

PRC45. APPLICATION FOR REVIEW – HEARING ON PLANNING APPLICATION P/13/0169/PPP SUB-DIVISION OF GARDEN GROUND AND ERECTION OF DWELLINGHOUSE AT 225 GRAHAMSDYKE STREET, LAURIESTON, FALKIRK

The Committee considered documents relating to Planning Application P/13/0169/PPP for the sub-division of garden ground and the erection of a dwellinghouse at 225 Grahamsdyke Street, Laurieston.

The Committee heard a short presentation from Mr Campbell, who provided a summary of the application, the papers before the Committee, referring to the Report of Handling and the reasons for refusal of the application now being reviewed. Mr Campbell advised that the submission made as part of the Hearing Statement included a revised layout plan, which amended the size of the plot for the proposed development. Mr Henderson and Mr Campbell were both heard in relation to the implications if this revised plan was accepted, and it was noted that members would first need to consider if this was to be seen as a material change to the application and as such would it require a fresh application.

In accordance with the decision made earlier in the meeting, the Committee then heard submissions from Mr John MacDonald, Building Consultant and Mr Neil McFadyen, Agent for the Applicant. Mr MacDonald and Mr McFadyen were heard in support of the application, referring to the Hearing Statement and the associated drawings which had been submitted as part of the Review papers.

Members of the Committee then asked questions of the applicant, Mr MacDonald and Mr McFadyen.

The Committee then invited Mr McFadyen and Mr MacDonald to sum up. Mr McFadyen advised that he did not consider that the change to the layout plan was a material change. He advised that there would still be sufficient garden ground available for both properties on the proposed site.

The Committee then proceeded to deliberate on the merits of the application, and took into account the following factors:-

- (a) Policies EQ17 – Antonine Wall and SC08 – Infill Development and Subdivision of Plots of the Falkirk Council Local Plan;
- (b) the terms of the Falkirk Council Supplementary Planning Guidance Note “Housing Layout and Design”;
- (c) the representations submitted in relation to the application;
- (d) the comments made by the Roads Development Unit in relation to the application;
- (e) the nature and size of the plot and the proposed size of the dwellinghouse;
- (f) the benefit of the site visit previously undertaken;

- (g) the Notice of Review and the statement in support of the application, the hearing statement and associated plans submitted as part of the Review documents, and
- (h) the discussions in relation to the change in the proposed size of the plot and the advice given by Mr Campbell and Mr Henderson.

After extensive discussion, the Committee agreed in the first instance that the plans submitted as part of the Hearing Statement submission would be accepted as they were not a material change to the application, and as such a fresh application would not be required.

Thereafter, the Committee **AGREED:-**

- (1) to Grant Planning Permission in Principle subject to such conditions as the Director of Development Services shall deem appropriate, but to include conditions relating to the following:-
 - (i) the gradient of the driveway and the in-curtilage parking;
 - (ii) the height of the boundary treatments;
 - (iii) the requirement for a contaminated land report;
 - (iv) the height of the dwellinghouse being restricted to 1½ storey or single storey to eaves level;
 - (v) a restriction on the footprint of the dwellinghouse in relation to the size of the plot;
 - (vi) no further development or extension to the dwellinghouse to take place without the prior written approval of the Planning Authority;
 - (vii) privacy in terms of the windows, with specific reference to the side elevation of the proposed dwellinghouse, and
 - (viii) the materials to be used in the construction of the dwellinghouse.