

FALKIRK COUNCIL

Subject: EXTENSION TO DWELLINGHOUSE AT 1 DUMYAT RISE,
LARBERT FK5 4FL FOR MR S CUNNINGHAM - P/12/0501/FUL
Meeting: PLANNING COMMITTEE
Date: 30 January 2013
Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Bonnybridge and Larbert

Councillor Billy Buchanan
Councillor Tom Coleman
Councillor Linda Gow

Community Council: Larbert, Stenhousemuir and Torwood

Case Officer: Katherine Chorley (Assistant Planning Officer), Ext. 4704

UPDATE REPORT FOLLOWING COMMITTEE SITE VISIT

1. Members will recall that this application was originally considered at the Planning Committee on 28 November 2012 (copy of previous report appended), when it was agreed to continue the application for a site visit. This visit took place on 10 December 2012.
2. The proposal was summarised by the Development Manager who advised there had been no representations received and that the proposal would have no adverse effect upon neighbouring properties in terms of loss of daylight/overshadowing or loss of privacy. The reason for the recommendation of refusal was policy related in terms of the scale, massing and design not being sympathetic to the existing dwellinghouse which is also located in a prominent location within the streetscene.
3. The applicant was heard in support of his planning application and in particular he cited similar examples to the proposed development within the existing street (i.e. no's 9 & 12 Dumyat Rise) and within the nearby vicinity at 17 Inch Colm Avenue.
4. Councillor Coleman, a local Member, also spoke in support of the planning application. The Planning Committee visited the above mentioned properties for the purposes of comparison with the planning application proposal that is under consideration.

5. Although the nearby properties at 9 & 12 Dumyat Rise are similar, both these particular properties are of a different house type and the extensions are significantly smaller in terms of their scale, as the two storey extension element does not project out as far from the main dwellinghouse when compared to the application property. In respect of the property at 17 Inch Colm Avenue, it is acknowledged that this house type is the same as the application property. However, the property at 17 Inch Colm Avenue is at the end of a cul de sac and set well back from the main thoroughfare and it is also not in a prominent location in the streetscene.
6. No matters arose at the site visit that would alter the original recommendation which is to refuse planning permission.

7. RECOMMENDATION

7.1 It is therefore recommended that the Planning Committee refuse planning permission for the following reason(s):-

- (1) **The proposed first floor front extension by reason of its size, design and location would form a bulky and incongruous addition to the property which would not be sympathetic to the existing building or surrounding area and consequently would have an adverse impact on the appearance of the original dwelling house and streetscene. The proposed extension is contrary to Policy EQ1 'Sustainable Design Principles' and SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan and Falkirk Council's Supplementary Planning Guidance 'House Extensions and Alterations'.**

Informative(s)

- (1) **For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03, 04, 05A, 06A and 07.**

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Director of Development Services

Date: 22 January 2013

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan
2. Falkirk Council Local Plan
3. Falkirk Council Supplementary Guidance 'House Extensions and Alterations'

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504704 and ask for Katherine Chorley, Assistant Planning Officer.

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LARBERT FK5 4FL FOR MR S CUNNINGHAM - P/12/0501/FUL
Meeting: PLANNING COMMITTEE
Date: 28 November 2012
Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Bonnybridge and Larbert

Councillor Billy Buchanan
Councillor Tom Coleman
Councillor Linda Gow

Community Council: Larbert, Stenhousemuir and Torwood

Case Officer: Katherine Chorley (Assistant Planning Officer), Ext. 4704

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The application site consists of a two storey detached dwellinghouse located in a residential area. The property is rendered with red concrete detailing around the windows and doors and dark brown concrete roofing tiles. The dwelling sits in a prominent location at the entrance to Dumyat Rise and has a long single storey garage building on the frontage. The house has a pitched roof with gable ends, while the garage has a hipped roof facing the street.
- 1.2 The applicant seeks full planning permission for a first floor front extension above the existing single storey garage. The proposal would have a gable end facing onto the street and provide an additional bedroom and bathroom facilities. It would measure 8.3 metres long, 5.8 metres wide and bring the overall height to 7.4 metres at the ridge.

2. REASON FOR COMMITTEE CONSIDERATION

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

3. SITE HISTORY

- 3.1 There is no planning history directly relevant to this application.

4. CONSULTATIONS

- 4.1 The Road's Development Unit have raised no objection to the application.

5. COMMUNITY COUNCIL

5.1 No comments have been received from the Community Council.

6. PUBLIC REPRESENTATION

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

7. DETAILED APPRAISAL

Under section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local and major developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Accordingly,

7a The Development Plan

Falkirk Council Structure Plan

7a.1 There are no relevant policies within the Falkirk Council Structure Plan.

Falkirk Council Local Plan

7a.2 Policy EQ1 ‘Sustainable Design Principles’ states:

“New development will be required to achieve a high standard of design quality and compliance with principles of sustainable development. Proposals should accord with the following principles:

- (1) Natural and Built Heritage. Existing natural, built or cultural heritage features should be identified, conserved, enhanced and integrated sensitively into development;*
- (2) Urban and Landscape Design. The scale, siting and design of new development should respond positively and sympathetically to the site’s surroundings, and create buildings and spaces that are attractive, safe and easy to use;*
- (3) Accessibility. Development should be designed to encourage the use of sustainable, integrated transport and to provide safe access for all users;*
- (4) Resource Use. Development should promote the efficient use of natural resources, and take account of life cycle costs, in terms of energy efficient design, choice and sourcing of materials, reduction of waste, recycling of materials and exploitation of renewable energy;*
- (5) Infrastructure. Infrastructure needs and their impacts should be identified and addressed by sustainable mitigation techniques, with particular regard to drainage, surface water management, flooding, traffic, road safety and noise; and*
- (6) Maintenance. Proposals should demonstrate that provision will be made for the satisfactory future management and maintenance of all public areas, landscaping and infrastructure.”*

7a.3 Policies EQ1 and SC9 consider similar issues and are therefore assessed together.

7a.4 Policy SC9 - 'Extensions And Alterations To Residential Properties' states:

"Extensions and alterations to residential properties will be permitted where:

- (1) the scale, design and materials are sympathetic to the existing building;*
- (2) the location and scale of the extension or alterations will not significantly affect the degree of amenity, daylight or privacy enjoyed by neighbouring properties; and*
- (3) it will not result in overdevelopment of the plot, thereby giving rise to adverse impacts on the functioning of garden ground, or the unacceptable loss of off-street parking."*

7a.5 The development is considered against policies EQ1 and SC9 in the Falkirk Council Local Plan. The narrative accompanying Policy SC9 refers to the Supplementary Planning Guidance Note on House Extensions and Alterations (SPG) and this is assessed under material considerations later in the report.

Design

7a.6 Policy EQ1 requires that the scale, siting and design of new development should respond positively and sympathetically to the site's surroundings and create buildings that are attractive, safe and easy to use. Policy SC9 reiterates this, with specific focus on extensions and alterations to residential properties.

7a.7 The application site is located within a modern housing development, comprising detached dwellinghouses of varying size and design, although some symmetry with house types prevails. The dwellinghouse is the first property on the eastern side as you enter Dumyat Rise and has a prominent location in the streetscene, particularly when exiting towards Tryst Park. The original house already has a prominent garage detail to the front elevation, but its single storey nature reduces its dominance on the main body of the two storey dwellinghouse and the streetscene.

7a.8 It is considered that the scale and design of the front extension would not be sympathetic to the existing building, although it is acknowledged that the proposed materials would be acceptable. It is considered that the location of the proposed extension to the front of the property and its scale, size and design would have an adverse impact on the original building and streetscene. The considerable size of the front extension, being 8.3 metres deep combined with a high overall ridge height would have a significant impact on the original dwellinghouse and the appearance of the surrounding area. The form and scale of the extension would result in a bulky and overbearing addition to the property with poor detailing which would further exacerbate the mass and bulk. The prominent location and size of the extension would compete with the main house in terms of scale, massing and design and the proposal is therefore considered unacceptable in design terms. The proposal does not therefore comply with policy SC9 of the Falkirk Council Local Plan.

Impact on Neighbours

- 7a.9 The proposed extension would be located between 12 and 13 metres away from the rear elevations of neighbouring properties on Tryst Park. The SPG states that, where the side of an extension faces onto a neighbouring house immediately opposite the only window to a habitable room, it must be no closer than 4m. It was not clear from a site visit exactly where habitable room windows were on the rear elevation of the properties at Tryst Park. However, the significant distance between the side elevation of the application site and these properties means there would be only minimal impact on neighbouring houses. The proposed extension would also be set well away from habitable room windows at 3 Dumyat Rise and, due to the orientation and distances involved, would not reduce the level of light reaching this property.
- 7a.10 A new window is proposed on the existing side elevation facing the properties on Tryst Park. If planning permission were to be granted, a condition could be imposed to ensure that this window be obscure glazed. A further condition could be added to ensure no additional windows are placed on this elevation to prevent the overlooking and loss of privacy at neighbouring properties. The remaining windows would look across the front garden of 3 Dumyat Rise and the street. It is not considered that these would detrimentally increase overlooking of private spaces or habitable rooms.

Amenity Space

- 7a.11 The proposed development would not impact on the level of amenity space available at the property and the extension is therefore considered acceptable in this regard.

Parking

- 7a.12 The application site has sufficient space on the frontage to provide off-street parking for two cars and is therefore considered acceptable in this regard.
- 7a.13 Accordingly, the proposal does not accord with the Development Plan.

7b Material Considerations

- 7b.1 The material considerations to be assessed are the SPG on House Extensions, submissions by the applicant's agent and the consultation response received from the Road's Development Unit during the assessment of this application.

Supplementary Planning Guidance Note 'House Extensions and Alterations' (SPG).

- 7b.2 The SPG advises that front extensions should be integrated into the existing house frontage and into the street pattern. It is considered that the proposed extension would form an incongruous addition to the property which would fail to integrate with the existing house or surrounding area. It would therefore fail to meet the guidance set out in the SPG.
- 7b.3 The development would not have a significant detrimental impact on neighbouring properties and would retain an adequate area of amenity space. The proposal would therefore meet the guidance provided in the SPG in this regard.

Precedent

- 7b.4 All applications are considered on their own merits, in the context of the site and its immediate surroundings. As such the issue of precedence is not relevant in this case. However, the agent has submitted details of three schemes which they consider relevant to this application. The dwelling cited at **22 Armour Mews** sits in a small cul-de-sac and does not have the same prominence as the property at 1 Dumyat Rise. In addition to this, the detailing of the extension and single storey element go some way to reducing the bulk of the scheme. The neighbouring property also restricts the visibility of this property from the main thoroughfare. The property at **17 Inch Colm Avenue** is also set well back from the main thoroughfare and again does not have the same prominence as 1 Dumyat Rise. The detailing and orientation of the garage doors also reduced its potentially bulky appearance. The extension at **9 Dumyat Rise** is significantly smaller than the extension currently proposed and has far less of an impact on the street views than that currently proposed. The detailing also reduces the bulk of the extension.

Council Road's Unit Response

- 7b.5 The Council's Road's Unit have raised no objections to the proposed scheme in relation to parking provision or road safety matters.

7c Conclusion

- 7c.1 The proposed first floor front extension by reason of its size, design and location would form a bulky and incongruous addition to the property which would not be sympathetic to the existing building or surrounding area and consequently would have an adverse impact on the appearance of the original dwellinghouse and streetscene. The proposed extension is contrary to Policy EQ1 'Sustainable Design Principles' and SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan and Falkirk Council's Supplementary Planning Guidance 'House Extensions and Alterations'.

8. RECOMMENDATION

- 8.1 It is therefore recommended that the Planning Committee refuse planning permission for the following reason(s):-

- (1) The proposed first floor front extension by reason of its size, design and location would form a bulky and incongruous addition to the property which would not be sympathetic to the existing building or surrounding area and consequently would have an adverse impact on the appearance of the original dwelling house and streetscene. The proposed extension is contrary to Policy EQ1 'Sustainable Design Principles' and SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan and Falkirk Council's Supplementary Planning Guidance 'House Extensions and Alterations'.

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Director of Development Services

Date: 20 November 2012

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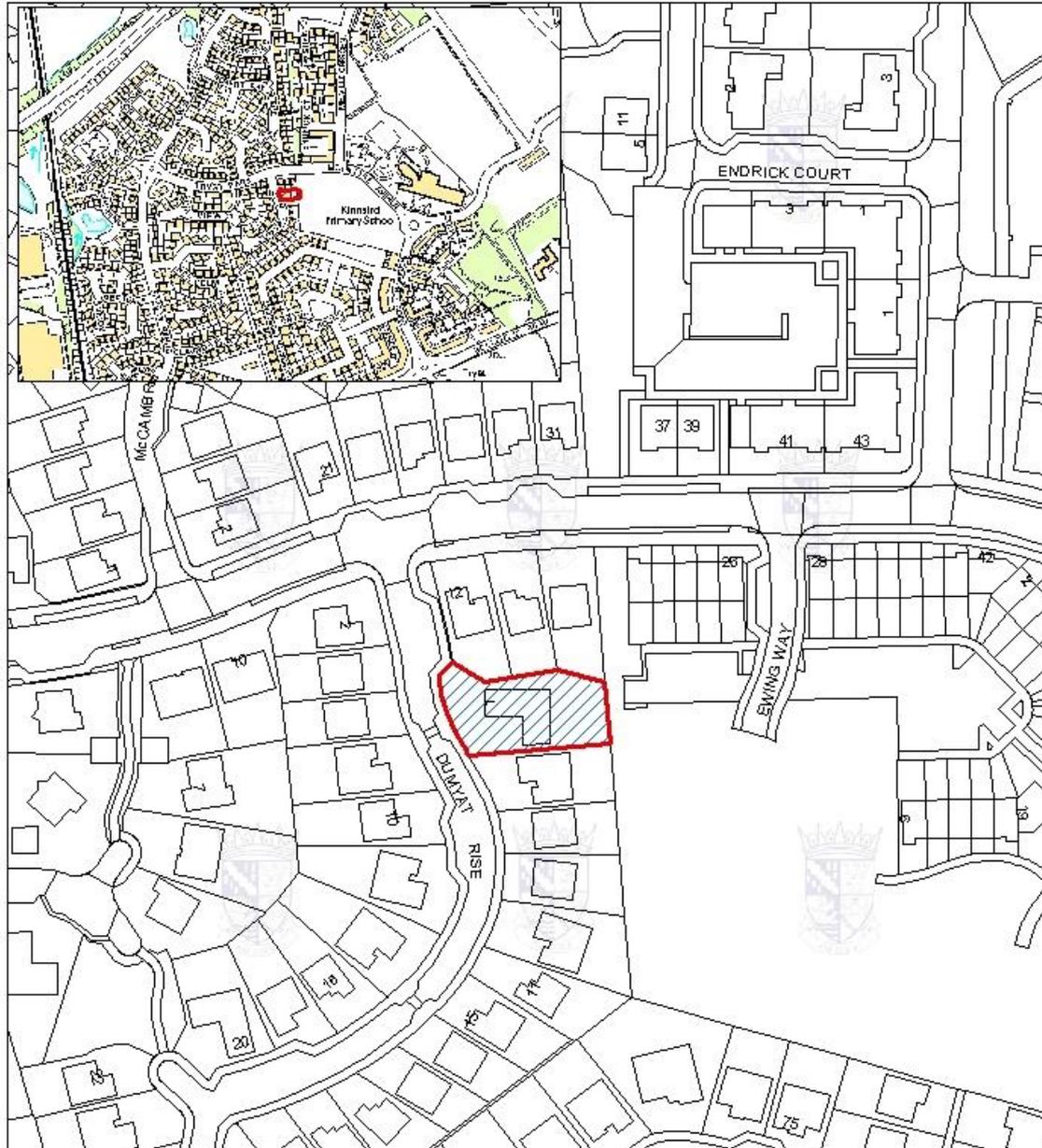
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Planning Committee

Planning Application Location Plan P/12/0501/FUL

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



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