

P149. 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 (a) gave further consideration to a report to that meeting 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 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.

Councillor Carleschi, seconded by Councillor Chalmers, moved that the application be refused on the grounds that it is contrary to Policy HSG07 'House Extensions and Alterations' and Supplementary Guidance SG03 'Residential Extensions and Alterations' of the Falkirk Local Development Plan and that the development has an adverse impact on the amenity of the surrounding area.

By way of an amendment, Councillor McLuckie, seconded by Baillie Buchanan, moved that Committee grant the planning permission in accordance with the recommendations within the report.

In terms of Standing Order 22.1 a vote was taken by roll call, there being 10 members present with voting as undernoted:-

For the motion (2) - Councillors Carleschi and Chalmers.

For the amendment (7) - Baillie Buchanan; Councillors C Martin, Nicol, McLuckie, Mahoney, Oliver and Turner.

Abstention - Councillor Garner.

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 the 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.**
- (2) Within three months of the date of the permission, details of the colour stain and external materials to be used on the surfaces of any walls, shall be submitted to and approved in writing by the Planning Authority. The development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the Planning Authority.**

Reasons(s):-

- (1) As these drawings and details constitute the approved development.
- (2) To enable the Planning Authority to consider these aspect(s) in more detail and to safeguard the visual amenity of the area.

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 and 02B.
- (3) The roof run-off from the out-building should be connected to the existing drain within the applicant's garden.