

**P38. EXTENSION TO DWELLINGHOUSE AT 12 BLAIRLODGE AVENUE, POLMONT, FALKIRK FK2 0AD FOR MR WILLIAM MITCHELL - P/15/0110/FUL (CONTINUATION)**

With reference to Minute of Meeting of the Planning Committee held on 27 May 2015 (Paragraph P21 refers), Committee (a) gave further consideration to a report by the Director of Development Services; and (b) considered an additional report by the said Director on an application for full planning permission for the erection of a single storey rear extension to a dwellinghouse, measuring approximately 2 metres by 4.4 metres, and a front extension measuring 4.5 metres by 4.4 metres at 12 Blairlodge Avenue, Polmont, Falkirk.

**Decision**

**The Committee agreed to grant planning permission subject to the following conditions:-**

- (1) The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of this permission unless a variation is required by a condition of the permission or a non-material variation has been agreed in writing by Falkirk Council as Planning Authority; and**
- (2) Prior to the occupation of the front extension, the window indicated on the proposed south elevation facing the boundary of no.11 Blairlodge Avenue, shall be obscured glazed in accordance with drawing 06B and shall be maintained as such in perpetuity.**

**Reasons(s):-**

- (1) As these drawings and details constitute the approved development; and**
- (2) To safeguard the privacy of the occupants of adjacent properties.**

**Informative(s):-**

- (1) In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), the permission lapses on the expiration of a period of three years beginning with the date on which the permission is granted unless the development to which the permission relates is begun before that expiration;**
- (2) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01, 02, 03, 04, 05B, 06B, 07B, 08B, 09A and 10;**
- (3) The applicant shall ensure that noisy work which is audible at the site boundary shall ONLY be conducted between the following hours:-**
  - Monday to Friday 08:00 - 18:00 Hours**
  - Saturday 09:00 - 17:00 Hours**
  - Sunday/Bank Holidays 10:00 - 16:00 Hours**

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Health Manager; and

- (4) In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. Development shall not recommence without the prior written approval of the Planning Authority.