

ANGUS COUNCIL

DEVELOPMENT MANAGEMENT REVIEW COMMITTEE – 22 JUNE 2020

43 MAULE STREET, CARNOUSTIE

REPORT BY THE DIRECTOR OF LEGAL AND DEMOCRATIC SERVICES

ABSTRACT:

The Committee is asked to consider an application for a review of the decision taken by the planning authority in respect of the refusal of planning permission for alteration and extension to dwellinghouse, application No 19/00972/FULL, at 43 Maule Street, Carnoustie.

1. RECOMMENDATIONS

It is recommended that the Committee:-

- (i) review the case submitted by the Planning Authority (**Appendix 1**); and
- (ii) review the case submitted by the Applicant (**Appendix 2**).

2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN

This Report contributes to the following local outcomes contained within the Angus Local Outcomes Improvement Plan 2017-2030:

- Safe, secure, vibrant and sustainable communities
- An enhanced, protected and enjoyed natural and built environment

3. CURRENT POSITION

The Development Management Review Committee is required to determine if they have sufficient information to determine the Review without further procedure. If members do not determine the review without further procedure, the Review Committee must determine the manner in which the review is to be conducted. The procedures available in terms of the regulations are: written submissions, hearing sessions or inspection of the land to which the review relates.

4. FINANCIAL IMPLICATIONS

There are no financial implications arising directly from the recommendations in the Report.

5. CONSULTATION

In accordance with Standing Order 48(4), this Report falls within an approved category that has been confirmed as exempt from the consultation process.

NOTE: No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

Report Author: Sarah Forsyth
E-Mail: LEGDEM@angus.gov.uk

List of Appendices:
Appendix 1 – Submission by Planning Authority
Appendix 2 – Submission by Applicant

ANGUS COUNCIL'S SUBMISSION ON GROUNDS OF REFUSAL**APPLICATION NUMBER – 19/00972/FULL****APPLICANT- MR DALE MARTIN****PROPOSAL & ADDRESS – ALTERATION & EXTENSION TO DWELLINGHOUSE AT 43
MAULE STREET CARNOUSTIE****CONTENTS**

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	Policy Tests (Angus Local Development Plan 2016)	
	<p>Policy DS4 & TC4 – Please click on the link below: -</p> <p>https://www.angus.gov.uk/media/angus_local_development_plan_adopted_september_2016</p> <p>Householder Development Planning Advice Note</p> <p>https://www.angus.gov.uk/media/householder_development_planning_advice_note_september_2016</p> <p>Advice Note 14 Small Housing Sites</p> <p>https://www.angus.gov.uk/media/small_housing_sites</p>	
	Consultation Responses	
AC2	Scottish Water – 08.01.20	
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Angus Council

Application Number:	19/00972/FULL
Description of Development:	Alteration and extension to dwellinghouse
Site Address:	43 Maule Street Carnoustie DD7 6EU
Grid Ref:	356726 : 735040
Applicant Name:	Mr Dale Martin

Report of Handling**Amendments**

The application has not been subject of variation.

Publicity

The application was subject to normal neighbour notification procedures.

The nature of the proposal did not require that the application be the subject of press advertisement.

The nature of the proposal did not require a site notice to be posted.

Planning History

No relevant history.

Applicant's Case

No formal supporting statement has been submitted. The applicants agent has attempted to justify various design choices however the explanations given have not been sufficient to overcome concerns raised.

Consultations

Community Council - There was no response from this consultee at the time of report preparation.

Angus Council - Roads - Offered no objection to the proposal.

Scottish Water - Offered no objection.

Representations

There were no letters of representation.

Development Plan Policies**Angus Local Development Plan 2016**

Policy DS4: Amenity

Policy TC4: Householder / Domestic Development

TAYplan Strategic Development Plan

The development is not strategically significant and the policies of TAYplan are therefore not referred to in this report.

The full text of the relevant development plan policies can be viewed at Appendix 1 to this report.

Assessment

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.

Policy TC4: of the ALDP relates to proposals for house and flat alterations/ extensions and development within the curtilage of houses and flats. Development will be supported where the siting, design, scale or massing of the proposal do not:

- (1) adversely affect the residential amenity enjoyed by the dwelling and adjoining households,
- (2) detrimentally impact on the character and appearance of the dwelling, site and surrounding area;
- (3) result in overdevelopment of the site or a loss of garden ground, parking or bin storage.

Policy TC4 indicates that further guidance on these matters is set out in the Householder Development Planning Advice Note (PAN).

In relation to impact on the amenity of neighbours it is relevant to have regard to Policy DS4. It indicates that development will not be permitted where there is an unacceptable adverse impact on the surrounding area or amenity. It indicates that the Council will consider the impact of development on residential amenity in relation to overlooking and loss of privacy, outlook, sunlight, daylight and overshadowing. The Council's Householder Development Planning Advice Note identifies a number of criteria that will be used to assess the impact of a proposed development on the amenity of neighbours.

The proposal relates to replacing an existing carport to the south-west/side elevation of the house with an extension with accommodation on two storeys. The 56.8sqm extension would be 9 metres long, 6.32 metres wide and 6.97 metres in height. Existing windows inset on the south-east/rear, north-east/side and north-west/front roof planes would be replaced by flat roofed dormers. The rear elevation conservatory would be removed and the resulting rear elevation void built up and infilled with a window.

In terms of the impact of the extensions on neighbouring residential amenity, it is relevant to have regard to policy DS4 and part of TC4 which refer to amenity impacts. An upper storey window would be introduced on a projecting gable facing in a generally southern direction. The window would directly overlook the garden ground of the neighbouring property to the south at a distance of 5.9 metres. The Householder Development PAN provides no explicit distance test to measure where windows are introduced at first floor level, however, Advice Note 14 'Small Housing Sites' is relevant for this assessment and indicates that where an overlooking storey is involved, the distance between the windows and the mutual boundary should be at least 12m. It indicates that in higher density areas or where the adjacent garden is particularly generous this could be relaxed to 9 metres. The introduction of an upper floor window in a medium density area which would directly overlook the garden of 1 Kirk Walk to the south at a distance of 5.9 metres is significantly below the published distances for upper window to neighbouring boundaries contained in Advice Note 14. There are no features that would mitigate the new direct overlooking of a private garden that would result from the introduction of the proposed window. The window would create detrimental overlooking of the private garden of the neighbouring property. The proposal is contrary to Policies DS4 and TC4 in this regard.

Turning to the amenity impacts on the neighbouring property to the south-west at 41 Maule Street, the property has three ground level windows that serve a dining room, an upper level window that serves a bathroom and an upper level and high level window for a ground floor kitchen as indicated by the agent. The extension result in distances from the extension to the south-west boundary around 450mm and between 3 and 5 metres to the various ground floor dining room windows on the side elevation of the neighbouring house. The distance falls short of the minimum required window to distance of 10 metres between a blank wall and a neighbouring habitable room window as indicated by the Householder Development Planning Advice Note. In combination with the 6.97 metre height of the extension, the

development would impact on daylight and sunlight reaching these windows and would create overshadowing which would be detrimental to the amenity of this house. The upper level windows would not appear to be impacted upon by the extension.

In terms of the impact of the extension on the character and appearance of the house, site and surrounding area, it is relevant to have further regard to policy TC4. In this case the width of the extension would infill nearly the entire area to the side of the house apart from leaving a strip of ground measuring around 450mm at its narrowest point. Generally the design of the extension is complementary to the house and the design of the dormers are acceptable. The appearance of the proposal is acceptable but the impacts that an extension of this size would have on neighbouring properties does not comply with the amenity standards of the council's Householder Development PAN and the design and amenity aspect of policy TC4.

The proposed development would be unlikely to give rise to significant issues in terms of road traffic safety and the Roads Service has offered no objection.

Whilst there is a degree of potential to extend the property, the proposed development would result in unacceptable impacts on neighbouring residential amenity and the proposal is therefore not compatible with development plan or associated supplementary guidance. There are no material considerations that would justify the approval of the proposal contrary to the provisions of the development plan.

Human Rights Implications

The decision to refuse this application has potential implications for the applicant in terms of his entitlement to peaceful enjoyment of his possessions (First Protocol, Article 1). For the reasons referred to elsewhere in this report justifying the decision in planning terms, it is considered that any actual or apprehended infringement of such Convention Rights, is justified. Any interference with the applicant's right to peaceful enjoyment of his possessions by refusal of the present application is in compliance with the Council's legal duties to determine this planning application under the Planning Acts and such refusal constitutes a justified and proportionate control of the use of property in accordance with the general interest and is necessary in the public interest with reference to the Development Plan and other material planning considerations as referred to in the report.

Equalities Implications

The issues contained in this report fall within an approved category that has been confirmed as exempt from an equalities perspective.

Decision

The application is refused.

Reason(s) for Decision:

1. The proposal is contrary to policies DS4 and TC4 of the Angus Local Development Plan and the Angus Council Householder Development Planning Advice Note as it would result in significant adverse impacts on the amenity of occupants neighbouring residential properties to the west and south of the site. The development would lead to detrimental and unacceptable overlooking of the private garden area of the residential property to the south and would result in overbearing impacts and impacts on available sunlight and daylight to habitable room windows of the neighbouring property to the west of the site by virtue of the proposed height of the extension and its proximity to the mutual boundary between the properties.

Notes:

Case Officer: Pauline Chalmers
Date: 18 February 2020

Appendix 1 - Development Plan Policies

Angus Local Development Plan 2016

Policy DS4: Amenity

All proposed development must have full regard to opportunities for maintaining and improving environmental quality. Development will not be permitted where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

Angus Council will consider the impacts of development on:

- Air quality;
- Noise and vibration levels and times when such disturbances are likely to occur;
- Levels of light pollution;
- Levels of odours, fumes and dust;
- Suitable provision for refuse collection / storage and recycling;
- The effect and timing of traffic movement to, from and within the site, car parking and impacts on highway safety; and
- Residential amenity in relation to overlooking and loss of privacy, outlook, sunlight, daylight and overshadowing.

Angus Council may support development which is considered to have an impact on such considerations, if the use of conditions or planning obligations will ensure that appropriate mitigation and / or compensatory measures are secured.

Applicants may be required to submit detailed assessments in relation to any of the above criteria to the Council for consideration.

Where a site is known or suspected to be contaminated, applicants will be required to undertake investigation and, where appropriate, remediation measures relevant to the current or proposed use to prevent unacceptable risks to human health.

Policy TC4: Householder / Domestic Development

Proposals for householder development (including alterations/extensions to houses and flats, development within the curtilage of houses and flats, means of enclosure, satellite antenna and domestic scale microgeneration) will be supported where the siting, design, scale or massing of the proposal, does not:

- o adversely affect the residential amenity enjoyed by the house or surrounding domestic properties including, in the case of microgeneration, through noise or shadow flicker;
- o detrimentally affect the character and/or appearance of the building, site or surrounding area; and
- o result in the overdevelopment of the plot or a loss of garden ground, parking or bin storage.

Further guidance on householder development will be set out in a Householder Development Planning Advice Note.

TAYplan Strategic Development plan

Not referenced.



8th January 2020

Moray Council
Council Office High Street
Elgin
IV30 9BX

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Local Planner

DD7 Carnoustie Maule Street 43
PLANNING APPLICATION NUMBER: 19/00972/FULL
OUR REFERENCE: 786955
PROPOSAL: Proposed Extension to Side Elevation of House and Demolish Existing Car Port

Please quote our reference in all future correspondence

Thank you for your recent submission detailing your proposals for surface water drainage with regards an extension at the above address.

I have carried out an audit of the below listed drawings and I'm pleased to confirm that Scottish Water has no objection to the development proceeding.

Infrastructure within boundary

According to our records, the development proposals impact on existing Scottish Water assets.

The applicant must identify any potential conflicts with Scottish Water assets and contact our Asset Impact Team directly at service.relocation@scottishwater.co.uk.

The applicant should be aware that any conflict with assets identified may be subject to restrictions on proximity of construction.

Scottish Water Disclaimer

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

General Notes:

For all extensions that increase the hard standing area within the property boundary, you must look to limit an increase to your existing discharge rate and volume. Where possible we recommend that you consider alternative rainwater options. All reasonable attempts should be made to limit the flow.

Please note: No new connections will be permitted to the public infrastructure. The additional surface water will discharge to the existing private pipework within the site boundary.

This response is in relation to the information you have provided. If there are any changes to your proposed development you may be required to submit the proposed amendments for review.

If you require any further information regard this matter please contact our Central Support Team on 0800 389 0379 or on the email below.

Yours sincerely

Pamela Strachan
Development Operations Administrator
Pamela.Strachan2@scottishwater.co.uk

ANGUS COUNCIL

PLACE PLANNING

CONSULTATION SHEET

PLANNING APPLICATION NO

19/00972/FULL

Tick boxes as appropriate

ROADS

No Objection

Interest

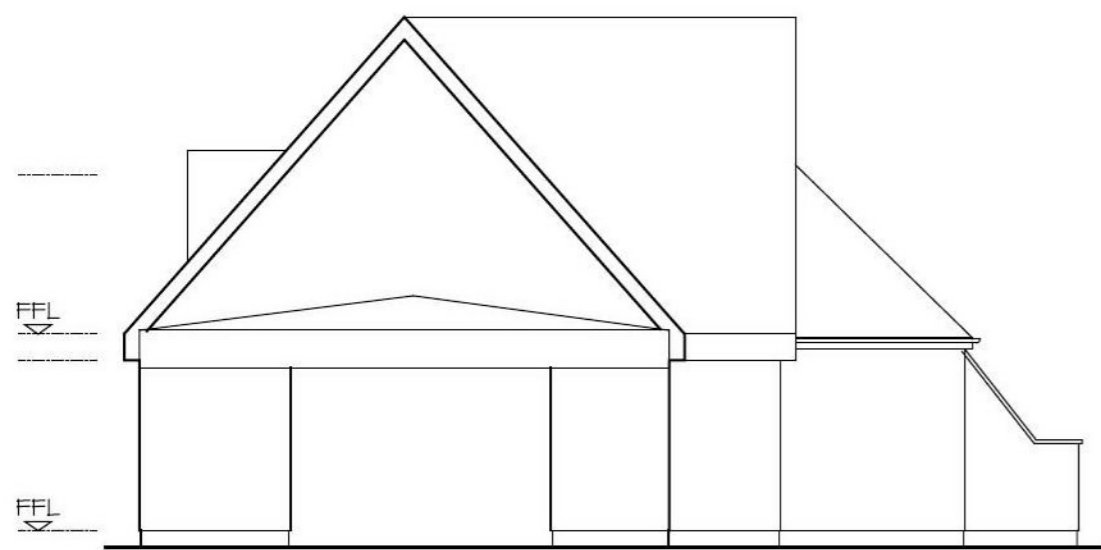
(Comments to follow within 14 days)

Date

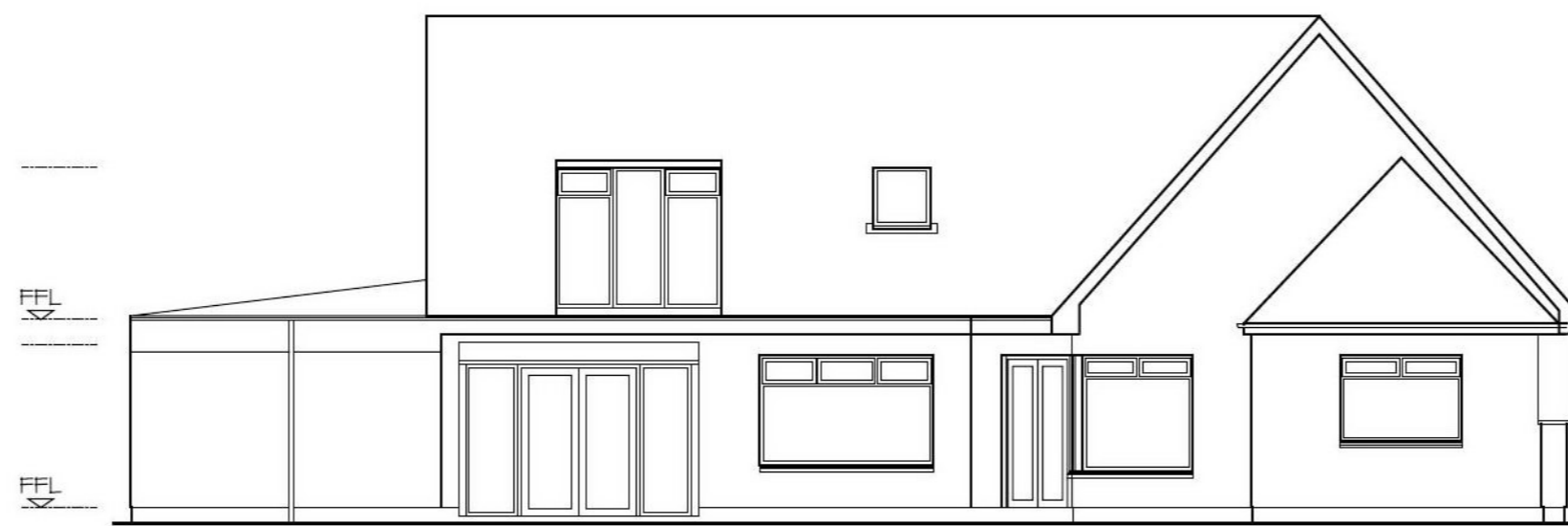
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PLEASE DO NOT TAKE AWAY THE LAST SET OF PLANS WHERE POSSIBLE COPIES
WILL BE PROVIDED ON REQUEST

ELECTRONIC SUBMISSION DRAWINGS TO BE VIEWED VIA IDOX

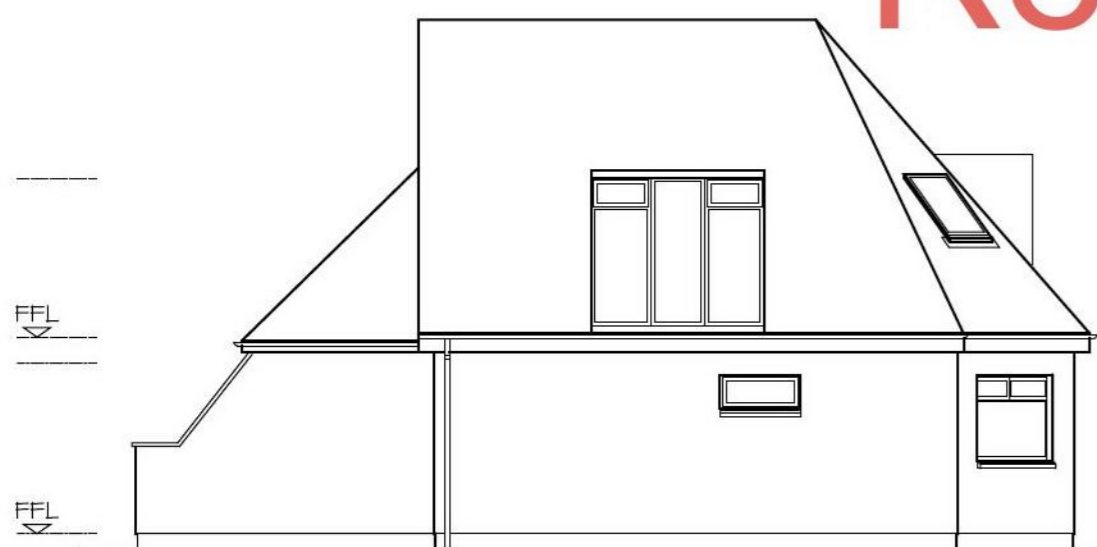


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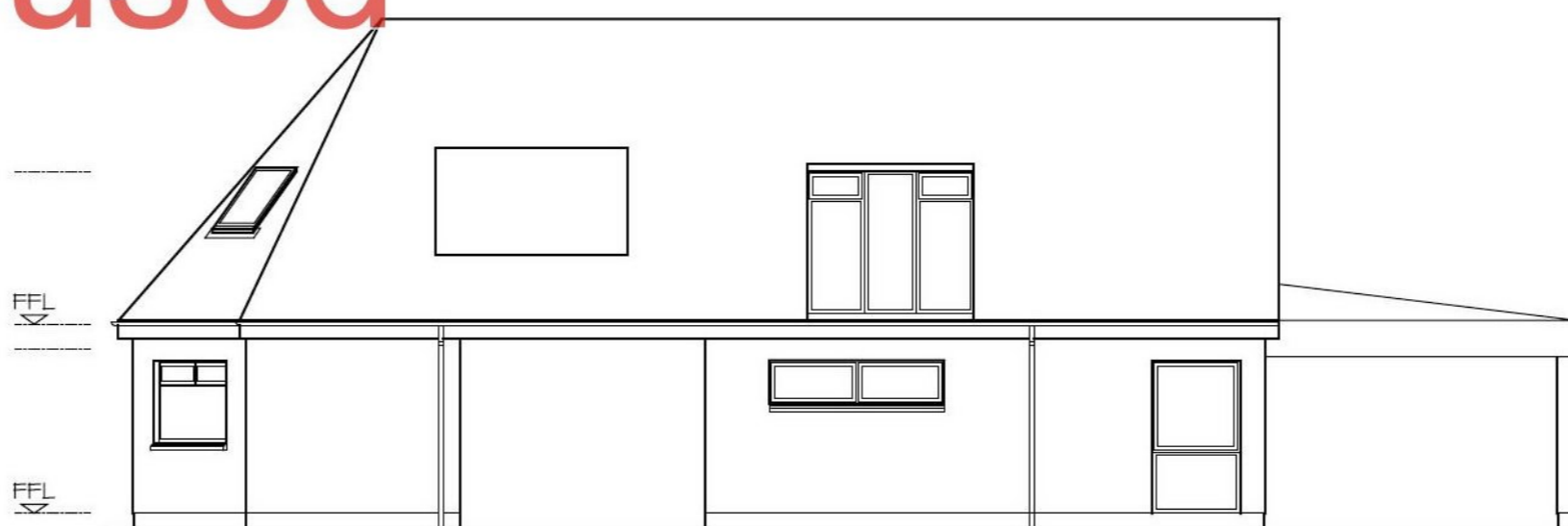


existing south east elevation

Refused

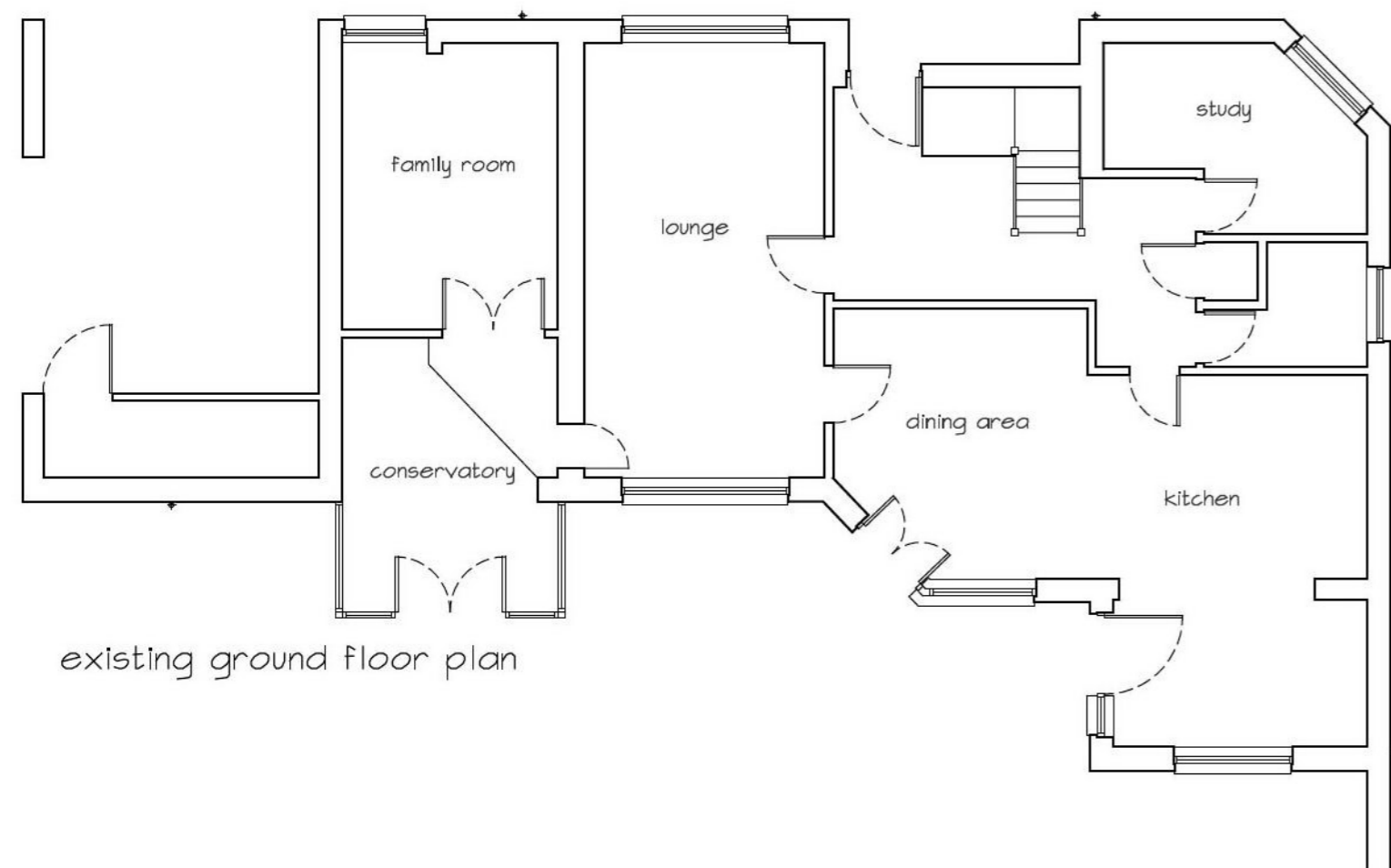


existing north east elevation

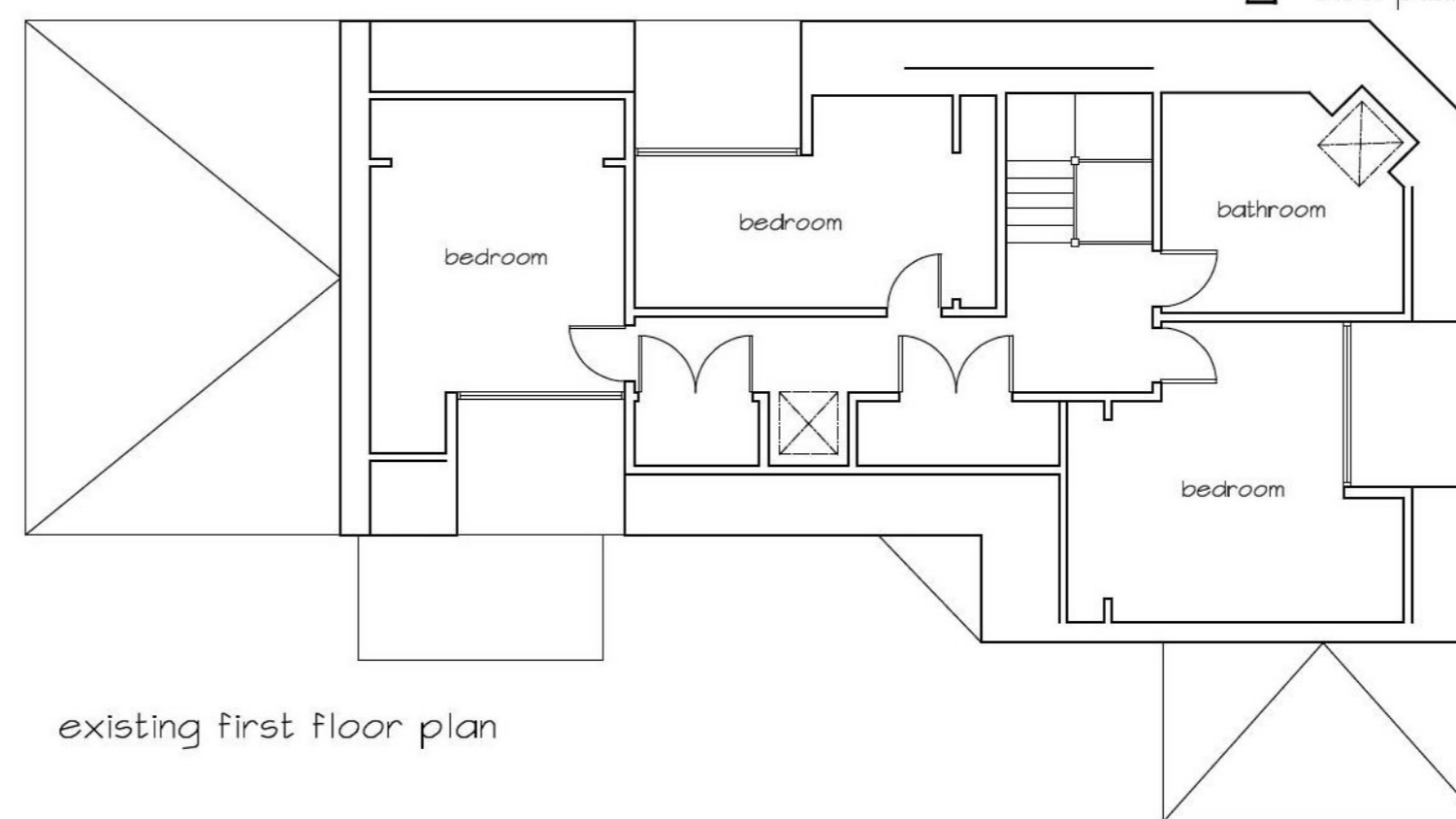


existing north west elevation

Refused



existing ground floor plan

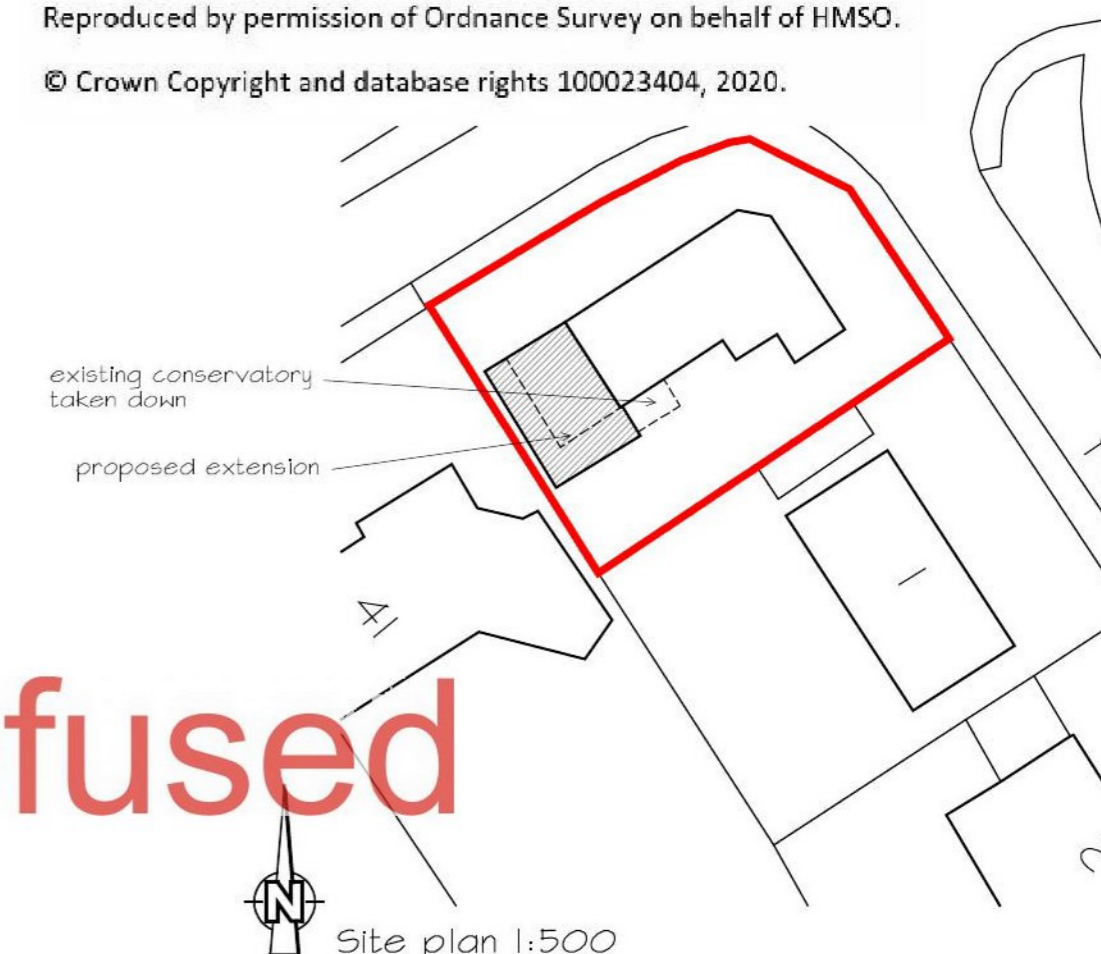


existing first floor plan



Location plan 1:1250

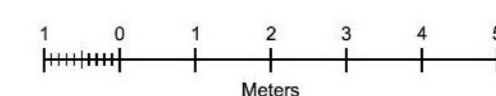
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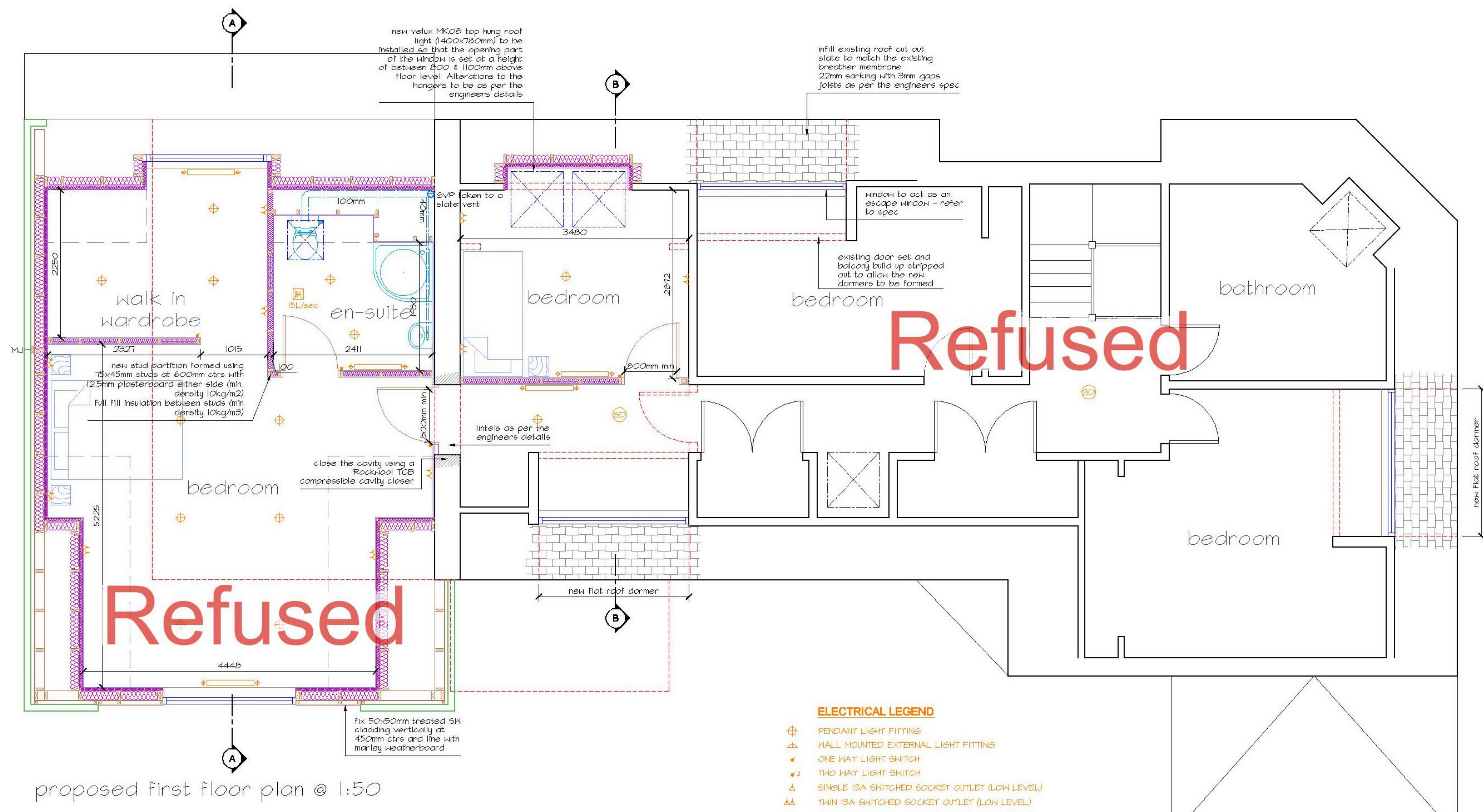


Site plan 1:500

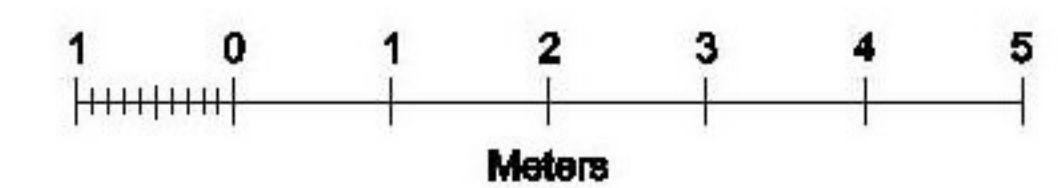
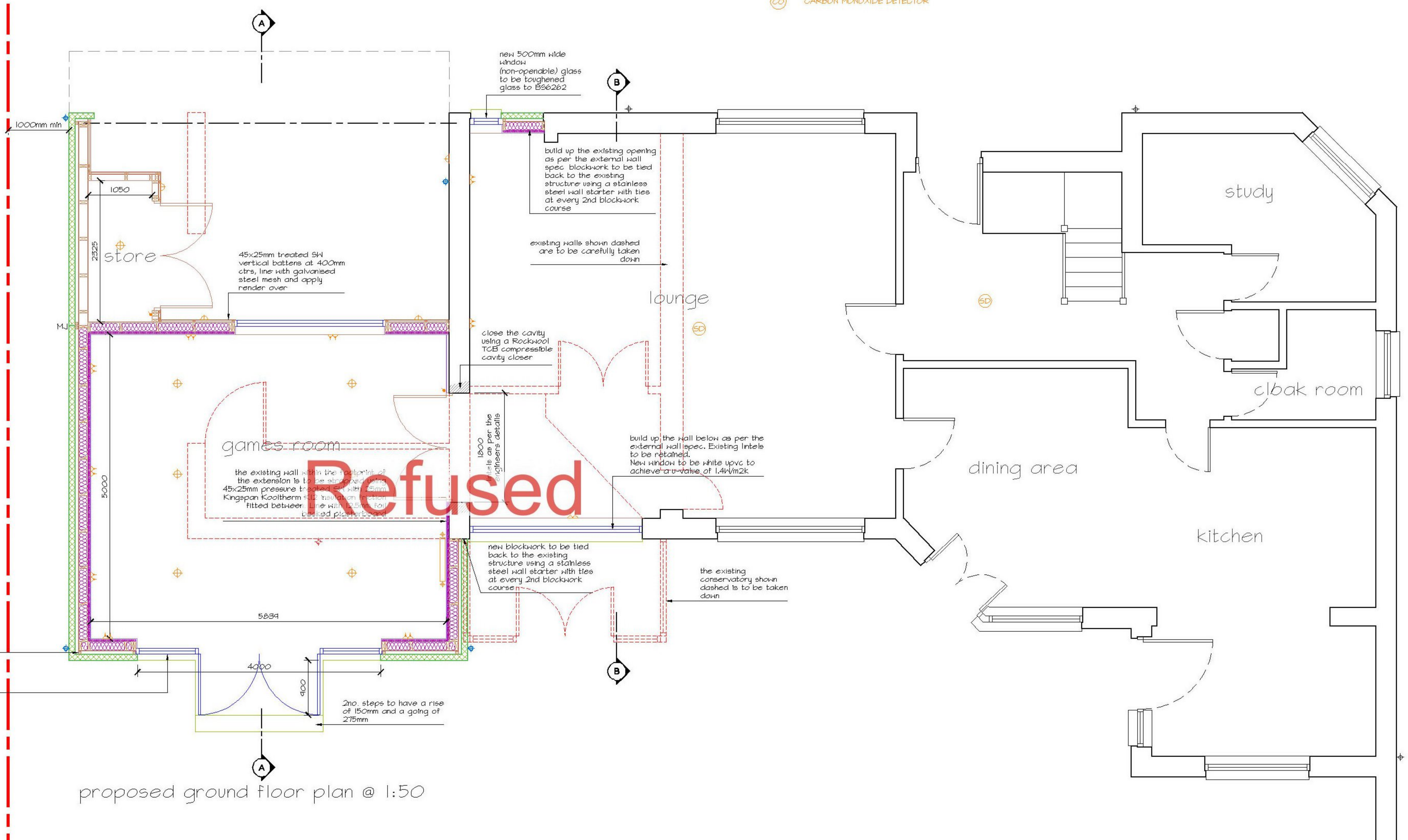
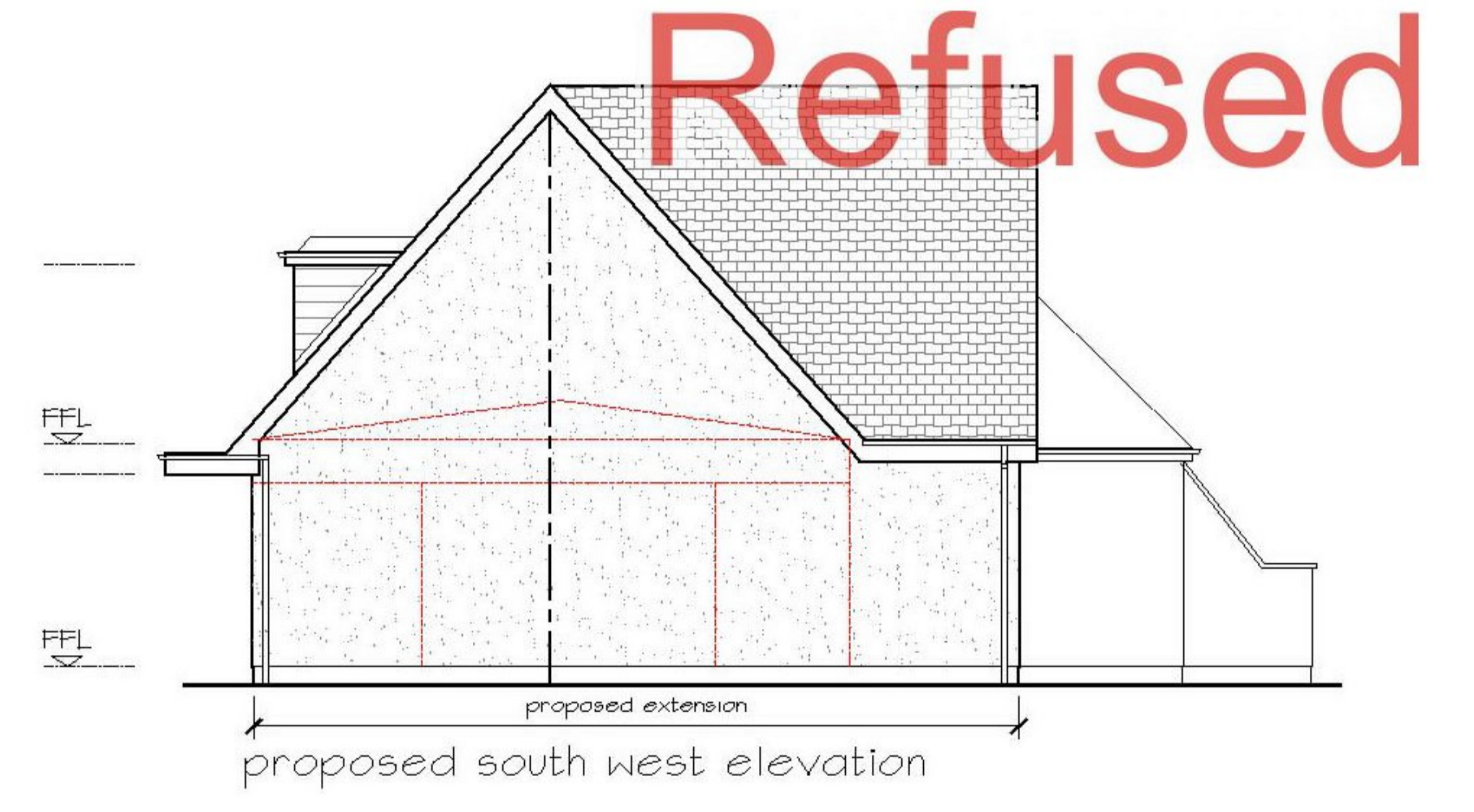
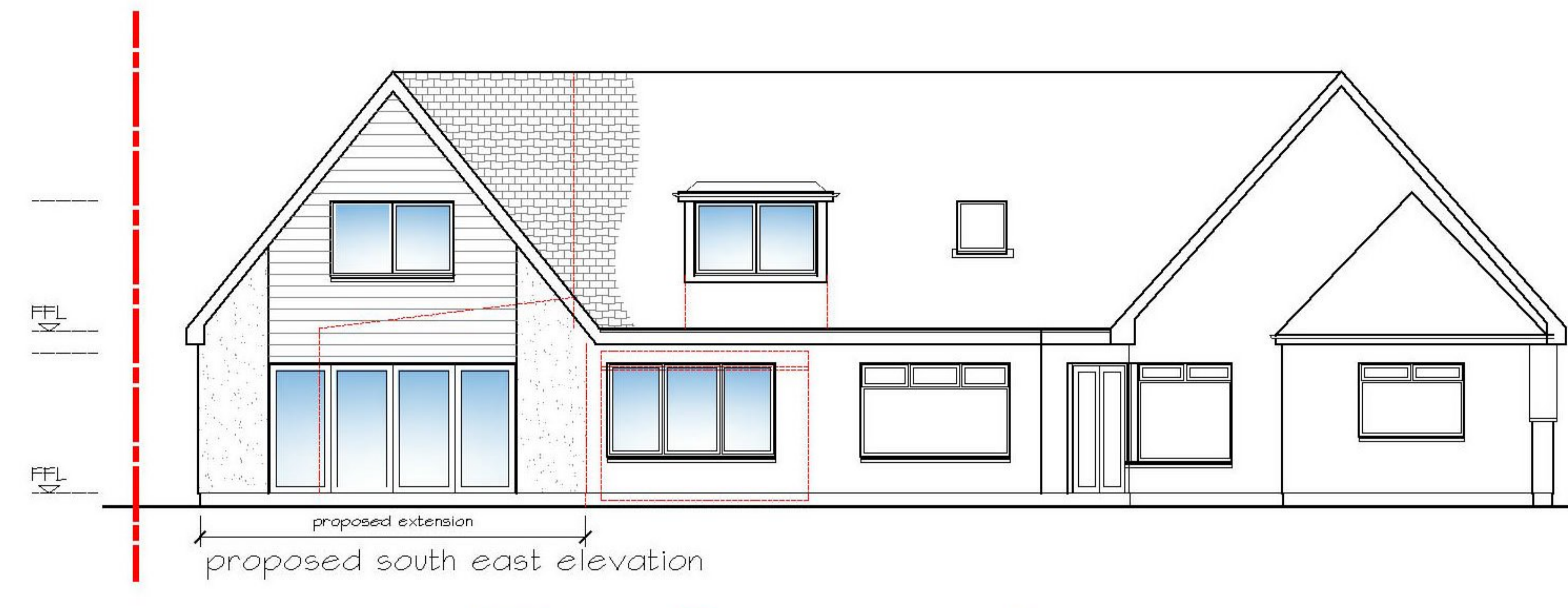
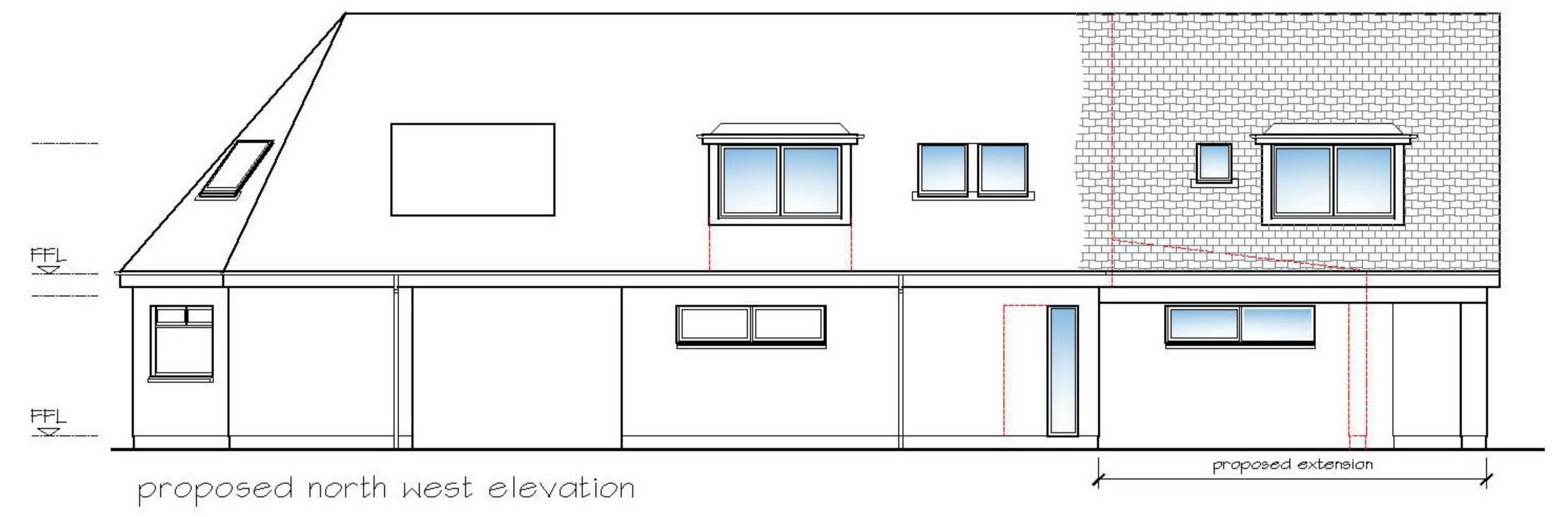
Refused

client	Mr & Mrs Martin		
project	Proposed extension at 43 Maule Street Carnoustie DD7 6EU		
drawing title	Existing plan and elevations		
date	Dec '19		
scale	1:100	dwg size	A2
job number	01	dwg nr	rev





- ELECTRICAL LEGEND**
- ⊕ PENDANT LIGHT FITTING
 - ⊕ HALL MOUNTED EXTERNAL LIGHT FITTING
 - ⊕ ONE HAT LIGHT SWITCH
 - ⊕ TWO HAT LIGHT SWITCH
 - ⊕ SINGLE ISB SWITCHED SOCKET OUTLET (LOW LEVEL)
 - ⊕ TRIN ISB SWITCHED SOCKET OUTLET (LOW LEVEL)
 - ⊕ TRIN ISB SWITCHED SOCKET OUTLET (HIGH LEVEL)
 - ⊕ HALL MOUNTED EXTRACT FAN
 - ⊕ CEILING MOUNTED EXTRACT FAN
 - ⊕ HALL MOUNTED RADIATOR
 - ⊕ SMOKE DETECTOR
 - ⊕ HEAT DETECTOR
 - ⊕ CARBON DIOXIDE DETECTOR
 - ⊕ CARBON MONOXIDE DETECTOR



client Mr & Mrs Martin	
project Proposed extension at 43 Maile Street Camouille DOT 6EU	
drawing no. Proposed plan and elevations	
date Dec '19	drawn A1
scale 1:100	aug 19
job number 02	rev









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

PLANNING PERMISSION REFUSAL
REFERENCE : 19/00972/FULL

To **Mr Dale Martin**
c/o New Look Home Improvement
FAO David Robertson
Barry Business Centre
Main Street
Barry
Carnoustie
Angus
DD7 7RP

With reference to your application dated 20 December 2019 for planning permission under the above mentioned Acts and Regulations for the following development, viz.:-

Alteration and extension to dwellinghouse at 43 Maule Street Carnoustie DD7 6EU for Mr Dale Martin

The Angus Council in exercise of their powers under the above mentioned Acts and Regulations hereby **Refuse Planning Permission (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 proposal is contrary to policies DS4 and TC4 of the Angus Local Development Plan and the Angus Council Householder Development Planning Advice Note as it would result in significant adverse impacts on the amenity of occupants neighbouring residential properties to the west and south of the site. The development would lead to detrimental and unacceptable overlooking of the private garden area of the residential property to the south and would result in overbearing impacts and impacts on available sunlight and daylight to habitable room windows of the neighbouring property to the west of the site by virtue of the proposed height of the extension and its proximity to the mutual boundary between the properties.

Amendments:

The application has not been subject of variation.

Dated this **19 February 2020**

Kate Cowey - Service Leader
Planning & Communities
Angus Council
Angus House
Orchardbank Business Park
Forfar DD8 1AN

Planning Decisions – Guidance Note

Please retain – this guidance forms part of your Decision Notice

You have now received your Decision Notice. This guidance note sets out important information regarding appealing or reviewing your decision. There are also new requirements in terms of notifications to the Planning Authority and display notices on-site for certain types of application. You will also find details on how to vary or renew your permission.

Please read the notes carefully to ensure effective compliance with the new regulations.

DURATION

This permission will lapse 3 years from the date of this decision, unless there is a specific condition relating to the duration of the permission or development has commenced by that date.

PLANNING DECISIONS

Decision Types and Appeal/Review Routes

The 'decision type' as specified in your decision letter determines the appeal or review route. The route to do this is dependent on the how the application was determined. Please check your decision letter and choose the appropriate appeal/review route in accordance with the table below. Details of how to do this are included in the guidance.

Determination Type	What does this mean?	Appeal/Review Route
Development Standards Committee/Full Council	National developments, major developments and local developments determined at a meeting of the Development Standards Committee or Full Council whereby relevant parties and the applicant were given the opportunity to present their cases before a decision was reached.	DPEA (appeal to Scottish Ministers) – See details on attached Form 1
Delegated Decision	Local developments determined by the Service Manager through delegated powers under the statutory scheme of delegation. These applications may have been subject to less than five representations, minor breaches of policy or may be refusals.	Local Review Body – See details on attached Form 2
Other Decision	All decisions other than planning permission or approval of matters specified in condition. These include decisions relating to Listed Building Consent, Advertisement Consent, Conservation Area Consent and Hazardous Substances Consent.	DPEA (appeal to Scottish Ministers) – See details on attached Form 1

Notification of initiation of development (NID)

Once planning permission has been granted and the applicant has decided the date they will commence that development they must inform the Planning Authority of that date. The notice must be submitted before development commences – failure to do so would be a breach of planning control. The relevant form is included with this guidance note.

Notification of completion of development (NCD)

Once a development for which planning permission has been given has been completed the applicant must, as soon as practicable, submit a notice of completion to the planning authority. Where development is carried out in phases there is a requirement for a notice to be submitted at the conclusion of each phase. The relevant form is included with this guidance note.

Display of Notice while development is carried out

For national, major or 'bad neighbour' developments (such as public houses, hot food shops or scrap yards), the developer must, for the duration of the development, display a sign or signs containing prescribed information.

The notice must be in the prescribed form and:-

- displayed in a prominent place at or in the vicinity of the site of the development;
- readily visible to the public; and
- printed on durable material.

A display notice is included with this guidance note.

Should you have any queries in relation to any of the above, please contact:

Angus Council
Place
Angus House
Orchardbank Business Park
Forfar
DD8 1AN

Telephone 01307 492076 / 492533
E-mail: planning@angus.gov.uk
Website: www.angus.gov.uk



TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

The Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2013 – Schedule to Form 1

*Notification to be sent to applicant on refusal of planning permission
or on the grant of permission subject to conditions decided by Angus Council*

1. If the applicant is aggrieved by the decision of the planning authority-
 - a) to refuse permission for the proposed development;
 - b) to refuse approval, consent or agreement required by condition imposed on a grant of planning permission;
 - c) to grant planning permission or any approval, consent or agreement subject to conditions,

the applicant may appeal to the Scottish Ministers to review the case under section 47 of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of appeal should be addressed to Directorate for Planning & Environmental Appeals, 4 The Courtyard, Callendar Business Park, Falkirk, FK1 1XR. Alternatively you can submit your appeal directly to DPEA using the national e-planning web site <https://eplanning.scotland.gov.uk>.

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 5 of the Town and Country Planning (Scotland) Act 1997.



TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

The Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2013 – Schedule to Form 2

*Notification to be sent to applicant on refusal of planning permission
or on the grant of permission subject to conditions decided through
Angus Council's Scheme of Delegation*

1. If the applicant is aggrieved by the decision of the planning authority-
 - a) to refuse permission for the proposed development;
 - b) to refuse approval, consent or agreement required by condition imposed on a grant of planning permission;
 - c) to grant planning permission or any approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Committee Officer, Angus Council, Resources, Legal & Democratic Services, Angus House, Orchardbank Business Park, Forfar, DD8 1AN.

A Notice of Review Form and guidance can be found on the national e-planning website <https://eplanning.scotland.gov.uk>. Alternatively you can return your Notice of Review directly to the local planning authority online on the same web site.

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 5 of the Town and Country Planning (Scotland) Act 1997.

PLANNING

Your experience with Planning

Please indicate whether you agree or disagree with the following statements about your most recent experience of the Council's handling of the planning application in which you had an interest.

Q.1 I was given the advice and help I needed to submit my application/representation:-

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	It does not apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q.2 The Council kept me informed about the progress of the application that I had an interest in:-

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	It does not apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q.3 The Council dealt promptly with my queries:-

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	It does not apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q.4 The Council dealt helpfully with my queries:-

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	It does not apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q.5 I understand the reasons for the decision made on the application that I had an interest in:-

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	It does not apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q.6 I feel that I was treated fairly and that my view point was listened to:-

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	It does not apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OVERALL SATISFACTION: Overall satisfaction with the service:

Q.7 Setting aside whether your application was successful or not, and taking everything into account, how satisfied or dissatisfied are you with the service provided by the council in processing your application?

Very satisfied	Fairly satisfied	Neither Satisfied nor Dissatisfied	Fairly Dissatisfied	Very Dissatisfied
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OUTCOME: Outcome of the application:

Q.8 Was the application that you had an interest in:-

Granted Permission/Consent	<input type="checkbox"/>	Refused Permission/Consent	<input type="checkbox"/>	Withdrawn	<input type="checkbox"/>
----------------------------	--------------------------	----------------------------	--------------------------	-----------	--------------------------

Q.9 Were you the:- Applicant Agent Third Party objector who made a representation

Please complete the form and return in the pre-paid envelope provided.
Thank you for taking the time to complete this form.

From:ChalmersPE
Sent:10 Feb 2020 16:57:40 +0000
To:'sales@newlook-home.co.uk'
Subject:43 Maule Street, Carnoustie 43 Maule Street, Carnoustie

19/00972/FULL

10 January 2020



Place

Angus House

Orchardbank Business Park

Forfar

DD8 1AN

T: 03452 777 778

E: planning@angus.gov.uk

Dear Sir

Town and Country Planning (Scotland) Act 1997(As Amended)

43 Maule Street, Carnoustie, DD7 6EU

Having visited the application site, and after fully considering the submitted drawings, I must unfortunately advise you of concerns regarding the proposal and its compatibility with Policies DS4: Amenity and TC4: Householder/Domestic Development of the Angus Local Development Plan 2016 and the Householder Development Planning Advice Note. Apologies for the delay to advise you of the situation, this has been due to me having a heavier workload.

My concern relates to the distance from the proposed bedroom window to the rear boundary which will be 5.6 metres and would be closer than the existing rear window. I note that there is around an existing 8.7 metre distance to the boundary which currently results in overlooking of the south-east neighbours garden but this distance may on balance be reasonable as the window was accepted by Planning. It may have been the case at the time of approving the house that there would be some overlooking from this existing window but it may not been seen as significantly detrimental. In this case we are going by current policy and guidance and as the proposed window will be closer, overlooking will be exacerbated, there will be clearer views into the neighbours garden and it will be detrimental to the neighbour's residential amenity. In light of this I would be unable to support this proposal.

In addition, there would be 4.8 metres from the extension to the south-west neighbour's upper level window which looks to be a bedroom window, please advise if this is correct. If this is the case, this distance would not accord with the blank wall and other habitable room distance of 10 metres. The extension would be of such a reduced distance that it would create proximity and some height overbearing to the window and overshadowing.

Foremost, I would be unable to support the proposal in terms of overlooking towards the south-east neighbour but if the south-west neighbour's window serves a bedroom, this further adds to the issue present.

I am afraid that this department would be unable to support the application in its present form and I would be obliged to progress the application to refusal by 7 days from today's date.

Yours faithfully

Pauline Chalmers: Development Standards Technician | Angus
Council | PlaceDirectorate | Angus House | Orchardbank Business Park | Forfar | DD8
1AN | Tel: 01307 492495 | Ext:2495

From: sales@newlook-home.co.uk
Sent: Thu, 13 Feb 2020 11:36:40 +0000
To: ChalmersPE
Subject: Re: 43 Maule Street, Carnoustie 43 Maule Street, Carnoustie

Hi Pauline,

Ive spoken to the client, he said the ground floor windows serve a dining room and first floor is a bathroom

Regards

Dave

On 2020-02-13 10:50, ChalmersPE wrote:

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I'll get back to you about the below. In order that I may consider everything at the same time, in terms of no. 41 I will still need to know what room the upper floor window on the gable serves. Can you also find out what rooms the other two ground floor windows serve

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Council | PlaceDirectorate | Angus House | Orchardbank Business Park | Forfar |
DD8 1AN | Tel: 01307 492495 | Ext:2495

From: sales@newlook-home.co.uk [mailto:sales@newlook-home.co.uk]
Sent: 12 February 2020 13:08
To: ChalmersPE
Subject: Re: 43 Maule Street, Carnoustie 43 Maule Street, Carnoustie

Hi Pauline,

I tried to call back but you were out for the rest of the day. I spoke to the client and he confirmed that the triangular feature window at 41 Maule Street acts as a high level window to the ground floor kitchen. there is a void in the floor so there is no chance of someone looking through the window.

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Given that the issue is with a bedroom window looking over the garden ground of 1 Kirk Walk I would say that bedrooms are generally used for sleeping, so the bedroom being used would be at times where not many people would use their garden ground. The neighbour at no. 1 Kirk Walk has not objected and they are fully aware of the application as the client spoke to them prior to the application being submitted.

If you could let me know your thoughts?

Thanks

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Dave

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19/00972/FULL

10 January 2020



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From: sales@newlook-home.co.uk
Sent: Mon, 17 Feb 2020 13:40:16 +0000
To: ChalmersPE
Subject: Re: 43 Maule Street, Carnoustie 43 Maule Street, Carnoustie

Dear Pauline,

I have spoken to my client Mr Martin who is obviously disappointed and frustrated, the main cause of the frustration is not your comments its being backed into a corner where we do not have the time to access the information correctly and present any form of argument to support the application. Given the application was registered on 20th December the first we have heard about any issue is 10th February and now we have been put in a position where we have 24 hours to reply or the application is automatically refused. We plan to lodge a formal complaint regarding the timescales at which we find ourselves working with when your own reply to my email was working 2 days it seems very unfair to be put in a position where our hands are forced. Had I not been able to get hold of my client straight away or been in the office at the time of the email coming in the application would have been refused without him even knowing.

Regards

Dave

On 2020-02-17 12:38, ChalmersPE wrote:

Dear Dave

I have considered the further information you have submitted and have further comments to make.

The extension would be wider than the car port and would draw closer to the westerly neighbours windows, no. 41 and as the three windows you mention all serve a dining room this would fall short of the blank wall to other habitable room window distance of 10 metres. The distance and height of the extension would potentially impact on daylight and sunlight reaching these windows and would likely cause overshadowing which would not accord with policy and guidance.

By fitting the bedroom window with obscure glazing, this is highlighting that there is an issue and as the distance has not been altered my initial advice has not changed, I would be unable to be supportive due to there being detrimental overlooking from this upper level window into the neighbours garden as it goes against policy and guidance. Apart from direct overlooking, the close distance of this window would give the neighbour the feeling of being overlooked. Reasoning that the room is only for sleeping is not a reason that can be accepted, this type of room is an other type of habitable room which could be used on and off throughout the day. Other habitable rooms are kitchens, bedrooms, conservatories, sun rooms, family rooms, dining rooms, computer rooms and similar types of rooms that are not a main living room.

With the information that you have supplied, it would likely be that the upper level triangular window and the upper level gable window that you advise serves a bathroom would not be impacted upon.

Unfortunately, the information and drawing presented has not altered our judgement on this application. In light of this, I would progress this application to a refusal recommendation by tomorrow, 18 February or you may wish to withdraw the application and try to resolve the amenity issues and resubmit a proposal that would not impact on amenity and can be supported.

I realise that your client will be disappointed by this but on addressing these material issues you will receive a more positive response from this service.

If you wish to withdraw the application please return to me by lunch time tomorrow, 18 February.

Kind regards

Pauline Chalmers | Development Standards
Technician | Planning | Place Directorate | Angus Council | Angus

House | Orchardbank Business Park | Forfar | DD8 1AN | Tel: 01307 492495 | Ext:2495
ChalmersPE@angus.gov.uk | Planning@angus.gov.uk

From: sales@newlook-home.co.uk [mailto:sales@newlook-home.co.uk]

Sent: 13 February 2020 11:37

To: ChalmersPE

Subject: Re: 43 Maule Street, Carnoustie 43 Maule Street, Carnoustie

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Sent: 12 February 2020 13:08

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If you could let me know your thoughts?

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19/00972/FULL

10 January 2020



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Orchardbank Business Park

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T: 03452 777 778

E: planning@angus.gov.uk

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DEVELOPMENT MANAGEMENT REVIEW COMMITTEE

APPLICATION FOR REVIEW

**ALTERATION AND EXTENSION TO DWELLINGHOUSE AT
43 MAULE STREET, CARNOUSTIE**

APPLICATION NO 19/00972/FULL

APPLICANT'S SUBMISSION

Page No

- | | |
|---------------|--|
| ITEM 1 | Notice of Review |
| ITEM 2 | Statement of Appeal |
| ITEM 3 | Decision Notice |
| ITEM 4 | Photographs x 2 |
| ITEM 5 | (a) Existing Plan & Elevations
(b) Proposed Plan & Elevations
(c) Sections |



Angus House Orchardbank Business Park Forfar DD8 1AN Tel: 01307 473360 Fax: 01307 461 895 Email: plnprocessing@angus.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100252044-004

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Dale"/>	Building Number:	<input type="text" value="43"/>
Last Name: *	<input type="text" value="Martin"/>	Address 1 (Street): *	<input type="text" value="43 Maule Street"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="REDACTED"/>	Town/City: *	<input type="text" value="Carnoustie"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="DD7 6EU"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:

Angus Council

Full postal address of the site (including postcode where available):

Address 1:

43 MAULE STREET

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

CARNOUSTIE

Post Code:

DD7 6EU

Please identify/describe the location of the site or sites

Northing

735038

Easting

356725

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

I want to appeal the decision made by angus council to reject my plans for the proposed extension to my house. I feel reasons giving were not good enough. I was only notified 48 hours prior to the proposed plans being rejected. I felt this was unfair as it gave me no time to speak with my architect and come up with a solution. I feel that this was looked at very last minute and I have now had time to put enough evidence together for my appeal to have the decision changed.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

I am appealing because i do not agree with the reasons giving for my plans being rejected. I have had a shadow model created and this proves that the extension would have no impact to shadowing or daylight on my neighbour. regarding the overlooking to my other neighbour my plans would be 8m from the boundary wall and not the 5m that were mentioned by the council. I already have windows that overlook and want to reduce the size of this . I do not see an issue with adding one window.

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 the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

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. You can attach these documents electronically later in the process: * (Max 500 characters)

I will attach a shadowing video and pictures. I will also attach photographs of my current view from my large window that over looks part of the neighbours garden. drawings supplementary letter of appeal.

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

19/00972/FULL

What date was the application submitted to the planning authority? *

20/12/2019

What date was the decision issued by the planning authority? *

19/02/2020

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

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

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

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 (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Dale Martin

Declaration Date: 05/05/2020

Planning Appeal

I am appealing this refusal as I feel that the reasons giving were not good enough. I have put together some evidence that shows this. The first reason I was giving for the refusal was due to overlooking of my neighbour to the west. i was told that the new extension window would look straight into the neighbour's garden. I can agree that you would see parts of the garden from this new window but the fact that I already have a large window and also a Velux window that currently look on to the garden I feel adding one more would not cause any issue. In my plans I am reducing the big window to less than half the size. I have attached a picture of the view from my current window. I am just now in the middle of clearing along that wall and am putting a small wall top fence on which again would limit more of the garden being scene. While I do not believe that the council representative attended my house/garden to have a look due to her giving a reason that the extension would only be 5 metres from the boundary wall when in fact it is 8m. This makes me think that this was estimated rather than measured correctly.

The second reason was to do with daylight/ sunshine affecting my neighbours to the west. I have had a video constructed along with still pictures that show the shadowing through different months and times of the year clearly showing that the extension would not affect their light. Again, if someone had come out to look at the property, they would know that the house was south facing and would there for be unaffected. I have sent the still pictures of the shadowing with my appeal. It would not upload the video but if it is required, I can send this should you wish to see it. My neighbours had an extension put on their house which passed planning with no issues and you can see with my picture from the above window of the shadowing that causes my garden. It seems that its one rule for one and one for others.

I want to add that we were only notified by the council representative that she was going to reject the plans 48 hours before it was to be rejected. This gave myself and architect absolutely no time to try and work something out which I feel was very unfair and made me think that my planning had been looked at very last minute.

Dale Martin

43 Maule Street

Carnoustie



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

PLANNING PERMISSION REFUSAL
REFERENCE : 19/00972/FULL

To **Mr Dale Martin**
c/o New Look Home Improvement
FAO David Robertson
Barry Business Centre
Main Street
Barry
Carnoustie
Angus
DD7 7RP

With reference to your application dated 20 December 2019 for planning permission under the above mentioned Acts and Regulations for the following development, viz.:-

Alteration and extension to dwellinghouse at 43 Maule Street Carnoustie DD7 6EU for Mr Dale Martin

The Angus Council in exercise of their powers under the above mentioned Acts and Regulations hereby **Refuse Planning Permission (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 proposal is contrary to policies DS4 and TC4 of the Angus Local Development Plan and the Angus Council Householder Development Planning Advice Note as it would result in significant adverse impacts on the amenity of occupants neighbouring residential properties to the west and south of the site. The development would lead to detrimental and unacceptable overlooking of the private garden area of the residential property to the south and would result in overbearing impacts and impacts on available sunlight and daylight to habitable room windows of the neighbouring property to the west of the site by virtue of the proposed height of the extension and its proximity to the mutual boundary between the properties.

Amendments:

The application has not been subject of variation.

Dated this **19 February 2020**



Kate Cowey - Service Leader
Planning & Communities
Angus Council
Angus House
Orchardbank Business Park
Forfar DD8 1AN

Planning Decisions – Guidance Note

Please retain – this guidance forms part of your Decision Notice

You have now received your Decision Notice. This guidance note sets out important information regarding appealing or reviewing your decision. There are also new requirements in terms of notifications to the Planning Authority and display notices on-site for certain types of application. You will also find details on how to vary or renew your permission.

Please read the notes carefully to ensure effective compliance with the new regulations.

DURATION

This permission will lapse 3 years from the date of this decision, unless there is a specific condition relating to the duration of the permission or development has commenced by that date.

PLANNING DECISIONS

Decision Types and Appeal/Review Routes

The 'decision type' as specified in your decision letter determines the appeal or review route. The route to do this is dependent on the how the application was determined. Please check your decision letter and choose the appropriate appeal/review route in accordance with the table below. Details of how to do this are included in the guidance.

Determination Type	What does this mean?	Appeal/Review Route
Development Standards Committee/Full Council	National developments, major developments and local developments determined at a meeting of the Development Standards Committee or Full Council whereby relevant parties and the applicant were given the opportunity to present their cases before a decision was reached.	DPEA (appeal to Scottish Ministers) – See details on attached Form 1
Delegated Decision	Local developments determined by the Service Manager through delegated powers under the statutory scheme of delegation. These applications may have been subject to less than five representations, minor breaches of policy or may be refusals.	Local Review Body – See details on attached Form 2
Other Decision	All decisions other than planning permission or approval of matters specified in condition. These include decisions relating to Listed Building Consent, Advertisement Consent, Conservation Area Consent and Hazardous Substances Consent.	DPEA (appeal to Scottish Ministers) – See details on attached Form 1

NOTICES

Notification of initiation of development (NID)

Once planning permission has been granted and the applicant has decided the date they will commence that development they must inform the Planning Authority of that date. The notice must be submitted before development commences – failure to do so would be a breach of planning control. The relevant form is included with this guidance note.

Notification of completion of development (NCD)

Once a development for which planning permission has been given has been completed the applicant must, as soon as practicable, submit a notice of completion to the planning authority. Where development is carried out in phases there is a requirement for a notice to be submitted at the conclusion of each phase. The relevant form is included with this guidance note.

Display of Notice while development is carried out

For national, major or 'bad neighbour' developments (such as public houses, hot food shops or scrap yards), the developer must, for the duration of the development, display a sign or signs containing prescribed information.

The notice must be in the prescribed form and:-

- displayed in a prominent place at or in the vicinity of the site of the development;
- readily visible to the public; and
- printed on durable material.

A display notice is included with this guidance note.

Should you have any queries in relation to any of the above, please contact:

Angus Council
Place
Angus House
Orchardbank Business Park
Forfar
DD8 1AN

Telephone 01307 492076 / 492533
E-mail: planning@angus.gov.uk
Website: www.angus.gov.uk



TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

The Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2013 – Schedule to Form 1

*Notification to be sent to applicant on refusal of planning permission
or on the grant of permission subject to conditions decided by Angus Council*

1. If the applicant is aggrieved by the decision of the planning authority-
 - a) to refuse permission for the proposed development;
 - b) to refuse approval, consent or agreement required by condition imposed on a grant of planning permission;
 - c) to grant planning permission or any approval, consent or agreement subject to conditions,

the applicant may appeal to the Scottish Ministers to review the case under section 47 of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of appeal should be addressed to Directorate for Planning & Environmental Appeals, 4 The Courtyard, Callendar Business Park, Falkirk, FK1 1XR. Alternatively you can submit your appeal directly to DPEA using the national e-planning web site <https://eplanning.scotland.gov.uk>.

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 5 of the Town and Country Planning (Scotland) Act 1997.



TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

The Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2013 – Schedule to Form 2

*Notification to be sent to applicant on refusal of planning permission
or on the grant of permission subject to conditions decided through
Angus Council's Scheme of Delegation*

1. If the applicant is aggrieved by the decision of the planning authority-
 - a) to refuse permission for the proposed development;
 - b) to refuse approval, consent or agreement required by condition imposed on a grant of planning permission;
 - c) to grant planning permission or any approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Committee Officer, Angus Council, Resources, Legal & Democratic Services, Angus House, Orchardbank Business Park, Forfar, DD8 1AN.

A Notice of Review Form and guidance can be found on the national e-planning website <https://eplanning.scotland.gov.uk>. Alternatively you can return your Notice of Review directly to the local planning authority online on the same web site.

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 5 of the Town and Country Planning (Scotland) Act 1997.

PLANNING

Your experience with Planning

Please indicate whether you agree or disagree with the following statements about your most recent experience of the Council's handling of the planning application in which you had an interest.

Q.1 I was given the advice and help I needed to submit my application/representation:-

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	It does not apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q.2 The Council kept me informed about the progress of the application that I had an interest in:-

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	It does not apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q.3 The Council dealt promptly with my queries:-

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	It does not apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q.4 The Council dealt helpfully with my queries:-

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	It does not apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q.5 I understand the reasons for the decision made on the application that I had an interest in:-

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	It does not apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q.6 I feel that I was treated fairly and that my view point was listened to:-

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	It does not apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OVERALL SATISFACTION: Overall satisfaction with the service:

Q.7 Setting aside whether your application was successful or not, and taking everything into account, how satisfied or dissatisfied are you with the service provided by the council in processing your application?

Very satisfied	Fairly satisfied	Neither Satisfied nor Dissatisfied	Fairly Dissatisfied	Very Dissatisfied
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OUTCOME: Outcome of the application:

Q.8 Was the application that you had an interest in:-

Granted Permission/Consent	<input type="checkbox"/>	Refused Permission/Consent	<input type="checkbox"/>	Withdrawn	<input type="checkbox"/>
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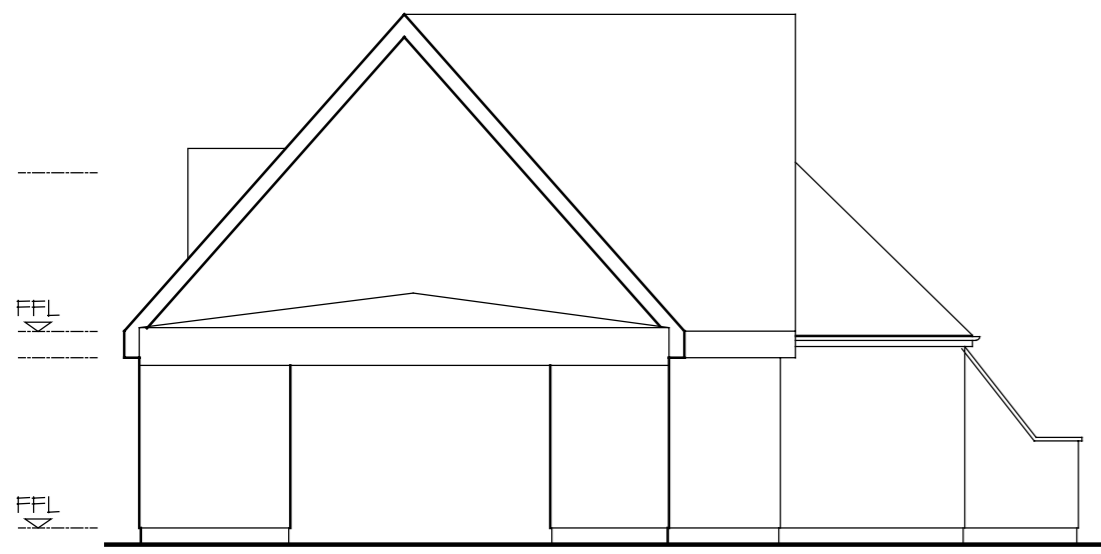
Q.9 Were you the:- Applicant Agent Third Party objector who made a representation

Please complete the form and return in the pre-paid envelope provided.
Thank you for taking the time to complete this form.

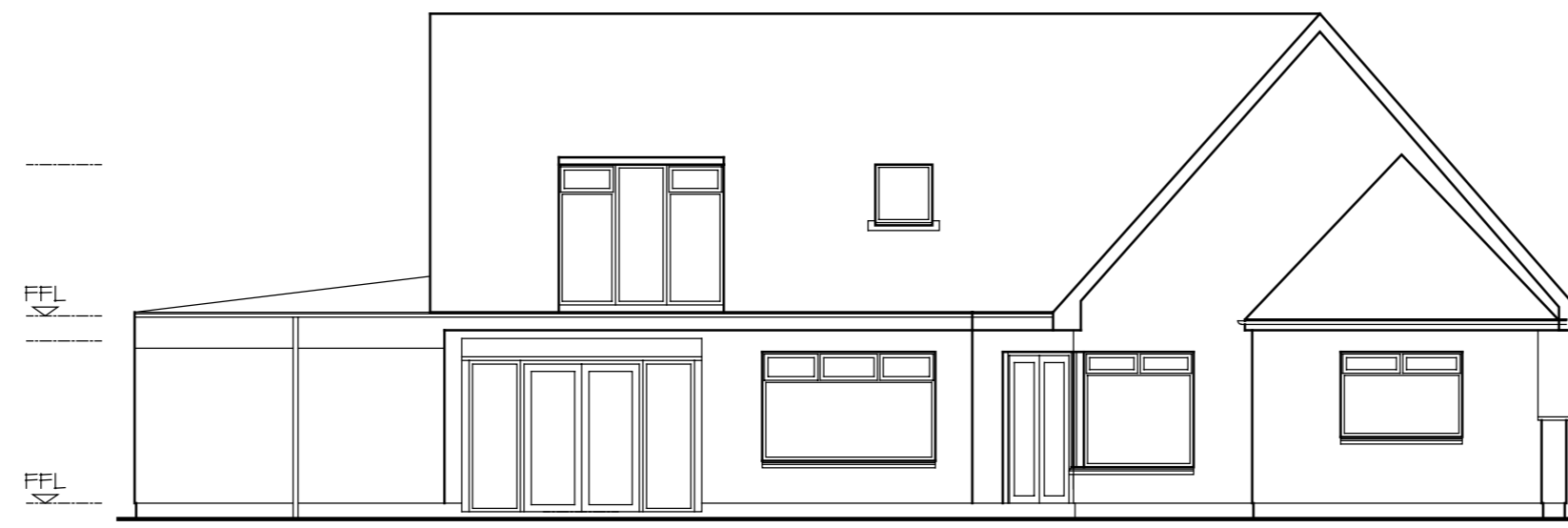
ITEM 4a



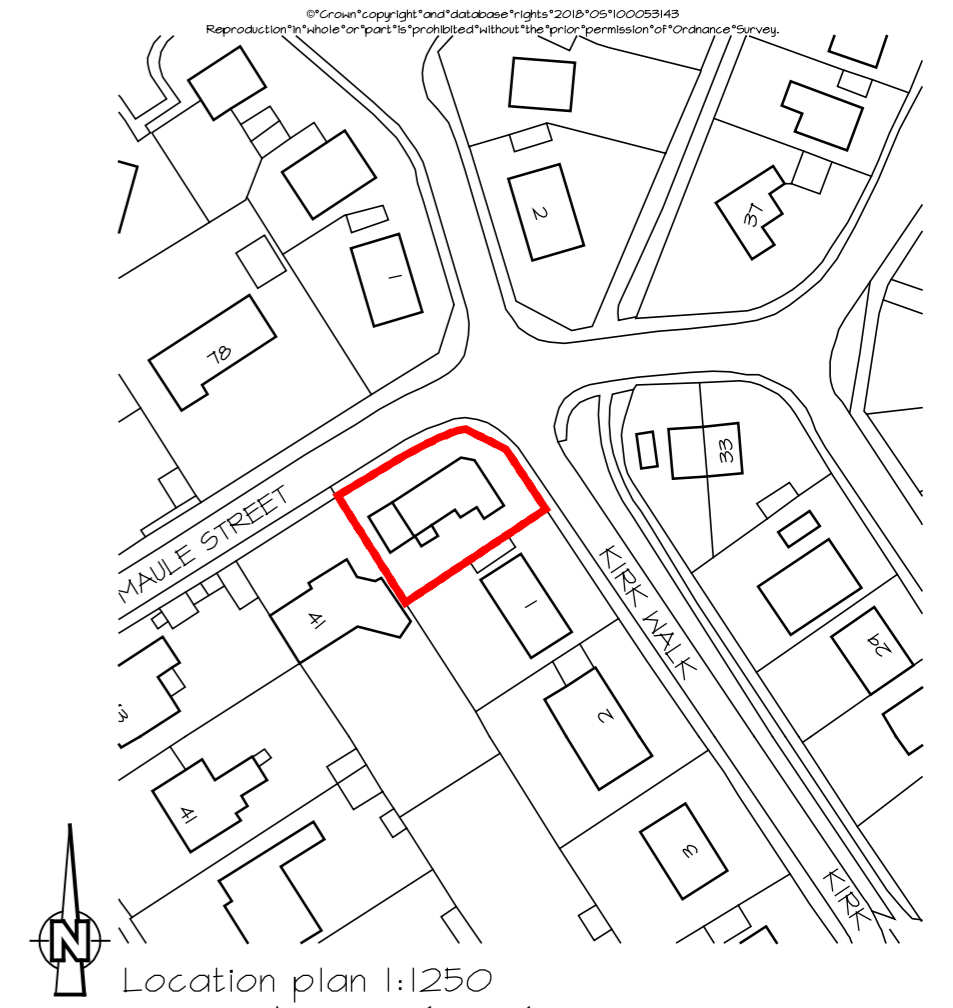




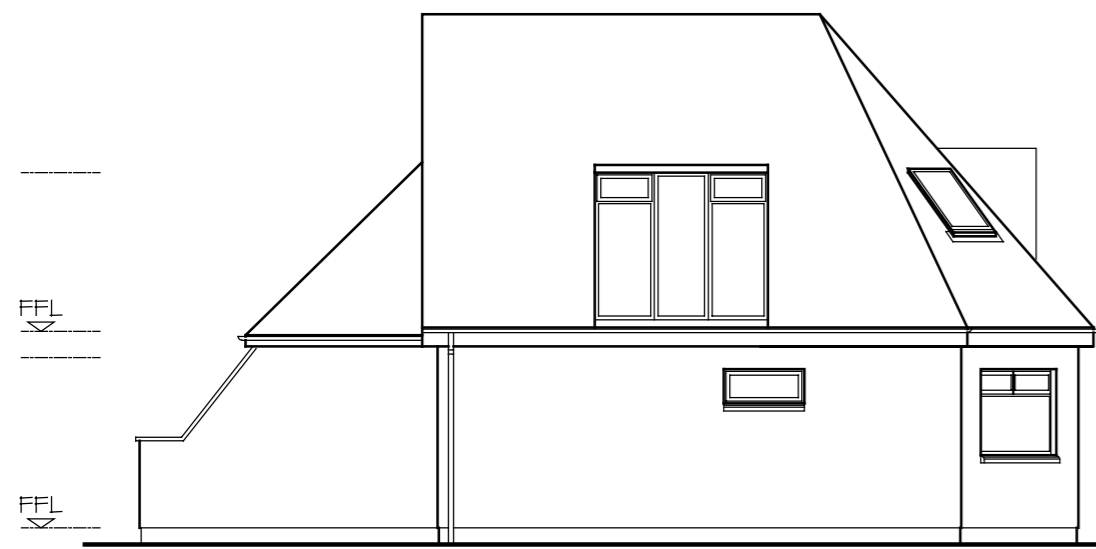
existing south west elevation



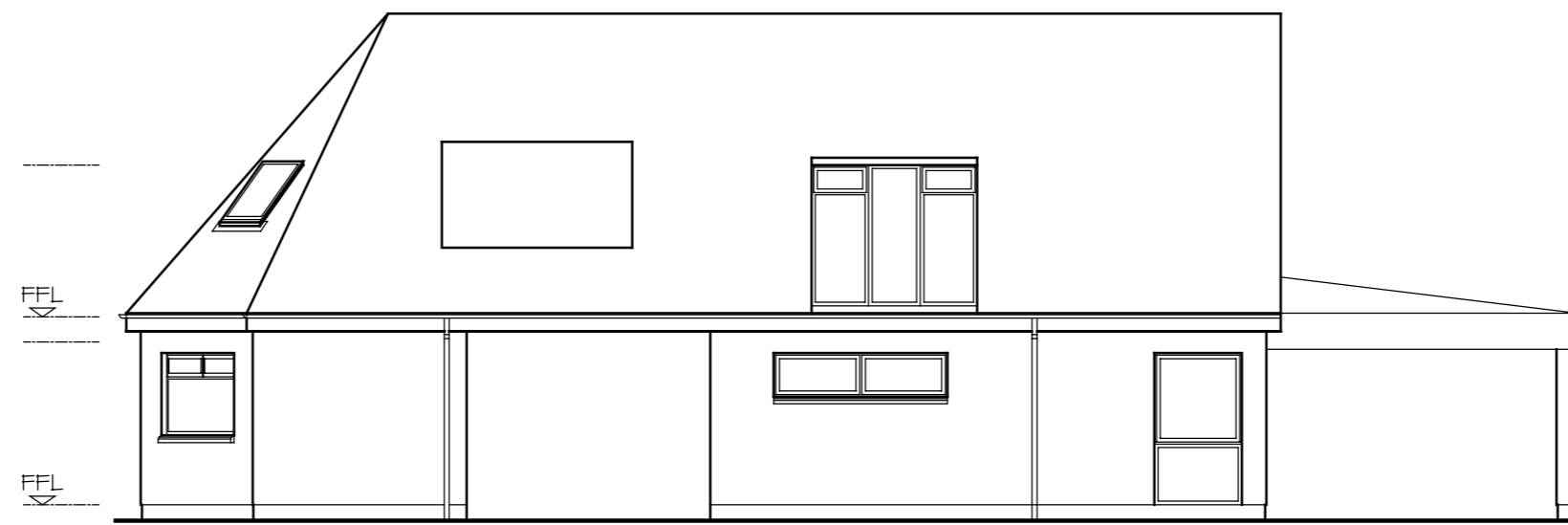
existing south east elevation



Location plan 1:1250



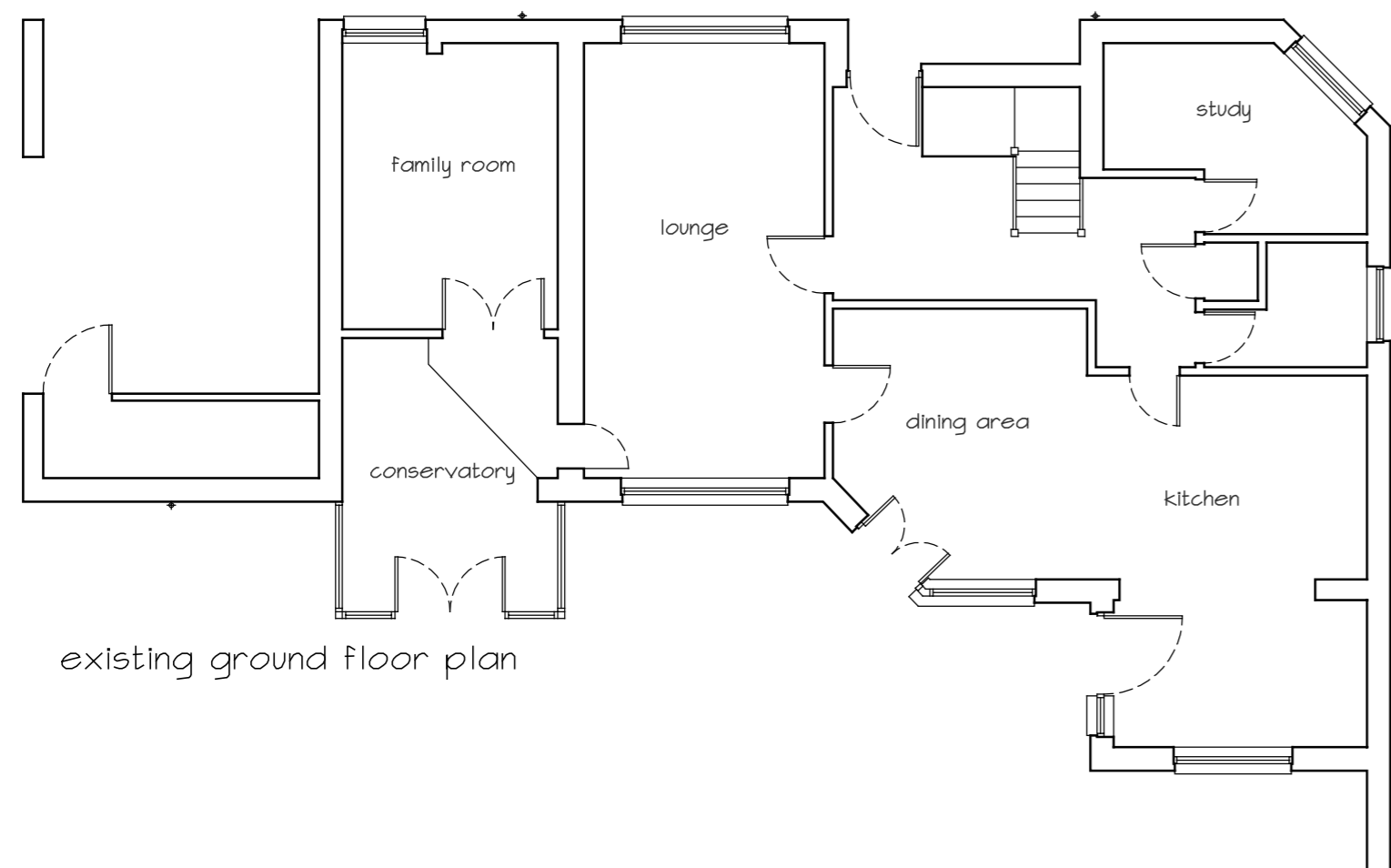
existing north east elevation



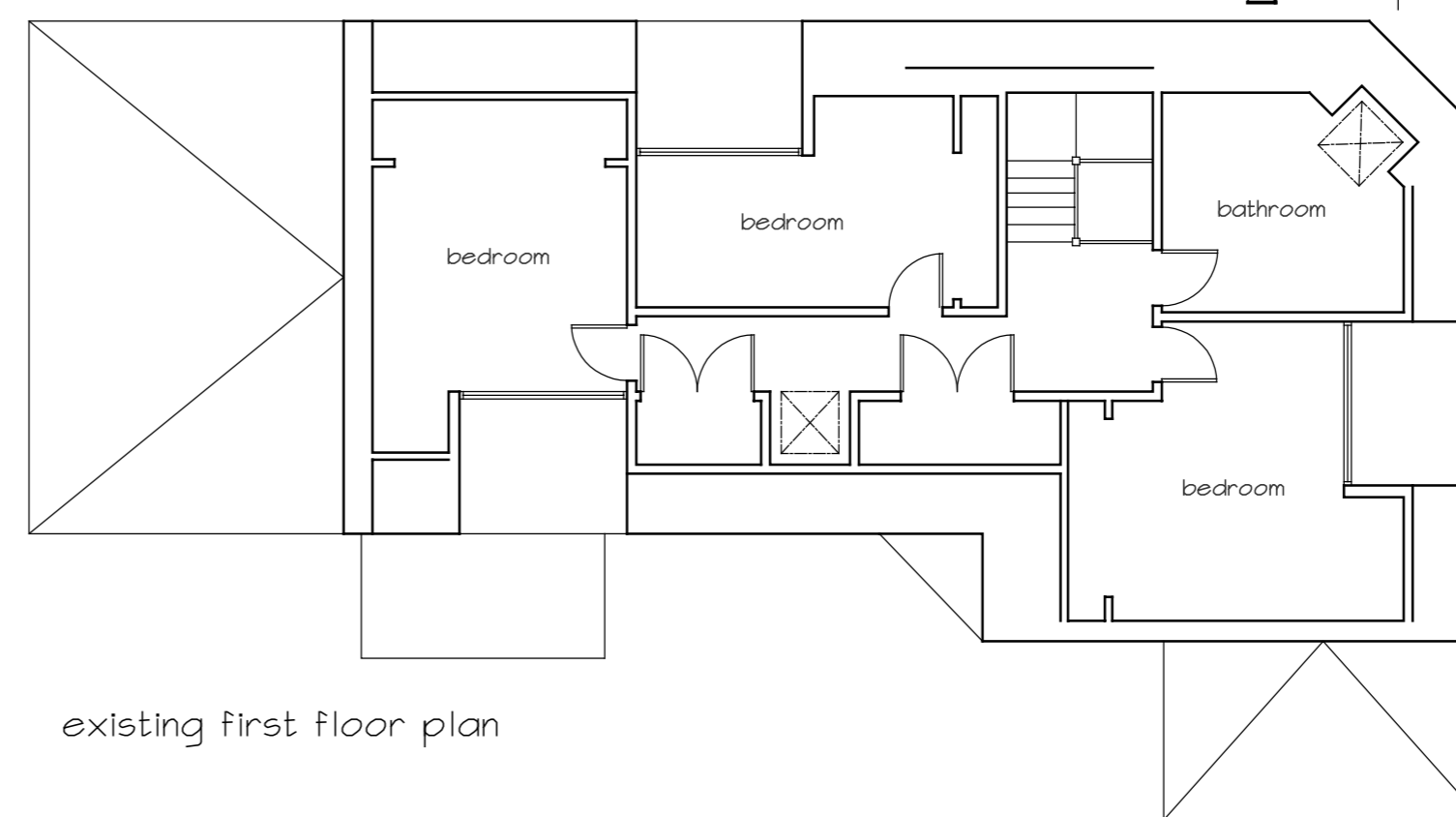
existing north west elevation



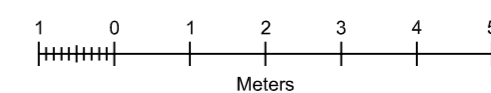
Site plan 1:500



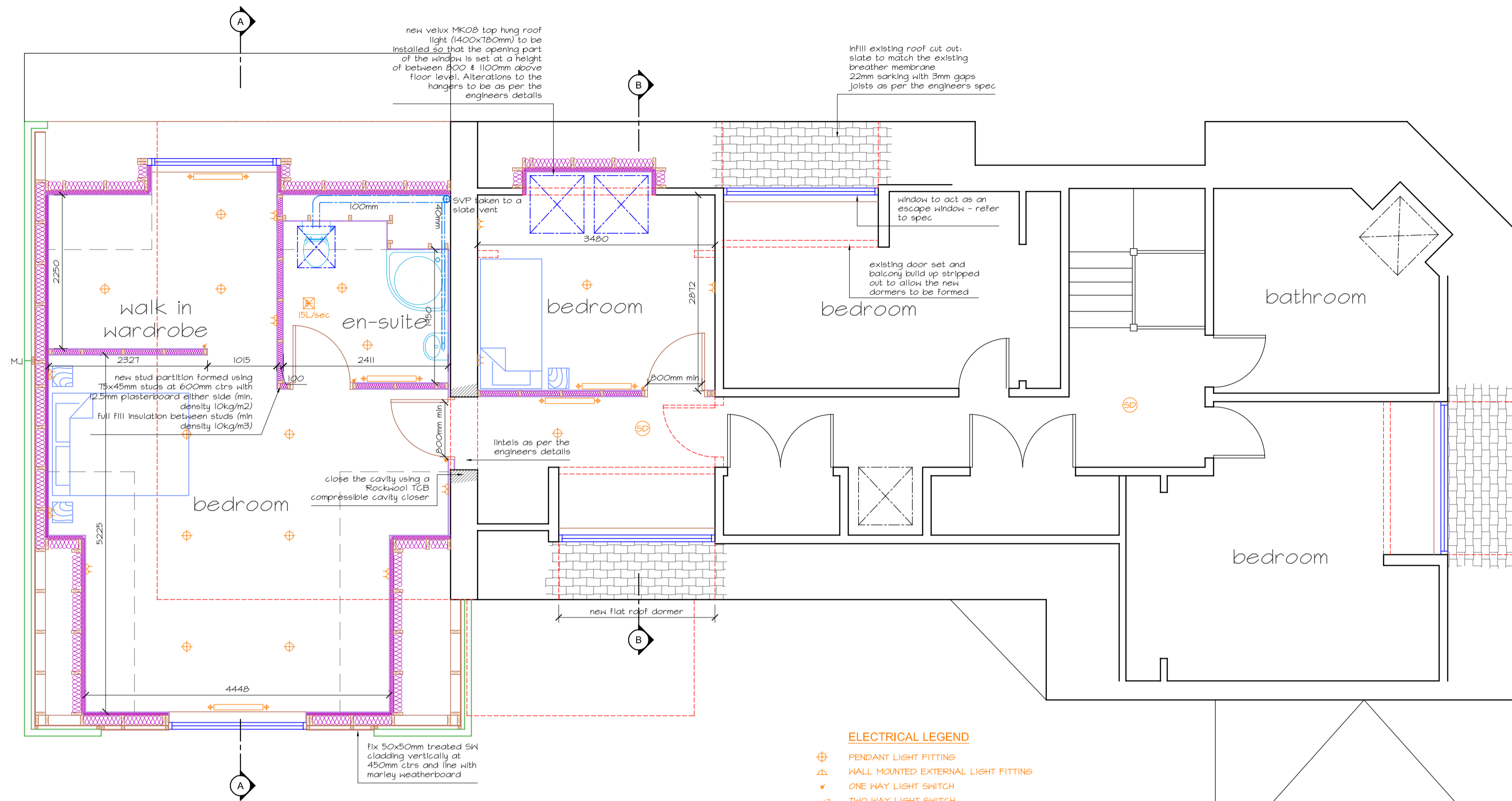
existing ground floor plan



existing first floor plan

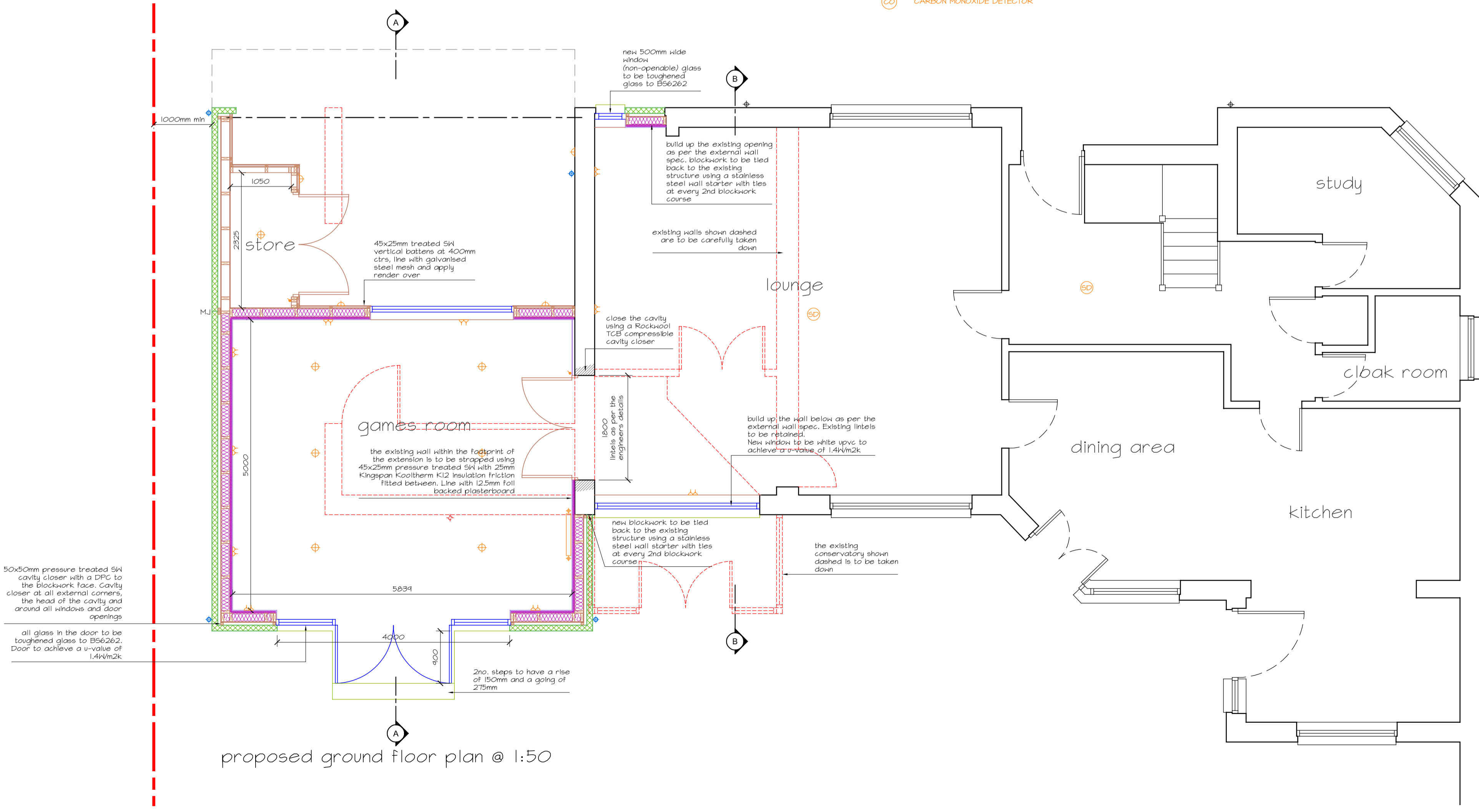
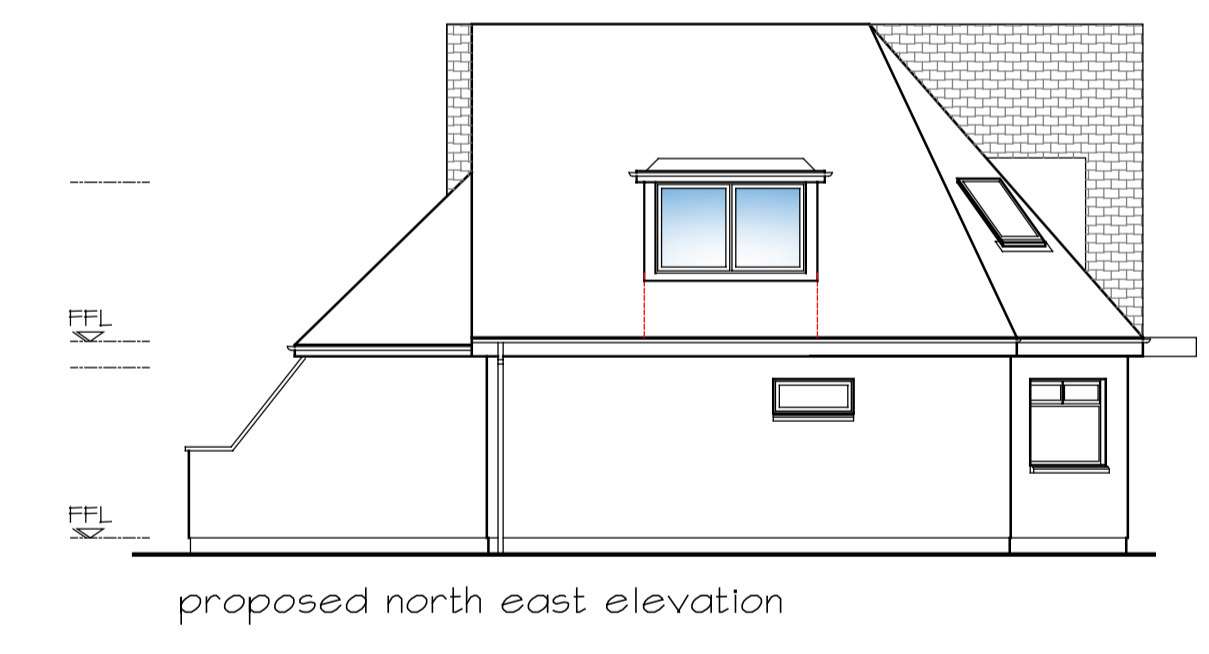
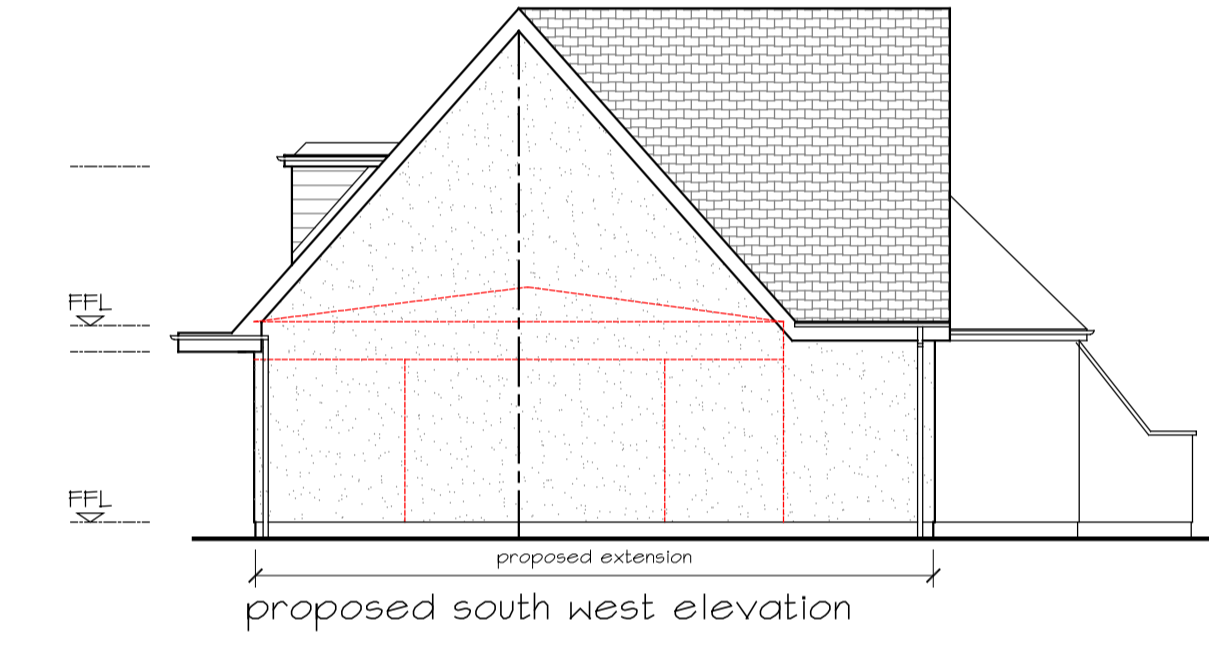
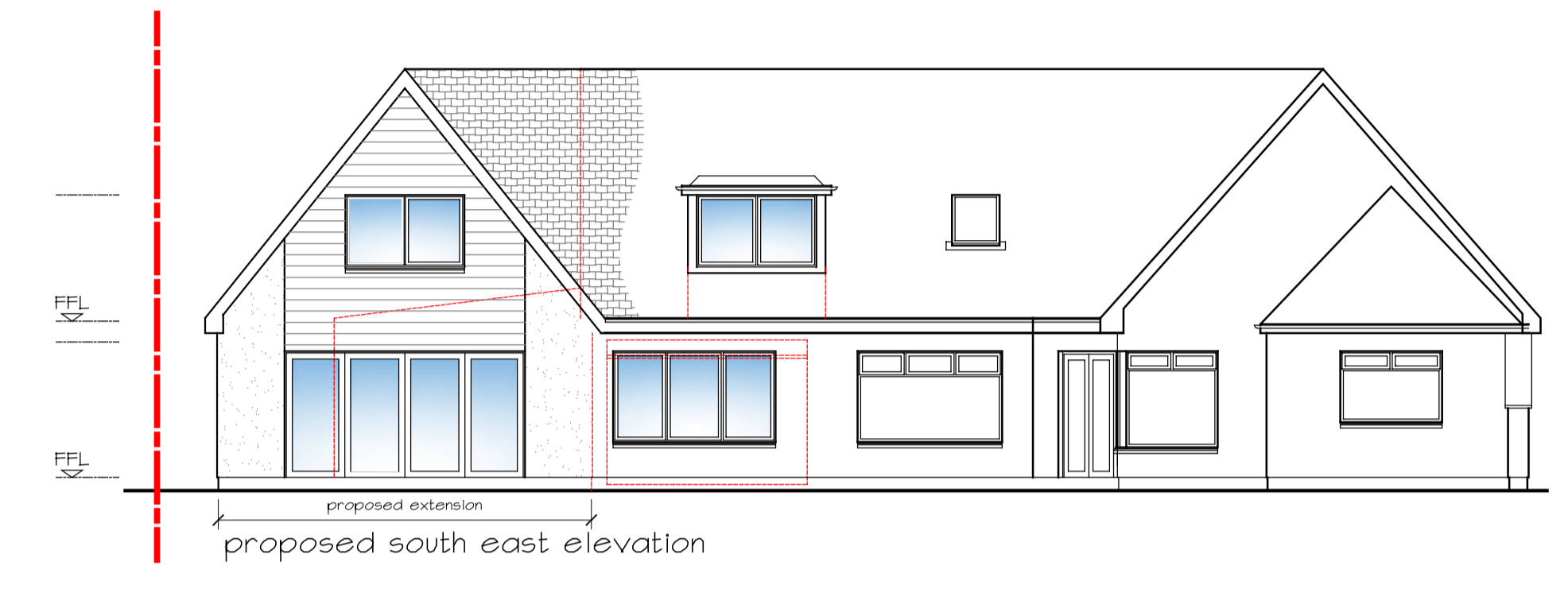
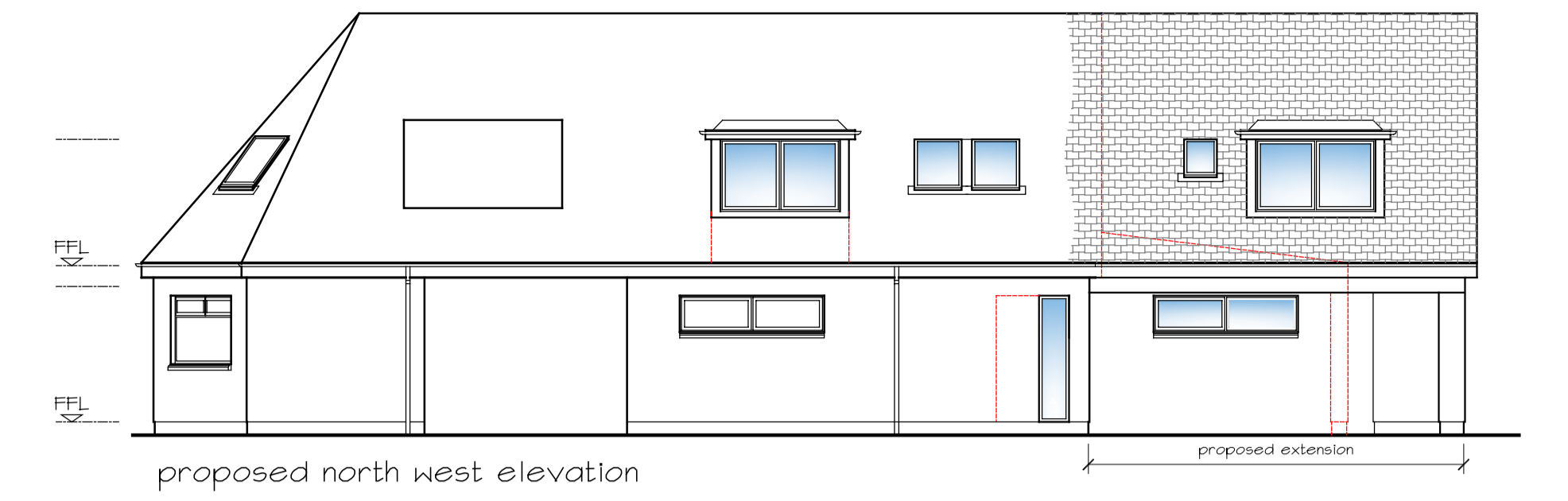


client	Mr & Mrs Martin		
project	Proposed extension at 34 Maule Street Carnoustie DD7 6EU		
drawing title	Existing plan and elevations		
date	Dec '19		
scale	1:100	dwg size	A2
job number	01	dwg nr	rev

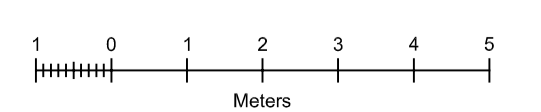


proposed first floor plan @ 1:50

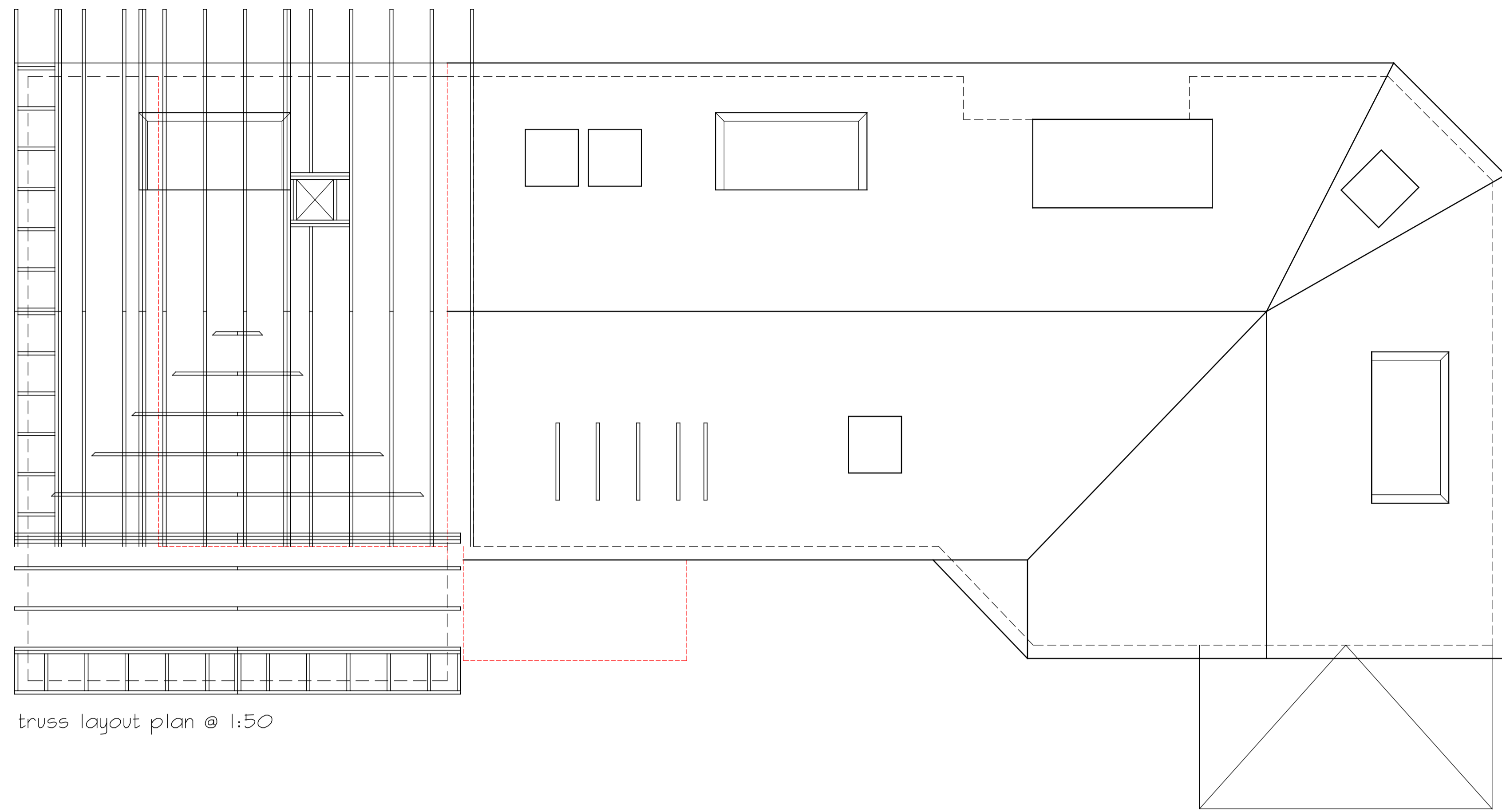
- ELECTRICAL LEGEND**
- PENDANT LIGHT FITTING
 - WALL MOUNTED EXTERNAL LIGHT FITTING
 - ONE WAY LIGHT SWITCH
 - TWO WAY LIGHT SWITCH
 - SINGLE 13A SWITCHED SOCKET OUTLET (LOW LEVEL)
 - TWIN 13A SWITCHED SOCKET OUTLET (LOW LEVEL)
 - TWIN 13A SWITCHED SOCKET OUTLET (HIGH LEVEL)
 - WALL MOUNTED EXTRACT FAN
 - CEILING MOUNTED EXTRACT FAN
 - WALL MOUNTED RADIATOR
 - SMOKE DETECTOR
 - HEAT DETECTOR
 - CARBON DIOXIDE DETECTOR
 - CARBON MONOXIDE DETECTOR



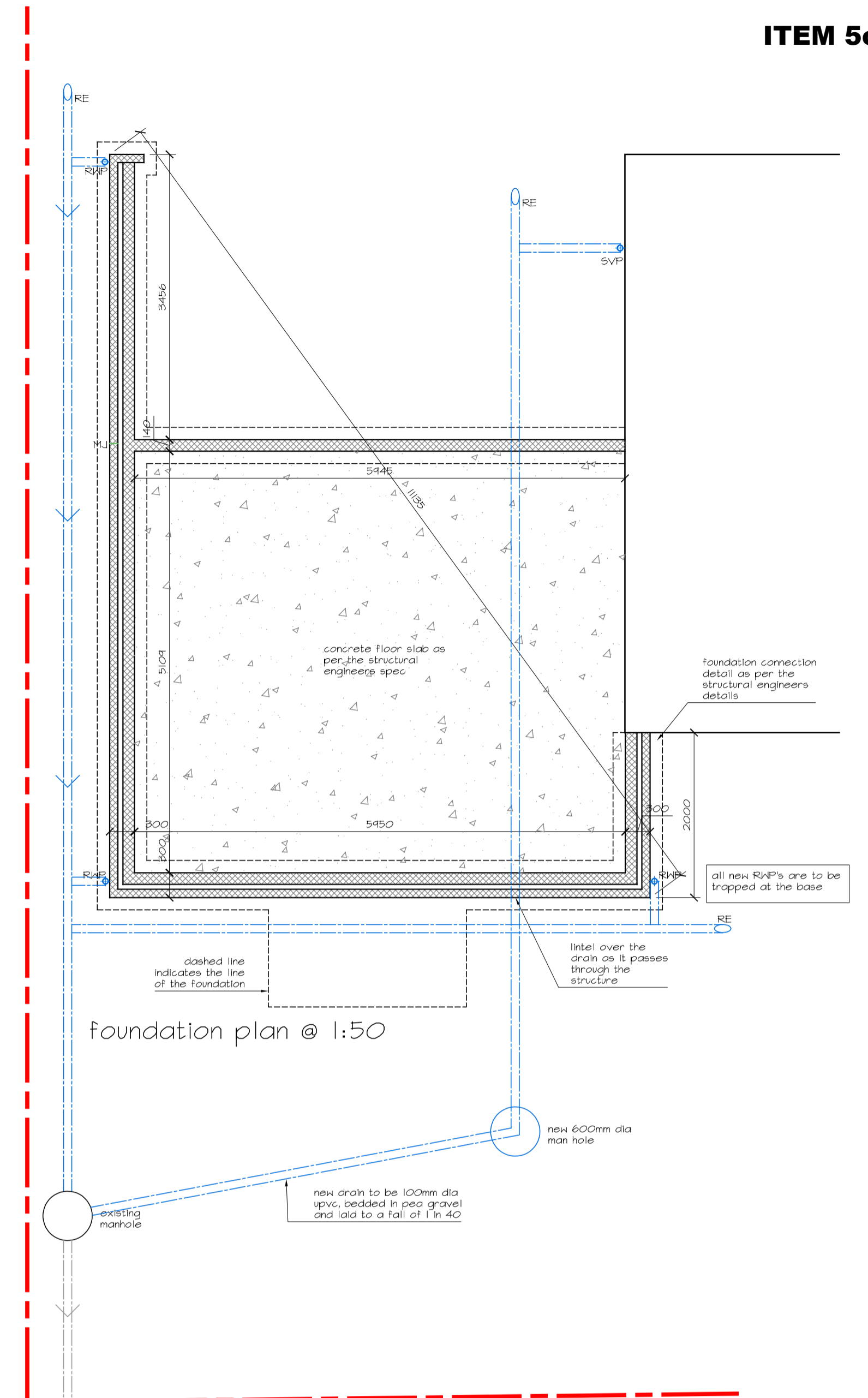
proposed ground floor plan @ 1:50



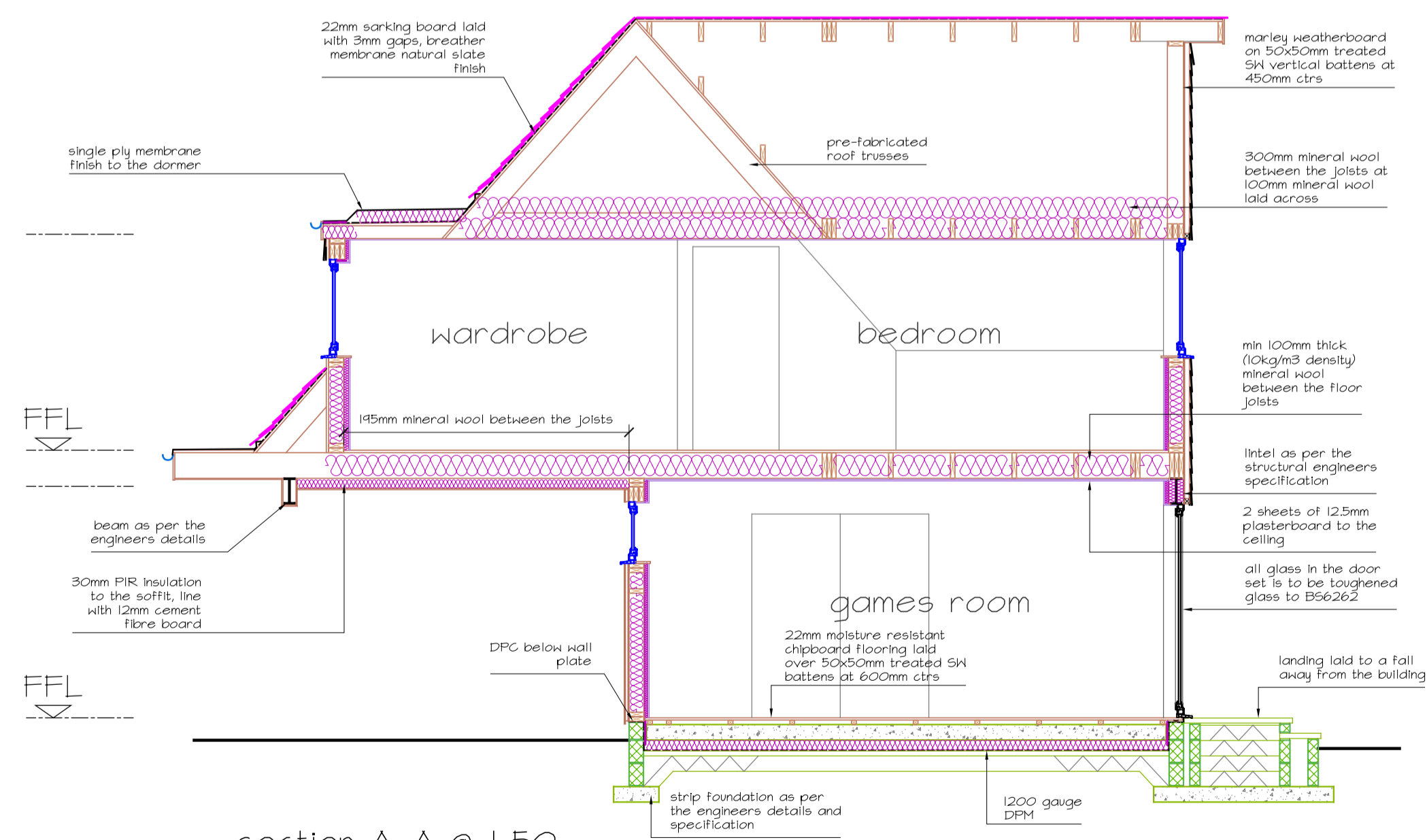
client	Mr & Mrs Martin
project	Proposed extension at 34 Maule Street Carmouste DD7 6EU
drawing title	Proposed plan and elevations
date	Dec '19
scale	1:100
sheet	A1
job number	02



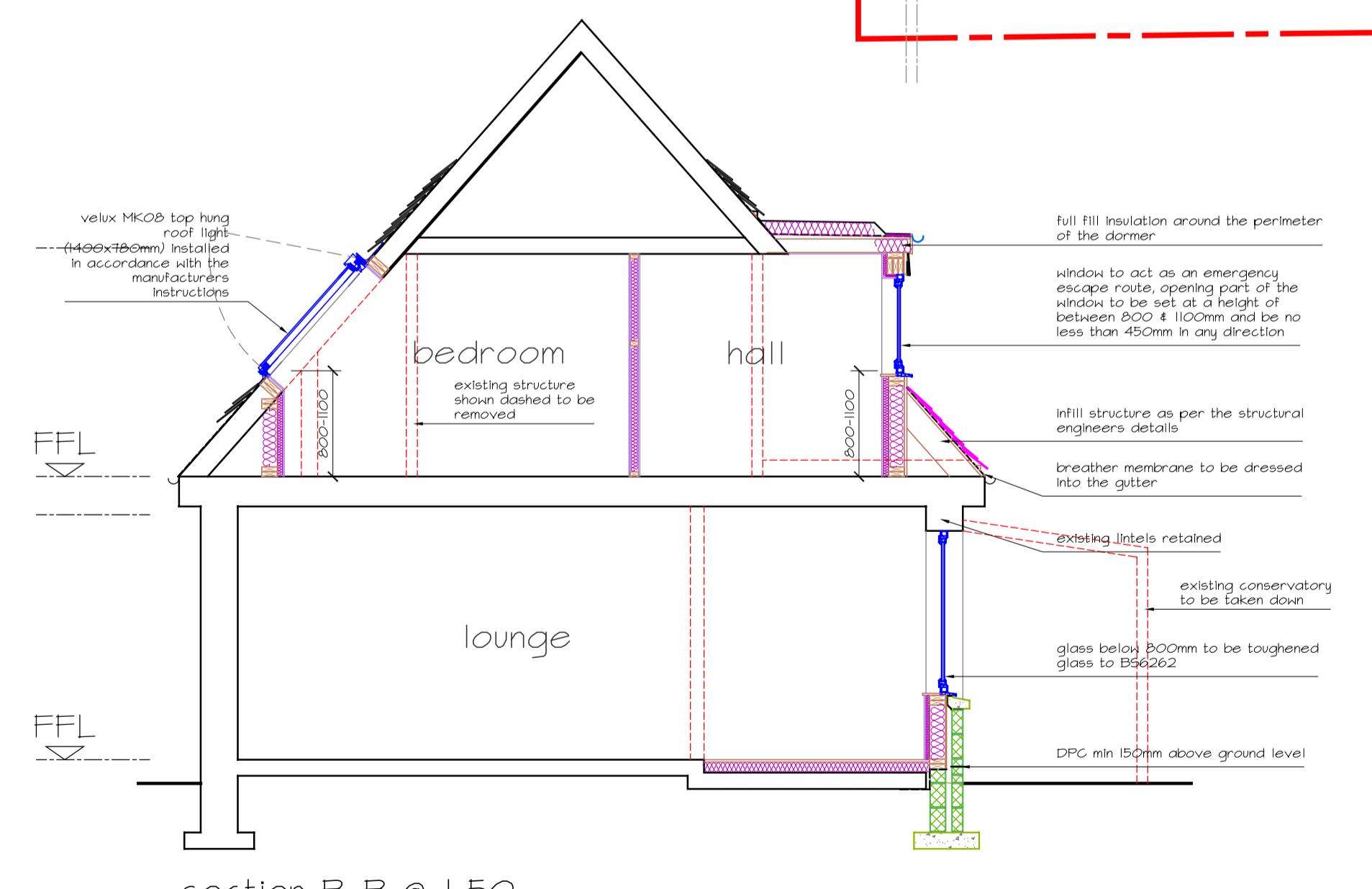
truss layout plan @ 1:50



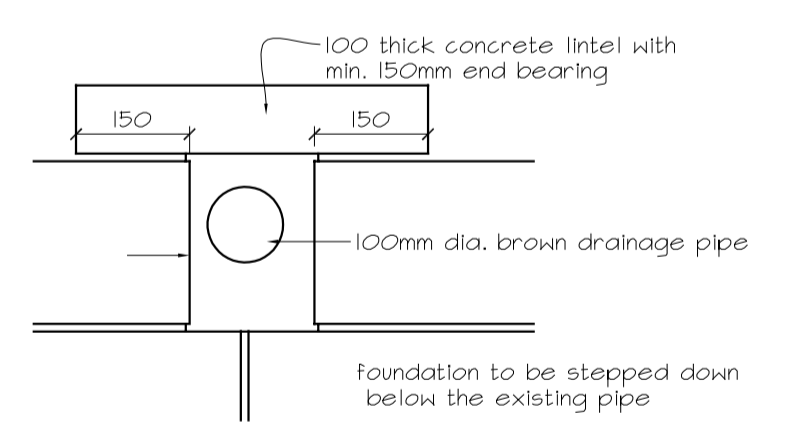
foundation plan @ 1:50



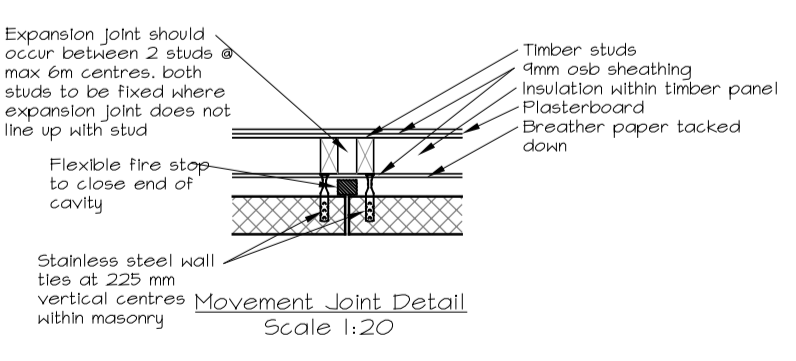
section A-A @ 1:50



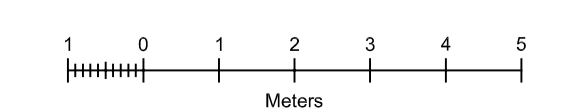
section B-B @ 1:50



detail of drain passing through the structure 1:10



Movement Joint Detail Scale 1:20



client	Mr & Mrs Martin
project	Proposed extension at 34 Maule Street Carmouste DD7 6EU
drawing title	Sections
date	Dec '19
scale	orig size A1
job number	aug 11 rev
	03