

P33. Extensions to Dwellinghouse and Creation of Access at 116 Larbert Road, Bonnybridge, FK4 1EP for Mr Gordon Fowler – P/17/0049/FUL - (Continuation)

With reference to Minutes of Meetings of the Planning Committee held on 27 June (Paragraph P20 refers) and the Planning On-Site Committee held on 7 August 2017 (Paragraph P26 refers), Committee (a) gave further consideration to a report to these meetings by the Director of Development Services; and (b) considered an additional report by the said Director on an application for full planning permission for a one and a half storey extension that would replace an existing single storey rear extension at 116 Larbert Road, Bonnybridge.

With reference to Standing Order 38.1(x), the Committee agreed to the request from Councillor Buchanan that he be heard in relation to his attendance at the site visit on 7 August.

After hearing from Councillor Buchanan, the Committee thereafter reconvened normal business.

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 this 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. Notwithstanding the provisions of Part 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 and subsequent amendments, no window(s), rooflights and or alterations beyond those granted in this permission shall be formed on the gable elevation facing onto number 4 Drummond Place, without the express prior written consent of this Planning Authority.**
- 3. Vehicular access to the driveway from Larbert Road shall be via a minimum 3 metre wide dropped kerb footway crossing, formed in accordance with details to be submitted to and approved in writing by this planning authority in consultation with the Falkirk Council Roads Services.**
- 4. The driveway shall be formed with a maximum gradient of 10% and such that no surface water is discharged or loose material is carried onto the public road.**
- 5. Notwithstanding the approved plans, the frontage boundary enclosure shall be no higher than 0.6 metres in height.**

Reason(s):-

- 1. As these drawings and details constitute the approved development.**
- 2. To safeguard the privacy of the occupants of adjacent properties.**
- 3 - 4 To safeguard the interests of the users of the highway.**
- 5. To allow visibility from the access and to safeguard the interests of the users of the highway.**

Informative(s):-

- 1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02A, 03, 04, 05, 06, 07, 08A, 09, 10, 11,12 and 13.**