

The reasons given for refusal quote; **overdevelopment of the plot, concerns in regard to the provision of adequate residential amenity levels and is contrary to the terms of Falkirk Council's local plan policy SC8.**

I would argue that the application actually complies with sections 3, 4, 5 and 6 of policy SC8.

Section 1 cannot be determined until full details of the proposed house are submitted, under a full planning application, however I would argue that a well designed house could, in fact enhance the townscape character of the area.

Under section 2, I can demonstrate that the size and functioning of the existing gardens are not unacceptably impacted on and that the garden ground to the new plot and the provision of adequate residential amenity levels can be provided for the type, size and design of the proposed house.

The concerns of the neighbours can be addressed, in that number 223 Grahamsdyke Street will not be overshadowed or have his outlook affected, due to the positioning of the proposed house on the plot and the direction of the sunlight.

Privacy will be maintained through good design of the house and the positioning of windows and fences.

Parking in the street is not an issue at the moment and an additional two parking spaces are being provided.

The proposed house will be a well designed 1½ storey high building (The existing houses in Grahamsdyke Street are 1/1½ storey houses and the houses in Dundas Road are 2 storey)

It was noted that no objections were received from the Roads Development Unit, Scottish Water or the Environmental Protection Unit.

During our pre-application discussions with the planning officer, it was suggested to submit for planning permission in principle, as our case was more likely to be approved than the application previously submitted for 227 Grahamsdyke Street, due to the larger site area and less onerous conditions.

In my opinion, the only valid objection regarding "overdevelopment of the site" can again be addressed by a cleverly, well designed small house and garden, in keeping with the existing townscape character of the area.

There are, in fact, many examples of small houses built on small plots and small plots for sale in the Falkirk Council area and I attach several examples of these to support this appeal.

In conclusion; overshadowing, overlooking and privacy cannot be a factor in an application for planning permission in principle and these issues will be addressed at the full planning application stage.

Similarly, the size of the garden cannot be assessed under "Falkirk Council's Supplementary Guidance" until a full planning application is submitted and as such, without an accurate finalised block/location plan and details of the house have been submitted, I fail to see how a decision to refuse this application could be determined!

I disagree that a satisfactory level of residential amenity cannot be provided.

I would also question the decision to advertise this application in the Falkirk Herald as, if it was the intention of the planning department to refuse this application, why go to the expense of advertising the application in the first place, especially when all the objections from the public representations can be addressed?

I therefore believe that this application for planning permission in principle should be approved, subject to a full planning application being submitted to address any outstanding issues.