

**ANGUS COUNCIL**

**DEVELOPMENT MANAGEMENT REVIEW COMMITTEE – 9 JUNE 2021**

**3 TURFBEG ROAD, FORFAR**

**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 two storey side extension to dwelling, application No 20/00778/FULL, at 3 Turfbeg Road, Forfar.

**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/CORPORATE PLAN**

This report contributes to the following local outcome(s) contained within the Angus Local Outcomes Improvement Plan and Locality Plans:

- Safe, secure, vibrant and sustainable communities
- A reduced carbon footprint
- 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. EQUALITY IMPACT ASSESSMENT**

An Equality Impact Assessment is not required.

**6. 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.

List of Appendices:

Appendix 1 – Submission by Planning Authority

Appendix 2 – Submission by Applicant

ANGUS COUNCIL'S SUBMISSION ON GROUNDS OF REFUSAL

APPLICATION NUMBER – 20/00778/FULL

APPLICANT- MR KEVIN RANKIN

PROPOSAL & ADDRESS – TWO STOREY SIDE EXTENSION TO DWELLING AT 3  
TURFBEG ROAD FORFAR DD8 3LT

CONTENTS

<b>AC1</b>	<b>Report of Handling</b>	
	<b>Policy Tests (Angus Local Development Plan 2016)</b>	
	<p>Policy DS4 &amp; TC4</p> <p>Angus Local Development Plan (2016)</p> <p><a href="https://www.angus.gov.uk/media/angus_local_development_plan_adopted_september_2016">https://www.angus.gov.uk/media/angus_local_development_plan_adopted_september_2016</a></p> <p>Householder Development Planning Advice Note (September 2016)</p> <p><a href="https://www.angus.gov.uk/media/householder_development_planning_advice_note_september_2016">https://www.angus.gov.uk/media/householder_development_planning_advice_note_september_2016</a></p>	
	<b>Consultation Responses</b>	
<b>AC2</b>	Scottish Water – 26.11.20	
<b>AC3</b>	Roads Traffic – 27.11.20	
	<b>Letters of Representations - None</b>	
	<b>Application Drawings</b>	
<b>AC4</b>	Refused Location Plan	
<b>AC5</b>	Refused Drawings	

	<b>Further Information Relevant to Assessment</b>	
<b>AC6</b>	Site Photos	
<b>AC7</b>	Refused Decision Notice	
	<b>Supporting Information</b>	
<b>AC8</b>	Correspondence - Agents Response to Concerns	



**Angus Council**

<b>Application Number:</b>	20/00778/FULL
<b>Description of Development:</b>	Two storey side extension to dwelling
<b>Site Address:</b>	3 Turfbeg Road Forfar DD8 3LT
<b>Grid Ref:</b>	344746 : 751187
<b>Applicant Name:</b>	Mr Kevin Rankin

**Report of Handling****Amendments**

The drawings named and number Proposed Plot Plan PR00 Rev S5, Proposed Ground Plan no. PR01 Rev S5, Proposed Upper Plan no. PR02 Rev S6, Proposed Elevations no. PR30 Rev S5, Proposed Roof Plan no. PR04 Rev S3 and Proposed Plot - First no. PR05 Rev S2 amend and supersede the drawings named the same and no. PR00 Rev S3 & S4, PR01 Rev S4, PR02 Rev S5, PR30 Rev S3, PR04 Rev S2 and PR05 Rev S1. The amended drawings replace a glass balustrade surrounding the first floor balcony with a solid low level wall and removed the south facing window from the proposed ground floor lounge.

**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**

None.

**Applicant's Case**

Correspondence submitted from the applicant's agent in support of the application notes that the proposed rendered terrace wall is more in keeping with the surrounding character of the street scene than the originally proposed terrace design. It notes the external finishes of the proposal will match the existing property and therefore respect and complement the character of the existing house and surrounding area. The submitted information also notes that there are many examples on Turfbeg Road of houses having single storey adjoining buildings and various examples of front terraces on properties in and around Forfar. A number of photographs were submitted to illustrate this point. The supporting information notes the proposed extension is set back 1.2m from the southern boundary of the plot, and the usable surface of the proposed terrace would be 1.6m from the same boundary and screened by a 1.1m high solid wall. It is also stated that the front wall of the proposed extension is set back 300mm and the usable surface of the terrace set back 0.7m from the principle elevation of the existing property. It notes the proposed terrace is 9.4m from the plot boundary fronting Turfbeg Road. The submitted information concludes that as the proposed terrace sits to the front of the property and overlooks the public road and the front gardens of other residential properties which are currently subject to existing overlooking. It notes the solid terrace wall would restrict views from and onto the proposed terrace.

**Consultations**

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

**Angus Council - Roads** - Offers no objection to the proposal.

**Scottish Water** - Offers no objection to the proposal.

## **Representations**

There were no letters of representation.

## **Development Plan Policies**

### **Angus Local Development Plan 2016**

Angus Local Development Plan 2016

Policy DS4: Amenity

Policy TC4: Householder / Domestic Development

### **TAYplan Strategic Development Plan**

The proposal is not of strategic significance and the policies of TAYplan are not referenced 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 relates to proposals for house and flat alterations/extensions and development within the curtilage of houses and flats. It indicates that development will be supported where the siting, design, scale or massing of the proposal does not:

1. adversely affect the residential amenity enjoyed by the house or surrounding domestic properties including, in the case of microgeneration, through noise or shadow flicker;
2. detrimentally affect the character and/or appearance of the building, site or surrounding area; and
3. result in the overdevelopment of the plot 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 considering the impact of the development on the amenity of neighbouring property it is also relevant to have regard to Policy DS4. Policy DS4 indicates that development will not be permitted where there is an unacceptable adverse impact on the amenity of the surrounding area. It indicates that the Council will consider impacts relation to overlooking and loss of privacy, outlook, sunlight, daylight and overshadowing.

In terms of amenity impacts, the proposal raises concern is in relation to the overlooking resulting from the proposed front facing first floor terrace. Although it faces the public realm the first floor terrace would introduce a different, potentially more invasive, form of overlooking than that provided by the existing ground floor and first floor windows of properties addressing this space. There is also a first floor window located on the north gable of the neighbouring property to the south, approximately 8m from the proposed terrace. The level of overlooking from the proposal would not be acceptable and would have a detrimental impact upon the privacy of surrounding properties. The proposal would fail to comply with Policies DS4 and TC4 of the Angus Local Development Plan and the Angus Council Householder Development Planning Advice Note.

In terms of design, Policy TC4 does not support development that would have a detrimental effect on the character and appearance of the application property or the surrounding area. The area is characterised

by detached, generally 1½ - 2 storey properties which front Turfbeg Road and are set within reasonably sized plots. Balconies and roof terraces are not a common feature in the area and particularly not on principal elevations. Furthermore the Council's Householder Development PAN also notes that when designing a balcony or roof terrace it is important that it should respect and complement the character of the existing residential property and surrounding area, it should not be easily viewed from public areas or be developed where there is insufficient existing, permanent screening, such as a high boundary wall within the curtilage of the existing residential property or within the curtilage of an adjacent neighbouring property.

The proposed terrace would be a new incongruous feature in the street scene which would be located on the principal elevation of the property, readily visible and prominent in the public realm. The proposal would alter the relationship of surrounding properties and has the potential to result in an inescapable sense of being overlooked in adjacent dwellings as there is no existing substantial boundary treatments between the application property and the nearest dwellings to the proposed terrace. The proposal is contrary to the design aspect of Policy TC4 and the supporting Householder Development PAN as it would not be in keeping with the character or appearance of the area.

Notwithstanding the above, in order of completeness it is noted the proposal would not result in the overdevelopment of the plot or an unacceptable loss of garden ground, parking or bin storage. The Roads Service has reviewed the proposal and offers no objection.

The submitted supporting information has been taken into account in the assessment of the proposal but does not raise any material considerations that justify approval of the application.

In conclusion the proposal is not compatible with relevant ALDP policies or supporting guidance by virtue of its design and associated impacts on the amenity of surrounding properties. The proposal is contrary to the development plan and there are no material considerations that justify approval of the application.

## **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.

## **Decision**

The application is Refused

## **Reason(s) for Decision:**

1. The proposal is contrary to Policy TC4 of the Angus Local Development Plan and the Angus Council Householder Development Planning Advice Note as the proposed front facing terrace is not compatible with the character and appearance of the area.
2. 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 of neighbouring properties by way of overlooking and impacts upon privacy.

**Notes:** None.

Case Officer: Stephanie Porter  
Date: 12 February 2021

## **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:

- adversely affect the residential amenity enjoyed by the house or surrounding domestic properties including, in the case of microgeneration, through noise or shadow flicker;
- detrimentally affect the character and/or appearance of the building, site or surrounding area; and
- 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.



Thursday, 26 November 2020

Local Planner  
Planning Service  
Angus Council  
Forfar  
DD8 1AN

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

Development Operations  
Free phone Number - 0800 389 0379  
E-Mail - [developmentoperations@scottishwater.co.uk](mailto:developmentoperations@scottishwater.co.uk)  
[www.scottishwater.co.uk](http://www.scottishwater.co.uk)

Dear Customer



**3 Turfbeg Road, , Forfar, DD8 3LT**

## **Proposal: Two storey side extension to dwelling**

**Our Reference:** DSCAS-0027482-79S

**Planning Reference:** 20/00778/FULL

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

---

### **Audit of Proposal**

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.

### **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.

### **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.

---

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.

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below.

Yours sincerely,

**Planning Application Team**

Development Operations Asset Impact Team Advisor

Tel:

[developmentoperations@scottishwater.co.uk](mailto:developmentoperations@scottishwater.co.uk)

**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."*

## ANGUS COUNCIL

### PLACE PLANNING

#### CONSULTATION SHEET

PLANNING APPLICATION NO

20/00778/FULL

Tick boxes as appropriate

ROADS

No Objection

Interest

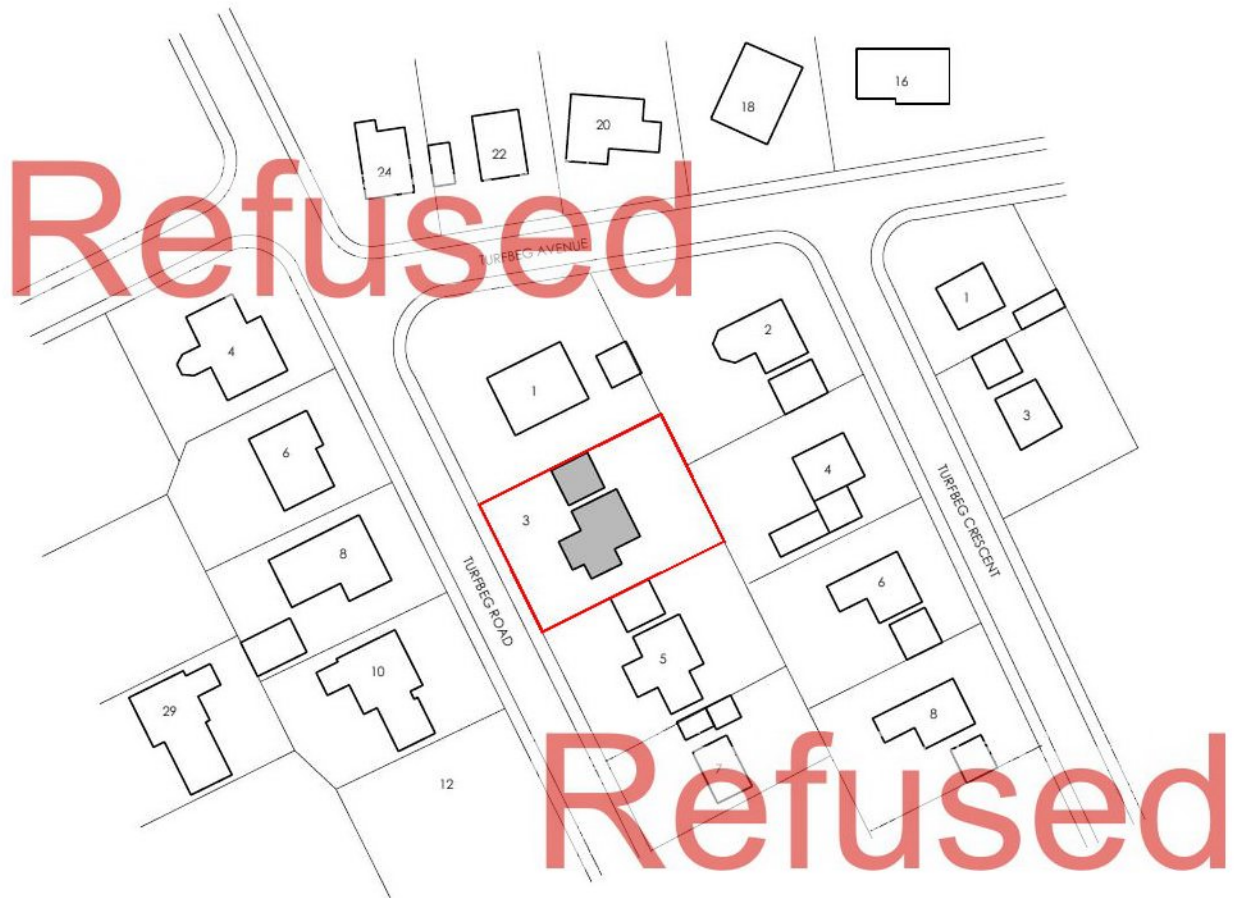
(Comments to follow within 14 days)

Date

27	11	20
----	----	----

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

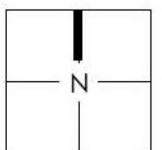
ELECTRONIC SUBMISSION DRAWINGS TO BE VIEWED VIA IDOX



Reproduced by permission of Ordnance Survey on behalf of HMSO.

© Crown Copyright and database rights 100023404, 2021.

SCALE BAR 1:1250



revision status	No.	Description	Date
	S-2	ISSUED FOR PLANNING	13.11.20
	S-1	ISSUED FOR PLANNING	07.11.20

Date  
13.11.20  
07.11.20

SITE LOCATION PLAN

stage  
PLANNING

revision  
S-2

scale  
1:1250

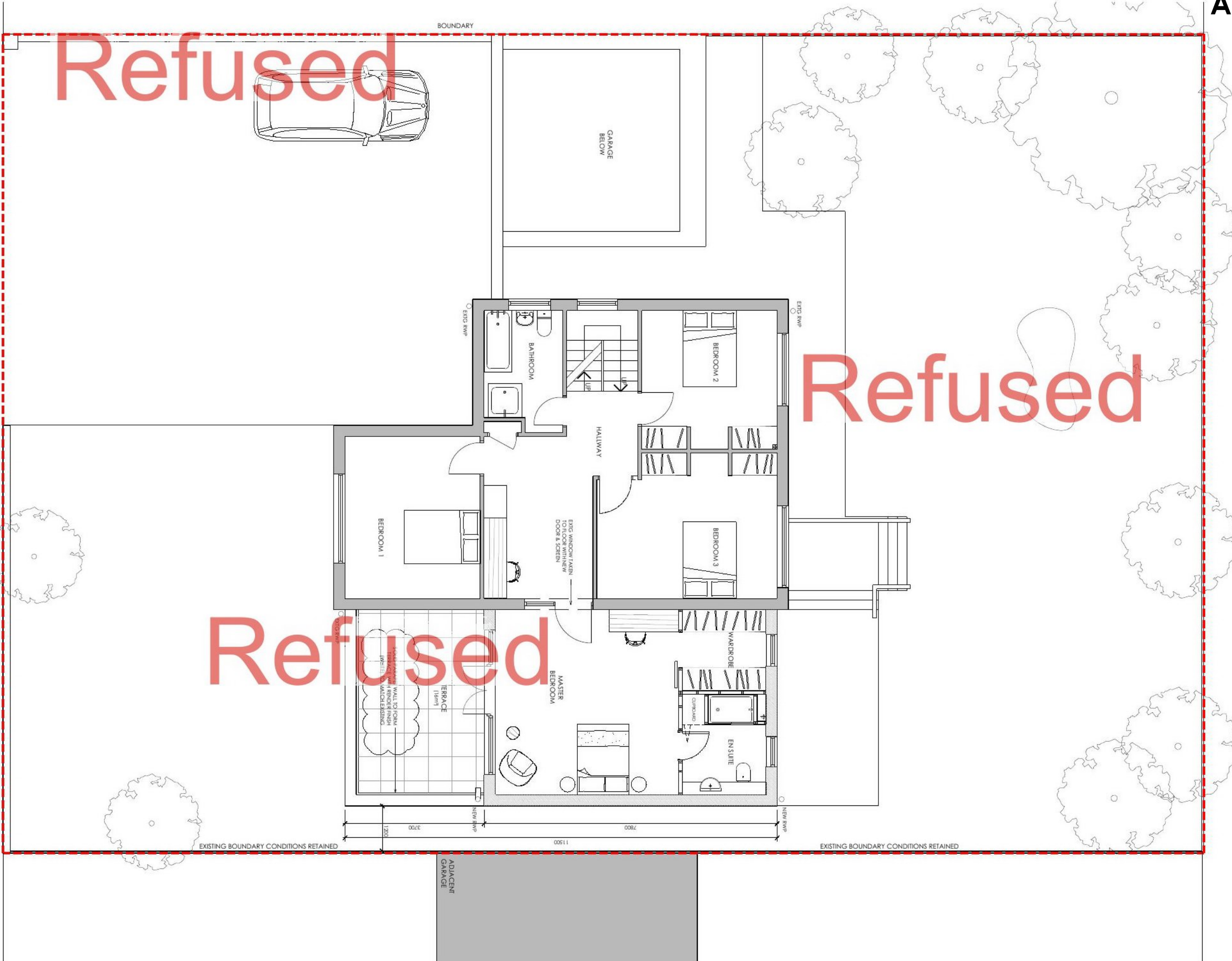
EX00

3 TURFBEG ROAD  
FORFAR

KEVIN + LYNNE RANKIN



TURFBEG ROAD



These drawings are to be read in conjunction with engineer's documents. Do not scale drawings. Use figured dimensions only. Contact designer where discrepancies arise. Contractor must verify measurements on site prior to construction or preparation of shop drawings.

revision status	No.	Description
S-2	ISSUED FOR PLANNING	
S-1	ISSUED FOR PLANNING	

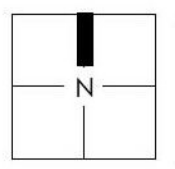
Date  
02.02.21  
16.12.20



PROPOSED PLOT - FIRST

revision S-2  
stage PLANNING  
scale 1:100

PR05

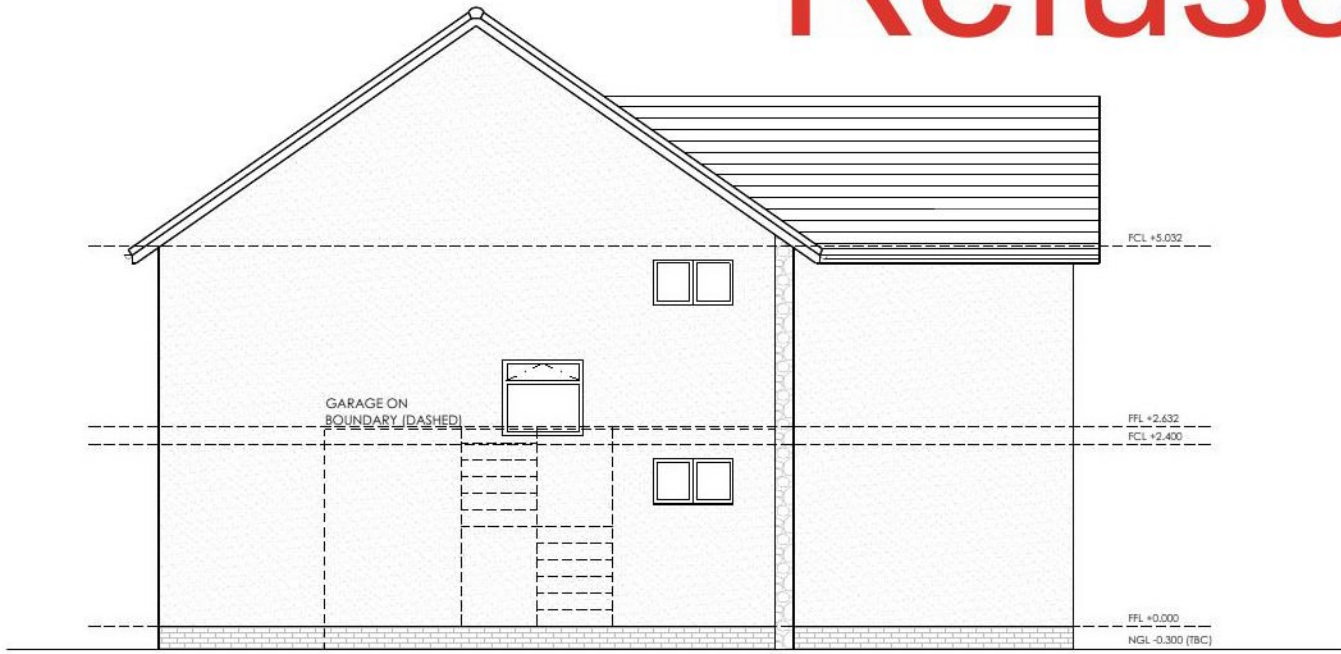


3 TURFBEG ROAD  
FORFAR

KEVIN + LYNNE RANKIN



# Refused



01 EXISTING NORTH ELEVATION  
PR30 SCALE 1:50

NORTH ELEVATION  
UNALTERED



02 EXISTING WEST ELEVATION  
PR30 SCALE 1:50



03 EXISTING EAST ELEVATION  
PR30 SCALE 1:50



04 EXISTING SOUTH ELEVATION  
PR30 SCALE 1:50

# Refused

These drawings are to be read in conjunction with engineer's documents. Do not scale drawings. Use figured dimensions only. Contact designer where discrepancies arise. Contractor must verify measurements on site prior to construction or preparation of shop drawings.

revision status

No.	Description
S-3	ISSUED FOR PLANNING
S-2	ISSUED FOR PLANNING
S-1	ISSUED FOR INFORMATION

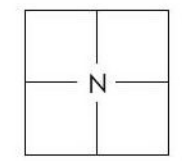
Date
13.11.20
07.11.20
22.08.20



EXISTING ELEVATIONS

revision S-3  
stage PLANNING  
scale 1:100

EX30

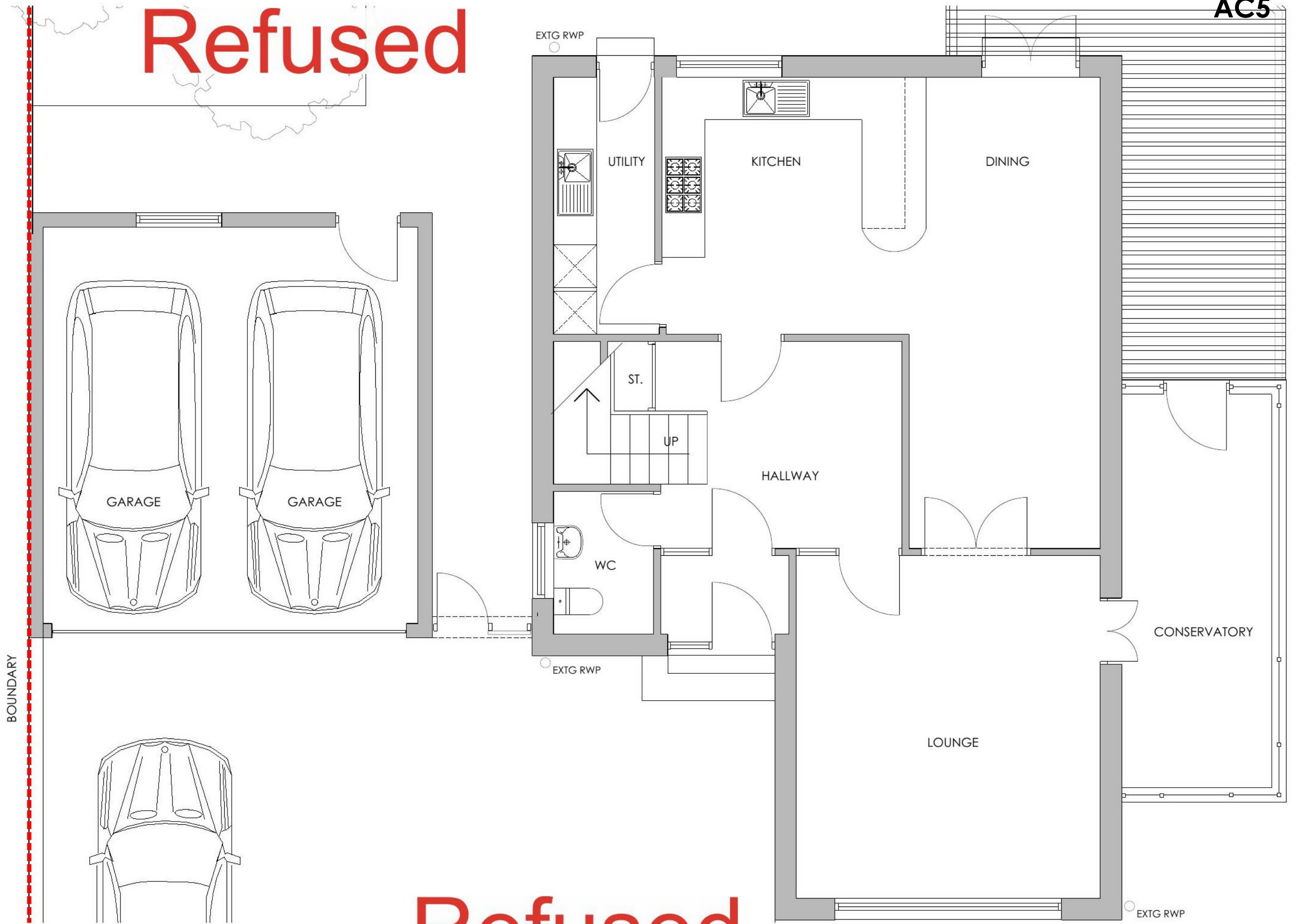


3 TURFBEG ROAD  
FORFAR

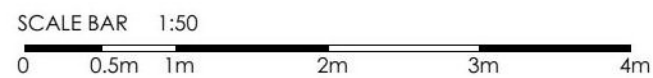
KEVIN + LYNNE RANKIN

# Refused

AC5



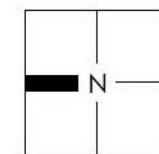
# Refused



EXISTING GROUND PLAN

revision S-2  
stage PLANNING

## EX01



3 TURFBEG ROAD  
FORFAR

KEVIN + LYNNE RANKIN

These drawings are to be read in conjunction with engineer's documents. Do not scale drawings. Use figured dimensions only. Contact designer where discrepancies arise. Contractor must verify measurements on site prior to construction or preparation of shop drawings.

revision status

No.	Description
S-2	ISSUED FOR PLANNING
S-1	ISSUED FOR INFORMATION

Date
07.11.20
22.08.20



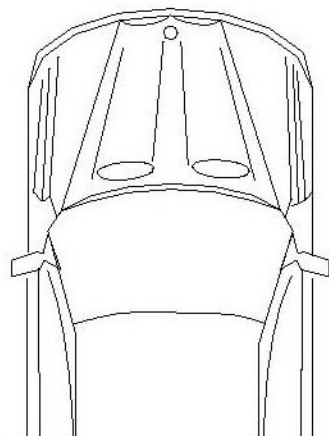
# Refused

AC5

GARAGE BELOW

CONSERVATORY BELOW

BOUNDARY



# Refused

EXTG RWP  
EXTG GUTTER

EXTG RWP  
EXTG GUTTER

EXTG GUTTER

EXTG GUTTER  
EXTG RWP

These drawings are to be read in conjunction with engineer's documents. Do not scale drawings. Use figured dimensions only. Contact designer where discrepancies arise. Contractor must verify measurements on site prior to construction or preparation of shop drawings.

revision status	No.	Description
	S-2	ISSUED FOR PLANNING
	S-1	ISSUED FOR INFORMATION

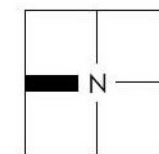
Date  
07.11.20  
22.08.20



EXISTING ROOF PLAN

stage PLANNING  
revision S-2  
scale 1:50

## EX04

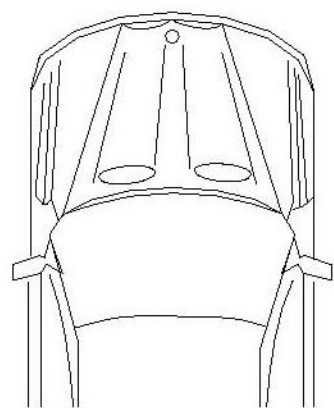
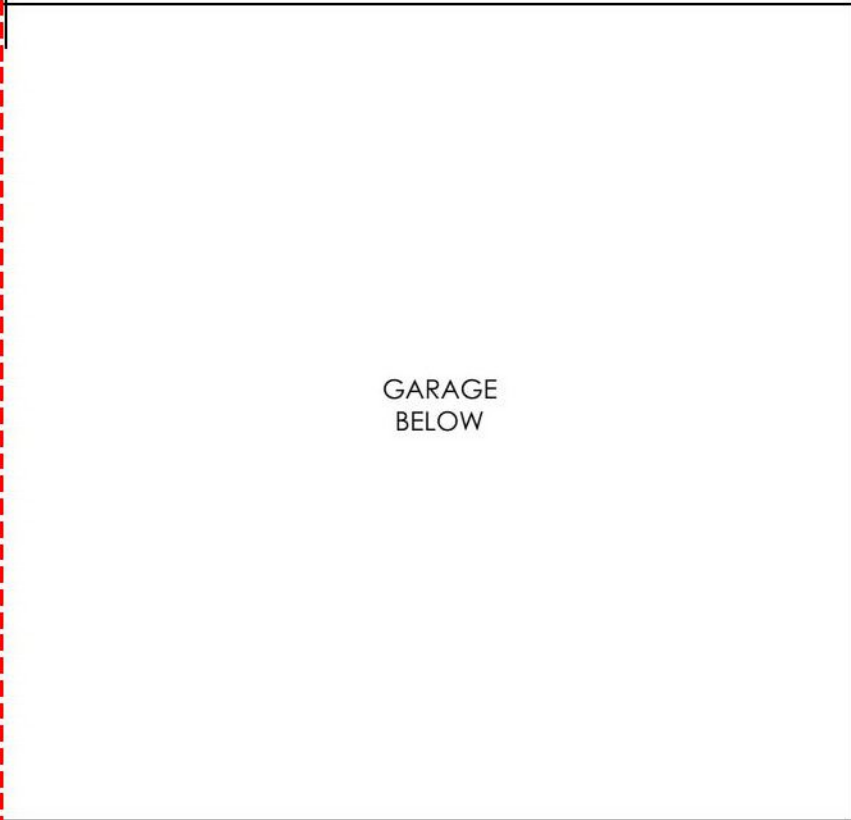


3 TURFBEG ROAD  
FORFAR

KEVIN + LYNNE RANKIN

# Refused

BOUNDARY

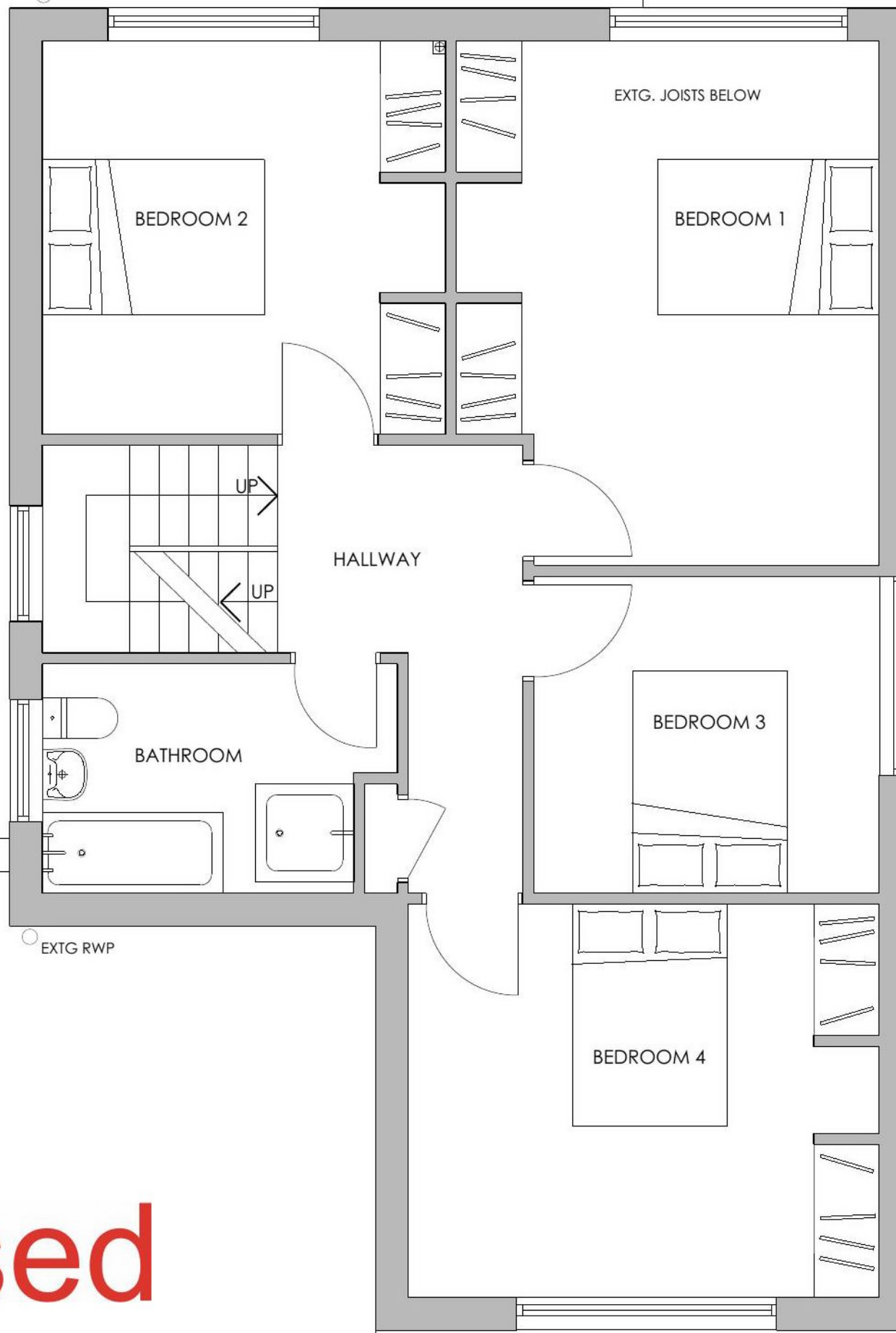


# Refused

EXTG RWP

EXTG RWP

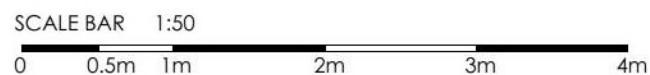
EXTG RWP



These drawings are to be read in conjunction with engineer's documents. Do not scale drawings. Use figured dimensions only. Contact designer where discrepancies arise. Contractor must verify measurements on site prior to construction or preparation of shop drawings.

revision status	No.	Description
S-2	ISSUED FOR PLANNING	
S-1	ISSUED FOR INFORMATION	

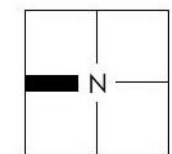
Date  
07.11.20  
22.08.20



EXISTING UPPER PLAN

revision S-2  
stage PLANNING  
scale 1:50

## EX02



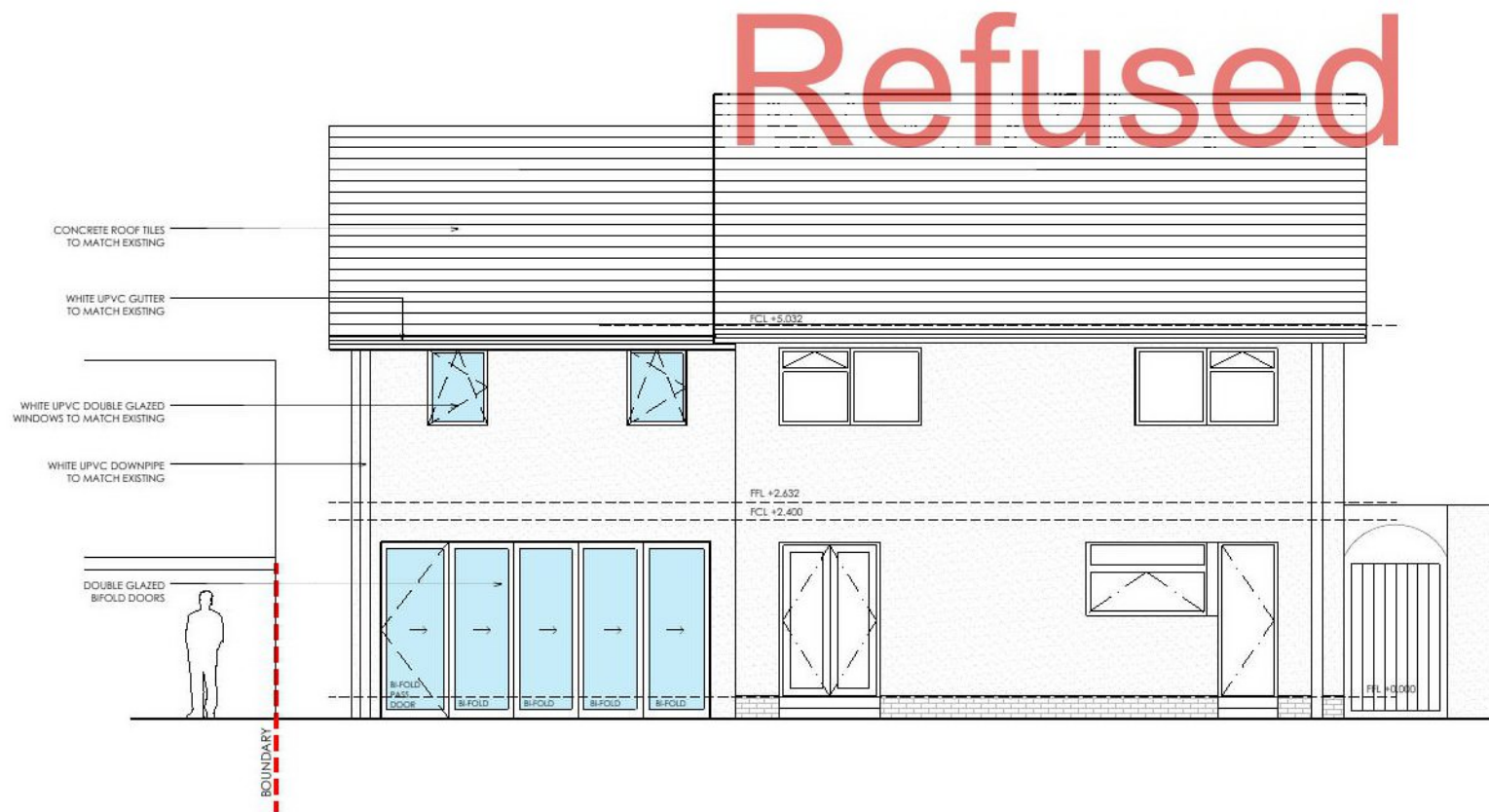
3 TURFBEG ROAD  
FORFAR

KEVIN + LYNNE RANKIN

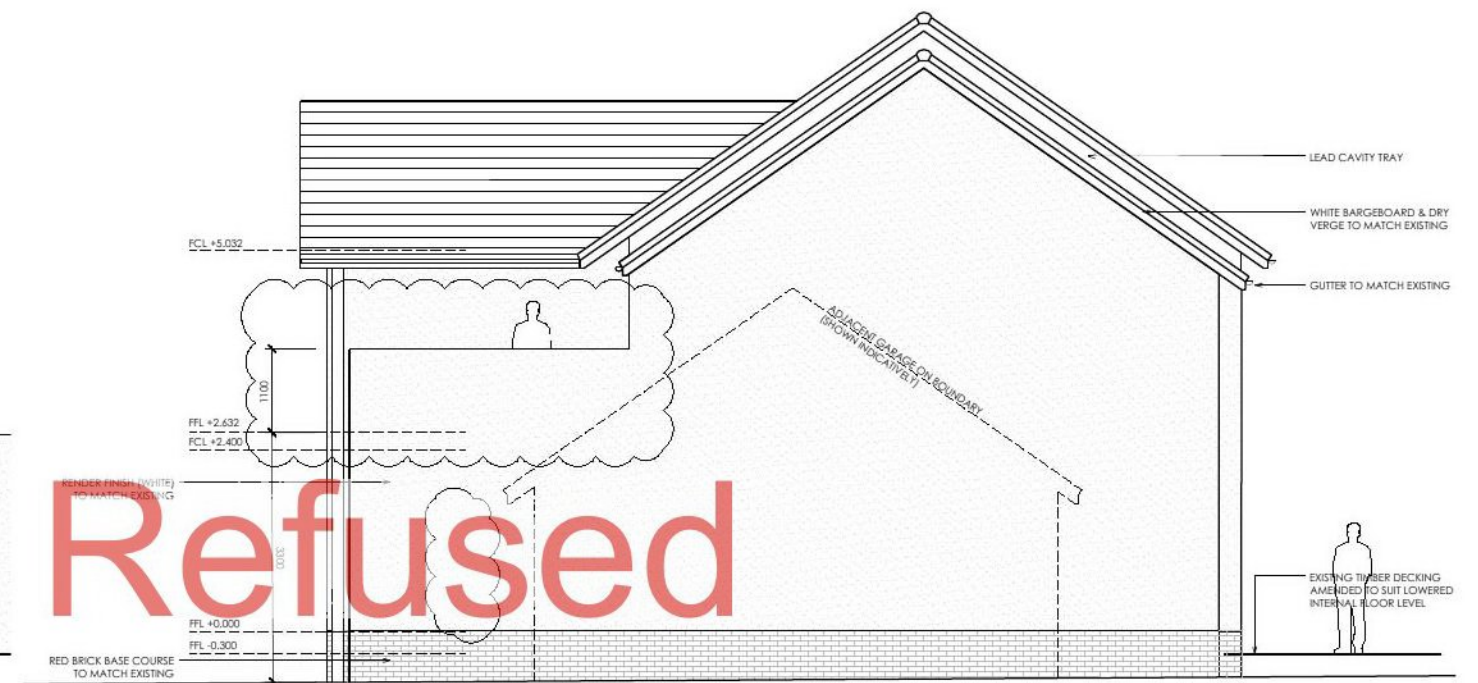




02 PROPOSED WEST ELEVATION  
PR30 SCALE 1:50



03 PROPOSED EAST ELEVATION  
PR30 SCALE 1:50



04 PROPOSED SOUTH ELEVATION  
PR30 SCALE 1:50

These drawings are to be read in conjunction with engineer's documents. Do not scale drawings. Use figured dimensions only. Contact designer where discrepancies arise. Contractor must verify measurements on site prior to construction or preparation of shop drawings.

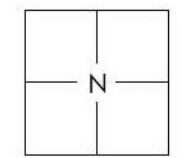
revision status	No.	Description	Date
	S-5	ISSUED FOR PLANNING	22.01.21
	S-4	ISSUED FOR DISCUSSION	23.12.20
	S-3	ISSUED FOR PLANNING	07.11.20
	S-2	ISSUED FOR INFORMATION	23.08.20



PROPOSED ELEVATIONS

revision S-5  
stage PLANNING  
scale 1:100

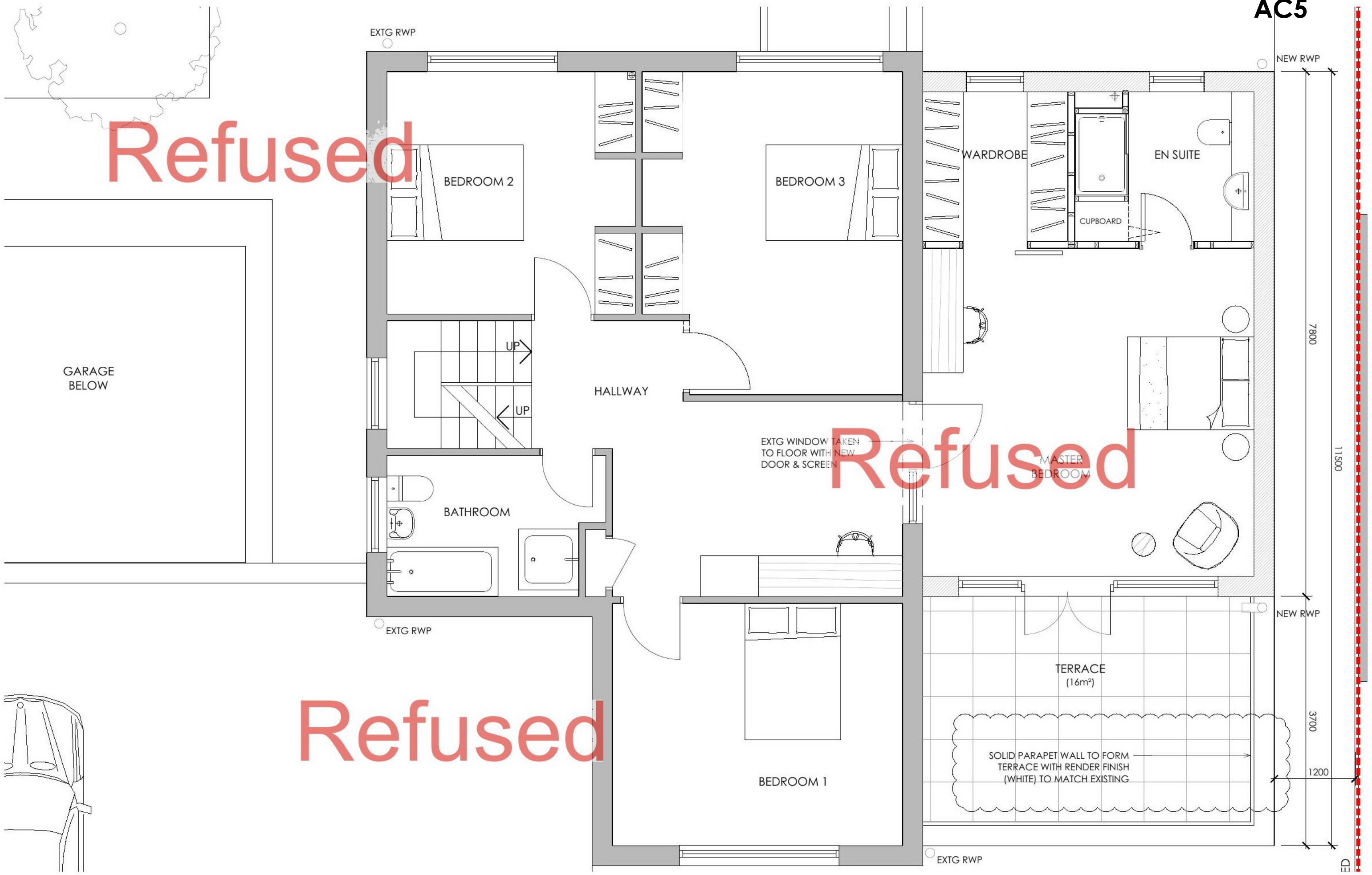
PR30



3 TURFBEG ROAD  
FORFAR

KEVIN + LYNNE RANKIN

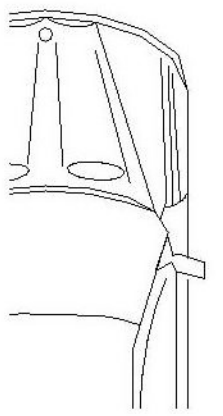
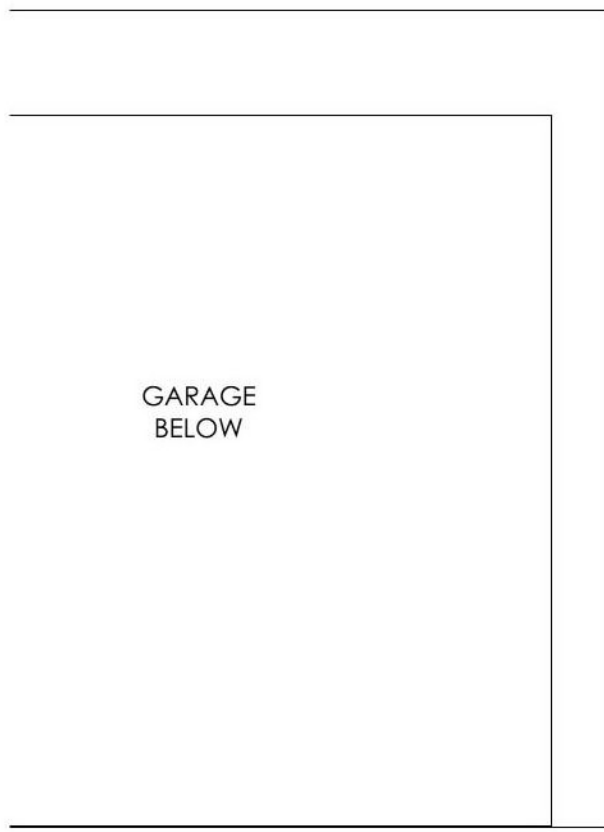
AC5



Refused

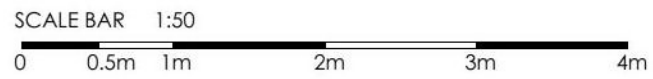
Refused

Refused



These drawings are to be read in conjunction with engineer's documents. Do not scale drawings. Use figured dimensions only. Contact designer where discrepancies arise. Contractor must verify measurements on site prior to construction or preparation of shop drawings.

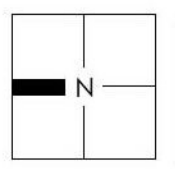
revision status	No.	Description	Date
S-6	ISSUED FOR PLANNING	02.02.21	
S-5	ISSUED FOR PLANNING	07.11.20	
S-4	ISSUED FOR INFORMATION	23.08.20	
S-3	ISSUED FOR INFORMATION	22.08.20	



PROPOSED UPPER PLAN

revision S-6  
stage PLANNING  
scale 1:50

PR02

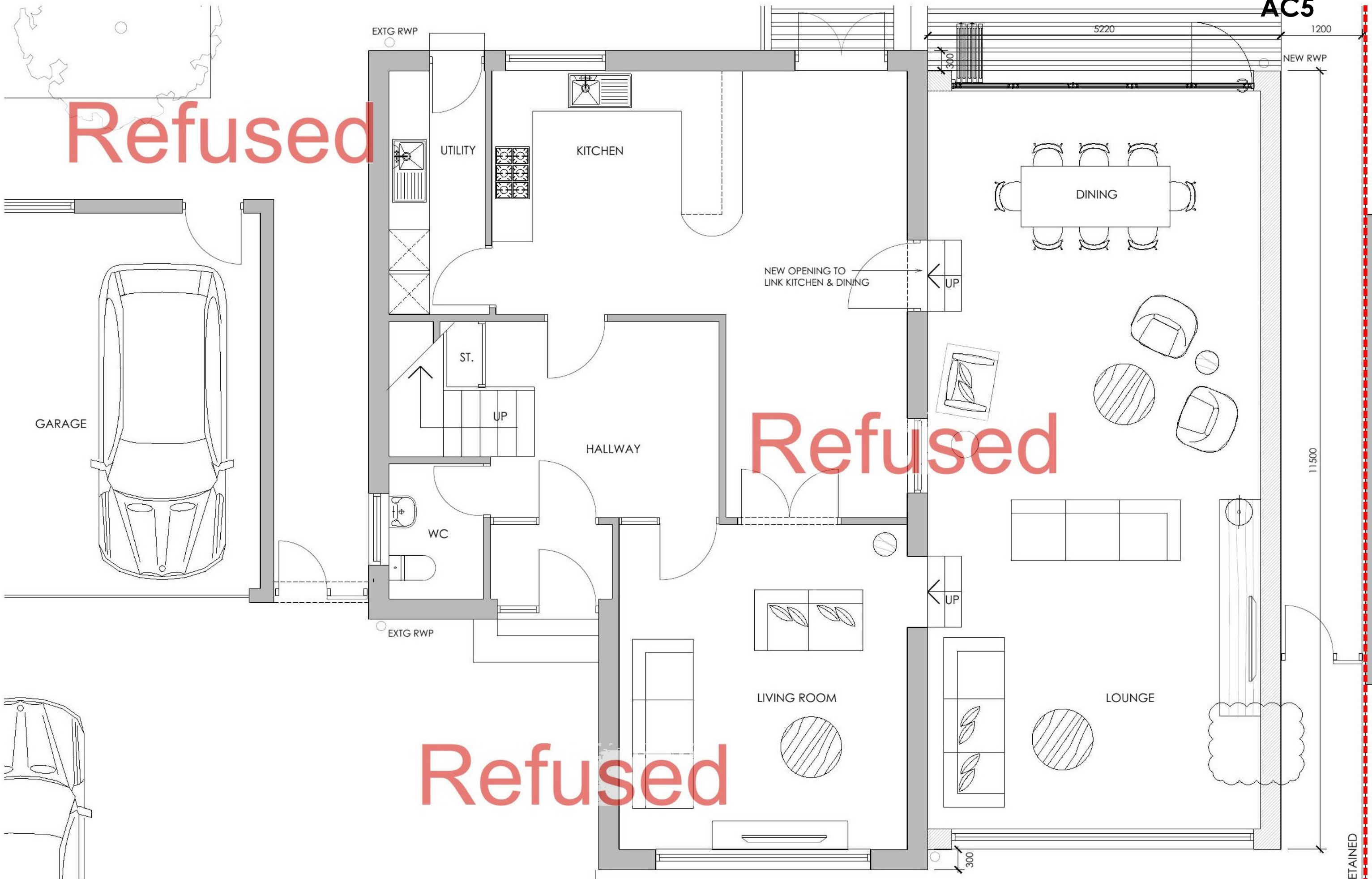


3 TURFBEG ROAD FORFAR

KEVIN + LYNNE RANKIN



# Refused



These drawings are to be read in conjunction with engineer's documents. Do not scale drawings. Use figured dimensions only. Contact designer where discrepancies arise. Contractor must verify measurements on site prior to construction or preparation of shop drawings.

revision status	No.	Description
S-5	ISSUED FOR PLANNING	
S-4	ISSUED FOR PLANNING	
S-3	ISSUED FOR INFORMATION	
S-2	ISSUED FOR INFORMATION	

Date
22.01.21
07.11.20
22.08.20
10.05.20



PROPOSED GROUND PLAN

revision S-5  
stage PLANNING

scale 1:50

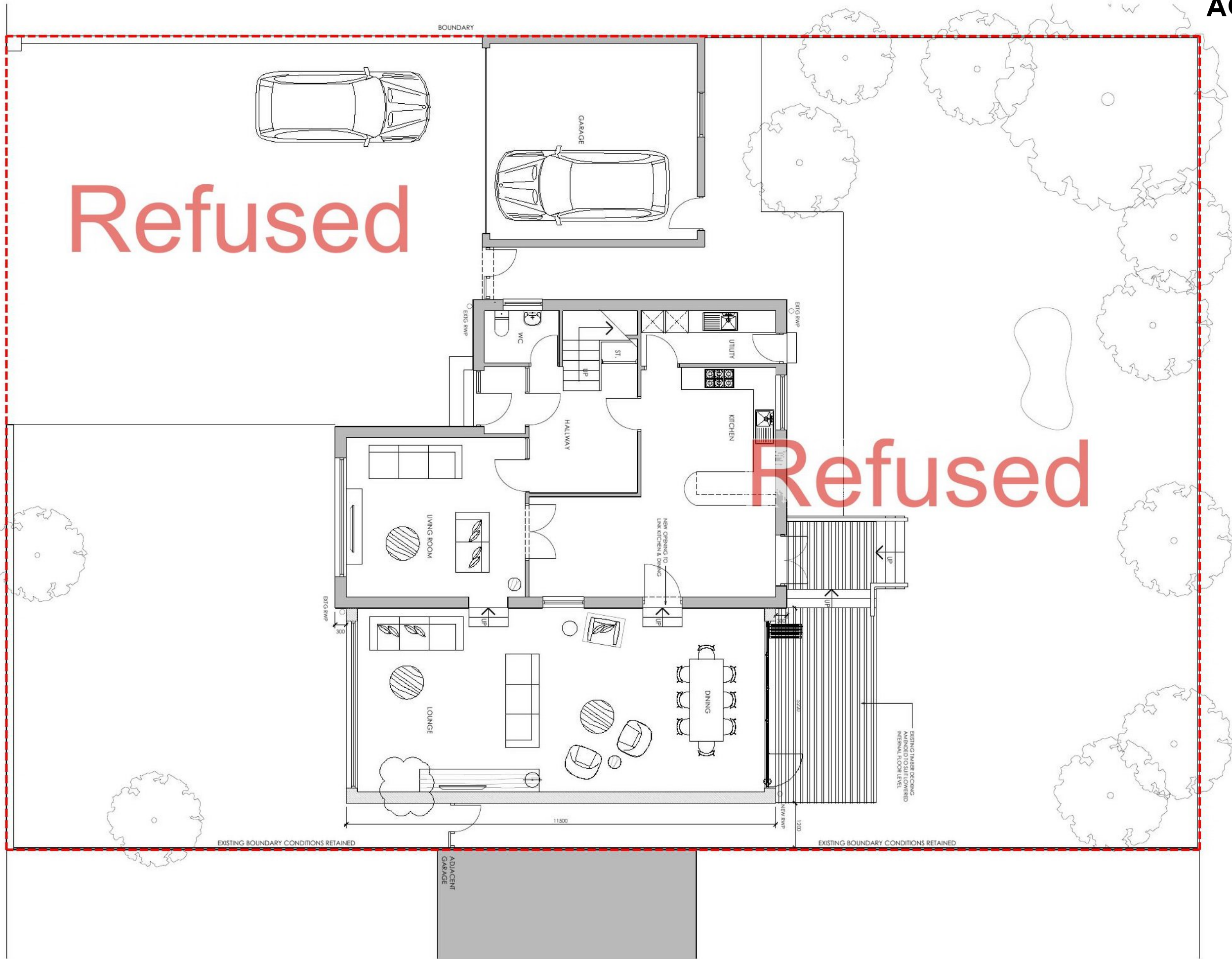
PR01

3 TURFBEG ROAD  
FORFAR

KEVIN + LYNNE RANKIN



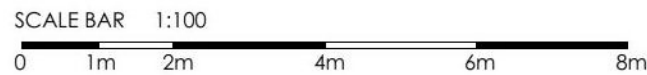
TURFBEG ROAD



These drawings are to be read in conjunction with engineer's documents. Do not scale drawings. Use figured dimensions only. Contact designer where discrepancies arise. Contractor must verify measurements on site prior to construction or preparation of shop drawings.

revision status	No.	Description
▼	S-5	ISSUED FOR PLANNING
▼	S-4	ISSUED FOR PLANNING
▼	S-3	ISSUED FOR PLANNING
▼	S-2	ISSUED FOR INFORMATION

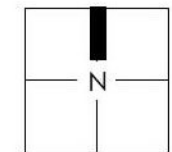
Date
22.01.21
16.12.20
07.11.20
22.08.20



PROPOSED PLOT PLAN

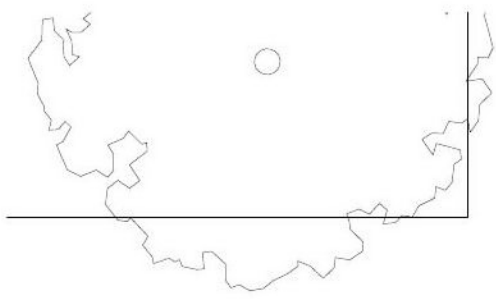
revision S-5  
stage PLANNING  
scale 1:100

PR00



3 TURFBEG ROAD  
FORFAR

KEVIN + LYNNE RANKIN

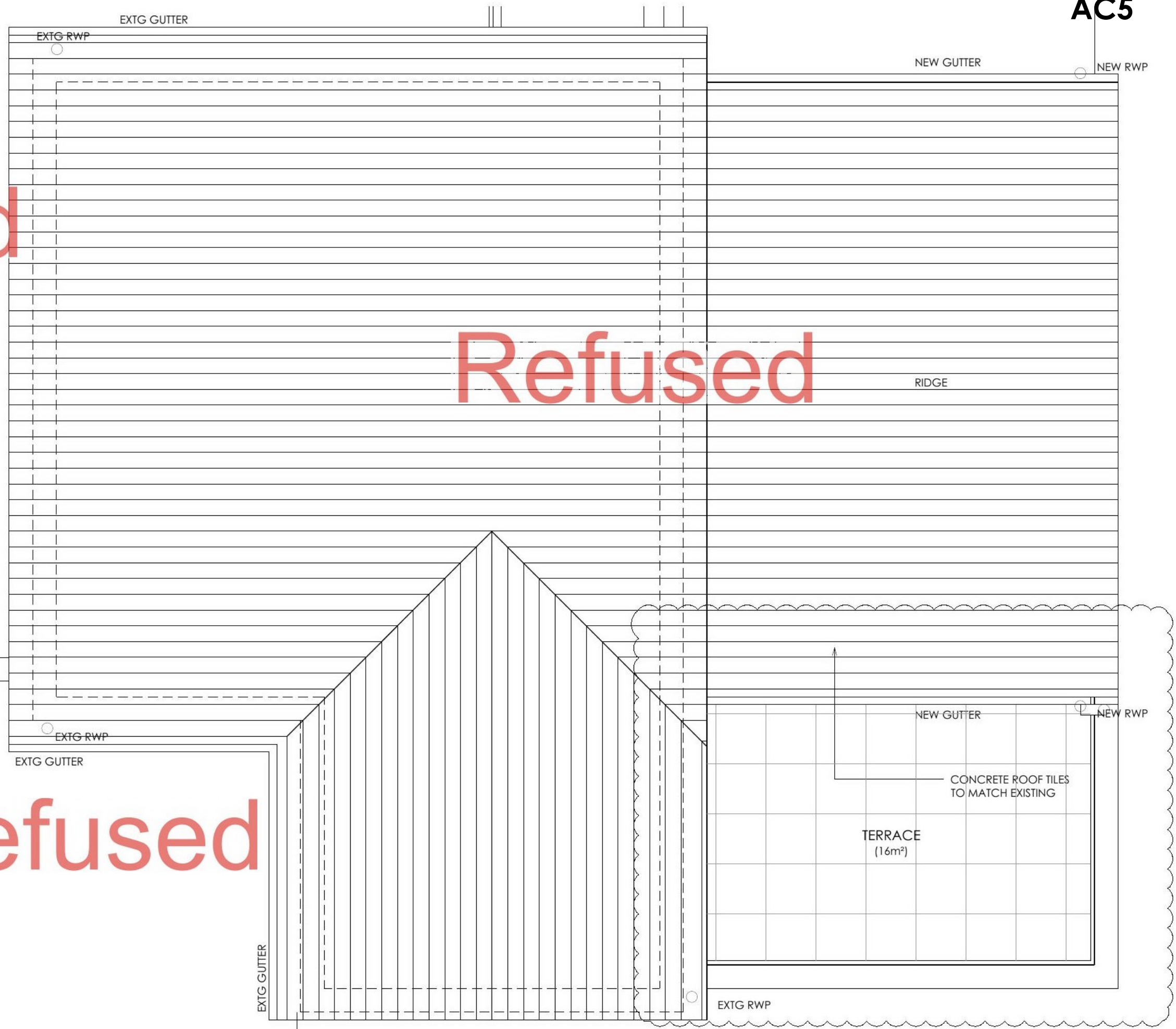


AC5

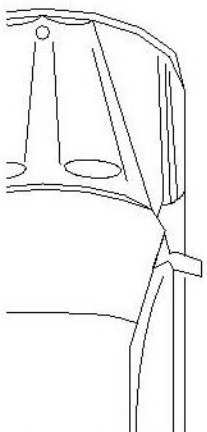
Refused

Refused

Refused



GARAGE BELOW



These drawings are to be read in conjunction with engineer's documents. Do not scale drawings. Use figured dimensions only. Contact designer where discrepancies arise. Contractor must verify measurements on site prior to construction or preparation of shop drawings.

revision status

No.	Description
S-3	ISSUED FOR PLANNING
S-2	ISSUED FOR PLANNING
S-1	ISSUED FOR INFORMATION

Date
02.02.21
07.11.20
22.08.20

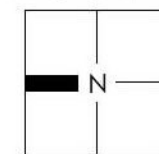


PROPOSED ROOF PLAN

stage PLANNING

revision S-3 scale 1:50

PR04



3 TURFBEG ROAD FORFAR

KEVIN + LYNNE RANKIN















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

PLANNING PERMISSION REFUSAL  
REFERENCE : 20/00778/FULL

To **Mr Kevin Rankin**  
**c/o Neil Rankin**  
**2 Tudor Road**  
**Glasgow**  
**G14 9NJ**

With reference to your application dated 17 November 2020 for planning permission under the above mentioned Acts and Regulations for the following development, viz.:-

**Two storey side extension to dwelling at 3 Turfbeg Road Forfar DD8 3LT for Mr Kevin Rankin**

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 docketed 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 Policy TC4 of the Angus Local Development Plan and the Angus Council Householder Development Planning Advice Note as the proposed front facing terrace is not compatible with the character and appearance of the area.
2. 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 of neighbouring properties by way of overlooking and impacts upon privacy.

**Amendments:**

- 1 The drawings named and number Proposed Plot Plan PR00 Rev S5, Proposed Ground Plan no. PR01 Rev S5, Proposed Upper Plan no. PR02 Rev S6, Proposed Elevations no. PR30 Rev S5, Proposed Roof Plan no. PR04 Rev S3 and Proposed Plot - First no. PR05 Rev S2 amend and supersede the drawings named the same and no. PR00 Rev S3 & S4, PR01 Rev S4, PR02 Rev S5, PR30 Rev S3, PR04 Rev S2 and PR05 Rev S1. The amended drawings replace a glass balustrade surrounding the first floor balcony with a solid low level wall and removed the south facing window from the proposed ground floor lounge.

Dated this **16 February 2021**

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
<b>Development Standards Committee/Full Council</b>	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.	<b>DPEA (appeal to Scottish Ministers)</b> – <b>See details on attached Form 1</b>
<b>Delegated Decision</b>	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.	<b>Local Review Body –</b> <b>See details on attached Form 2</b>
<b>Other Decision</b>	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.	<b>DPEA (appeal to Scottish Ministers)</b> – <b>See details on attached Form 1</b>

**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  
Angus House  
Orchardbank Business Park  
Forfar  
DD8 1AN

Telephone 01307 492076 / 492533  
E-mail: [planning@angus.gov.uk](mailto:planning@angus.gov.uk)  
Website: [www.angus.gov.uk](http://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 The Planning and Environmental Appeals Division, Scottish Government, Ground Floor, Hadrian House, Callendar Business Park, Callendar Road, 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:-**

<b>Strongly Agree</b>	<b>Agree</b>	<b>Neither Agree nor Disagree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>	<b>It does not apply</b>
<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:-**

<b>Strongly Agree</b>	<b>Agree</b>	<b>Neither Agree nor Disagree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>	<b>It does not apply</b>
<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:-**

<b>Strongly Agree</b>	<b>Agree</b>	<b>Neither Agree nor Disagree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>	<b>It does not apply</b>
<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:-**

<b>Strongly Agree</b>	<b>Agree</b>	<b>Neither Agree nor Disagree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>	<b>It does not apply</b>
<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:-**

<b>Strongly Agree</b>	<b>Agree</b>	<b>Neither Agree nor Disagree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>	<b>It does not apply</b>
<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:-**

<b>Strongly Agree</b>	<b>Agree</b>	<b>Neither Agree nor Disagree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>	<b>It does not apply</b>
<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?**

<b>Very satisfied</b>	<b>Fairly satisfied</b>	<b>Neither Satisfied nor Dissatisfied</b>	<b>Fairly Dissatisfied</b>	<b>Very Dissatisfied</b>
<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:** [REDACTED]  
**To:** [PorterSG](#)  
**Subject:** Re: FW: Planning Application - 20/00778/FULL - Extension at 3 Turfbeg Road, Forfar  
**Date:** 25 January 2021 21:23:08  
**Attachments:** [PR30 - Proposed Elevations.pdf](#)  
[PR00 - Proposed Plot Plan.pdf](#)  
[PR01 - Proposed Ground Plan.pdf](#)

---

Hello Stephanie,

As discussed last week, we would like to replace the submitted version of the proposed PR30 elevation drawing (rev S-3) with the attached S-5 revision.

We have also removed the lounge window in the south elevation, and the updated versions of PR00 and PR01 are attached to reflect this.

We believe the replacement of the glass balustrade to the terrace with a white rendered wall is now in-keeping with the surrounding character of the street scene, with white render (drydash harling) being the predominant facade material in Turfbeg Road. The extension's external finishes will match the existing property in relation to roof finish, wall finish and window material, and therefore respect and complement the character of the existing house and surrounding area.

The solid balustrade terrace wall serves to better tie the extension into the surrounding context and also means that views from the terrace and public views onto the terrace are restricted.

The extension is set back 1.2m from the adjacent mutual boundary to the south, and with the solid terrace wall, the actual terrace usable surface will be set back 1.6m from the boundary line and behind the 1.1m solid terrace wall.. The extension front wall is set back 300mm from the existing property facade, and with the solid terrace wall, the terrace usable surface will be set back 0.7m from the property frontage and 9.4m from the property boundary on Turfbeg Road.

As the proposed terrace sits to the front of the property, the terrace looks over Turfbeg Road and the front gardens of the residential properties on Turfbeg Road. The neighbouring and opposite properties also currently look directly over Turfbeg Road and the adjacent front gardens, however as noted above, the solid terrace wall restricts views from and onto the proposed terrace.

In terms of the application determination, does an application of this size go before a Planning Committee? Is there an opportunity for the applicant to make a representation?

Please let me know if you have any queries, or require any additional information.

Regards,  
Neil

On Tue, 12 Jan 2021 at 15:20, PorterSG [REDACTED] wrote:

Hello Neil,

I hope you had a good Christmas and New Year.

Sorry for the delay in responding but thank you for the information, screenshots and revised drawings you have submitted.

I have had a quick look at the planning history for the properties you have referenced and it appears as though the balconies in those instances have been approved as part of the original house design or possibly benefit from permissions prior to our electronic system. Notwithstanding this it appears as though none of the balconies indicated have been approved since the introduction of the most recent guidance within the Council's Householder Development Planning Advice Note, dated September 2016. Therefore would not be directly comparable to the current proposal.

Although the proposed amendment does make the balcony less prominent it would still be **incongruous** and out of character with the immediate street scene. I appreciate that generally front garden are subject to a level of overlooking, however the introduction of a terrace would provide for a different sense of overlooking than that provided by a first floor window. The amendment would still be contrary to Policy TC4 and the associated guidance note.

If you wish to consider an alternative amendment with your client I would be happy to review this or alternatively if your client does not wish to alter the current proposal (or the most recent amendment) they would have the opportunity to have the Planning Authority's decision reviewed by the Local Review Body once the application had been refused.

I trust the above is clear but if you have any questions please do not hesitate to contact me.

Kind Regards

Stephanie

**Stephanie Porter** | Planning Officer | Place | Planning | Angus Council | Angus House | Orchardbank Business Park | Forfar, DD8 1AN | 

**COVID-19 - For the latest information on how our service has been affected [CLICK HERE](#)**

**DEVELOPMENT MANAGEMENT REVIEW COMMITTEE**  
**APPLICATION FOR REVIEW - 3 TURFBEG ROAD, FORFAR**  
**APPLICATION NO 20/00778/FULL**  
**APPLICANT'S SUBMISSION**

**Page No**

<b>ITEM 1</b>	Notice of Review
<b>ITEM 2</b>	Appeal Statement
<b>ITEM 3</b>	Site Location Plan
<b>ITEM 4</b>	Existing Ground Plan
<b>ITEM 5</b>	Existing Upper Plan
<b>ITEM 6</b>	Existing Roof Plan
<b>ITEM 7</b>	Existing Elevations
<b>ITEM 8</b>	Proposed Plot Plan
<b>ITEM 9</b>	Proposed Ground Plan
<b>ITEM 10</b>	Proposed Upper Plan
<b>ITEM 11</b>	Proposed Roof Plan
<b>ITEM 12</b>	Proposed Plot - First
<b>ITEM 13</b>	Proposed Elevations



Angus House Orchardbank Business Park Forfar DD8 1AN Tel: 01307 473360 Fax: 01307 461 895 Email: [plnprocessing@angus.gov.uk](mailto: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 100328179-003

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

### **Agent Details**

Please enter Agent details

Company/Organisation:	<input type="text"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Neil"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Rankin"/>	Building Number:	<input type="text" value="2"/>
Telephone Number: *	<input type="text" value="07815007861"/>	Address 1 (Street): *	<input type="text" value="Tudor Road"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="G14 9NJ"/>
Email Address: *	<input type="text" value="neilrankin1@gmail.com"/>		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## 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="Kevin"/>	Building Number:	<input type="text" value="3"/>
Last Name: *	<input type="text" value="Rankin"/>	Address 1 (Street): *	<input type="text" value="Turbeg Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="██████████"/>	Town/City: *	<input type="text" value="Forfar"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="DD8 3LT"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="██"/>		

## Site Address Details

Planning Authority:	<input type="text" value="Angus Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="3 TURFBEG ROAD"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="FORFAR"/>
Post Code:	<input type="text" value="DD8 3LT"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="751186"/>	Easting	<input type="text" value="344751"/>
----------	-------------------------------------	---------	-------------------------------------



## 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)

Two storey side extension to dwelling

## 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.

Please refer to Statement of Reason provided as a Supporting Document.

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)

EX00 Site Location Plan - rev S2 EX01 Existing Ground Plan - rev S2 EX02 Existing Upper Plan - rev S2 EX04 Existing Roof Plan  
- rev S2 EX30 Existing Elevations - rev S3 PR00 Proposed Plot Plan - rev S5 PR01 Proposed Ground Plan - rev S5 PR02  
Proposed Upper Plan - rev S6 PR04 Proposed Roof Plan - rev S3 PR05 Proposed Plot - First - rev S1 PR30 Proposed Elevations  
- rev S5 Statement of Reason Refusal Notice

## Application Details

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

20/00778/FULL

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

08/11/2020

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

16/02/2021

## 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 Neil Rankin

Declaration Date: 14/04/2021

## ITEM 2

### 20/00778/FULL - Extension at 3 Turfbeg Road, Forfar

#### Notice of Review – Statement of Reason

We do not believe the submitted proposals are contrary to **Policy TC4** of the Angus Council Development Plan and the Angus Council Householder Development Planning Advice Note in relation to the character and appearance of the area.

The extension's external finishes will match the existing property in relation to roof finish, wall finish and window material, and therefore respect and complement the character of the existing house and surrounding area.

The proposed drydash harling render finish of the extension is in-keeping with the surrounding character of the street scene, with white render (drydash harling) being the predominant facade material in Turfbeg Road, and the greater Turfbeg area of Forfar. The solid white rendered balustrade wall which the proposed first floor terrace sits behind serves to tie the extension into the surrounding context and also means that views from the terrace and public views onto the terrace are restricted.

The extension is set back 1.2m from the adjacent mutual boundary to the south, and with the 400mm thick solid terrace wall, the actual terrace usable surface is set back 1.6m from the boundary line and site behind the 1.1m balustrade wall which is finished in white render to match the existing house and street character. The extension front wall is set back 300mm from the existing property facade, and with the solid terrace wall, the terrace usable surface will be set back 0.7m from the property frontage and 9.4m from the property boundary on Turfbeg Road.

There are various properties with terraces located on the principal façade in Turfbeg and throughout Forfar. We believe the current proposal integrates the terrace into the surrounding context well through its material and form matching that of the surrounding houses and streetscape.

We do not believe the submitted proposals are contrary to **Policy DS4 and TC4** of the Angus Council Development Plan and the Angus Council Householder Development Planning Advice Note in relation to overlooking and impact upon privacy.

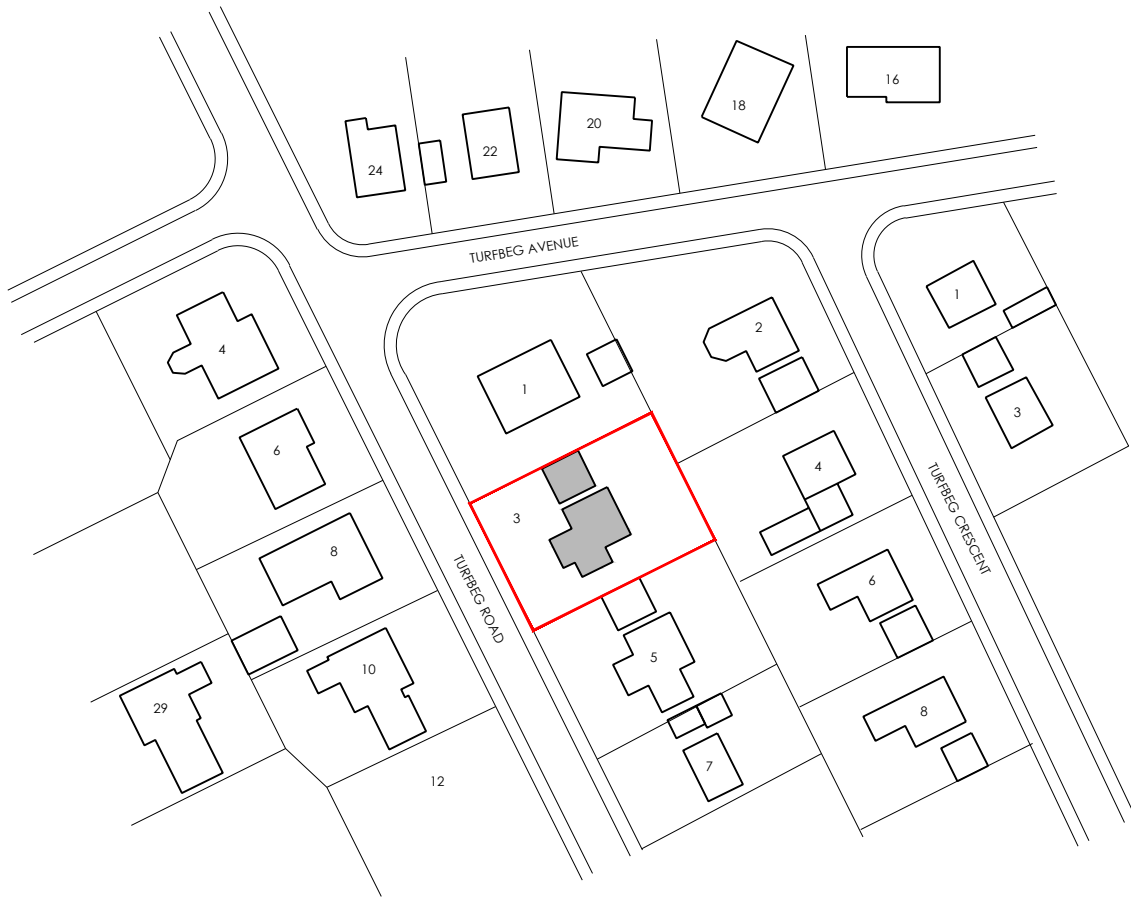
As the proposed terrace sits to the front of the property, the terrace looks over Turfbeg Road and the front gardens of the residential properties on Turfbeg Road. The existing conservatory the extension will replace and the neighbouring and opposite properties all currently look directly over Turfbeg Road and the adjacent front gardens, and therefore the proposal does not overlook any areas which are not already overlooked by other neighbours and the public road and pavements of Turfbeg Road.

The adjacent property to the south does not have any windows on the northern façade and therefore the proposals do not introduce any views into the neighbouring dwelling.

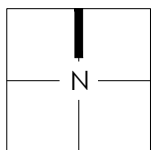
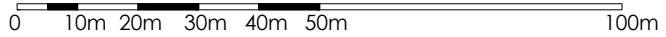
The solid 1.1m high balustrade wall which the terrace sits behind restricts views out from the new bedroom, restricts views from the terrace onto Turfbeg Road and also from Turfbeg Road onto the proposed terrace.

Turfbeg Road is a public road, and all properties look out onto the Road and the front gardens of the residential properties. We do not believe the proposal increases overlooking as the existing conservatory and first floor bedroom window currently look out onto Turfbeg Road and other adjacent properties also currently overlook the road and the adjacent front gardens.

The terrace will be used infrequently, and for the reasons stated above we believe the proposals do not contravene Policy DS4 and TC4 of the Angus Council Development Plan and the Angus Council Householder Development Planning Advice Note as the proposed extension is in-keeping with the surrounding character of the area and will not result in significant adverse impact on the amenity of occupants of neighbouring properties by way of overlooking or impacting upon privacy.



SCALE BAR 1:1250



revision status	No.	Description
	S-2	ISSUED FOR PLANNING
	S-1	ISSUED FOR PLANNING

Date
13.11.20
07.11.20

## SITE LOCATION PLAN

stage  
PLANNING

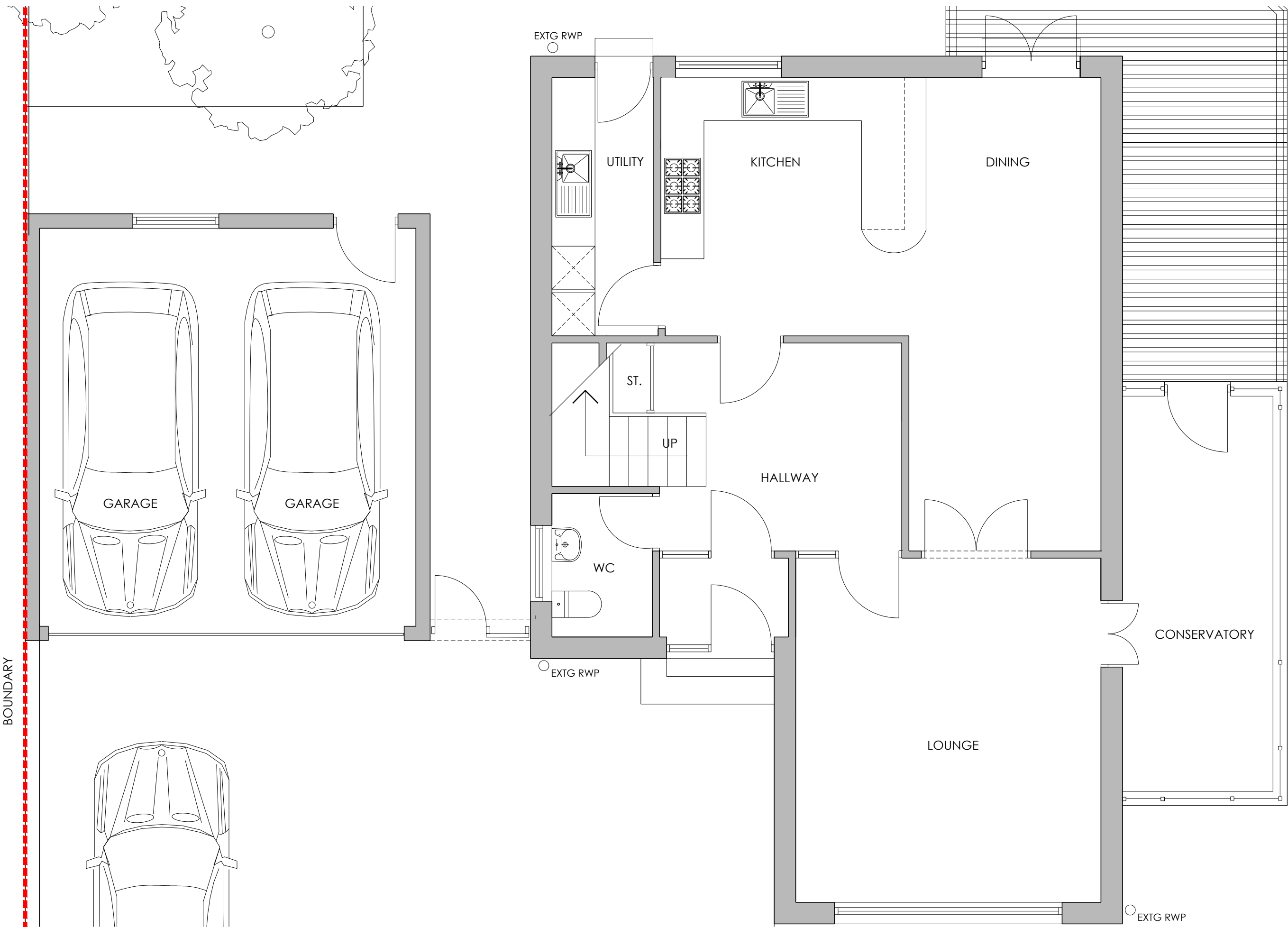
revision  
S-2

scale  
1:1250

# EX00

3 TURFBEG ROAD  
FORFAR

KEVIN + LYNNE RANKIN



These drawings are to be read in conjunction with engineer's documents. Do not scale drawings. Use figured dimensions only. Contact designer where discrepancies arise. Contractor must verify measurements on site prior to construction or preparation of shop drawings.

revision status	No.	Description
S-2	ISSUED FOR PLANNING	
S-1	ISSUED FOR INFORMATION	

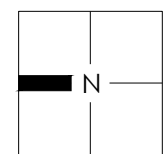
Date  
07.11.20  
22.08.20



EXISTING GROUND PLAN

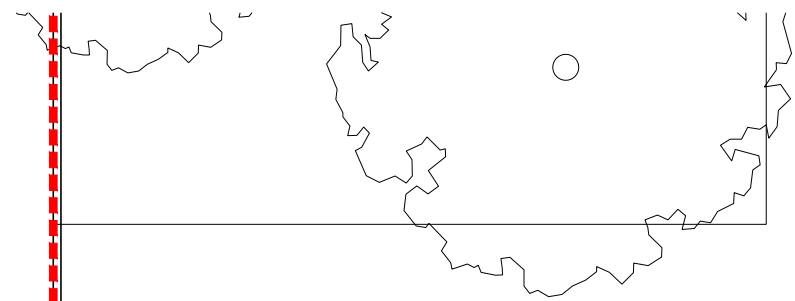
stage PLANNING  
revision S-2  
scale 1:50

EX01

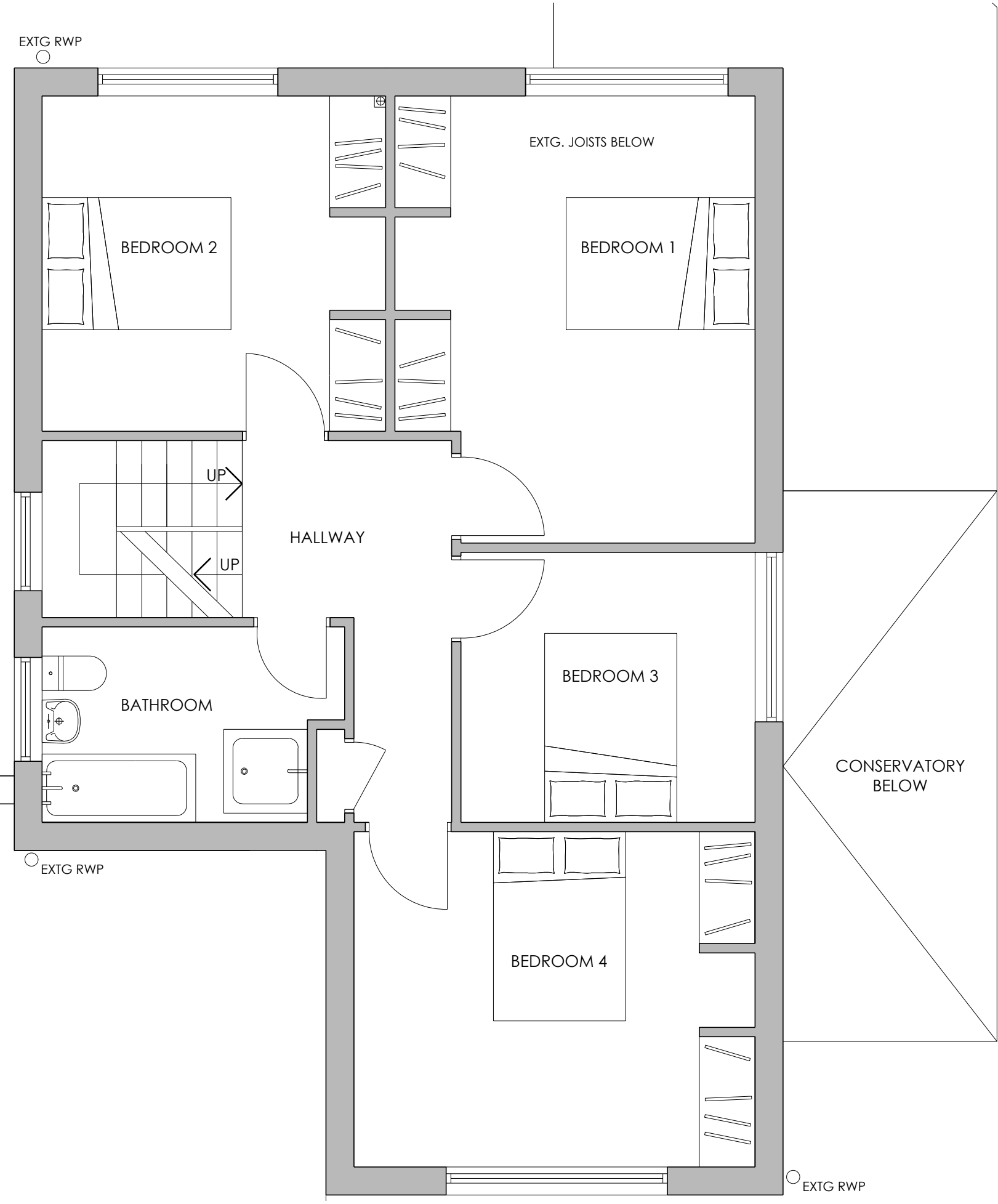
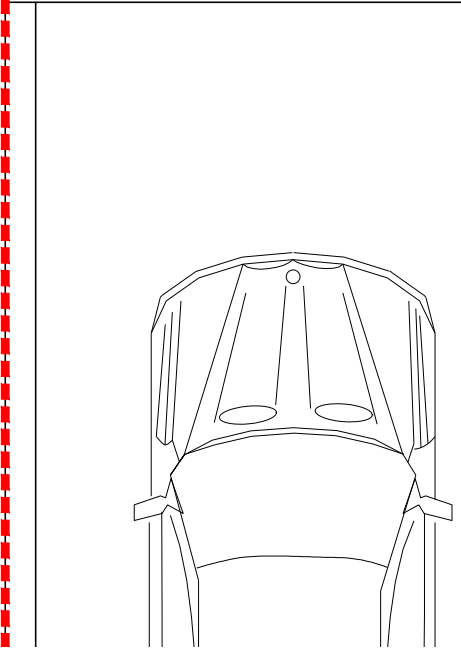
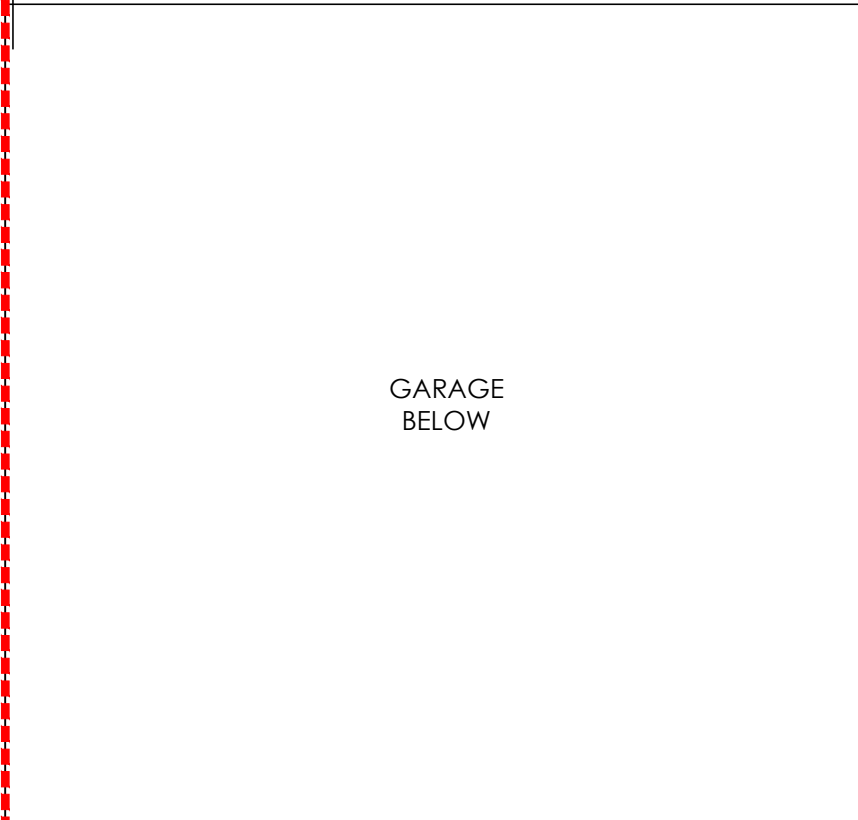


3 TURFBEG ROAD  
FORFAR

KEVIN + LYNNE RANKIN



BOUNDARY

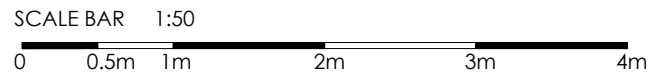


These drawings are to be read in conjunction with engineer's documents. Do not scale drawings. Use figured dimensions only. Contact designer where discrepancies arise. Contractor must verify measurements on site prior to construction or preparation of shop drawings.

revision status

No.	Description
S-2	ISSUED FOR PLANNING
S-1	ISSUED FOR INFORMATION

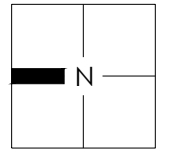
Date
07.11.20
22.08.20



EXISTING UPPER PLAN

stage PLANNING  
revision S-2  
scale 1:50

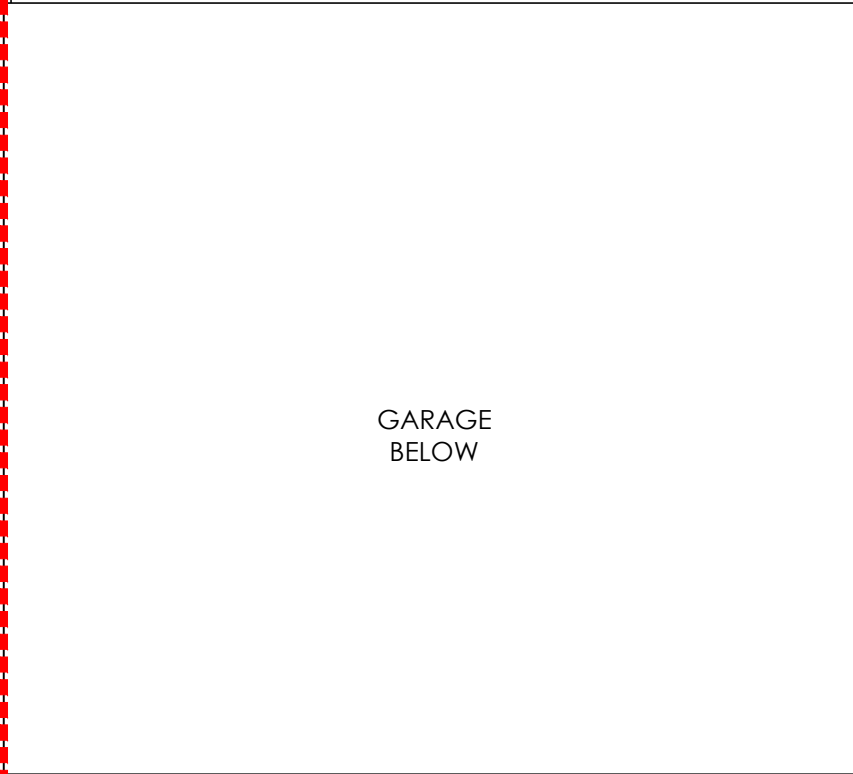
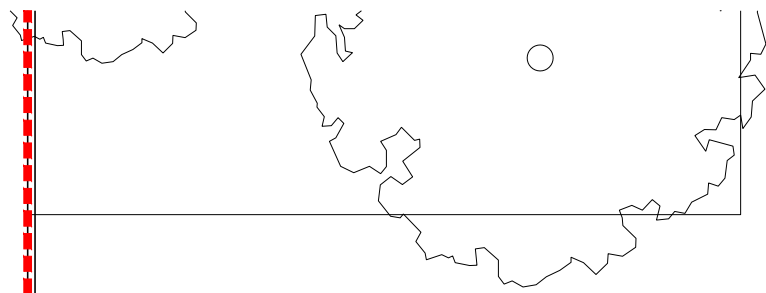
**EX02**



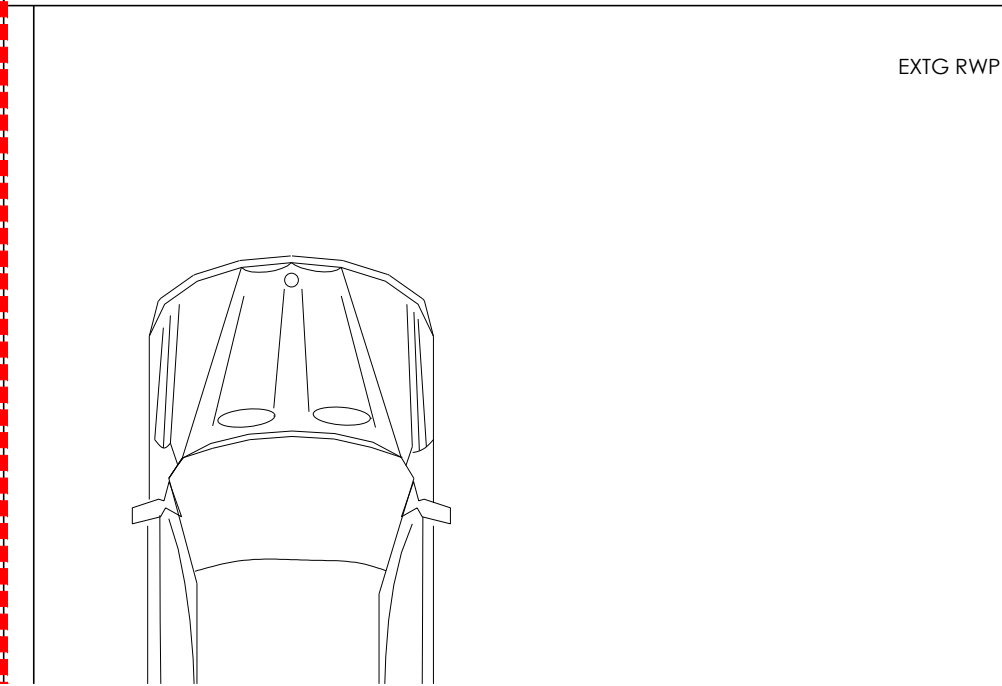
3 TURFBEG ROAD  
FORFAR

KEVIN + LYNNE RANKIN

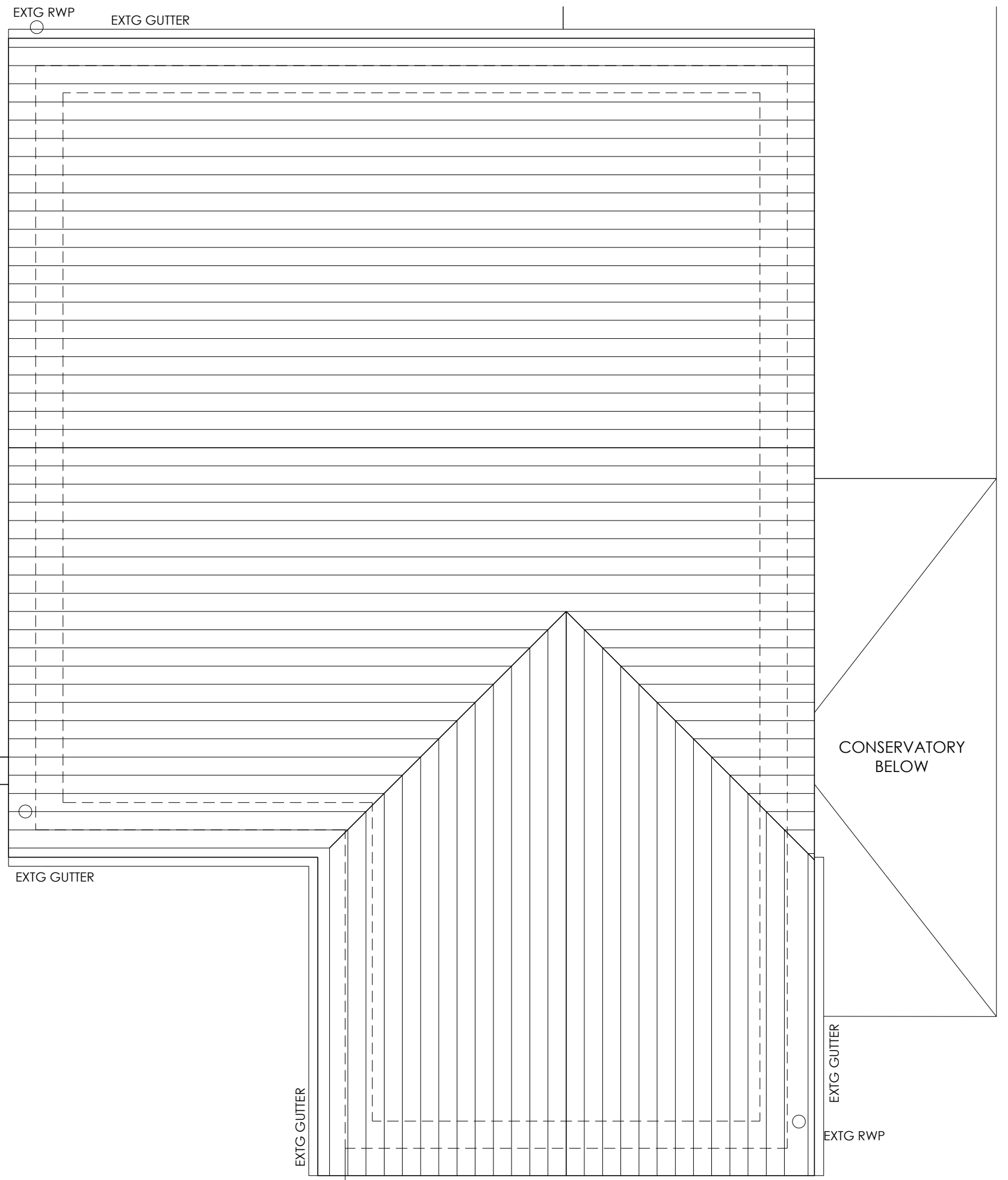




GARAGE  
BELOW



CONSERVATORY  
BELOW



EXTG RWP  
EXTG GUTTER

EXTG RWP  
EXTG GUTTER

EXTG GUTTER

EXTG GUTTER  
EXTG RWP

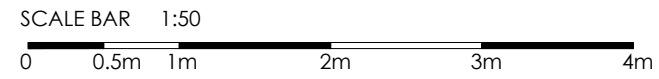
BOUNDARY

revision status

No.	Description
S-2	ISSUED FOR PLANNING
S-1	ISSUED FOR INFORMATION

Date  
07.11.20  
22.08.20

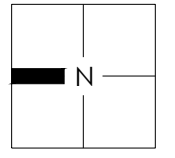
These drawings are to be read in conjunction with engineer's documents. Do not scale drawings. Use figured dimensions only. Contact designer where discrepancies arise. Contractor must verify measurements on site prior to construction or preparation of shop drawings.



EXISTING ROOF PLAN

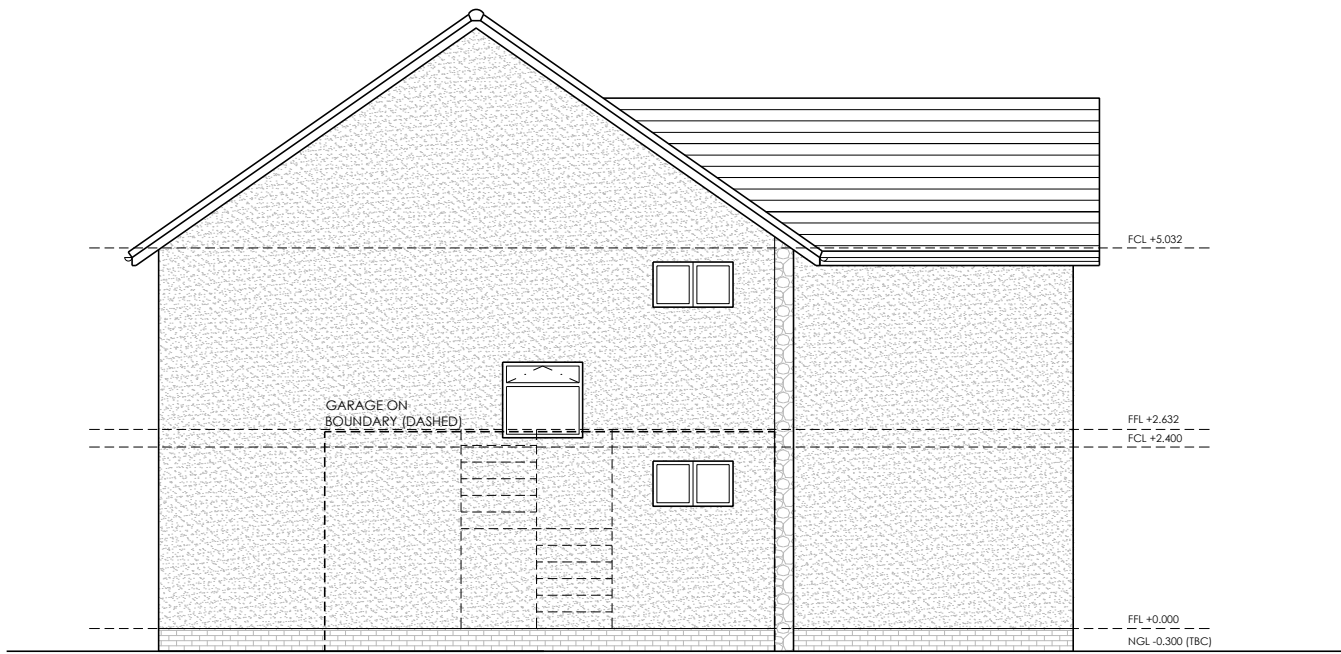
stage PLANNING  
revision S-2  
scale 1:50

EX04



3 TURFBEG ROAD  
FORFAR

KEVIN + LYNNE RANKIN



01 EXISTING NORTH ELEVATION  
PR30 SCALE 1:50

NORTH ELEVATION  
UNALTERED



02 EXISTING WEST ELEVATION  
PR30 SCALE 1:50



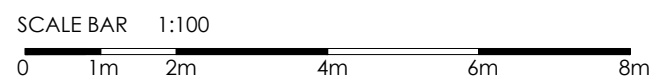
03 EXISTING EAST ELEVATION  
PR30 SCALE 1:50



04 EXISTING SOUTH ELEVATION  
PR30 SCALE 1:50

These drawings are to be read in conjunction with engineer's documents. Do not scale drawings. Use figured dimensions only. Contact designer where discrepancies arise. Contractor must verify measurements on site prior to construction or preparation of shop drawings.

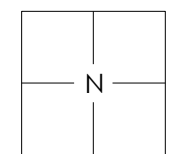
revision status	No.	Description	Date
	S-3	ISSUED FOR PLANNING	13.11.20
	S-2	ISSUED FOR PLANNING	07.11.20
	S-1	ISSUED FOR INFORMATION	22.08.20



EXISTING ELEVATIONS

revision S-3  
stage PLANNING  
scale 1:100

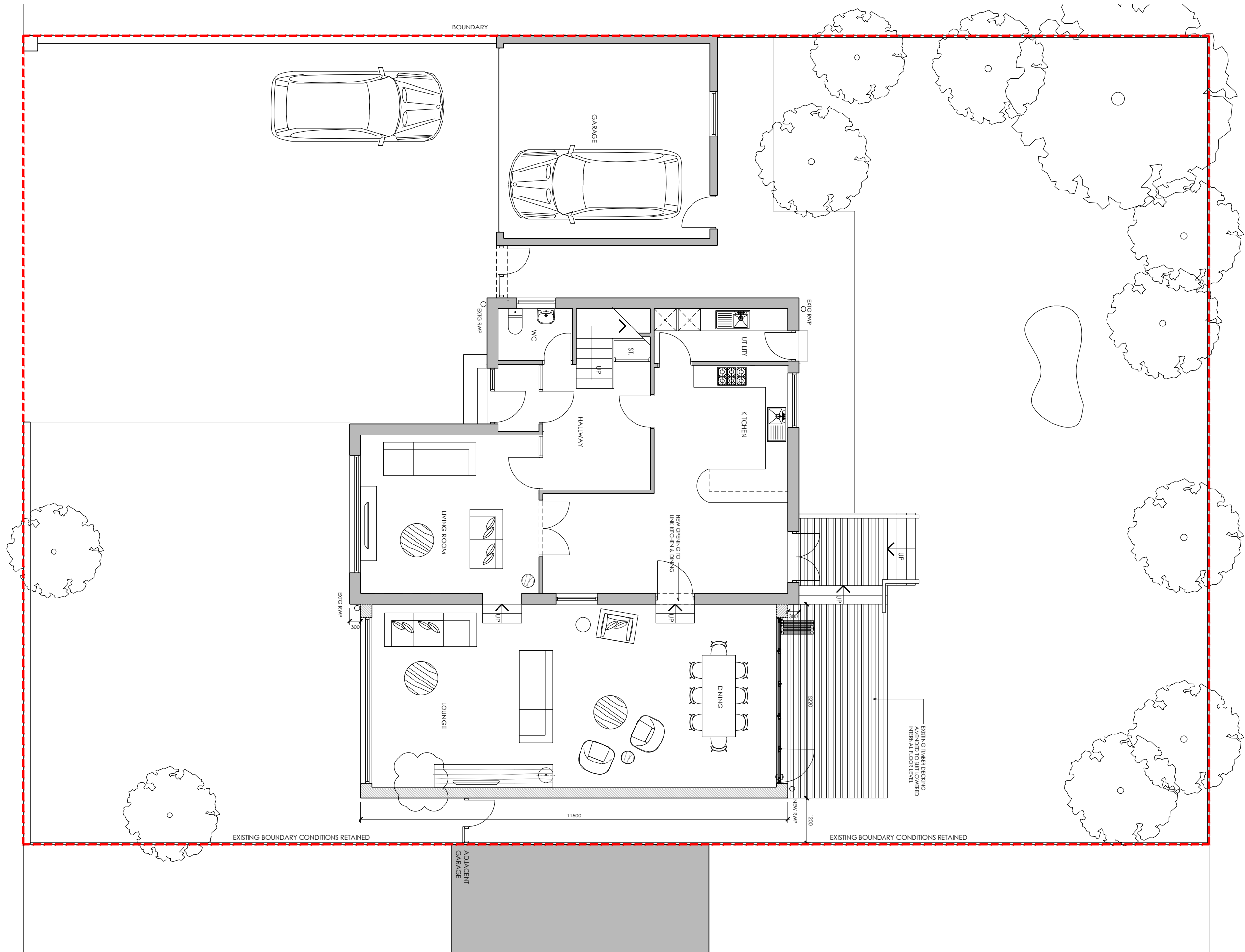
EX30



3 TURFBEG ROAD  
FORFAR

KEVIN + LYNNE RANKIN

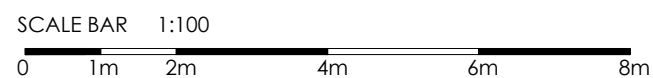
# TURFBEG ROAD



These drawings are to be read in conjunction with engineer's documents. Do not scale drawings. Use figured dimensions only. Contact designer where discrepancies arise. Contractor must verify measurements on site prior to construction or preparation of shop drawings.

revision	status	No.	Description
S-5	ISSUED FOR PLANNING		
S-4	ISSUED FOR PLANNING		
S-3	ISSUED FOR PLANNING		
S-2	ISSUED FOR INFORMATION		

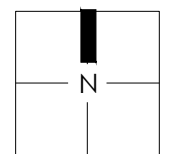
Date
22.01.21
16.12.20
07.11.20
22.08.20



## PROPOSED PLOT PLAN

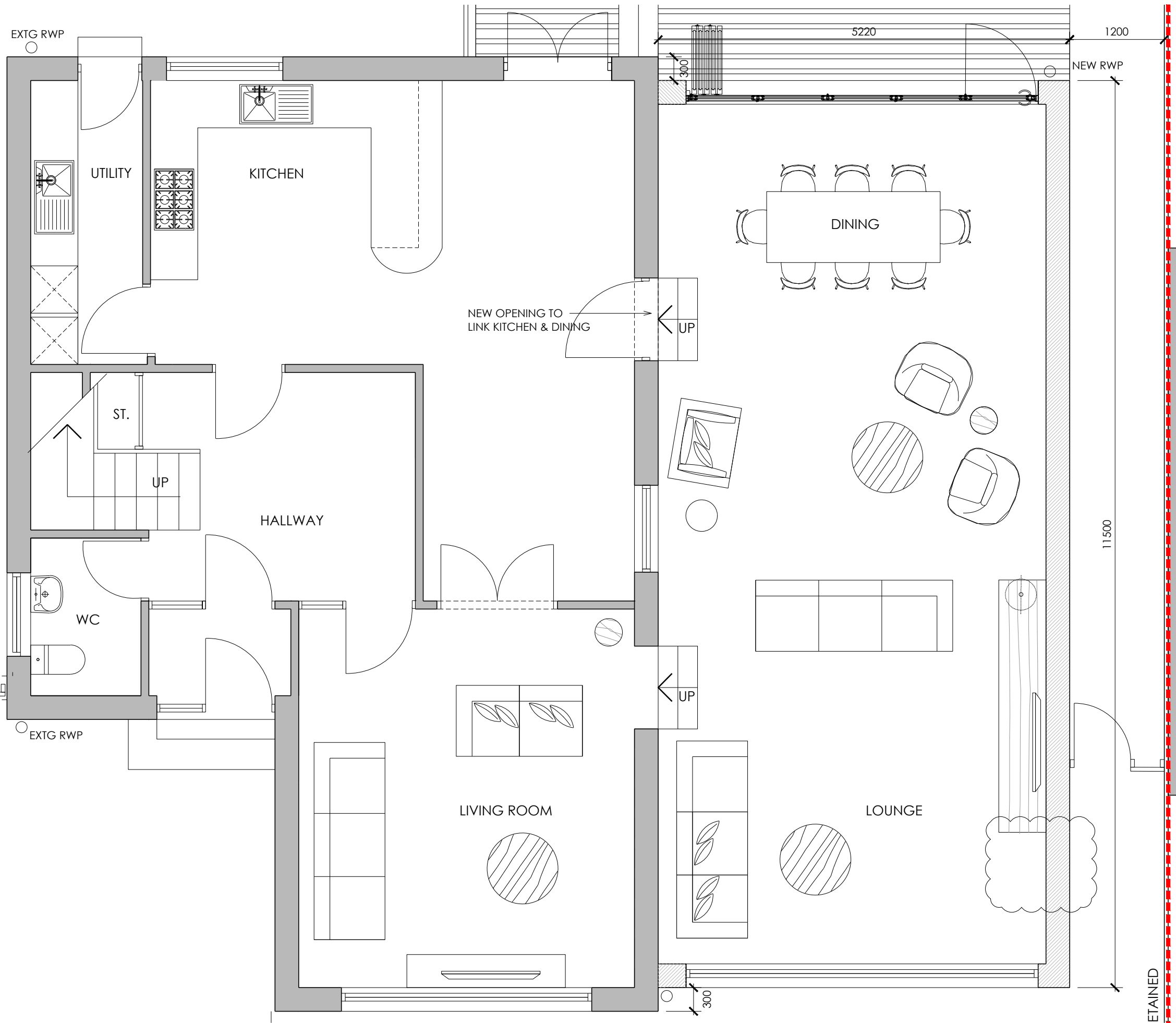
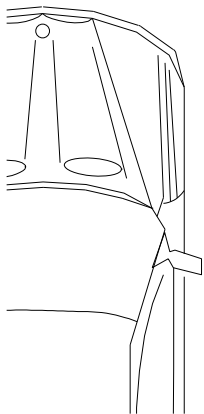
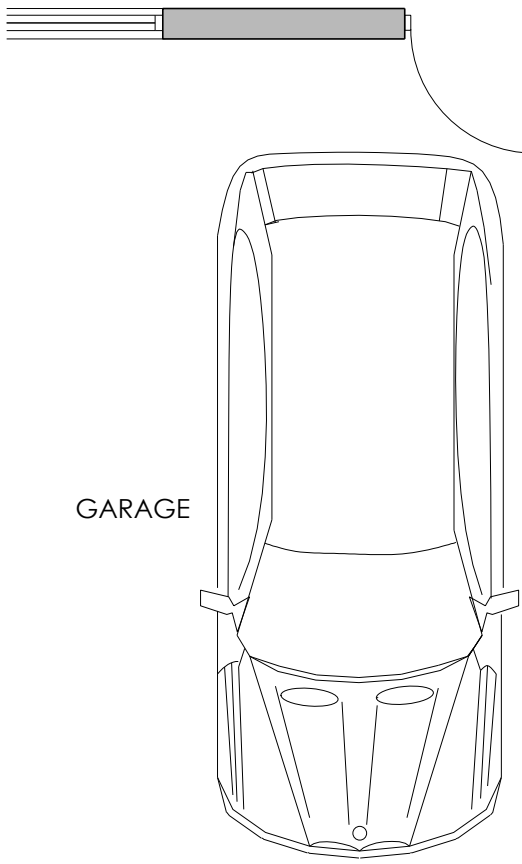
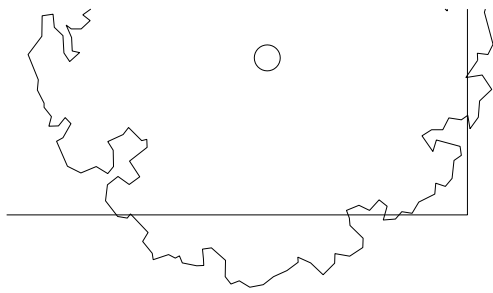
revision S-5  
stage PLANNING  
scale 1:100

# PR00



3 TURFBEG ROAD  
FORFAR

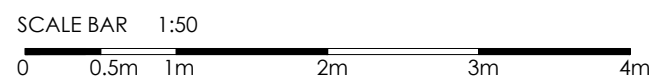
KEVIN + LYNNE RANKIN



These drawings are to be read in conjunction with engineer's documents. Do not scale drawings. Use figured dimensions only. Contact designer where discrepancies arise. Contractor must verify measurements on site prior to construction or preparation of shop drawings.

revision status	No.	Description
▼	S-5	ISSUED FOR PLANNING
▼	S-4	ISSUED FOR PLANNING
▼	S-3	ISSUED FOR INFORMATION
▼	S-2	ISSUED FOR INFORMATION

Date
22.01.21
07.11.20
22.08.20
10.05.20

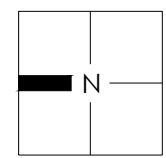


PROPOSED GROUND PLAN

stage  
PLANNING

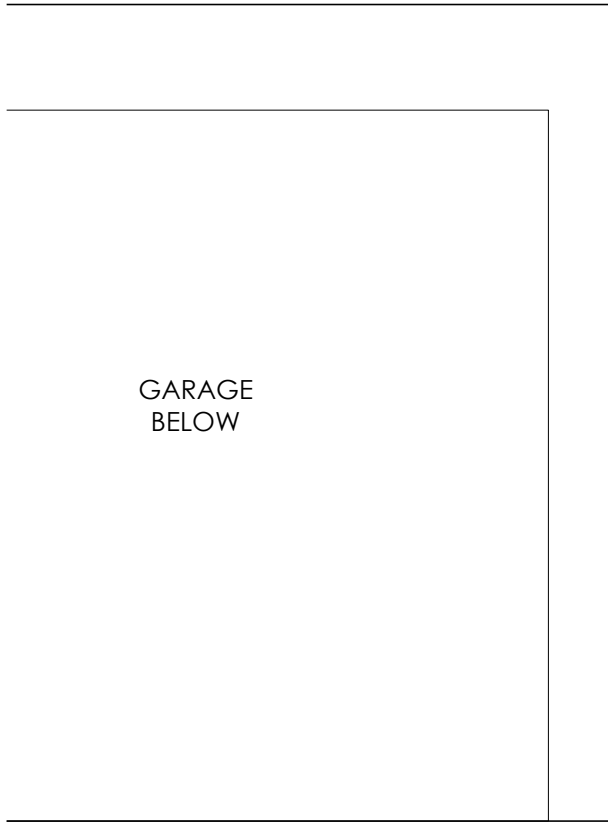
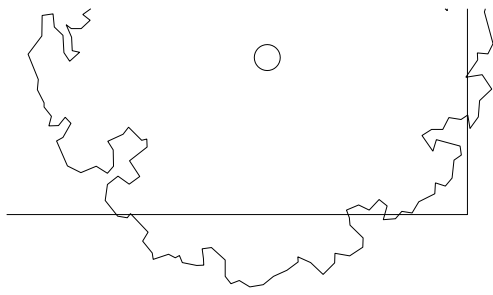
revision  
S-5  
scale  
1:50

PR01

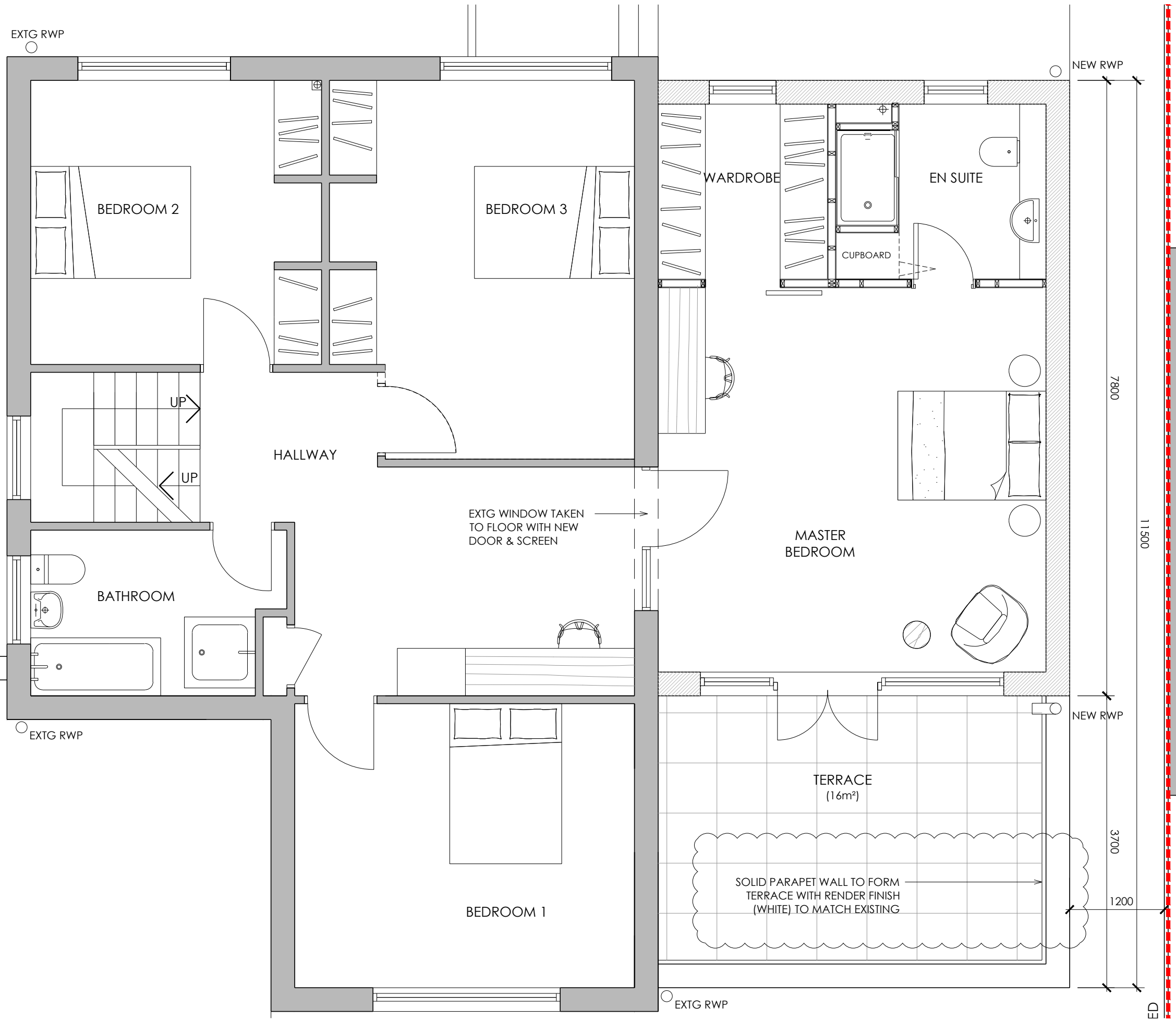
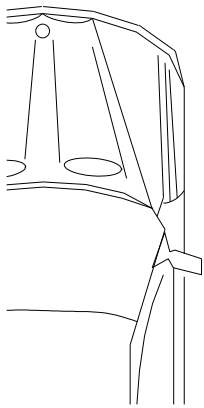


3 TURFBEG ROAD  
FORFAR

KEVIN + LYNNE RANKIN



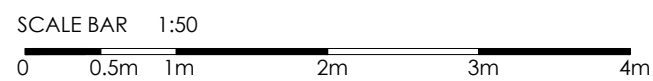
GARAGE BELOW



These drawings are to be read in conjunction with engineer's documents. Do not scale drawings. Use figured dimensions only. Contact designer where discrepancies arise. Contractor must verify measurements on site prior to construction or preparation of shop drawings.

revision status	No.	Description
▼	S-6	ISSUED FOR PLANNING
▼	S-5	ISSUED FOR PLANNING
▼	S-4	ISSUED FOR INFORMATION
▼	S-3	ISSUED FOR INFORMATION

Date
02.02.21
07.11.20
23.08.20
22.08.20

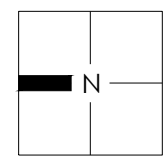


PROPOSED UPPER PLAN

stage  
PLANNING

revision  
S-6  
scale  
1:50

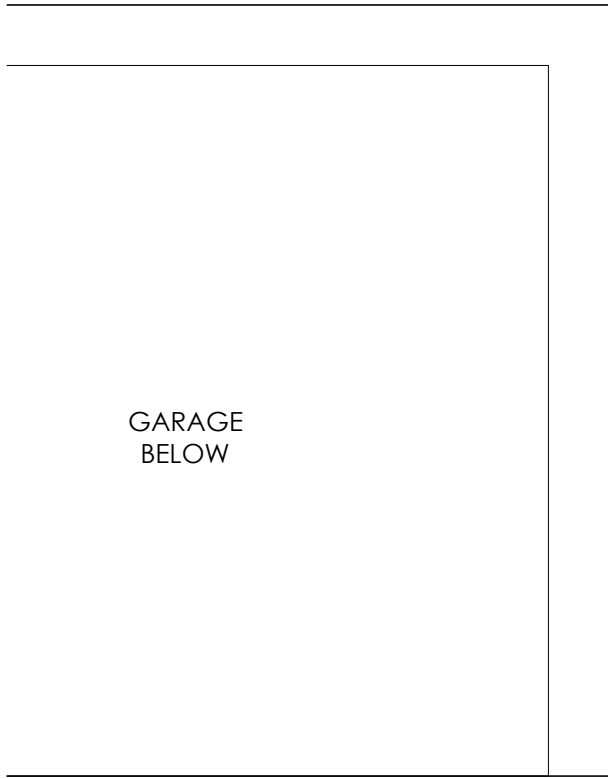
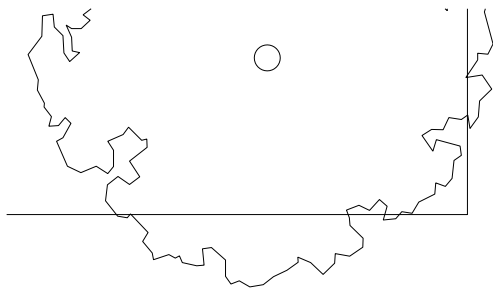
PR02



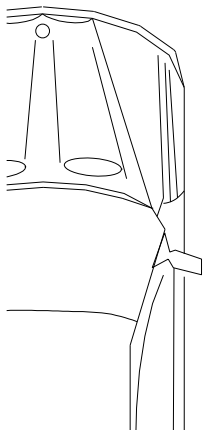
3 TURFBEG ROAD  
FORFAR

KEVIN + LYNNE RANKIN





GARAGE  
BELOW

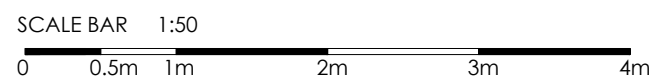
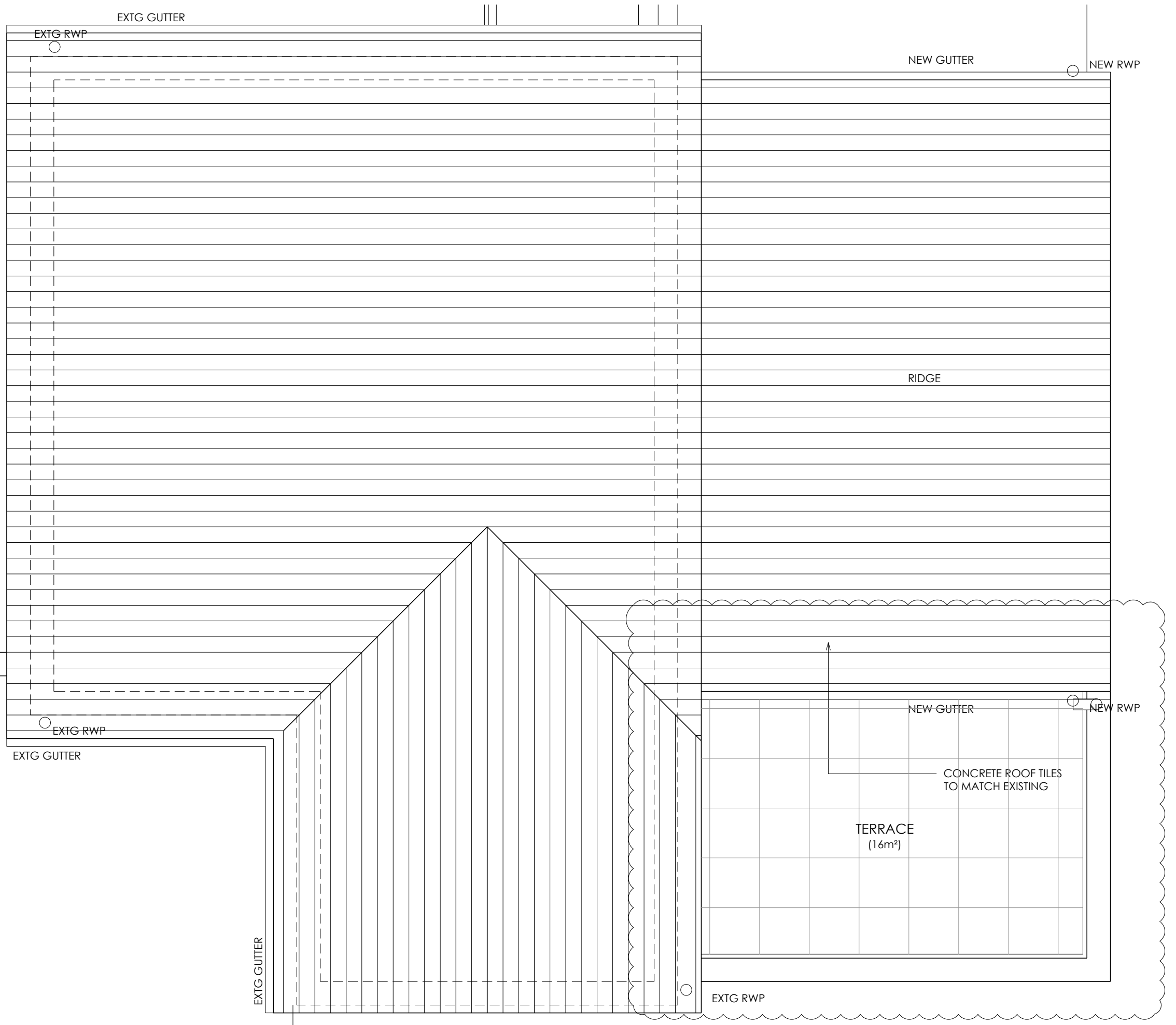


These drawings are to be read in conjunction with engineer's documents. Do not scale drawings. Use figured dimensions only. Contact designer where discrepancies arise. Contractor must verify measurements on site prior to construction or preparation of shop drawings.

revision status

No.	Description
S-3	ISSUED FOR PLANNING
S-2	ISSUED FOR PLANNING
S-1	ISSUED FOR INFORMATION

Date
02.02.21
07.11.20
22.08.20

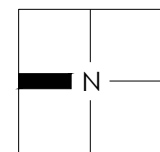


PROPOSED ROOF PLAN

stage  
PLANNING

revision  
S-3  
scale  
1:50

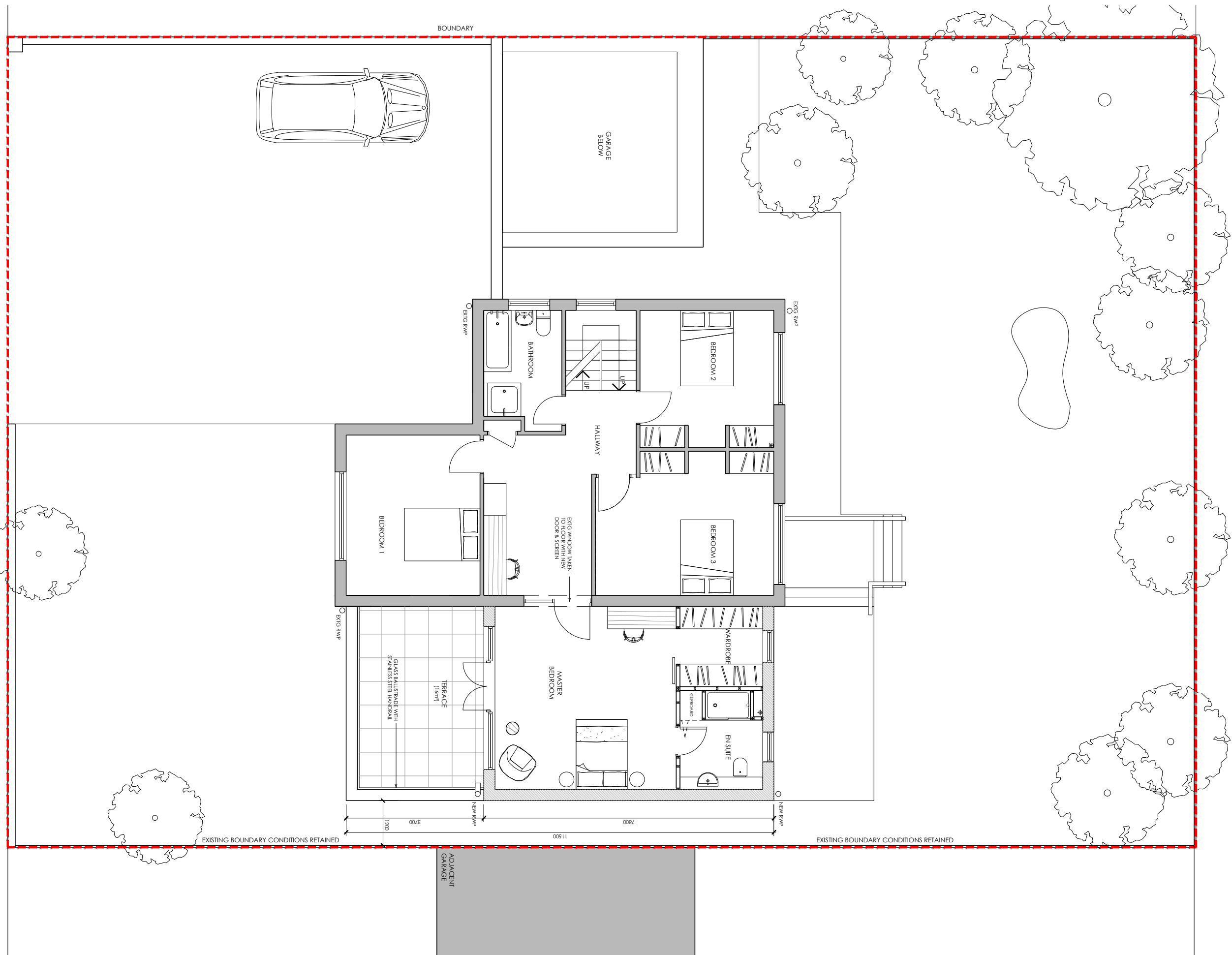
PR04



3 TURFBEG ROAD  
FORFAR

KEVIN + LYNNE RANKIN

# TURFBEG ROAD

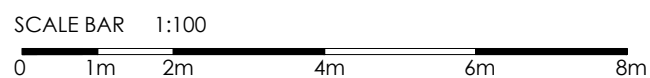


These drawings are to be read in conjunction with engineer's documents. Do not scale drawings. Use figured dimensions only. Contact designer where discrepancies arise. Contractor must verify measurements on site prior to construction or preparation of shop drawings.

revision status

No. Description  
S-1 ISSUED FOR PLANNING

Date  
16.12.20

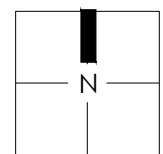


PROPOSED PLOT - FIRST

stage  
PLANNING

revision  
S-1  
scale  
1:100

PR05



3 TURFBEG ROAD  
FORFAR

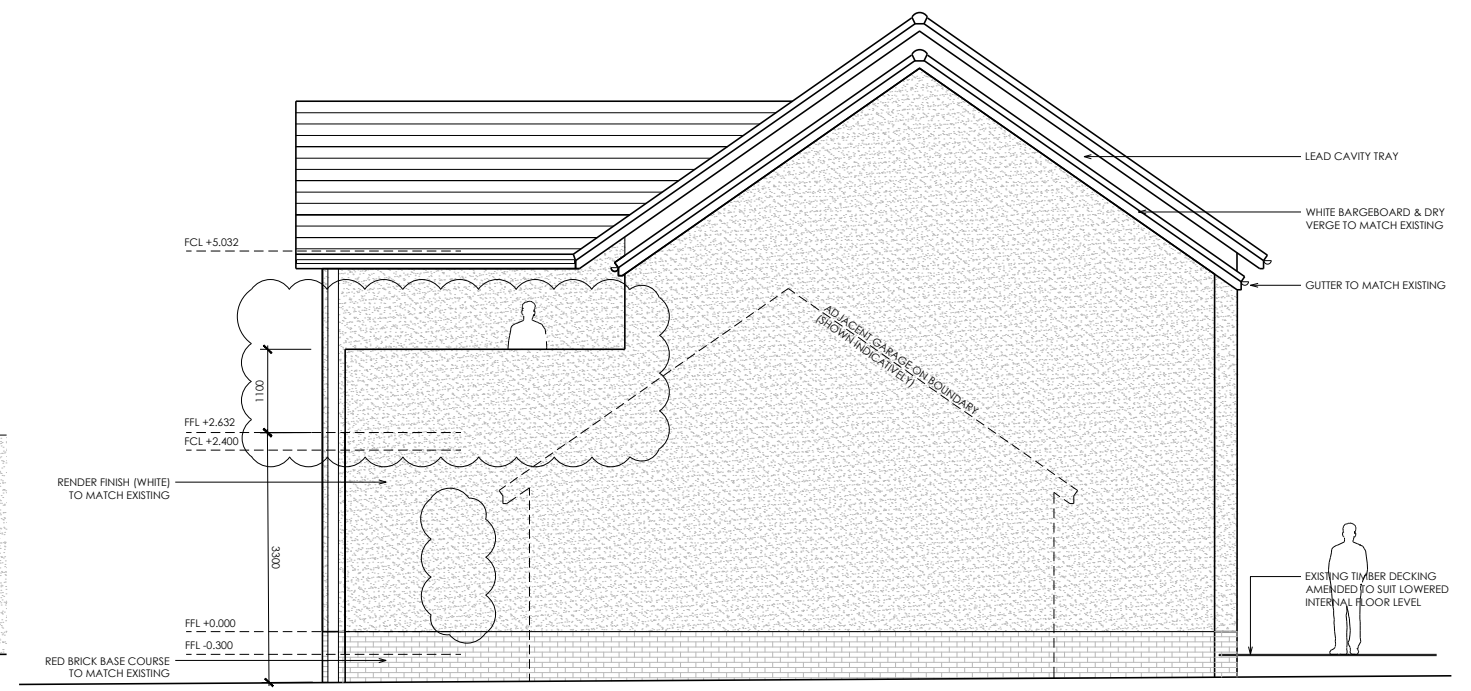
KEVIN + LYNNE RANKIN



02 PROPOSED WEST ELEVATION  
SCALE 1:50



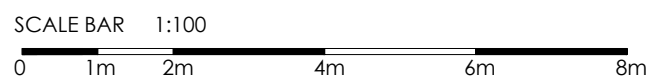
03 PROPOSED EAST ELEVATION  
SCALE 1:50



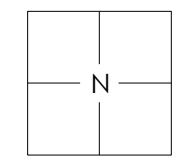
04 PROPOSED SOUTH ELEVATION  
SCALE 1:50

These drawings are to be read in conjunction with engineer's documents. Do not scale drawings. Use figured dimensions only. Contact designer where discrepancies arise. Contractor must verify measurements on site prior to construction or preparation of shop drawings.

revision status	No.	Description	Date
S-5	ISSUED FOR PLANNING	22.01.21	
S-4	ISSUED FOR DISCUSSION	23.12.20	
S-3	ISSUED FOR PLANNING	07.11.20	
S-2	ISSUED FOR INFORMATION	23.08.20	



PROPOSED ELEVATIONS  
revision S-5  
stage PLANNING  
scale 1:100  
**PR30**



3 TURFBEG ROAD  
FORFAR  
KEVIN + LYNNE RANKIN