

L-shaped footprint. Following the formula for non-suburban housing, there is a strong vertical emphasis on the windows and a steep pitch on the roof. It will be finished in roughcast, grey tiles and have timber finishes to windows and doors. The upper level is lit by a traditional dormer and velux windows.

THE BOUNDARIES and LAND WITHIN THE CURTILAGE

To the east, west and northern boundaries a 1.6 metre high, close-boarded, timber fence shall be erected. This will be stained in a dark brown shade. There will be a 1 metre high stone or harled brick wall to the roadside, with a generous gap to allow safe access and egress of cars from the driveway.

All the driveways surfaces will be SUDS compliant.

The substantial garden grounds will be laid to grass, shrubs and trees. Additional planting as prescribed by the planning authority through planning conditions is welcome, as is specification of materials should this be considered beneficial to the overall development.

CONCLUSION

This site, in its present condition is not adding to the amenity of the area. Development will allow this brownfield land to contribute, rather than detract from the dispersed settlement pattern common to this part of the County, encourage perhaps a rural business to be accommodated or provide a cost-effective house in the Avon valley.

An identical application was approved before and a renewal of the same is now commended to Falkirk Council.

Lowland Planning Associates

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