

The background of the slide features the Falkirk Council Coat of Arms. It is a shield divided vertically. The left half shows a sailing ship on wavy lines representing water. The right half shows a stag's head with antlers. Above the shield is a crown with four fleurs-de-lis. Below the shield is a ribbon with the motto 'A'NE FOR A'.

AGENDA ITEM

5

**EXTENSION TO DWELLINGHOUSE AT
60 ALMA STREET, FALKIRK, FK2 7HE
FOR MRS NICOLA CATTANACH -
P/16/0362/FUL**

FALKIRK COUNCIL

Subject: EXTENSION TO DWELLINGHOUSE AT 60 ALMA STREET,
FALKIRK, FK2 7HE FOR MRS NICOLA CATTANACH -
P/16/0362/FUL
Meeting: PLANNING COMMITTEE
Date: 17 August 2016
Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Falkirk North

Provost Pat Reid
Councillor David Alexander
Councillor Dr C R Martin
Councillor Cecil Meiklejohn

Community Council: Grahamston, Middlefield and Westfield

Case Officer: Julie Seidel (Planning Officer), Ext. 4880

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The application relates to a 2 storey rear extension (first floor above an existing single storey extension) and dormer extension at 60 Alma Street, Falkirk, to accommodate an additional bedroom and kitchen extension.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application has been referred to the Planning Committee at the request of Councillor David Alexander, the reason for the call-in being at the request of constituent on the grounds of consistency.

3. SITE HISTORY

- 3.1 05/0713 - Erection of Garage - granted on 26 August 2005.
- 3.2 06/0179/FUL - Extension to Dwellinghouse (Dormer) - granted on 15 March 2006.
- 3.3 P/15/0695/FUL - Extension to Dwellinghouse - refused on 24 December 2015, for the following reason:-

1. *The proposed extension would unacceptably disrupt the character, and in particular, the roof pattern, of the existing 'half cottage' style dwellinghouse. The proposed design, scale and massing would be incongruous to the architectural character of the building and would alter the balance and form of the existing rear extension detail, shared with the neighbouring property. The scale and design of the proposed extension would not be sympathetic to the existing building or neighbouring properties, contrary to Policy HSG07 'Extensions and Alterations to Residential Properties' and SG03 'Residential Extensions and Alterations' of the Falkirk Local Development Plan.*

A request for a Local Review was submitted on 2 March 2016. The review will be considered by the Local Review Committee on 12 August 2016. The current application is identical to the one previously refused and subject to a Review.

4. CONSULTATIONS

- 4.1 The Council's Environmental Protection Unit have no objection to the application and advise of an informative in relation to ground contamination.

5. COMMUNITY COUNCIL

- 5.1 Grahamston, Middlefield and Westfield Community Council have not made any representations in respect of the application.

6. PUBLIC REPRESENTATION

- 6.1 In the course of the application, one contributor submitted a letter to the Council. The salient issues are summarised below:
 - The proposed extension would be cumbersome and would not fit with existing properties and the privacy of the objectors garden would be unacceptably affected.

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

- 7a.1 The Falkirk Local Development Plan was adopted on 16 July 2015. It replaces the previous Structure Plan and Local Plan and includes a number of Supplementary Guidance documents which now have statutory status. The proposed development was assessed against the following policy or policies:

7a.2 Policy HSG07 - 'Residential Extensions and Alterations' 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, 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 'Residential Extensions and Alterations'"

7a.3 The property is a 'half cottage' style dwellinghouse, where the original single storey rear extension is twinned with its neighbour. The application property is 1½ storey with an original single storey rear extension and original traditional dormers to the front elevation. The proposed development relates to a dormer on the rear elevation and two storey rear extension (extension to the first floor above an existing single storey extension) which would alter the shared pitched roof and extend the rear building line.

7a.4 It is considered that the roof profile and character of the existing cottage would be unacceptably disrupted as a result of the proposed development. The detailing of the proposed extension, shallow roof pitch and its relationship with the neighbouring property would be incongruous to the architectural character of the building and would alter the balance and form of the existing single storey rear extension detail. It is considered that the scale and design of the proposed extension would not significantly affect the privacy or daylight enjoyed by the neighbouring properties and would not result in an overdevelopment of the plot. However, it is considered that the height and extent of gable elevation on the mutual boundary would unacceptably affect the residential amenity of the adjacent property. The application fails to accord with the term of Policy HSG07 'Extensions and Alterations to Residential Properties'.

Adopted Supplementary Guidance

7a.5 Supplementary Guidance SG03 'Residential Extensions and Alterations', advises that residential alterations and extensions should be sympathetic to the dwelling and surrounding area in terms of scale, positioning, detailing and materials, to ensure that the development results in a balanced appearance and fits comfortably into the established character of the area. The application is assessed as being an incongruous addition, which would not reflect the architectural character of the area and disrupt the balance and form of the existing single storey shared roof. The application fails to accord with SG03.

7a.6 Accordingly, the application is contrary to the Falkirk Local Development Plan.

7b Material Considerations

7b.1 The material considerations are assessment of public representations and consideration of the site in relation to coal mining legacy.

Assessment of Public Representations

- 7b.2 The comments received from the adjoining neighbour in relation to the scale, massing and design of the proposed extension are noted. It is agreed that the extension would be a cumbersome addition and would not respect the design of the existing building or surrounding properties. In relation to privacy, it is noted that there is a proposed 'Juliette' balcony on the proposed rear upper floor, which would overlook the adjacent garden, however not to an unacceptable degree.

Consideration of the Site in Relation to Coal Mining Legacy

- 7b.3 The application site falls within or is partially within the Development Low Risk Area as defined by the Coal Authority. However, as coal mining activity was undertaken at depth, no recorded surface hazards currently exist which could pose a risk to new development. Unrecorded coal mining related hazards could still exist. It is not necessary to consult the Coal Authority on any planning applications which fall within the Development Low Risk Area.

- 7b.4 Where planning permission is granted, an appropriate informative note appears on the Decision Notice.

7c Conclusion

- 7c.1 The application is assessed as being contrary to the Development Plan and there are no material planning considerations that would warrant approval of the application.

8. RECOMMENDATION

- 8.1 It is therefore recommended that the Committee refuse planning permission for the following reason(s):-

1. The proposed extension would unacceptably disrupt the character, and in particular the roof pattern, of the existing 'half cottage' dwellinghouse. The proposed design, scale and massing would be incongruous to the architectural character of the building and would alter the balance and form of the existing rear extension detail, shared with the neighbouring property. The scale and design of the proposed extension would not be sympathetic to the existing building or neighbouring properties, contrary to Policy HSG07 'Extensions and Alterations to Residential Properties' and SG03 'Residential Extensions and Alterations' of the Falkirk Local Development Plan.

Informative(s):-

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01 - 06.

LIST OF BACKGROUND PAPERS

1. The Falkirk Local Development Plan
2. Representation received from Ian and Josephine Sisman, 58 Alma Street, Falkirk, FK2 7HE, on 16 June 2016.

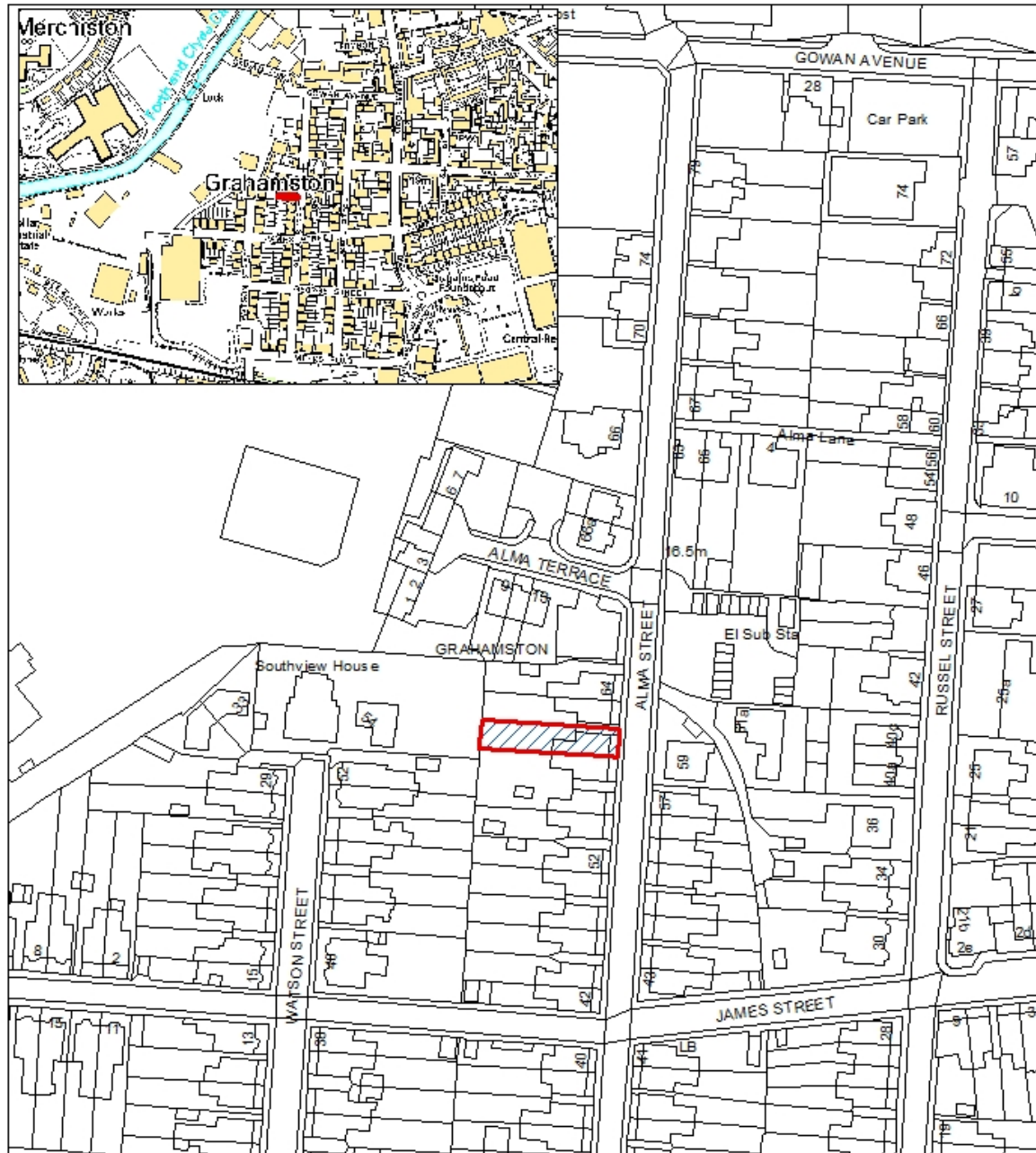
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504880 and ask for Julie Seidel, Planning Officer.

Planning Committee

Planning Application Location Plan

P/16/0362/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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