

Review Decision Notice

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

Site Address: 1 Orchard Brae, Aberfeldy, PH15 2BF

Description: Alterations and extension to dwellinghouse

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

Application Ref: 25/00317/FLL

Application Drawings: 25/00317/1 - 25/00317/3

Date of Review Decision Notice – 5 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 alterations and extension to dwellinghouse, 1 Orchard Brae, Aberfeldy, PH15 2BF. The application was refused consent in terms of a decision letter dated 11 April 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 11 April 2025;

- (iv) the Notice of Review and supporting documents;
- (v) consultation response 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 majority decision that the review application be refused.
- 4.2 The minority opinion of Councillor B Brawn was that although the proposal extends to the front of the building, there is not an established building line so the application could be approved.
- 4.3 The PKLRB considered that the proposal is contrary to Policies 14 and 16(g)(i) of National Planning Framework 4 (2023) as the proposed extension would not improve the quality of the area and would result in an insensitive layout, particularly in relation to the effect it would have on the principal elevation character of the home. The PKLRB considered that the proposal was contrary Policies 1A, 1B(c) and 17(c) of the Perth and Kinross Local Development Plan (2019) and the Supplementary Guidance (2020) as the extension would not contribute positively to the quality of the surrounding environment and would not improve the area's character.
- 4.4 Accordingly, the PKLRB refused the review application for the following reasons:
1. Approval would be contrary to National Planning Framework 4 Policy 14; (a) where the proposed extension would not be designed to improve the quality of the area, in this case the dwellinghouse and its corner plot setting; (b) where the extension would result in an insensitive layout, roof pitch arrangement and building line projection impacting on the property's principle elevation legibility, design influence, street frontage and sense of place, inconsistent with the 'distinctive' quality of a successful place; and (c) where the proposal is poorly designed and inconsistent with the six qualities of successful places; and Policy 16(g)(i) where the extension would have a detrimental impact on the principal elevation character of the home in terms of design, positioning and layout projection to the north-west.

2. Approval would be contrary to the Perth and Kinross Local Development Plan 2 Policy 1A where the extension would not contribute positively to the quality of the surrounding built environment, in this case to the dwellinghouse and its corner plot setting, by virtue of its siting and design; Policy 1B(c) where the extension's design would not complement its surroundings by virtue of multiple incongruous roof pitch arrangements and its disrespectful projection to the north-west, and (d) where it would not respect the existing principal building line, would not reinforce principal elevation legibility or character and would not reinforce the property's street frontage as a corner plot unit; Policy 17(c) where the extension would not result in an improvement to the area's character; and as informed by Placemaking Supplementary Guidance.

Justification

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

- 4.5 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.