

FALKIRK COUNCIL

Subject: EXTENSION TO DWELLINGHOUSE (TWO STOREY TO SIDE)
AT 2 BREADALBANE PLACE, POLMONT, FALKIRK, FK2 0RF,
FOR MR JAMES AUCHINCLOSS - P/10/0603/FUL

Meeting: PLANNING COMMITTEE

Date: 3 November 2010

Author: DIRECTOR OF DEVELOPMENT SERVICES

Ward Lower Braes

Local Members: Councillor Steven Jackson
Councillor Malcolm Nicol
Councillor Alan Nimmo

Community Council: Polmont

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

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The property is a two storey, semi-detached dwelling located at 2 Breadalbane Place, Polmont. This detailed application proposes a two storey side extension to match the height and width of the existing gable end and to project approximately 900mm from the rear garden boundary of the adjoining property to the west.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application has been called to Committee by Councillor Malcolm Nicol.

3. SITE HISTORY

- 3.1 There is no relevant planning history.

4. CONSULTATIONS

- 4.1 The Roads Development Unit recommend conditions in respect of the driveway construction and parking provision.
- 4.2 Scottish Water has no objections.

- 4.3 The Environmental Protection Unit recommend an informative regarding ground conditions and hours of construction work.

5. COMMUNITY COUNCIL

- 5.1 The local Community Council did not make any representations.

6. PUBLIC REPRESENTATION

- 6.1 During the 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

Falkirk Council Structure Plan

- 7a.1 There are no policies relevant to the proposal in the Structure Plan.

Polmont Local Plan

- 7a.2 Policy POL 2.2 'Urban Limit' states:

"The Urban Limit, as indicated on the Policies, Proposals and Opportunities Map, is regarded as the desirable limit to the growth of the urban and village areas of Polmont and District for the period of the Plan. Accordingly, there will be a general presumption against development proposals which would extend the urban area beyond this limit or which would constitute sporadic development in the countryside."

- 7a.3 The site is located within the urban limits and therefore is in accordance with Policy POL 2.2.

- 7a.4 Policy POL 3.7 'Extensions and Alterations to Residential Properties' states:

"The Council will require that extensions and alterations to residential properties respect the original building, neighbouring properties and the character of the area in general, in terms of scale, design and materials. Proposals for garages should generally not project beyond the front elevation of the house and should have external finishes that match those of the existing house."

- 7a.5 The proposal is considered to be contrary to Policy POL 3.7 'Extensions and Alterations to Residential Properties' within the Polmont and District Local Plan.

7a.6 The proposed two storey extension is considered to be unacceptable in terms of scale, character and its relationship with the existing dwellinghouse. The proposal would dominate the property directly west of the site, given the depth of the neighbouring garden areas.

7a.7 Accordingly, it is considered the proposal is contrary to the Development Plan.

7b Material Considerations

7b.1 The material considerations in respect of this application are the Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010) and Falkirk Council Supplementary Guidance, 'House Extensions and Alterations'.

Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010)

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 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan Finalised Draft (Deposit Version) reinforces the terms of POL 3.7 of the Polmont and District Local Plan. Therefore, for the reasons mentioned in paragraph 7a.6, the proposal does not accord with the Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010).

Falkirk Council Supplementary Guidance

7b.4 It is considered that the proposed extension is not in accordance with the terms of this guidance note, as the extension is not set down and back from the front building line as stated within page 4 of the Supplementary Guidance Note on House Extensions and Alterations.

7c Conclusion

7c.1 It is considered that the proposal is an unacceptable form of development and is contrary to the terms on the Polmont and District Local Plan, 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 Planning Committee refuse planning permission subject to the following reason(s):-

- (1) The proposed extension by reason of its overall design, size and proximity to the neighbouring properties to the west would be detrimental to the residential amenity of nearby residents and the character and appearance of the area. The proposal is therefore contrary to Polmont and District Local Plan Policy POL 3.7, Falkirk Council Local Plan Finalised Draft (Deposit Version) Policy SC9 and Falkirk Council Supplementary Planning Guidance relating to house extensions and alterations which all seek to protect residential amenity and the character of the area.

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, 03A, 04A, 05A, 06A, 07A, 08A, 09A, 10A, 11A, 12A.



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Director of Development Services

Date: 26 October 2010

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan.
2. Polmont Local Plan.
3. Falkirk Council Local Plan Finalised Draft (Deposit Version).
4. Falkirk Council Supplementary Guidance.

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/10/0603/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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