

FALKIRK COUNCIL

Subject: EXTENSION TO DWELLINGHOUSE (2 STOREY TO REAR) AT
8 MCCAMBRIDGE PLACE, LARBERT FK5 4FY FOR MRS
LESLEY HENDERSON - P/11/0322/FUL

Meeting: PLANNING COMMITTEE

Date: 2 November 2011

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Bonnybridge and Larbert
Councillor Billy Buchanan
Councillor Tom Coleman
Councillor Linda Gow

Community Council: Larbert, Stenhousemuir and Torwood

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

UPDATE REPORT

1. Members will recall that this planning application was originally considered at the meeting of the Planning Committee on 24 August 2011 (copy of previous report appended), when it was agreed to continue consideration of the application and to undertake a site visit. The site visit took place on 9 September 2011.
2. This application was then considered at the Planning Committee meeting on 21 September 2011, when it was continued to allow time for the applicant and the objector at 6 McCambridge Place to discuss and agree a suitable boundary treatment.
3. Following discussions with the applicant (Mrs Henderson) and with the objector (Mr Baxter) the agent for the application has submitted revised details of a boundary fence. The revised details include a close boarded timber boundary replacement fence measuring 5.5 metres in length and 2.05 metres in height (400mm increase). Also noted in drawing 06A, the new posts and slats will be treated in preservative to match the existing on both sides. These details were then sent to the objector for comment.
4. Mr Baxter has confirmed that the amendments are acceptable.
5. In light of these discussions, an amendment to the recommendation to include a condition with regards to the boundary treatment is proposed.

6. RECOMMENDATION

6.1 It is therefore recommended that Committee grant 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 rear extension, the boundary fence detail shown on the approved drawings bearing our online reference 05 and 06A shall be erected and stained / painted to match the existing boundary fence and thereafter retained and maintained in perpetuity.

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 occupiers of the adjacent properties.

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, 03, 04, 05 and 06A.
2. The applicant 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.

3. 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.

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Director of Development Services

Date: 25 October 2011

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan
2. Falkirk Council Local Plan
3. Falkirk Council Supplementary Planning Guidance Note on House Extensions and Alterations.
4. Letter of representation from Mr James Baxter 6 McCambridge Place Larbert FK5 4FY on 31 May 2011.

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 (2 STOREY TO REAR) AT
8 MCCAMBRIDGE PLACE, LARBERT FK5 4FY FOR MRS
LESLEY HENDERSON - P/11/0322/FUL

Meeting: PLANNING COMMITTEE

Date: 21 September 2011

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Bonnybridge and Larbert
Councillor Billy Buchanan
Councillor Tom Coleman
Councillor Linda Gow

Community Council: Larbert, Stenhousemuir and Torwood

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

UPDATE REPORT FOLLOWING COMMITTEE SITE VISIT

1. Members will recall that this planning application was originally considered at the Planning Committee on 24 August 2011 (copy of previous report appended), where it was agreed to continue the planning application for a site visit. This visit took place on 9 September 2011.
2. At the site visit, the Committee viewed the rear garden area, where the proposed extension would be sited. The objector (next door neighbour at 6 McCambridge Place) was heard in relation to concerns of overlooking and loss of privacy from the south-west facing windows of the proposed sun room. The Committee took the opportunity to view the site of the proposed extension from the next door property at 6 McCambridge Place, both from within the house and the garden.
3. Although there is a small change in the ground level between the adjacent property at 6 McCambridge Place and the application site (8 McCambridge Place), there is a communal close board screen fence which would assist in maintaining privacy and reduce overlooking to an acceptable degree.
4. The Committee sought clarification of the height of the existing communal screen fence and, in particular, the relationship of the fence height to the south-west elevation windows of the proposed sun room. The information is not available at the time of writing this report, but will be available at the time of the consideration of this planning application at the Planning Committee.

5. No matters were raised which would amend the original recommendation to grant planning permission.

6. RECOMMENDATION

- 6.1 It is therefore recommended that planning permission be granted 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.

Reason(s):-

- (2) To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.

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, 03 and 04.
- (2) The applicant 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.

- (3) 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.

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Director of Development Services

Date: 14 September 2011

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan.
2. Falkirk Council Local Plan.

3. Falkirk Council Supplementary Guidance Note on House Extensions and Alterations.
4. Letter of representation from Mr James Baxter 6 McCambridge Place Larbert FK5 4FY on 31 May 2011.

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 (2 STOREY TO REAR) AT
8 MCCAMBRIDGE PLACE, LARBERT FK5 4FY FOR MRS
LESLEY HENDERSON - P/11/0322/FUL

Meeting: PLANNING COMMITTEE

Date: 24 August 2011

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Bonnybridge and Larbert
Councillor Billy Buchanan
Councillor Tom Coleman
Councillor Linda Gow

Community Council: Larbert, Stenhousemuir and Torwood

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

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 This application deals with a two storey extension to the rear of the dwelling to accommodate an additional bedroom on the upper floor and a sunroom on the lower ground.
- 1.2 The property is a two storey detached dwelling located at 8 McCambridge Place, Larbert that is within an existing residential area.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application has been called to Committee by Councillor Craig Martin.

3. SITE HISTORY

- 3.1 No relevant planning history.

4. CONSULTATIONS

- 4.1 The Environmental Protection Unit has raised no objection to the proposal, however they have requested that an informative with regards to contaminated land be attached to any consent given.

5. COMMUNITY COUNCIL

- 5.1 The Larbert, Stenhousemuir and Torwood Community Council has not commented on the application.

6. PUBLIC REPRESENTATION

- 6.1 During the course of the application, one objection letter was received by the Council. The salient issues are summarised below:

- Loss of amenity, specifically privacy from overlooking.

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.

Falkirk Council Local Plan

- 7a.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."*

- 7a.3 Policy SC9 advises that the main planning considerations are, that the scale, design and materials are to be sympathetic to the existing dwelling and neighbouring properties. It is considered that the location and scale of the extension would not significantly affect the degree of amenity, daylight or privacy enjoyed by neighbouring properties as there is a close boarded timber fence enclosing the rear garden. It is considered that the proposal would not result in an overdevelopment of the plot. The scale, design and materials of the proposal are considered to be sympathetic to the existing dwelling and surrounding area.

- 7a.4 Accordingly, the proposal accords with the Development Plan.

7b Material Considerations

- 7b.1 The material considerations to be assessed are the Falkirk Council Supplementary Guidance Note, the consultation responses and the public representations.

Falkirk Council Supplementary Guidance

- 7b.2 Falkirk Council's Supplementary Planning Guidance Note (SPGN) on House Extensions and Alterations advises that the main planning concern with rear extensions is scale and massing from original dwelling streetscape, retaining private garden ground, privacy and overshadowing.
- 7b.3 The proposed rear extension is set down from the ridge of the original roof and is considered to respect the original dwelling in terms of scale and design. There would be adequate garden ground retained. There are no privacy issues, given the existing boundary treatments and position of the proposed openings. There are no overshadowing concerns. The proposed dwelling accords with the guidance as set out in the SPGN.

Consultation Responses

- 7b.4 The Environmental Protection Unit has raised no objection to the proposal but has advised that if planning permission is granted an informative be attached with regards to ground conditions and hours of construction work noise.

Assessment of Public Representations

- 7b.5 The proposed extension would not significantly impact the neighbouring properties in terms of privacy, as there is a close boarded fence separating the two properties and it is not considered that the proposal would directly overlook the neighbouring property on the ground floor.

7c Conclusion

- 7c.1 It is considered that the proposal is an acceptable form of development and therefore is assessed as according with the Falkirk Council Local Plan and the Falkirk Council's Supplementary Planning Guidance Note on House Extensions and Alterations, and no major issues have been raised through consultation. There are no material considerations which would merit refusal of this application in these circumstances.

8. RECOMMENDATION

- 8.1 It is therefore recommended that planning permission be granted 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.

Reason(s):

- (2) To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.

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, 03 and 04.
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Director of Development Services

Date: 16 August 2011

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan.
2. Falkirk Council Local Plan.
3. Falkirk Council Supplementary Guidance Note on House Extensions and Alterations.
4. Letter of representation from Mr James Baxter 6 McCambridge Place Larbert FK5 4FY on 31 May 2011.

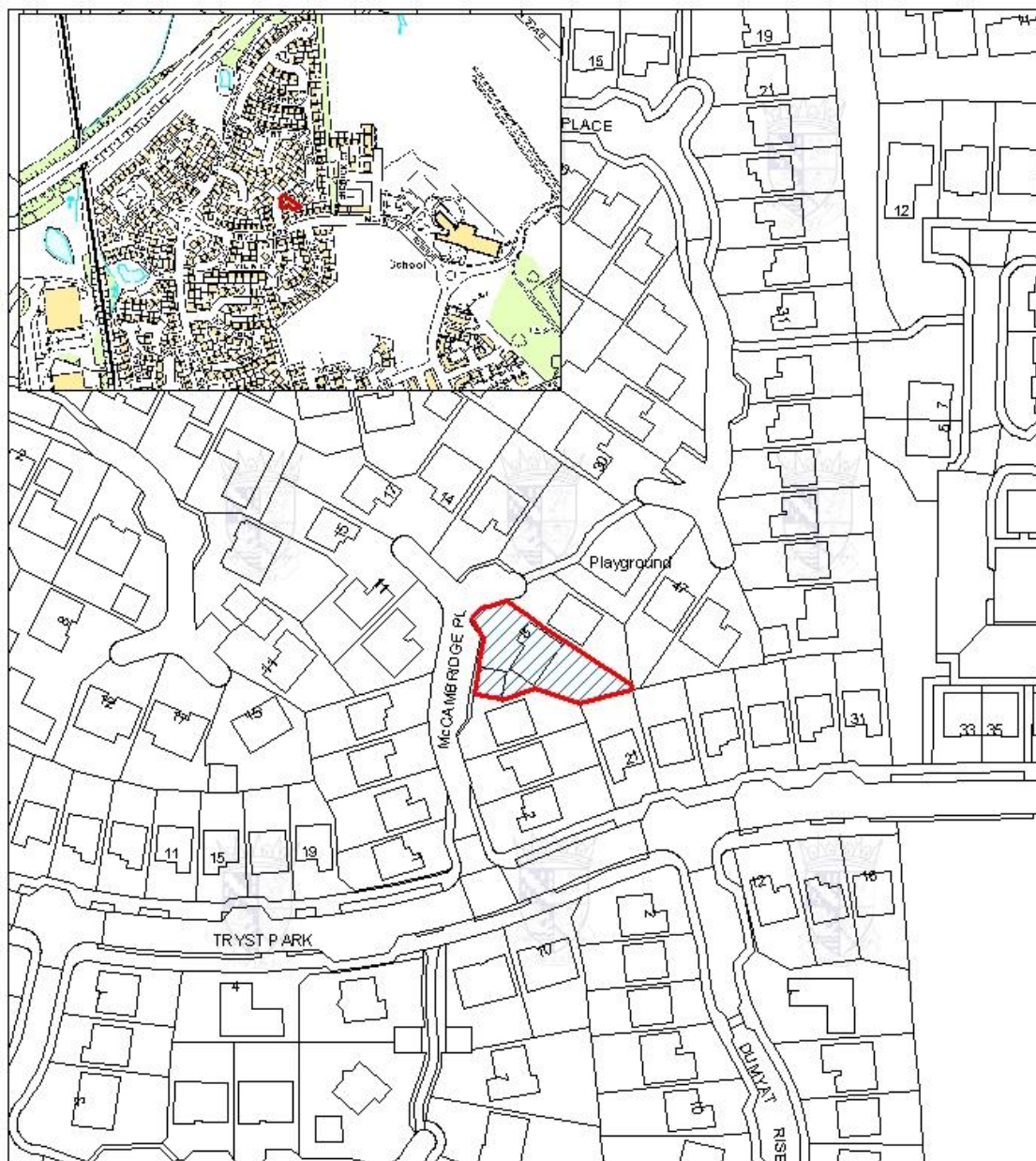
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504705 and ask for Kirsty Hope, Assistant Planning Officer.

Planning Committee

Planning Application Location Plan

P/11/0322/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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