

Review Decision Notice

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

Site Address: Land 75 metres west of 8 Langside Drive, Comrie, PH6 2HR

Description: Erection of dwellinghouse

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

Application Ref: 25/00286/FLL

Application Drawings: 25/00286/1 - 25/00286/8

Date of Review Decision Notice – 18 December 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 13 October 2025. The Review Body comprised Councillor B Brawn, Councillor K Harvey and Bailie C McLaren.

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

Also attending:
M Pasternak (Legal and Governance).

2. Proposal

2.1 The proposal is for the erection of a dwellinghouse, land 75 metres west of 8 Langside Drive, Comrie, PH6 2HR. The application was refused consent in terms of a decision letter dated 28 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 28 April 2025;
- (iv) the Notice of Review and supporting documents;

- (v) consultation responses and representation to the planning application;
 - (vi) representation to the Notice of Review.
- 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 members of the PKLRB agreed with the assessment of the appointed officer. They concluded that the proposed dwelling house was of an excessive size in relation to the plot size. They noted that this is a prominent site in Comrie. They supported the reasons for refusal but concluded that greater specification could be given in relation to these reasons namely Policy 14(c) and Policy 1A of Local Development Plan 2 (2019)
- 4.3 Accordingly, the PKLRB refused the review application for the following reason:
- (1) The proposal for an additional dwellinghouse in this area is poorly designed, the design, density and siting fails to respect the character and amenity of the place, does not take account of local context and will have a negative impact on the visual amenity of the area and local character. Further, the proposal is not consistent with the six qualities of successful places set out in national planning policy. The proposal is contrary to National Planning Framework 4 (2023) Policy 14c) Design, Quality and Place and Local Development Plan 2 (2019) Policy 1A Placemaking and associated Supplementary Guidance and Policy 17 Residential Areas.

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.