

Reference No. P/16/0215/FUL



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

Falkirk Council

Refusal of Planning Permission

Agent

Anderson Bayne Architects
FAO Stuart Baxter
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5 Fleming Road,
Kirkton Campus
Livingston
Scotland
EH54 7BN

Applicant

Mr Philip MacFarlane
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California
Falkirk
FK1 2BX

This Notice refers to your application registered on 6 May 2016 for permission in respect of the following development:-

Development Erection of Dwellinghouse at

Location Land To The South East Of Tappernail Farm, Hillcrest Square, Reddingmuirhead

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. Residential opportunity H69 of the Falkirk Local Development Plan "Hillcrest, Shieldhill" requires a site wide environmental, landscape and habitat assessment approach. Consideration of incremental development proposals prior to full site wide assessment is not appropriate. The proposed development is considered to be premature and does not accord with housing opportunity H69.
2. The disposition of the proposed development would not respect the setting of the application site. It has not been demonstrated that satisfactory visibility would be achieved at the junction of Hillcrest Square and the B810 Shieldhill Road. The proposed roof terrace would be detrimental to the privacy of residents at Hillcrest Square. It has not been demonstrated that boundary treatments would respect the rural setting of the application site. The proposed development does not accord with Policy D02 of the Falkirk Local Development Plan "Sustainable Design Principles".

Informative(s):

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01B, 02A, 03 and 04.

1 July 2016


Director of Development Services

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