



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Email: onlineapps@pkc.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 100729870-002

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:

Ref. Number: You must enter a Building Name or Number, or both: *

First Name: * Building Name:

Last Name: * Building Number:

Telephone Number: * Address 1 (Street): *

Extension Number: Address 2:

Mobile Number: Town/City: *

Fax Number: Country: *

Postcode: *

Email Address: *

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	mr & mrs	Building Name:	dalkey
First Name: *	frank	Building Number:	
Last Name: *	macdonald	Address 1 (Street): *	waterloo
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	bankfoot
Extension Number:		Country: *	uk
Mobile Number:		Postcode: *	ph1 4ap
Fax Number:			
Email Address: *	REDACTED		

Site Address Details

Planning Authority:	Perth and Kinross Council
Full postal address of the site (including postcode where available):	
Address 1:	
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	
Post Code:	

Please identify/describe the location of the site or sites

land to west of Obney Croft			
Northing	736985	Easting	305477

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)

Erection of dwellinghouse, garage/store, installation of air source heat pump and associated works Land 90 Metres West Of Obney Croft (Garage Flat) Waterloo Bankfoot Perth PH1 4AS

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 see attached document, outlining the grounds for appeal

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)

appeal document (statement) location revised (previously submitted) planning pl01 revised (previously submitted) supporting planning statement (previously submitted)

Application Details

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

25/01525/FLL

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

15/10/2025

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

14/04/2026

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 david sopitt

Declaration Date: 07/07/2026

Payment Details

Planning Appeal

Erection of dwellinghouse, garage/store, installation of air source heat pump and associated works at Land to West of Obney Croft, Waterloo, Bankfoot

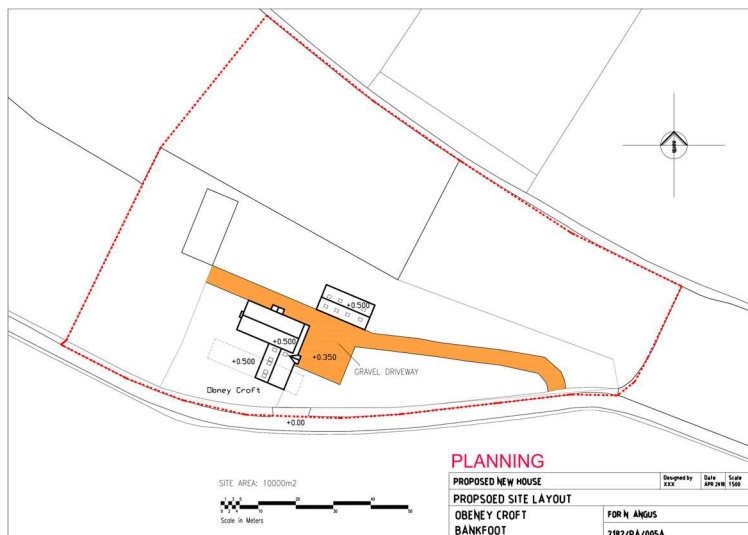
Background and Site Context

This appeal statement should be read in conjunction with the Notice of Review planning appeal that has been submitted to Perth and Kinross Council by David Soppitt Architect on behalf of Mr Frank McDonald for the erection of a dwelling on land adjacent to Obney Croft, Waterloo, PH1 4AS.

The application site is on land to the west of Waterloo and on the north side of the public road that leads to Meikle Obney. The proposed site is sandwiched between the applicant's storage shed/yard to the west, and Obney Croft to the east. The proposed site is bound on all sides by mature beech and hornbeam hedging and vegetation.

There is no previous planning history in respect of the application site.

An application to erect a replacement house at Obney Croft immediately to the east of the proposed site was approved under application (18/00684/FLL). The approved red line site boundary plan for the residential property at Obney Croft, provides confirmation that its western boundary and residential curtilage is conterminous with the eastern boundary of this appeal site. This fact has been completely overlooked or ignored by the planning officer possibly to support their argument for refusal.



site plan 18/00684/FLL

The storage shed that's located to the west was confirmed as permitted development under application (06/01145/PN).

Reason for Refusal

The application was refused for the following single reason;

The proposed dwellinghouse is unacceptable in principle as it is not considered a rural infill site or appropriate extension to a rural building group. The proposal therefore fails to accord with NPF4 Policy 17: Rural Homes and LDP2 Policy 19: Housing in the Countryside, and consequentially is contrary to NPF4 Policy 16(f)(iii): Quality Homes.

Planning Policy Assessment

In this case, the relevant Development Plan consists of National Planning Framework 4 (NPF4) (adopted February 2023) and the Perth and Kinross Local Development Plan 2 (LDP2) (adopted November 2019).

Under LDP2 Policy 19 the council will support proposals for the erection of single houses that fall into one of the categories specified under this policy. This proposal would constitute an infill site under Category 2 of Policy 19.

The proposed plot is comparable in size to the adjacent plots and those found elsewhere in Waterloo. Adequate amenity could be achieved for the new property and retained for existing properties. The applicant owns the adjacent agricultural storage shed and yard and there are no uses in the vicinity that would prevent an adequate standard of amenity for the infill house. The size of the proposed dwelling on this plot would reflect that of the surrounding dwellings. The full extent of the gap is also included within the infill plot.

Guidance on the application of Category 2 Infill sites is also set out in the council's Housing and Countryside Supplementary Guidance.

Category 2 Infill Sites makes provision for the development of new homes in gaps between established houses or a house and another substantial building at least equivalent in size to a traditional cottage.

The proposed site is sandwiched between the southeastern boundary of the storage shed to the west (which is of a similar size and footprint to a traditional cottage) and the northwestern boundary of the property known as Obney Croft. As noted above both of these boundaries are conterminous with the appeal site i.e. the full extent of the gap is proposed to be developed and there are no intervening land uses.

The plot is reflective of the size and orientation of the immediately adjacent properties. The proposed house footprint and positioning on the site would ensure amenity is maintained for all properties.

External finishing materials include the use of natural slate on the roof, white wetdash render and stained timber cladding, and light grey painted timber windows, all of which are deemed acceptable in the Report of Handling.

The topography of the site ensures that the proposed dwelling could be developed without creating any issues of overlooking or loss of privacy, thus ensuring sufficient residential amenity for both proposed and existing dwellings can be achieved.

The Report of Handling is misguided when referring to the boundary hedging being planted within the last 5 years as forming part of the justification for the council's refusal. This is not a relevant criterion to consider under Category 2 Infill Sites within the Supplementary Guidance. It is a criterion that is set out under Category 1 Building Groups, but in this case as the proposal complies with Category 2 it is not a valid consideration.

The proposal is therefore considered to comply with LDP2 Policy 19 on Infill sites.

Development proposals for new homes in rural areas are also supported under NPF4 Policy 17 where development is suitably scaled, sited and designed to be in keeping with the character of the area. The Report of Handling acknowledges that the size, scale, layout and design is acceptable in this instance.

Further, NPF4 Policy 9b section a) states that proposals on greenfield sites will not be supported unless the site has been allocated for development or the proposal is explicitly supported by policies in the LDP i.e. in this case that support is from LDP Policy 19 – category 2 infill sites).

The proposals compliance with LDP2 Policy 19 therefore also ensures cross reference compliance with NPF4 Policy 9b, which allows greenfield development if the proposal is explicitly supported by policies within the LDP.

The use of NPF4 Policy 9b to support proposals on infill sites is also widely used by PKC Planning Department when approval is given to proposals that otherwise would not appear to conform to NPF4 Policy 17.

As in this case NPF4 Policy 16 also explicitly supports proposals which are consistent with the policy on rural homes.

As a further material consideration, the letter issued by the Chief Planner, dated 20th September 2024, reiterates the Scottish Government's **positive** approach to rural development. It contains advice on the implementation of various NPF4 policies, including Policy 17 – Rural Homes, following concerns from stakeholders and cases where policies were being applied restrictively. To ensure that the positive approach to rural development is maintained, the letter states *“whilst it is recognised that the character of, and pressures within, the rural areas across Scotland varies significantly, we would like to remind planning authorities that their intent is essentially positive, to encourage economic activity and associated homes”*.

Conclusions

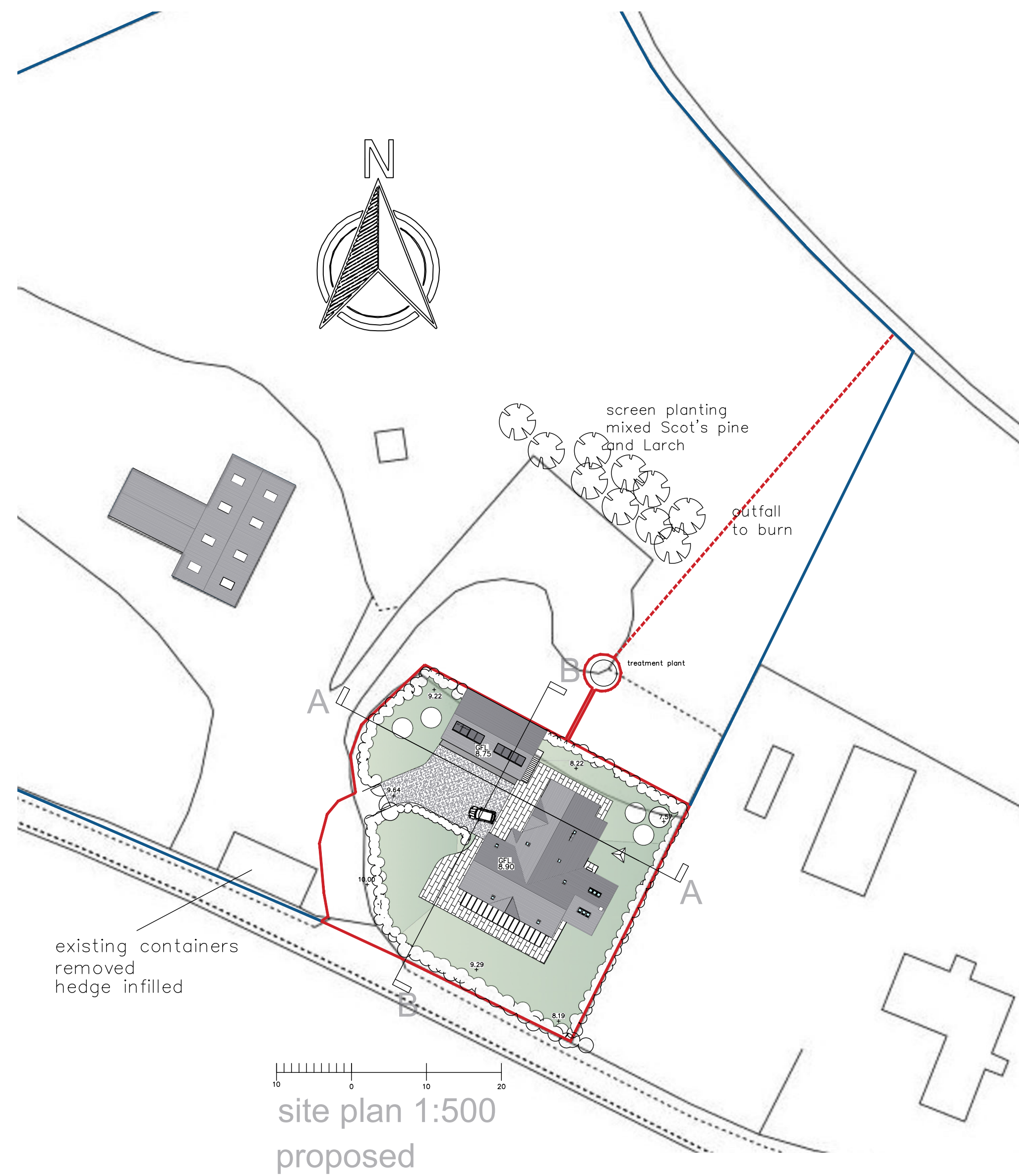
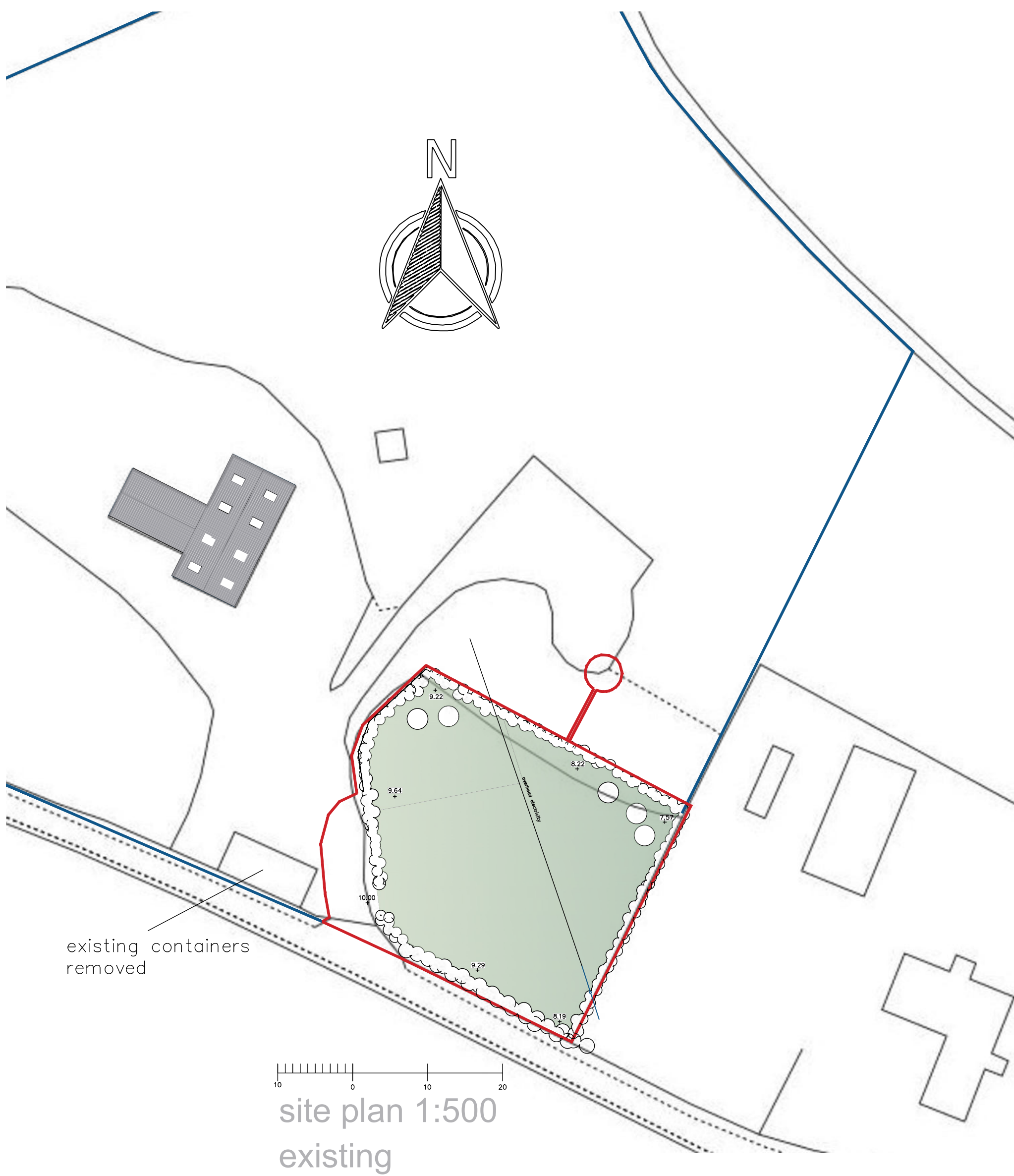
The proposed dwelling sensitively respects and reflects the scale and design of surrounding properties and can be reasonably accommodated on this clearly defined infill site.

The proposal is in accordance with the rural housing policies across both the Perth and Kinross Local Development Plan 2, and the National Planning Framework 4.

The proposal clearly constitutes an infill site, in accordance with LDP2 Policy 19, the associated Supplementary Guidance and NPF4 Policies 9, 16 and 17. There are no material considerations that would indicate the application should not be approved.

No objections were received to the application from any neighbours and no concerns were raised from any statutory consultees during the planning application process.

It is therefore kindly requested that Perth and Kinross Council Local Review Body consider the appeal favourably and grant planning permission for the erection of a dwelling on this clearly defined infill site as being in accordance with the relevant policies in the Development Plan, subject to any conditions considered necessary.



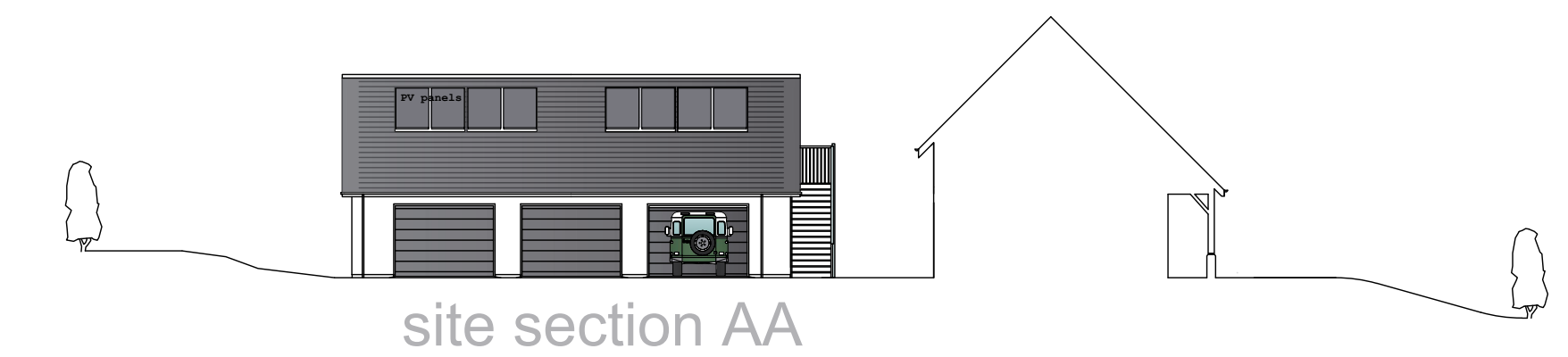
aerial view of site 1:1250 (approx)

overhead electricity wires re-routed underground

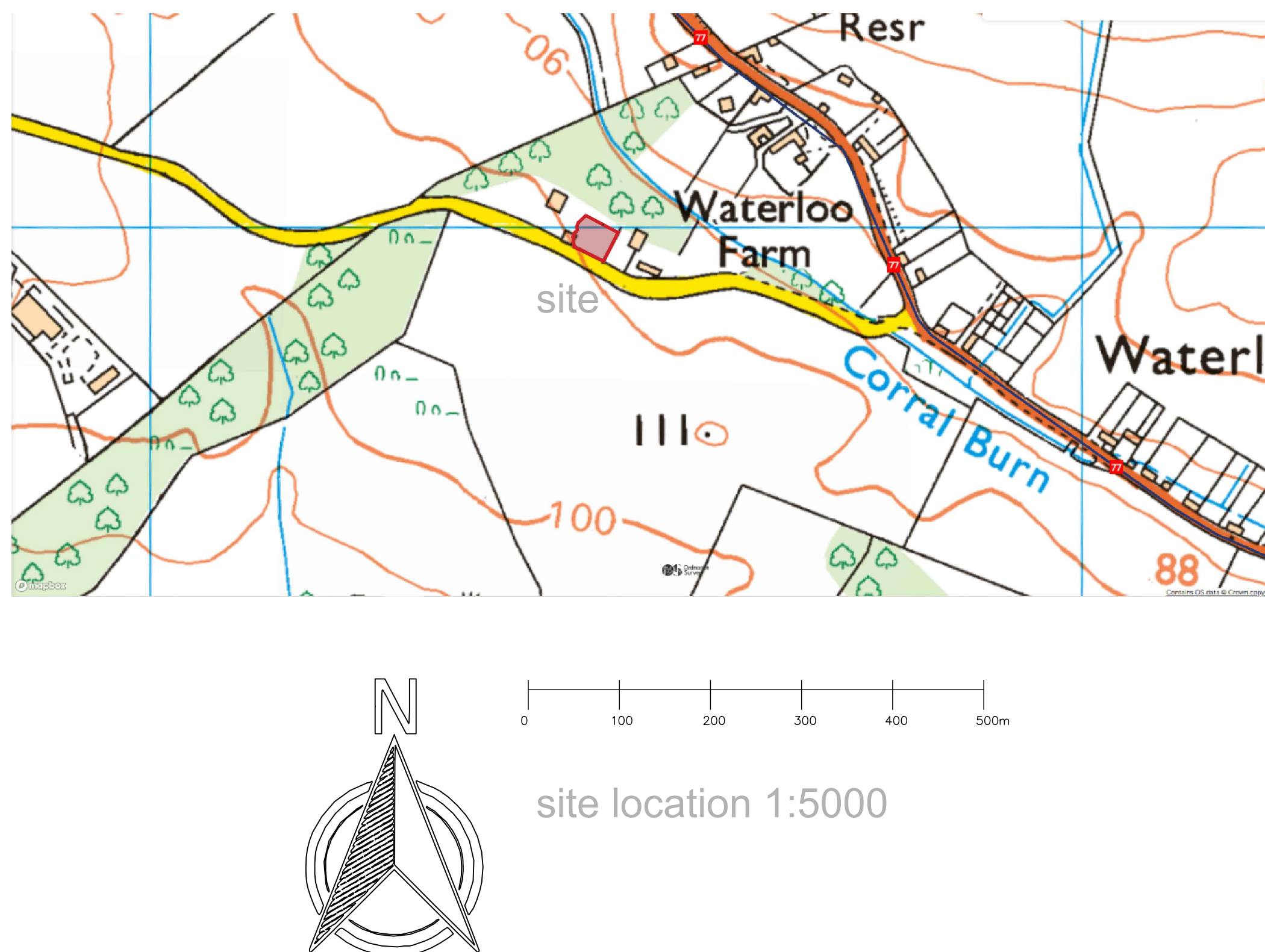
existing hedges retained (both beech and hornbeam) plants moved to infill existing site entrance.

existing entry from road retained

foul drainage run to treatment plant with outfall to burn via partial soakaway



site section 1:200



revision A Oct25 label added to sections

improving the built environment

 David Soppitt Architect architecture from the heart of Perthshire The Old Post Office Main Street , Bankfoot PH1 4AA www.davidsoppitt.co.uk Tel:01738 787258 07876 747056		drawing site/location			
project	new house infill site Meikle Obney Road	Job No.430		Drwg No:p102	
		Scale as shown	Date sept 25	drawn djs	rev. ;



north west elevation



south west elevation

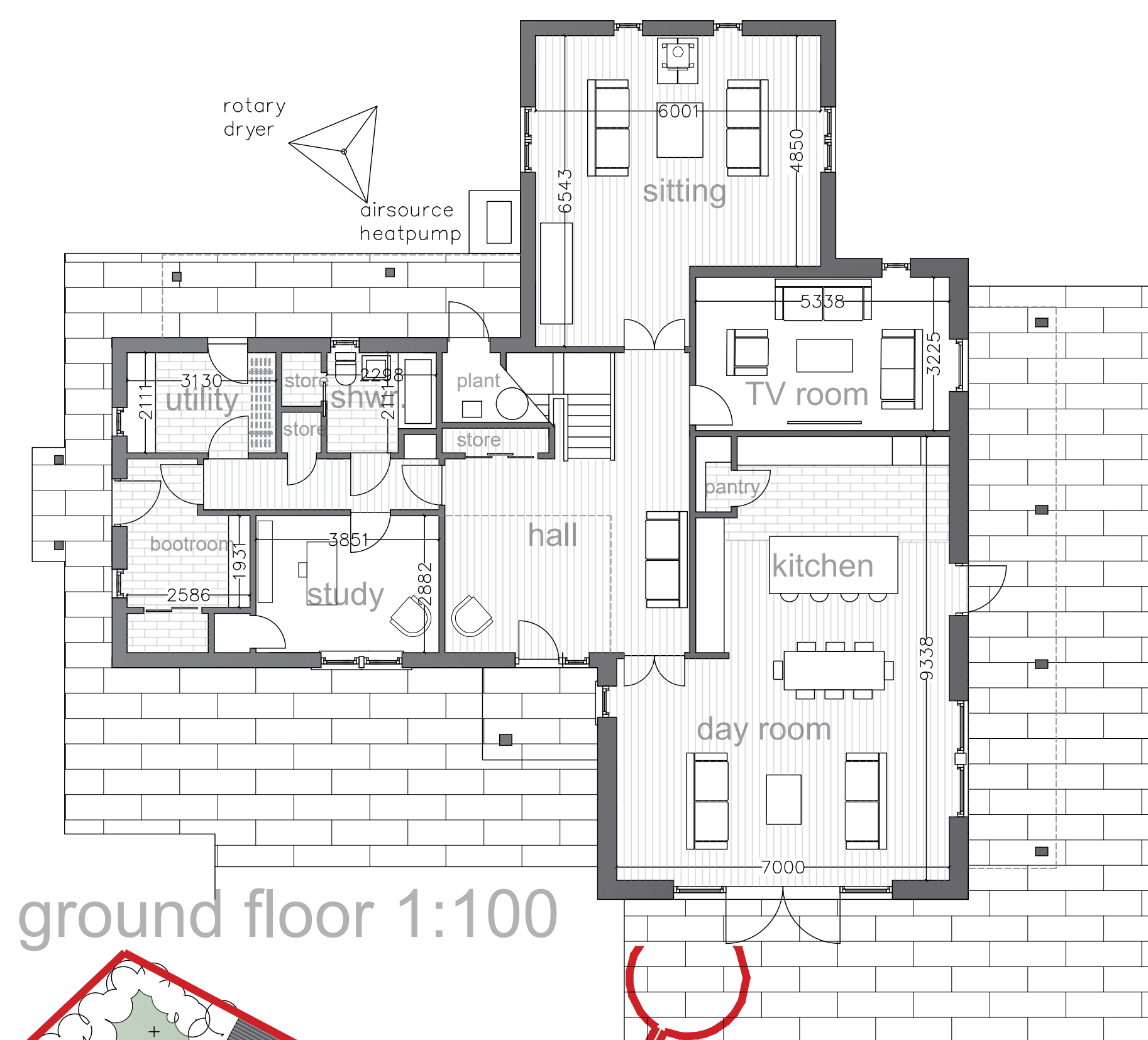


south east elevation



vaillant arotherm 12Kw
54Db(A) [30Db(A) @3m]

north east elevation

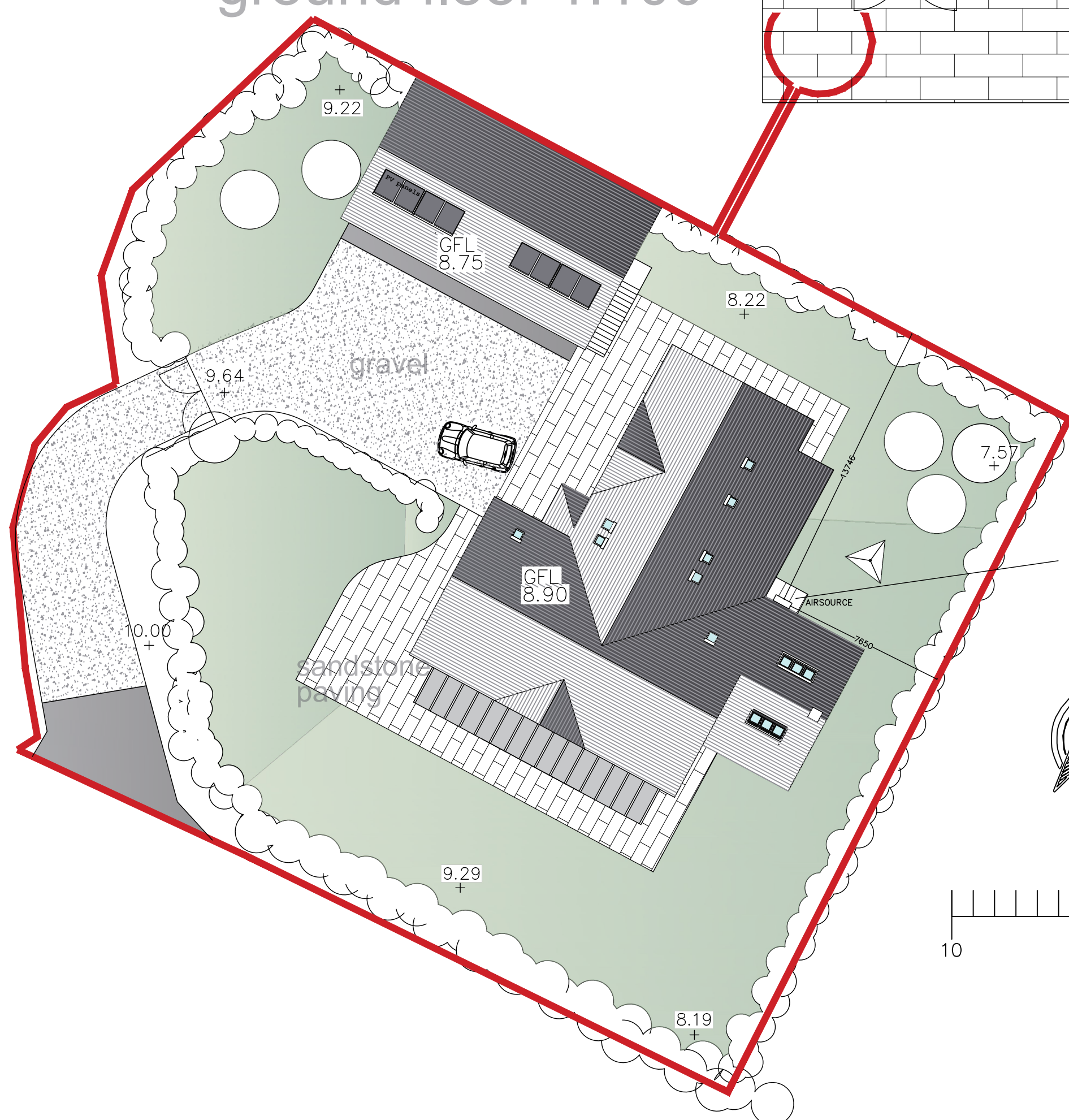


ground floor 1:100



first floor 1:100

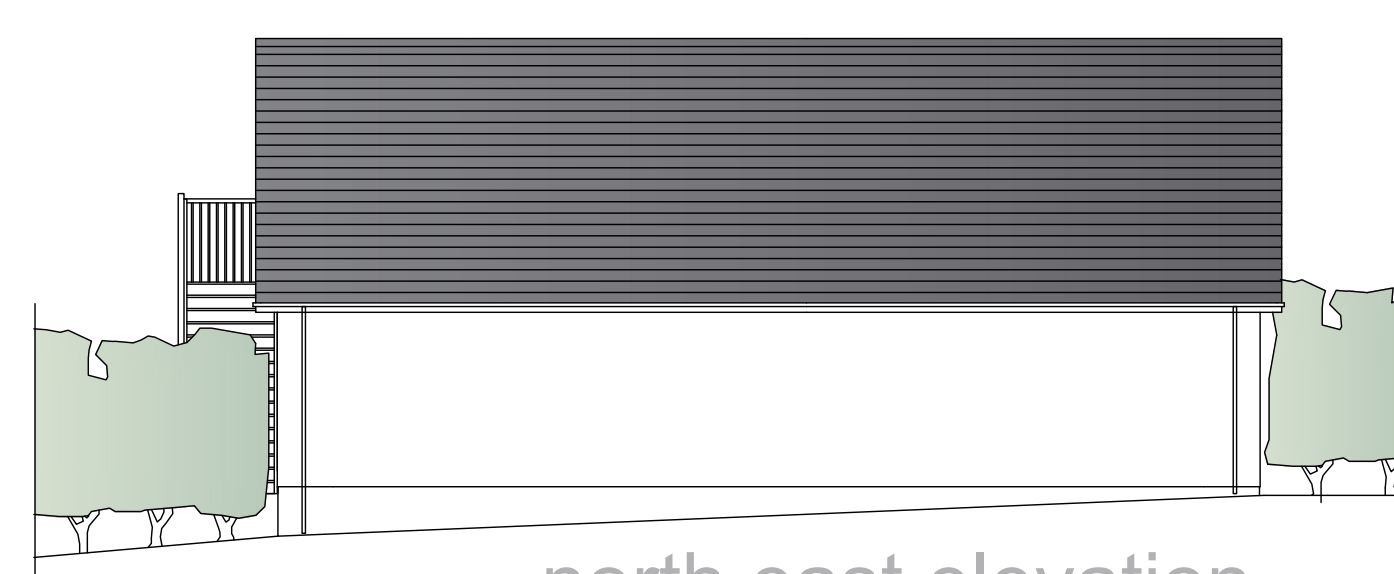
- roof -- natural slate
- code 6 lead to veranda
- walls -- white wetdash render
- stained timber cladding or cedral
- windows -- light grey painted timber
- gutters -- grey painted cast aluminium
- stair -- external stair galvanised steel



vaillant arotherm 12Kw
54Db(A) [30Db(A) @3m]



site plan
1:200



north east elevation



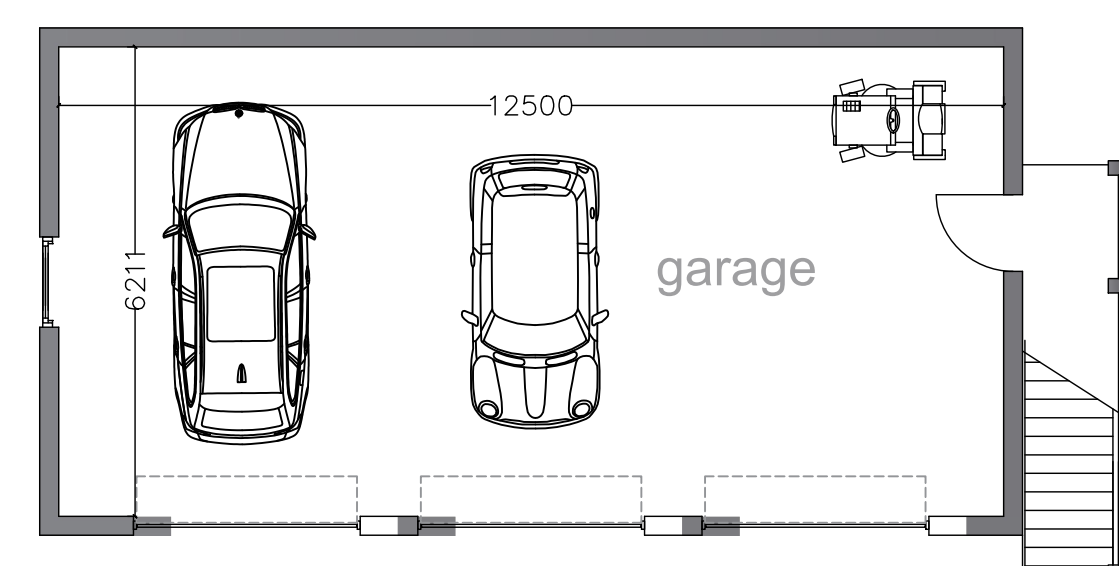
north west elevation



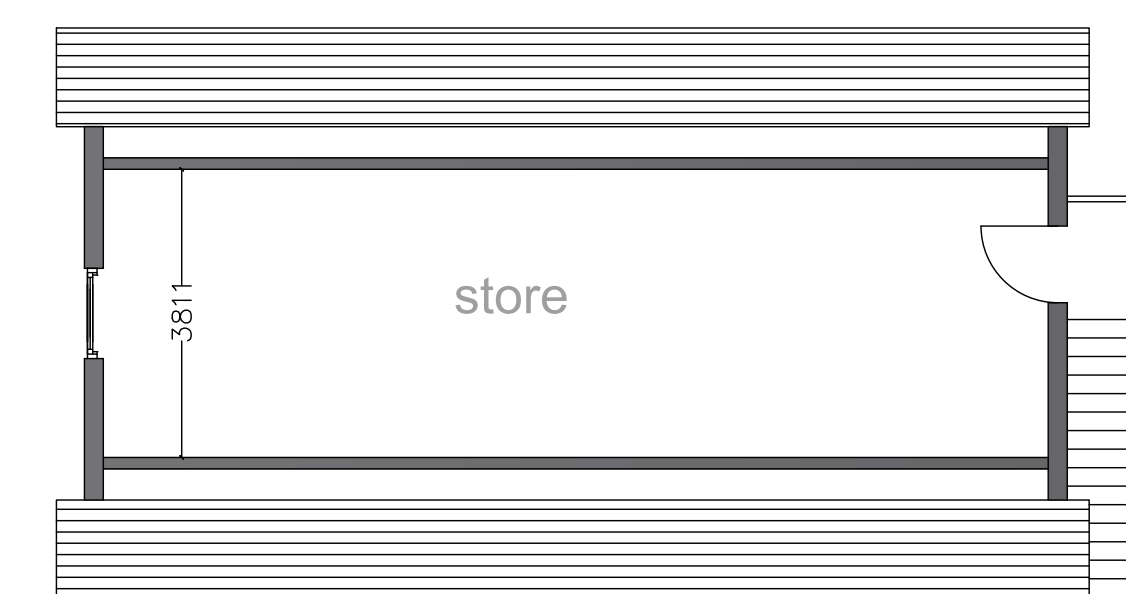
south west elevation



south east elevation



ground floor plan 1:100



first floor plan

revision A Oct25 airsource spec added

improving the built environment

David Soppitt Architect architecture from the heart of Perthshire The Old Post Office Main Street, Bankfoot PH1 4AA www.davidsoppitt.co.uk Tel:01738 787258 07876 747056					
client	Macdonald	drawing	planning drawing		
project	new house infill site Meikle Obney Road	Job No.430	Drwg No:pl01	Scale	as shown
		Date	sept 25	drawn	djs
				rev.	A

**PROPOSED ERECTION
OF A DWELLING ON
LAND ADJACENT TO
OBNEY CROFT,
WATERLOO
SUPPORTING
PLANNING STATEMENT**

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1.0 Introduction

- 1.1 This supporting statement should be read in conjunction with the detailed planning permission application that has been submitted to Perth and Kinross Council by David Soppitt Architect on behalf of Mr Frank McDonald for the erection of a dwelling on land adjacent to Obney Croft, Waterloo, PH1 4AS.
- 1.2 The site extends to approx. 0.12 hectares; resulting in the proposal constituting a 'local application' in the context of the Town and Country Planning (Development Management Procedures) (Scotland) Regulations 2013.
- 1.3 The application site is on land to the west of Waterloo and on the north side of the public road that leads to Meikle Obney. The proposed site is sandwiched between the applicant's storage shed/yard to the west, and Obney Croft to the east. The proposed site is bound on all sides by mature beech and hornbeam hedging and vegetation.
- 1.4 For the reasons set out in this report, the proposal is considered to be a sympathetic and logical infill site that accords with the housing in the countryside and rural homes policies as set out in the Development Plan.

2.0 Planning History

- 2.1 There is no previous planning history in respect of the application site.
- 2.2 An application to erect a replacement house at Obney Croft immediately to the east of the proposed site was approved under application (18/00684/FLL). The storage shed that's located to the west was confirmed as permitted development under application (06/01145/PN).

3.0 Planning Policy Assessment

- 3.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) requires planning decisions to be made in accordance with the Development Plan.
- 3.2 If the proposed development accords with the Development Plan, it should be approved unless there are material considerations of sufficient weight that would indicate otherwise.
- 3.3 The adopted Development Plan relevant to this proposal is the Perth and Kinross Local Development Plan 2 (LDP) adopted in November 2019, and the National Planning Framework 4 (NPF4) adopted in February 2023.

Table 1: Perth and Kinross Local Development Plan 2

POLICY	POLICY ASSESSMENT
Policy 1 Placemaking	The proposed dwelling is to be sited within a clearly defined infill site. The proposed plot reflects the surrounding environment in

	its siting, layout, density, boundary alignments and treatments. The site is well screened within the surrounding area. The proposal is considered to comply with the criteria of Policy 1.
Policy 5 Infrastructure Contributions	Infrastructure contributions would be made where required. The site lies within the Auchtergaven Primary School catchment and there are not anticipated to be any capacity concerns in this catchment at this time. The site also lies outwith the Transport Infrastructure Contributions Area so no contributions are expected to be required. The proposal is considered to be able to comply with Policy 5.
Policy 19 Housing in the Countryside	The council will support proposals for the erection of single houses that fall into one of the categories specified under this policy. This proposal would constitute an infill site under Category 2 of Policy 19. The proposed plot is comparable in size to the adjacent plots and those found elsewhere in Waterloo. Adequate amenity could be achieved for the new property and retained for existing properties. The applicant owns the adjacent agricultural shed and yard and there are no uses in the vicinity that would prevent an adequate standard of amenity for the infill house. The size of the proposed dwelling on this plot would reflect that of the surrounding dwellings. The full extent of the gap is also included within the infill plot. The proposal is therefore considered to comply with Policy 19.

National Planning Framework 4

- 3.4 The National Planning Framework 4 is a national spatial strategy which sets out how planning can deliver change in a way which brings together competing interests so that decisions reflect the long-term public interest.
- 3.5 NPF4 forms part of the statutory Development Plan and sets out the policies and proposals for the development and use of land in Scotland.

Table 2: National Planning Framework 4

POLICY	POLICY ASSESSMENT
Policy 16 Quality Homes	Supports proposals which are consistent with the policy on rural homes.

	The assessment below confirms that the proposal is considered to comply with Policy 16.
Policy 17 Rural Homes	Development proposals for new homes in rural areas are supported where development is suitably scaled, sited and designed to be in keeping with the character of the area. In this case an assessment under Policy 17 also cross references with Policy 9 in NPF4 which states that proposals on greenfield sites will not be supported unless the site has been allocated for development or the proposal is explicitly supported by policies in the LDP i.e. in this case that is LDP Policy 19 – category 2 infill sites). Consideration also requires to be given to how the development will contribute towards local living, take account of local housing needs, economic considerations, and the transport needs of the development as appropriate for the rural location. The proposal is considered to comply with Policy 17.
Policy 29 Rural Development	Development on this site would encourage a balanced approach to increasing population in this area. The proposal is suitably scaled, sited and designed to be in keeping with the character of the area. The proposal is considered to comply with Policy 29.

4.0 Other Material Considerations

Housing in the Countryside Supplementary Guidance (SG)

- 4.1 Category 2 Infill Sites makes provision for the development of new homes in gaps between established houses or a house and another substantial building at least equivalent in size to a traditional cottage.
- 4.2 The proposed site is sandwiched between the southeastern boundary of the storage shed to the west (which is of a similar size and footprint to a traditional cottage) and the northwestern boundary of the property known as Obney Croft.
- 4.3 The plot is reflective of the size and orientation of the immediately adjacent properties. The proposed house footprint and positioning on the site would ensure amenity is maintained for all properties.
- 4.4 External finishing materials include the use of natural slate on the roof, white wetdash render and stained timber cladding, and light grey painted timber windows.
- 4.5 The topography of the site ensures that the proposed dwelling could be developed without creating any issues of overlooking or loss of privacy, thus ensuring sufficient residential amenity for both proposed and existing dwellings can be achieved.

- 4.6 This site would not encourage ribbon development as the development of this plot would constitute infill development within what is a clearly defined site that satisfies all of the criteria set out in the Supplementary Guidance.

5.0 Conclusions

- 5.1 This supporting statement has highlighted that the proposed dwelling sensitively respects and reflects the surrounding properties and can be reasonably accommodated on this clearly defined infill site.
- 5.2 Sections 3-4 above have demonstrated that the proposal is in accordance with the rural housing policies across both the Perth and Kinross Local Development Plan 2, and the National Planning Framework 4. The proposal clearly constitutes an infill site, in accordance with LDP2 Policy 19 and the associated Supplementary Guidance, and there are no material considerations that would indicate the application should not be approved.
- 5.3 It is therefore kindly requested that Perth and Kinross Council consider the application favourably and grant planning permission for the erection of a dwelling on this clearly defined infill site as being in accordance with the relevant policies in the Development Plan as set out above.

