

<u>Section(s)</u>	<u>Page Number(s)</u>	<u>External or Internal Comment</u>	<u>Comment From</u>	<u>Comment</u>	<u>Response and Action</u>
Introduction	3	Internal	Development Management	Insert text to clarify that this document does not set out general advice and best practice for new residential properties, even in circumstances where a new residential property may be developed within the curtilage of an existing residential property.	Comments noted. Modify as per Development Management comment.
Introduction	3	Internal	Development Management	Insert text to further emphasise that the general advice and best practice set out within this document should be followed and applied as good practice by all residents, even in circumstances when the alteration or extension could be carried out as permitted development.	Comments noted. Modify as per Development Management comment.
Introduction	3	Internal	Development Management	Insert text to further emphasise that there are fewer permitted development rights for alterations or extensions to existing residential properties which constitute a flat, a listed building or are situated within a conservation area.	Comments noted. Modify as per Development Management comment.

General Design Principles	4	Internal	Architects	Insert text to reflect that depending on the nature and scale of an alteration and extension to an existing residential property, residents may wish to seek advice from a chartered architect or a designer/technician.	Comments noted. Modify as per Architect's comment.
Front Extensions, Side Extensions, Rear Extensions, Dormer Windows, Decking, Balconies and Roof Terraces	5, 6, 7, 9, 13 and 14	Internal	Environment and Development Plan	Remove the inclusion of a car from certain images.	Comments noted. Modify as per Environment and Development Plan comment.
Front Extensions	5	Internal	Development Management	Remove the reference to '3 square metres' and replace with text such as 'modest in proportion to the scale of the existing residential property'.	Comments noted. Modify as per Development Management comment.
Roof Extensions and Rooflights	8 and 10	Internal	Development Management	These two separate sections could potentially be merged to form a single section.	Comments noted. Due to the revised layout for this document, there is not sufficient space to merge both of these separate sections into a single section.

Rooflights	10	Internal	Development Management	Insert text to advise that for existing residential properties which are listed buildings or are situated within conservation areas, special care is required to preserve the historic character and appearance of these existing residential properties and their surrounding areas.	Comments noted. Modify as per Development Management comment.
Rooflights	10	Internal	Development Management	The green coloured well designed example should be moved to the top of the page and the red coloured poorly designed example should be moved to the bottom of the page.	Comments noted. Modify as per Development Management comment.
Satellite Dishes/TV and Radio Antennas	11	Internal	Development Management	Insert text to advise that for existing residential properties which are listed buildings or are situated within conservation areas, special care is required to preserve the historic character and appearance of these existing residential properties and their surrounding areas.	Comments noted. Modify as per Development Management comment.
Satellite Dishes/TV and Radio Antennas	11	Internal	Architects	Improve the images by inserting text such as 'Front' and 'Rear'.	Comments noted. Modify as per Architect's comment.

Satellite Dishes/TV and Radio Antennas	11	Internal	Architects	Insert text to advise that the green coloured ticks indicate the preferred locations to site a satellite dish/tv and radio antenna on an existing residential property; and the red coloured crosses indicate the non-preferred locations to site a satellite dish/tv and radio antenna on an existing residential property.	Comments noted. Modify as per Architect's comment.
Doors and Windows	12	Internal	Development Management	Insert text to advise that for new or replacement doors and windows on existing residential properties which are listed buildings or are situated within conservation areas, special care is required to preserve the historic character and appearance of these existing residential properties and their surrounding areas.	Comments noted. Modify as per Development Management comment.
Doors and Windows	12	Internal	Development Management	Insert text to advise that when designing a new or replacement door and window, it is important that it should be as energy efficient as possible which will help reduce energy usage and utility bills.	Comments noted. Modify as per Development Management comment.

Decking, Balconies and Roof Terraces	13 and 14	Internal	Development Management	Insert text to advise that there are tighter planning controls which apply to the development of decking, balconies and roof terraces whether within the curtilage, or adjoining existing residential properties which are flats, listed buildings or are situated within conservation areas.	Comments noted. Modify as per Development Management comment.
Decking, Balconies and Roof Terraces	13 and 14	Internal	Architects	Improve the images which feature obscure glazing i.e. frosted glass, by rotating the sun so that the areas of shadow do not cover the areas of decking, balconies and roof terraces.	Comments noted. Modify as per Architect's comment.
Outbuildings	15	Internal	Development Management	Insert text to advise that for existing residential properties which are listed buildings or are situated within conservation areas, special care is required to preserve the historic character and appearance of these existing residential properties and their surrounding areas.	Comments noted. Modify as per Development Management comment.

Vehicular Driveways, Turning Areas and Parking Spaces	16	Internal	Development Management	Insert text to emphasise that when designing a new vehicular driveway, turning area and/or parking space(s) within the curtilage of an existing residential property, it is important that it should incorporate sufficient space for soft landscaping to screen vehicles and hard standing areas which should in return then enhance the setting and appearance of the existing residential property and surrounding area.	Comments noted. Modify as per Development Management comment.
Vehicular Driveways, Turning Areas and Parking Spaces	16	Internal	Development Management	Reduce the amount of text within this section.	Comments noted. Modify as per Development Management comment.
Boundary Treatments	17	Internal	Architects	Insert watercolour images of well designed and poorly designed examples of boundary treatments.	Comments noted. Modify as per Architect's comment.

Conservation Areas and Listed Buildings	18	Internal	Development Management	Remove this section from the document and replace its content with text within the introductory section which should clarify that there are tighter planning controls which apply to existing residential properties which are a listed building or are situated within a conservation area where additional details will often require to be taken into consideration.	Comments noted. Modify as per Development Management comment.
Conservation Areas and Listed Buildings	18	External	Historic Environment Scotland	Insert text to reflect that the potential need for further consents (such as Listed Building Consent) for some works dealt with within this document should be considered. This text could be added to the last paragraph within this section which may aid in bringing further clarity to this section.	Comments noted. Following internal consultation, the revised layout for this document has omitted this particular section. However, the content which was previously contained within this section has now been replaced with text throughout the document where appropriate. This text clarifies that there are tighter planning controls which apply to existing residential properties which are a listed building or are situated within a conservation area. In such circumstances, additional details

					<p>will require to be taken into consideration as special care is required to preserve the historic character and appearance of these existing residential properties and their surrounding areas.</p> <p>It should also be noted that within the Draft Action Programme (2015), Angus Council has indicated that it will provide further guidance regarding listed buildings and conservation areas within a future Planning and Built and Cultural Heritage Planning Advice Note.</p>
Materials	19	Internal	Development Management	<p>Insert text to advise that uPVC is not considered a traditional or sustainable material and its use on an existing residential property which is a listed building or is situated within a conservation area will not normally be considered acceptable by the Council's Planning Authority.</p>	<p>Comments noted.</p> <p>Modify as per Development Management comment.</p>

Daylight and Sunlight and Privacy	20, 21, 22 and 23	Internal	Architects	This section of the document should constitute an Appendix.	Comments noted. Modify as per Architect's comment.
Daylight and Sunlight and Privacy	20, 21, 22 and 23	Internal	Development Management	Insert text to advise that in order to assess the potential impact of an alteration and extension upon an adjacent neighbouring property, supporting information regarding the calculation of the potential daylight, sunlight and privacy impacts should be submitted to the Planning Authority.	Comments noted. Modify as per Development Management comment.
Daylight and Sunlight	20, 21 and 22	Internal	Development Management	Remove the reference to 'directly opposite'.	Comments noted. With reference to the Building Research Establishment's document entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (Second Edition) (2011), Paragraph 2.2.14 states that "For domestic extensions which adjoin the front or rear of a house, a quick method can be used to assess the diffuse skylight impact on the house next door. It only applies where the nearest side

					of the extension is perpendicular to the window (Figure 16); it is not valid for windows which directly face the extension, or for buildings opposite. For these cases the guidelines above should be used." (i.e. the 25° method). Therefore, it is considered that the reference to 'directly opposite' is accurate and is retained within this section.
Daylight and Sunlight	20, 21 and 22	Internal	Development Management	The 45° method for calculating levels of daylight should feature within this document prior to the 25° method for calculating levels of daylight.	Comments noted. Modify as per Development Management comment.
Glossary of Terms	24	Internal	Development Management	The definition of 'curtilage' should be amended or removed.	Comments noted. Modify as per Development Management comment. The definition of 'curtilage' has been amended in accordance with the definition provided within Circular 1/2012 – Guidance on Householder Permitted Development Rights.

All	All	Internal	Development Management	Amend the spelling of the word 'compliment'.	Comments noted. Modify as per Development Management comment.
All	All	Internal	Development Management	Remove any content which is already provided within the General Design Principles.	Comments noted. Modify as per Development Management comment.
All	All	External	Scottish Water	The importance of protecting existing public infrastructure when carrying out alterations or extensions to private property should be noted within this document. Furthermore, prior to carrying out works, concerned parties should seek clarity on the location of all existing public utilities, including water and drainage services, and a detailed site survey should be undertaken.	Comments noted. Supporting text to reflect these comments has been inserted within the section 'General Design Principles'.

All	All	External	The Voigt Partnership Limited	The diagrams and pictures are very helpful but care should be taken in their application (so these are not taken literally).	<p>Comments noted.</p> <p>Supporting text to confirm that the images are for illustrative purposes only and should not be relied upon as being factually accurate or an exact representation, has already been inserted within the introductory section of 'Design Guidance for Types of Householder Developments'.</p>
All	All	External	The Voigt Partnership Limited	Where is the descriptive information about alterations and extensions? The Council Advice Notes from 1999 contain more information and guidance to extensions than this document.	<p>Comments noted.</p> <p>This document sets out general advice and best practice for residents who are considering altering or extending an existing residential property. This document covers the same topic areas as Angus Council's Advice Notes from 1999 and it is considered that it contains the same descriptive information. This document has been produced with the intentions of being as user friendly as possible</p>

					<p>for residents who are considering altering or extending an existing residential property, with its content providing general advice and best practice which is accurate and helpful but as succinct as possible. This document should also be read in its entirety as supporting text provided throughout the document may be relevant to any particular alteration and extension, depending on its nature and scale. It should also be noted that this document has intentionally not provided detailed descriptive advice regarding Householder Permitted Development Rights e.g. development would not be permitted if any part of the development would exceed 4 metres in height if it were a single storey ground floor extension to an existing residential property etc. Due to Householder Permitted Development Rights being constantly reviewed and updated</p>
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					by the Scottish Government, it was considered that omitting such detailed descriptive advice from this document would help increase its longevity and relevance.
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