

**DEVELOPMENT MANAGEMENT REVIEW COMMITTEE**

**APPLICATION FOR REVIEW**

**PLANNING PERMISSION IN PRINCIPLE FOR ERECTION OF  
DWELLINGHOUSE AND GARAGE IN GARDEN GROUND AT  
24 PEARSE STREET, BRECHIN**

**APPLICATION NO 17/00667/PPPL**

**APPLICANT'S SUBMISSION**

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Received  
Legal & Democratic Services

08 FEB 2018

Time 9.35 Ints Amc



**A CRAIG**  
**ARCHITECTURAL**  
**CONSULTANT**

Head of Law & Administration  
Angus Council  
Angus House  
Orchardbank Business Park  
FORFAR  
DD8 1AN

7 February 2018  
Ref: ADC/adc

Dear Sir/madam,

**24 PEARSE STREET, BRECHIN DD9 6JR – NOTICE OF REVIEW  
Planning Permission in Principle Refusal Ref: 17/00667/PPPL**

My client wishes to appeal against refusal of the above Planning Application.

The following is enclosed.

- Notice of Review Appeal Form
- Application for Planning Permission Form
- Drawing No. PRE APP
- Supplementary Information – June 2017
- email Ref: 17/00129/PREAPP
- Planning Permission in Principle Refusal Ref: 17/00667/PPPL

I trust this meets with your approval and will allow an appeal application to be processed.

Yours faithfully,

A.D.Craig

6 CLERK STREET  
BRECHIN  
ANGUS DD9 6AE

Telephone: (01356) 625500  
07836 692314

Fax: (01356) 625572

email: [info@adcraig.co.uk](mailto:info@adcraig.co.uk)

adc

# NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN  
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)  
(SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

**IMPORTANT: Please read and follow the guidance notes provided when completing this form.  
Failure to supply all the relevant information could invalidate your notice of review.**

Use **BLOCK CAPITALS** if completing in manuscript

## Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

## Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

Mark this box to confirm all contact should be  
through this representative: X

\* Do you agree to correspondence regarding your review being sent by e-mail? YES

X  No

Planning authority

Planning authority's application reference number

Site address

Description of proposed  
development

Date of application

Date of decision (if any)

**Note.** This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

**Nature of application**

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

**Reasons for seeking review**

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

**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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

N/A

**Site inspection**

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- |  | Yes | No                       |
|--|-----|--------------------------|
| 1. Can the site be viewed entirely from public land?                                 | X   | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | X   | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

NONE

**Statement**

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. **Note:** 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

A pre-application enquiry Ref: 17/00129/PREAPP advised that the site was too small for the proposed dwelling house and advised that any application would be assessed against policies DS1, DS4, TC2 and Advice Note 14.

The above was taken into account and the plot size increased to meet the requirements of Advice Note 14. Proposed Plot size 425 sq. m. leaving the original dwelling with a Plot size of 625 sq.m. which is in keeping with plot sizes in the surrounding area.

An application for Planning Permission in Principle was submitted Ref: 17/00667/PPPL.

No objections or letters of representation were received from consultees or adjoining neighbours.

The assessment in the Report of Handling make reference to the following policies.

Policy DS1: Indicates that proposals for development will be supported where they are of an appropriate scale and nature and are in accordance with policies of the plan – This can be met in a detailed house design.

Policy TC2: Criteria contained in this policy can again be met in a detailed house design

Policy DS3: "High design standard, aspects of landscape or townscape that contribute positively to the character and sense of place in which they are located" can be agreed in consultation with Angus Council Planning Department when a detailed application is submitted.

Advice Note 14: All criteria can be met

The Report of Handling also states under " I will address the remaining policy tests below"

"The proposals would meet these tests of TC2"

Policy DS4 meets the requirement for house sites and "with regard to traffic and road safety, the Roads Service has offered no objection to the proposals

Policy PV15: Relates to drainage and "Scottish Water has offered no objection"

In the Reason for Decision it states the site "would not be compatible with the character and pattern of development in the surrounding area"

**Conclusion:**

Similar policies/criteria was applied to a previous application on a smaller site approximately 200 metres from the proposed site. Ref: 07/00277/FULL being the most recent application. This application was also refused by the planning department but granted on appeal by the Review Committee.

The proposals are not contrary to Policies TC2, DS3 and Advice Note 14 as stated in the refusal document and approval should be granted.

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 new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

N/A

**List of documents and evidence**

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.

APPLICATION FOR PLANNING PERMISSION FORM  
DRAWING No. PRE APP  
SUPPLEMENTARY INFORMATION – JUNE 2017  
E-MAIL 17/00129/PREAPP  
PLANNING PERMISSION IN PRINCIPLE REFUSAL REF: 17/00667/PPPL

**Note.** The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

**Checklist**

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

**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 from that earlier consent.

**Declaration**

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

Date

# APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please refer to the accompanying Guidance Notes when completing this application  
**PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS  
 ELECTRONICALLY VIA <http://www.e-planning.scot>**

1. Applicant's Details		2. Agent's Details (if any)	
Title	Mr	Ref No.	
Forename	M.	Forename	Alex.
Surname	Fairweather	Surname	Craig
Company Name		Company Name	A.Craig Arch. Consultant
Building No./Name	24 Pearse Street	Building No./Name	6 Clerk Street
Address Line 1		Address Line 1	
Address Line 2		Address Line 2	
Town/City	Brechin	Town/City	Brechin
Postcode	DD9 6JR	Postcode	DD9 6AE
Telephone		Telephone	01356 625500
Mobile		Mobile	07836 692314
Fax		Fax	01356 625572
Email		Email	adc@adcraig.co.uk
<b>3. Postal Address or Location of Proposed Development (please include postcode)</b>			
<div style="border: 1px solid black; padding: 5px;">           24 Pearse Street            Brechin            DD9 6JR         </div>			
NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.			
<b>4. Type of Application</b>			
What is the application for? Please select one of the following:			
Planning Permission		<input type="checkbox"/>	
Planning Permission in Principle		<input checked="" type="checkbox"/>	
Further Application*		<input type="checkbox"/>	
Application for Approval of Matters Specified in Conditions*		<input type="checkbox"/>	
Application for Mineral Works**		<input type="checkbox"/>	
NB. A 'further application' may be e.g. development that has not yet commenced and where a time limit has been imposed a renewal of planning permission or a modification, variation or removal of a planning condition.			
*Please provide a reference number of the previous application and date when permission was granted:			
Reference No:	N/A	Date:	16 March 2017
**Please note that if you are applying for planning permission for mineral works your planning authority may have a separate form or require additional information.			



### 5. Description of the Proposal

Please describe the proposal including any change of use:

Erection of Dwelling House and garage on garden ground of existing dwelling

Is this a temporary permission?

Yes  No

If yes, please state how long permission is required for and why:

N/A

Have the works already been started or completed?

Yes  No

If yes, please state date of completion, or if not completed, the start date:

Date started: N/A

Date completed: N/A

If yes, please explain why work has already taken place in advance of making this application

N/A

### 6. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal?

Yes  No

If yes, please provide details about the advice below:

In what format was the advice given?

Meeting  Telephone call  Letter  Email

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes  No

Please provide a description of the advice you were given and who you received the advice from:

Name: Neil Duthie

Date: 16 March 2017

Ref No.: 17/00129/PREAPP

Advice was given on Policies and criteria to be met

### 7. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha):

Square Metre (sq.m.) 425

### 8. Existing Use

Please describe the current or most recent use:

Dwelling House, Garage/Store and Garden Ground

### 9. Access and Parking

Are you proposing a new altered vehicle access to or from a public road? Yes  No

*If yes, please show in your drawings the position of any existing, altered or new access and explain the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.*

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? Yes  No

*If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangements for continuing or alternative public access.*

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

4

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total number of existing spaces plus any new spaces)

4

*Please show on your drawings the position of existing and proposed parking spaces and specify if these are to be allocated for particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)*

### 10. Water Supply and Drainage Arrangements

Will your proposals require new or altered water supply or drainage arrangements? Yes  No

Are you proposing to connect to the public drainage network (e.g. to an existing sewer?)

Yes, connecting to a public drainage network   
No, proposing to make private drainage arrangements   
Not applicable – only arrangement for water supply required

What private arrangements are you proposing for the new/altered septic tank?

Discharge to land via soakaway   
Discharge to watercourse(s) (including partial soakaway)   
Discharge to coastal waters

*Please show more details on your plans and supporting information*

What private arrangements are you proposing?

Treatment/Additional treatment (relates to package sewer treatment plants, or passive sewage treatment such as a reed bed)   
Other private drainage arrangement (such as a chemical toilets or composting toilets)

*Please show more details on your plans and supporting information.*

Do your proposals make provision for sustainable drainage of surface water? Yes  No

Note:- Please include details of SUDS arrangements on your plans

Are you proposing to connect to the public water supply network?

Yes  No

If no, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site)

### 11. Assessment of Flood Risk

Is the site within an area of known risk of flooding?

Yes  No

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your planning authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? Yes  No  Don't Know

If yes, briefly describe how the risk of flooding might be increased elsewhere.

N/A

### 12. Trees

Are there any trees on or adjacent to the application site?

Yes  No

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

### 13. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (including recycling)

Yes  No

If yes, please provide details and illustrate on plans.

If no, please provide details as to why no provision for refuse/recycling storage is being made:

Will be shown on detailed drawings at Full Planning Stage

### 14. Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats?

Yes  No

If yes how many units do you propose in total?

1

Please provide full details of the number and types of units on the plan. Additional information may be provided in a supporting statement.

1 additional house and garage - See Supplementary Information

**15. For all types of non housing development – new floorspace proposed**

Does your proposal alter or create non-residential floorspace?

Yes  No

If yes, please provide details below:

Use type:

If you are extending a building, please provide details of existing gross floorspace (sq.m):

Proposed gross floorspace (sq.m.):

Please provide details of internal floorspace(sq.m)

Net trading space:

Non-trading space:

Total net floorspace:

**16. Schedule 3 Development**

Does the proposal involve a class of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008?

Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in your area. Your planning authority will do this on your behalf but may charge a fee. Please contact your planning authority for advice on planning fees.

**17. Planning Service Employee/Elected Member Interest**

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority?

Yes  No

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority?

Yes  No

If you have answered yes please provide details:

N/A

**DECLARATION**

I, the applicant/agent certify that this is an application for planning permission The accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, the applicant/agent hereby certify that the attached Land Ownership Certificate has been completed

I, the applicant/agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants

Yes  No  N/A

Signature:

Name:

A.D.Craig

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

# LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997  
Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland)  
Regulations 2013

## CERTIFICATE A, B, C, D OR CERTIFICATE E MUST BE COMPLETED BY ALL APPLICANTS

### CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than the applicant was owner 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 application.
- (2) None of the land to which the application relates constitutes or forms part of agricultural land.

Signed:

On behalf of:

Date:

### CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are:

Name	Address	Date of Service of Notice

- (2) None of the land to which the application relates constitutes or forms part of agricultural land
- or
- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:

Town & Country Planning (Scotland) Act 1997 As Amended

APPROVED ON BEHALF OF THE ANGUS COUNCIL  
SUBJECT TO THE CONDITIONS SET FORTH IN  
INTIMATION OF PERMISSION



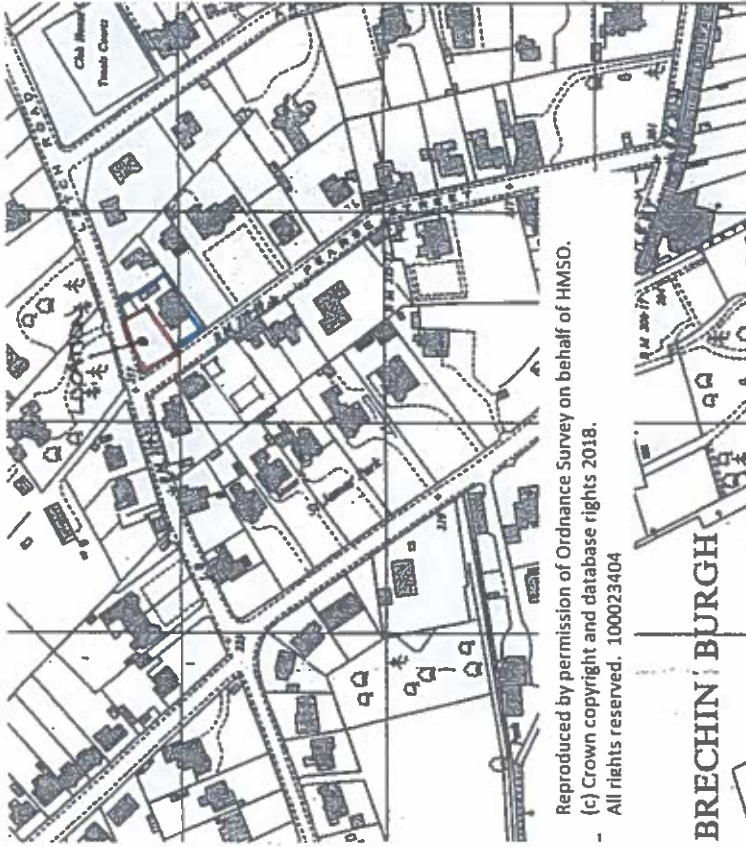
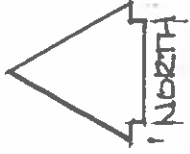
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11

BLOCK PLAN



PROPOSED ERECTION OF DWELLING HOUSE  
IN GARDEN GROUND  
AT  
24 PEARSE STREET, BRECHIN



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BRECHIN  
LOCATION PLAN

SCALE 1:2500



**ACRAIG**  
ARCHITECTURAL  
CONSULTANT

6 CLERK STREET, BRECHIN, ANGUS DD9 6AE  
Tele: (01356) 625500 Fax: (01356) 625572

DRAWING N°: FFEAFT  
SD. N.A  
SCALE 1:500 1:2500  
DATE FEBRUARY 2017

**24 PEARSE STREET**

**BRECHIN**

**DD9 6JR**

**ERECTION OF DWELLING HOUSE IN GARDEN GROUND**

**SUPPLEMENTARY INFORMATION**

**JUNE 2017**

**ACRAIG ARCHITECTURAL CONSULTANT  
6 CLERK STREET  
BRECHIN  
DD9 6AE**

## **SITE DESCRIPTION**

The existing dwelling house is 1½ storey of masonry construction under a slated roof and situated on an elevated site. To the rear (north east) the garden ground is substantially covered with existing garages and sheds built on 2 levels. Further garden ground exists to the front (south west) and to the side (northwest) at a lower level. The site extends to 1060 sq. m. or thereby

A pre-application enquiry response Ref: 17/00129/PREAPP dated 16 March 2017 has been received from Angus Council Planning Department.

## **SITE PROPOSALS**

It is proposed to erect a single dwelling house and garage on the area of lower garden ground situated at the north west of the existing dwelling house at 24 Pearse Street, Brechin.

The proposals have been assessed against the following:

TAYplan (Approved 2012)

Angus Local Development Plan (Adopted 2016) – Policies DS1, DS4, TC2 and the Council's Advice Note 14: Small Housing Sites

The proposed site extends to approximately 425 sq.m. which is accordance with the 400 sq.m. guideline. The site being no smaller than some of the adjacent plot on Latch Road. Vehicular access would be by means of an existing access entered from Latch Road and pedestrian access from Pearse Street. It is proposed to demolish part of the existing garage/shed arrangement, with the remaining section of garage situated on garden ground to the rear of the existing house at 24 Pearse Street leaving the rear garden ground extending to 123 sq.m. or thereby. The proposed house would be designed to take into consideration window to window distances and due to the ground levels would in no way overshadow the existing dwelling.

The proposed site is within the development boundary and of a scale appropriate to the location. The site makes use of garden ground which is at a lower level to the remaining garden ground at 24 Pearse Street and forms a clearly defined boundary line which is all in accordance with the requirements of Policy DS1

Again criteria contained in Policy DS4 Amenity would be unaffected by the proposals.

The proposals also meet the following criteria:

- Compatible with the current use of land in the surrounding area
- Provides a satisfactory residential environment
- Does not result in unacceptable impact on the natural environment, surrounding amenity, access or infrastructure.



## **CONCLUSION**

Given a sympathetic design, a proposed dwelling house and garage would both fit in with the existing surroundings as well as improve the environment.

Photographs included in the report show the relevant street views and the extent of the proposed site.





North View from Pearse Street



West View of Plot

The proposals meet the criteria set out in Angus Council Policies and Advice Note.

Accordingly, an application for Planning Permission in Principle should gain approval.

**END OF REPORT**

**Alex Craig**

---

**From:** DuthieNG <DuthieNG@angus.gov.uk>  
**Sent:** 16 March 2017 16:59  
**To:** info@adcraig.co.uk  
**Subject:** Erection of a Dwellinghouse - 24 Pearse Street, Brechin - 17/00129/PREAPP

Alex

I refer to the above pre-application enquiry I recently received and can now respond to you.

Please note that your proposals will be assessed in accordance with the development plan, as follows;

TAYplan (Approved 2012);  
Angus Local Development Plan (Adopted 2016).

In the Angus Local Development Plan, the following policies would be relevant to your proposals;

Policies DS1, DS4, TC2.

Please note that there will be other general policies of the development plan that might also be relevant to the consideration of any subsequent planning application and these should be considered in developing any development proposal.

I note your intended proposal for this predominantly residential area and consider this would be a relatively small site for a house in comparison with the overall existing pattern of development in the vicinity and out of character with this existing pattern of development, as stated in the Council's Advice Note 14: Small Housing Sites. I have viewed the site in google street view and the development of this site would also leave the existing dwelling with little rear private useable garden ground due to the existence of the long garage. The remaining rear useable garden may also be below the minimum of 100sqm, as required by this advice note. I would also consider the erection of a dwellinghouse to be overdevelopment on this corner site and could affect the existing amenity of the residents in 24 Pearse Street by overshadowing and inadequate window to window distances. In this respect, I consider that an application for planning permission for your proposal would be recommended for refusal.

I trust this answers your enquiry.

Whilst enquiries and pre-application discussions are encouraged, it should be stressed that the above advice is given without the benefit of a site visit and full external consultations or full and comprehensive information and as such the expressed opinion is given without prejudice and is not binding upon the Council.

The Council is interested in your views of the pre-application service offered by the Planning Service. We would be grateful if you could spare a few minutes to complete a short survey to give us your opinion. The survey can be found halfway down the Council's Planning homepage (<http://www.angus.gov.uk/planning/> under "Development Management" or by following this link: <https://www.surveymonkey.com/s/G6Z2SLZ>

Regards

Neil Duthie

Planning Officer ( Development Standards ) Communities Planning & Place Angus Council County Buildings Market  
Street Forfar  
DD8 3LG

If calling or telephoning please ask for Neil Duthie on 01307 473229 or e-mail  
[DuthieNG@angus.gov.uk](mailto:DuthieNG@angus.gov.uk)

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TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
(AS AMENDED)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (SCOTLAND)  
REGULATIONS 2013



PLANNING PERMISSION IN PRINCIPLE REFUSAL  
REFERENCE : 17/00667/PPPL

To **Mr M Fairweather**  
**c/o A D Craig**  
**6 Clerk Street**  
**Brechin**  
**DD9 6AE**

With reference to your application dated 7 August 2017 for Planning Permission in Principle under the above mentioned Acts and Regulations for the following development, viz: "

**Planning Permission in Principle for Erection of Dwellinghouse and Garage in Garden Ground at 24 Pearse Street Brechin DD9 6JR for Mr M Fairweather**

The Angus Council in exercise of their powers under the above mentioned Acts and Regulations hereby **Refuse Planning Permission in Principle (Delegated Decision)** for the said development in accordance with the particulars given in the application and plans docquetted as relative hereto in paper or identified as refused on the Public Access portal.


**The reasons for the Council's decision are:-**

- 1 The application is contrary to policies DS1, DS3 and TC2 of the Angus Local Development Plan (2016) because the proposed development by creating a small plot within the garden ground of 24 Pearse Street would not be compatible with the character and pattern of development in the surrounding area.

**Amendments:**

1. This application for planning permission has not been subject of variation.

Dated this **30 January 2018**

  
Kate Cowey  
Service Manager  
Angus Council  
Place  
Angus House  
Orchardbank Business Park  
Forfar  
DD8 1AN