

AGENDA ITEM 4

FALKIRK COUNCIL

Subject: EXTENSION TO DWELLINGHOUSE (FRONT EXTENSION) AT 42
TWEED STREET, GRANGEMOUTH, FK3 8HA FOR MR BUCHANAN –
P/09/0826/FUL

Meeting: PLANNING COMMITTEE

Date: 24 March 2010

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Depute Provost Allyson Black
Councillor Angus MacDonald
Councillor Alistair McNeill
Councillor Robert Spears

Community Council: Grangemouth

Case Officer: Kirsty Hope (Assistant Planning Officer) Ext 4705

UPDATE REPORT FOLLOWING COMMITTEE SITE VISIT

1. Members will recall that this application was originally considered at the meeting of the Planning Committee on 24 February 2010 (copy of previous report appended), when it was agreed to continue the application and to undertake a site visit. This visit took place on 8 March 2010.
2. In support of the planning application, it was confirmed that the proposed extension, in terms of its scale, massing and proportion would be a sympathetic addition to the property. Cognizance was also taken of the issue of privacy impact upon the immediate neighbour at 44 Tweed Street. This has been addressed by a planning condition which requires the applicant to install obscured glazing in perpetuity on the elevation adjacent to no. 44 Tweed Street. The applicant acknowledged this requirement and this would be undertaken.
3. The next door neighbour to the application property (no. 44) spoke in support of his objection to the proposal, expressing concern at the scale of the extension, loss of privacy, reduction in sunlight and loss of view. The issue of the description of the extension was also raised and clarification was also sought at the site visit by Members.
4. In response to these concerns, the property would have no impact upon privacy for the reasons stated in paragraph 2 above. The extension would have no impact in terms of the loss of sunlight to the neighbouring property. Loss of view is not a material planning consideration.

5. The issue of the description of the proposal was discussed and, for clarity, the proposal is for a front extension and the applicant confirmed that this is what was applied for. The case officer refers to a 'bay window feature' in the previous report. The related Supplementary Planning Guidance – House Extensions and Alterations, advocates that, in the context of front extensions that a 'bay window' should project no more than 600mm and porches should project no more than 1800mm. This is guidance only and each case has to be considered on its merits having regard to both the guidance and the street context. In this particular case there was evidence, in the vicinity, of other front entrances showing various design styles including both larger and smaller extensions. This extension was of a similar scale and is proportionate to the main dwelling to which it relates.

6. RECOMMENDATION

6.1 It is therefore recommended that Committee grant detailed planning permission subject to the following conditions:-

- (1) The development to which this permission relates must be begun within three years of the date of this permission.
- (2) Prior to the occupation of the extension hereby approved, the window facing onto 44 Tweed Street, Grangemouth, on the approved plan (drawing number 03) shall be obscured glazing and thereafter retained as such.

Reason(s):

- (1) To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.
- (2) To safeguard the privacy of the occupants of adjacent properties.

Informative(s):

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our reference number(s) 01, 02, 03A, 04 and 05.
- (2) In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. Development shall not recommence without the prior written approval of the Planning Authority.
- (3) The builder shall ensure that noisy work which is audible at the site boundary shall ONLY be conducted between the following hours:

Monday to Friday	08:00 - 18:00 Hours
Saturday	09:00 - 17:00 Hours
Sunday / Bank Holidays	10:00 - 16:00 Hours

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Health Manager.

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pp Director of Development Services

Date: 17 March 2010

LIST OF BACKGROUND PAPERS

1. Falkirk Council Local Plan Finalised Draft (Deposit Version).
2. Falkirk Council Structure Plan.
3. Grangemouth Local Plan.
4. Letter of objection from Mr G Gormley, 44 Tweed Street, Grangemouth, FK3 8HA on 8 December 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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1. DESCRIPTION OF PROPOSAL / SITE LOCATION

1.1 The property is a two storey semi-detached property located at 42 Tweed Street, Grangemouth. This detailed planning application deals with a single storey extension, comprising a bay window feature to the front of the property to accommodate additional living space, measuring 3.2 metres in width and 1.5 metres in depth.

2. REASON FOR COMMITTEE CONSIDERATION

2.1 The application has been called in by Councillor Alistair McNeill.

3. SITE HISTORY

3.1 None relevant to this application. However, extensions similar to this proposal were noted within the vicinity. The similar examples which were given consent were F/96/0864 and F/2001/458.

4. CONSULTATIONS

4.1 The Environmental Protection Unit has no objections to the application.

5. COMMUNITY COUNCIL

5.1 The Grangemouth Community Council has not made any representations on the proposal.

6. PUBLIC REPRESENTATION

6.1 One letter of objection received has raised the following issues:-

- The proposal ‘porch to front’ is inaccurate and feels it’s a significant extension to the existing sitting room;
- Loss of privacy;
- The reduction of sunlight;
- The existing view will be obscured.

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

Falkirk Council Structure Plan

7a.1 There are no relevant policies within the Falkirk Council Structure Plan.

Grangemouth Local Plan

7a.2 The relevant policies against which assessment was made are:

Policy Grangemouth One ‘Urban Limit’ states:

“That the boundary of the urban area as indicated on figures 1 and 3 be regarded as the desirable limit to the growth of Grangemouth for the period of the plan. Accordingly, there shall be a general presumption against proposals for development which would either extend the urban area beyond this limit or which would constitute sporadic development in the countryside.”

7a.3 The application site is within the urban limits as defined by the Grangemouth Local Plan and the proposal is therefore in accordance with the terms of this policy and the Development Plan.

7b Material Considerations

- 7b.1 The material considerations relating to the application are the Falkirk Council Local Plan Finalised Draft (Deposit Version), Falkirk Council Supplementary Guidance and the points raised through public representation.

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 The location and scale of the proposal is sympathetic to the existing property, given the size of the proposal. The materials are in keeping with the existing dwellinghouse. The proposal will not significantly affect the degree of amenity, daylight and privacy enjoyed by neighbouring properties and will not result in over development of the plot. The application accords with Policy SC9 of the Falkirk Council Local Plan Finalised Draft (Deposit Version).

Falkirk Council Supplementary Planning Guidance

- 7b.4 It is considered that the proposal accords with the Falkirk Council Supplementary Planning Guidance on House Extensions and Alterations for similar reasons as highlighted in paragraph 7b.3 above.

Representations Received

- 7b.5 The description was amended to a front extension to the dwellinghouse. A condition requiring the side facing window to be obscure glazed is proposed to address the issue of loss of privacy concerns. Loss of view is not a material planning consideration.

7c Conclusion

- 7c.1 The proposal is in accordance with the Development Plan, the Falkirk Council Local Plan Finalised Draft (Deposit Version), and Falkirk Council's Supplementary Planning Guidance. There are no material considerations which would merit refusal of this planning application.

8. RECOMMENDATION

- 8.1 It is therefore recommended that Committee grant detailed planning permission subject to the following conditions:-**

- (1) The development to which this permission relates must be begun within three years of the date of this permission.**

- (2) Prior to the occupation of the extension hereby approved, the window facing onto 44 Tweed Street, Grangemouth, on the approved plan (drawing number 03) shall be obscured glazing and thereafter retained as such.

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pp Director of Development Services

Date: 16 February 2010

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Regulatory Committee

Planning Application Location Plan

P/09/0826/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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