

NOTICE OF REVIEW

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

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW
PROCEDURE) (SCOTLAND) REGULATIONS 2013

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

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

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

Name JAMES PARGETER

Address 16 CRAIGIE ROAD
PERTH

Postcode PH20BH

Contact Telephone 1 [REDACTED]
Contact Telephone 2

E-mail* [REDACTED]

Agent

Name

Address

Postcode

Contact Telephone 1
Contact Telephone 2

E-mail*

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

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

Planning Authority

Perth and Kinross

Planning authority's application reference number 25/01449/FLL

Site address 16 CRAIGIE ROAD

Description of proposed development

short-term let accommodation

Date of application 11/02/2026

Date of decision (if any) 14/05/2026

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

Nature of application

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

Reasons for seeking review

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

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

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

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

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

Site inspection

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

1. Can the site be viewed entirely from public land? No
2. Is it possible for the site to be accessed safely, and without barriers to entry? Yes

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

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review.

Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

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

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

Good afternoon,

I am writing to appeal the refusal of planning permission for the proposed short-term let use of the existing garden cabin. The application was rejected on the basis of "an unacceptable impact on local amenity, primarily that of the main dwellinghouse, due to the use of a residential curtilage for the purposes of a commercial nature."

The main dwellinghouse is a two-bedroom property currently occupied by myself, a single resident. The proposed use would involve occasional occupation of the cabin by a maximum of two guests and would not materially affect the enjoyment, function or residential amenity of the dwellinghouse. The overall level of activity on the site would remain significantly below that which could ordinarily occur within a two-bedroom family home.

I appreciate the time taken to consider the application, however I respectfully disagree with the decision and believe the proposal would not have an unacceptable impact on the property, neighbouring properties, or the character of the area.

I would like to highlight the following points:

- The council has confirmed that the cabin itself is lawful.
- No concerns were raised about the size, design, appearance, or location of the cabin.
- The proposal only relates to the use of the existing cabin.
- No new buildings or extensions are proposed.
- The proposal makes use of an existing structure, which is a sustainable use of the site and supports local tourism.

The proposed use would be very small in scale:

- A maximum of 2 guests would stay in the cabin at any one time.
- Stays would be short-term only and likely infrequent.
- The cabin would remain part of the existing property and would not operate independently from the main house.
- The cabin and house would remain under the ownership and management of a single owner.

It is also important to reiterate that the main house is a two-bedroom property which is currently occupied by just one person. The overall level of occupation across the site would therefore remain low and well within what would normally be expected for a property of this size.

I respectfully disagree with the conclusion that the use of the shower and WC facilities within the main house would create an unacceptable planning impact. In my view, the shared use of these facilities strengthens the connection between the cabin and the main house and demonstrates that the cabin is not operating as a separate unit.

The proposal would not result in unacceptable impacts relating to:

- Noise
- Privacy
- Disturbance
- Traffic
- Parking
- Residential amenity

To ensure the use remains low impact, the following measures would be in place:

- Maximum occupancy of 2 guests
- No parties or events
- Quiet hours between 10pm and 8am
- Off-street parking provided within the property
- Fully managed by myself, the owner, only
- Clear house rules provided to all guests
- No amplified outdoor music
- No external commercial activity within the garden
- Existing access arrangements retained

The residential appearance and character of the site would remain unchanged, and I believe the proposal represents a sensible and proportionate use of an existing lawful structure.

The proposal would actually support an comply with Policy 30, as it provides a small contribution to local tourism accommodation while remaining compatible with the surrounding residential environment.

For these reasons, I respectfully request that the decision be reconsidered and that planning permission be granted.

Kind regards,

Jamie Pargeter

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

Site Plan
Labelled Aerial Plan (highlighting proximity to neighbours)
Example of House rules
Comparable B&B document

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

Checklist

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

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

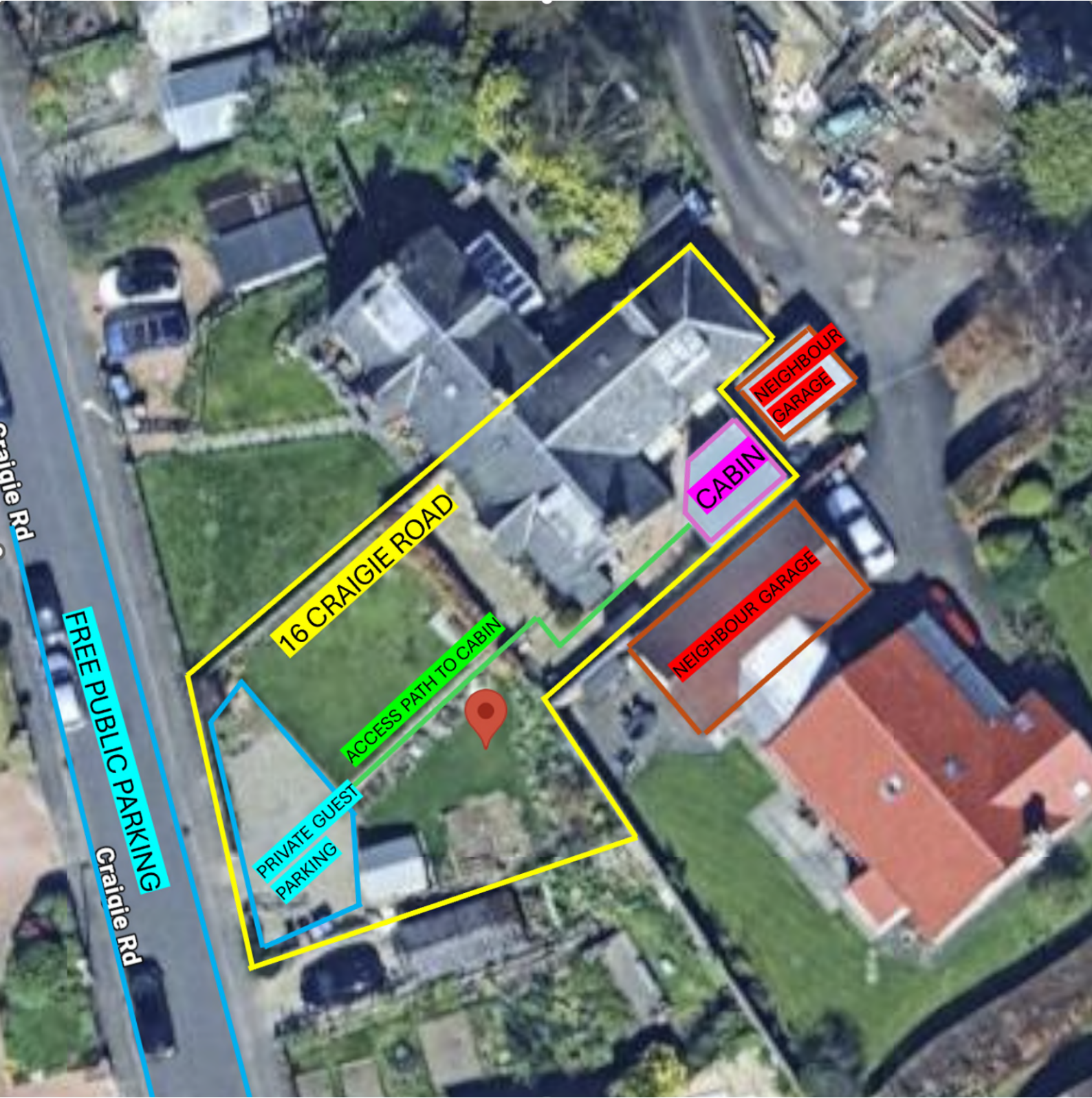
Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed: J Pargeter

Date: 05/06/2026



Craigie Rd

FREE PUBLIC PARKING

Craigie Rd

16 CRAIGIE ROAD

PRIVATE GUEST
PARKING

ACCESS PATH TO CABIN

CABIN

NEIGHBOUR
GARAGE

NEIGHBOUR GARAGE

NORTH



CRAIGIE ROAD

PROPERTY BOUNDARY

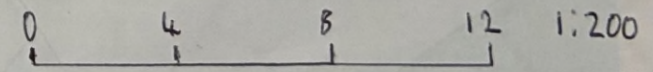
SHEED

16
PROPERTY

OUTBUILDING

PARKING

JAMIE PARGETER
16, CRAIGIE ROAD
PERTH
PH2 0BH



SITE PLAN A EXISTING A4

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To ensure a comfortable stay for our guests and to maintain good relations with our neighbours, we kindly ask that all guests observe the following rules:

1. Maximum Occupancy

- The property is limited to a maximum of **two guests** at any time.
- Additional visitors or overnight guests are not permitted.

2. No Parties or Events

- Parties, gatherings, celebrations, or events of any kind are strictly prohibited.

3. Quiet Hours

- Please respect our neighbours by observing quiet hours between **10:00 pm and 8:00 am**.
- Excessive noise at any time is not permitted.

4. Outdoor Music

- Amplified music, speakers, or other sound systems must not be used outdoors.

5. Parking

- Off-street parking is provided within the property for guests' use.
- Please park only in the designated parking area.

6. Commercial Activities

- No business, commercial, or professional activities may be conducted from the property or within the garden area.

7. Access Arrangements

- Existing access arrangements to and from the property must be maintained at all times.
- Guests must not obstruct access routes or interfere with neighbouring properties.

8. Owner Management

- The property is owner-managed, and the owner remains available to address any issues or concerns during your stay.
- Guests are expected to comply with all instructions provided by the owner regarding the safe and considerate use of the property.

9. General Conduct

- Please treat the property, its furnishings, and surrounding area with respect.
- Any damage, breakages, or concerns should be reported promptly.

By making a booking and staying at the property, guests agree to comply with these house rules. Failure to do so may result in the termination of the stay without refund.

Comparable B&B's in P&KC

Cabin- Bridge of Earn

- Located in owner's garden/structure ancillary to main dwellinghouse
- Access through owner's garden
- Separate, shared, outdoor bathroom facilities

Cabin- St Fillans

- Located in owners garden/structure ancillary to main dwellinghouse

Cabin- Comielaw

- Located in owner's garden/structure ancillary to main dwellinghouse
- Access through owner's garden
- Separate, shared, outdoor bathroom facilities

Cabin- Scone

- Located in owners garden/structure ancillary to main dwellinghouse