

**LOCAL PLANNING REVIEW LRB06/2025 - ERECTION OF DWELLINGHOUSE DEVELOPMENT - 13 PANMURE TERRACE, BROUGHTY FERRY, DUNDEE**

There was submitted Agenda Note AN27-2025 giving details of a request for a review of planning permission to refuse planning permission for Erection of Dwellinghouse – 13 Panmure Terrace, Broughty Ferry, Dundee.

The Planning Adviser gave a brief outline of the application and the reasons for refusal.

The Legal Adviser advised that the applicant had intimated in the Notice of Review that they had not raised any new matters which were not before the Appointed Officer at the time of them reaching their decision therefore all documentation should be taken into consideration by the Local Review Body during its deliberations.

Thereafter, the Local Review Body considered the documentation submitted and, having taken into account the provisions of the Development Plan, all material considerations, and matters raised at the site visit, upheld the determination of the Appointed Officer and refused application 25/00060/PPPL on the grounds that:

1. The proposal does not comply with Policy 10 (including Appendix 4) of the adopted Dundee Local Development Plan, as the development would fail to respect the settlement pattern of the area. There are no material considerations of sufficient weight to justify approval of the application contrary to the development plan.
2. The proposal does not comply with Policy 14 of National Planning Framework 4, or with Policy 1 of the adopted Dundee Local Development Plan, because the development would not respect or enhance the character of the surrounding built environment, nor reinforce the identity of the area. There are no material considerations of sufficient weight to justify approval of the application contrary to the development plan.
3. The proposal does not comply with Policy 23 of National Planning Framework 4, or with Policy 39 of the adopted Dundee Local Development Plan, as the application has failed to demonstrate that an acceptable level of amenity would be achievable for the proposed house. There are no material considerations of sufficient weight to justify 39 of the adopted Dundee Local Development Plan, as the application has failed to demonstrate that an acceptable level of amenity would be achievable for the proposed house. There are no material considerations of sufficient weight to justify approval of the application contrary to the development plan.