

P144. ERECTION OF OUTBUILDING (RETROSPECTIVE) AT 28 DROVER ROUND, LARBERT FK5 4TT FOR MR MARTIN WILLIAM BRENNAN - P/15/0713/FUL

With reference to Minute of Meeting of the Planning Committee held on 24 February 2016 (Paragraph P141 refers), Committee gave further consideration to a report by the Director of Development Services on an application for full planning permission for the erection of a single storey outbuilding (in retrospect), measuring 4 metres in length, 3 metres in width and 3.1 metres in height on a site located within the rear garden of a dwellinghouse at 28 Drover Round, Larbert.

The Convener introduced the parties present.

The Development Manager outlined the nature of the application.

Mr Brennan, the applicant, was heard in relation to the application.

Mr Gibb, an objector, was heard in relation to the application.

Mrs Young, an objector, was heard in relation to the application.

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The objections included the following issues:-

- The incorrect date of the commencement of works;
- The inaccuracies on the plans and the application which should not be valid;
- The overlooking/privacy concerns;
- That the height of the shed appeared to have been measured from the lowest point of the shed, rather than the land adjacent to it;
- The request from two neighbouring properties to carry out a site visit from neighbouring gardens;
- The drawing referred to one set of recycled doors however the proposal had two sets of doors;
- The external lighting provision had been provided and not included in the plans;
- The application gave no reference to where the guttering would drain to;
- The information provided by the applicant was inconsistent in respect of the reasons for altering the roof;
- The required clarification on the exact measurement from the windows according to SG03;
- The building being unsympathetic to the character of the surrounding area in that it did not provide a balanced appearance, nor did it sit comfortably in the wider surroundings;
- The scale of proposal being over dominant;
- The previous raising of the garden ground level;
- The overshadowing and loss of light;
- The materials used/proposed were not used normally in the construction of a garden shed thus reflecting it was intended for personal use or a home office;
- The overdevelopment of the site as the applicant now had three outbuildings;
- The excess water in neighbouring gardens following the erection of the outbuilding;

- The neighbouring garden shed being of a similar in size making it feel “hemmed in” and creating a congested appearance;
- That the proposal could be sited elsewhere;
- That the intended use was questionable;
- The external wiring was an electrocution risk;
- The clarification of the meaning of what ‘SW doors will be obscured’ meant;
- The loss of a view; and
- The noise and disturbance.

Questions were then asked by Members of the Committee.

Members also visited the neighbouring back gardens of numbers 12 and 14 Galbraith Crescent for the purposes of viewing the development from those locations.

The Convener concluded by thanking the parties for their attendance. The matter would be determined at the Planning Committee on 23 March 2016.