

List of Enclosures – Agenda Item 5

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Falkirk Council

Abbotsford House Davids Loan Falkirk FK2 7YZ

Tel: 01324 504748

Fax: 01324 504747

Email: planning.applications@falkirk.gov.uk

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000078736-001

The online ref number 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:

GBK Design

Ref. Number:

First Name: *

Gordon

Last Name: *

Kerr

Telephone Number: *

Extension Number:

Mobile Number:

Fax Number:

Email Address: *

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

Building Name:

Building Number:

Address 1 (Street): *

Address 2:

Town/City: *

Country: *

Postcode: *

27

Chambers Drive

Carron

Falkirk

UK

FK2 8DX

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="Ms"/>	You must enter a Building Name or Number, or both:*	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="2"/>
First Name: *	<input type="text" value="Allison"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Penman"/>	Address 1 (Street): *	<input type="text" value="Philip Street"/>
Company/Organisation:	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number:	<input type="text"/>	Town/City: *	<input type="text" value="Falkirk"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="FK2 7JE"/>
Fax Number:	<input type="text"/>		
Email Address:	<input type="text"/>		

Site Address Details

Planning Authority:

Full postal address of the site (including postcode where available):

Address 1:	<input type="text" value="2 PHILIP STREET"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text"/>	Town/City/Settlement:	<input type="text" value="FALKIRK"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text" value="FK2 7JE"/>
Address 4:	<input type="text"/>		

Please identify/describe the location of the site or sites.

Northing	<input type="text" value="681417"/>	Easting	<input type="text" value="288487"/>
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Description of the Proposal

Please provide a description of the 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)

Extension to Dwellinghouse (Front and Rear Dormer)

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 of 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 refer to attached document "Planning Appeal - December 2013"

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? *

☐ Yes ☒ No

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)

Planning Appeal - December 2013

Application Details

Please provide details of the application and decision.

What is the application reference number? *

P/13/0546/FUL

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

23/08/13

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

18/10/13

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: Gordon Kerr

Declaration Date: 16/12/2013

Submission Date: 16/12/2013

Proposed Rear Dormer Extension

to

2 Philip Street, Falkirk

December 2013

3329



Image 1

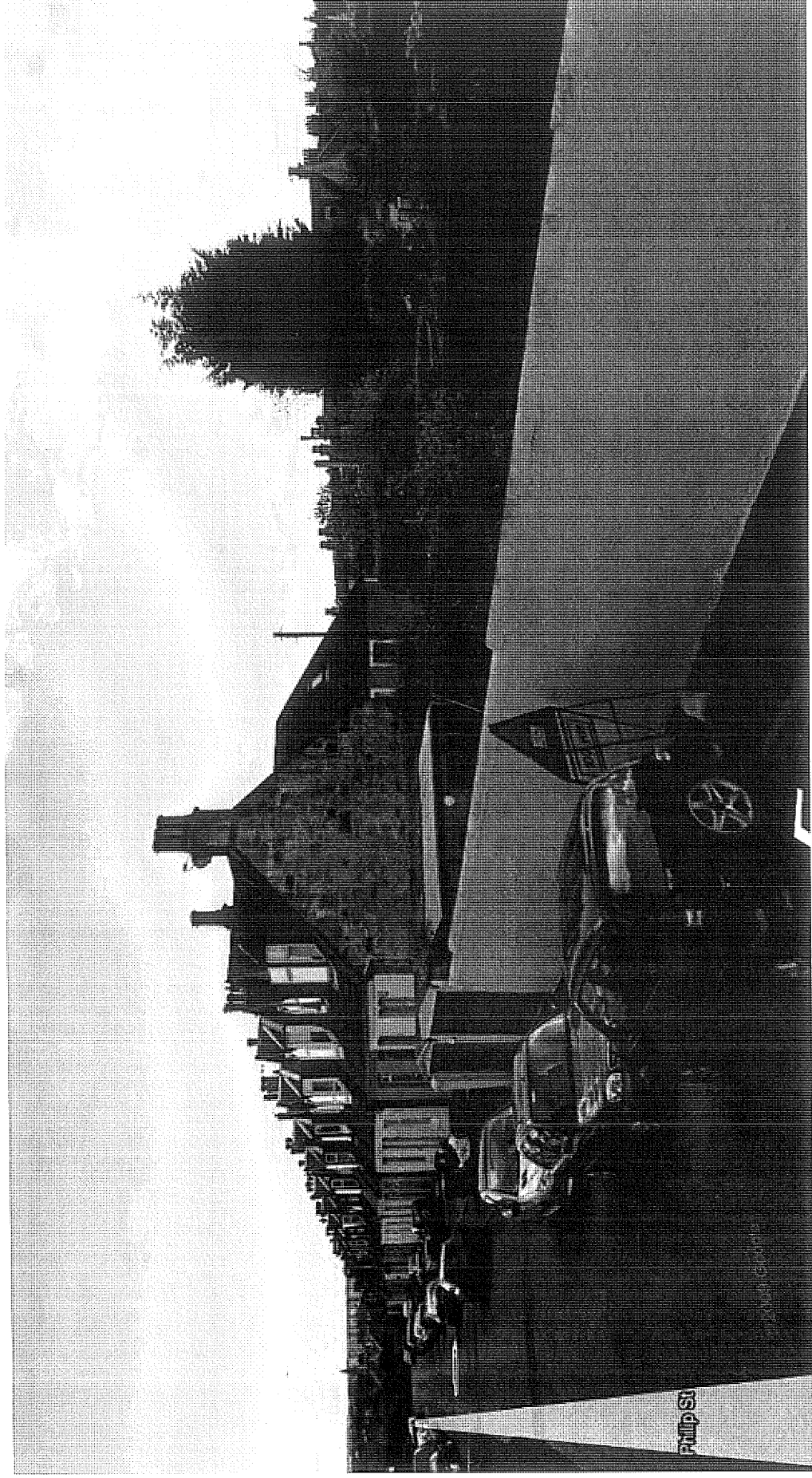


Image 2

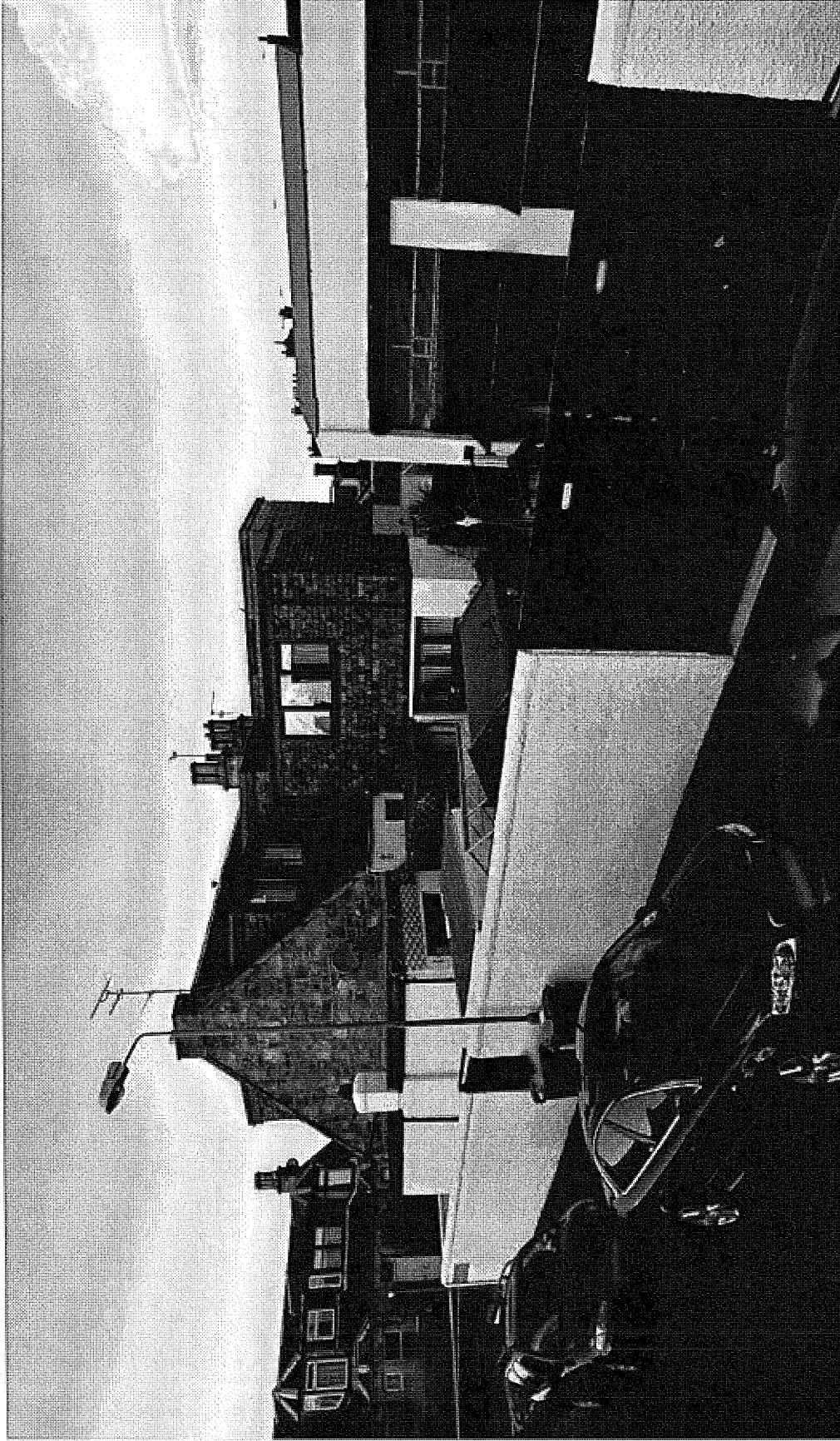


Image 3



Image 4



Image 5



Image 6

NOTES:

Design of proposed rear dormer

- The Council stated as a reason for refusal of planning permission "that the proposed dormer on the rear roof slope, by reason of its design and location would not be sympathetic to the existing building, pair of semi-detached properties or surrounding area consequently would have an adverse impact on the appearance of the area".
- However, we would need to strongly disagree with this for numerous reasons, firstly the proposed extension to 2 Philip Street would only be partially seen from Philip Street (refer to image 2), unlike other extensions which can be seen clearly and in full from public roads (refer to images 3, 4, and 5).
- Secondly there are a number of excessively bulky extensions already constructed locally in the surrounding area (refer to images 3, 4 & 5), the proposed dormer for number 2 Philip Street, would be considerably smaller than these and would also blend in more with the original house.
- Thirdly the proposed external cladding is to be vertically hung slate or concrete tile (to match existing) which would blend in more with existing building and would not have an adverse impact on the appearance of the surrounding area, unlike the vertical timber cladding applied to number 10 Philip Street (refer to image 6).
- The proposed extension to the rear is also considerably smaller than that of number 10 Philip Street as we reduced the size considerably after the Council's first planning refusal in November 2012 where the original planned dormer was approximately the same dimension as constructed at number 10 Philip Street which was approved 2010. Note Number 10 has also extended Ground Floor previously.

Policy EQ1 and SC9

- We understand the Council are adopting the new Local Plan to ensure a high standard of design but we feel that this is unfair that our proposal has been refused and that a precedent has been set with the extension at number 10.
- The go ahead was also given to number 10 when the new Local Plan was in draft format and whilst this revised local plan hadn't been finalised the revised recommendations were there in draft format to be taken into consideration. However, these were not taken into consideration with regards to no. 10's planning request, and it is felt that to refuse planning application for number 2 is highly unfair, unjust and that again a precedent has been set with the extension at number 10.
- Particularly as we have already taken into account the Council's request to reduce the size of the dormer, which has had an adverse effect on the living areas within number 2, this has been done at the Council's request even though a precedent in size had been set with the extension at number 10.

Additional information

- In a difficult economical climate, as a single parent looking to extend the living area of a young family, it is felt where the preference and necessity would be to extend an existing home rather than uproot to a new larger home. Not only would this be a unachievable financial burden it would also be a considerable emotional burden with regards to uprooting from schooling, support networks, etc..

**Falkirk Council**

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Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000070586-001

The online ref number 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.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Proposed Internal Alterations and Dormer Extension to Rear

Has the work already been started and/or completed? *

☒ No ☐ Yes - Started ☐ Yes - Completed

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:

First Name: *

Last Name: *

Telephone Number: *

Extension Number:

Mobile Number:

Fax Number:

Email Address: *

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

Building Name:

Building Number:

Address 1 (Street): *

Address 2:

Town/City: *

Country: *

Postcode: *

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



Individual



Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *

Other Title:

First Name: *

Last Name: *

Company/Organisation:

Telephone Number:

Extension Number:

Mobile Number:

Fax Number:

Email Address:

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

Building Name:

Building Number:

Address 1 (Street): *

Address 2:

Town/City: *

Country: *

Postcode: *

Site Address Details

Planning Authority:

Full postal address of the site (including postcode where available):

Address 1:

Address 5:

Address 2:

Town/City/Settlement:

Address 3:

Post Code:

Address 4:

Please identify/describe the location of the site or sites.

Northing

Easting

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Trees

Are there any trees on or adjacent to the application site? *

☐ Yes ☒ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

Certificate and Notice under Regulation 15 8 – Town and Country Planning (General Development Management Procedure) (Scotland) Order 1992 (GDPO 1992) Regulations 2008

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed: Gordon Kerr

On behalf of: Ms Allison Penman

Date: 22/08/2013

☒ Please tick here to certify this Certificate. *

Checklist - Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- | | |
|---|---|
| a) Have you provided a written description of the development to which it relates? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| e) Have you provided a certificate of ownership? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| f) Have you provided the fee payable under the Fees Regulations? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| g) Have you provided any other plans as necessary? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

Continued on the next page

A copy of other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- ☒ Existing and proposed elevations.
- ☒ Existing and Proposed floor plans.
- ☐ Cross sections.
- ☒ Site layout plan/Block plans (including access).
- ☐ Roof plan.
- ☐ Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. *

☐ Yes ☒ No

A Supporting Statement – you may wish to provide additional background information or justification for your proposals. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. *

☐ Yes ☒ No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been received by the planning authority.

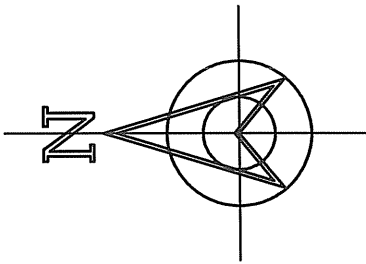
Declare - For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying plans/drawings and additional information.

Declaration Name: Gordon Kerr

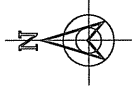
Declaration Date: 22/08/2013

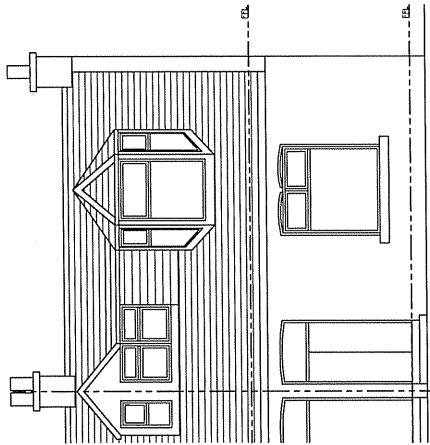
Submission Date: 22/08/2013



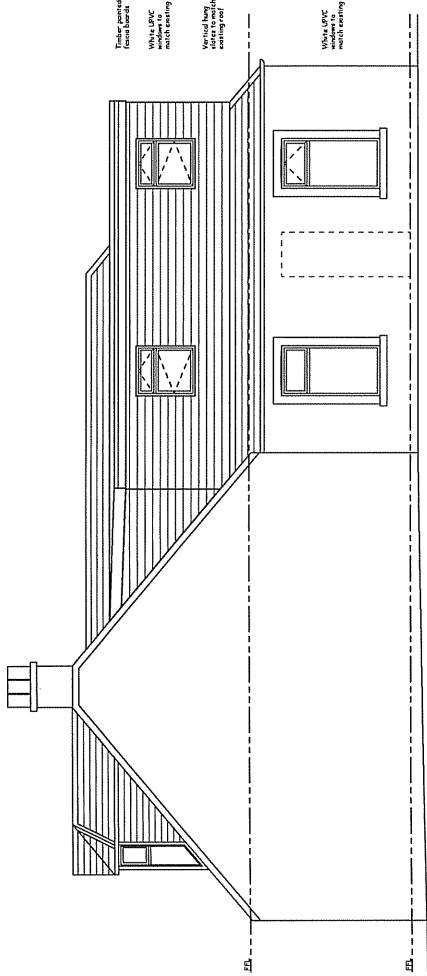
Ordnance Survey, (c) Crown Copyright 2012. All rights reserved. Licence number 100020449

Location Plan (1:1250)

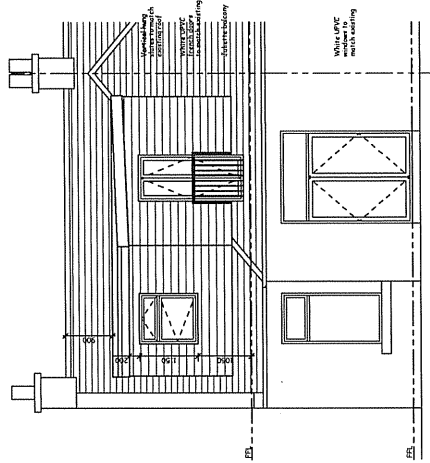




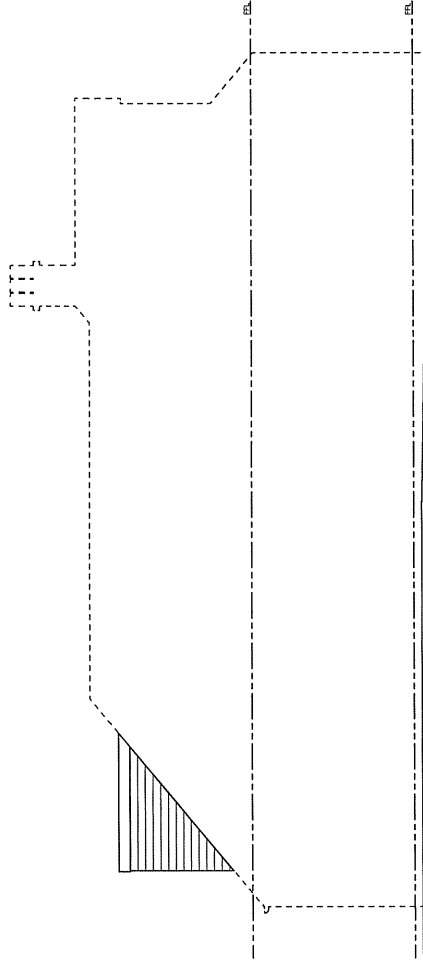
Proposed Front Elevation (1:50)
No Change



Proposed Side Elevation (1:50)



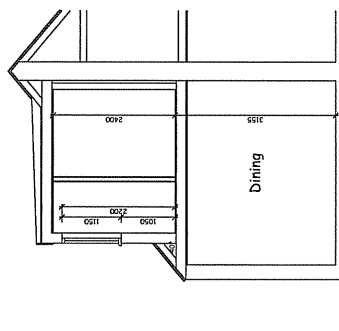
Proposed Rear Elevation (1:50)



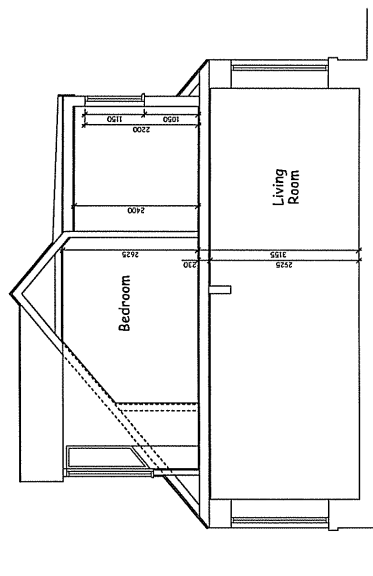
Proposed Side Elevation (1:50)

Notes:		The contractor must check all indicated or required dimensions on site, prior to commencement of shop drawings, materials and construction.	
REVISION	DATE	DESCRIPTION	
Name:		Allison Penman	
Address:		2 Philip Street, Bainsford, Falkirk	
Project:		Proposed Alterations & Extension	
Title:		Proposed Elevations	
Scale:	Date:	Org. No.:	
As Shown	August 2013	1321PL-03	

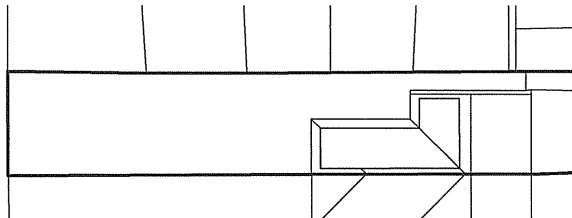
Proposed Section B-B (1:50)



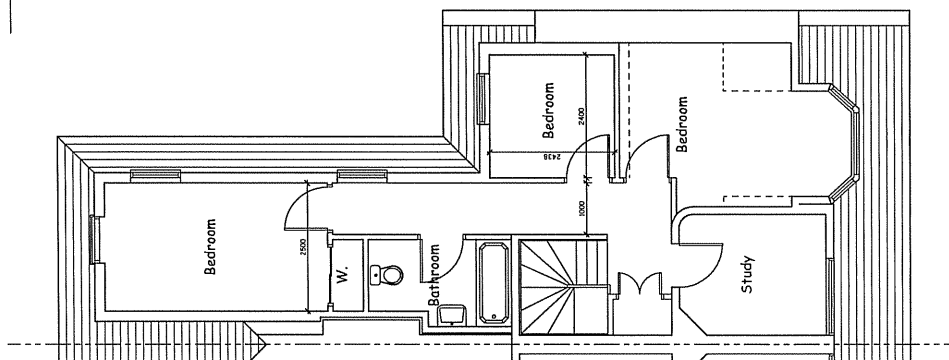
Proposed Section A-A (1:50)



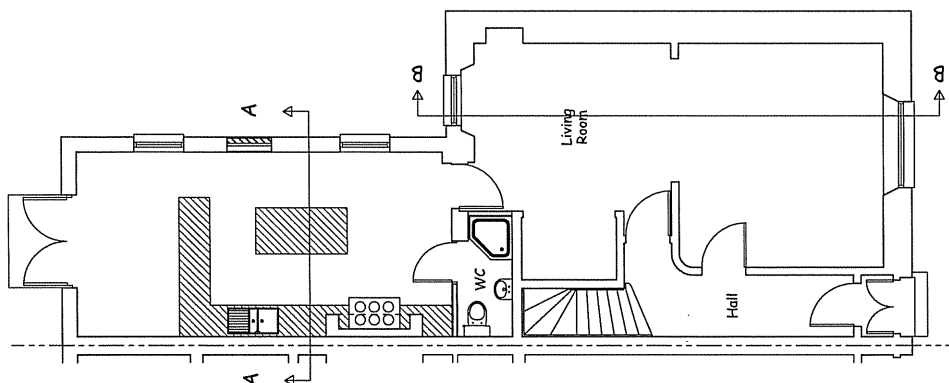
Proposed Site Plan (1:200)



Proposed First Floor Plan (1:50)



Proposed Ground Floor Plan (1:50)



Note:
The contractor must check all indicated or required dimensions on site, prior to commencement of shop drawings, materials

[illegible]

PLANNING APPLICATION DETERMINED BY DIRECTOR OF DEVELOPMENT SERVICES UNDER DELEGATED POWERS – REPORT OF HANDLING

PROPOSAL : Extension to Dwellinghouse (Front and Rear Dormer)
LOCATION : 2 Philip Street, Falkirk, FK2 7JE
APPLICANT : Ms Allison Penman
APPN. NO. : P/13/0546/FUL
REGISTRATION DATE : 23 August 2013

1. SITE LOCATION / DESCRIPTION OF PROPOSAL

The application site consists of an attractive semi-detached one and a half storey dwelling house located in a residential area. The property is stone built with areas of render and pebbledashing. The roof was originally slate covered but has been replaced with concrete tiles.

The applicant seeks planning permission for a large dormer on the rear elevation which would run the length of both rear roof slopes and wrap around the end of the single storey rear element. The applicant also seeks planning permission for a front dormer, this was not described on the application form or clearly indicated on the plans. As a result the description has been amended and further notification to neighbours has been carried out.

2. SITE HISTORY

P/12/0369/FUL Detail Refused 24 August 2012 Extension to Dwellinghouse (Rear Dormer)

Planning permission was refused in 2012 for a slightly larger dormer, the only change has been a small reduction in the overall height of the dormer. The previous application did not include the proposed alterations to the frontage.

3. CONSULTATIONS

The following responses to consultation were received:

Roads Development Unit No objections.

Where the local Community Council requested consultation, their comments appear above.

4. PUBLIC REPRESENTATION

During consideration of the application, no letters of objection or representation were received.

5. THE DEVELOPMENT PLAN

The proposed development was assessed against the undernoted Development Plan(s):

Falkirk Council Structure Plan.

There are no relevant policies within the Falkirk Council Structure Plan.

Falkirk Council Local Plan

The proposed development was assessed against the following policy or policies:

SC09 - Extensions and Alterations to Residential Properties

EQ01 - Sustainable Design Principles

Falkirk Local Development Plan - Proposed Plan

5A. MATERIAL CONSIDERATIONS

Falkirk Council Supplementary Guidance

Falkirk Local Development Plan (Proposed Plan)

6. PLANNING ASSESSMENT

The Development Plan

The proposal raises no strategic issues and was therefore assessed against the Falkirk Council Local Plan alone.

Local Plan Policies

The development is considered against policy EQ1 and SC9 in the Falkirk Council Plan. Policy SC9 has an associated Supplementary Planning Guidance Note on House Extensions and Alterations (SPG) which is considered in more detail below. As both policies consider design they are discussed together in the SPG section.

Parking

There is some parking pressure in Philip Street, however the applicants have created an off-street parking space at the front of the property and this is sufficient for a dwelling of this size in this location.

There is one other rear dormer on this side of the street at number 10, this was approved early in 2010 which is prior to the adoption of the Current Local Plan. The new Local Plan was in draft format at the time the application was submitted. The Council are looking to ensure a high standard of design under the current local plan. To reflect this, negotiations have taken place on a similar scheme at number 26 Philip Street, resulting in a reduced size dormer which retains the integrity of the original roof slopes and would not appear bulky.

Policy EQ1 requires that the scale, siting and design of new development should respond positively and sympathetically to the site's surroundings and create buildings that are attractive, safe and easy to use. Policy SC9 reiterates this, with specific focus on extensions and alterations to residential properties.

Falkirk Council Supplementary Guidance

Design

The SPG advises that box dormers are often too bulky or out of proportion and spoil the character of the original house. The SPG therefore sets out standards for extensions to half-cottages such as at the application site. Extensions should have an integrated design, avoiding the image of a box landed on the roof. Proposals will be considered in relation to the original house and to the streetscape.

The proposed development would not sit well with the original building and would instead have the appearance of a box stuck on the roof. It would not be integrated in to the original roof slope and would form an incongruous development on the rear elevations of the dwelling. It would unbalance the pair of semi-detached houses and would be highly visible from public vantage points. It is considered that the dormer would therefore be contrary to Policy SC9 and the associated SPG. It would be a large and bulky addition to the roof which would not be sympathetic to the original building, pair of semi-detached houses or the wider area.

Previous attempts have been made to bring the development more in line with the guidance set out in the SPG, these attempts have failed.

Impact on Neighbours

The new windows would not significantly increase levels of overlooking of neighbouring properties.

Amenity Space

The proposed development would not have an impact on the level of amenity space provided at the property.

The dormer on the front elevation would be a relatively small, flat roofed dormer sitting in between the original pitched roof dormers. This dormer is considered acceptable in design terms and although not entirely in keeping with the guidance, is acceptable in principle due to its small nature.

Falkirk Local Development Plan (Proposed Plan)

The Proposed Falkirk Local Development Plan was approved by the Council for consultation in March 2013, with the period for representations running from April to June 2013. It is expected to be adopted in early 2015, at which point it will replace the current Structure Plan and Local Plan. It provides the most up to date indication of Falkirk Council's views in relation to Development Plan Policy and constitutes a material consideration in the determination of planning applications.

Policy HSG07 reiterates the requirements of policy SC9 in the Local Plan and it is therefore considered that the development would not meet the terms of this policy.

7. CONCLUSION

The proposed dormer by reason of its design and location would not be sympathetic to the existing building, pair of semi-detached properties or surrounding area and consequently would have an adverse impact on the appearance of the area. The proposed extension is contrary to Policy EQ1 'Sustainable Design Principles' and SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan and Falkirk Council's Supplementary Planning Guidance 'House Extensions and Alterations' and policy HSG07 'House Extensions and Alterations' of the emerging Local Development Plan. There are no other material considerations that would warrant approval in this case.

8. RECOMMENDATION

Refuse Planning Permission

Refusal is recommended for the following

Reason(s):

1. The proposed dormer on the rear roof slope, by reason of its design and location would not be sympathetic to the existing building, pair of semi-detached properties or surrounding area and consequently would have an adverse impact on the appearance of the area. The proposed extension is contrary to Policy EQ1 'Sustainable Design Principles' and SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan, Falkirk Council's Supplementary Planning Guidance 'House Extensions and Alterations' and Policy HSG07 'House Extensions and Alterations' of the Emerging Falkirk Local Development Plan April 2013.

The recommendation is based on the following reason(s):-

The proposals do not accord with the provisions of the Development Plan and there are no material considerations which would warrant approval of the application.

Informatives:

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03 and 04.



Director of Development Services

11.10.13

Date

Contact Officer : Katherine Chorley
(Assistant Planning Officer) 01324 504704

Reference No. P/13/0546/FUL

Town and Country Planning (Scotland) Act 1997 as Amended
Issued under a Statutory Scheme of Delegation.



Falkirk Council

Refusal of Planning Permission

Agent
Gordon Kerr
27 Chambers Drive
Carron
Falkirk
FK2 8DX

Applicant
Ms Allison Penman
2 Philip Street
Falkirk
FK2 7JE

This Notice refers to your application registered on 23 August 2013 for permission in respect of the following development:-

Development Extension to Dwellinghouse (Front and Rear Dormer)

Location 2 Philip Street, Falkirk, FK2 7JE

The application was determined under Delegated Powers. Please see the attached guidance notes for further information, including how to request a review of the decision.

In respect of applications submitted on or after 1 January 2010, Falkirk Council does not issue paper plans. Plans referred to in the informatives below can be viewed online by inserting your application number at <http://eplanning.falkirk.gov.uk/online/>

In accordance with the plans docquetted or itemised in the attached informatives as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

Refuses Detailed Planning Permission

The Council has made this decision for the following

Reason(s):

1. The proposed dormer on the rear roof slope, by reason of its design and location would not be sympathetic to the existing building, pair of semi-detached properties or surrounding area and consequently would have an adverse impact on the appearance of the area. The proposed extension is contrary to Policy EQ1 'Sustainable Design Principles' and SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan, Falkirk Council's Supplementary Planning Guidance 'House Extensions and Alterations' and Policy HSG07 'House Extensions and Alterations' of the Emerging Falkirk Local Development Plan April 2013.

Informative(s):

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03 and 04.

18 October 2013

Director of Development Services

Morris, John

From: Will, Cameron
Sent: 05 September 2013 09:29
To: adtm1dmbcorr
Cc: Steedman, Russell
Subject: P/13/0546/FUL

Development Services

Memo

To: Katherine Chorley
 Planning and Transportation

From: Cameron Will
 Roads and Design (Roads Development Unit)

Date: 5 September 2013

Enquiries: 1030

Fax:

Our Ref: 130905-CW

Your Ref: P/13/0546/FUL

Development Extension to Dwellinghouse (Rear Dormer)
Location 2 Philip Street, Falkirk, FK2 7JE
Grid Ref Easting 288487 Northing 681417

I refer to your consultation notice, dated the 27 August 2013 concerning the above application and can advise you that, if Development Management is minded to grant permission, there are no roads related conditions to be incorporated to any consent to be granted.

Regards
 Cameron

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Chapter 03 : Environmental Quality

IMPROVING DESIGN QUALITY AND STANDARDS

Sustainable Design Principles

- 3.1 The contribution of good design to quality of life, and the role of planning in delivering it, has been highlighted in the Government's policy statement 'Designing Places', published in 2001. Design quality has also been identified as a key strategic issue by the Structure Plan.
- 3.2 If growth and development are to be sustainable, as the strategy implies, then greater priority needs to be accorded to a range of design factors which influence the development's long-term impact on the environment and quality of life. Policy EQ1 highlights the key areas where attention to good design will be accorded particular importance in assessing development proposals. The accompanying Table 3.1 illustrates how these principles link through to other policies in the Local Plan, and to other local and national guidance.

3.3

EQ1 SUSTAINABLE DESIGN PRINCIPLES

New development will be required to achieve a high standard of design quality and compliance with principles of sustainable development. Proposals should accord with the following principles:

- (1) **Natural and Built Heritage**
Existing natural, built or cultural heritage features should be identified, conserved, enhanced and integrated sensitively into development;
- (2) **Urban and Landscape Design**
The scale, siting and design of new development should respond positively and sympathetically to the site's surroundings, and create buildings and spaces that are attractive, safe and easy to use;
- (3) **Accessibility**
Development should be designed to encourage the use of sustainable, integrated transport and to provide safe access for all users;
- (4) **Resource Use**
Development should promote the efficient use of natural resources, and take account of life cycle costs, in terms of energy efficient design, choice and sourcing of materials, reduction of waste, recycling of materials and exploitation of renewable energy;
- (5) **Infrastructure**
Infrastructure needs and their impacts should be identified and addressed by sustainable mitigation techniques, with particular regard to drainage, surface water management, flooding, traffic, road safety and noise; and
- (6) **Maintenance**
Proposals should demonstrate that provision will be made for the satisfactory future management and maintenance of all public areas, landscaping and infrastructure.

- 3.4 It is important that sustainable design principles are properly integrated at an early stage in the design process. Masterplans and development briefs have a key role to play in this. For specific development sites, the Local Plan indicates whether a current brief, masterplan or development framework exists, or whether preparation of one is an outstanding requirement. General design advice will also be provided through the Council's series of Supplementary Planning Guidance Notes, which is being developed on an ongoing basis. Table 3.1 highlights relevant additional guidance. Pre-application discussions will also be important in determining the key issues.

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.

4.31

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.

4.33

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.

4.34

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

Supporting Policies

Housing Design and Residential Amenity

- 5.8** The scale of residential growth planned for the area over the period of the plan will have a significant impact on how communities look and feel. It is important that new housing is well designed so that this impact is a positive one. Smaller scale change in residential neighbourhoods, whether through small infill developments, proposals for non-residential uses or simple extensions or alterations to properties, must also be managed so as to maintain residential amenity.

5.9

Policy HSG04 Housing Design

The layout, design and density of the new housing development should conform with any relevant site-specific design guidance, Supplementary Guidance SG02 'Housing Layout and Design' and the Scottish Government's policy on 'Designing Streets'. Indicative site capacities in the site schedules may be exceeded where a detailed layout demonstrates that a high quality design solution, which delivers the requisite level of residential amenity, has been achieved.

5.10

Policy HSG05 Infill Development and Subdivision of Plots

Proposals for the erection of additional houses within the curtilage of existing properties or on small gap sites will be permitted where:

1. The scale, density, disposition and design of the proposed houses respect the 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, parking and other infrastructure is of an adequate standard for both proposed and existing houses; and
6. The proposal complies with other LDP policies.

5.11

Policy HSG06 Non-Residential Uses in Residential Areas

Within established residential areas, the introduction of uses which would be incompatible with the residential character and amenity of the area will generally not be permitted. Proposals for appropriate community services (e.g. surgeries, day nurseries and neighbourhood shops), homeworking or other compatible business uses (e.g. guest houses) will be supported where it can be demonstrated that the quality of the residential environment would be safeguarded, the type and location of the property is suitable, and satisfactory access and parking can be provided.

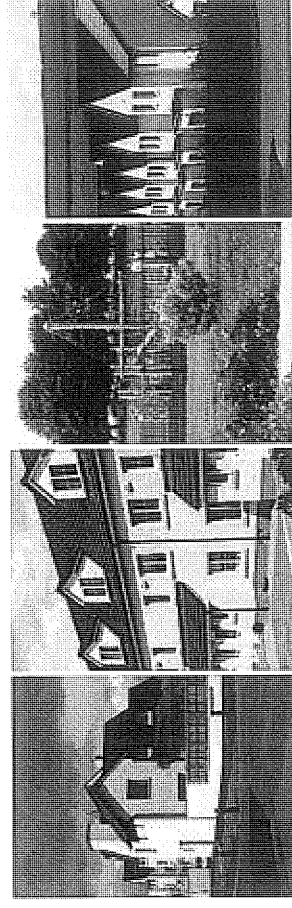
5.12

Policy HSG07 House Extensions and Alterations

Extensions and alterations to houses will be permitted where:

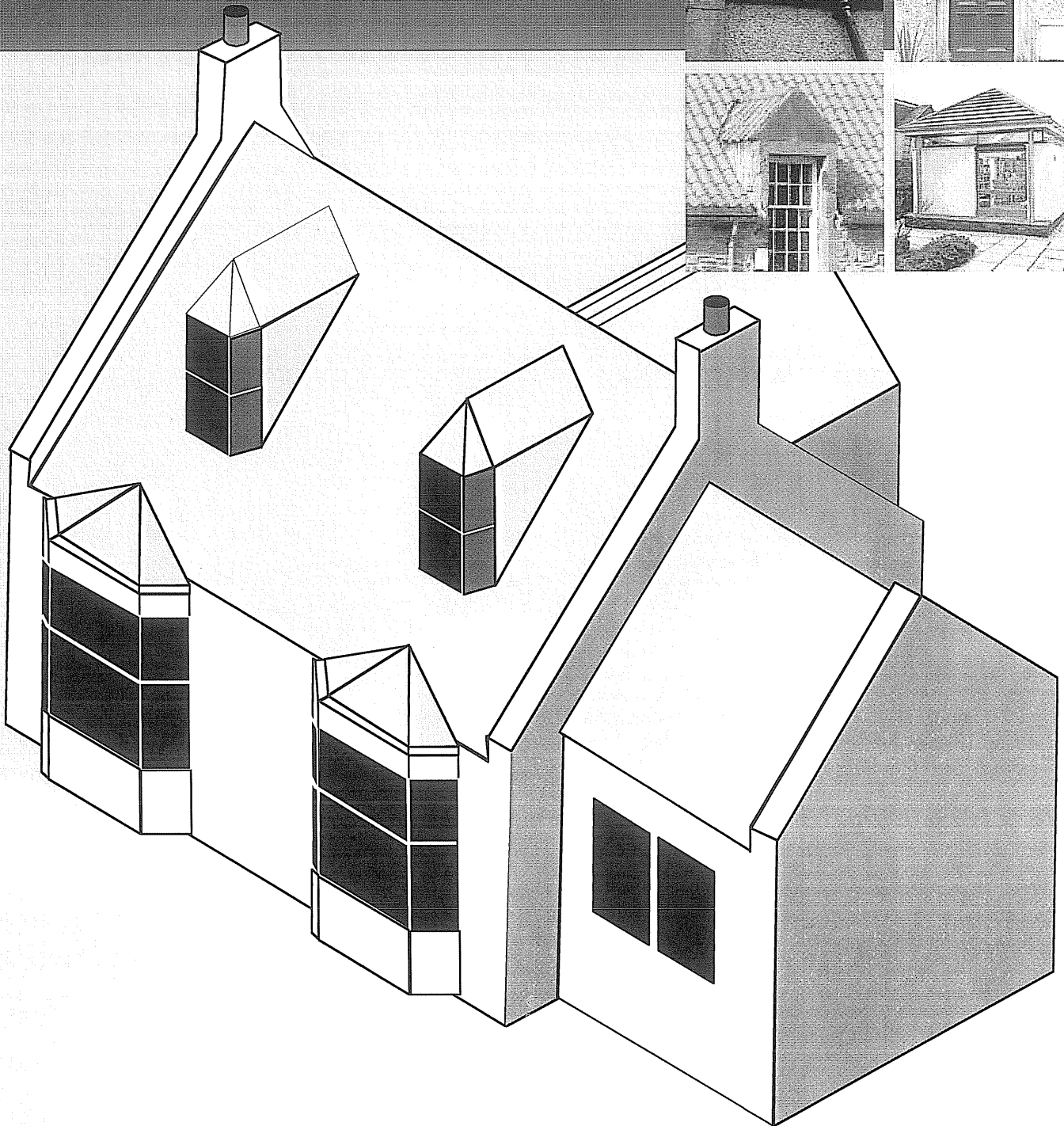
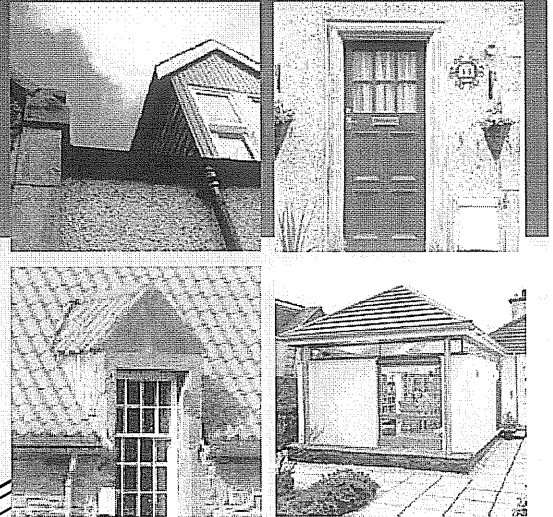
1. The scale, design and materials are sympathetic to the existing building;
2. The location and scale of the extension or alterations will not significantly affect the degree of amenity, daylight or privacy enjoyed by neighbouring properties; and
3. It will not result in overdevelopment of the plot,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

Proposals should comply with the detailed guidance on these criteria set out in the Supplementary Guidance SG03 'House Extensions and Alterations'.



House Extensions & Alterations

Supplementary Planning Guidance Note



Falkirk Council
Development Services