

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 Nicola Topping
Address 2 Glenfarg Terrace
Moncrieffe
Perth

Postcode PH2 0AP

Contact Telephone 1 [REDACTED]
Contact Telephone 2

E-mail* [REDACTED]

Agent

Name
Address

Postcode

Contact Telephone 1
Contact Telephone 2

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

Planning Authority

Perth and Kinross

Planning authority's application reference number 24/00558/FLL

Site address 2 Glenfarg Terrace, Moncrieffe, Perth, PH2 0AP

Description of proposed development

Installation of shipping container (in retrospect)

Date of application 02/05/2024

Date of decision (if any) 03/06/2024

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 mark more than one box if you wish the review to be conducted by a combination of procedures.

- | | | |
|----|--|-------------------------------------|
| 1. | Further written submissions | <input checked="" type="checkbox"/> |
| 2. | One or more hearing sessions | <input type="checkbox"/> |
| 3. | Site inspection | <input type="checkbox"/> |
| 4. | Assessment of review documents only, with no further procedure | <input type="checkbox"/> |

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

The plan had always been to clad/soften the exterior of the container to fit it in with the surrounding however this had not been undertaken by the time the application had to be submitted. Unfortunately there was no space in the initial application to state what modifications would be taking place as this was done in retrospect.

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 |
| 2. | Is it possible for the site to be accessed safely, and without barriers to entry? | Yes |

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.

Background:

When I purchased this property in May 2023 I had planned to place the storage container on a temporary basis to house my belongings while I renovated the property. Unfortunately, the property had a lot more work needing done than initially anticipated. The main renovation works on the house are coming to an end over the next few months, then the garden renovation will commence.

In order to keep my expenses to a minimum I have been doing the vast majority of the work myself, as such I have purchased a range of DIY and gardening tools, all of which are stored in the container. As these add up to quite a sizeable investment, the steel container provides a level of security that a timber garden shed would not.

Going forward, I would like to keep this container to be used for the following purposes:

The front 1/4 as a garden shed to store general gardening tools.

1/4 will be shelved with boxes for seasonal storage

back 1/2 will be a tool store with a countertop to allow me to undertake future DIY and maintenance projects.

I will not be adding windows or additional doors to the container or modifying the steelwork in any way (other than maintenance welding if leaks occur) .

To respond to the initial complaint and rejection of the planning application;

I plan to clad the steel container with locally purchased timber making it look like a large wooden structure. I will also place flower boxes around the base to soften the "industrial" look. I can create a pitched or sloping roof if this would assist in softening the appearance and disguising it as more of a garden shed.

This cladding, and roof modification, could be carried out before November.

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.

I was asked to submit drawings and an application for the container in retrospect. At the time, personal finances did not allow me to clad the container for the final appearance to be taken into consideration. At the time my priority was on the living accommodation. When filling in the initial application, I did not see an appropriate place to discuss future appearance of the container, if I had this would have been included at the time.

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.

PDF containing Cladding and flower trough examples.

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 hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed: NTopping

Date: 26/8/24



Waney Edge



Cladding



Cladding

