



Abbotsford House Davids Loan Falkirk FK2 7YZ Tel: 01324 504748 Email: bsdm@falkirk.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 100007738-004

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

Applicant or Agent Details

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

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="CR Smith"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Sean"/>	Building Name:	<input type="text" value="CR Smith Glaziers"/>
Last Name: *	<input type="text" value="Borthwick"/>	Building Number:	<input type="text"/>
Telephone Number: *	<input type="text" value="01383 732181"/>	Address 1 (Street): *	<input type="text" value="Gardeners Street"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Dunfermline"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
		Postcode: *	<input type="text" value="KY12 0RN"/>
Email Address: *	<input type="text" value="sean.borthwick@crsmith.co.uk"/>		

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="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Pirnie Lodge Farm"/>
First Name: *	<input type="text" value="Carol"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Carlisle"/>	Address 1 (Street): *	<input type="text" value="Pirnie Lodge Farm"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value=""/>	Town/City: *	<input type="text" value="Slamannan"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="FK1 3DJ"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:	<input type="text" value="Falkirk Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="PIRNIE LODGE FARM"/>
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="FALKIRK"/>
Post Code:	<input type="text" value="FK1 3DJ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="672802"/>	Easting	<input type="text" value="287065"/>
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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)

Proposed erection of Oak uPVC conservatory to side of property.

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 Grounds of Appeal Statement

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)

Drawings, Photos, Grounds Of Appeal

Application Details

Please provide details of the application and decision.

What is the application reference number? *

P/16/0203/FUL

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

11/04/2016

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

25/07/2016

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

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

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 Sean Borthwick

Declaration Date: 03/08/2016



Grounds of Appeal

On behalf of

**Mr & Mrs Carlisle
Pirnie Lodge Farm
Slamannan
FK1 3DJ**

Proposed Conservatory to side of property

***Planning ref – P/16/0203/FUL
Listed Building Consent: P/16/0174/LBC***

Date of refusal – 25th July 2016

Applicants Property

The following is to be read in support of our appeal against the decision to refuse planning permission and listed building consent for a new American light oak uPVC conservatory at ***Pirnie Lodge Farm, Slamannan, Falkirk, FK1 3DJ.***





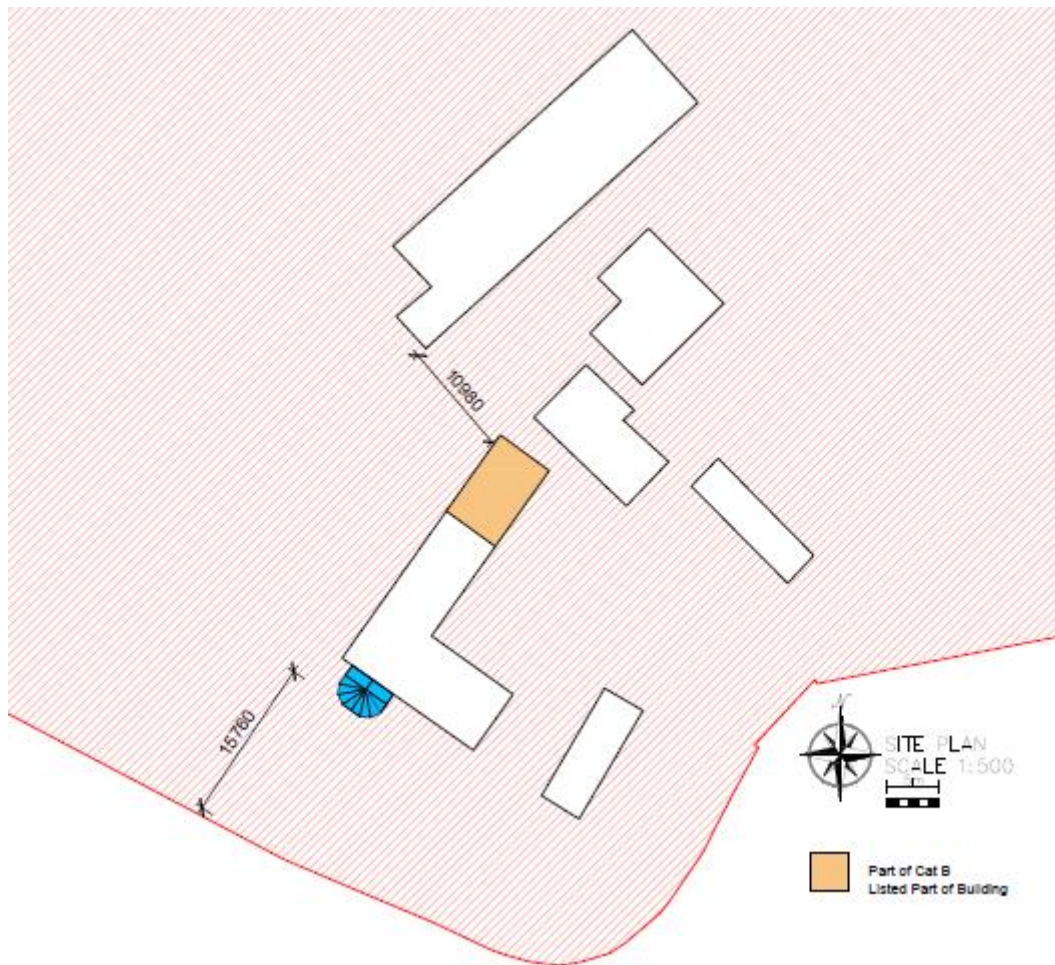
Grounds of Appeal

The refusal states that *'the proposed form and construction materials of the conservatory extension would not preserve the category B listed building's character or appearance'*. The refusal also states that *'extensions to listed buildings must protect the character and appearance of the building; should be subordinate in scale and form; should be located on a secondary elevation and must be designed in a high quality manner, using appropriate materials'*.

Pirnie Lodge is an 18th Century farm house with an adjoining 1860's single storey range. Firstly, we would like to point out that our proposal is to be built on the (south-west) elevation, will be discreetly erected to the side of the property and will not be visible to the public from the front of the property. This elevation is also hidden from the road by a thick barrage of trees. Furthermore, are proposal will not be adjoined to the listed part of the building.

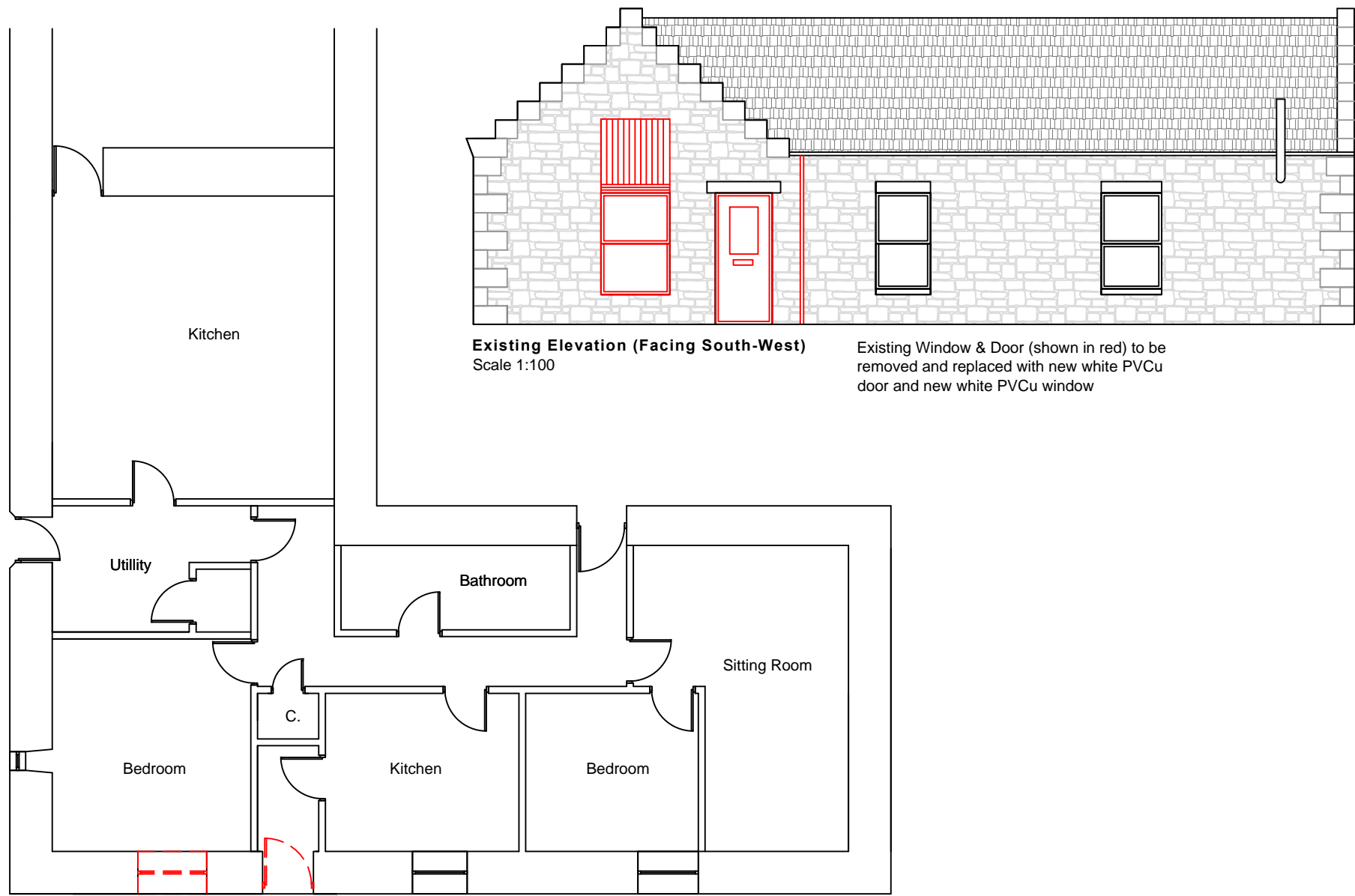
We would also like to argue that our proposal will complement the surrounding area. The uPVC frames will be oak in colour and will match the light brown timber stables and fences situated throughout the site. Our proposal also looks to use matching stone, provided by our client, further sympathising with the existing building. We contend that uPVC is a high quality and appropriate material which has undoubted thermal qualities. Unlike timber, uPVC does

not require annual maintenance such as repainting and will not warp when subjected to freezing temperatures or summer heat-waves.



Conclusion

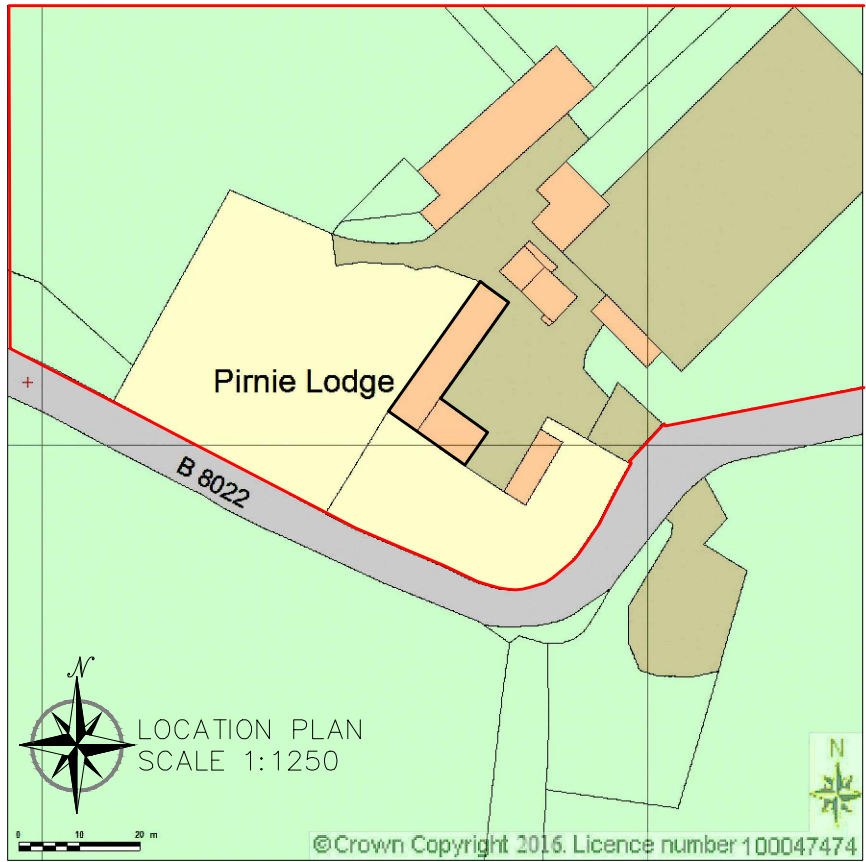
In conclusion, the materials do not disrespect the character and appearance of the Category B Listed Building, nor is the proposal a prominent feature. The property is in a rural area and the majority of the surrounding land is owned by our client. The installation of the conservatory will have no effect on any neighbours or the surrounding area. Furthermore, we feel our proposal is not unsympathetic and does not threaten the visual character of the building. Therefore, we seek to appeal the decision made by the planning department.



Existing Part Floor Plan
Scale 1:100

Existing Elevation (Facing South-West)
Scale 1:100

Existing Window & Door (shown in red) to be removed and replaced with new white PVCu door and new white PVCu window



home sweeter home

CLIENT Mr & Mrs Carlisle
Pirnie Lodge Farm
Slamanan
POSTCODE FK1 3DJ
TELEPHONE 01324851077

PROJECT SPECIFICATION
Erect Conservatory

CONTRACT NO. 69010202 DRAWING NO. 001

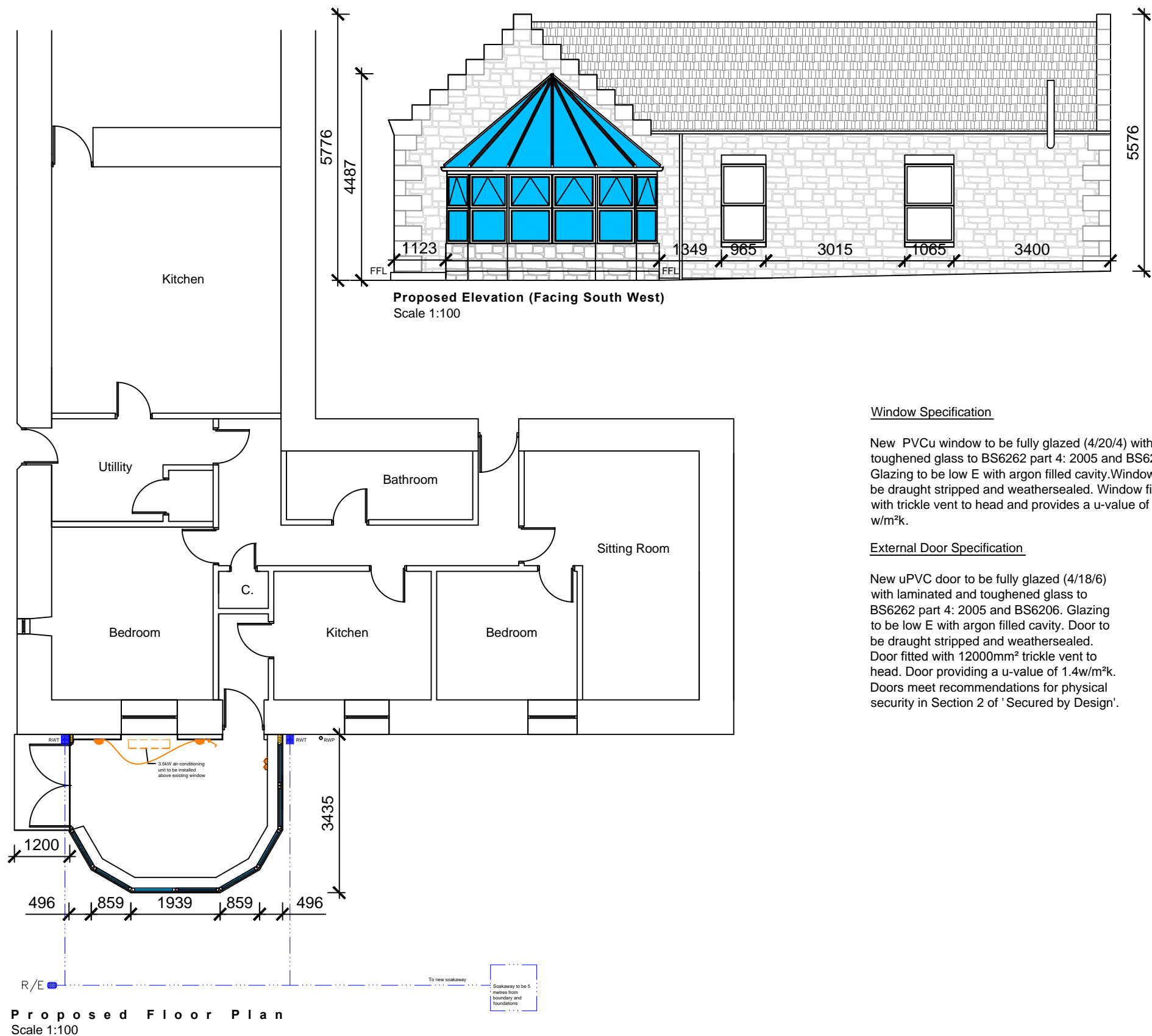
DRAWN BY - SEAN BORTHWICK

SCALE: AS ILLUSTRATED DATE: 3 August 2016

REVISION

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SIGNED:.....DATE:.....

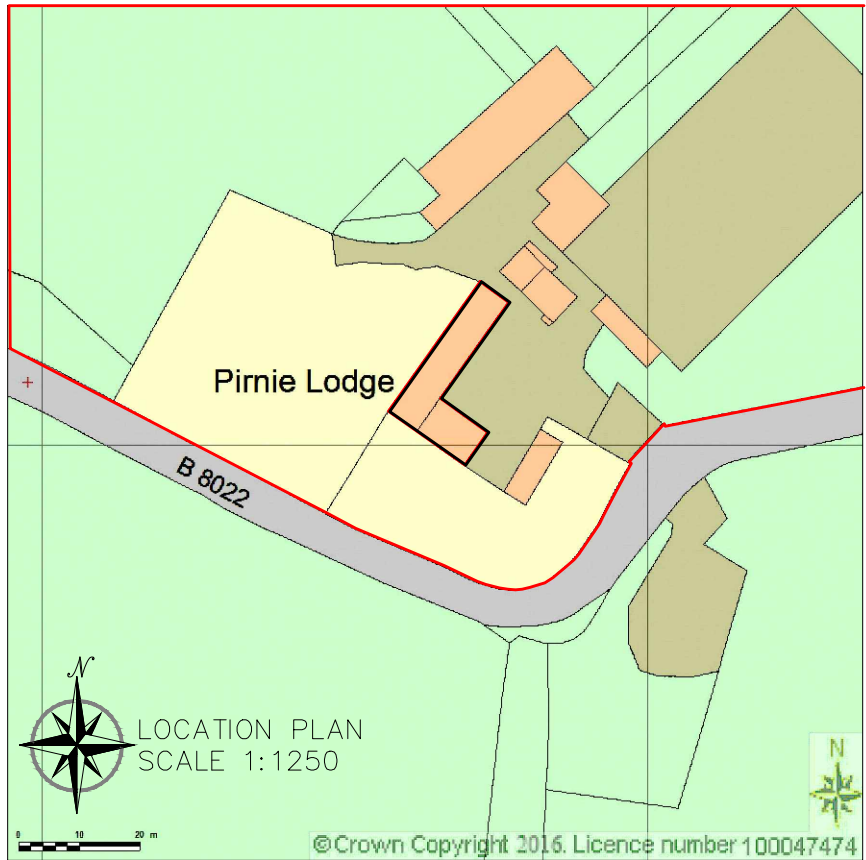


Window Specification

New PVCu window to be fully glazed (4/20/4) with toughened glass to BS6262 part 4: 2005 and BS6206. Glazing to be low E with argon filled cavity. Windows to be draught stripped and weathersealed. Window fitted with trickle vent to head and provides a u-value of 1.4 w/m²k.

External Door Specification

New uPVC door to be fully glazed (4/18/6) with laminated and toughened glass to BS6262 part 4: 2005 and BS6206. Glazing to be low E with argon filled cavity. Door to be draught stripped and weathersealed. Door fitted with 12000mm² trickle vent to head. Door providing a u-value of 1.4w/m²k. Doors meet recommendations for physical security in Section 2 of 'Secured by Design'.



CLIENT Mr & Mrs Carlisle
Pirnie Lodge Farm
Slamanan
POSTCODE FK1 3DJ
TELEPHONE 01324851077

PROJECT SPECIFICATION
Erect Conservatory

CONTRACT NO. 69010202 DRAWING NO. 002

DRAWN BY - SEAN BORTHWICK

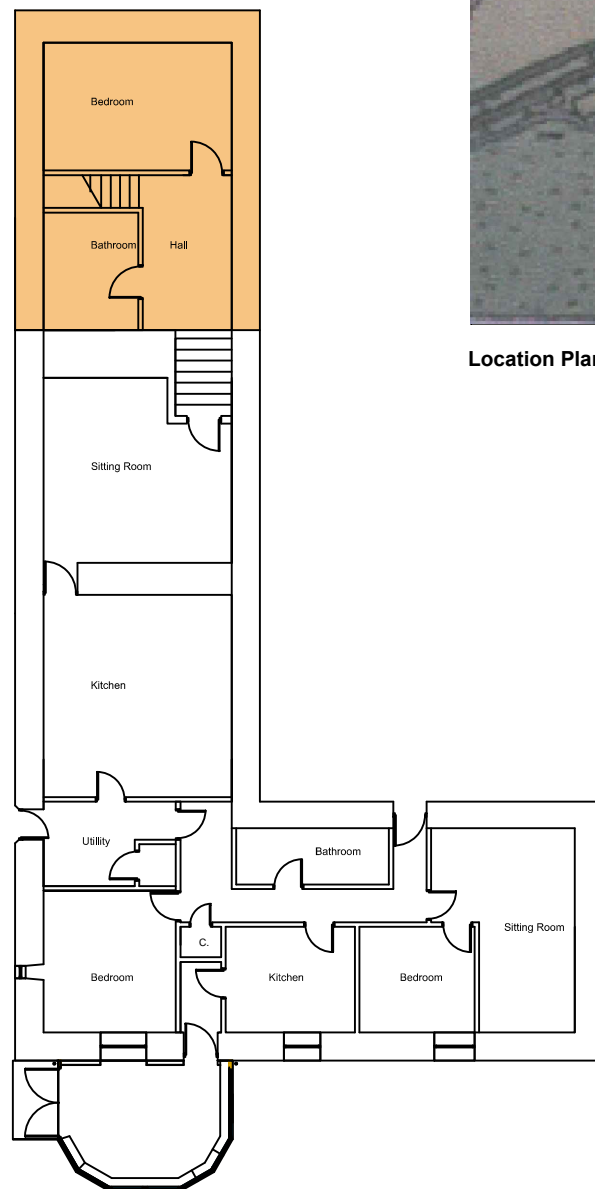
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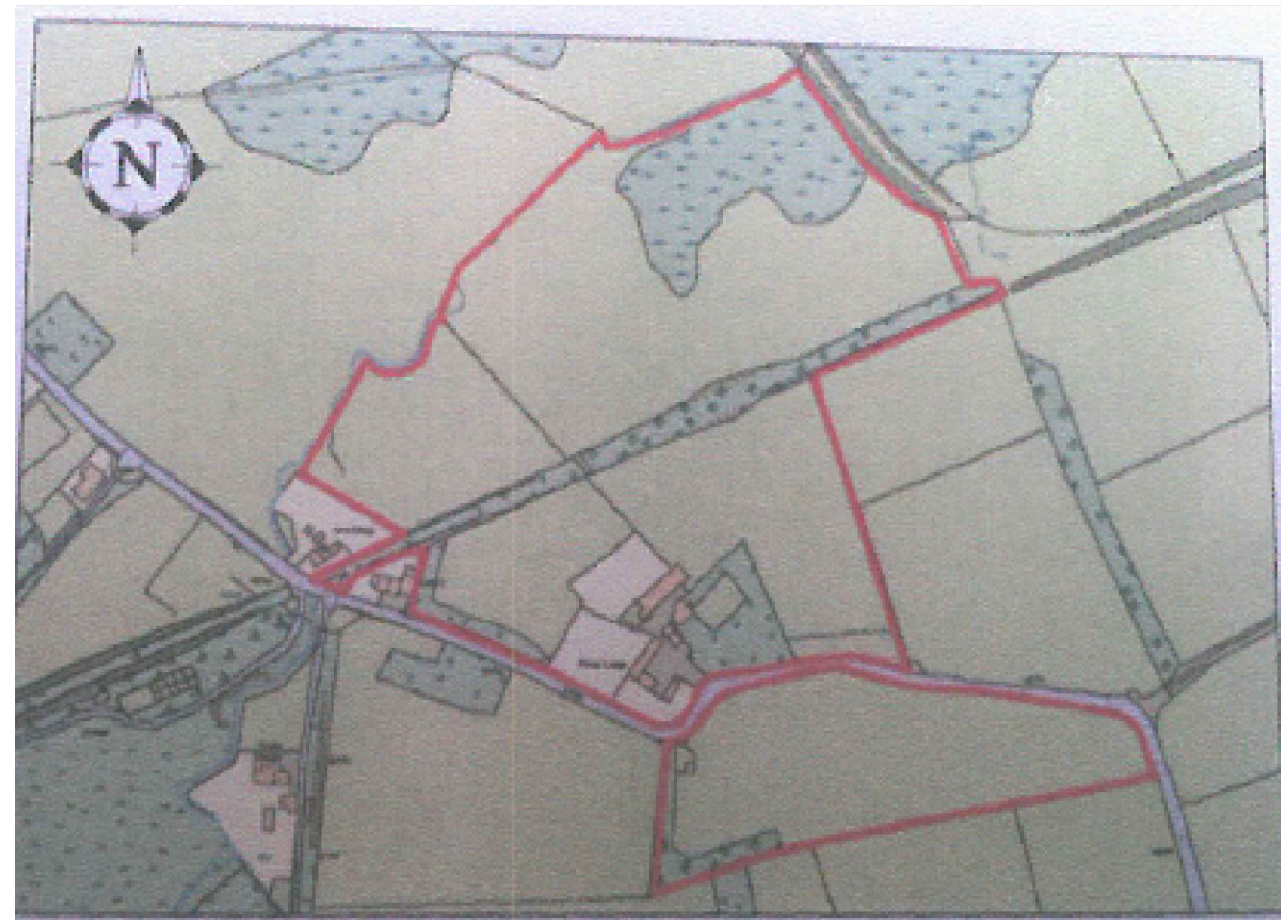
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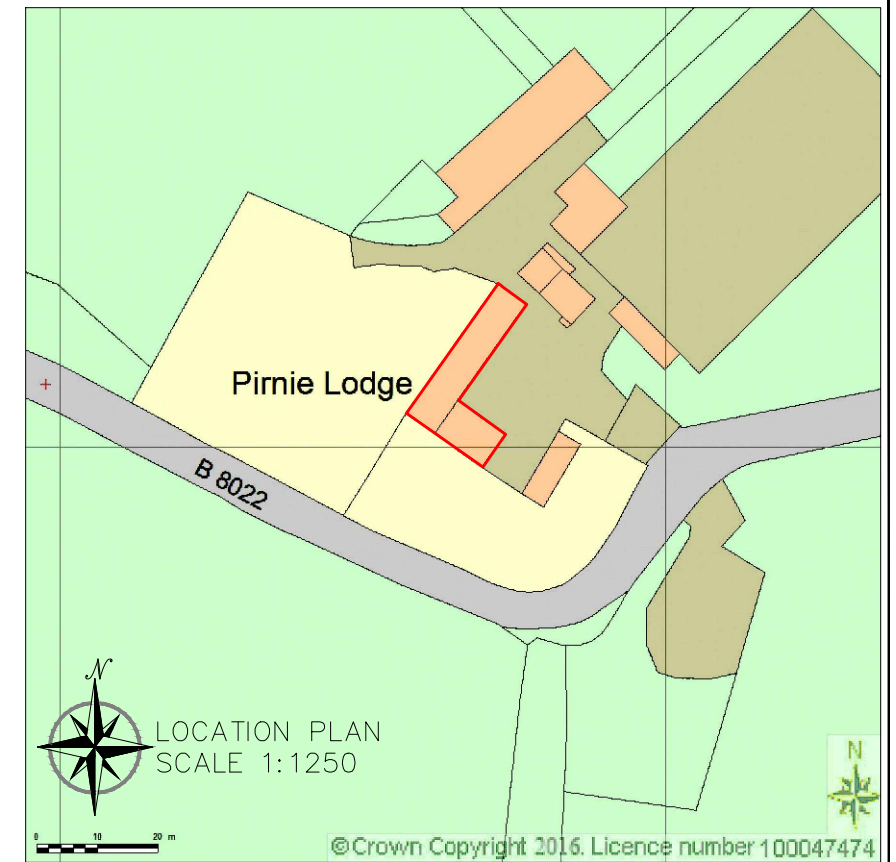
 Listed Part of Building



Ground Floor Plan

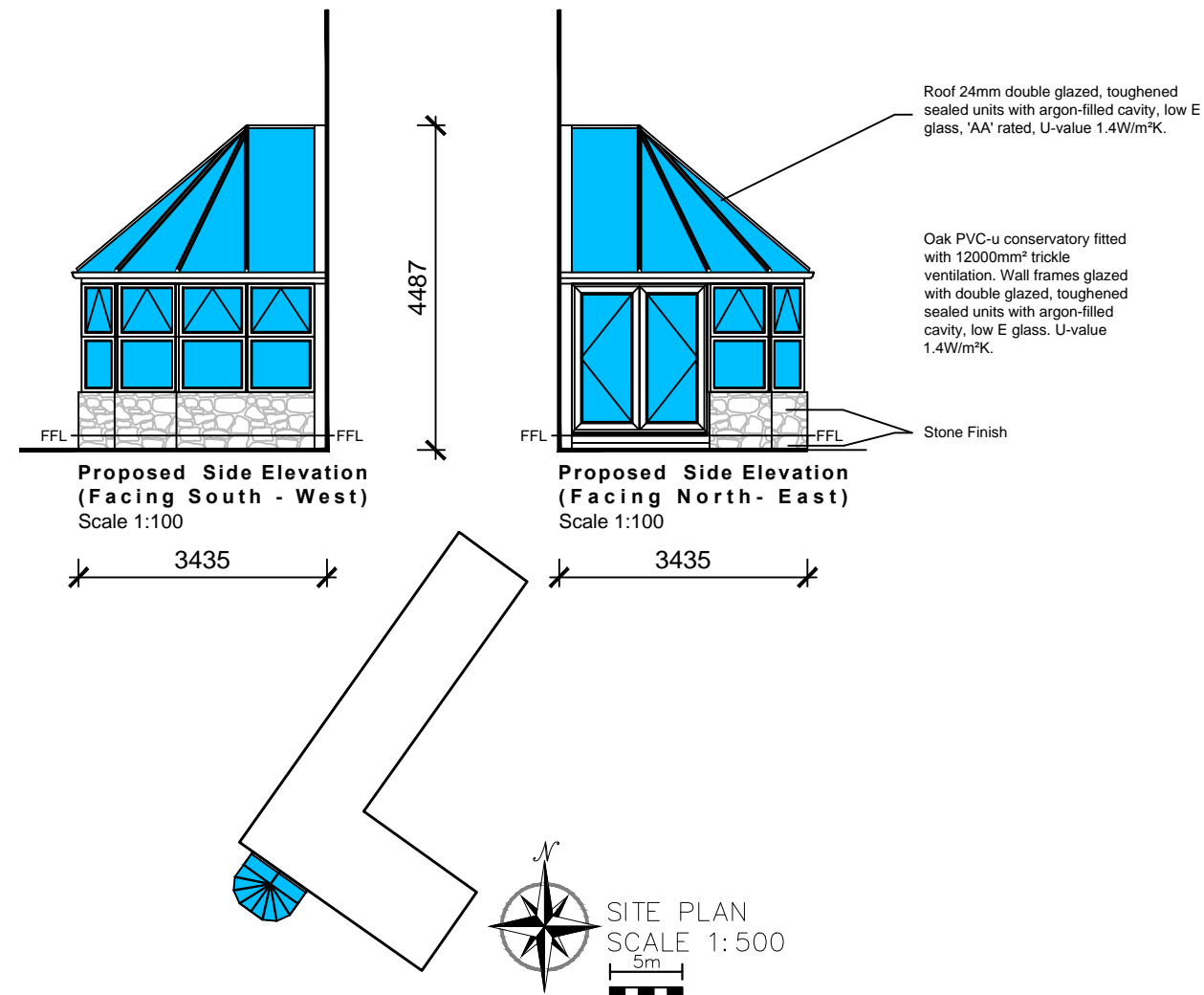


Location Plan



LOCATION PLAN
SCALE 1:1250

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Proposed Side Elevation
(Facing South - West)
Scale 1:100

Proposed Side Elevation
(Facing North - East)
Scale 1:100

SITE PLAN
SCALE 1:500



home sweeter home

CLIENT Mr & Mrs Carlisle
Pirnie Lodge Farm
Slamanan
POSTCODE FK1 3DJ
TELEPHONE 01324851077

PROJECT SPECIFICATION
Erect Conservatory

CONTRACT NO. 69010202 DRAWING NO. 003

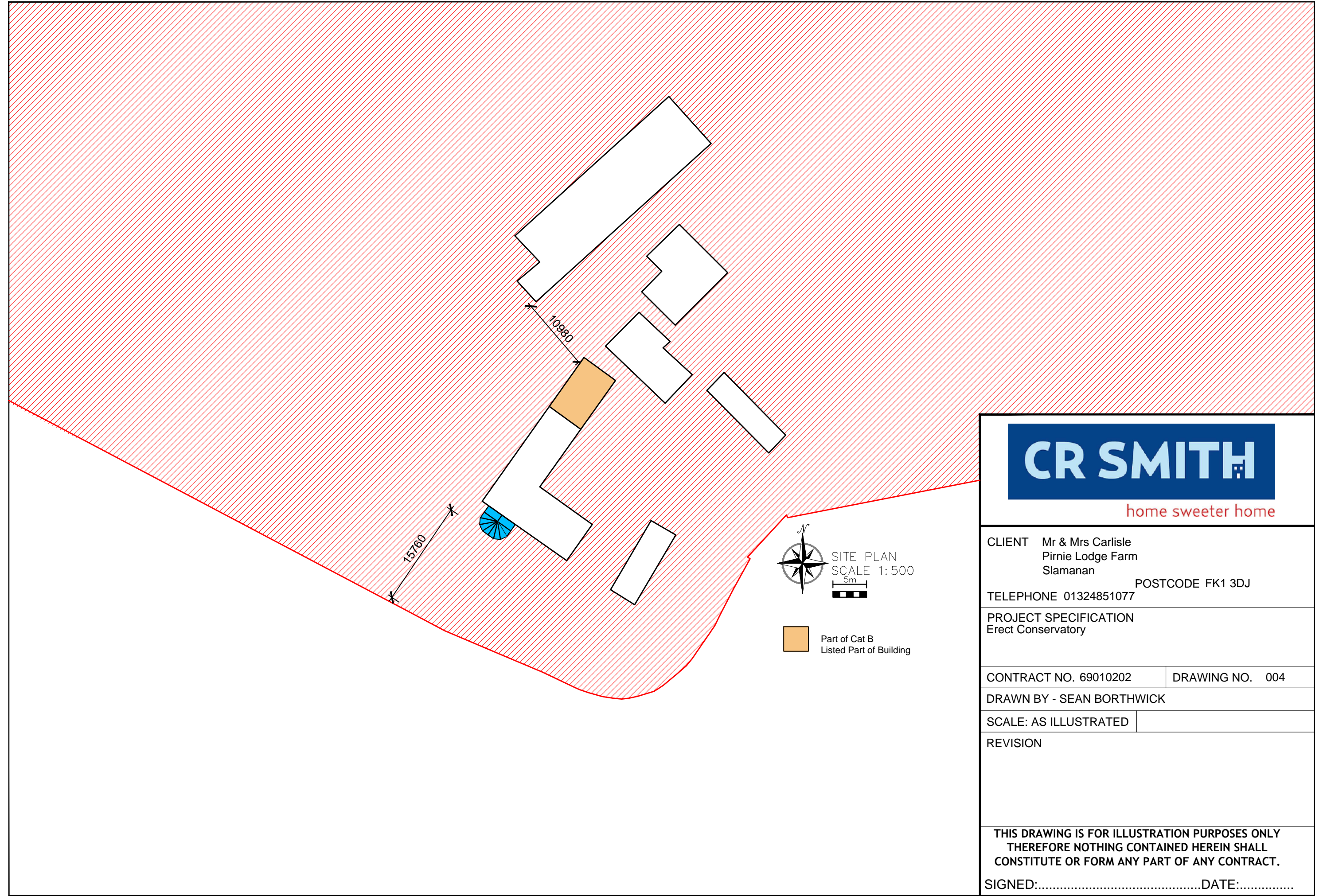
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home sweeter home

CLIENT Mr & Mrs Carlisle Pirnie Lodge Farm Slamanan		POSTCODE FK1 3DJ
TELEPHONE 01324851077		
PROJECT SPECIFICATION Erect Conservatory		
CONTRACT NO. 69010202	DRAWING NO. 004	
DRAWN BY - SEAN BORTHWICK		
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