



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 100725855-001

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.

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:	Interurban Developments Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	John	Building Name:	Inveralmond Business Centre
Last Name: *	Russell	Building Number:	6
Telephone Number: *	01738621129	Address 1 (Street): *	Auld Bond Road
Extension Number:		Address 2:	-
Mobile Number:		Town/City: *	Perth
Fax Number:		Country: *	United Kingdom
		Postcode: *	Ph1 3FX
Email Address: *	jr@iudev.co.uk		

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:	2
First Name: *	N	Building Number:	
Last Name: *	Todd	Address 1 (Street): *	Mid Lane
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Braco
Extension Number:		Country: *	Perth and Kinross
Mobile Number:		Postcode: *	FK15 9QR
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:	2 MID LANE
Address 2:	BRACO
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	DUNBLANE
Post Code:	FK15 9QR

Please identify/describe the location of the site or sites

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Northing	709526	Easting	283615
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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 dwellinghouse

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 LRB Appeal 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 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)

0-IDC0193_A1_Site_Appeal_24092025_C, 1-APPLICATION_FOR_PLANNING_PERMISSION-2371593, 2-LOCATION_PLAN-2373445, 3-EXISTING_SITE_PLAN-2375401, 4-PROPOSED_SITE_PLAN-2375400, 5-EXISTING_PLANS_AND_ELEVATIONS-2373444, 6-EXISTING_AND_PROPOSED_FLOOR_PLANS-2373447, 7-EXISTING_AND_PROPOSED_ROOF_PLANS-2373443, 8-PROPOSED_ELEVATIONS_AND_SECTION-2373448, 9-PERSPECTIVE_VIEWS-2373441, 10-REPORT OF HANDLING-2390023. 11-DECISION NOTICE-2390193.12-SUNLIGHT ANALYSIS. 13-Site Photos

Application Details

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

25/00810/FLL

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

02/06/2025

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

07/07/2025

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 John Russell

Declaration Date: 09/09/2025

Payment Details

Pay Direct

Created: 24/09/2025 08:20

2 MID LANE, BRACO - LRB STATEMENT

Our client hopes this short and concise appeal statement assists the Local Review Body's deliberations and enables support for the proposed extension to the dwellinghouse at 2 Mid Lane, Braco. There are no significant adverse effects on neighbouring amenity when the site's characteristics and the submitted visuals are taken into account. The proposal makes efficient use of existing housing stock and supports the continued functionality of a family home within the village.

It is respectfully submitted that the 2025 Officer's Report has not fully engaged with the material changes since the 2023 refusal, nor adequately considered the enhanced garden provision, compliant parking arrangements, and the applicant's clear family need for additional space. These matters are central to the assessment and demonstrate that the proposal aligns with both NPF4 and LDP2 policy objectives.

OFFICERS REPORT OF HANDLING

The case officer's report of handling highlights the main determining issues, the policy background and an assessment on how the relates to the applicable development plan policies. The issues, policies and Case Officer's view on the relationship with the LDP policies are summarised in the table below:-

	POICIES	COMPLIANCE	PKC COUNCIL CASE OFFICER ASSESSMENT
Landscape, Natural Heritage and Biodiversity	NPF4 Policy 1: Tackling the Climate and Nature Crises	✓	The proposal complies with national and local policy on landscape, natural heritage, and biodiversity
	Policy 2: Climate Mitigation and Adaptation		
Drainage and Flooding	NPF4 Policy 22: Flood Risk and Water Management	✓	Consultees have advised that this type of development does not raise any significant flood concerns.
	LDP Policy 53B: Water Environment and Drainage: Foul Drainage and Policy 53C: Water Environment and Drainage: Surface Water Drainage	✓	
Change of Use of land and Residential Amenity	NPF4 Policy 16: Quality Homes	Matter Preventing Support	Discussed in greater detail below - Reason 1. <ul style="list-style-type: none">• Lawful change of use (24/01897/FLL) expands and secures curtilage/garden ground.• Following 2024 approved garden extension site area = 1,740m², house footprint = 123m² (<7%).• Over 240m² of garden ground retained at the lower house level (vs 85m² originally) plus approved upper garden.• The proposal retains over 1.0 m on the north side and over 1.3 m on the south side of the property.
	LDP Policy 17: Residential Areas		
Roads and Access	NPF4 Policy 13: Sustainable Transport	Matter Preventing Support	Discussed in greater detail below - Reason 1 <ul style="list-style-type: none">• 2023 Application Parking Lost. 2025 Two off-street parking spaces are provided and can be conditioned if required.• Application Precedent: No. 4 Mid Lane approved with reduced parking - 1 space, see 06/02731/FUL.
	LDP Policy 60B: Transport Standards and Accessibility Requirements		
Design	NPF4 Policy Policy 14: Design, Quality and Place	Matter Preventing Support	Discussed in greater detail below - Reason 2 <ul style="list-style-type: none">• Family need and adaptability: the extension enables additional bedrooms and improved ground-floor layout to meet evolving household needs.• Extension with stepped gable + dormer to break up form, Not doubling width of north gable as suggested in Report of handling. 4.3m increase to 8.7m Gable.• Neighbouring extension precedents demonstrate streetscape integration• Matching materials.
	LDP Policy 1A: Placemaking and Policy 1B: Placemaking		

MATTERS PREVENTING SUPPORT

Reason 1 - In the interests of residential amenity, the proposals by reason of their extensive, cramped layout, loss of formal parking provision and excessive footprint would overdevelop the existing dwellinghouse and original garden ground, resulting in a building density and footprint-to-plot ratio which is dominant, overbearing and uncharacteristic of the surrounding built environment, to the detriment of established residential amenity levels at the house and immediate environs.

Approval would therefore be contrary to Policies 14(a) and 16(g) of National Planning Framework 4, 2023 as well as Perth & Kinross Council's Placemaking Guide 2020, Policies 1A, 1B(a) & (c) and 17(a) & (c) and 60B of Perth and Kinross Local Development Plan 2, 2019 and the National Roads Development Guide 2014, which seek to ensure that residential amenity levels are protected and that development is compatible with and contributes positively to the quality of the surrounding built environment, respecting the character and amenity of the place in which located.

Comment on Identified Planning Matter – We respectfully disagree with the assertion that the proposal represents overdevelopment or is contrary to NPF4 Policies 14(a) and 16(g), or to LDP2 Policies 1A, 1B and 17.

When comparing the 2023 refused block plan with the 2025 proposed block plan (shown adjacent), it is clear that the revised submission addresses earlier concerns. The overall site measures 1,740m², of which less than 7% would be built upon. Following development, over 240m² of functional garden ground remains at house level, supplemented by the upper garden extension (24/01897/FLL). This ensures generous and usable amenity space, well above the original curtilage provision.

In terms of parking, the 2025 block plan clearly shows two off-street spaces within the applicant's control. These are compliant with LDP2 Policy 60B and the National Roads Development Guide. The claim of "loss of provision" is not accurate. Notably, precedent exists at No. 4 Mid Lane, where reduced parking was accepted, yet the present proposal maintains full compliance.

Unlike several neighbouring properties (Nos. 4, 12, 13 and 14 Mid Lane), the proposal also retains side access on both flanks of the house, proposal retains over 1.0 m on the north side and over 1.3 m on the south side of the property, ensuring circulation, daylight and relief consistent with, or better than, nearby examples. Accordingly, the 2025 block plan demonstrates that the proposal does not result in dominance, overbearing impacts or harm to amenity. **Instead, it represents a proportionate and sustainable form of domestic development consistent with NPF4 and LDP2.**

Reason 2 - In the interests of visual amenity. The development, by virtue of the unsympathetic design, disproportionate size and excessive proportions will be poorly related to the host building and will as a result, appear disjointed, visually incongruous and out of keeping with the existing house and architectural character of the area in which located. The proposals are therefore contrary to Perth & Kinross Council's Placemaking Guide 2020, Policies 1A & 1B (parts a, b, c, d, & e) and 17(c) of the Perth & Kinross Council Local Development Plan 2, as well as Policies 14 (a), (b) & (c) and 16 (g) of National Planning Framework 4, as the development will not contribute positively to the quality of the surrounding built environment in terms of massing, shape, form, proportions and appearance, nor respect the character and amenity of the place.

Comment on Identified Planning Matter - We recognise that design is inherently subjective, but we respectfully disagree with the assertion that the proposed extension is of unsympathetic design or contrary to NPF4 Policy 14(c) or to LDP2 Policies 1A, 1B(c) and 17(c).

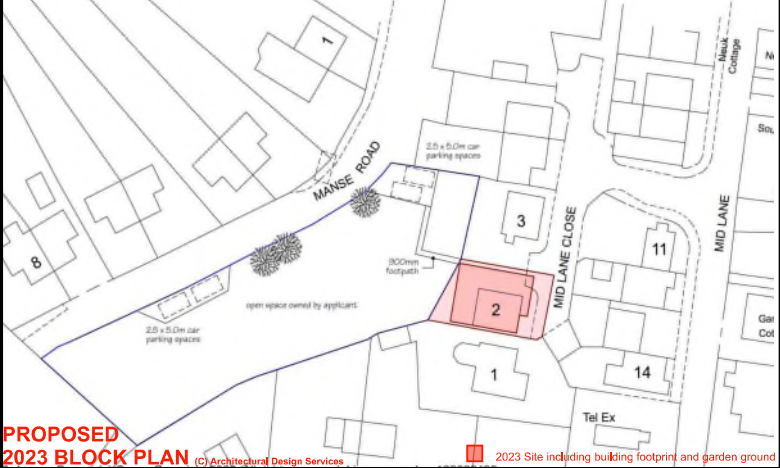
The refusal describes the house as being "doubled in width," but this is inaccurate. The north gable increases from 8.7m (incl porch) to 13m, proportionate to the site's generous curtilage of 1,740m² and well below thresholds normally associated with overdevelopment. The extension is no further forward than the existing building line. The character of Mid Lane already reflects varied dwelling sizes and extensions, several of which extend to boundaries or present wider elevations than the application property. Within this evolving context, the proposal sits comfortably and makes a positive contribution to local character, see perspectives opposite.

The design has been carefully articulated to remain subordinate to the original dwelling, employing stepped gables, a reduced ridge height, and modest dormer forms. These measures mitigate bulk, provide visual relief, and ensure that the visual primacy of the existing house is preserved. Importantly, the extension also responds to the growing needs of the applicant's family, providing additional bedrooms and an improved internal layout to support long-term adaptability, directly aligning with NPF4 Policy 16 (Quality Homes). **It is respectfully submitted that the Local Review Body should allow the appeal.**

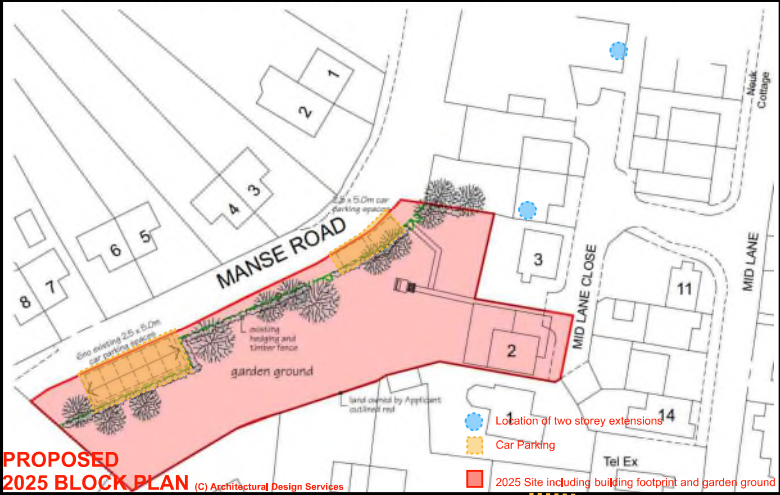
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A1.1
APPEAL STATEMENT



LOCATION PLAN (c) Architectural Design Services



PROPOSED 2023 BLOCK PLAN (c) Architectural Design Services



PROPOSED 2025 BLOCK PLAN (c) Architectural Design Services



PROPOSED PERSPECTIVES (c) Architectural Design Services



Interurban Developments Ltd
CONNECTING THE URBAN GRAIN



ID.C.0193 - 2 Mid Lane
Braco Dunblane FK15 9QR

Client: Mr N Todd
rev. date
No Revision

Document Date:
24.09.2025

Document Phase:
Planning Documents

APPEAL
STATEMENT

A1.1



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 100714722-001

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)

Extension to front rear and side of existing detached house

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

☒ No ☐ Yes - Started ☐ Yes – Completed

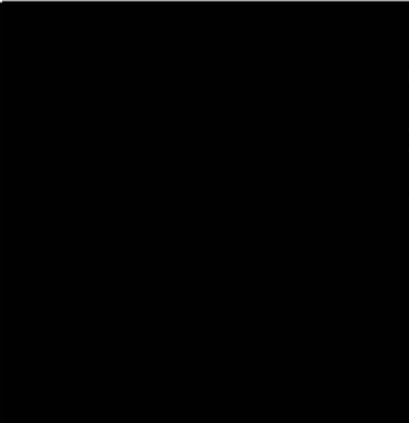
Applicant or Agent Details

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

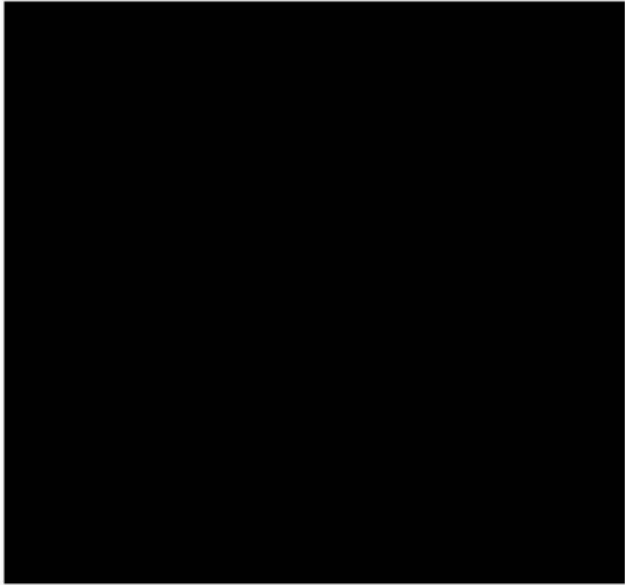
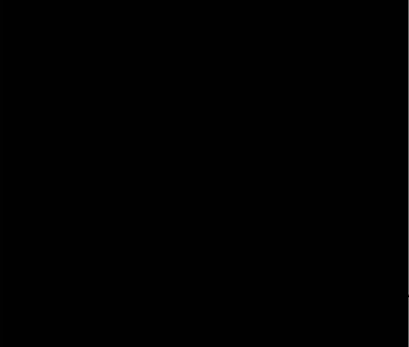
Company/Organisation:	Architectural Design Services		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Bill	Building Name:	
Last Name: *	Crawford	Building Number:	3
Telephone Number: *		Address 1 (Street): *	Ritchie Place
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Bo'ness
Fax Number:		Country: *	Scotland
Email Address: *		Postcode: *	EH51 9TU

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	
Other Title:		
First Name: *	N	
Last Name: *	Todd	
Company/Organisation		
Telephone Number: *		
Extension Number:		
Mobile Number:		
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:

2 MID LANE

Address 2:

BRACO

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

DUNBLANE

Post Code:

FK15 9QR

Please identify/describe the location of the site or sites

Northing

709526

Easting

283615

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: Bill Crawford

On behalf of: Mr N Todd

Date: 30/05/2025

☒ 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? *. This should have a north point and be drawn to an identified scale. ☒ Yes ☐ No
- 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.

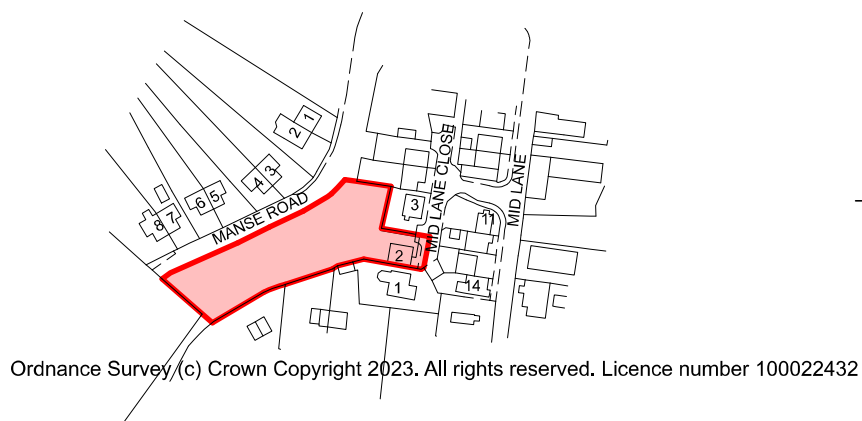
Declare – For Householder Application

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 Bill Crawford

Declaration Date: 30/05/2025





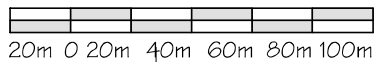
Location Plan

1:2500

Application Site Coloured Red

01

Scale 1:2500



status: Planning

project:

Extension & Alterations to
2 Mid Lane Close Braco FK15 9QR

client:

Mr N Todd

drawing title

Location Plan

drawn

bc

date

04-06-25

scale

as shown

job ref

194

drawing no

01

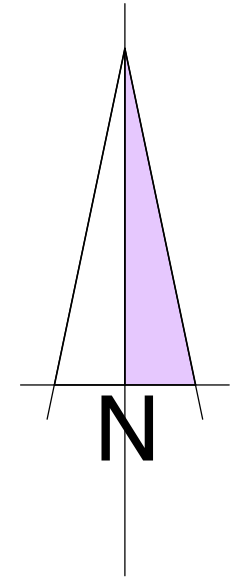
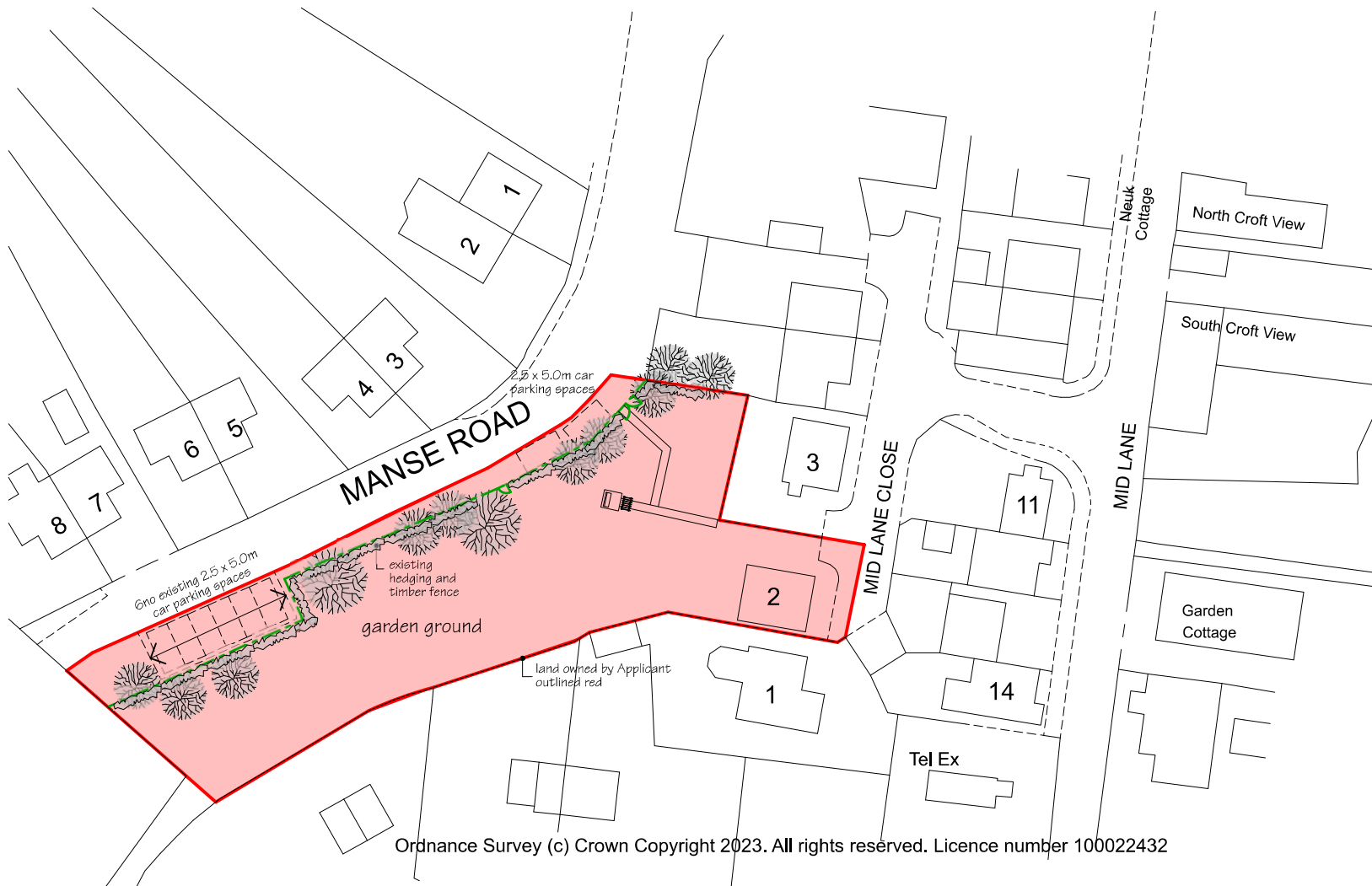
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ads

Architectural Design Services
3 Ritchie Place Bo'ness
West Lothian EH51 9TU

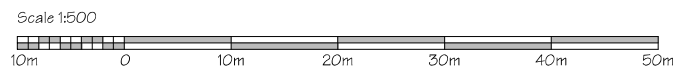
tel no 01506 829300 e-mail bill@cad-design.biz



status: Planning		
project:		
Extension & Alterations to 2 Mid Lane Close Braco FK15 9QR		
client:		
Mr N Todd		
drawing title		
Existing Site Plan		
drawn	date	scale
bc	04-06-25	as shown
job ref	drawing no	rev
194	02	

Existing Site Plan

1:500



Application Site Coloured Red

01

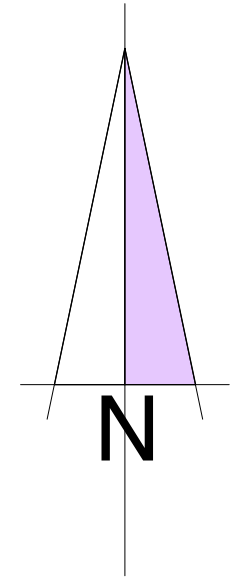
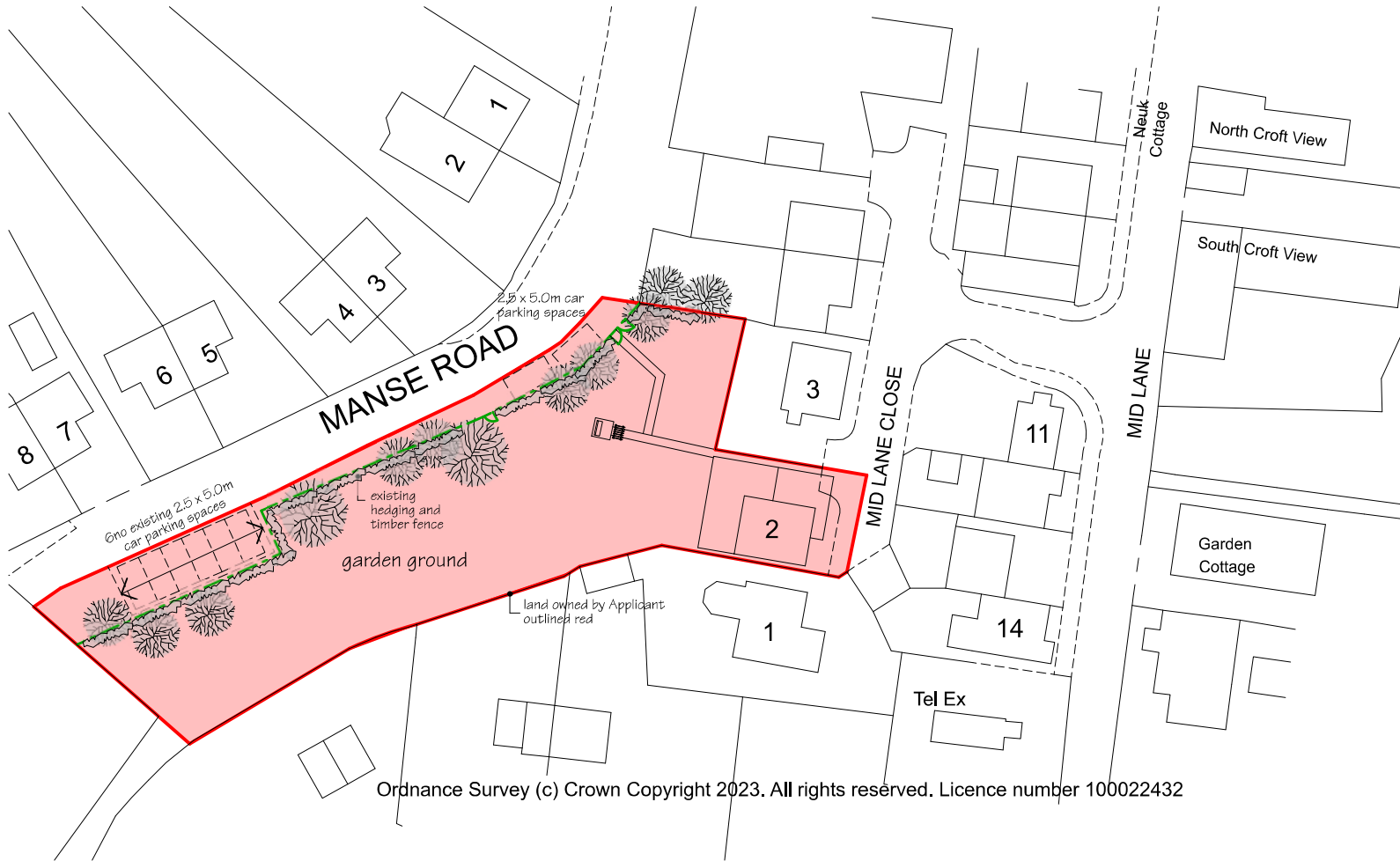
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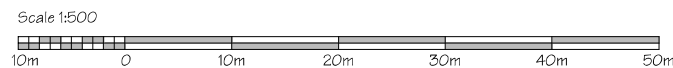
Architectural Design Services
3 Ritchie Place Bo'ness
West Lothian EH51 9TU



tel no 01506 829300 e-mail bill@cad-design.biz



Proposed Site Plan 1:500



Application Site Coloured Red

01

status: Planning		
project: Extension & Alterations to 2 Mid Lane Close Braco FK15 9QR		
client: Mr N Todd		
drawing title Proposed Site Plan		
drawn bc	date 04-06-25	scale as shown
job ref 194	drawing no 08	rev

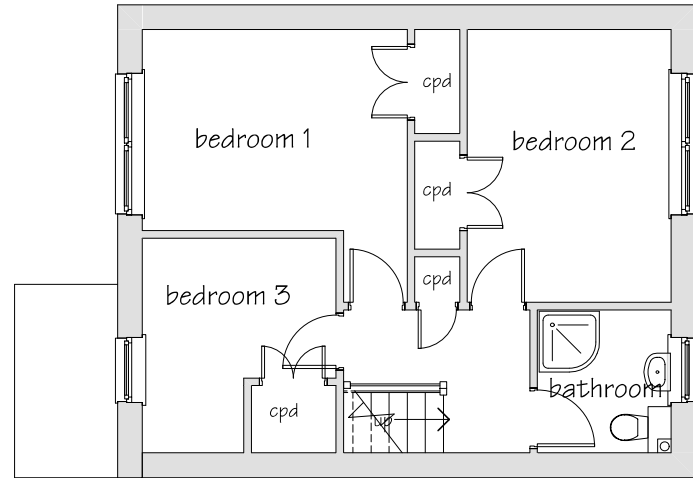
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ads

Architectural Design Services
3 Ritchie Place Bo'ness
West Lothian EH51 9TU



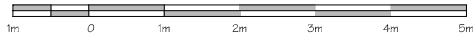
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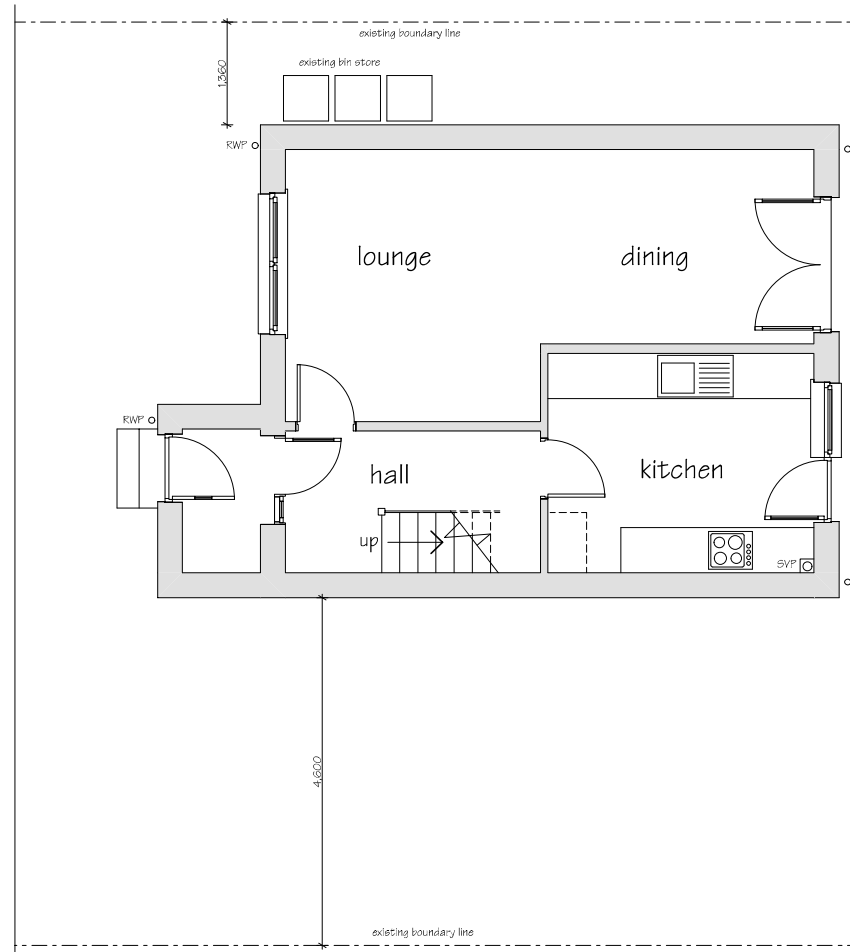
Existing First Floor Plan

1:50

Scale 1:50



02



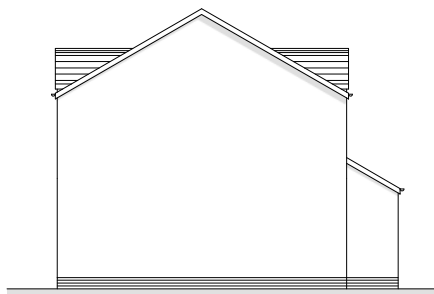
Existing Ground Floor Plan

1:50

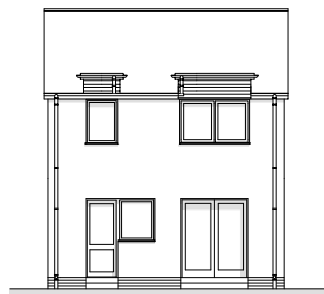
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status: Planning			
project: Extension & Alterations to 2 Mid Lane Close Braco FK15 9QR			
client: Mr N Todd			
drawing title Existing Floor Plans & Elevations			
drawn bc	date 04-06-25	scale as shown	
job ref 194	drawing no 03	rev	

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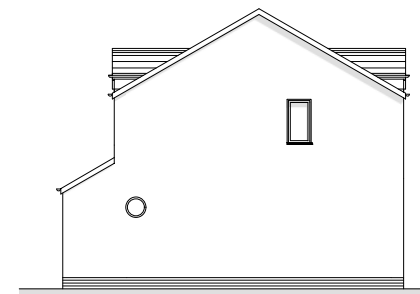
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

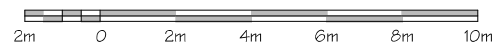


NORTH ELEVATION

Existing Elevations

1:100

Scale 1:100



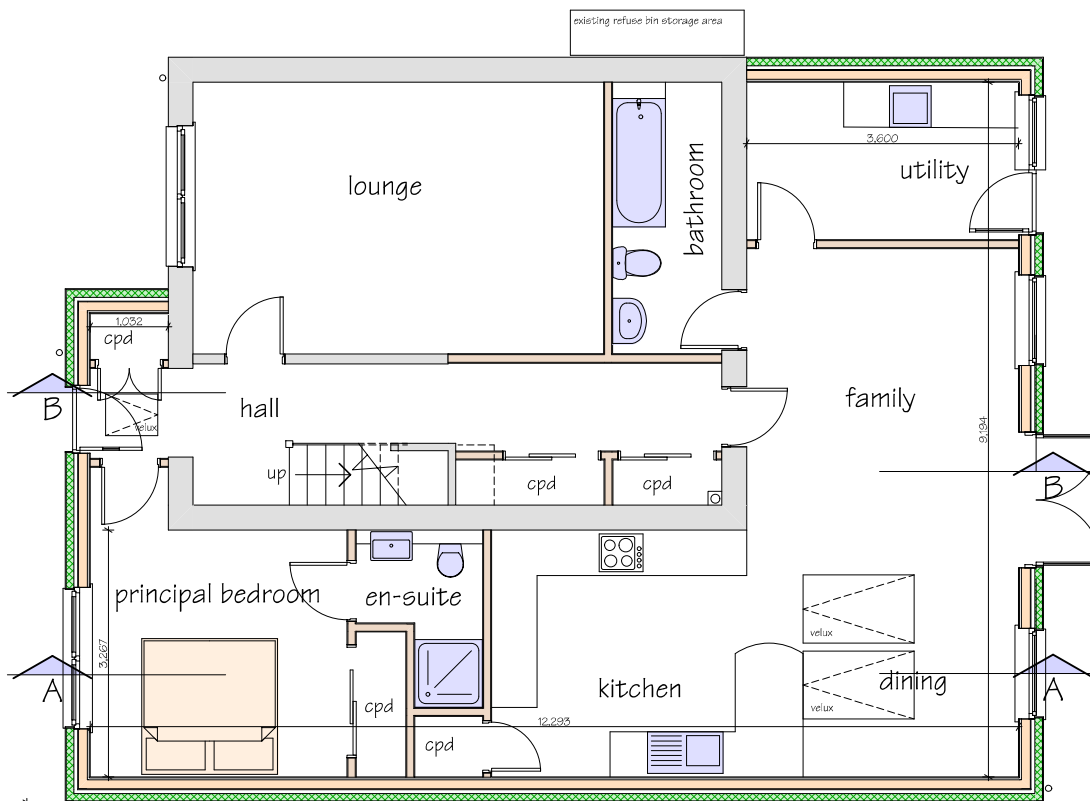
03

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West Lothian EH51 9TU

tel no 01506 829300 e-mail bill@cad-design.biz

existing boundary line



Proposed Ground Floor Plan

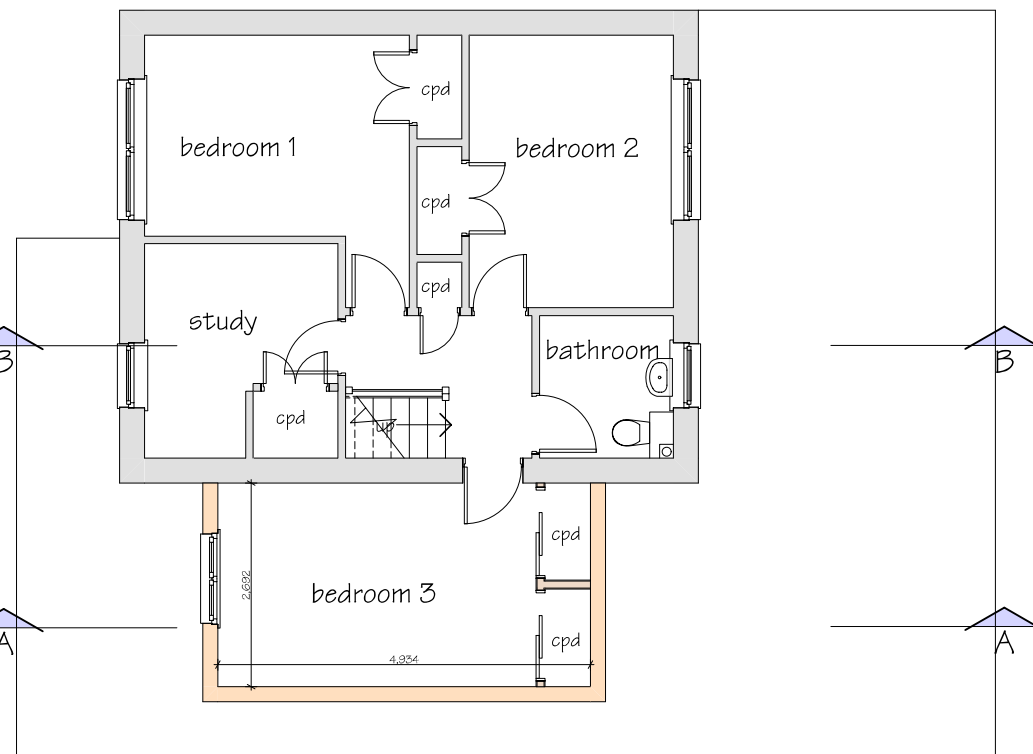
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Proposed First Floor Plan

1:50

Scale 1:50



status: Planning

project:

Extension & Alterations to
2 Mid Lane Close Braco FK15 9QR

client:

Mr N Todd

drawing title

Proposed Floor Plans

drawn

bc

date

04-06-25

scale

as shown

job ref

194

drawing no

04

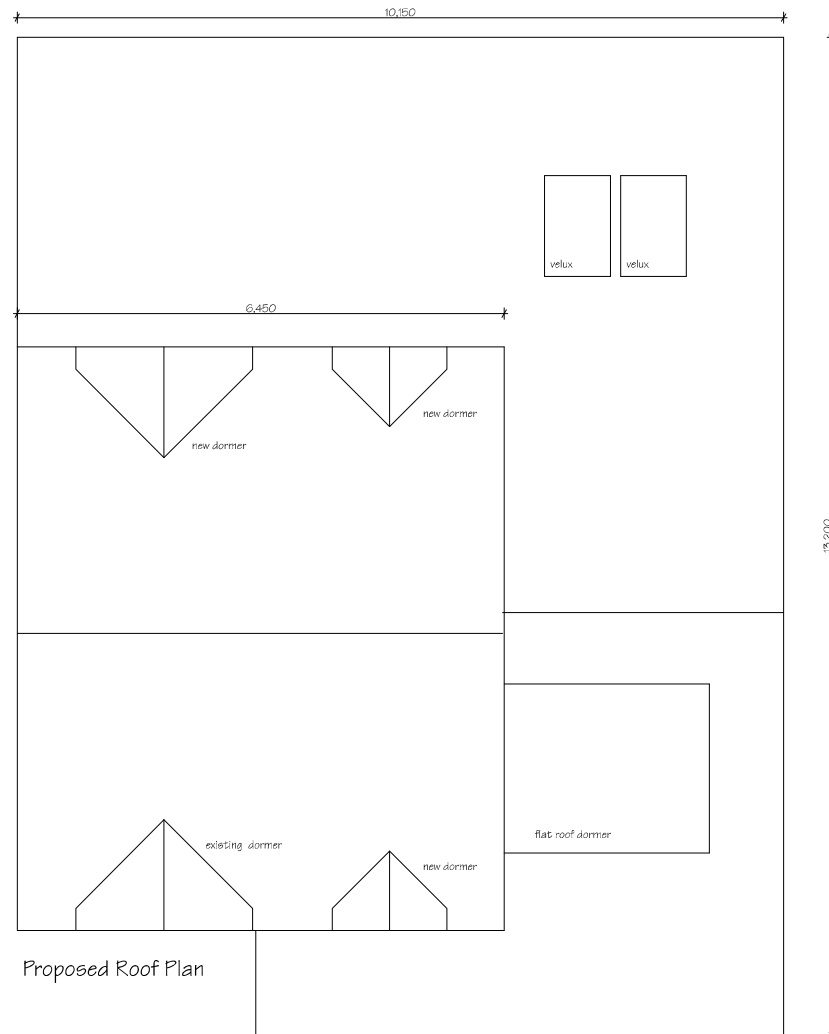
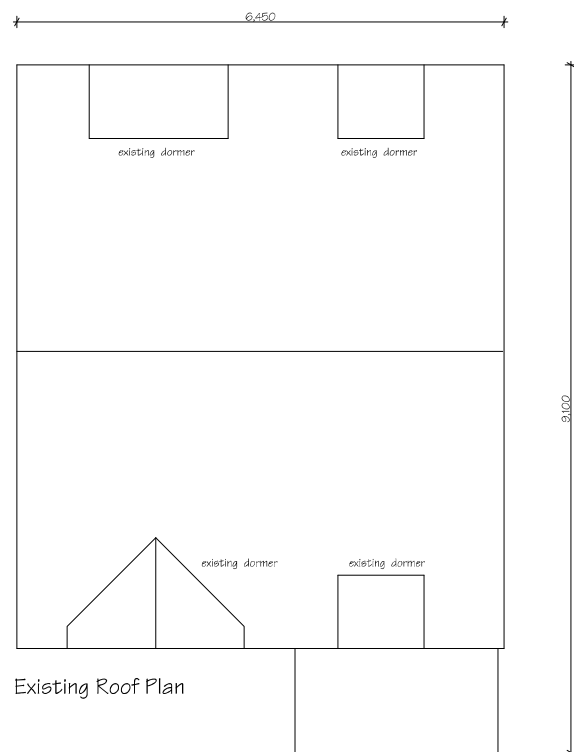
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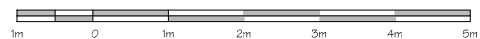
tel no 01506 829300 e-mail bill@cad-design.biz



Existing & Proposed Roof Plans

1:50

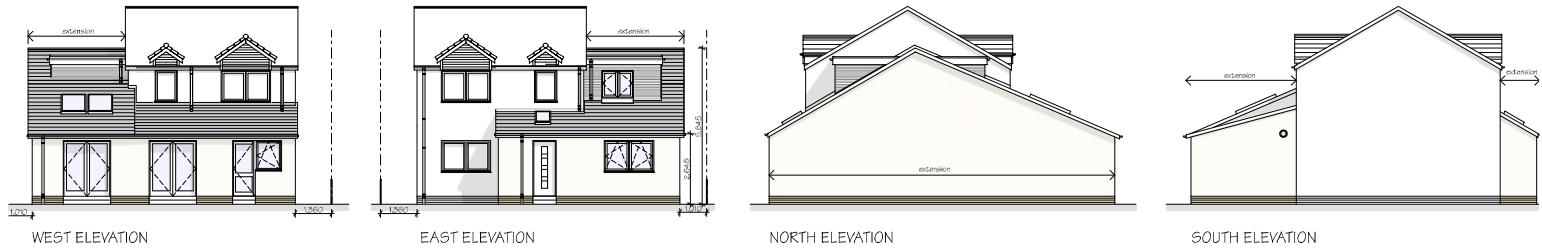
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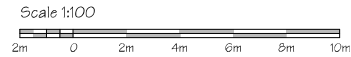
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status: Planning		
project: Extension & Alterations to 2 Mid Lane Close Braco FK15 9QR		
client: Mr N Todd		
drawing title Existing & Proposed Roof Plans		
drawn bc	date 04-06-25	scale as shown
job ref 194	drawing no 06	rev

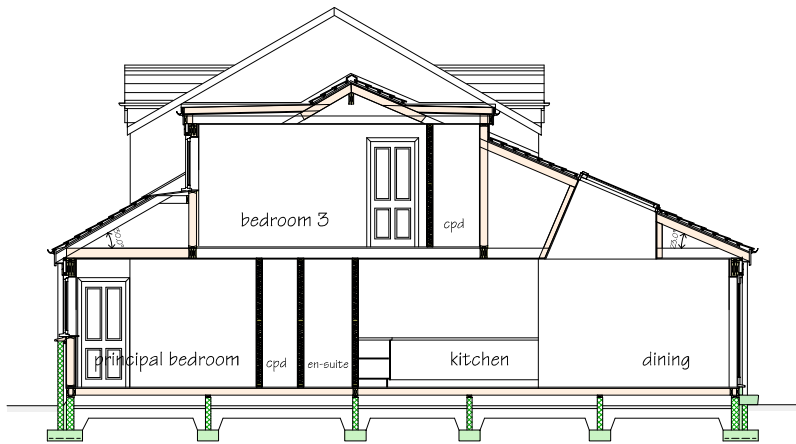
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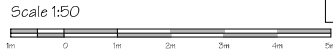
Proposed Elevations
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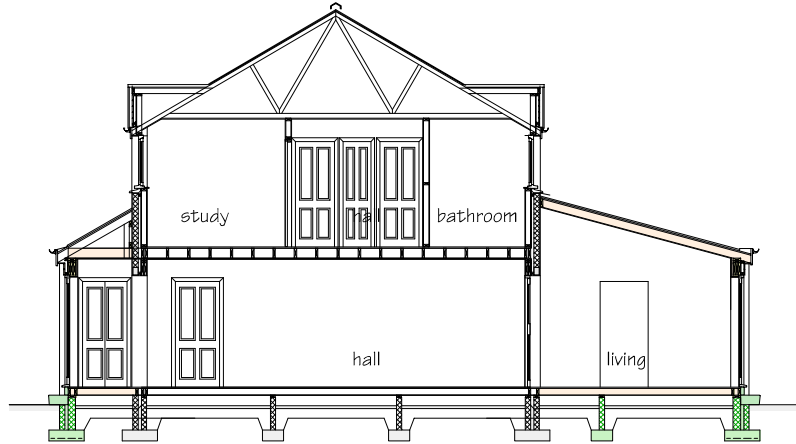
01



Section A-A
1:50



02



Section B-B
1:50

03

EXTERNAL MATERIALS

PITCHED ROOF - Redland Stonevold Dark Grey Smooth finish interlocking dark grey concrete tiles to match existing roof, black timber fasciae and verges with 100mm half round black uPVC gutters and downpipes

FLAT ROOF - Dark Grey EPDM single ply membrane with GRP trim, timber lined fascia with black 100mm half round uPVC gutters and downpipes

EXTERNAL WALLS - Smooth render to concrete block cladding to match existing, buff facing brick basecourse and PC concrete lintels and sills to match existing house finish

WINDOWS, SLIDING & FRENCH DOORS - mahogany finish uPVC doors and windows to match existing house

status: Planning
project:
Extension & Alterations to
2 Mid Lane Close Braco FK15 9QR

client:
Mr N Todd

drawing title:
Proposed Elevations & Sections

drawn bc	date 04-06-25	scale as shown
job ref 194	drawing no 05	rev

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Perspective Looking South
1:40

01



Perspective Looking West
1:40

02



Perspective Looking North
1:40

03

status: Planning

project:

Extension & Alterations to
2 Mid Lane Close Braco FK15 9QR

client:

Mr NiTodd

drawing title

3D Views

drawn

bc

date

04-06-25

scale

as shown

job ref

194

drawing no

07

rev

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REPORT OF HANDLING

DELEGATED REPORT

Ref No	25/00810/FLL	
Ward No	P7- Strathallan	
Due Determination Date	5th August 2025	
Draft Report Date	01 July 2025	
Report Issued by	Alma Bendall	Date 07/07/2025

PROPOSAL: Extension to dwellinghouse

LOCATION: 2 Mid Lane Braco Dunblane FK15 9QR

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.

BACKGROUND AND DESCRIPTION OF PROPOSAL

This planning application is effectively a resubmission of an earlier refused proposal (23/01514/FLL), to extend the above 2-storey house which is set within a cul-de-sac known as mid-lane close, in the village of Braco.

Apart from minor changes to the roof of the side extension, the proposals remain overall the same in terms of footprint, scale, form and design. The only change of circumstances since the refusal was issued is that retrospective permission has now been obtained for the change of use of land at the rear of the dwellinghouse, which borders Manse Road -24/01897/FLL refers.

The land subject of the application was in private ownership and identified as public open space within the local development plan. Following the cessation of maintenance of the ground by the local authority, it is understood that the open space became neglected and was thereafter purchased by the applicant.

A retrospective planning application was sought following awareness of the unauthorised change of use occurring and ultimately supported on a pragmatic basis, given the landscaping undertaken at the site and as a result of key consultee comments, who noted sufficient public open space would remain elsewhere in the village and that public access rights would still apply in this area.

Various conditions were added to the permission issued to ensure that further development was restricted, so it would continue to provide a passive amenity asset to the wider area.

The formalisation of the change of use of the open space area to garden ground however makes no material difference to the concerns previously raised with the house extension proposals. Both parcels of land – while they maybe within the applicants ownership and utilised as “garden ground”, clearly function as separate entities, due not only to the differing ground heights and topography, but also as a result of their contrasting site characteristics, context, proximity to/from and relationship/function with the existing house. The development proposals as a result, remain unsupportable.

SITE HISTORY

23/01514/FLL Extension to dwellinghouse 29 November 2023 Application Refused

24/01897/FLL Change of use of open space to form extension to garden ground, erection of pergola and associated works (in part retrospect) 9 April 2025 Application Approved

PRE-APPLICATION CONSULTATION

Pre application Reference: None undertaken

DEVELOPMENT PLAN

The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

National Planning Framework 4

The National Planning Framework 4 (NPF4) is the Scottish Government’s long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people’s lives by making sustainable, liveable and productive spaces.

NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.

The Council’s assessment of this application has considered the following policies of NPF4:

Policy 1: Tackling the Climate and Nature Crises

Policy 3: Biodiversity

Policy 13: Sustainable Transport

Policy 14: Design, Quality and Place

Policy 16: Quality Homes

Perth and Kinross Local Development Plan 2 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 14A: Open Space Retention and Provision: Existing Areas

Policy 17: Residential Areas

Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development

Policy 41: Biodiversity

Policy 53C: Water Environment and Drainage: Surface Water Drainage

Policy 56: Noise Pollution

Policy 60A: Transport Standards and Accessibility Requirements: Existing Infrastructure

Statutory Supplementary Guidance

- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

OTHER POLICIES

Non-Statutory Guidance

- [Planning Guidance - Planning & Biodiversity](#)
- [Planning Guidance - Ancillary & Annex Accommodation](#)

NATIONAL GUIDANCE

The Scottish Government expresses its planning policies through, Planning Advice Notes, Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

Planning Advice Notes

The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:

- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 68 Design Statements
- PAN 75 Planning for Transport
- PAN 77 Designing Safer Places

Creating Places 2013

Creating Places is the Scottish Government's policy statement on architecture and place. It sets out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

Designing Streets 2010

Designing Streets is the policy statement in Scotland for street design and changes the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It was created to support the Scottish Government's place-making agenda, alongside Creating Places.

National Roads Development Guide 2014

This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

CONSULTATION RESPONSES

internal

Structures & Flooding – have advised that although the site is shown as subject to flood risk, the extension of an existing unit, does not raise any significant concerns.

external

Scottish Water – no objections raised, no new connections or surface discharge would however be permitted to the public infrastructure.

REPRESENTATIONS

Number of representations received: 0

Additional Statements Received:

Screening Opinion	Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment under Habitats Regulations	Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact/Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises NPF4 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, involving considerations of the Council's other approved policies and supplementary guidance, these are discussed below only where relevant.

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

While NPF4 takes the policy lead, being the most recent expression of national planning objectives, LDP2 policies are still a relevant local consideration and complimentary to the broader approach taken in NPF4.

As the site is located within the settlement boundary of Braco in a long-established residential area. Both background and site-specific LDP2 policy considerations are applicable, with the emphasis being on the Placemaking criteria (policies 1A and B) and Residential Area (17) criterion, together with NPF4, Design, Quality and Place.

The aim of these policies is essentially to seek to retain and protect established amenity levels and ensure that new development is appropriate to its location and does not result in any adverse impacts.

As indicated in the following chapters, the development is judged **not to be** acceptable.

Design and Layout

2 Mid Lane is a detached two storey dwellinghouse which is located in a small, albeit high density residential area within the village of Braco. An off-street parking area for 2 vehicles exists along the northern side of the house. A mirrored car parking area adjoins serving the house to the north.

The houses in the cul-de-sac are typical of their time, in terms of their simplistic form and colour/use of dry dash render and concrete tiles as materials. The infill, backland nature of the original housing development, access road requirements and changes in surrounding topography has resulted in a somewhat constrained building layout whereby usable space around each of the dwellings is at a premium.

This application seeks detailed planning permission for extensions which would effectively engulf the original shell of the house by wrapping around the east, north and western elevations.

An extension of around 13 metres in length is proposed to run down the 7.8 metre expanse of the northern gable, approximately doubling the width of the existing house. This extension would return around the front elevation of the house and provide additional accommodation over 2 floors.

Two box dormer windows are proposed in either section of the main extension roof space to create a bedroom with storage area. A new entrance, en-suite bedroom, kitchen, dining, family and utility area is proposed to be formed in the new built element on the ground floor layout. Other works are proposed to the interior layout of the existing house which do not need planning permission.

The proposed development remains unacceptable in terms of its extensive footprint, overdevelopment of the curtilage around the dwellinghouse and proximity to

boundaries. The proposals as a result are contrary to LDP2 policies on placemaking requirements, residential areas, as well as NPF4 Design, Quality and Place.

Change of Use of land and Residential Amenity

An assumption has been made that obtaining retrospective consent for the change of use of the area of open space on Manse Road to garden ground, has resolved the issues with the earlier refusal. The plans remain however fundamentally the same as before and through the continued loss of the driveway used for parking and most of what was the original garden area, the proposals will result in a cramped and overdeveloped curtilage around the house, which is both out of keeping with the area and detrimental to residential amenity levels.

The area subject of the change of use functions in an entirely different way to the original house curtilage. By default, it cannot compensate for the loss of and lack of private amenity space around the dwelling.

The open space subject of the retrospective change of use submission is set at a higher level than the properties set on Mid Lane. It requires to be accessed from the applicant's property via a series of stone steps, which are not shown on the drawings. No details, cross sections or elevations have been provided as to any required engineering work necessary to stabilise or regrade the embankment or accommodate the large extension and any new means of access. As the rear of the proposed extension will align with the boundary of the back garden of the neighbouring unit (number 3), to the north, little in the way of directly accessible or usable space will remain around the house for future services, bin storage or outdoor clothes drying provision.

The applicant is reminded that the recent permission obtained for the area designated open space in the LDP2 has conditions attached removing permitted development rights, as well as an outstanding, time sensitive, condition requiring the provision of information which now is technically breached. It is further noted that the information provided with the change of use submission was incorrect in terms of existing layout for the house and original curtilage.

Apart from the issues previously expressed with the enlargement of the house, the removal of boundary fencing, alteration and combining of the land ownership titles has a greater potential to impact negatively on neighbours through the loss of privacy.

Given the similarity with the previous refusal, a 140 percent footprint increase is proposed for the existing house. Irrespective of the change of use, this would result in a "shoe-horned" extension and significant overdevelopment of the original garden area which directly serves the house and forms an important spatial buffer between neighbouring properties.

As no information has been provided to demonstrate what the proximities to boundaries, scale and footprint of the development may have on neighbours, there is also the

potential for shadowcast to occur. A calculation has not however been sought, given the other inherent concerns with the proposals.

Visual Amenity

Perth & Kinross Placemaking Guide 2020 states that *“Extensions should respect the shape, scale and proportions of the existing building and relate to original building depth... In most cases and extension should be a subordinate addition in all respects”*. Furthermore, Policy 1 of Perth & Kinross Local Development Plan 2 2019 states that *“Development must contribute positively to the quality of the surrounding built environment... The design, density and siting of development should respect the character and amenity of the place”*.

The resubmitted proposals have not taken earlier concerns or policy requirements on board. The proposed extension remains inappropriate in scale and unsympathetic in design, with a disproportionate and excessively wide asymmetrical gable end. The overall effect being jarring and clumsy. The works would be out of keeping with the host unit and detrimental to the visual amenity and character of the house and surrounding area. The proposals as a result do not meet the placemaking criteria or supplementary guidance nor the aims of NPF4 policy 14 in respect of design, quality and place.

Roads, Access

No details have been provided as to how the loss of the designated parking provision at the house will be addressed to assess potential impacts. While parking spaces were informally created alongside Manse Road, it is unlikely they will be utilised as the spaces were cited in the Change of Use submission as being for the benefit of residents within Manse Road who were most affected by the loss of the public open space. Additionally, the physical separation of the spaces from the house and changes in topography make the other parking spaces inconvenient and impractical for daily household activities or deliveries. The proposals are, as a result, considered to be incompatible with LDP2 policy 60B.

Drainage and Flooding

The advice of Scottish Water would require to be followed in the event that planning permission is obtained.

It is noted that the grounds of properties within Mid Lane are subject to flooding. Consultees have however advised that this type of development does not raise any significant flood concerns.

Landscape, Natural Heritage and Biodiversity

No landscape features of merit exist within the confines of the original garden, this contrasts with the additional change of use area of land, which no longer actively functions as “open space” due to the physical enclosures and extent of landscaping now in place. The new planting measures have created an improved ecological environment and purported biodiversity gains. To aid this further, a condition was added seeking the inclusion of additional proposals such as bird nesting boxes within the topmost section of the site. To date, this has not been forwarded and is outstanding.

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.

VARIATION OF APPLICATION UNDER SECTION 32A

This application was not varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the Development Plan.

Accordingly, the proposal is refused on the grounds identified below.

Reasons

- 1 In the interests of residential amenity, the proposals by reason of their extensive, cramped layout, loss of formal parking provision and excessive footprint would overdevelop the existing dwellinghouse and original garden ground, resulting in a building density and footprint-to-plot ratio which is dominant, overbearing and uncharacteristic of the surrounding built environment, to the detriment of established residential amenity levels at the house and immediate environs.

Approval would therefore be contrary to Policies 14(a) and 16(g) of National Planning Framework 4, 2023 as well as Perth & Kinross Council's Placemaking Guide 2020, Policies 1A, 1B(a) & (c) and 17(a) & (c) and 60B of Perth and Kinross Local Development Plan 2, 2019 and the National Roads Development Guide 2014, which seek to ensure that residential amenity levels are protected and that development is compatible with and contributes positively to the quality of the surrounding built environment, respecting the character and amenity of the place in which located.

- 2 In the interests of visual amenity. The development, by virtue of the unsympathetic design, disproportionate size and excessive proportions will be poorly related to the host building and will as a result, appear disjointed, visually incongruous and out of keeping with the existing house and architectural character of the area in which located.

The proposals are therefore contrary to Perth & Kinross Council's Placemaking Guide 2020, Policies 1A & 1B (parts a, b, c, d, & e) and 17(c) of the Perth & Kinross Council Local Development Plan 2, as well as Policies 14 (a), (b) & (c) and 16 (g) of National Planning Framework 4, as the development will not contribute positively to the quality of the surrounding built environment in terms of massing, shape, form, proportions and appearance, nor respect the character and amenity of the place.

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

Not Applicable.

Procedural Notes

Conditions associated with application 24/01897/FLL require to be subject of enforcement interest.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01

02

03

04

05

06

07

08



Mr N Todd
c/o Architectural Design Services
Bill Crawford
3 Ritchie Place
Boness
EH51 9TU

Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Date of Notice: 7th July 2025

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **25/00810/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 6th June 2025 for Planning Permission for **Extension to dwellinghouse 2 Mid Lane Braco Dunblane FK15 9QR**

Kristian Smith
Development Management & Building Standards Service Manager

Reasons for Refusal

1. In the interests of residential amenity, the proposals by reason of their extensive, cramped layout, loss of formal parking provision and excessive footprint would overdevelop the existing dwellinghouse and original garden ground, resulting in a building density and footprint-to-plot ratio which is dominant, overbearing and uncharacteristic of the surrounding built environment, to the detriment of established residential amenity levels at the house and immediate environs.

Approval would therefore be contrary to Policies 14(a) and 16(g) of National Planning Framework 4, 2023 as well as Perth & Kinross Council's Placemaking Guide 2020, Policies 1A, 1B(a) & (c) and 17(a) & (c) and 60B of Perth and Kinross Local Development Plan 2, 2019 and the National Roads Development Guide 2014, which seek to ensure that residential amenity levels are protected and that development is compatible with and contributes positively to the quality of the surrounding built environment, respecting the character and amenity of the place in which located.

2. In the interests of visual amenity. The development, by virtue of the unsympathetic design, disproportionate size and excessive proportions will be poorly related to the host building and will as a result, appear disjointed, visually incongruous and out of keeping with the existing house and architectural character of the area in which located.

The proposals are therefore contrary to Perth & Kinross Council's Placemaking Guide 2020, Policies 1A & 1B (parts a, b, c, d, & e) and 17(c) of the Perth & Kinross Council Local Development Plan 2, as well as Policies 14 (a), (b) & (c) and 16 (g) of National Planning Framework 4, as the development will not contribute positively to the quality of the surrounding built environment in terms of massing, shape, form, proportions and appearance, nor respect the character and amenity of the place.

Justification

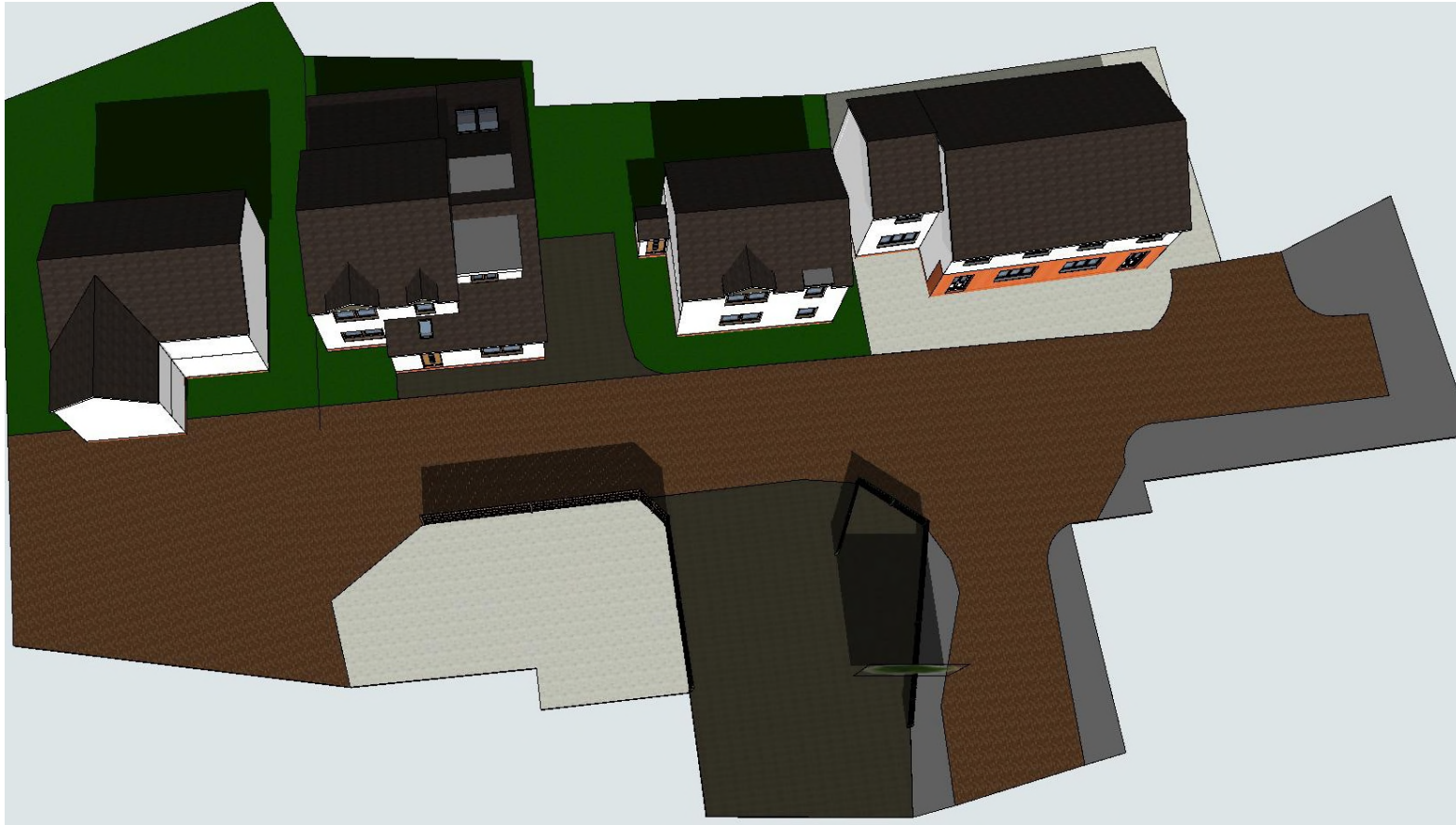
The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Notes

The plans and documents 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

01
02
03
04
05
06
07
08



Early Morning Sun 35 degree Altitude

1:20

01

status: Planning

project:

Extension & Alterations to
2 Mid Lane Close Braco FK15 9QR

client:

Mr N Todd

drawing title

Early Morning Sun

drawn

bc

date

14-09-25

scale

as shown

job ref

194

drawing no

09

rev

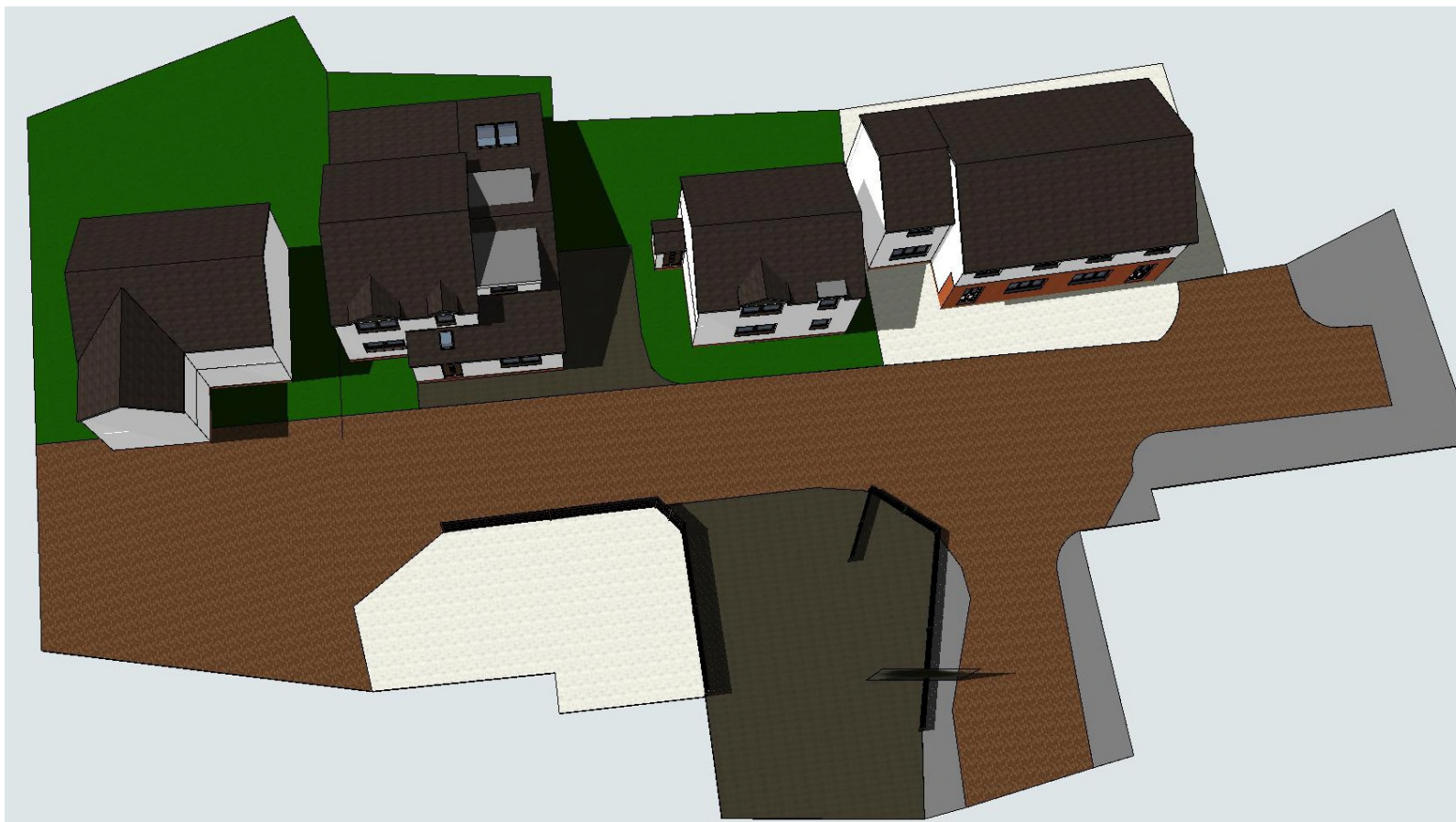
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Mid-Day Sun 58 degree Altitude

1:20

Status: Planning

Project:

Extension & Alterations to
2 Mid Lane Close Braco FK15 9QR

Client:

Mr N Todd

Drawing title

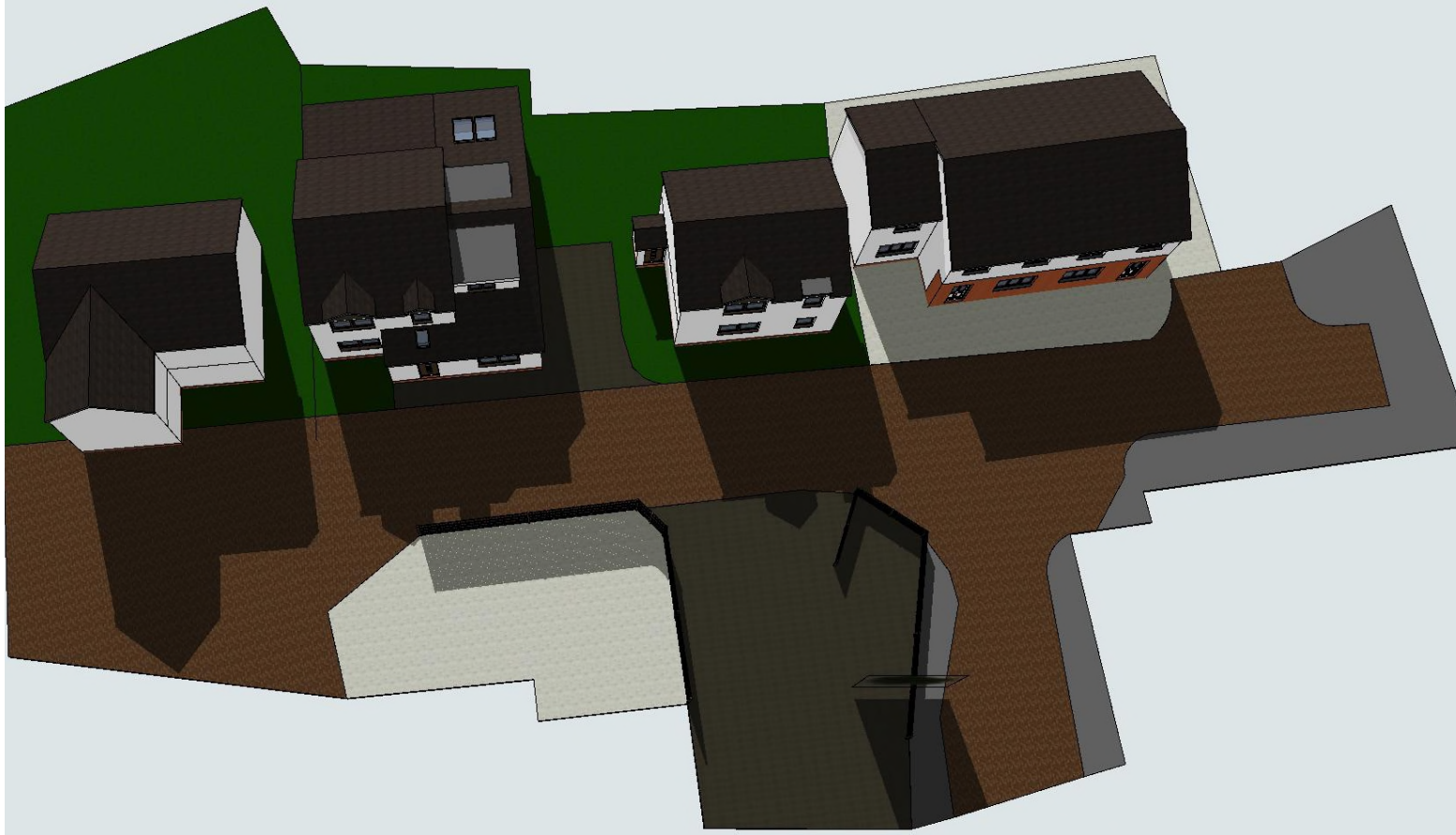
Mid-day Sun

01	drawn	bc	date	14-09-25	scale	as shown
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Late Evening Sun 35 degree Altitude
1:20

01

status: Planning

project:

Extension & Alterations to
2 Mid Lane Close Braco FK15 9QR

client:

Mr N Todd

drawing title

Evening Sun

drawn

bc

date

14-09-25

scale

as shown

job ref

194

drawing no

10

rev

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1	Plate 1
A0.1	NTS



2	Plate 2
A0.1	NTS



ID.C.0193 - 2 Mid Lane
 Braco Dunblane FK15 9QR

Client: Mr N Todd

rev.	date	remark
0	<R Date>	No Revision

Document Date:
24.09.2025

Document Phase:
Planning Documents

Site Inspection
 Photographs
 (Slide A)

A0.1