

Review Decision Notice

Decision by Perth and Kinross Local Review Body (the PKLRB)

Site Address: 2 Candy Farm Cottage, Glenfarg, PH2 9QL

Description: Extension to dwellinghouse

Application for Review by Mr J Bussey against decision by an appointed officer of Perth and Kinross Council.

Application Ref: 24/01943/FLL

Application Drawings: 24/01943/1 - 24/01943/9

Date of Review Decision Notice – 6 November 2025

Decision

The PKLRB upholds the decision to refuse planning permission for the reasons given below and dismisses the review.

1. Introduction

1.1 The above application for review was considered by the PKLRB at a meeting held on Monday 22 September 2025. The Review Body comprised Councillor B Brawn, Councillor G Stewart and Bailie M Williamson.

1.2 The following persons were also present at the meeting:
C MacLeod, Legal Adviser; L Tierney, Planning Adviser; and A Brown, Democratic Support Officer.

Also attending:

M Pasternak and R Ramsay (both Legal and Governance); and C McLaren (Planning).

2. Proposal

2.1 The proposal is for an extension to dwellinghouse, 2 Candy Farm Cottage, Glenfarg, PH2 9QL. The application was refused consent in terms of a decision letter dated 12 March 2025.

3. Preliminaries

3.1 The PKLRB was provided with copies of the following documents:

- (i) the drawings specified above;
- (ii) the Appointed Officer's Report of Handling;
- (iii) the refusal notice dated 12 March 2025;

- (iv) the Notice of Review and supporting documents;
- (v) consultation responses to the planning application.

- 3.2 The Planning Adviser described the proposals, the locality of the site, explained the reasons for refusal, and the grounds for the Notice of Review.
- 3.3 The PKLRB was shown projected photographs taken by the Planning Adviser, who had visited the site. These showed the application site from various angles.
- 3.4 Having regard to the material before them, the PKLRB resolved that the review of the decision to refuse could be determined without further procedure.

4. Findings and Conclusions

- 4.1 Having regard to the Development Plan and other material considerations set out in the Report of Handling and other papers before it, the PKLRB concluded by unanimous decision that the review application be refused.
- 4.2 The PKLRB considered that the proposal would have a detrimental impact on the character and quality of the application property contrary to Policy 16(g)(i) of National Planning Framework 4 (2023) and Policy 1A of the Perth and Kinross Local Development Plan 2 (2019) and associated Supplementary Guidance (2020). The PKLRB considered that the design of the proposal would have a detrimental impact on the character and quality of the semi-detached pair of dwellinghouses, owing to the size of the extension and the effect it would have on the building's symmetry. The PKLRB therefore considered that the proposal is contrary to Policy 16(g)(i) of National Planning Framework 4 (2023) and Policy 1B(c) of the Perth and Kinross Local Development Plan 2 (2019) and associated Supplementary Guidance (2020).
- 4.3 Accordingly, the PKLRB refused the review application for the following reasons:
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.

Approval would therefore be contrary to Policy 16(g)(i): Quality Homes of National Planning Framework 4, contrary to Policy 1A: Placemaking of the Perth and Kinross Local Development Plan 2, and contrary to the Perth and Kinross Placemaking Supplementary Guidance 2020.
 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.

Approval would therefore be contrary to Policy 16(g)(i): Quality Homes of National Planning Framework 4, contrary to Policy 1B(c): Placemaking of the Perth and Kinross Local Development Plan 2, and contrary to the Perth and Kinross Placemaking Supplementary Guidance 2020.

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

Approval would therefore be contrary to Policy 4(f): Natural Places (Protected Species) of National Planning Framework 4 and contrary to Policy 41: Biodiversity of the Perth and Kinross Local Development Plan 2.

Justification

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

- 4.4 The Review Application was accordingly dismissed.



Lisa Simpson
Clerk to the Local Review Body

Town and Country Planning (Scotland) Act 1997

Notification to be sent to applicant on determination by the Planning Authority of an application following a review conducted under Section 43A(8)

Notice Under Regulation 22 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013.

- 1 If the applicant is aggrieved by the decision of the planning authority to refuse permission or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may question the validity of that decision by making an application to the Court of Session. An application to the Court of Session must be made within 6 weeks of the date of the decision notice.

- 2 If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part V of the Town and Country Planning (Scotland) Act 1997.