

FALKIRK COUNCIL

Subject: EXTENSION TO DWELLINGHOUSE (DORMERS) AT 20
SNEDDON PLACE, AIRTH, FALKIRK, FK2 8GH FOR MR CRAIG
GARDENER - P/14/0291/FUL
Meeting: PLANNING COMMITTEE
Date: 10 September 2014
Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Carse, Kinnaird and Tryst

Councillor Stephen Bird
Councillor Steven Carleschi
Councillor Charles MacDonald
Councillor Craig Martin

Community Council: Airth Parish

Case Officer: Katherine Chorley (Planning Enforcement Officer), Ext. 4704

UPDATE REPORT FOLLOWING SITE VISIT

1. Members will recall that this application was originally considered by the Planning Committee on 20 August 2014 (copy of previous report appended), when it was agreed to continue the application for a site visit. This site visit took place on 1 September 2014.
2. Following a brief summary of the application by the planning officer, the applicant commented on his own assessment of the suitability of the proposals. The applicant expressed his view that, as the dormers would only be visible from private areas, then they were acceptable. The applicant also referred to the lack of objections from surrounding neighbours. The applicant also stated that pre-application advice had been sought and that the design would be acceptable if the front dormer was removed from the proposal, and expressed a view that the only point of disagreement is the link between the side and rear dormers.
3. Whilst it is the case that pre-application discussion took place between the case officer and the applicant, resulting in the deletion of the front dormer window, at no point was it confirmed that the remaining dormer proposal would be acceptable. The case officer wrote to the applicant on 29 May 2014 to confirm that the proposal remained contrary to the terms of our supplementary planning guidance advising that "the scheme is an overlarge box which is too bulky, out of proportion with the original house and dominates the original roof slope"

4. Members of the Planning Committee sought advice in relation to privacy and overlooking, to which it was confirmed that the proposal raises no privacy concerns. It was also noted that a similar large box dormer window extension exists on a property nearby. Planning records confirm that this particular dormer proposal was granted planning permission in 1995.
5. None of the bungalow style properties within Sneddon Place have dormer extensions or any alterations to their distinctive single storey, pitched roof form.
6. No matters were raised that amend the original recommendation to refuse planning permission.

7. RECOMMENDATION

7.1 It is recommended that the Planning Committee refuse planning permission for the following reasons:-

- (1) The proposed dormer extension on the roof would not be sympathetic to the existing building and surrounding area by reason of its flat roofed, dominant and over large size and boxy, wrap around design and would be in an area characterised by attractive and uniform roof designs. The dormer would be contrary to policy SC9 'Extensions and Alterations to Residential Properties' of the adopted Falkirk Council Local Plan, policy HSG07 of the emerging Falkirk Local Development Plan (Proposed Plan 2013) and the Supplementary Planning Guidance Note on 'House Extensions and Alterations'.

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 and 03A.

.....
Director of Development Services

Date: 4 September 2014

LIST OF BACKGROUND PAPERS

1. Falkirk Council Local Plan.
2. Falkirk Local Development Plan (Proposed Plan).
3. Falkirk Council Supplementary Guidance House Extensions and Alterations.
4. Letter of representation from Mrs Mackay, 6 Sneddon Place, Airth, Falkirk, FK2 8GH.

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504704 and ask for Katherine Chorley, Planning Enforcement Officer.

FALKIRK COUNCIL

Subject: EXTENSION TO DWELLINGHOUSE (DORMERS) AT 20
SNEDDON PLACE, AIRTH, FALKIRK, FK2 8GH, FOR MR
CRAIG GARDENER - P/14/0291/FUL

Meeting: PLANNING COMMITTEE

Date: 20 August 2014

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Carse, Kinnaird and Tryst

Councillor Stephen Bird
Councillor Steven Carleschi
Councillor Charles MacDonald
Councillor Craig Martin

Community Council: Airth Parish

Case Officer: Katherine Chorley (Planning Enforcement Officer), Ext. 4704

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The application site consists of a detached dwellinghouse located in a residential area. The property is single storey with two bay windows on the frontage, each with a pitched roof, one hipped and one gabled. The building has pebbledash rendered elevations with quoins and interlocking concrete roofing tiles. The street is characterised by similar properties, although there is some variation between roof materials, either a red or grey tile.
- 1.2 The applicant seeks planning permission for a flat roofed dormer which would wrap around the side and rear elevation of the property. This would create a bedroom and study in the roof space. A copy of the plan is attached at Appendix One.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application was called to Committee by Councillor Nicol.

3. SITE HISTORY

- 3.1 The following history is relevant to this planning application:
- P/14/0150/FUL Extension to Dwellinghouse (Dormers) - Application Withdrawn 6 May 2014;

- F/2003/0538 Erection of 26 Dwellinghouses, 9 Detached Double Garages, and 6 Detached Single Garages - Detail – Granted 19 December 2003.

4. CONSULTATIONS

- 4.1 No consultations were carried out on this proposal.

5. COMMUNITY COUNCIL

- 5.1 No representations have been received.

6. PUBLIC REPRESENTATION

- 6.1 In the course of the application, 1 contributor submitted a letter to the Council stating that she had no objections to the application. The comments on the proposal are noted.

7. DETAILED APPRAISAL

Under section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local and major developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Accordingly,

7a The Development Plan

Falkirk Council Local Plan

- 7a.1 Policy SC9 - 'Extensions and Alterations to Residential Properties' states:

"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."*

- 7a.2 The development is considered against policy SC9 in the Falkirk Council Local Plan. This policy has an associated Supplementary Planning Guidance Note on House Extensions and Alterations (SPG) which is considered in more detail below.

- 7a.3 Policy SC9 requires that designs be sympathetic to the existing building. The proposed dormer fails in this respect and would not be considered sympathetic to the original building. The dormer would not be sympathetic to the existing building and surrounding area by reason of its flat roofed, dominant and over large size and boxy, wrap around design and would be in an area characterised by attractive and uniform roof designs.
- 7a.4 The proposed development would not impact on the existing amenity space and the retained space is acceptable for a property of this size in accordance with policy SC9.
- 7a.5 The window on the side elevation of the dormer would look towards the side elevation of 18 Sneddon Place and would not significantly increase overlooking. The windows on the rear elevation would look towards an area of open space.
- 7a.6 Sufficient off-street parking can be provided at the property and there would be no impact on road safety.
- 7a.7 Accordingly, the proposal does not accord with the Development Plan.

7b Material Considerations

- 7b.1 The material considerations to be assessed are the Supplementary Planning Guidance Note on House Extensions and Alterations, the Falkirk Council Local Development Plan (Proposed Plan) and the Coal Mining Legacy.

Falkirk Council Supplementary Guidance

- 7b.2 The SPG advises that overlarge boxes which are too bulky and out of proportion with the original house can spoil the character of a building. The proposed dormer would wrap around the side and rear elevation of the property resulting in an overly large, bulky and dominant feature on a relatively small roof. The flat roof is of poor quality in terms of design and would also be out of character with the original building and neighbouring properties. The design and location of the dormer does not comply with policy SC9 and the associated SPG on house extensions and alterations. The dormer would be a jarring feature out of character with the original building and would give the appearance of a box landed on the roof. A copy of the relevant section of the SPG is attached at Appendix Two.
- 7b.3 No details of the proposed materials have been submitted. If permission were to be granted, a condition requiring that the materials match the existing dwellinghouse could be applied.
- 7b.4 The applicant has suggested that this scheme is the only scheme that will comply with building standards regulations. However the Building Standards Unit confirms that other, more sympathetic, alterations could be carried out without having a detrimental impact on the existing property or surrounding area. The internal layout could also have been amended to use the space in a different way. However, it should be acknowledged that the property is currently a small, single storey dwellinghouse and therefore has limited scope for expansion into the roof.

Falkirk Local Development Plan (Proposed Plan)

7b.5 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.

7b.6 Policy HSG07 'House Extensions and Alterations' states:

'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'.

7b.7 Policy HSG07 reads the same as policy SC9 in the existing Local Plan with the exception of a reference to road safety, which has been added to the new policy. The scale and design of the wrap around dormer is considered to be unacceptable as detailed above and the proposal does not therefore comply with policy HSG07.

Consideration of the Site in relation to Coal Mining Legacy

7b.8 The application site falls within or is partially within the Development High Risk Area as defined by the Coal Authority. It is recognised that flexibility and discretion are necessary parts of the planning system and as such there may be exemptions to the requirement for a desk based Coal Mining Risk Assessment within the Development High Risk Area.

7b.9 Exemption can be on the grounds of the type of application or the nature of development. Only one of these needs to be met to exempt the need for a desk based Coal Mining Risk Assessment and also the consequential need for the Council to consult the Coal Authority. This proposal is considered to fall into both of these exempt groups.

7c Conclusion

7c.1 The proposed dormer extension would be contrary to the design guidance associated with policy SC9 of the Falkirk Council Local Plan and HSG07 of the emerging Falkirk Local Development Plan and is therefore recommended for refusal. It is not considered that the alterations would have a detrimental impact on neighbouring properties in terms of privacy and overlooking. The comments submitted by a neighbouring property do not overcome the concerns raised and there are no material considerations which would warrant a grant of planning permission in this case.

8. RECOMMENDATION

8.1 It is recommended that the Planning Committee refuse planning permission for the following reasons:-

- (1) The proposed dormer extension on the roof would not be sympathetic to the existing building and surrounding area by reason of its flat roofed, dominant and over large size and boxy, wrap around design and would be in an area characterised by attractive and uniform roof designs. The dormer would be contrary to policy SC9 'Extensions and Alterations to Residential Properties' of the adopted Falkirk Council Local Plan, policy HSG07 of the emerging Falkirk Local Development Plan (Proposed Plan 2013) and the Supplementary Planning Guidance Note on 'House Extensions and Alterations'.**

Informative(s):-

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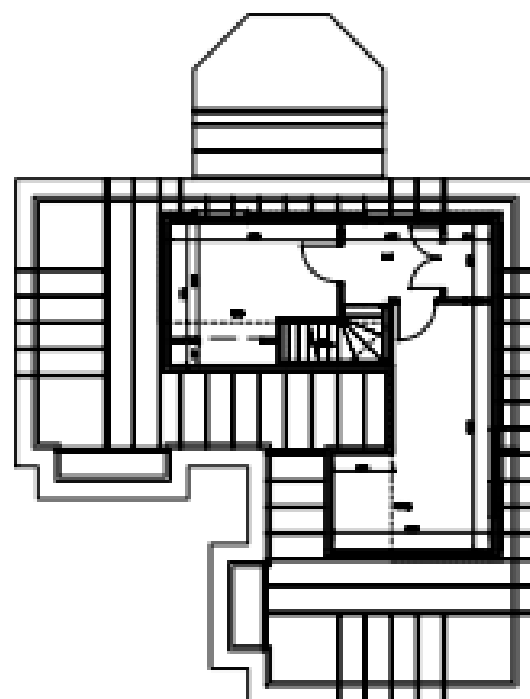
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Director of Development Services

Date: 11 August 2014

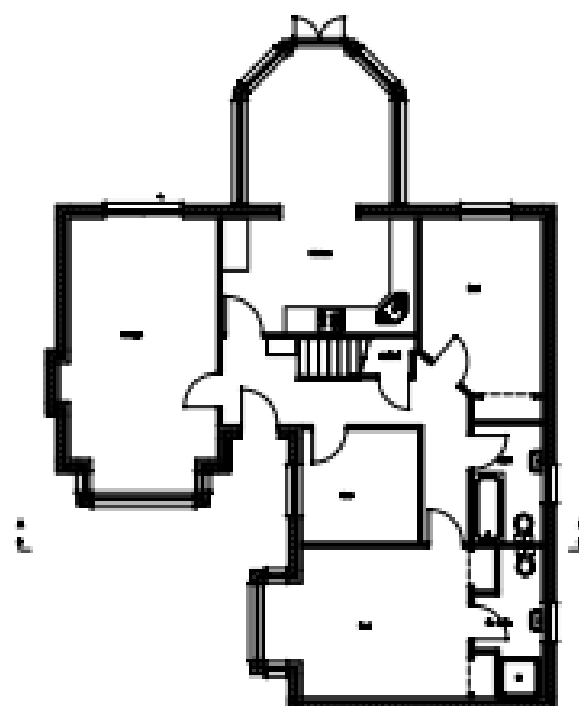
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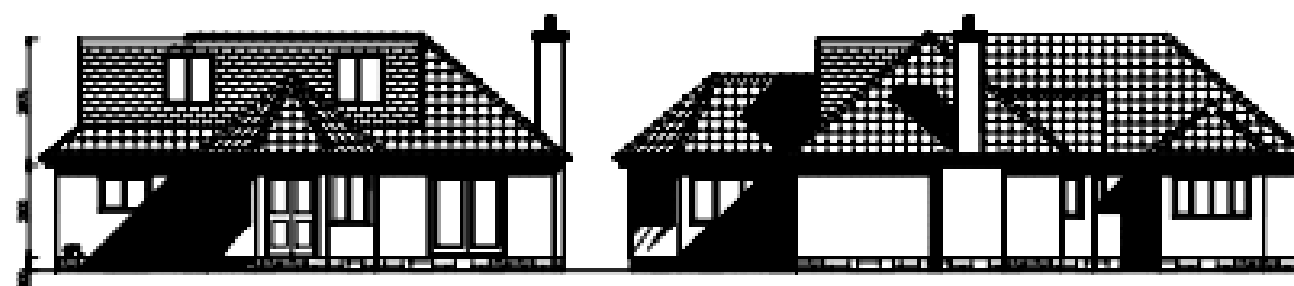
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504704 and ask for Katherine Chorley, Planning Enforcement Officer.



FF Plan 2000



GF Plan 1:100



South Elevation 1400

East Elevation 1400

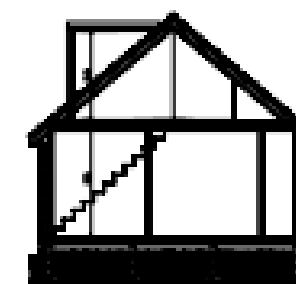


North Elevation 1400

West Elevation 1100



Section A-A

**Isometria NTB**

PLANNING ISSUE

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DATE	10/07/2008	TIME	10
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Design Guidance

Roof Extensions and Dormer Windows



Figure 19a : DORMER WINDOW TYPES
Wall Head/ 1st Storey



Figure 19c : DORMER WINDOW TYPES
Straight Gable



Figure 19b : DORMER WINDOW TYPES
Wall Head



Figure 19d : DORMER WINDOW TYPES
Angled Bay/Hipped Roof

2.7 Roof Extensions and Dormer Windows

Dormers

An additional bedroom upstairs is a popular householder aspiration. Habitable roof space with dormer windows is a therefore a fairly common feature in the area. It maximises use of the house, is less costly than a rear extension and avoids loss of garden ground.



The traditional dormer window sought only to marginally extend the floor area of the roof space and was positioned and proportioned as an integral component of the overall elevation. Although, within the Falkirk area, there is a predominance of angled bay dormers set within the roof plane with hipped roofs, there are also examples of square bays with gabled fronts and some dormers continue straight from the wall head. Cat-slide roofs and neat flat roofs are also occasionally in evidence as are windows set half below the eaves creating a 1½ storey house. The traditional dormer is mainly glazed under a slate roof. (Figure 19)

Design Guidance

Roof Extensions and Dormer Windows

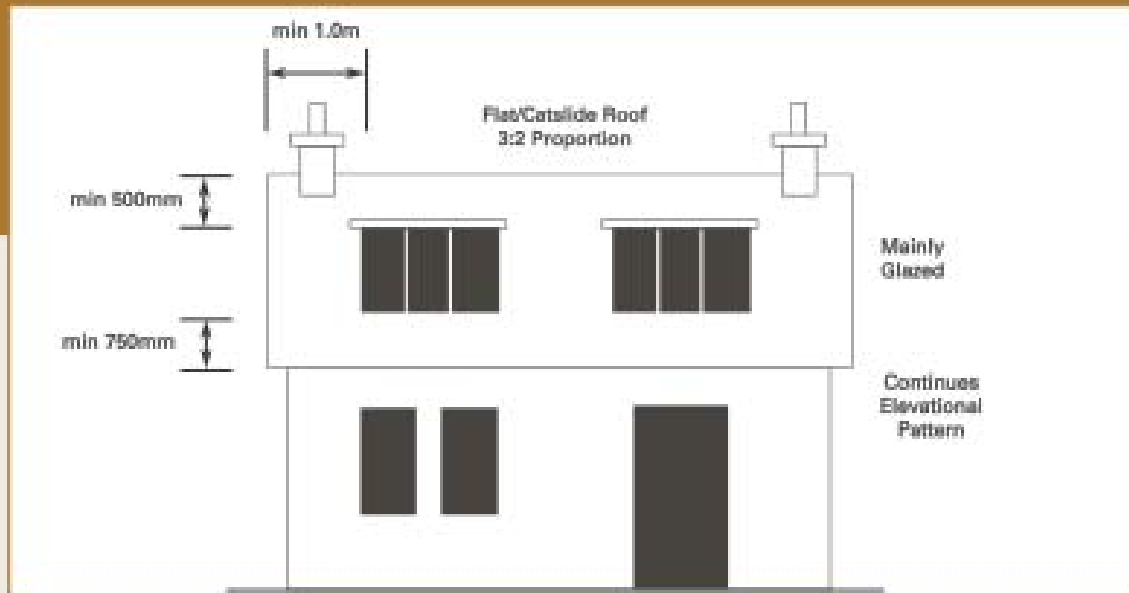


Figure 20 : BOX DORMERS - Dimensional/elevational constraints where applicable

The problem with many modern roof/ dormer extensions is that too much accommodation has been sought, contained within overlarge boxes which are too bulky or out of proportion and spoil the character of the original house.

Where a dormer extension is proposed, therefore, the following standards will apply:

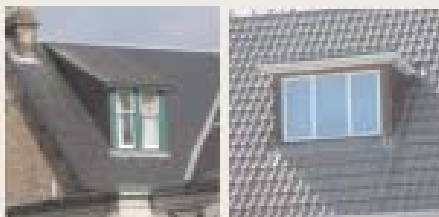
- Roof lights ("conservation" type to the front) and gable/ and hip windows should be considered first.
- No new units will be permitted on a uniform frontage presently without dormers.
- Proposals for the design of new or replacement dormers will be considered in relation to the house itself and to the streetscape. Where this varies a traditional-type dormer will be permitted on the frontage.

- Box-dormers will be permitted at the rear of a property and on a frontage where over 50% of the houses have them already, subject to the following :

- a position no less than 500 mm. below the roof ridge, 1.00 m. from the gable or party wall and 750 mm. above the eaves
- a proportion no greater than 3 wide:2 high
- a lightness of appearance, mainly glazed
- concealed rainwater goods
- vertically proportioned windows immediately over or related to the pattern of openings
- a tidy flat or cat-slide roof (Figure 20)

On a hipped roof the box dormer should be set 1.00m. from the hip slope on both faces (i.e. on the end hip if no overlooking).

Where box dormers are permitted, the option to create recessed infills between existing traditional dormers may also be considered as the less preferred option.



Planning Committee

Planning Application Location Plan

P/14/0291/FUL

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



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