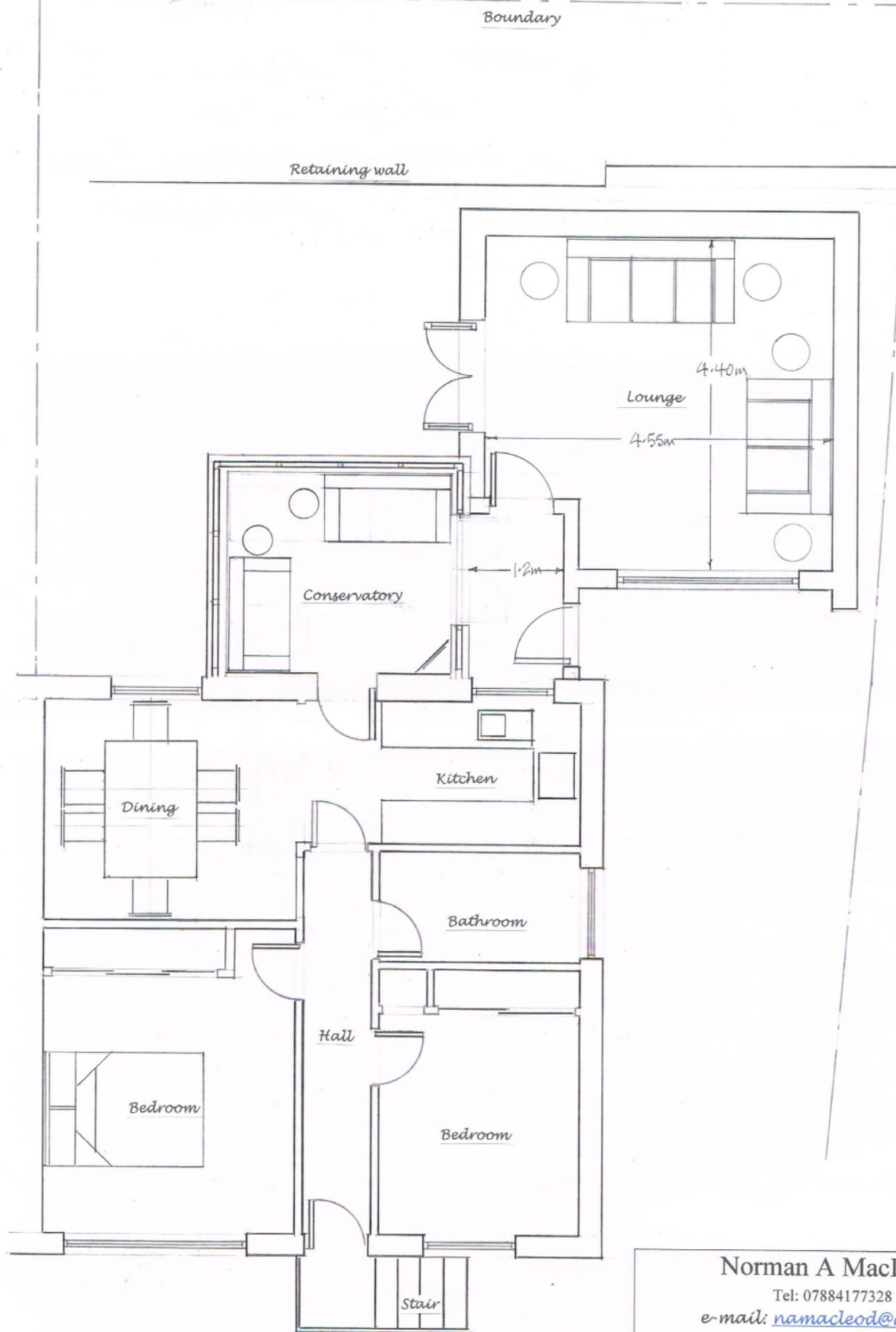
Project: Alterations and Extension to form a
 lounge at 35 Paterson Drive, Blairgowrie PH10
 6TU

Scale: 1: 100

Drawing No: 6

Drawing ref: Proposed Elevations

Date: October 2014



Proposed Ground Floor Plan 1:50

0 1 2 3 4 5 METRES
1:50 SCALE BAR

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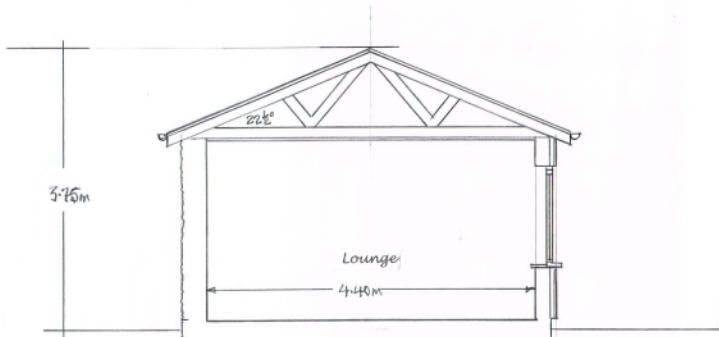
Project: Alterations and Extension to form a lounge at 35 Paterson Drive, Blairgowrie PH10 6TU

Scale: 1: 50

Drawing No: 7

Drawing ref: Proposed Ground Floor Plan

Date: October 2014



Proposed Vertical Cross Section A-A 1:50



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Project: Alterations and Extension to form a lounge at 35 Paterson Drive, Blairgowrie PH10 6TU

Scale: 1: 50

Drawing No: 8

Drawing ref: Proposed vertical Cross Section A-A

Date: October 2014

TCP/11/16(345)
Planning Application 14/01925/FLL - Alterations and extension to dwellinghouse 35 Paterson Drive, Blairgowrie, PH10 6TU

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENT *(included in applicant's submission, see pages 695-702)*

PERTH AND KINROSS COUNCIL

Mrs S Isles
c/o Norman MacLeod
18 Walnut Grove
Blairgowrie
PH10 6TH

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 15th December 2014

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **14/01925/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 11th November 2014 for permission for **Alterations and extension to dwellinghouse 35 Paterson Drive Blairgowrie PH10 6TU** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The proposal, by virtue of its scale and unbalanced design, is not in keeping with either the character or appearance of the existing residential property and will result in an incongruous development being introduced into the local area. Accordingly, the proposal is contrary to Policies RD1, PM1A and PM1B (c) of the Perth and Kinross Local Development Plan 2014.
2. The proposals as submitted would result in a cramped and over-intensive development of the site and cause the loss of private amenity space, to the extent that the space around the dwellinghouse would be inadequate to serve the purposes of the extended unit, to the detriment of the amenity of the house and surrounding area. Approval of the application would therefore be contrary to Policy RD1 of the Perth and Kinross Local Development Plan 2014.

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 "Online Planning Applications" page

Plan Reference

14/01925/1

14/01925/2

14/01925/3

14/01925/4

14/01925/5

14/01925/6

14/01925/7

REPORT OF HANDLING

DELEGATED REPORT

Ref No	14/01925/FLL	
Ward No	N3- Blairgowrie And Glens	
Due Determination Date	10.01.2015	
Case Officer	Gillian Peebles	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Alterations and extension to dwellinghouse

LOCATION: 35 Paterson Drive Blairgowrie PH10 6TU

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: 27 November 2014

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

The application site refers to a semi-detached property located within a long established residential area in Blairgowrie. The property has previously been extended to the rear by means of a conservatory and contained within the rear garden is a garden shed. The boundary treatments on the north east and south west boundaries consist of a post and wire fence and the north west boundary is bounded by retaining walls with a hedge behind. The topography of the site is such that the site slopes considerably from the south east of the site up to the north west with retaining walls provided in the rear garden as indicated.

Planning consent is sought to extend the dwellinghouse to form a lounge which will in turn allow the internal layout to be amended allowing for a further bedroom in the existing lounge. The new extension will be accessed off the existing conservatory.

SITE HISTORY

None recent.

PRE-APPLICATION CONSULTATION

No pre application enquiry has been received in relation to this proposal.

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 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 2: Shaping Better Quality Places

Part F of Policy 2 seeks to 'ensure that the arrangement, layout, design, density and mix of development and its connections are the result of understanding, incorporating and enhancing present natural and historic assets, the multiple roles of infrastructure and networks and local design context, and meet the requirements of Scottish Government's Designing

Places and Designing Streets and provide additional green infrastructure where necessary'.

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. Small areas of private open space to be retained 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 adaption.

OTHER POLICIES

None

CONSULTATION RESPONSES

None required

REPRESENTATIONS

None at time of report

ADDITIONAL STATEMENTS RECEIVED:

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

APPRAISAL

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

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 Blairgowrie where Policies RD1: Residential Areas and PM1A and PM1B (sub category c) 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 of the Local Development Plan seeks to ensure that all developments contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. Policy PM1B (c) seeks to ensure the design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.

The proposal is not considered to comply with these policies for the reasons stated elsewhere in the report.

Design and Layout

The proposal is to extend the dwellinghouse to provide a lounge to the rear allowing the existing lounge to be used as a bedroom. The extension is sizeable measuring 29 square metres. A link is proposed from the existing conservatory into the new lounge extension which will be located in the northeast/northwest corner of the rear garden. Finishing materials will match those of the existing dwelling with the exception of a small section of timber cladding on the south west elevation.

My main concern with this proposal is with the accumulation of extensions in the rear garden. Notwithstanding the small plot size, the accumulation of extension detracts from the appearance of the dwellinghouse. The proposal as submitted does not harmonise with the existing dwellinghouse and as such will result in a cramped and over-intensive development.

The accumulation of extensions including the outbuilding will result in the site appearing oppressive. Approval of this application will exacerbate the existing situation. The site is inadequate in size to satisfactorily accommodate this development without affecting the residential amenity of the existing house.

I consider that in this instance the proposal does not respect the form of the original house and is therefore contrary to Policy RD1 and PM1 of the Local Development Plan as the visual prominence of the building will detrimentally alter the character and amenity of the area.

Private Amenity Space

The application site is set within a plot size measuring approximately 256 square metres and other than the dwellinghouse itself contains a garden shed measuring 3.5 square metres. The dwelling including the conservatory extension has a footprint of 64 square metres. The proposed rear extension which measures 29 square metres would result in a build to plot ratio of 38 per cent which is excessive. The remaining useable rear garden after development equates to 36 square metres which would not leave an adequate level of private amenity space for a 3 bed dwellinghouse.

The extent in which private amenity space is used relates specifically to the dwellings occupants. It is therefore particularly difficult to forecast the extent of garden ground required and ultimately overtime this will change with any new inhabitant. Notwithstanding this it is important to seek an outside area that can perform the minimum to be expected of a garden i.e. clothes drying, dustbin storage and sitting out. Having had the opportunity to inspect the site I do not consider that a functional private rear amenity space will be maintained after development to serve the needs of an extended 3 bed dwellinghouse. Generally, we look for a rear private amenity space of 100 square metres although in some situations this is not achievable depending on site characteristics and surrounding plot densities. In this particular case the current rear garden is considerably less than 100 square metres, however, by erecting an extension in the manner indicated will result in a much smaller private amenity space of less than 50 square metres.

Residential Amenity

In terms of residential amenity, the proposal has windows located within 9 metres of the south east boundary. Generally, windows should not be located within 9 metres of a communal boundary with a residential property as there is a potential to overlook that property and therefore impact on the privacy and amenity of that property. Although constructed under permitted development the existing conservatory has glazing within 9 metres of the south east boundary and therefore currently overlooks the neighbouring property which appears to be tolerated as the boundary treatments are low level and do not prevent overlooking. I do not consider in this instance the glazing proposed on the extension will be any more onerous than the existing situation.

Visual Amenity

Whilst the majority of the proposal cannot be seen from a public viewpoint and does not necessarily impact on the streetscene, the accumulation of extensions on the rear elevation erodes the character and appearance of the existing dwellinghouse which results in the original architecture of the dwelling being lost.

Landscape

The proposal is set within existing garden ground and would have no adverse impact on the wider landscape.

Roads and Access

I do not have any concerns with roads or access matters.

Drainage and Flooding

The site is not within an area at risk of flooding. There are no concerns with drainage as part of this 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

Refuse the application

Conditions and Reasons for Recommendation

1. The proposal, by virtue of its scale and unbalanced design, is not in keeping with either the character or appearance of the existing residential property and will result in an incongruous development being introduced into the local area. Accordingly, the proposal is contrary to Policies RD1, PM1A and PM1B (c) of the Perth and Kinross Local Development Plan 2014.
2. The proposals as submitted would result in a cramped and over-intensive development of the site and cause the loss of private amenity space, to the extent that the space around the dwellinghouse would be inadequate to serve the purposes of the extended unit, to the detriment of the amenity of the house and surrounding area. Approval of the application would therefore be contrary to Policy RD1 of the Perth and Kinross Local Development Plan 2014.

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

- 1 This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. (See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).
- 2 Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the planning authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
- 3 As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the planning authority written notice of that position.

- 4 An application for Building Warrant may be required.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

14/01925/1

14/01925/2

14/01925/3

14/01925/4

14/01925/5

14/01925/6

14/01925/7

Date of Report 08.12.2014