

## Environmental Quality

### Archaeology

- 3.48 In 2008, the Antonine Wall was inscribed as part of the Frontiers of the Roman Empire World Heritage Site (WHS). The local authorities are committed to working with the Scottish Government, in particular Historic Scotland, in order to achieve the appropriate level of protection for the Wall, and have agreed a uniform planning policy for the Wall, which is contained in Policy EQ17. The policy has the intention of protecting the archaeological remains, the line and setting of the Wall, as an ancient monument of international importance.

#### 3.49 EQ17 ANTONINE WALL

The Council will seek to retain, protect, preserve and enhance the Antonine Wall, its associated archaeology, character and setting. Accordingly:

- (1) There will be a presumption against development which would have an adverse impact on the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' as defined on the Proposals Map;
- (2) There will be a presumption against development within the the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' buffer zones, as defined on the Proposals Map, which would have an adverse impact on the Site and its setting, unless mitigating action to the satisfaction of the Council in consultation with Historic Scotland can be taken to redress the adverse impact, and there is no conflict with other Local Plan policies; and
- (3) The Council, in association with partner Councils and Historic Scotland, will prepare Supplementary Planning Guidance on the criteria which will be applied in determining planning applications for development along the line, or within the setting, of the Antonine Wall.

### Historic Gardens and Designed Landscapes

- 3.50 In 1988, Historic Scotland and Scottish Natural Heritage compiled an 'Inventory of Historic Gardens and Designed Landscapes', and work to update this initial survey is continuing. Sites are selected on the basis of historical, horticultural, arboricultural, ecological and scenic interest. Development affecting such sites is subject to consultation with both agencies.
- 3.51 At present, three sites within the Council area are included in the Inventory - Callendar Park, Dunmore Park and the Pineapple, Dunmore. However, there may be others such as Larbert House which are also worthy of protection. Policy EQ18 therefore extends to all such sites which may have national, regional or local importance.

#### 3.52 EQ18 HISTORIC GARDENS AND DESIGNED LANDSCAPES

There will be a general presumption against development which would adversely affect the character or setting of sites identified in the 'Inventory of Gardens and Designed Landscapes in Scotland' and other historic gardens and landscapes of national, regional or local significance. The Council will seek to encourage sensitive management of historic gardens and designed landscapes.

#### 3.53 Protecting and Enhancing the Built Heritage - Actions and Indicators

##### Actions:

- Produce Conservation Area Appraisals and Management Plans/Design Guidance/Enhancement Programmes where appropriate
- Appraise Areas of Townscape Value as candidate Conservation Areas

##### Indicators:

- Number of Conservation Area Appraisals/Management Plans completed
- Investment in building restoration/public realm works in Conservation Areas
- Listed buildings brought back into use/demolished

### Infill Development and Plot Subdivision

- 4.30 The quality of residential areas can often be threatened by inappropriate infill development, sometimes termed 'town cramming'. Infill proposals, particularly where they involve the subdivision of the curtilage of existing houses, frequently take little account of the overall grain of the surrounding area, or of the setting and amenity of neighbouring properties. Policy SC8 seeks to prevent insensitive infill whilst allowing development where a legitimate opportunity exists and can be integrated successfully into the urban fabric.

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#### SC8 INFILL DEVELOPMENT AND SUBDIVISION OF PLOTS

Proposals for the erection of additional dwellinghouses within the curtilage of existing properties or on small gap sites will only be considered favourably where:

- (1) the scale, density, disposition and design of the proposed houses respect the architectural and townscape character of the area;
- (2) adequate garden ground can be provided to serve the proposed houses without an unacceptable impact upon the size or functioning of existing gardens;
- (3) adequate privacy will be afforded to both the proposed houses and neighbouring properties;
- (4) the proposal would not result in the loss of features such as trees, vegetation or walls, such that the character or amenity of the area would be adversely affected;
- (5) the proposed vehicular access and other infrastructure is of an adequate standard; and
- (6) the proposal complies with other Local Plan policies.

### Extensions and Alterations to Residential Properties

- 4.32 There is a need to ensure that alterations and extensions to residential properties do not, individually or cumulatively, detract from the environment of residential areas. Policy SC9 sets out the key considerations in determining the acceptability of proposals, dealing with the impact of changes on the integrity of the property itself, on the amenity of neighbouring properties and on the character of the area as a whole. Detailed guidance may be found within the Council's SPG Note on House Extensions and Alterations.

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#### SC9 EXTENSIONS AND ALTERATIONS TO RESIDENTIAL PROPERTIES

Extensions and alterations to residential properties will be permitted where:

- (1) the scale, design and materials are sympathetic to the existing building;
- (2) the location and scale of the extension or alterations will not significantly affect the degree of amenity, daylight or privacy enjoyed by neighbouring properties; and
- (3) it will not result in overdevelopment of the plot, thereby giving rise to adverse impacts on the functioning of garden ground, or the unacceptable loss of off-street parking.

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### Creating and Maintaining Residential Amenity - Actions and Indicators

#### Actions:

- Prepare development briefs for outstanding housing sites

#### Indicators:

- Quality as assessed through periodic audit of major built developments against sustainable development principles