

FPRB Reference: 20/337

Review Decision Notice

Decision by Fife Planning Review Body (the FPRB)

- Site Address: 7 Berry Place, St Andrews, Fife KY16 8RG
- Application for review by Mrs Cornfield against the decision by an appointed officer of Fife Council
- Application 20/00567/FULL for Full Planning Permission for Installation of replacement bay window to front of dwellinghouse
- Application Drawings:
01 - Location Plan, 02 - Existing various eg elevation, floor etc, 03 - Proposed various - elevation, floor etc,
- No Site Inspection took place.

Date of Decision Notice: 12th November, 2020.

Decision

The FPRB varies the determination reviewed by them and approves planning permission unconditionally.

1.0 Preliminary

- 1.1 This Notice constitutes the formal decision notice of the Local Review Body as required by the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013.
- 1.2 The above application for full planning permission was considered by the FPRB at its meeting on 26 October 2020. The Review Body was attended by Councillors David Barratt (Convener), Alice McGarry, Ross Paterson, Graeme Ritchie and Rosemary Liewald.

2.0 Proposal

- 2.1 The application site comprises a modern two storey detached dwellinghouse situated within a residential area of St Andrews. Planning permission was granted for the replacement of a bay window to the front of the dwellinghouse subject to the following condition and reason:

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- (1) All proposed external finishing materials including roofing materials, roof flashing detailing and windows, shall match those of the adjacent ground floor front bay window of the adjacent property at number 5 Berry Place, in size, type, colour, style, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason: In the interests of visual amenity; to ensure that the external finishing materials and detailing are consistent with the adjacent dwellinghouses and appropriate to the character of the area.

- 2.2 The applicant has stated that they wish to use roofing tiles on the approved bay window rather than the materials used on the roof on the neighbouring bay window. The applicant has therefore asked for this planning condition to be reviewed to allow this change to the material.

3.0 Reasoning

- 3.1 The determining issues in this review were design and visual impact and residential amenity. The FPRB considered the terms of the Development Plan which comprises the TAYplan (2017) ("Strategic Development Plan") and the Adopted FIFEplan (Fife Local Development Plan 2017 ("Adopted Local Development Plan"). The FPRB also considered Making Fife's Places Supplementary Guidance (2018) and Circular 4/1998: the use of planning conditions in planning permissions.
- 3.2 The FPRB considered the terms of the planning condition and the reason given in the decision notice for its necessity. The FPRB considered whether roofing tiles would cause any detrimental visual impact on the appearance of the dwelling and the streetscape. The FPRB concluded that roofing tiles would be appropriate in this regard. The FPRB considered whether there would be any materials which would be of particular concern in terms of visual amenity and concluded that the design of the bay window would ensure that appropriate materials were used. The FPRB therefore concluded that a control on materials was not necessary in this regard and therefore, in line with Circular 4/1998, a planning condition was also not necessary.
- 3.3 The FPRB considered whether any other planning condition might be needed as a result of removing the current planning condition but concluded that no planning conditions were necessary. The FPRB concluded that the development would be acceptable and would comply with the Adopted FIFEplan (2017) and Making Fife's Places Supplementary Guidance (2018).

4.0 Reason for Refusal

- 4.1 The FPRB thereby vary the determination reviewed by them and approve the application unconditionally.:

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Proper Officer

Advisory notes

1. The length of the permission: This planning permission will lapse on the expiration of a period of three years from the date of this decision notice, unless the development has been started within that period (See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).
2. Notice of the start of development: The person carrying out the development must give advance notice in writing to the planning authority of the date when it is intended to start. Failure to do so is a breach of planning control. It could result in the planning authority taking enforcement action (See sections 27A and 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).
3. Notice of the completion of the development: As soon as possible after it is finished, the person who completed the development must write to the planning authority to confirm the position (See section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended))