



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 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 100650455-008

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.

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: *

Building Name:

Last Name: *

Building Number:

Telephone Number: *

Address 1
(Street): *

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Fax Number:

Country: *

Postcode: *

Email Address: *

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

| | | |
|----------------------|---------------------------------------|---|
| Title: | <input type="text" value="Mr"/> | You must enter a Building Name or Number, or both: * |
| Other Title: | <input type="text"/> | Building Name: <input type="text"/> |
| First Name: * | <input type="text" value="Jamie"/> | Building Number: <input type="text" value="2"/> |
| Last Name: * | <input type="text" value="Bussey"/> | Address 1 (Street): * <input type="text" value="Candy Farm Cottage"/> |
| Company/Organisation | <input type="text"/> | Address 2: <input type="text"/> |
| Telephone Number: * | <input type="text"/> | Town/City: * <input type="text" value="Glenfarg"/> |
| Extension Number: | <input type="text"/> | Country: * <input type="text" value="Perth"/> |
| Mobile Number: | <input type="text"/> | Postcode: * <input type="text" value="PH2 9QL"/> |
| Fax Number: | <input type="text"/> | |
| Email Address: * | <input type="text" value="REDACTED"/> | |

Site Address Details

| | |
|---|--|
| Planning Authority: | <input type="text" value="Perth and Kinross Council"/> |
| Full postal address of the site (including postcode where available): | |
| Address 1: | <input type="text" value="2 CANDY FARM COTTAGE"/> |
| Address 2: | <input type="text" value="GLENFARG"/> |
| Address 3: | <input type="text"/> |
| Address 4: | <input type="text"/> |
| Address 5: | <input type="text"/> |
| Town/City/Settlement: | <input type="text" value="PERTH"/> |
| Post Code: | <input type="text" value="PH2 9QL"/> |

Please identify/describe the location of the site or sites

| | | | |
|----------|-------------------------------------|---------|-------------------------------------|
| Northing | <input type="text" value="709982"/> | Easting | <input type="text" value="311833"/> |
|----------|-------------------------------------|---------|-------------------------------------|

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Extension to dwelling house

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See Notice of Review report

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 the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

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. You can attach these documents electronically later in the process: * (Max 500 characters)

Notice of Review Report Proposed Elevations and Floor Planning Permitted development options Highlighted extract from permitted development flowchart

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

24/01943/FLL

What date was the application submitted to the planning authority? *

20/12/2024

What date was the decision issued by the planning authority? *

13/03/2025

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

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

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

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 (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Derek Balfour

Declaration Date: 02/05/2025

**NOTICE OF REVIEW
REFUSAL OF PLANNING PERMISSION REF Ref 24/01943/FLL
EXTENSION TO DWELLINGHOUSE AT
2 CANDY FARM COTTAGES, GLENFARG**

STATEMENT OF REASONS FOR REVIEW

Further to the planning refusal Ref 24/01943/FLL, we wish for all reasons given by Perth and Kinross Council that the refusal to be reviewed by the local review body for the supporting reasons noted below

BACKGROUND

2 Candy Farm Cottages is a small semi-detached farm cottage which is in poor state of repair and is situated on a large plot, accessed by single track private road.

My client, Mr Bussey, purchased the property in July 2023, with the intension of modernising and extending the property.

The existing cottage is very small to accommodate a family living in a rural situation.

Mr Bussey initially wanted to a large extension to accommodate his children (the family is blended so he is looking for individual bedrooms for when this kids from a previous relationship come to stay), along with guest bedrooms for visiting family and friends, given the remote location of the cottage.

Mr Bussey gets on well with the local property owners and together they contribute to the maintenance of the roads etc – photos showing the existing private access road attached at end of report.

This was the 3rd application refused, and we appreciate the original proposals were overbearing on the original cottage, however, we believe the final refused application presented a much scaled down extension which would allow a functioning modern dwelling whilst maintaining the cottage feel.

His initial plans were based on the gable features of Strawearn House which is passed on the access path to 2 Candy Cottages approved in 2004, ref 06/00218/FUL.

Perth and Kinross haven't initiated any contact to discuss their concerns or improvements and only sent out one email prior to refusals to inform reasons of refusal. The lack of engagement from Perth and Kinross Council leaves a situation where the client can build an slightly smaller altered version (see drawings showing Permitted development option) under permitted development with no input from Perth and Kinross rather than a slightly larger version with a similar frontage. Surely it would make sense for the council to enter communication rather than have a refuse without consideration of individual situation and parameters.

PREVIOUS APPLICATIONS

24/01943/FLL – Extension of dwellinghouse (application being appealed)

24/00441/FLL - Replacement extension to dwellinghouse and formation of balcony (refused)

23/01838/FLL - Replacement extension to dwellinghouse and formation of balcony (refused)

Refusal Reason 1

The proposal, by virtue of its footprint, the width of its southeast elevation, its design and its finishing materials, would have a detrimental impact on the modest scale, traditional character and environmental quality of the application property.

The refusal states that the proposals have a detrimental scale on the dwelling, however the extension has been designed to be only marginally over the permitted development allowances.

Note permitted development rights allow for side extensions where the extension does not front a road.

To tie in with the existing house we matched the house roof and pitch which made the ridge over 4m from the adjacent GL which was over the permitted development criteria.

The proposal was 20m² larger than that allowed under permitted development to allow the property to be comfortable for the family – the additional 20m² was focused mainly to the rear where the property has ample garden. A copy of a design that fits within the permitted development parameters has been uploaded as part of this application. The main changes are 1.2m less to dept, 400mm less to width and ridge under 4m from ground level.

The client intends to build this permitted development extension where the refusal is upheld, we feel this would lead to an extension which was detrimental to the property (shallower roof pitch and no forward emphasis on the gable)

A new dwelling was approved to the Strawearn House in 2004, ref 06/00218/FUL, which is of similar modern glass gable design. It is also of large massing and in a prominent location along the access road.

The finishing materials and reasons for use were as follows

Marley Moden duo concrete roof tiles in anthracite grey which is a small format concrete tile to give look of slate.

Smooth render walls, with local stone features. The previous mentioned Strawearn house uses a smooth render with stone in its features.

Anthracite Grey Windows – windows were traditional dark and we feel this would complement the house.

The client is however flexible on the finishes, and these were never highlighted as an issue by planning.

The existing house will be upgraded along with the extension to provide an efficient heating system with high levels of insulation as required by the technical standards adding to the overall efficiency of the dwelling house.

Refusal Reason 2

The proposal, by virtue of the width of its southeast elevation, its design and its finishing materials, would have a detrimental impact on the traditional character and environmental quality of the semi-detached pair of dwellinghouses.

See reasons above

Refusal Reason 3

The application, due to the lack of a bat survey, fails to demonstrate that bats will not be affected by the proposal.

A bat survey has never been requested by Perth and Kinross council, nor has the applicant had any reason to believe there is bats with in the property.

PHOTOGRAPHS



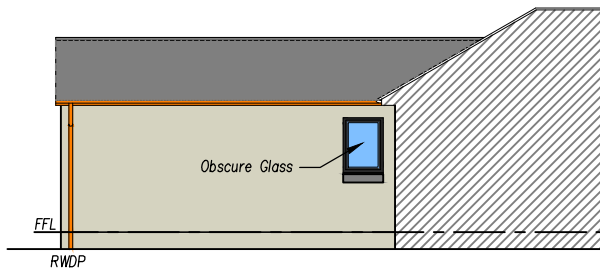
Photo Showing Strawearn House



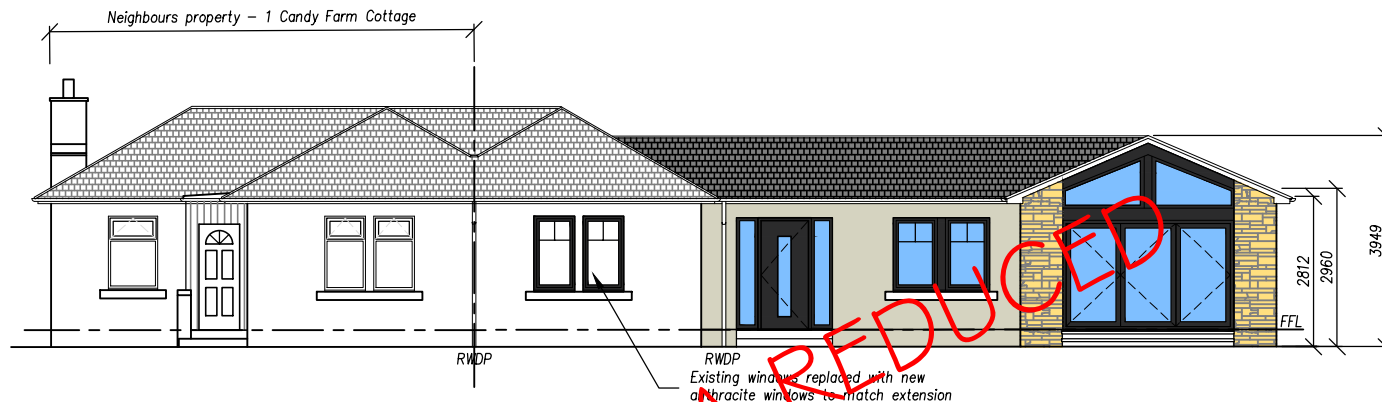
Photos Showing Access Road

PROPOSED EXTENSION FINISHES

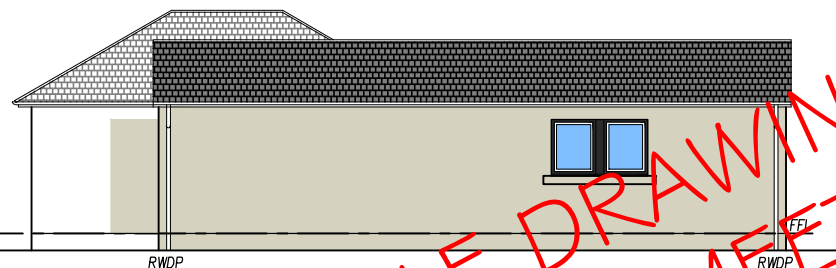
Anthracite Grey ext / White Internal Internal PVCu window frames
Walls to be White Smooth render.
Timber clad walls and dormers to be clad in vertical cedar cladding.
Roof tiles to be Marley Modern Duo tiles.
Anthracite Grey PVCu Soffit fascia and gutter



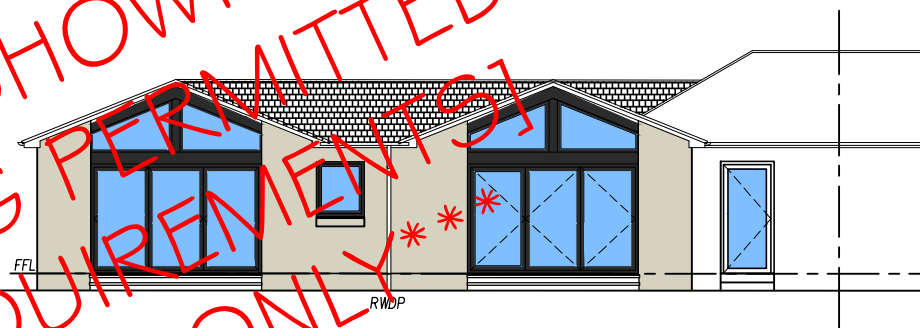
PROPOSED SOUTH WEST ELEVATION 1:100



PROPOSED SOUTH EAST ELEVATION 1:100



PROPOSED NORTH EAST ELEVATION 1:100



PROPOSED NORTH WEST ELEVATION 1:100

AREA OF EXISTING DWELLINGHOUSE = 75.75m²
AREA OF DWELLING HOUSE WITH PROPOSED
EXTENSION = 151.3m² (allowable PD 151.5)
AREA OF SITE = 2,079.6m²

SUREFIT DESIGN

Telephone : 07533 382645

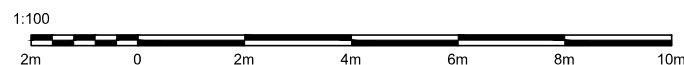
e-mail : derek@surefitdesign.co.uk

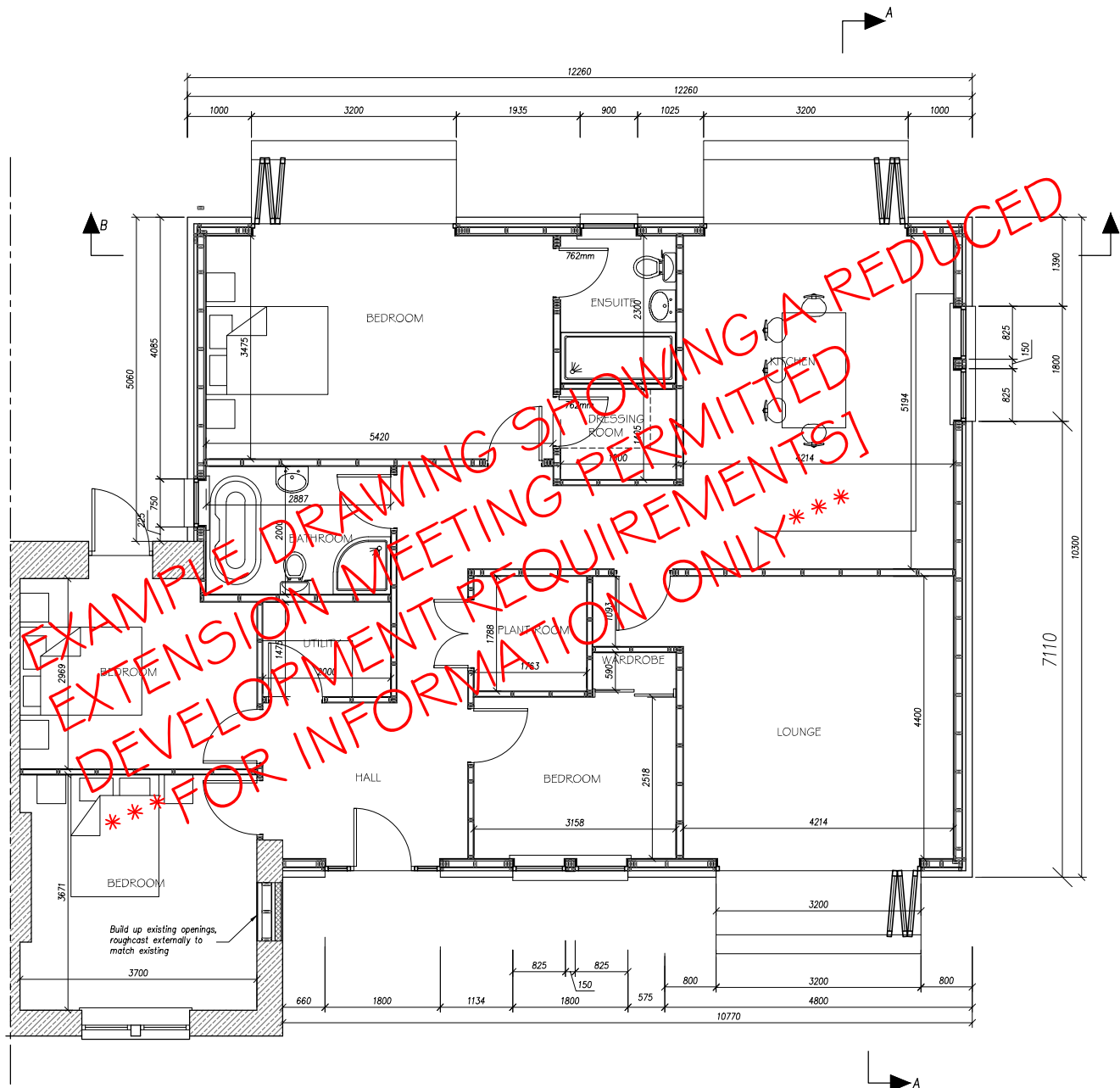
TITLE
PROPOSED EXTENSION
AT 2 CANDY FARM COTTAGE, GLENFARG, PH2 9QL.
FOR MR JAMIE BUSSEY
PROPOSED ELEVATIONS

DATE : 18/9/23

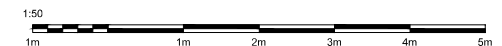
SCALE : 1:100

DRAWING NO : 23/073-02 REV : D





AREA OF EXISTING DWELLINGHOUSE = 75.75m²
 AREA OF DWELLING HOUSE WITH PROPOSED
 EXTENSION = 151.3m² (allowable PD 151.5)
 AREA OF SITE = 2,079.6m²



SUREFIT DESIGN

Telephone : 07533 382645

e-mail : derek@surefitdesign.co.uk

TITLE
 PROPOSED EXTENSION
 AT 2 CANDY FARM COTTAGE, GLENFARG, PH2 9QL
 FOR MR JAMIE BUSSEY
 PROPOSED GROUND FLOOR PLAN

DATE : 18/9/23

SCALE : 1:50

DRAWING NO : 23/073-04 REV : D

December 2012

Single Story Ground Floor Extension

Town & Country Planning (GPD) (Scotland) Amendment Order 2011



FLOWCHART SHOWING THE PERMITTED DEVELOPMENT EXAMPLE IS PERMITTED DEVELOPMENT

