

FALKIRK COUNCIL

Subject: EXTENSION TO DWELLINGHOUSE AT 8 MANNERSTON HOLDINGS,
LINLITHGOW, EH49 7NP, FOR MR DAVID LAWSON (P/09/0359/FUL)
Meeting: PLANNING COMMITTEE
Date: 23 September 2009
Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Member: Councillor John Constable
Councillor Harry Constable
Councillor Adrian Mahoney

Community Council: Blackness Area

Case Officer: Kirsty Hope (Planning Officer), ext 4705.

1. UPDATE REPORT AFTER COMMITTEE SITE VISIT

- 1.1 Members will recall that this application was considered at the meeting of the Planning Committee on 26 August 2009 when it was agreed to continue consideration to allow a site visit to be carried out by Members. This visit took place on 16 September 2009.
- 1.2 At the site inspection Members viewed the property which is the subject of the planning application.
- 1.3 In support of the application, the applicant's agent advised that the existing dwellinghouse was in need of an upgrade. This proposal would not only afford the opportunity to carry out the upgrading of the property, it would also enable the applicant to extend the property to meet their living requirements. Furthermore, the design is considered appropriate and of a height which is comparable with the adjacent outbuildings on the site. In response to the issue of other design options such as a single storey alternative, given the size of the garden ground available, the applicant's agent confirmed that the current proposal had more aesthetic/design benefits than a larger single storey footprint.
- 1.4 It was also confirmed that the proposal caused no loss of privacy issues for other neighbouring properties.

- 1.5 Although it is accepted that the actual site is not visually prominent, the actual scale of the proposed development overwhelms the existing property in terms of its scale, massing and height. Although it is accepted that the dormer detailing is in scale, the overall roof form as proposed does not reflect that of the existing dwelling, which is a characteristic feature of many of the small holdings in the vicinity.

2. RECOMMENDATION

2.1 It is recommended that planning permission be refused for the following reason:-

- (1) The proposal by reason of its overall size and design would result in an unacceptable form of development that would be detrimental to the visual amenity of the area. The proposal is therefore contrary to the terms of Policy Rural 6 Extensions to existing Dwellinghouses within the Countryside of the Rural Local Plan, Policy SC9 Extensions and Alterations to Residential Properties, Policy EQ23 Areas of Great Landscape Value of the Falkirk Council Local Plan Finalised Draft (Deposit Version) and Falkirk Council Supplementary Planning Guidance Note House extensions and Alterations.

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For Director of Development Services

Date: 18th September 2009

LIST OF BACKGROUND PAPERS

1. Adopted Rural Local Plan
2. Falkirk Council Local Plan Finalised Draft (Deposit Version)
3. Letter of representation from Blackness Area Community Council, Cauldcoats Steading, Linlithgow EH49 7LX on 26 June 2009

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

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LINLITHGOW, EH49 7NP, FOR MR DAVID LAWSON (P/09/0359/FUL)
Meeting: PLANNING COMMITTEE
Date: 26 August 2009
Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Member: Councillor John Constable
Councillor Harry Constable
Councillor Adrian Mahoney

Community Council: Blackness Area

Case Officer: Kirsty Hope (Assistant Planning Officer) 4705

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The application site is located within an area of established small holdings and residential properties to the west of Blackness. The plot currently accommodates a small, single storey, detached dwellinghouse which is typical in the area.
- 1.2 This detailed application proposes a significant extension to the existing single storey dwellinghouse to create additional bedrooms and floor space, as well as increasing the overall height to a one and a half storey dwellinghouse. The application is a resubmission following the refusal of application ref: P/08/0901/FUL and is for the same proposal.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 Councillor Malcolm Nicol has requested that the Planning Committee considers the application in view of a possibly similar application in this area recommended for approval on the weekly list.

3. SITE HISTORY

- 3.1 P/08/0928/FUL – erection of stable block was granted detailed planning permission on 8 January 2009.
- 3.2 P/08/0901/FUL – extension to dwellinghouse was refused detailed planning permission on 12 March 2009.

4. CONSULTATIONS

- 4.1 The Roads Development Unit indicated that there is adequate in-curtilage parking and turning provision on site. This application does not propose the removal of parking provision.

5. COMMUNITY COUNCIL

- 5.1 The Blackness Community Council has commented on the application and has explained that the previous application was unanimously rejected by all attendees, but after further discussion with Mr Lawson with regards to flooding on site and restrictions from the nearby burn, there were some positive comments. The Community Council advise that previous objections are still considered relevant by some members present. The Community Council's comments can be summarised as follows:

- A one and a half storey dwellinghouse would be less obtrusive on this site than in other locations.
- Other developments have set a precedent, including extensions of no.10 Mannerston Holdings and no.45 Mannerston Holdings.
- Concerns were raised that as in the case of no.10 Champany, construction of the extension would have result in the original dwellinghouse being demolished and a new house being built. The applicant assured the Community Council that he had no intention to demolish.
- Concerns were raised regarding the design of the extension. In particular the roof shape, gable ends and dormers are not considered to be in keeping with the character of the area. However members of the public who attended the meeting did not generally make negative comments.

6. PUBLIC REPRESENTATION

- 6.1 Following the neighbour notification process, no letters of representation have been received.

7. DETAILED APPRAISAL

When determining planning applications, the status of the Development Plan is emphasised in Section 25 of the Town and Country Planning (Scotland) Act 1997. This requires that:

“the determination shall be made in accordance with the plan unless material considerations indicate otherwise”.

Accordingly,

7a The Development Plan

Falkirk Council Structure Plan

- 7a.1 There are no policies in the structure plan that relate to the proposals and therefore no strategic issues require to be assessed.

Rural Local Plan

- 7a.2 Policy RURAL 6 ‘Extensions to Existing Dwellinghouses within the Countryside’ states:

“That proposals to extend existing dwellinghouses within the countryside will be considered favourably provided that in the opinion of the District Council the proposed extension is of an appropriate scale, size and style in relation to the existing building and the design is compatible with the District Council’s “Design Guide for Buildings in the Rural Areas”.”

- 7a.3 The proposed extension and in particular the one and a half storey element of the development is considered to be unacceptable in terms of scale and character and its relationship with the existing dwellinghouse. The proposal is therefore considered to be contrary to the terms of the Rural Local Plan.

- 7a.4 Accordingly, the proposal does not accord with the Development Plan.

7b Material Considerations

- 7b.1 The material planning considerations to be addressed are the Falkirk Council Local Plan Finalised Draft (Deposit Version), the Supplementary Planning Guidance on House Extensions and Alterations and comments received.

Falkirk Council Local Plan Finalised Draft (Deposit Version)

- 7b.2 Policy SC9 - ‘Extensions And Alterations To Residential Properties’ 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, or the unacceptable loss of off-street parking.”*

- 7b.3 Policy SC9 affirms the position of Policy Rural 6 of the Rural Local Plan.

- 7b.4 Policy EQ23 - ‘Areas Of Great Landscape Value’ states:

“The Council will protect Areas of Great Landscape Value from development which would be detrimental to its amenity and distinctive landscape quality. In addition to satisfying other relevant countryside policies, proposals within these areas will only be permitted where accompanied by a landscape and visual assessment demonstrating that the development can be accommodated without adverse impact on the landscape quality.”

- 7b.5 Whilst the scale of the development is not considered large enough to require a landscape and visual assessment to be carried out, it is considered that the proposed extension is unsympathetic to the scale and character of the existing property and therefore contrary to the terms of the Policy EQ23.
- 7b.6 The proposal is therefore considered to be contrary to the terms of the Falkirk Council Local Plan Finalised Draft (Deposit Version).

Supplementary Planning Guidance Note – House Extensions and Alterations

- 7b.7 This general guidance note is designed to help householders achieve an appropriate level of design quality that enhances the character of the house and the surrounding area whilst protecting the neighbouring amenity levels.
- 7b.8 This guidance note advises that the roof pitches and forms shall match that of the existing dwellinghouse and the dominance of the existing dwellinghouse should be reinforced with the extension being of the same or smaller scale than the main house. Exceptions to this can be considered on large detached dwellinghouses where the work would result in the seamless transition between the existing and new parts of the property.
- 7b.9 It is considered that the proposed extension is not in accordance with the terms of this guidance note.

Comments Received

- 7b.10 The dwellinghouse faces on to the main road and will be highly visible.
- 7b.11 There is no planning history for No.10 Mannerston Holdings however, this may have been mistyped as No. 11 was recently granted a 1 and ½ storey extension by the Planning Committee. However, following architectural advice No. 11 has subsequently submitted plans for a single storey extension that is more in-keeping with the surrounding area. The application for this revised proposal, ref: P/09/0460/FUL was granted on 13 August 2009. Planning permission ref: P/07/1229/FUL was granted by the Planning Committee, to convert redundant piggery buildings at 45 Mannerston Holdings. The height of the original roof was not increased in this application. Additionally No.45 is not located on a through road.
- 7b.12 The Community Council comment on No.10 Champany needing to be rebuilt. The current application for 8 Mannerston Holdings is to extend the dwellinghouse and not to demolish. However, if the dwellinghouse was to be demolished a separate planning application would need to be submitted for the erection of a dwellinghouse.
- 7b.13 It is accepted that there are concerns in relation to roof shape, gable ends and dormers.
- 7b.14 The Councillor's reason to call-in the application relates to permission being granted for a 1 and ½ storey extension to No. 11 Mannerston Holdings, however the applicant has since submitted a new application P/09/0460/FUL, for a single storey that is more in-keeping with the area, and this has subsequently been granted.

7c Conclusion

- 7c.1 It is considered that the proposal is an unacceptable form of development and is contrary to the terms of the Rural Local Plan and the Falkirk Council Local Plan Finalised Draft (Deposit Version) and the Supplementary Planning Guidance Note on House Extensions and Alterations. There are no other material planning considerations that would warrant an approval of planning permission in these circumstances.

8. RECOMMENDATION

- 8.1 It is therefore recommended that Committee refuse the planning application for the following reason(s):
1. The proposal by reason of its overall size and design would result in an unacceptable form of development that would be detrimental to the visual amenity of the area. The proposal is therefore contrary to the terms of Policy Rural 6 – Extensions to existing Dwellinghouses within the Countryside of the Rural Local Plan, Policy SC9 – Extensions and Alterations to Residential Properties, Policy EQ23 – Areas of Great Landscape Value of the Falkirk Council Local Plan Finalised Draft (Deposit Version) and Falkirk Council Supplementary Planning Guidance Note – House Extensions and Alterations.

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Director of Development Services

Date: 18 August 2009

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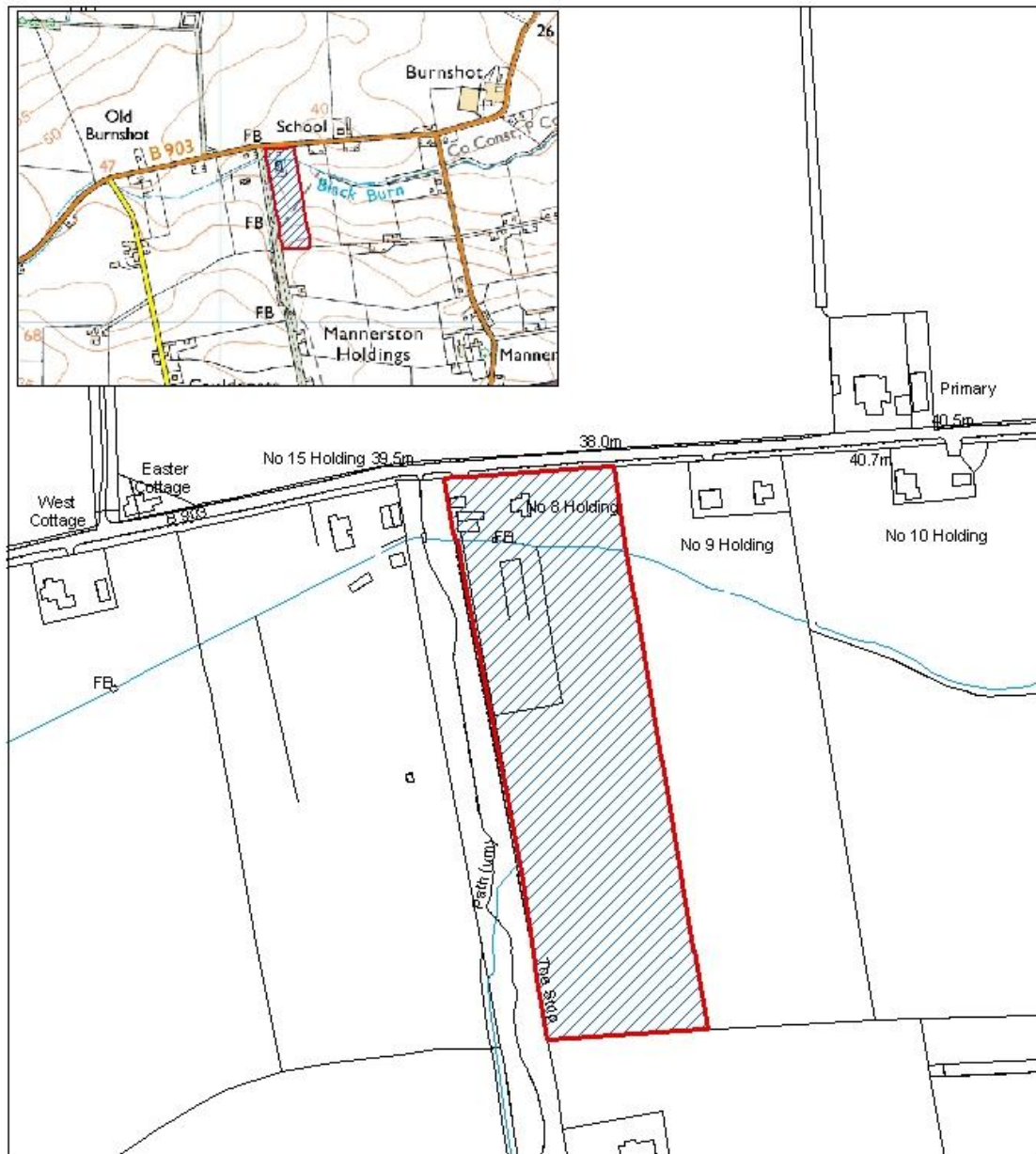
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504705 and ask for Kirsty Hope (Assistant Planning Officer).

Planning Committee

Planning Application Location Plan

P/09/0359/FUL

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



Falkirk Council

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