

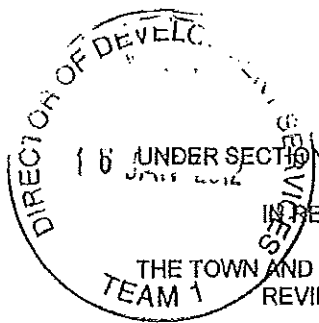
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NOTICE OF REVIEW



Falkirk Council



UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND)
ACT 1997 (AS AMENDED)
IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL
REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review. Please note that the guidance notes are issued by the Scottish Government. They apply to planning authorities generally and not specifically to Falkirk Council

In terms of the Act and regulations referred to above, Falkirk Council's Planning Review Committee sits as the "local review body".

Please use **BLOCK CAPITALS** if completing by hand.

Applicant(s)		Agent	
Name	MICHAEL BLOCK	Name	
Address	ADNACH-MOR GLEN ROAD TORWOOD	Address	
Postcode	FK5 4SN	Postcode	
Tel		Tel	
Mobile		Mobile	
Fax		Fax	
e-mail *		e-mail *	

Mark this box to confirm all contact should be through your agent or representative: ☐

* Do you agree to correspondence regarding your review being sent by e-mail? Yes ☒ No ☐

Planning authority's application reference number P/11/0573/Ful

Site address	ADNACH-MOR, GLEN ROAD, TORWOOD, FK5 4SN
Description of proposed development	TWO HOUSES

Date planning application declared valid by Planning Authority	27/9/11	Date of Decision (Leave blank if appeal against non-determination)	11/11/11
--	---------	--	----------

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

1. Application for planning permission (including householder application) ☒
2. Application for planning permission in principle ☐
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for seeking review

1. Refusal of application by appointed officer ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

Review procedure

The Planning Review Committee 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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you consider that the review should be conducted by a combination of procedures. Please note, however, that the final decision as to procedure will rest with the Planning Review Committee.

1. Further written submissions
2. One or more hearing sessions
3. Site inspection
4. Assessment of review documents only, with no further procedure

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

TO MAKE THE CASE THAT THE MEMBERS OF THE PLANNING COMMITTEE HAVE ALREADY ACCEPTED RESIDENTIAL DEVELOPMENT IN PRINCIPLE, BY APPROVING APPLICATION P/10/0589/PP ON THE 11TH MARCH 2011

Site inspection

In the event that the Planning Review Committee decides to inspect the review site, in your opinion:

1. Can the site be viewed entirely from public land?
2. Is it possible for the site to be accessed safely, and without barriers to entry?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If there are reasons why you think the Planning Review Committee would be unable to undertake an unaccompanied site inspection, please explain here:

THERE IS NO REASON WHY THE SITE INSPECTION COULD BE UNDERTAKEN UNACCOMPANIED HOWEVER I AM AVAILABLE MOST OF THE TIME AND IT MAY BE BENEFICIAL THAT I COULD ANSWER ANY QUESTIONS THAT MAY BE RAISED BY MEMBERS AT THE VISIT

Statement

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 Planning Review Committee to consider as part of your review.

If the Planning Review Committee issues a notice requesting further information from any other person or body, copies of any such information received will be sent to you and you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State in the space provided the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Are you submitting a statement of reasons for review in a separate document?

Yes



No



Reasons for Notice of Review

DEBATES IF TYPING INTO THE SPACE

TICK YES OR NO

REFER TO ATTACHED JUSTIFICATION STATEMENT.

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

Yes



No



Are you submitting additional documentation?



If you answer yes to either or both of the above questions, you should explain in the box below, why you are raising new material and/or introducing additional documentation, why it was not raised with or made available to the appointed officer before your application was determined and why you think it should now be considered in your review. Please note that it will be for the Planning Review Committee to decide whether or not all or any of the new material/additional documentation will be considered in the review.

STATEMENT OF FACTUAL INFORMATION, BRINGING TO THE ATTENTION OF THE MEMBERS, THAT THEIR APPROVAL HAS ALREADY BEEN GRANTED IN PLUNTING. THE PLANNING OFFICER HAS JUST TAKEN THE SAME POINT OF VIEW IN RECOMMENDING REFUSAL, AS HE DID WITH THE PPP APPLICATION,

List of documents and evidence

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.

1.	<i>JUSTIFICATION STATEMENT</i>	<i>IF IT DOES NOT FIT IN ABOVE BOX,</i>
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form

Statement of your reasons for requiring a review

All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.



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 from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed



Date

11/1/12

This form and other documents should be returned to:

The Development Manager,
Development Services,
Abbotsford House,
Davids Loan,
Falkirk FK2 7YZ

Aonach-Mor, Glen Road – Justification Statement

For consistency, the planning officer imposed **3no. Reasons for Refusal**, similar to the recommendation for Refusal on the original Planning Permission in Principle application ref:- **P/10/0589/PPP**.

The above PPP recommendation was **overturned by Members at the Planning Committee**, so therefore **the site already has an Outline Approval** and as such should not now be considered contrary to Falkirk Council's Structure Plan Policy **ENV1 – Countryside and Protected Areas**, or Falkirk Council's Local Plan Policy **SC3 – Housing Development in the Countryside**, Policy **EQ19 – Countryside** and Policy **SC8 – Infill Development and Sub-Division of Plots**.

The siting, size, height, design and external appearance would be similar in context to adjoining properties along Glen Road.

The vehicular access arrangements would be in accordance with the PPP conditions imposed.

The driveway visibility splays onto Glen Road would achieve the specified 2.4m x 70m in both directions, in accordance with the PPP conditions imposed.

All other planning conditions imposed on the PPP would be fully complied with to Falkirk Council's complete satisfaction.

The only variation between the Approved Planning Permission in Principle and the Refused Detail Application is that **the PPP referred to the erection of a dwellinghouse and the Detail submission applied for* two dwellinghouses.**

The detail design is compatible with the surrounding development, **sited in the position approved on the PPP**, separated at a greater distance than the minimum Falkirk Council standards from existing properties to ensure that no overlooking occurs and privacy is retained.

The proposal would be built at a plot ratio, dwellings to garden ground relationship of 1 in 5.38, which is compliant with the advice set out in Falkirk Council's Housing Layout and Design, Supplementary Planning Guidance Note, stipulating that "Rural Model" housing should be between 1:5 and 1:6

January 2012

APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (Scotland) Act 1997
The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Please refer to the accompanying Guidance Notes when completing this application
PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS
ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>

1. Applicant's Details		2. Agent's Details (if any)	
Title	<div style="display: flex; justify-content: space-between;"> MR Ms </div>	Ref No.	<div style="border: 1px solid black; height: 20px;"></div>
Forename	<div style="display: flex; justify-content: space-between;"> MICHAEL DENISE </div>	Forename	<div style="border: 1px solid black; height: 20px;"></div>
Surname	<div style="display: flex; justify-content: space-between;"> BLOCK BLOCK </div>	Surname	<div style="border: 1px solid black; height: 20px;"></div>
Company Name	<div style="border: 1px solid black; height: 20px;"></div>	Company Name	<div style="border: 1px solid black; height: 20px;"></div>
Building No./Name	<div style="border: 1px solid black; height: 20px;"></div>	Building No./Name	<div style="border: 1px solid black; height: 20px;"></div>
Address Line 1	AONACH-MOR	Address Line 1	<div style="border: 1px solid black; height: 20px;"></div>
Address Line 2	GLEN ROAD	Address Line 2	<div style="border: 1px solid black; height: 20px;"></div>
Town/City	TORWOOD	Town/City	<div style="border: 1px solid black; height: 20px;"></div>
Postcode	FK5 4SN	Postcode	<div style="border: 1px solid black; height: 20px;"></div>
Telephone	<div style="background-color: black; width: 100px; height: 15px;"></div>	Telephone	<div style="border: 1px solid black; height: 20px;"></div>
Mobile	<div style="border: 1px solid black; height: 20px;"></div>	Mobile	<div style="border: 1px solid black; height: 20px;"></div>
Fax	<div style="background-color: black; width: 100px; height: 15px;"></div>	Fax	<div style="border: 1px solid black; height: 20px;"></div>
Email	<div style="background-color: black; width: 150px; height: 15px;"></div>	Email	<div style="border: 1px solid black; height: 20px;"></div>

3. Postal Address or Location of Proposed Development (please include postcode)

 PLOT NO.1, AONACH-MOR, GLEN ROAD, TORWOOD. FK5 4SN (MR. MICHAEL BLOCK)

 PLOT NO.2, AONACH-MOR, GLEN ROAD, TORWOOD. FK5 4SN (MS. DENISE BLOCK)

NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.

4. Type of Application
 What is the application for? Please select one of the following:

Planning Permission	<input checked="" type="checkbox"/>
Planning Permission in Principle	<input type="checkbox"/>
Further Application*	<input type="checkbox"/>
Application for Approval of Matters Specified in Conditions*	<input type="checkbox"/>
Application for Mineral Works**	<input type="checkbox"/>

NB. A 'further application' may be e.g. development that has not yet commenced and where a time limit has been imposed a renewal of planning permission or a modification, variation or removal of a planning condition.

*Please provide a reference number of the previous application and date when permission was granted:

Reference No:

Date:

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****Please note that if you are applying for planning permission for mineral works your planning authority may have a separate form or require additional information.**

5. Description of the Proposal

Please describe the proposal including any change of use:

ERECTION OF TWO PRIVATE DETACHED DWELLINGS WITH INTEGRAL GARAGES AND FORMATION OF NEW ACCESS DRIVEWAY.

Is this a temporary permission?

Yes ☐ No ☒

If yes, please state how long permission is required for and why:

Have the works already been started or completed?

Yes ☐ No ☒

If yes, please state date of completion, or if not completed, the start date:

Date started:

Date completed:

If yes, please explain why work has already taken place in advance of making this application:

6. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal?

Yes ☒ No ☐

If yes, please provide details about the advice below:

In what format was the advice given?

Meeting ☒ Telephone call ☐ Letter ☐ Email ☐

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes ☐ No ☒

Please provide a description of the advice you were given and who you received the advice from:

Name:

D. CAMPBELL/J. MILNE

Date:

10.08.2011

Ref No.:

The PPP granted on the 11th March 2011, reference P/10/0589/PPP was issued for the sub-division of garden ground and erection of one dwellinghouse. As the proposal is for two dwellings, rather than applying for matters specified in conditions for one dwelling and full for the other, PP is being applied for to cover both dwellings.

7. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha):

Square Metre (sq.m.)

3724

8. Existing Use

Please describe the current or most recent use:

Planning Permission in Principle was granted on the 11th March 2011, reference P/10/0589/PPP for the sub-division of garden ground and the erection of a dwellinghouse.

9. Access and Parking

Are you proposing a new altered vehicle access to or from a public road?

Yes ☒ No ☐

If yes, please show in your drawings the position of any existing, altered or new access and explain the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access?

Yes ☐ No ☒

If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

NONE

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total number of existing spaces plus any new spaces)

6 SPACES

Please show on your drawings the position of existing and proposed parking spaces and specify if these are to be allocated for particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)

10. Water Supply and Drainage Arrangements

Will your proposals require new or altered water supply or drainage arrangements?

Yes ☒ No ☐

Are you proposing to connect to the public drainage network (e.g. to an existing sewer?)

Yes, connecting to a public drainage network

☒

No, proposing to make private drainage arrangements

☐

Not applicable – only arrangement for water supply required

☐

What private arrangements are you proposing for the new/altered septic tank?

Discharge to land via soakaway

☐

Discharge to watercourse(s) (including partial soakaway)

☒

Discharge to coastal waters

☐

Please show more details on your plans and supporting information

What private arrangements are you proposing?

Treatment/Additional treatment (relates to package sewer treatment plants, or passive sewage treatment such as a reed bed)

☐

Other private drainage arrangement (such as a chemical toilets or composting toilets)

☐

Please show more details on your plans and supporting information.

Do your proposals make provision for sustainable drainage of surface water?

Yes ☐ No ☒

Note:- Please include details of SUDS arrangements on your plans

Are you proposing to connect to the public water supply network?

Yes ☒ No ☐

If no, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site)

11. Assessment of Flood Risk

Is the site within an area of known risk of flooding?

Yes ☐ No ☒

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your planning authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? Yes ☐ No ☐ Don't Know ☒

If yes, briefly describe how the risk of flooding might be increased elsewhere.

12. Trees

Are there any trees on or adjacent to the application site?

Yes ☐ No ☒

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

13. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (including recycling)

Yes ☐ No ☒

If yes, please provide details and illustrate on plans.

If no, please provide details as to why no provision for refuse/recycling storage is being made:

14. Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats?

Yes ☒ No ☐

If yes how many units do you propose in total?

2

Please provide full details of the number and types of units on the plan. Additional information may be provided in a supporting statement.

15. For all types of non housing development – new floorspace proposed

Does your proposal alter or create non-residential floorspace?

Yes ☐ No ☐

If yes, please provide details below:

Use type:

If you are extending a building, please provide details of existing gross floorspace (sq.m):

Proposed gross floorspace (sq.m.):

Please provide details of internal floorspace(sq.m)

Net trading space:

Non-trading space:

Total net floorspace:

16. Schedule 3 Development

Does the proposal involve a class of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008?

Yes ☐ No ☒ Don't Know ☐

If yes, your proposal will additionally have to be advertised in a newspaper circulating in your area. Your planning authority will do this on your behalf but may charge a fee. Please contact your planning authority for advice on planning fees.

17. Planning Service Employee/Elected Member Interest

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority?

Yes ☐ No ☒

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority?

Yes ☐ No ☒

If you have answered yes please provide details:

DECLARATION

I, the applicant/agent certify that this is an application for planning permission. The accompanying plans/drawings and additional information are provided as part of this application.

I, the applicant/agent hereby certify that the attached Land Ownership Certificate has been completed ☒

I, the applicant /agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants

Yes ☐ No ☐ N/A ☒

Signature:



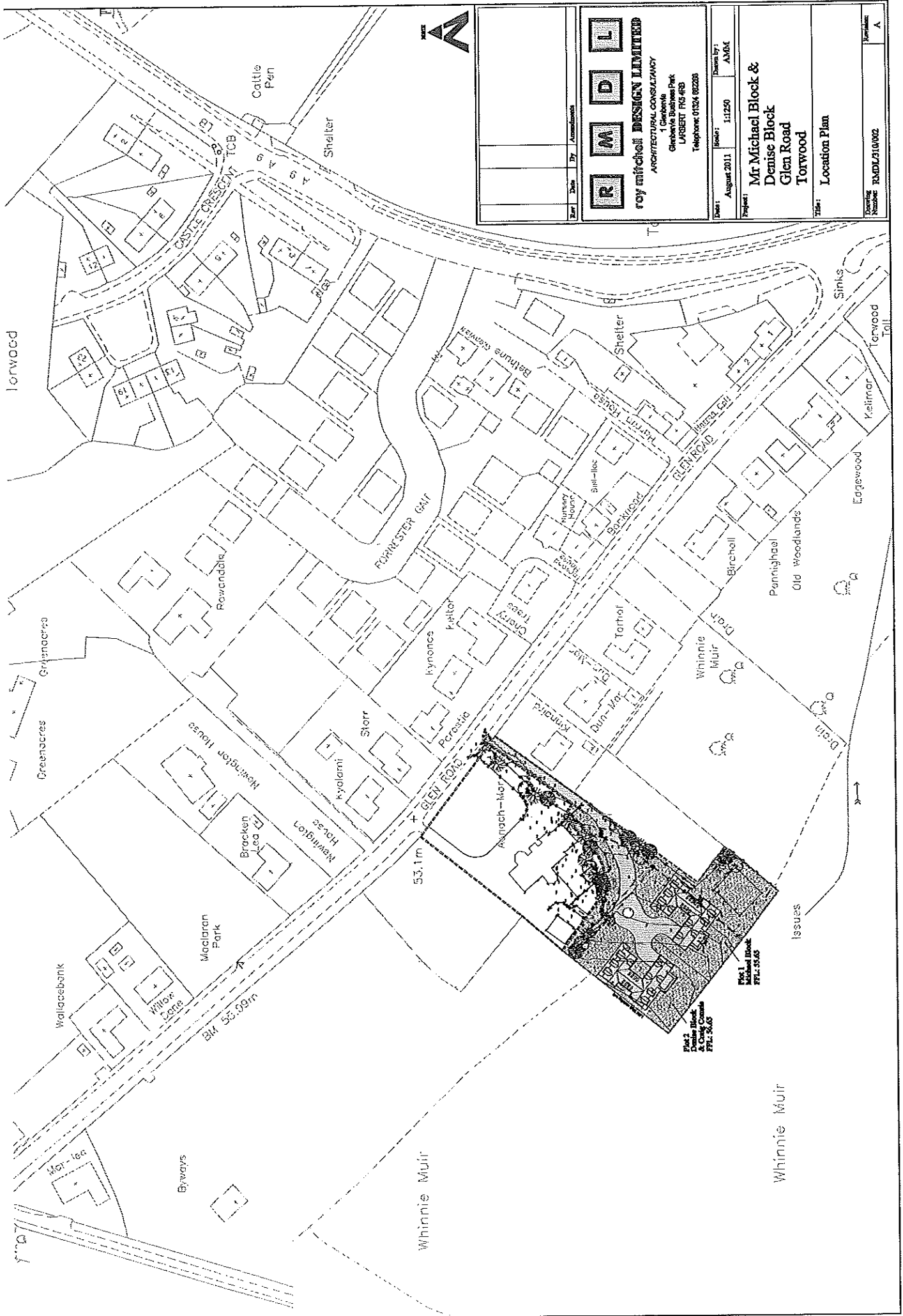
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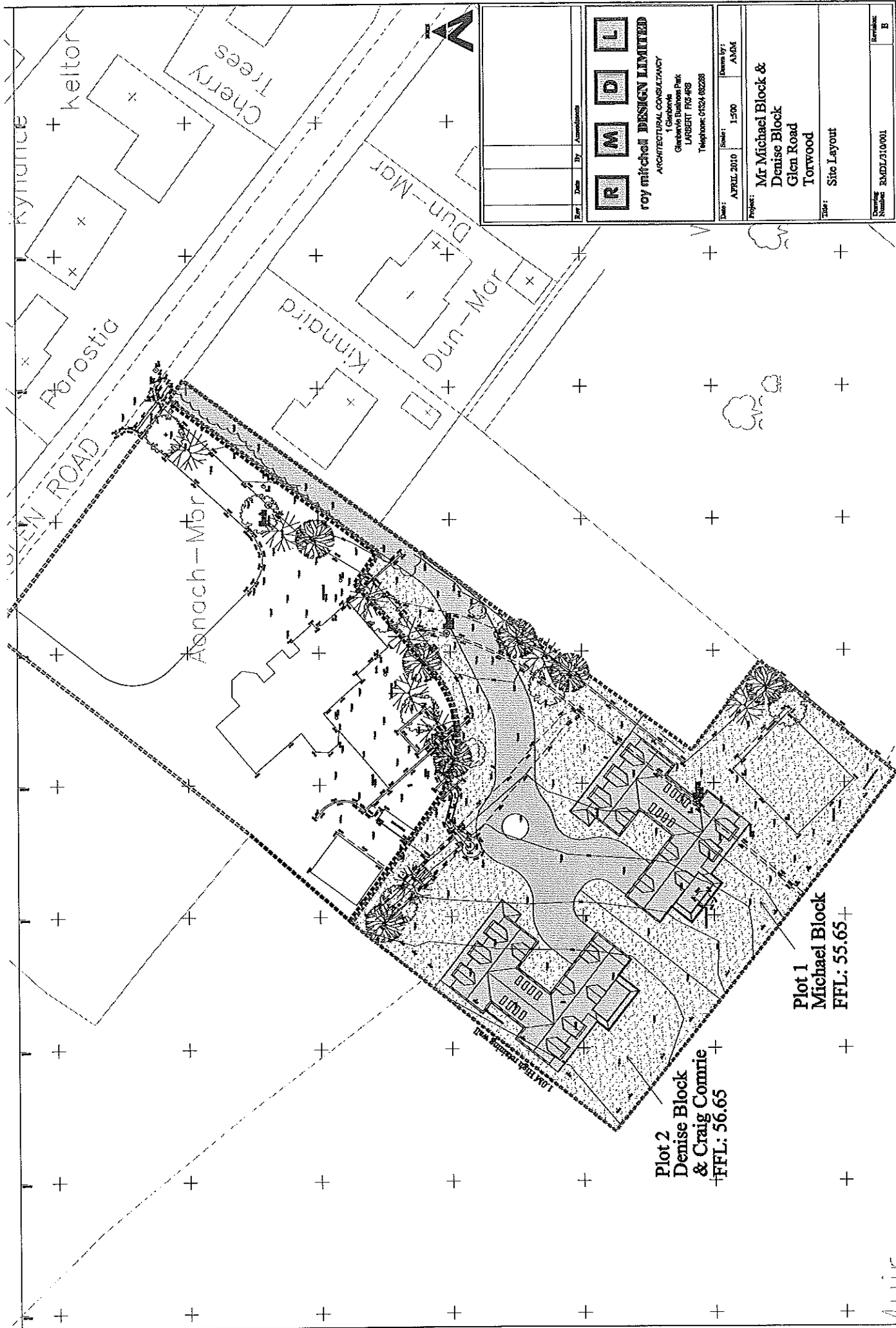
MICHAEL BLOCK/D.BLOCK

Date:

5TH SEPT 2011

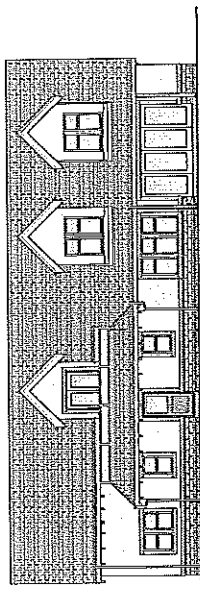
Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.



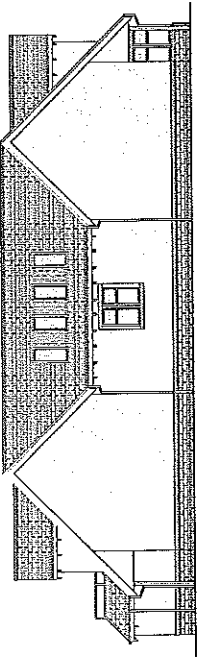


R M D L
roy mitchell DESIGN LIMITED
 ARCHITECTURAL CONSULTANCY
 1 Glenbrook
 Glenbrook Industrial Park
 LARBERT RG 49B
 Telephone: 01234 82238

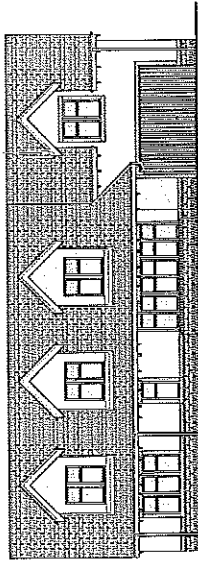
Date:	APRIL 2010	Scale:	1:500	Drawn By:	ADK
Project:	Mr Michael Block & Denise Block Glen Road Torwood				
Title:	Site Layout				
Drawing Number:	RMDL/310/01				
Revision:	B				



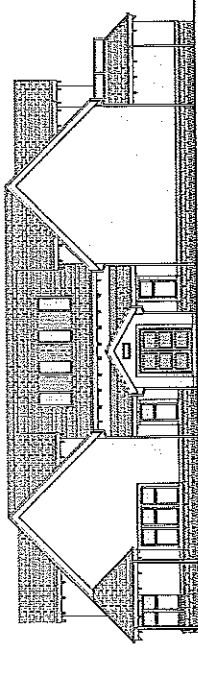
Rear Elevation



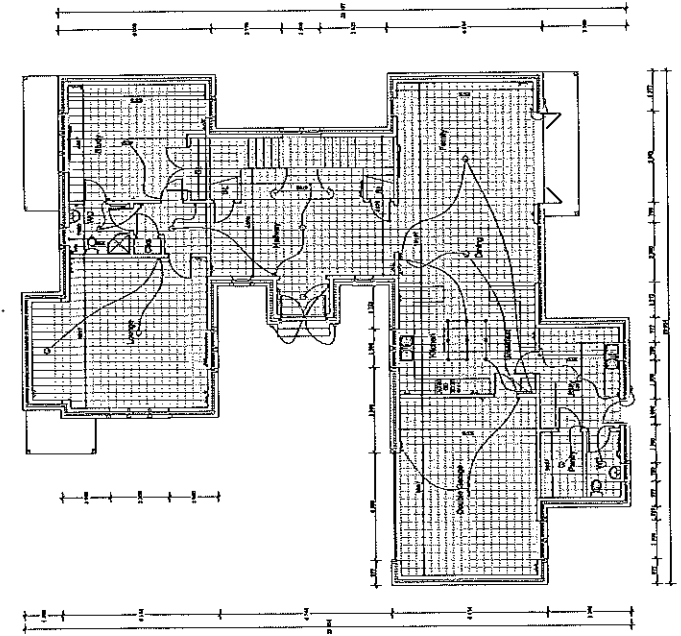
Side Elevation



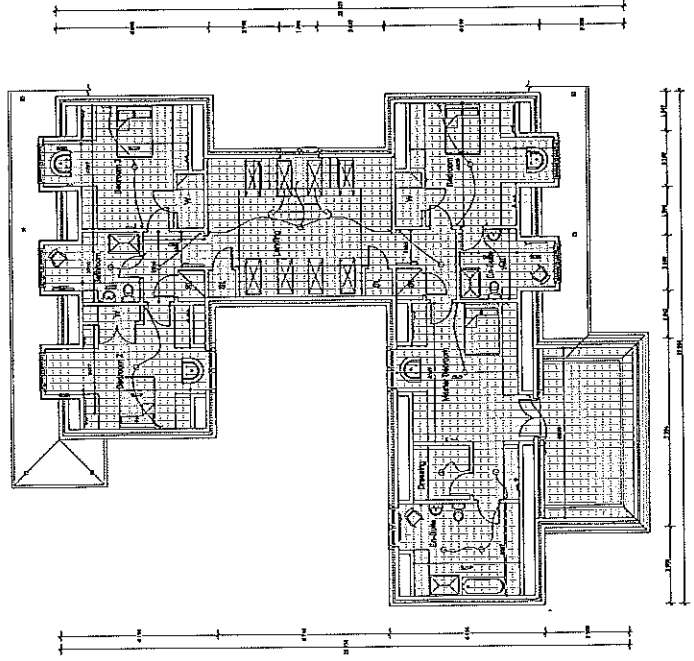
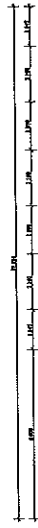
Front Elevation



Entrance Elevation

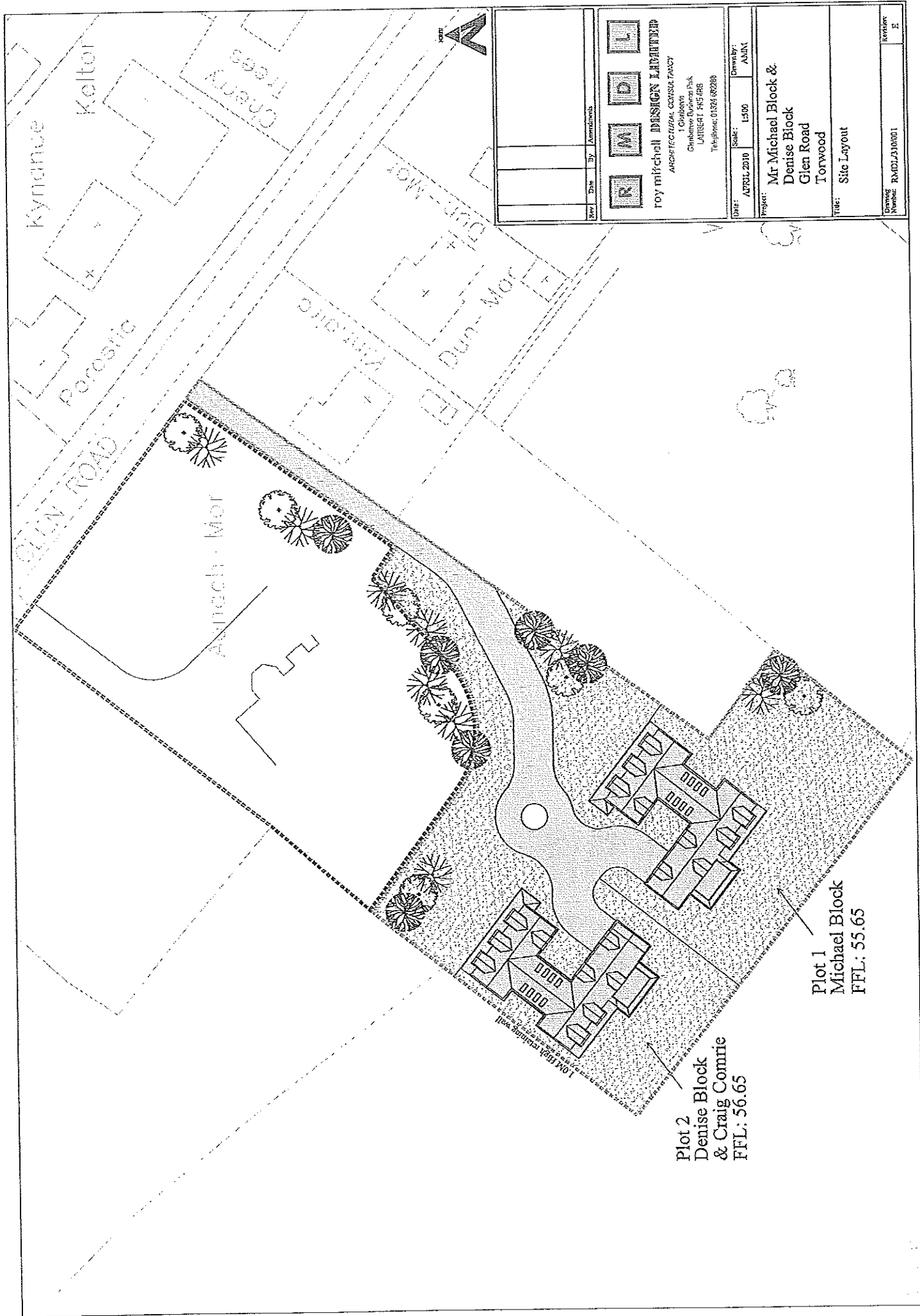


Ground Floor Layout



First Floor Layout

Title		Date		By		Approved	
<div style="text-align: center;"> R M D L roy mitchell DESIGN LIMITED ARCHITECTURAL CONSULTANCY Cambridge Business Park LINDSEY RD Telephone 01223 822233 </div>							
Drawn		Checked		Drawn By		Checked By	
May 2011		11/05/11		RML		RML	
Project: Mr Michael Block Plot 1 Glen Road Torwood							
Title: Proposed Floor Plans and Elevations (P7)							
Project Number: 11/02/21/0005							



Rev	Date	By	Approved
<div style="display: flex; justify-content: space-around;"> R M D L </div>			
roy mitchell DESIGN LIMITED ARCHITECTURAL CONSULTANCY 1 Cheltenham Cheltenham Business Park LAUREL FMS ARE Tel: 01235 822880			
Date:	12/01/2010	Scale:	1:500
Drawn by:	AMN	Checked by:	AMN
Project: Mr Michael Block & Denise Block Glen Road Torwood			
Title: Site Layout			
Drawing Number:	RMDLA10001		Revision:
		E	

LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997
Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2008

CERTIFICATE A, B, C OR CERTIFICATE D MUST BE COMPLETED BY ALL APPLICANTS

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than myself was owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the application. ☒
- (2) None of the land to which the application relates constitutes or forms part of agricultural land. ☒

Signed:

On behalf of:

MICHAEL BLOCK, AONACH-MOR, GLEN ROAD, TORWOOD. FK5 4SN

Date:

5TH SEPTEMBER 2011

CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are: ☐

Name	Address	Date of Service of Notice

- (2) None of the land to which the application relates constitutes or forms part of agricultural land ☐

or

- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are: ☐

Name	Address	Date of Service of Notice

CERTIFICATE C

Certificate C is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where it has not been possible to identify ALL or ANY owners/agricultural tenants.

- (1) I have been unable to serve notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. ☐

or

- (2) I have been unable to serve notice on any person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner of any part of the land to which the application relates. ☐

- (3) None of the land to which the application relates constitutes or forms part of an agricultural holding.

or

- (4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have been unable to serve notice on any person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. ☐

or

- (5) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding I have served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are: ☐

Name	Address	Date of Service of Notice

- (6) I have taken reasonable steps, as listed below, to ascertain the names and addresses of all other owners or agricultural tenants and have been unable to do so.

Steps taken:

--

103

CERTIFICATE D
Certificate D

Certificate D is for use where the application is for mineral development.

- (1) No person other than myself _____ was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application. ☐

or

- (2) I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the accompanying application, was to the applicant's knowledge, the owner, of any part of the land to which the application relates. These persons are: ☐

Name	Address	Date of Service of Notice

- (3) None of the land to which the application relates constitutes or forms part of an agricultural holding. ☐

or

- (4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the application, was an agricultural tenant. ☐

- (5) Notice of the application as set out below has been published and displayed by public notice ☐

Signed:

On behalf of:*

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act

29/09/2011

Falkirk Council
Corporate & Neighbourhood Serv Burnbank Road Depot
Burnbank Road
Falkirk
FK2 7YZ

SCOTTISH WATER

Customer Connections
419 Balmore Road
Glasgow
G22 6NU

Customer Support Team
T: 0141 355 5511
F: 0141 355 5386
W: www.scottishwater.co.uk
E: connections@scottishwater.co.uk

Dear Sir Madam

PLANNING APPLICATION NUMBER: P/11/0573/FUL
DEVELOPMENT: Larbert Glen Road Aonach-Mor
OUR REFERENCE: 594460
PROPOSAL: Erection of 2 Dwellinghouses with Integral Garages and Formation of New Access

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application. However we are unable to reserve capacity at our water and wastewater treatment works in advance of formal agreement made with us works in advance of formal agreement made with us. In view of this, the information provided in this letter will need to be reviewed if this proposal progresses to full planning approval.

In terms of planning consent, Scottish Water does not object to this planning application. However, please note that any planning approval granted by the Local Authority does not guarantee a connection to our infrastructure. Approval for connection can only be given by Scottish Water when the appropriate application and technical details have been received.

Turret West Water Treatment Works currently has capacity to service this proposed development.

Torwood Wastewater Treatment Works – at present there is limited capacity to serve this new demand. The Developer should discuss their development directly with Scottish Water.

A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements installed, subject to compliance with the current water byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.

Should the developer require information regarding the location of Scottish Water infrastructure they should contact our Property Searches Department, Bullion House, Dundee, DD2 5BB. Tel – 0845 601 8855.

If the developer requires any further assistance or information on our response, please contact me on the above number or alternatively additional information is available on our website:
www.scottishwater.co.uk.

Yours faithfully

Mark Osborn
Customer Connections Administrator
Tel: 0141 355 5002
Mark.Osborn@scottishwater.co.uk

Morris, John

From: hillis, alfred
Sent: 07 October 2011 13:58
To: adtm1dmbcorr
Subject: P/11/0573/FUL - Aonoch-Mor, Glen Road, Torwood

Contaminated Land

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.

Environmental Health

Noise need not be considered as a determining factor in considering this application.
Informative - 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.

Alf Hillis
Environmental Health Officer
01324 501024

The information contained in this e-mail is confidential and is intended only for the named recipient(s). If you are not the intended recipient, you must not copy, distribute or take any action or reliance on it. If you have received this e-mail in error, please notify the sender. Any unauthorised disclosure of the information contained in this e-mail is strictly prohibited.

The views and opinions expressed in this e-mail are the senders own and do not necessarily represent the views and opinions of Falkirk Council.

Morris, John

From: YVONNE WEIR [REDACTED]
Sent: 24 October 2011 22:41
To: [REDACTED]
Cc: [REDACTED]
Subject: P/11/0573/FUL - Aonach-Mor

Dear Sirs

Development **Erection of 2 Dwellinghouses with Integral Garages and
Formation of New Access**

Location **Aonach-Mor, Glen Road, Torwood, Larbert FK5 4SN**

Application No. **P/11/0573/FUL**

Larbert, Stenhousemuir and Torwood Community Council discussed the above application at our meeting tonight (Monday 24th October 2011).

We concluded that we wish to object to this application on the following grounds:

1. We are concerned over the number of ongoing developments in the area outwith the local plan and housing allocation for the area
2. The application is not for an in-fill site but instead appears to be expanding the settlement by back-fill
3. We are concerned over the impact on local infrastructure of this and other developments
4. There would appear to be potential access issues to the site
5. We are concerned over encroachment on the woodland area which we understood was protected.
6. We also note the number of properties currently for sale in the Torwood area which brings into question the demand for additional housing in the area.

Should you have any queries regarding this, please do not hesitate to contact me.

Yvonne Weir
Secretary
Larbert, Stenhousemuir & Torwood Community Council

Tel: [REDACTED]
E-Mail: [REDACTED]
Address: c/o 92 Stirling Road, Larbert, FK5 4NF

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

PROPOSAL : Erection of 2 Dwellinghouses with Integral Garages and Formation of New Access
LOCATION : Aonach-Mor, Glen Road, Torwood, Larbert, FK5 4SN
APPLICANT : Mr Michael Block
APPN. NO. : P/11/0573/FUL
REGISTRATION DATE : 27 September 2011

1. SITE LOCATION / DESCRIPTION OF PROPOSAL

The application site comprises the side and rear gardens of an existing detached 2 storey dwellinghouse off Glen Road, Torwood.

2. SITE HISTORY

There is extensive site history relating to refusal of planning permission on the site for dwellinghouses. However, planning permission in principle was recently granted (P/10/0589/PPP) for one dwellinghouse on the site, following consideration by the Planning Committee.

F/2002/0593 - Erection of dwellinghouse (Outline) - Refused
 F/92/0525 - Erection of dwellinghouse (Outline) - Refused
 F/92/0524 - Erection of dwellinghouse (Outline) - Refused
 F/91/0407 - Erection of dwellinghouse (Outline) - Refused
 F/91/0009 - Erection of dwellinghouse and garage (Detailed) - Granted - This being the existing house known as Aonach-Mor, the donor property.

3. CONSULTATIONS

The following responses to consultation were received:

Scottish Water	No objections but cannot assure connectivity.
Roads Development Unit	No consultation response received.
Environmental Protection Unit	No objections but condition should be imposed to address any contaminated land encountered through development, along with an informative regarding noisy working.
Larbert, Stenhousemuir And Torwood Community Council	<p>The Community Council object to the application, concerned over;-</p> <p>the number of ongoing developments in the area outwith the Local Plan allocation,</p> <p>the application expanding the settlement by back-fill,</p> <p>The adverse impact on local infrastructure,</p> <p>encroachment on a woodland area, and</p> <p>the number of properties already for sale in the area, bringing into question of the need for the houses.</p>

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 undemoted Development Plan(s) :

Falkirk Council Structure Plan.

Env.1 Countryside and Protected Areas

Falkirk Council Local Plan

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

EQ19 - Countryside

EQ26 - Trees, Woodland and Hedgerows

SC03 - Housing Development in the Countryside

SC08 - Infill Development and Subdivision of Plots

5A. MATERIAL CONSIDERATIONS

Responses to Consultation

6. PLANNING ASSESSMENT

The Development Plan

The proposal was assessed against both the Falkirk Council Structure Plan and the Falkirk Council Local Plan.

Structure Plan Policies

Policy ENV.1 - Countryside and Protected Areas - is relevant to the site as the garden area of the existing dwellinghouse has been precluded from inclusion within the urban envelope of Torwood.

This strategy was employed to aid resistance to "backland development", where existing dwellinghouse had sufficiently large garden grounds to attract development which, in the opinion of the Planning Authority, would result in unwarranted housing contrary to planning guidelines on appropriate development design.

The site, being within an allocated rural designation, would preclude development unless suitable justification was received regarding the need for the development.

Local Plan Policies

The proposals are considered contrary to policy EQ19 - Countryside - and policy SC3 - Housing Development in the Countryside - in that the application site (albeit garden ground) is located outwith the

village envelope of Torwood and, located within the countryside, where no supporting information as to the need for the dwellings has been submitted.

The proposals are clearly contrary to policy SC8 - Infill Development and Subdivision of Plots - in that, setting aside the village boundary location, the proposals represent a form of "backland" development where little or no direct road frontage is achieved and the footprint of building represents overdevelopment in relation to the garden ground available.

The scale, density, disposition and design of the proposed houses do not represent the architectural or townscape character of Torwood and, if approved, would act as an unwarranted precedent for similar approaches on other sites.

In terms of policy EQ26 - Trees, Woodlands and Hedgerows - the garden area is not covered by a Tree Preservation Order nor any other designation which would resist the felling of trees or removal of landscaping, should that be desired by the applicant.

Responses to Consultation

There are no issues arising which cannot be addressed through the imposition of planning conditions.

7. CONCLUSION

In this instance, it is recognised that the Local Plan designation has excluded the application site from the urban envelope of Torwood and placed the site under a rural designation.

However, it is also recognised that the site is garden ground associated with the existing main dwellinghouse and large storage shed currently present.

While it is recognised that the erection of any new dwellinghouse would potentially require a rural justification, the nature of the proposal suggests that even if the rural policies were set aside, the size, scale and massing of the two dwellinghouses in a location clearly representing backland development could not be supported by the Planning Authority.

8. RECOMMENDATION

Refuse Planning Permission

Refusal is recommended for the following ;

1. The proposal is considered contrary to Falkirk Council Structure Plan Policy ENV.1 - Countryside and Protected Areas - as the site is in a rural location and no essential justification for a dwellinghouse has been demonstrated.
2. The proposal is considered contrary to Falkirk Council Local Plan Policy SC3 - Housing Development in the Countryside - and Policy EQ19 - Countryside - as the site is in a rural location and no essential justification for a dwellinghouse has been demonstrated.
3. The proposal is considered contrary to Falkirk Council Local Plan Policy SC8 - Infill Developments and Sub-Division of Plots - as it would result in tandem/backland development, not respecting the townscape character of the area and, if approved, the application would represent an unwarranted precedent which could not be fairly resisted in similar application sites.

Reason(s):

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.

[Redacted Signature]

Director of Development Services

28/10/11
~~11/11/11~~
Date

Contact Officer : John Milne
(Senior Planning Officer) 01324 504815

Reference No. P/11/0573/FUL



Falkirk Council

Please note: this permission does not carry with it any necessary consent or approval for the proposed development under any other statutory enactments.

**Town and Country Planning (Scotland) Acts as Amended
Issued under a Statutory Scheme of Delegation.**

Refusal of Planning Permission

Applicant

Mr Michael Block
Aonach-Mor
Glen Road
Torwood
Larbert
FK5 4SN

This Notice refers to your application registered on 27 September 2011 for permission in respect of the following development:-

Development Erection of 2 Dwellinghouses with Integral Garages and Formation of New Access at
Location Aonach-Mor, Glen Road, Torwood, Larbert, FK5 4SN

The application was determined under Delegated Powers. Please see the attached guidance notes for further information, including how to request a review of the decision.

In respect of applications submitted on or after 1 January 2010, Falkirk Council does not issue paper plans. Plans referred to in the informatives below can be viewed online at <http://eplanning.falkirk.gov.uk/online/applicationDetails.do?action=showSummary&caseNo=P/11/0573/FUL>. In accordance with the plans docketted or itemised in the attached informatives as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

Refuses Detailed Planning Permission

The Council has made this decision for the following

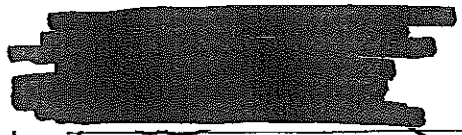
Reason(s):-

1. The proposal is considered contrary to Falkirk Council Structure Plan Policy ENV.1 - Countryside and Protected Areas - as the site is in a rural location and no essential justification for a dwellinghouse has been demonstrated.
2. The proposal is considered contrary to Falkirk Council Local Plan Policy SC3 - Housing Development in the Countryside - and Policy EQ19 - Countryside - as the site is in a rural location and no essential justification for a dwellinghouse has been demonstrated.
3. The proposal is considered contrary to Falkirk Council Local Plan Policy SC8 - Infill Developments and Sub-Division of Plots - as it would result in tandem/backland development, not respecting the townscape character of the area and, if approved, the application would represent an unwarranted precedent which could not be fairly resisted in similar application sites.

Informative(s):-

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01A, 02A, 03, 04 and 05.

11 November 2011



Director of Development Services

Policies

Countryside and Landscape

POLICY ENV.1

COUNTRYSIDE AND PROTECTED AREAS

- 1 There is a general presumption against development in areas defined as countryside, unless it can be demonstrated that a countryside location is essential or is an appropriate form of agricultural diversification. Where it is established that a countryside location is essential, development proposals will also be assessed in relation to Local Plan policies appropriate to specific protected areas as defined generally by Schedules ENV.1 and ENV.3.
- 2 The policies applicable to countryside and protected areas within it, together with the detailed boundaries of each area, will be set out in Local Plans.

- 5.3 Existing Local Plans identify the boundaries between urban areas and the countryside. To protect the amenity of the countryside, the aim is generally to confine built development to the urban areas, unless it can be demonstrated that it is essential for the development to be located in the countryside or it is an appropriate form of agricultural diversification. Examples of acceptable forms of development would include agricultural buildings, forestry related development, mineral workings, rural based tourism and recreation projects, telecommunications, renewable energy proposals etc. Where it is established that a countryside location is essential the proposal will also be assessed against any other policies appropriate to specific areas and to ensure that the scale, siting and design of any proposal minimises its visual impact. These will be set out in the relevant Local Plan.

- 5.4 Within this broad area of countryside, and overlapping with it, there are specific areas, designated for particular purposes. These are set out in Schedule Env.1 and Env.3 below. Areas of Great Landscape Value relate to 3 areas which are considered to have particular landscape qualities where greater attention needs to be paid to protection and enhancement. The Green Belt relates to the urban fringe and is intended to ensure that there is a separation between, and a setting for, the main urban settlements in the Council area. They are also a focus for recreation and landscape enhancement (see Policy Env.6). Historic Gardens, Prime Quality Agricultural Land and the nature conservation areas (see Schedule Env.3) are intended to protect a particular kind of resource. The detailed definition of these areas and the policies applicable within them will be set out in the relevant Local Plan.

- 5.5 Map 2 sets out the Council's Indicative Forestry Strategy. It indicates those areas which will be sensitive for proposals for forestry and areas where forestry would be preferred. It provides only broad guidance and at a site specific level there may be other issues that have to be taken into account. It is based on the Indicative Strategy used in the previous Central 2000 Structure Plan and will be reviewed as necessary particularly with regard to any changing needs as a result of the development of the Central Scotland Forest.

POLICY ENV.2

GREEN BELT

There will be a system of Green Belts in the areas generally described in Schedule ENV.1 and indicated on the Key Diagram. Within these there will be a long term presumption against development in order to prevent the coalescence of settlements, protect their landscape setting and avoid prejudicing future proposals for landscape enhancement and countryside recreation.

The detailed boundaries will be defined in Local Plans, having regard, where appropriate, to the Strategic Development Opportunities set out in Policy Econ.1 and Schedule Econ.1 and other structure plan policies.

Environmental Quality

Countryside

- 3.56 Although perceived to be mainly urban in character, the Falkirk Council area has an extensive and varied countryside, the quality of which has a major influence on the image of the area. It is an environment where people live, work, and visit for recreation and tourism, and which is subject to increasing development pressures for housing, business and infrastructure.
- 3.57 Structure Plan Policy ENV.1 sets out a policy approach of restricting development in the countryside unless a countryside location is essential or the activity is an appropriate form of agricultural diversification.
- 3.58 Within this context, Policy EQ19 defines the countryside by reference to a system of Urban and Village Limits, and establishes the overall policy approach to development within it, cross-referring to the other policies listed in Table 3.3 which give guidance on specific uses in the countryside. The objective is to encourage bone fide rural economic activity, whilst resisting sporadic development which would compromise the open character of the countryside. It will also encourage development to locate, where possible, within the rural villages, in order to sustain their vitality. It should be noted that in two of the areas identified for Special Initiatives for Residential-led Regeneration (SIRRs)- Banknock and Whitecross - the Urban/Village Limit is a provisional one pending redefinition of the urban area through the relevant development framework or masterplan.
- 3.59 Policy EQ19 also sets out design considerations which will be particularly relevant to the satisfactory integration of development into a countryside setting, and requires compliance with the 'Design Guide for Buildings in the Rural Area'. Reference should also be made, where appropriate, to PAN 36: Siting and Design of New Housing in the Countryside and PAN 39: Farm and Forestry Buildings.

3.60

EQ19 COUNTRYSIDE

- (1) The Urban and Village Limits represent the desirable limit to the expansion of settlements for the period of the Local Plan. Land outwith these boundaries is designated as countryside and will be subject to the detailed policies for specific uses indicated in Table 3.3. Development proposals in the countryside for uses not covered by these policies will only be permitted where:
- it can be demonstrated that they require a countryside location;
 - they constitute appropriate infill development; or
 - they utilise suitable existing buildings.
- (2) In circumstances where development meets the relevant countryside policy criteria, the scale, siting and design of development will be strictly controlled to ensure that there is no adverse impact on the character of the countryside. In particular:
- the siting should be unobtrusive, making use of natural features to integrate development into the landform and avoiding skylines;
 - building design should be sympathetic to vernacular building styles and comply with the design principles contained within the Council's 'Design Guide for Buildings in the Rural Areas'; and
 - boundary and curtilage treatments should be sympathetic to the rural area, with a preference for stone walling and hedging using native species.

3.61 Table 3.3 Detailed Policies for Specific Uses in the Countryside

Housing	SC3	Housing Development in the Countryside
Business	EP5	Business and Industrial Development in the Countryside
Leisure and Tourism	EP16	Leisure and Tourism Development in the Countryside
Minerals	EQ31- 39	Mineral Policies
Waste Management	ST17	Landfill
Facilities	ST18	Waste Management Facilities
Telecommunications	ST13	Telecommunications Development
and Infrastructure	ST14	Pipelines
	ST15	Overhead Power Lines
Renewable Energy	ST20	Renewable Energy Development
Development	ST21	Wind Energy
Gypsy/Travellers' Sites	SC4A	Gypsy/Traveller Sites

- 3.83 Planning has a key role to play in promoting biodiversity in its widest sense. Policy EQ25 highlights the need to ensure that opportunities to protect and enhance biodiversity potentially affected by development are taken and that the priority habitats and species highlighted through the LBAP process are given particular attention. Other important habitats and species not listed in the LBAP, but referred to in the report 'The Biodiversity of Falkirk' will also merit attention. The Council has produced a Supplementary Planning Guidance Note on 'Biodiversity and Development' to guide developers on requirements and best practice.
- 3.84 The Council also wishes to promote greater access to and enjoyment of the natural heritage. The creation of Local Nature Reserves (LNRs) can help to meet this objective. The Council's first LNR was designated at Bonnyfield Nature Park in 2008. Several other areas have been identified as having potential for LNR designation, including Skinflats, Langlees, Kinneil and Hallglen.

3.85

EQ25 BIODIVERSITY

The Council will promote the biodiversity of the Council area and ensure that the aims and objectives of the Falkirk Area Biodiversity Action Plan are promoted through the planning process. Accordingly:

- (1) Developments which would have an adverse effect on the national and local priority habitats and species identified in the Falkirk Area Biodiversity Action Plan will not be permitted unless it can be demonstrated that there are overriding national or local circumstances;
- (2) The safeguarding, enhancement and extension of the broad and key habitats and the species of conservation concern identified in 'The Biodiversity of Falkirk' will be given particular attention in the consideration of development proposals;
- (3) Development proposals should incorporate measures to promote, enhance and add to biodiversity, through overall site planning, and infrastructure, landscape and building design, having reference to the Supplementary Planning Guidance Note on 'Biodiversity and Development'; and
- (4) Priority will be given to securing appropriate access to and interpretation of areas of local nature conservation interest. The designation of Local Nature Reserves, in consultation with communities, local wildlife groups and statutory bodies will be pursued.

Trees and Woodland

- 3.86 Trees and woodland are a resource which yields multiple benefits. They contribute to landscape and amenity, can form a rich wildlife habitat, provide valuable recreational opportunities and help combat climate change through carbon fixing. Commercial forestry also brings economic benefits.
- 3.87 Woodland cover has increased to nearly 15% of the Council area in recent years, under the Central Scotland Forest Strategy. Much of this is conifer woodland, but there is a good number of ancient, long-established and semi-natural broadleaved woodlands, which are of particular ecological and amenity value. Policy EQ26 seeks to prevent the loss, and secure the management of woodland in general, and ancient, long-established and semi-natural woodland in particular. These are listed in Appendix 2. The Forestry Commission Scotland (FCS) serves as the forestry directorate of the Scottish Government with responsibility for trees and woodland. Landowners must apply to the FCS for a licence to fell growing trees. In addition, local authorities have the power to serve Tree Preservation Orders (TPOs) on trees which are of significant amenity value. Some 49 TPOs are currently in force across the Council area, as listed in Appendix 2. Control over tree works is also exercised in Conservation Areas. In determining planning applications that involve the loss of woodlands, trees or hedgerows the Council will have regard to their value as an environmental resource and also any significant and clearly defined public benefits from the proposed development.

3.88

EQ26 TREES, WOODLAND AND HEDGEROWS

The Council recognises the ecological, landscape, economic and recreational importance of trees, woodland and hedgerows. Accordingly:

- (1) Felling detrimental to landscape, amenity, nature conservation or recreational interests will be discouraged. In particular ancient, long-established and semi-natural woodlands will be protected as a habitat resource of irreplaceable value;
- (2) In an area covered by a Tree Preservation Order (TPO) or a Conservation Area, development will not be permitted unless it can be proven that the proposal will not adversely affect the longevity, stability or appearance of the trees. Where necessary, endangered trees and woodlands will be protected through the designation of further TPOs;
- (3) Where development is permitted which will involve the loss of trees or hedgerows of amenity value, the Council will normally require replacement planting appropriate in terms of number, size, species and position;
- (4) The enhancement and management of existing woodland and hedgerows will be encouraged. Where the retention of a woodland area is integral to a development proposal, developers will normally be required to prepare a plan and make provision for its future management; and
- (5) There will be a preference for the use of appropriate local native species in new and replacement planting schemes, or non-native species which are integral to the historic landscape character.

Watercourses

- 3.89 The rivers, burns, ditches and canals of the Council area represent a valuable ecological and recreational resource. Through the Water Framework Directive, a new framework for the protection of the water environment is being established with water management and planning undertaken on the basis of river basin districts.

- 3.90 Although water quality is generally improving through tighter legislation and standards, and the general decline in industrial activity, there are still many threats from development. Policy EQ27 aims to ensure that water quality, habitat and species integrity and quality, and recreational amenity of watercourses is safeguarded by development proposals. Reference should also be made to Policy EP17, which provides additional guidance on canals, Policy ST11, on sustainable urban drainage, and ST12 on flooding.

3.91

EQ27 WATERCOURSES

The Council recognises the importance of watercourses within the Council area in terms of their landscape, ecological, recreational and land drainage functions. Accordingly:

- (1) There will be a general presumption against development which would have a detrimental effect on the landscape integrity, water quality, aquatic and riparian ecosystems, or recreational amenity of watercourses. Development proposals adjacent to a watercourse should provide for a substantial undeveloped and suitably landscaped riparian corridor to avoid such impacts;
- (2) Watercourses will be promoted as recreational corridors, with existing riparian access safeguarded and additional opportunities for ecological enhancement, access and recreation encouraged where compatible with nature conservation objectives; and
- (3) There will be a general presumption against the culverting of watercourses.

Windfall Housing Development within the Urban and Village Limits

- 4.10 In addition to the housing proposals identified specifically in the Local Plan, other housing development within the Urban or Village Limits will be supported where it meets the criteria set out in Policy SC2. Such windfall development will generally be on brownfield sites and will assist in meeting the general objective of recycling redundant land and minimising take up of greenfield sites. However, sites must meet requirements in terms of accessibility, amenity and infrastructure availability. An estimate of the output from windfall sites has been built into the housing land requirement calculation, and monitoring will take place to check the actual output against the estimate.

4.11

SC2 WINDFALL HOUSING DEVELOPMENT WITHIN THE URBAN/VILLAGE LIMIT

Housing development within the Urban and Village Limits, in addition to proposals identified within the Local Plan, will be supported where the following criteria are met:

- (1) The site is a brownfield one, or comprises urban open space whose loss can be justified in terms of Policy SC12;
- (2) The proposed housing use is compatible with neighbouring uses and a satisfactory level of residential amenity can be achieved;
- (3) The site enjoys good accessibility by public transport, walking and cycling to shopping, recreational and other community facilities;
- (4) Existing physical infrastructure, such as roads and drainage, water supply, sewage capacity, and community facilities, such as education and healthcare, have the capacity to accommodate the increase in use associated with the proposed development, or can be upgraded through appropriate developer contributions as required by Policy SC11;
- (5) In the case of small gap sites and sub-divided plots, Policy SC8 is satisfied; and
- (6) There is no conflict with any other Local Plan policy or proposal.

Housing in the Countryside

- 4.12 There is continuing pressure for the development of individual houses or groups of houses in the countryside. Structure Plan Policy ENV.1 and Local Plan Policy EQ19 set out the broad approach of restricting new development in the countryside unless a countryside location is required. Policy SC3 contains detailed criteria for assessing the acceptability of proposals. In general, housing will be permitted where it is required to support a genuine rural economic activity. Further opportunities will arise from the rehabilitation of redundant properties and from appropriate infill sites.

4.13

SC3 HOUSING DEVELOPMENT IN THE COUNTRYSIDE

Housing development in the countryside will only be permitted in the following circumstances:

- (1) Housing essential to the pursuance of agriculture, horticulture or forestry, or the management of a business for which a countryside location is essential. In these instances, the applicant must demonstrate all of the following:
 - The operational need for the additional house in association with the business;
 - That no existing dwelling which might have served that need has been sold or otherwise alienated from the holding;
 - That there are no reasonable opportunities for reusing or converting redundant buildings rather than building a new dwellinghouse; and
 - That the business as a whole is capable of providing the main source of income for the occupant;
- (2) Proposals involving the rehabilitation of former residential properties, or the conversion of farm and other buildings to residential use, where all of the following criteria are met:
 - The building, by virtue of its existing character, makes a positive contribution to the rural landscape;
 - The building is in a reasonable state of repair, still stands substantially intact and is capable of beneficial restoration, as verified by a report and certificate from a qualified structural engineer;
 - The restored or converted building is of comparable scale and character to the original building; and
 - In the case of former non-residential buildings, the building is no longer required for the purpose for which it was built; or
- (3) Appropriate infill opportunities within the envelope of an existing group of residential buildings, where the development would not result in ribbon, backland or sporadic development, and the proposal satisfies Policy SC8.

Infill Development and Plot Subdivision

- 4.30 The quality of residential areas can often be threatened by inappropriate infill development, sometimes termed 'town cramming'. Infill proposals, particularly where they involve the subdivision of the curtilage of existing houses, frequently take little account of the overall grain of the surrounding area, or of the setting and amenity of neighbouring properties. Policy SC8 seeks to prevent insensitive infill whilst allowing development where a legitimate opportunity exists and can be integrated successfully into the urban fabric.

4.31

SC8 INFILL DEVELOPMENT AND SUBDIVISION OF PLOTS

Proposals for the erection of additional dwellinghouses within the curtilage of existing properties or on small gap sites will only be considered favourably where:

- (1) the scale, density, disposition and design of the proposed houses respect the architectural and townscape character of the area;
- (2) adequate garden ground can be provided to serve the proposed houses without an unacceptable impact upon the size or functioning of existing gardens;
- (3) adequate privacy will be afforded to both the proposed houses and neighbouring properties;
- (4) the proposal would not result in the loss of features such as trees, vegetation or walls, such that the character or amenity of the area would be adversely affected;
- (5) the proposed vehicular access and other infrastructure is of an adequate standard; and
- (6) the proposal complies with other Local Plan policies.

Extensions and Alterations to Residential Properties

- 4.32 There is a need to ensure that alterations and extensions to residential properties do not, individually or cumulatively, detract from the environment of residential areas. Policy SC9 sets out the key considerations in determining the acceptability of proposals, dealing with the impact of changes on the integrity of the property itself, on the amenity of neighbouring properties and on the character of the area as a whole. Detailed guidance may be found within the Council's SPG Note on House Extensions and Alterations.

4.33

SC9 EXTENSIONS AND ALTERATIONS TO RESIDENTIAL PROPERTIES

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.

4.34

Creating and Maintaining Residential Amenity - Actions and Indicators

Actions:

- Prepare development briefs for outstanding housing sites

Indicators:

- Quality as assessed through periodic audit of major built developments against sustainable development principles