

List of Enclosures – Agenda Item 2

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Proposal Details

Proposal Name	Malloy - Notice of review
Proposal Description	First Floor Extension Over Existing Ground Floor to Form New Bedroom & Bathroom
Address	17 CAMPFIELD STREET, FALKIRK, FK2 7DN
Local Authority	Falkirk Council
Application Online Reference	000030567-001

Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete
Payment Method	incomplete

Attachment Details

01	Attached	A4
101	Attached	A3
103	Attached	A3
104	Attached	A3
105	Attached	A3
110	Attached	A3
111	Attached	A3
113	Attached	A3
Notice of Review	System	A4
Notice of Review	System	A4
scotapp	System	A4



Falkirk Council

Abbotsford House Davids Loan Falkirk FK2 7YZ

Tel: 01324 504748

Fax: 01324 504747

Email: planning.applications@falkirk.gov.uk

Planning Department

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000030567-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

Applicant or Agent Details

Are you an applicant, or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:

i Line Designs

Ref. Number:

First Name: *

William

Last Name: *

Smith

Telephone Number: *

Extension Number:

Mobile Number:

Fax Number:

Email Address: *

You must enter a Building Name or Number, or both: *

Building Name:

Building Number:

Address 1 (Street): *

Address 2:

Town/City: *

Country: *

Postcode: *

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *	<input type="text" value="Ms"/>	You must enter a Building Name or Number, or both:*	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Helen"/>	Building Number:	<input type="text" value="17"/>
Last Name: *	<input type="text" value="Malloy"/>	Address 1 (Street): *	<input type="text" value="Campfield Street"/>
Company/Organisation:	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number:	<input type="text"/>	Town/City: *	<input type="text" value="Falkirk"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="SCOTLAND"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="FK2 7DN"/>
Fax Number:	<input type="text"/>		
Email Address:	<input type="text"/>		

Site Address Details

Full postal address of the site (including postcode where available):

Address 1:	<input type="text" value="17 CAMPFIELD STREET"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text"/>	Town/City/Settlement:	<input type="text" value="FALKIRK"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text" value="FK2 7DN"/>
Address 4:	<input type="text"/>		

Please identify/describe the location of the site or sites.

Northing	<input type="text" value="680570"/>	Easting	<input type="text" value="288921"/>
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Description of the Proposal

Please provide a description of the proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *

(Max 500 characters)

First Floor Extension Over Existing Ground Floor to Form New Bedroom & Bathroom

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time of expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

We are appealing against this decision, as there are several adjacent properties which have in the past had this type of extension, and there have been several extensions of this type which have been approved.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? *

☐ Yes ☒ No

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Drawings as submitted in planning application. Supporting statement

Application Details

Please provide details of the application and decision.

What is the application reference number? *

P/11/0506/FUL

What date was the application submitted to the planning authority? *

18/08/11

Has a decision been made by the planning authority? *

☒ Yes ☐ No

What date was the decision issued by the planning authority? *

13/10/11

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist - Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare - Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: William Smith

Declaration Date: 03/11/2011

Submission Date: 03/11/2011



Supporting Documentation for Proposed New Dormer Extension to Rear

17 Campfield Street FALKIRK FK2 7DN

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Chartered Institute of
Architectural Technologists

Supporting Documentation for Proposed New Dormer Extension to Rear

17 Campfield Street FALKIRK FK2 7DN

Existing

The existing house is a 1 & 1/2 storey, with 2 box dormers, one at the front the other at the rear. The property was build around 1900

Description of Proposals

The proposal is for the dormer at the rear to be extended over the kitchen area below, to form an extended bedroom, bathroom and study area

The materials proposed for the new works would be:-

Roof - Slates to match existing
 Dormer Roof - Sarna Single Ply Roofing
 External Walls - Slates to match existing
 External Walls -125x18mm timber boards, stained to spec
 Windows - Windows UPVC to match existing
 Rainwater Goods - White UPVC to match existing

Reasons for New Proposal

- The new dormer extension will enable additional livable space upstairs (study area) extending the main bedroom, this together with a new bathroom facility on the first floor. This maintains the home as a 2 bedroom, but with the space, it could in future be altered (internally) to form a third bedroom.
- The current property does have two bedrooms, however, it does not have bathroom facilities on the first floor, nor a private family space for study
- This new space will enable the home to have greater flexibility & usage as family home.

Surrounding Existing Environment

The existing property sits on Campfield Street which mainly consists of semi detached stone built properties (circa 1900). Typical Scottish architecture for that time period.

The properties on this street have had many extensions, over the years, from single storey extensions, to dormer extension (numerous) to two storey extensions.

There are approximately 3-6 other two storey extensions, on both Campfield Street, and Galloway Street. These extensions, may have been built before the Councils guidelines were in place, however, most would not meet the current planning criteria.

Responses to the Reason for Refusal

1. The Design is sympatric to the surrounding area, in that there are existing houses, which have had a full two storey extension to the rear. The proposed extension does not extend to the full existing of the lower floor (as the existing properties ones do) and a new roof (to ground floor) is added to reduce the impact of the first floor extension. The design also incorporates different materials, with vertical emphasis, and is stepped to reduce the visual impact of the extension.
2. The internal sizes of the room, are appropriate and in proportion to the existing ground floor layout. Also the sizes of the room gives greater flexibility in this form and potential future usage.
3. The full length bedroom window does not reduce the privacy of the surrounding properties. The window is over 31m from the windows on the properties in Galloway Street. The impact of someone looking out a full length window is no worse than if it is someone looking out a shorter window. If the occupier of the proposal does want to reduce the ability to be seen from the other properties, this can be treated by either blinds, curtains and opaque glazing to the lower half. The proposals as it stands, will allow the bedroom to be "flooded" with light and be a great feature to the bedroom / home.
4. There have been many planning approvals for dormer-extensions of this type which do not meet the criteria of the council. This is a list of some of those applications:-

Case no	Approved	Address
P/08/0506/FUL	10-Jul-08	147 Tryst Road Stenhousemuir Larbert FK5 4QJ
P/09/0916/FUL	25-Feb-10	10 Philip Street Falkirk FK2 7JE
P/08/0786/FUL	11-Dec-08	3 Union Street Stenhousemuir Larbert FK5 4QG
P/09/0475/FUL	29-Oct-09	45 Burnhead Road Larbert FK5 4AZ
P/10/0622/FUL	02-Dec-10	17 Russel Street Falkirk FK2 7HU
P/10/0308/FUL	21-Jun-10	18 Russel Street Falkirk FK2 7HU
P/09/0873/FUL	06-May-10	11 Alma Street Falkirk FK2 7HB
P/10/0652/FUL	25-Oct-10	139 Mungalhead Road Falkirk FK2 7JH
P/09/0721/FUL	26-Nov-09	141 Mungalhead Road Falkirk FK2 7JH

Conclusion

- This extension would be of better proportion and design of those in the surrounding houses that have been extended.
- This type of extension has been permitted by the council in the recent past, all within a short distance of this proposal.
- The bedroom window would not provide a loss of privacy any more than a shorter window would. If this was a reason not to grant the appeal, the client would be willing to put in a reduced sized window.
- The extension is to the rear of the property, is not visible from the road, and would have no visual impact on the streetscape.

I trust this meets with your approval, however, should you require any further information, please do not hesitate to contact me.

Regards,

A black rectangular redaction mark covering the signature of William Smith.

William Smith MCIAT

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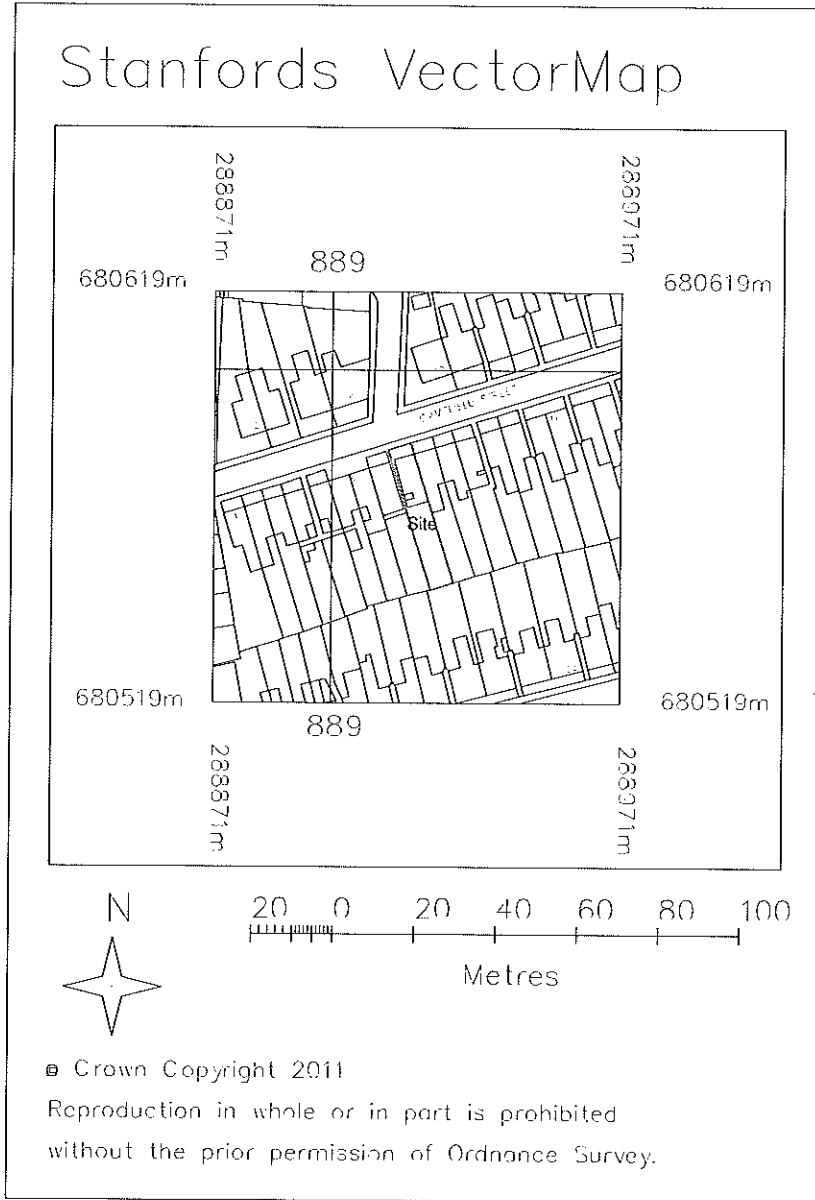
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No.	Description	Date

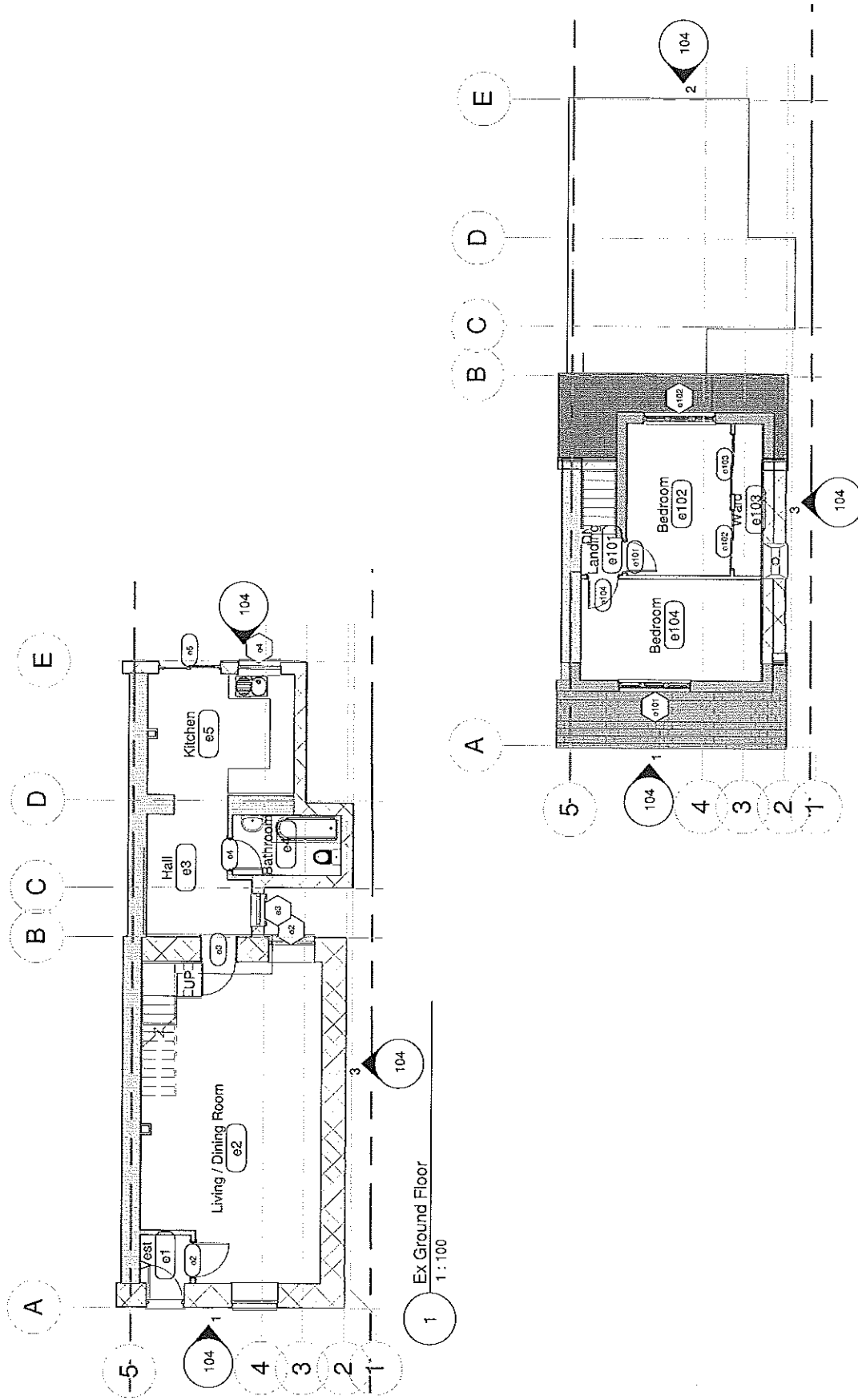
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Project Address : 17 Campbell Street FALKIRK FK2 7DN	

Title		
OS Location Plan		
Stage	Feasibility 05	Drawing no
Job no	1117	101
Date	July 2011	Rev



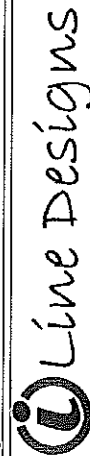
1 OS Location Plan
1 : 1250

NOTE:- All existing dimensions must be checked on site by the contractor prior to work commencing. Any discrepancies must be reported prior to works starting. DO NOT SCALE!



2 Ex Ex First Floor
1:100

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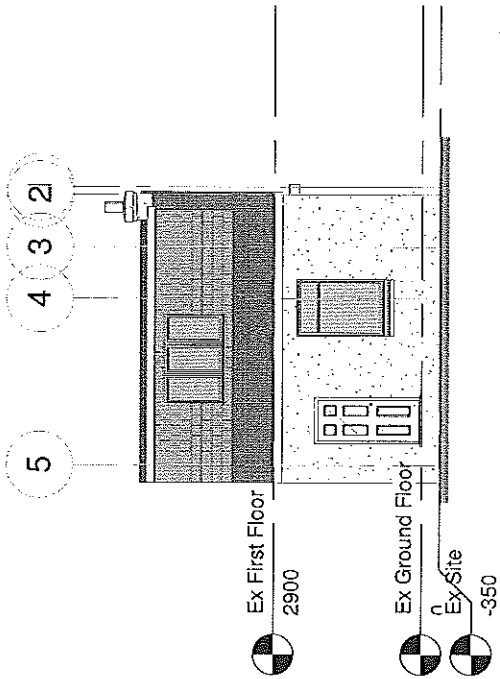
Client : Helen Malloy
Project Address :
17 Campfield Street
FALKIRK
FK2 7DN

Project :
2nd Storey Extension

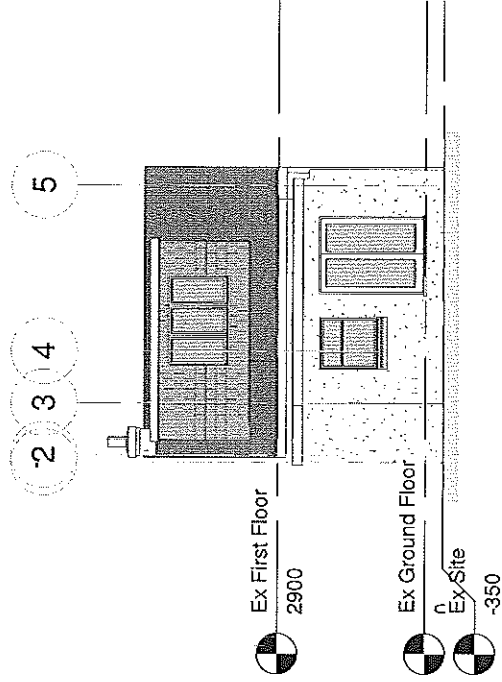
Title Existing Layout

Stage	Feasibility 05	Drawing no	Rev
Job no	1117	103	
Date	July 2011		

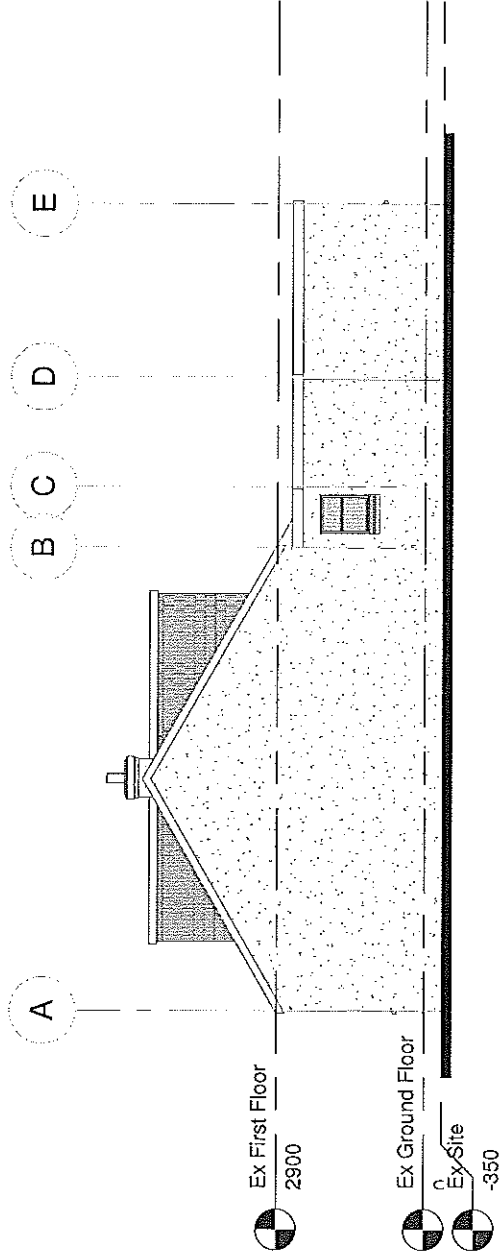
NOTE:- All existing dimensions must be checked on site by the contractor prior to work commencing. Any discrepancies must be reported prior to works starting. DO NOT SCALE!



1 Existing Front Elevation
1 : 100

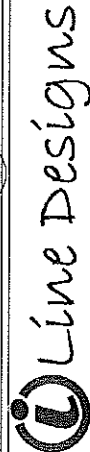


2 Existing Rear Elevation
1 : 100



3 Existing Side / Right Elevation
1 : 100

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No.	Description	Date

Client : Helen Malloy	Project : 2nd Storey Extension
Project Address : 17 Campfield Street FALKIRK FK2 7DN	

Existing Elevations		
Stage	Feasibility 05	Rev
Job no	1117	Drawing no
Date	July 2011	104

NOTE:- All existing dimensions must be checked on site by the contractor prior to work commencing. Any discrepancies must be reported prior to works starting. DO NOT SCALE!

Existing Site
1:100

Proposed Site
1:100

Client: Helen Malloy
Project Address: 17 Campfield Street, FALKIRK, FK2 7DN
Project: 2nd Storey Extension

Title: Existing & Proposed Site

No.	Description	Date

Stage	Feasibility 05	Drawing no	Rev
Job no	1117	105	
Date	July 2011		

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No.	Description	Date
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Client: Helen Malloy

Project Address :
17 Campfield Street
FALKIRK
FK2 7DN

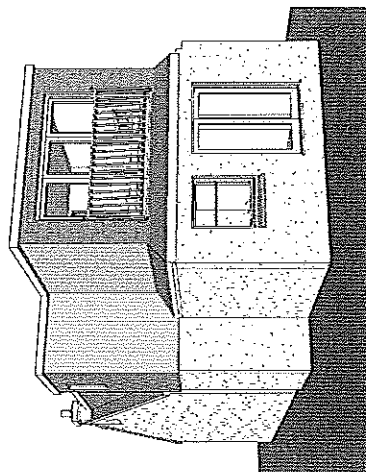
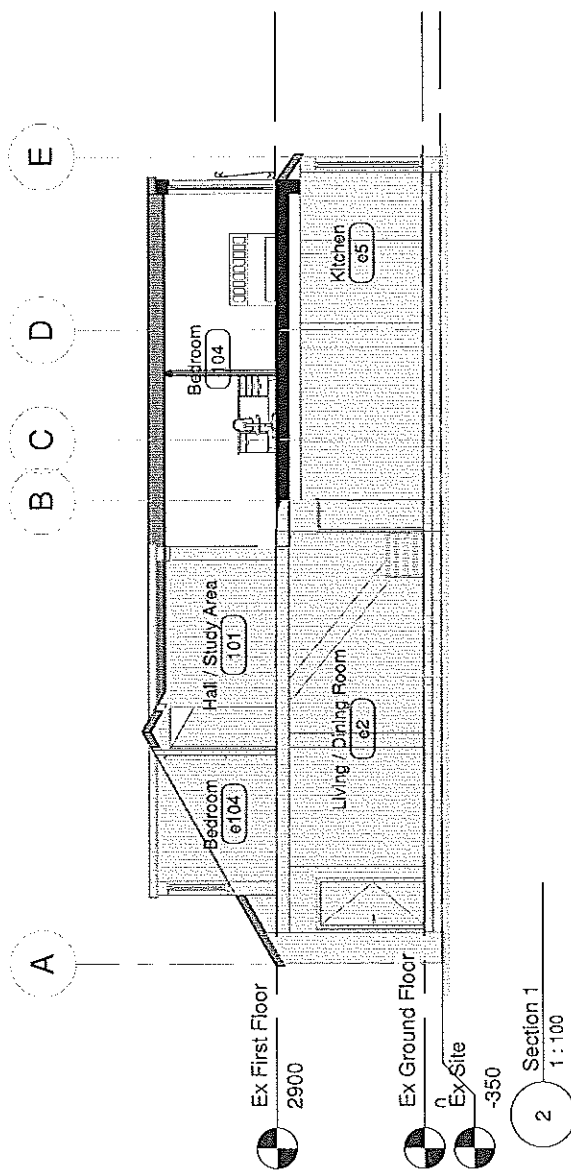
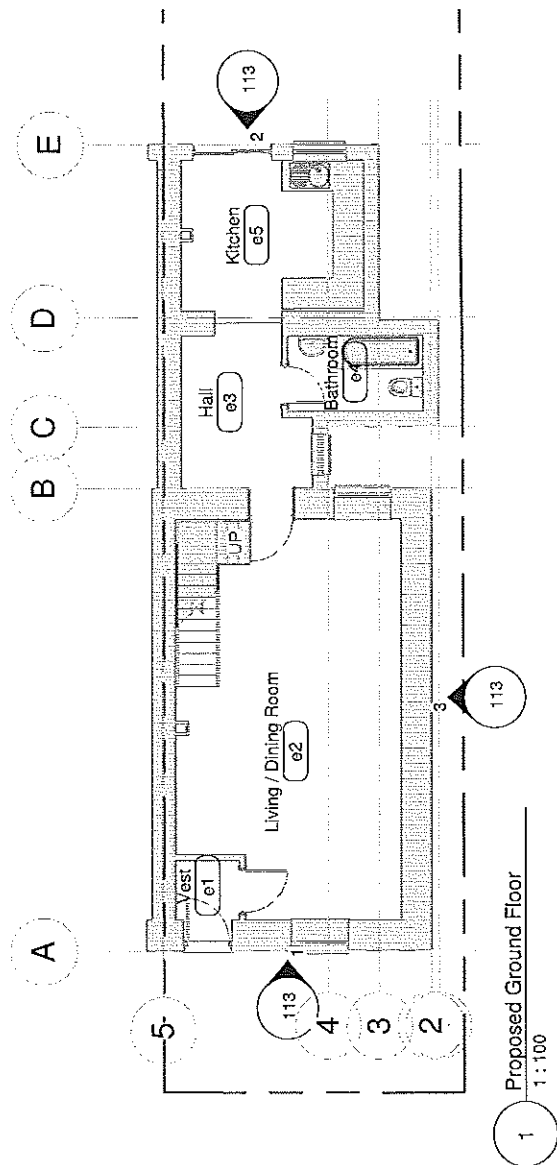
Project :
2nd Storey Extension

Title

Existing & Proposed Site

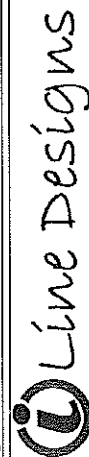
Rev	Drawing no	105
Stage	Feasibility 05	
Job no	1117	
Date	July 2011	

NOTE:- All existing dimensions must be checked on site by the contractor prior to work commencing. Any discrepancies must be reported prior to works starting. DO NOT SCALE !



3 3D View 1

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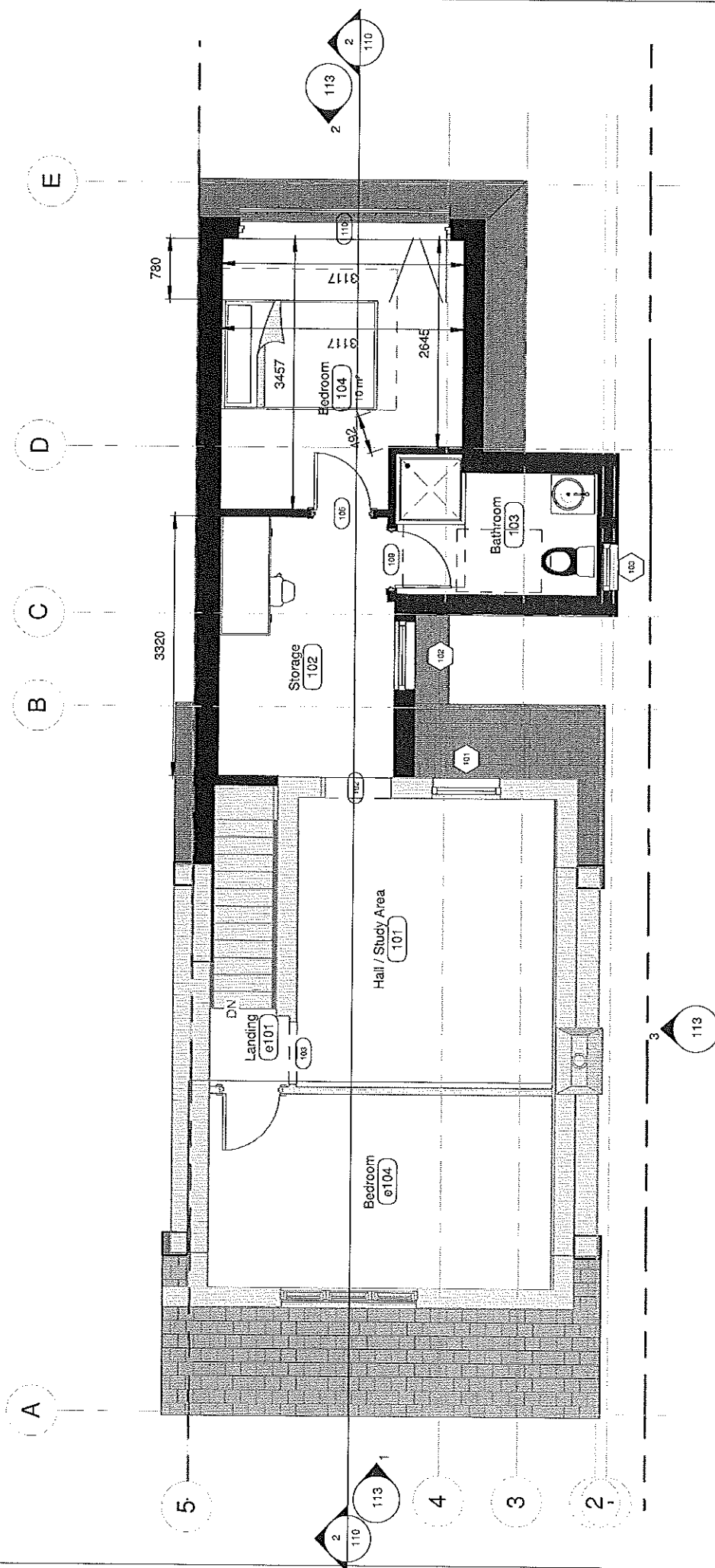
No.	Description	Date

Client : Helen Malloy
Project Address :
17 Campfield Street
FALKIRK
FK2 7DN

Project :
2nd Storey Extension

Title
Proposed Ground Floor

Stage	Feasibility 05	Drawing no	Rev
Job no	1117	110	
Date	July 2011		



Proposed First Floor

1:50

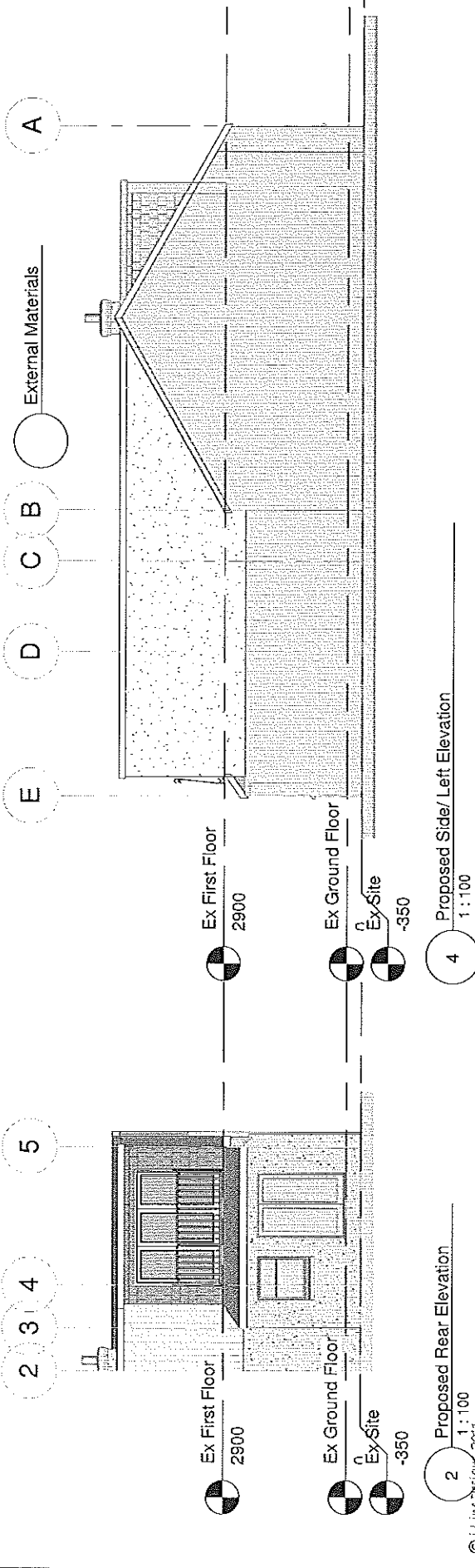
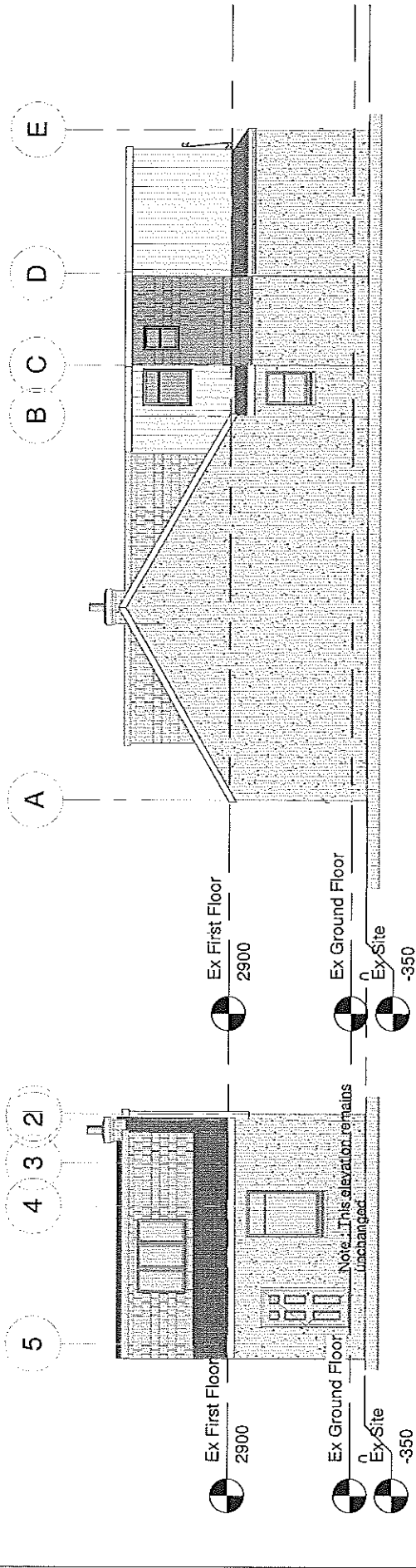
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No.	Description	Date
Client : Helen Malloy		
Project Address :		Project :
17 Campfield Street FALKIRK FK2 7DN		2nd Storey Extension
Title Proposed First Floor		
Stage		Feasibility 05
Job no		1117
Date		July 2011
		Drawing no 111
		Rev



Title			Proposed Elevations		
No.	Description	Date	Client : Helen Malloy	Project : 2nd Storey Extension	Rev
			Project Address : 17 Campfield Street FALKIRK FK2 7DN	Stage Planning	
				Job no 1117	Drawing no 113
				Date July 2011	Rev

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