

Client

ANGELA HAUGHTON
21 BROWN STREET
CAMELON

Project Ref.

BROWN

Dwg. No.

18

Rev.

A

Scale

1:50

Status

PLANNING

Drawn By

BG

Date

NOV 2015

CRG.

Rev.

A

Description

GARAGE LAYOUT AMENDED. FOOTPRINT AREA REMAINS UNALTERED

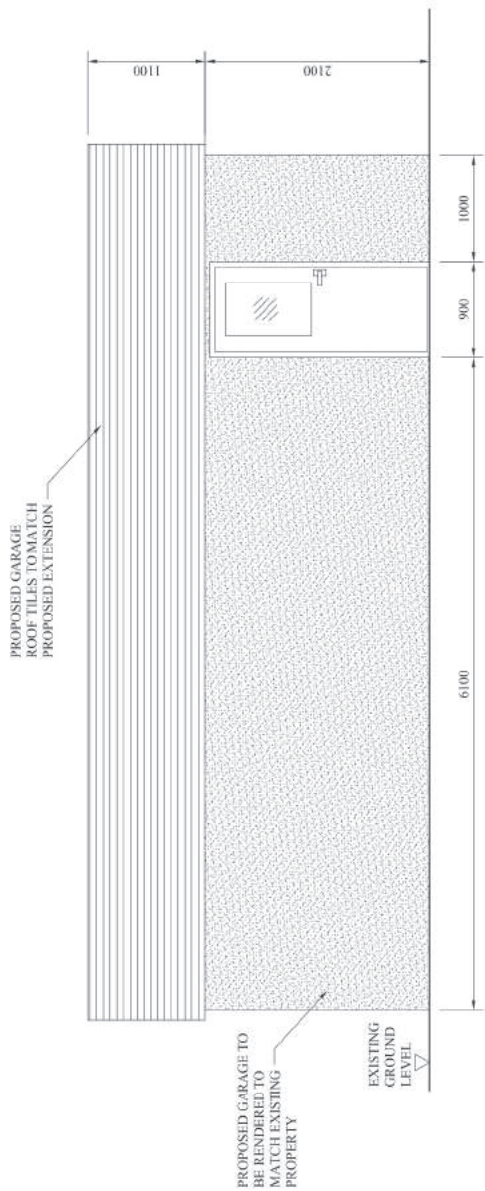
Date

DIC 13

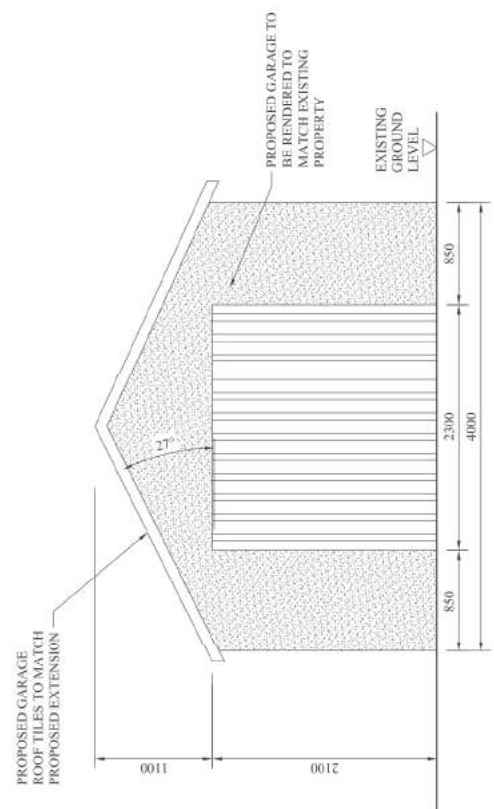
Initialed

BG

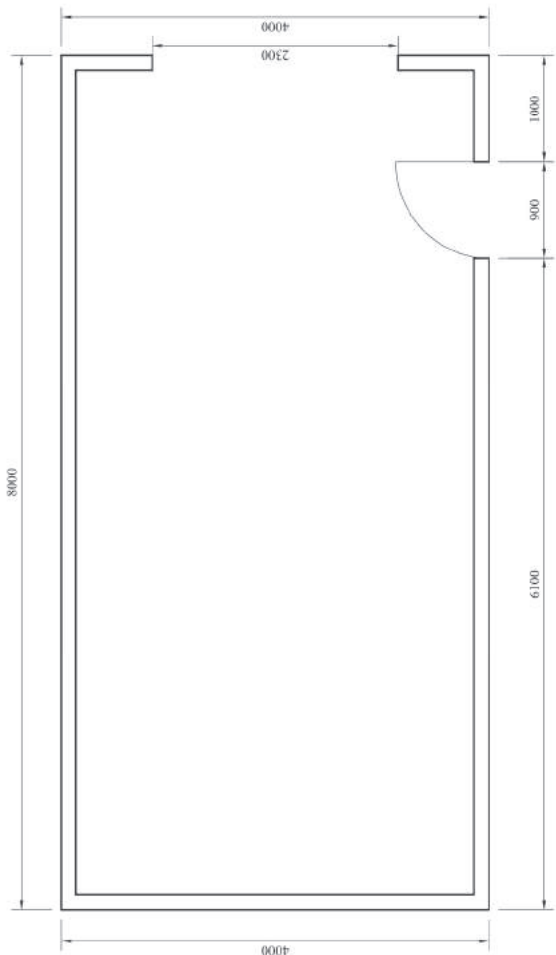
CRG.



PROPOSED SIDE ELEVATION
SCALE 1:50



PROPOSED FRONT ELEVATION
SCALE 1:50



PROPOSED PLAN
SCALE 1:50

All unnecessary gaps will be suitably filled/sealed with exterior grade mastic sealant (to prevent air infiltration) in line with BRE 262 [all windows]

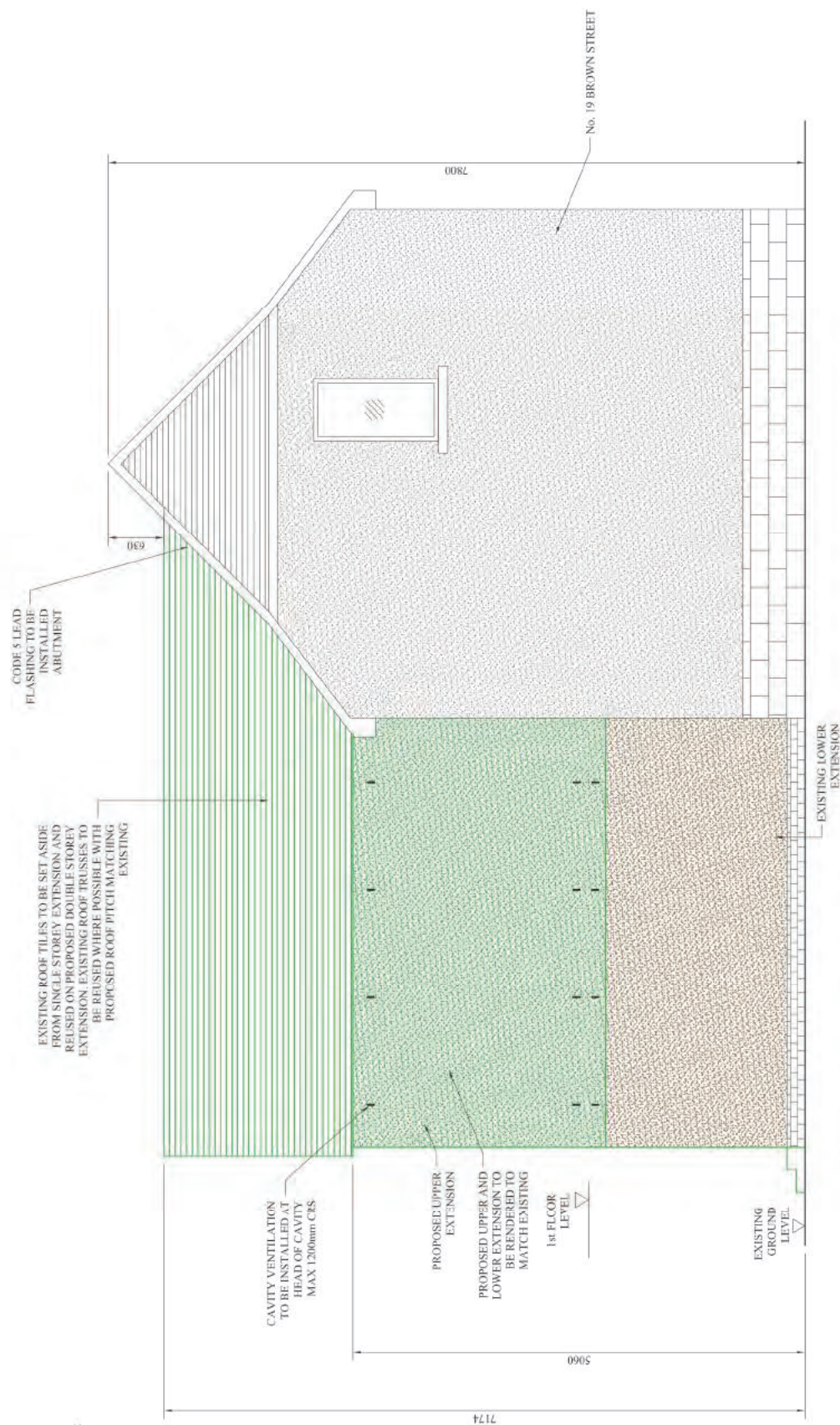
Trickle vent installed to comply [all windows] with section 3.1.4; this vent to be 12,000sq mm

Double Glazed units to be - k-glass with a U-value >0.14

All new windows to be Upvc double glazed

New windows to be Secured by Design. These new windows to comply with BS 6262-4:2005 and will carry the kite mark

ANGELA HAUGHTON 21 BROWN STREET CAMELON	PROPOSED UPPER EXTENSION	PROPOSED SIDE ELEVATION (FROM No.19 BROWN STREET)
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SCALE 1:50

CONTRACTORS TO CHECK AND SITE SIZE ALL DIMENSIONS AND LEVELS PRIOR TO ORDERING OF ANY MATERIALS AND WORK COMMENCING.

Client

ANGELA HAUGHTON
21 BROWN STREET
CAMELON

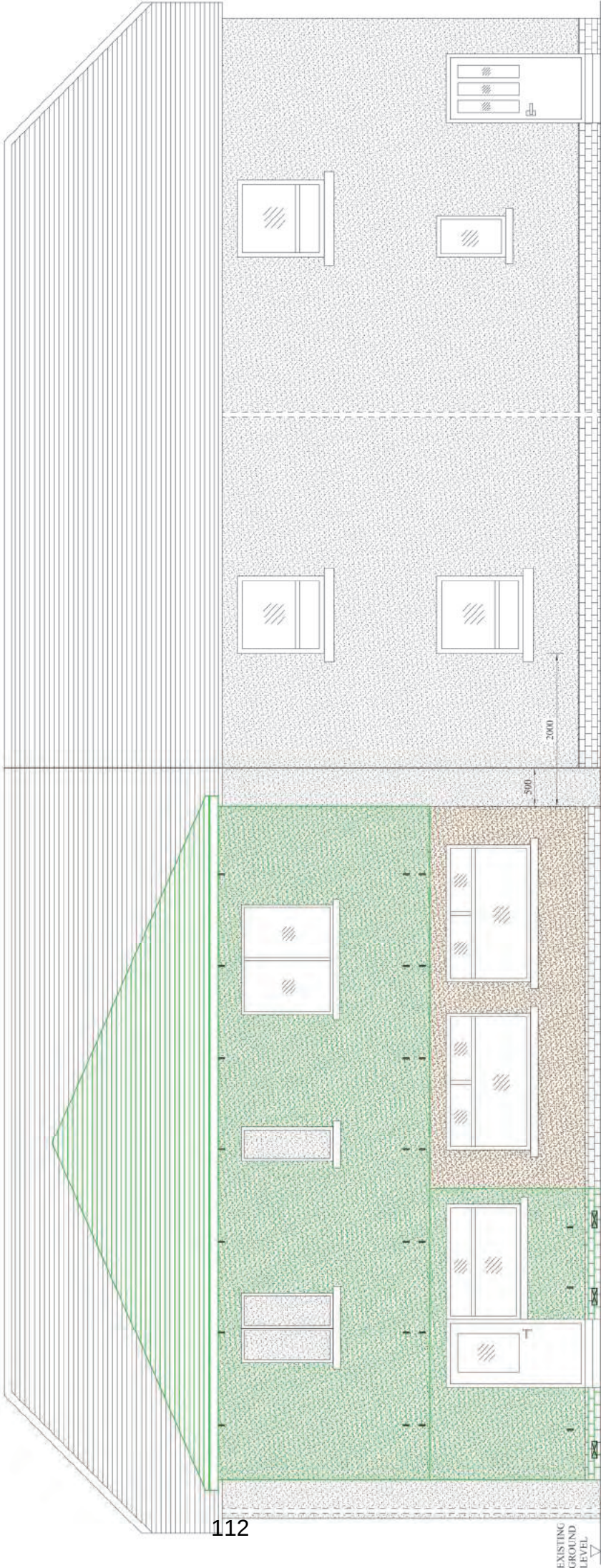
Project

PROPOSED UPPER EXTENSION

Drawing Title

PROPOSED REAR ELEVATION

Project Ref.	13a	Rev.
BROWN		
Scale	1:50	Status
Drawn By	BG	PLANNING
Date	JAN 16	checked
Rev.	Description	Date
		initial
		check



PROPOSED WINDOW SPECIFICATION

All unnecessary gaps will be suitably filled/sealed with exterior grade mastic sealant (to prevent air infiltration) in line with BRE 262 [all windows]

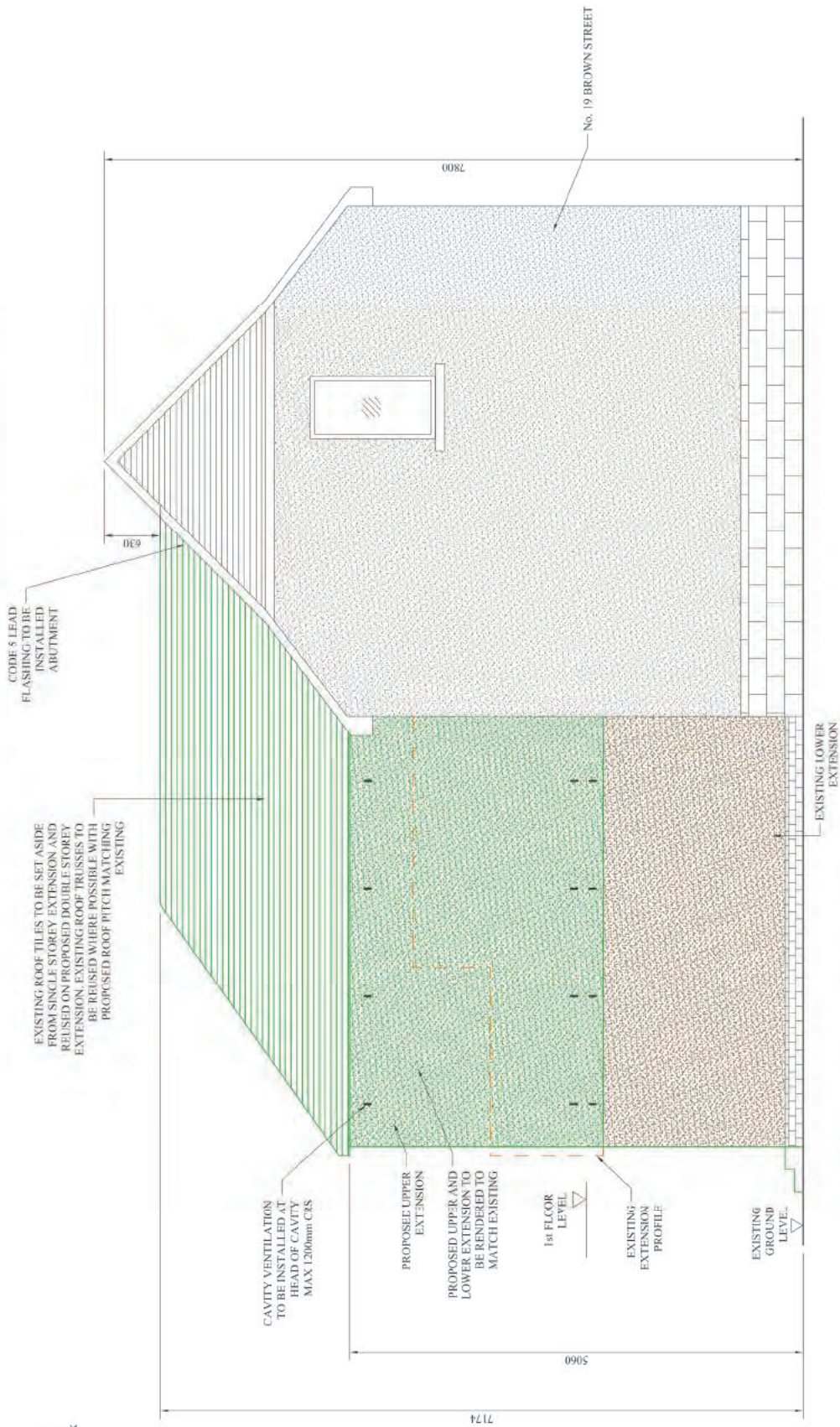
Trickle vent installed to comply [all windows] with section 3.14; this vent to be 12,000sq mm

Double Glazed units to be - k-glass with a U-value >0.14

All new windows to be Upvc double glazed

New windows to be Secured by Design. These new windows to comply with BS 6262-4:2005 and will carry the kite mark

Project Ref: BROWN		Fig. No. 40	Rev. A
Scale 1:50	Status PLANNING		
Drawn By BG	Date DEC 2015		
Description ROOF PROFILE AMENDED; EXISTING EXTENSION PROFILE ADDED		Date JAN 16	CHKD BG
Description PROPOSED UPPER EXTENSION			
Description PROPOSED SIDE ELEVATION (FROM No.19 BROWN STREET)			



**PROPOSED SIDE ELEVATION
(FROM No.19 BROWN STREET)**

SCALE 1:50

CONTRACTORS TO CHECK AND SITE SIZE ALL DIMENSIONS AND LEVELS PRIOR TO ORDERING OF ANY MATERIALS AND WORK COMMENCING.

LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997
Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013

CERTIFICATE A, B, C, D OR CERTIFICATE E MUST BE COMPLETED BY ALL APPLICANTS

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than the applicant was owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the application. ☒
- (2) None of the land to which the application relates constitutes or forms part of agricultural land. ☒

Signed:

[Redacted Signature]

On behalf of:

Angela Haughton

Date:

21.11.15

CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are: ☐

Name	Address	Date of Service of Notice

- (2) None of the land to which the application relates constitutes or forms part of agricultural land ☐

or

- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are: ☐

PLANNING APPLICATION DETERMINED BY DIRECTOR OF DEVELOPMENT SERVICES UNDER DELEGATED POWERS – REPORT OF HANDLING

PROPOSAL : Extension to Dwellinghouse and Erection of Detached Garage
LOCATION : 21 Brown Street, Falkirk, FK1 4PX,
APPLICANT : Ms Angela Haughton
APPN. NO. : P/15/0708/FUL
REGISTRATION DATE : 7 December 2015

1. SITE LOCATION / DESCRIPTION OF PROPOSAL

The application site consists of a relatively large two storey semi-detached property located in a well established residential area. The property has a front, side and rear garden; the dwelling has previously been extended by means of a single storey rear extension and there is a freestanding timber garage within the rear garden.

The applicant seeks planning permission for a second storey rear extension and a small increase in footprint to the existing rear extension to provide additional living accommodation. The applicant also proposes a single storey domestic garage to replace the existing timber outbuilding within the rear garden.

Discussions in relation to the design amendments have taken place and amended plans were received which included a hipped roof design and window/door alterations that were inaccurately placed on original plans submitted.

2. SITE HISTORY

F/2002/0081 - Extension to Dwellinghouse was granted on 27 February 2002.

3. CONSULTATIONS

The following responses to consultation were received:

Environmental Protection Unit	Attach informatives in relation to land contamination and hours of construction, if consented.
Case Officer - Coal Standing Advice Area	This application falls within the Coal Authority "Development Low Risk Area". A desk based Coal Mining Risk Assessment is therefore not required.

Where the local Community Council requested consultation, their comments appear above.

4. PUBLIC REPRESENTATION

In the course of the application, 1 contributor(s) submitted letter(s) to the Council. The salient issues are summarised below.

A letter of support was received for the two storey extension, as the single storey gives a pleasant sun-trap.

5. THE DEVELOPMENT PLAN

The Falkirk Local Development Plan was adopted on 16 July 2015. The proposed development was assessed against the following policy or policies:

5A. MATERIAL CONSIDERATIONS

Consideration of the site in relation to coal mining legacy

Assessment of Public Representations

6. PLANNING ASSESSMENT

The Development Plan

The Falkirk Local Development Plan (LDP) 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.

Local Plan Policies

The development is considered against policy HSG07 within the Falkirk Local Development Plan. This policy has an associated Supplementary Guidance Note SG03 Residential Extensions and Alterations which is considered in more detail below.

Policy HSG07 of the Local Development Plan requires that extensions will only be permitted where the scale, design and materials are sympathetic to the existing building. In addition to this, extensions should not significantly affect the degree of amenity, daylight or privacy enjoyed by neighbouring properties and should not result in an overdevelopment of the plot. Off street parking should also be considered. It is considered that the proposal would not be acceptable in design terms as the proposal would have a detrimental impact on a neighbouring property by reason of its overbearing nature. The rear extension projects into the rear garden by 4.46 metres at 7 metres in height. The scale of the extension which is very close to the adjoining property is considered to have a significant impact on the amenity and character of the area.

The agent provided another example of rear extension in the surrounding area that was granted planning permission eight years ago. It is not considered that this extension was similar in scale to the proposed application. It is however the case that each application is assessed on its own merits, in the context of the character of the dwelling and adjacent properties. Reducing the gable roof to a hipped roof design would have little impact on the overall scale and design of the proposal.

The proposed domestic garage would be sited within the rear garden which is relatively large and could therefore accommodate the proposed development while retaining an adequate area of outdoor space. The domestic garage is considered to be acceptable in terms of scale, design and proposed external materials.

Parking will remain unaltered, two spaces can be provided on site.

Local Plan Policies

It is therefore considered that the proposal does not accord with policy HSG07 within the Local Development Plan.

Supplementary Guidance forming part of Local Development Plan

Rear Extension

The proposed extension by reason of its overall scale is considered to be out of keeping with the design character of the existing dwelling house and as a consequence is trying to provide too much living space within the dwelling. The rear elevation is dominated by the large two storey proposal and would have a detrimental impact on the character of the surrounding area. It is noted that the extension is set in from the side and set down from the dwelling ridge; however this does not overcome the other concerns.

There are no concerns in relation to privacy given the distances to neighbouring windows. As a result of this the development it is considered that the proposal would have a significantly detrimental impact on the neighbouring property in terms of loss of natural daylight and the close proximity of the development which is considered to be overbearing in nature.

It is not considered that there would be an increase in overlooking to properties given the orientation of the plot.

Garage Building

The proposed garage would measure 8m long by 4m wide with a maximum height of 3.2m. It would be constructed of materials to match the existing building. The design is standard for a domestic garage with a pitched roof and is similar in scale to neighbouring outbuildings. Its distance from neighbouring windows and overall low height means it would not have a detrimental impact on these properties in terms of privacy or overlooking.

It is therefore considered that the proposal does not accord with Supplementary Guidance SG03.

Assessment of Public Representations

Comments are noted from the adjoining resident.

Consideration of the Site in relation to Coal Mining Legacy

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.

Where planning permission is to be granted, an appropriate informative note appears on the Decision Notice.

7. CONCLUSION

The proposed two-storey extension would not be sympathetic to the existing building, or surrounding area, by reason of its design, character and scale, and consequently would have an unacceptable adverse impact on the adjoining dwelling and surrounding area. Due to its proximity to the adjoining dwellinghouse at number 19 Brown Street combined with its depth and height it would have an unacceptable overbearing impact on this property. The proposed extension is therefore contrary to policy HSG07 'Residential Extensions and Alterations' of the Falkirk Local Development Plan, Falkirk Council's Supplementary Guidance SG03 on 'Residential Extensions and Alterations'. There are no material considerations which would warrant the granting of planning permission in this case.

8. RECOMMENDATION

Refuse Planning Permission

Refusal is recommended for the following ;

Reason(s):

1. The proposed extension to the existing two storey semi-detached property would not be sympathetic to the existing building, or surrounding area, by reason of its design, character and scale, and consequently would have an unacceptable adverse impact on the adjoining building and surrounding area. The proposed extension is therefore contrary to policy HSG07 'Residential Extensions and Alterations' of the Falkirk Local Development Plan, Falkirk Council's Supplementary Guidance SG03 on 'Residential Extensions and Alterations'.

2. The proposed extension due to its proximity to the adjoining dwellinghouse at number 19 Brown Street combined with its depth and height would have an unacceptable overbearing impact on the property. The proposed extension is therefore contrary to policy HSG07 'Residential Extensions and Alterations' of the Falkirk Local Development Plan, Falkirk Council's Supplementary Guidance SG03 on 'Residential Extensions and Alterations'.

Informatives:

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03, 04, 05A, 06, 07, 08, 09, 10A, 11, 12A, 13B, 14B, 15A, 16A, 17A, 18, 19A, 20, 21 and 22.


(Director of Development Services)

Kirsty Hope

15/2/16

Date

**Contact Officer : Kirsty Hope
(Assistant Planning Officer) 01324 504705**

Reference No. P/15/0708/FUL



Falkirk Council

**Town and Country Planning (Scotland) Act 1997 as Amended
Issued under a Statutory Scheme of Delegation.**

Refusal of Planning Permission

Agent
Mr Barry Gibson
29 Strachur Crescent
Lambhill
Glasgow
G22 6PW

Applicant
Ms Angela Haughton
21 Brown Street
Falkirk
FK1 4PX

This Notice refers to your application registered on 7 December 2015 for permission in respect of the following development:-

Development Extension to Dwellinghouse and Erection of Detached Garage at
Location 21 Brown Street, Falkirk, FK1 4PX

The application was determined under Delegated Powers. Please see the attached guidance notes for further information, including how to request a review of the decision.

In respect of applications submitted on or after 1 January 2010, Falkirk Council does not issue paper plans. Plans referred to in the informatives below can be viewed online by inserting your application number at <http://eplanning.falkirk.gov.uk/online/>

In accordance with the plans docketted or itemised in the attached informatives as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

Refuses Detailed Planning Permission

The Council has made this decision for the following

Reason(s):-

1. The proposed extension to the existing two storey semi-detached property would not be sympathetic to the existing building, or surrounding area, by reason of its design, character and scale, and consequently would have an unacceptable adverse impact on the adjoining building and surrounding area. The proposed extension is therefore contrary to policy HSG07 'Residential Extensions and Alterations' of the Falkirk Local Development Plan, Falkirk Council's Supplementary Guidance SG03 on 'Residential Extensions and Alterations'.
2. The proposed extension due to its proximity to the adjoining dwellinghouse at number 19 Brown Street combined with its depth and height would have an unacceptable overbearing impact on the property. The proposed extension is therefore contrary to policy HSG07 'Residential Extensions and Alterations' of the Falkirk Local Development Plan, Falkirk Council's Supplementary Guidance SG03 on 'Residential Extensions and Alterations'.

Informative(s):-

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03, 04, 05A, 06, 07, 08, 09, 10A, 11, 12A, 13B, 14B, 15A, 16A, 17A, 18, 19A, 20, 21 and 22.

12 February 2016



Director of Development Services

FILE COPY



The Coal
Authority

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 0345 762 6848

Web:

<https://www.gov.uk/government/organisations/the-coal-authority>

ASSESSMENT OF THE DEVELOPMENT IN RELATION TO COAL MINING LEGACY

Development Low Risk Area

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848.

Further information is also available on The Coal Authority website at www.gov.uk/government/organisations/the-coal-authority

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service at www.groundstability.com

This Standing Advice is valid from 1st January 2015 until 31st December 2016