

**PLANNING APPLICATION DETERMINED BY DIRECTOR OF DEVELOPMENT
SERVICES UNDER DELEGATED POWERS – REPORT OF HANDLING**

PROPOSAL : Extension to Dwellinghouse
LOCATION : 17 Campfield Street, Falkirk, FK2 7DN
APPLICANT : Ms Helen Malloy
APPN. NO. : P/11/0506/FUL
REGISTRATION DATE : 18 August 2011

1. SITE LOCATION / DESCRIPTION OF PROPOSAL

The application site consists of an end of terrace property located in a residential area. It has been extended in the past with a single storey rear extension and front and rear dormer extensions.

The applicant seeks consent for a first floor extension incorporating the existing rear dormer and running the full length of the existing ground floor extension.

2. SITE HISTORY

None.

3. CONSULTATIONS

The following responses to consultation were received:

Roads Development Unit	No comments received.
Environmental Protection Unit	Recommend informative on noise levels and condition on contamination.

Where the local Community Council requested consultation, their comments appear above.

4. PUBLIC REPRESENTATION

During consideration of the application, no letters of objection or representation were received.

5. THE DEVELOPMENT PLAN

The proposed development was assessed against the undernoted Development Plan(s) :

Falkirk Council Structure Plan.

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

Falkirk Council Local Plan

The proposed development was assessed against the following policy or policies:

SC09 - Extensions and Alterations to Residential Properties

5A. MATERIAL CONSIDERATIONS

6. PLANNING ASSESSMENT

The Development Plan

The proposal raises no strategic issues and was therefore assessed against the Falkirk Council Local Plan alone.

Local Plan Policies

The development is considered against policy SC9 in the Falkirk Council Plan. This policy has an associated Supplementary Planning Guidance Note on House Extensions and Alterations (SPG) which is considered in more detail below.

Parking

The extension would not increase the requirement for off-street parking at the site as it is not providing an additional bedroom.

Amenity Space

The development would not reduce the existing level of amenity space and this is considered acceptable for a dwelling of this size and in the context of policy SC9 and the associated SPG.

Falkirk Council Supplementary Guidance

Design

The proposed scheme looks to accommodate a significant increase in floor area. As a result of this, the proposed extension is bulky and out of proportion with the original house. The significant size of the extension and its location, would spoil the character of the original dwelling and would have a detrimental impact on the appearance of the property.

The large flat roofed extension appears bulky and dominates the roof, due to its size, prominent location and poor design. The Councils design guidance states that flat roofs will generally be discouraged. The associated policy, policy SC9 states developments should be of a scale and design which is sympathetic to the original building.

The alterations are considered unacceptable in the context of the Councils guidance on extensions.

Impact on Neighbours

The development proposes a large 3 panelled window with balcony on the rear elevation of the first floor/roof extension. This would significantly increase levels of overlooking and the associated loss of privacy in neighbouring gardens and is considered unacceptable.

7. CONCLUSION

The proposal is considered unacceptable in design terms and would result in a loss of privacy to neighbouring properties. The development is therefore contrary to policy SC9 and the associated SPG. There are no material planning considerations which would warrant approval of planning permission.

8. RECOMMENDATION

Refuse Planning Permission

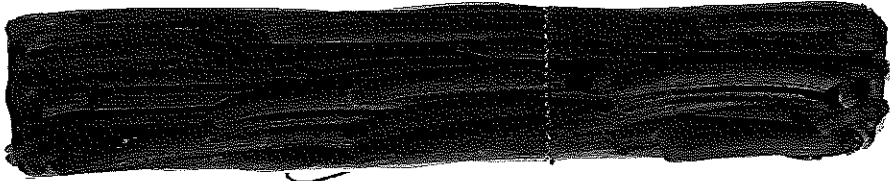
Refusal is recommended for the following

Reason(s):

1. It is considered that the scale and design of the roof alterations would not be sympathetic to the existing dwelling by reason of their size, location and design and consequently would have an adverse effect on the visual amenity of the property and the residential area. As a result the proposed extension would be contrary to Policy SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan.
2. It is considered that due to the size and location of the proposed first floor full length windows and associated balcony, the development would increase levels of overlooking and result in a loss of privacy to neighbouring properties. The development is therefore considered contrary to Policy SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan.

Informatives:

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, 06 and 07A


27/9/11.

Date

Contact Officer : Katherine Chorley
(Assistant Planning Officer) 01324 504704

