

The background of the slide features the Falkirk Council Coat of Arms. It consists of a shield divided into four quarters. The top-left quarter shows a castle tower, the top-right shows a cross, the bottom-left shows a sailing ship, and the bottom-right shows an eagle. 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**

**4**

**Extension to Dwellinghouse (Raising  
of Roof Height) at 123 Bantaskine  
Street, Falkirk FK1 5EX for Mr & Mrs  
Gregory - P/17/0594/FUL**

**FALKIRK COUNCIL**

**Subject:** EXTENSION TO DWELLINGHOUSE (RAISING OF ROOF HEIGHT) AT 123 BANTASKINE STREET, FALKIRK, FK1 5EX FOR MR & MRS GREGORY - P/17/0594/FUL  
**Meeting:** PLANNING COMMITTEE  
**Date:** 24 January 2018  
**Author:** DIRECTOR OF DEVELOPMENT SERVICES

**Local Members:** Ward - Falkirk South

Councillor Lorna Binnie  
Councillor John Patrick  
Councillor Pat Reid

**Community Council:** No Community Council

**Case Officer:** Kirsty Hope (Assistant Planning Officer), Ext. 4705

**UPDATE REPORT**

1. Members will recall that this application was originally considered by the Planning Committee on 22 November 2017 (copy of previous report appended), when it was agreed to continue the application for a site visit. This site visit took place on Monday 4 December 2017.
2. Following a summary of the proposal by the Development Management Co-ordinator, the applicant spoke in support of their planning application and explained why she and her husband wish to extend the property by raising the roof. The applicants have a growing family and require additional space. They have considered other ways in which they could extend the house but consider the current proposal is the most appropriate way to achieve the additional space they desire. The applicants consider that the appearance of the proposed extension is acceptable and will not harm the visual appearance of the property or the area.
3. Members of the Committee sought clarification in respect of the proposed increase in the height of the roof and finishing materials. It was confirmed that the new roof would have the same eaves level as the existing roof but a steeper roof pitch resulting in a change to the roof design. This would also result in a higher ridgeline, approximately 1.24 metres higher than the ridgeline of the adjoining half of this semi-detached house. The applicant advised that it is proposed to render the proposed gable walls. Should the Committee be minded to grant planning permission it would be appropriate to impose a condition requiring external finishing materials to match the existing house or to be submitted for approval by the planning authority before works commence on site.

4. Local Members in attendance, Councillor Lorna Binnie and Councillor Pat Reid spoke in support of the proposal. Councillor Pat Reid confirmed he had called in the application because he considers the applicant's personal circumstances as stated above may justify a departure from normal planning considerations as outlined in the Falkirk Local Development Plan.
5. No new matters were raised at the site visit that would alter the recommendation to refuse planning permission.

**6. RECOMMENDATION**

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

1. The proposed extension would not be sympathetic to the existing semi-detached dwelling or surrounding area, by reason of the overall pitch and ridge height of the extended roof. Consequently the proposal would have an unacceptable adverse visual impact on the surrounding area. The proposed extension is therefore contrary to HSG07 'Residential Extensions and Alterations' of the Falkirk Local Development Plan and Falkirk Council's Supplementary Guidance SG03 '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 and 03.

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**Director of Development Services**

**Date: 15 January 2018**

**LIST OF BACKGROUND PAPERS**

1. The Falkirk Local Development Plan.
2. Supplementary Guidance SG03, 'Residential Extensions and Alterations'.

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504705 and ask for Kirsty Hope, Assistant Planning Officer.

**FALKIRK COUNCIL**

**Subject:** EXTENSION TO DWELLINGHOUSE (RAISING OF ROOF HEIGHT) AT 123 BANTASKINE STREET, FALKIRK, FK1 5EX FOR MR & MRS GREGORY - P/17/0594/FUL

**Meeting:** PLANNING COMMITTEE

**Date:** 22 November 2017

**Author:** DIRECTOR OF DEVELOPMENT SERVICES

**Local Members:** Ward - Falkirk South

Councillor Lorna Binnie  
Councillor John Patrick  
Councillor Pat Reid

**Community Council:** No Community Council

**Case Officer:** Kirsty Hope (Assistant Planning Officer), Ext. 4705

**1. DESCRIPTION OF PROPOSAL / SITE LOCATION**

- 1.1 The application site consists of a semi-detached two storey property. The site is located in a well-established residential area and is located on a corner plot.
- 1.2 The applicant seeks planning permission to raise the existing roof ridge by 1.2 metres to allow accommodation within the attic. The proposal also includes the installation of rooflights on the front and rear roof plane. The proposal also includes the formation of a driveway onto Bantaskine Street. However this does not require planning permission.

**2. REASON FOR COMMITTEE CONSIDERATION**

- 2.1 The application has been referred to the Planning Committee at the request of Councillor Pat Reid. The reason for the call-in was that the refusal reason is largely based on aesthetic reasons. There are exceptional circumstances here which justify departure from normal considerations. There are similar examples throughout the area.

**3. SITE HISTORY**

- 3.1 No relevant planning history.

**4. CONSULTATIONS**

- 4.1 No consultations were requested.

## **5. COMMUNITY COUNCIL**

- 5.1 No community council active in this area.

## **6. PUBLIC REPRESENTATION**

- 6.1 During consideration of the application, no letters of objection or representation were received.

## **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 includes a number of supplementary guidance documents which also have statutory status as part of the Development Plan.
- 7a.2 The proposed development was assessed against the following policy or policies:
- 7a.3 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.4 The proposed extension would not be sympathetic to the existing semi-detached dwelling given that the symmetry of the properties would be lost. The ridge height would be increased by 1.2 metres meaning that the visual appearance on a prominent corner plot would be off balance. Therefore the scale of the development is not considered to be sympathetic to the original dwelling nor the surrounding area. The properties adjacent to the site have roof ridge heights at different stepped levels due to site topography; however the overall pitch of the roof is uniform within the street.
- 7a.5 There is no significant impact on privacy of neighbouring residents. Parking within the curtilage would be encouraged. However this would not outweigh the concerns above.

## ***Supplementary Guidance Forming Part of the Falkirk Local Development Plan***

- 7a.6 The Supplementary Guidance SG03, 'Residential Extensions and Alterations', advises that extensions and alterations should relate well to the character and context of their surrounding area.
- 7a.7 The proposed increase in roof height would have a detrimental impact in terms of visual appearance and symmetry. The proposed roof pitch would be visually different to the surrounding areas roof-pitches which are uniform in appearance and this would in turn be detrimental to the overall visual appearance of the area.
- 7a.8 Having assessed the proposals against the relevant policy and the supplementary guidance it is considered the proposed development is contrary to policy HSG07 within the Falkirk Local Development Plan and SG03.

### **7b Material Considerations**

- 7b.1 The material considerations to be assessed are the consideration of the site in relation to coal mining legacy.

### ***Consideration of the Site in Relation to Coal Mining Legacy***

- 7b.2 The application site falls within the Development High Risk Area as defined by the Coal Authority. The Coal Authority advise that a Coal Mining Risk Assessment is not required but if planning permission is granted, an appropriate informative note would appear on the decision notice.

### **7c Conclusion**

- 7c.1 The proposed extension by reason of its overbearing scale would have an unacceptable adverse impact on the visual amenity of the 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 'Residential Extensions and Alterations'.
- 7c.2 There are no material planning considerations that would outweigh the terms of the Falkirk Local Development Plan and the application is therefore recommended for refusal.

## **8. RECOMMENDATION**

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

1. The proposed extension would not be sympathetic to the existing semi-detached dwelling or surrounding area, by reason of the overall pitch and ridge height of the extended roof. Consequently the proposal would have an unacceptable adverse visual impact on the surrounding area. The proposed extension is therefore contrary to HSG07 'Residential Extensions and Alterations' of the Falkirk Local Development Plan and Falkirk Council's Supplementary Guidance SG03 '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 and 03.

.....  
**Director of Development Services**

**Date: 13 November 2017**

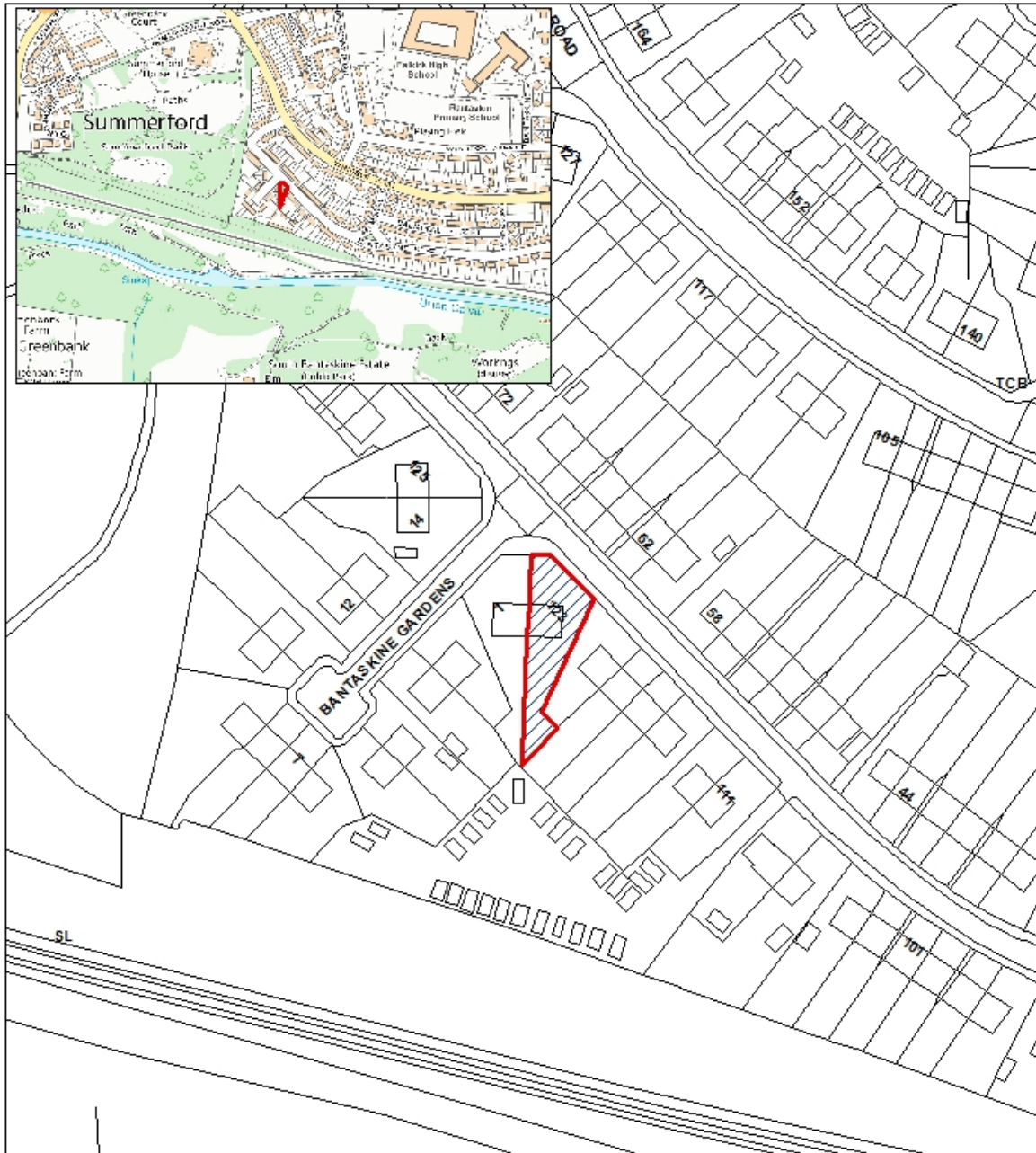
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**Planning Application Location Plan** **P/17/0594/FUL**

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



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