

List of Enclosures – Agenda Item 5

	<u>Page(s)</u>
1. Notice of Review dated 28 October 2012.	8 – 11
2. Application for Planning Permission dated 6 July 2012 and associated plans.	12 – 27
3. Consultation response from Roads Development Unit dated 25 July 2012.	28
4. Report of Handling dated 3 August 2012.	29 – 31
5. Refusal of Planning Permission dated 10 August 2012.	32 – 33
6. Extract from Falkirk Council Local Plan – Policy EQ1.	34
7. Extract from Falkirk Council Local Plan – Policy SC9.	35
8. Falkirk Council Supplementary Planning Guidance Note – House Extensions and Alterations.	36 – 59

NOTICE OF REVIEW

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

Falkirk Council

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	MR & MRS SCOTT HENDERSON	Name	* NO LONGER USING ISK DESIGNS AND JAMES KERR
Address	60 VALEVIEW STENHOUSEMUIR, LARBERT Postcode: FK5 3BZ	Address	EDGEMOUNT PARKBURN ROAD KILSYTH Postcode: G65 9D9
Tel	[REDACTED]	Tel	n/a
Mobile	[REDACTED]	Mobile	n/a
Fax	[REDACTED]	Fax	n/a
e-mail *	[REDACTED]	e-mail *	n/a

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

P112/0398/FX

Site address

Description of proposed development

60 VALEVIEW, STENHOUSEMUIR, FK5 3BZ EXTENSION TO DWELINGHOUSE (DORMERS TO FRONT & REAR)
--

Date planning application declared
valid by Planning Authority

09/07/12

Date of Decision (Leave blank if
appeal against non-determination

10/08/12

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 checked="" 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:

'ADVERSE IMPACT ON APPEARANCE OF AREA' - NO NEIGHBOUR OBJECTION. STREET HAS NO CONSISTENCY - IE BUNGALOWS, FLATS, SEMI DETACHED, TERRACED HOUSING. HOUSES HAVE VARIOUS WALL COLOURS. SOME HAVE EXTENSIONS, FRONT PORCHES ETC. NEIGHBOURS HAVE ADVISED THEY HAVE NO ISSUES TO US PERSONALLY AND RECOMMENDED APPLIC.

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

n/a.

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

DO NOT FEEL REASONING WAS JUSTIFIED DUE TO APPEARANCE AT FRONT OF HOUSE. THERE ARE HOUSES IN OTHER STREETS IN FALKIRK AREA (QUEEN'S DRIVE, STENHOUSEMUIR, STIRLING ROAD, STENHOUSEMUIR, TO NAME A COUPLE) WITH FRONT AND REAR DOMES WHICH I BELIEVE DO AFFECT APPEARANCE, WHEREAS OURS WOULD NOT.

WE HAVE HAD A FEW NEIGHBOURS BEEN QUITE SHOCKED AT DECISION, AS THEY HAVE COMMENTED ON THE INCONSISTENCY OF BUILDING TYPES ON STREET AS WELL AS THOSE THAT HAVE HAD EXTERIOR WORK DONE PREVIOUSLY.

WE HAVE BEEN LET DOWN BY OUR AGENT BUT WISH TO PROCEED WITH ORIGINAL DRAWS. WE DO NOT WANT AGENT TO BE POINT OF CONTACT AS HIS COMMUNICATION HAS BEEN NIL WITH BOTH MYSELF & FALKIRK COUNCIL.

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.

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

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.	
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

[Redacted Signature]

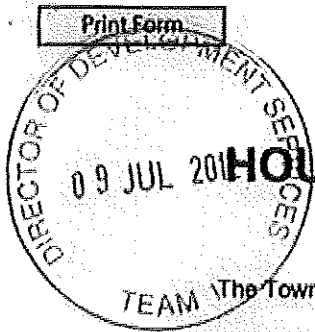
Date

28/10/12

This form and other documents should be returned to:

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

Print Form



HOUSEHOLDER 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

Title	Mr and Mrs
Forename	Scott and Susan
Surname	Henderson
Company Name	N/A
Building No./Name	60
Address Line 1	Valeview
Address Line 2	
Town/City	Stenhousemuir
Postcode	FK5 3BZ
Telephone	N/A
Mobile	N/A
Fax	N/A
Email	N/A

2. Agent's Details (if any)

Ref No.	N/A
Forename	James
Surname	Kerr
Company Name	JSK Designs
Building No./Name	'Edgemount'
Address Line 1	Parkburn Road
Address Line 2	Kilsyth
Town/City	Glasgow
Postcode	G65 9DG
Telephone	[REDACTED]
Mobile	N/A
Fax	N/A
Email	[REDACTED]

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

60 Valeview, Stenhousemuir, FK5 3BZ

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

4. Describe the Proposed Works

Please describe accurately the work proposed:

Alteration of attic space and formation of front and rear dormers.

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: N/A

Date completed: N/A

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

N/A

5. 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: Katherine Chorley Date: 12 December 201 Ref No.: ENQ/2011/1311/KC/WMcF

General guidance advice.

6. 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.

7. Changes to Vehicle 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 arrangement 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 of existing and any new spaces or reduced number of spaces)

None

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

8. 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:

N/A

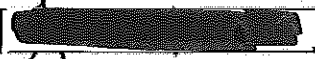
DECLARATION

I, the applicant / agent certify that this is an application for planning permission and that 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 ☒

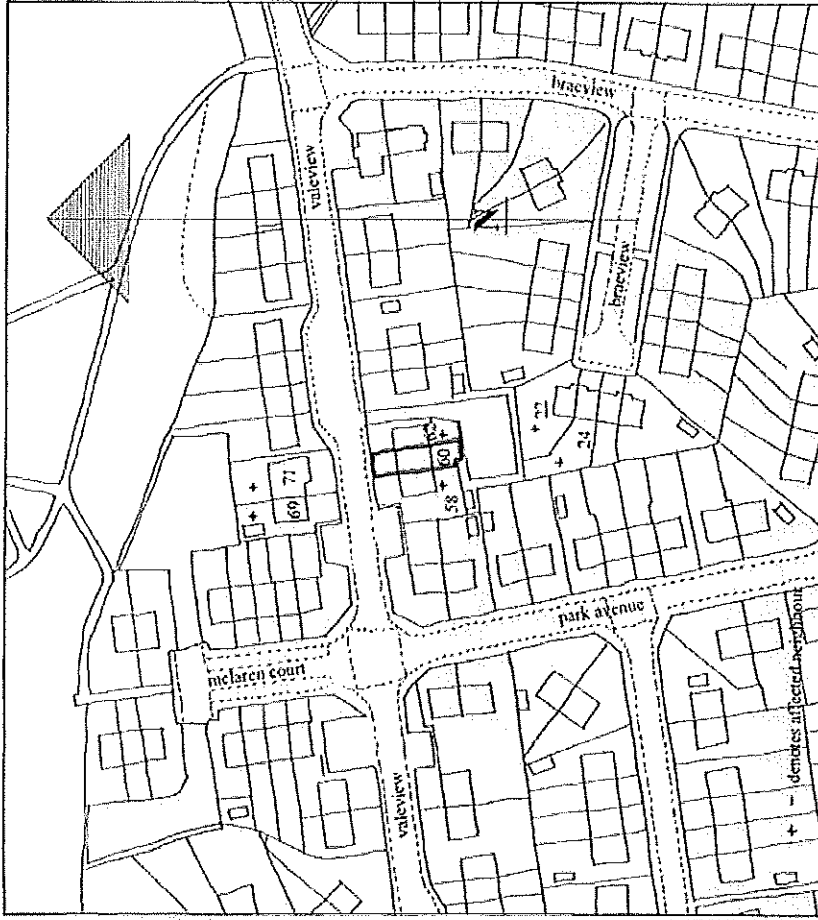
Signature:



James Kerr for JSK Designs

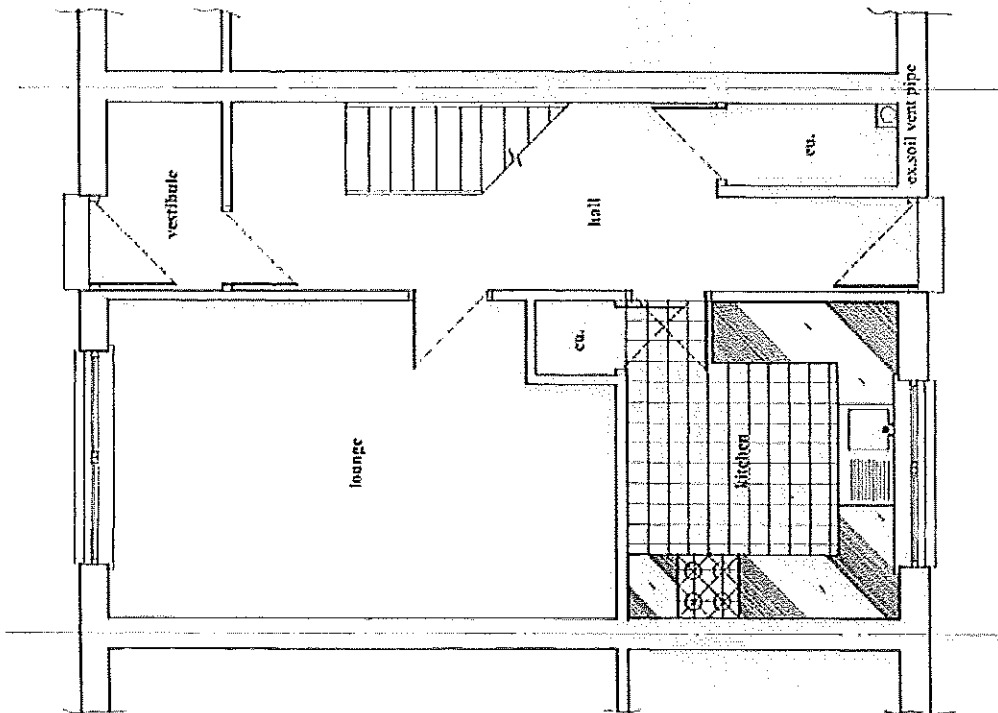
Date: 06 July 2012

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.

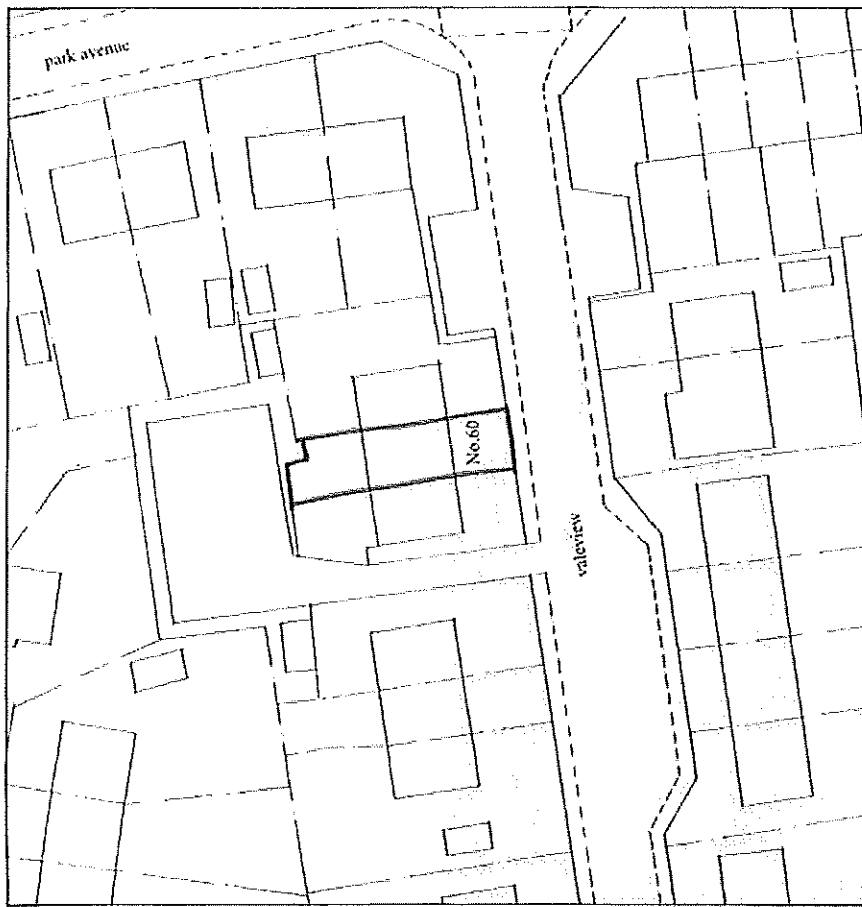


LOCATION PLAN 1:1250

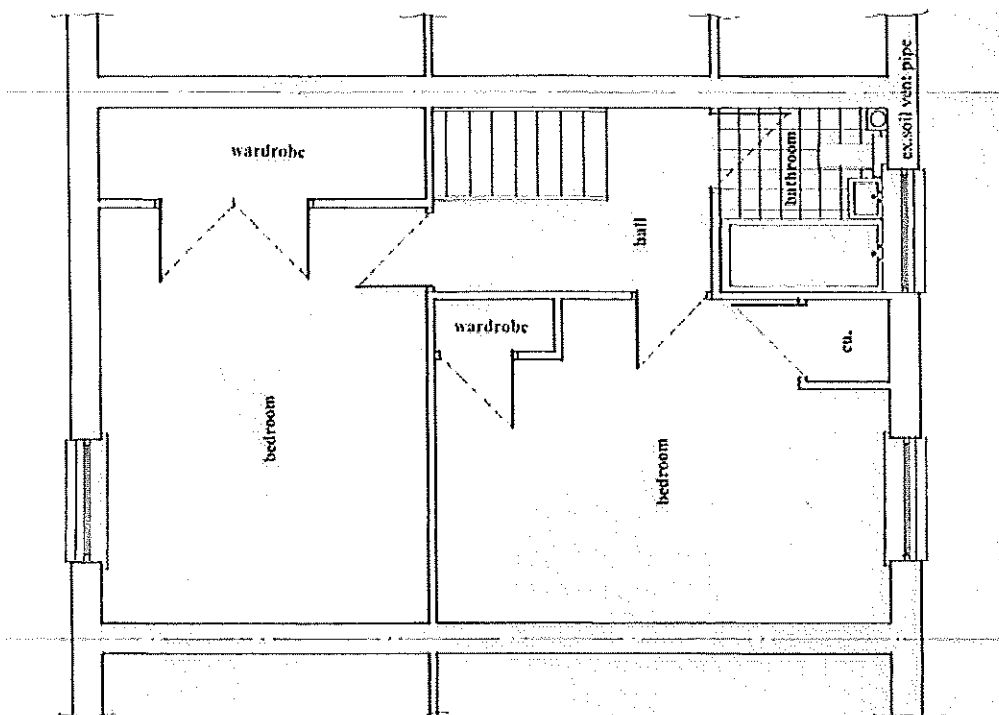
PROPOSED ALTERATIONS
for SCOTT and SUSAN HENDERSON
60 VALEVIEW STENHOUSEMUIR



GROUND FLOOR PLAN as EXISTING 1:50



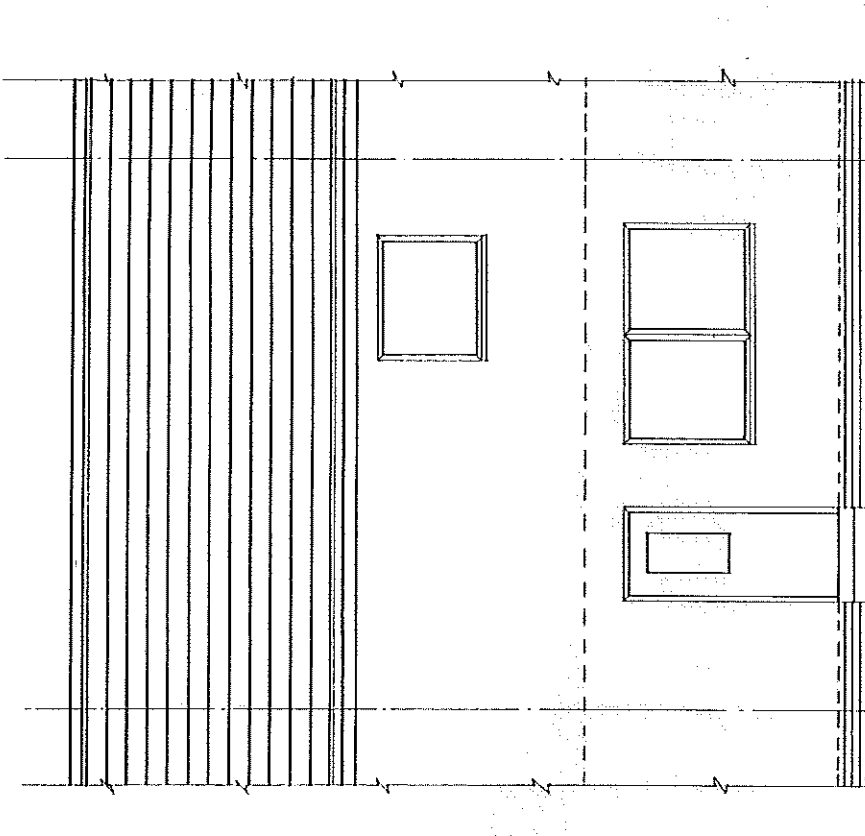
BLOCK PLAN 1:500



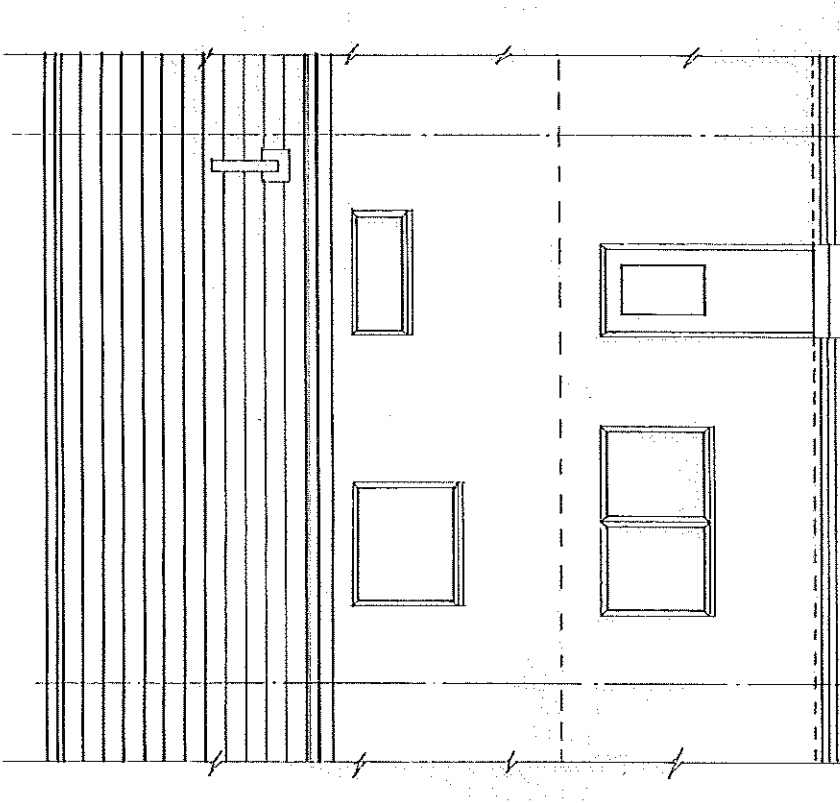
UPPER FLOOR PLAN as EXISTING 1:50

PROPOSED ALTERATIONS
for SCOTT and SUSAN HENDERSON
60 VALEVIEW STENHOUSEMUIR

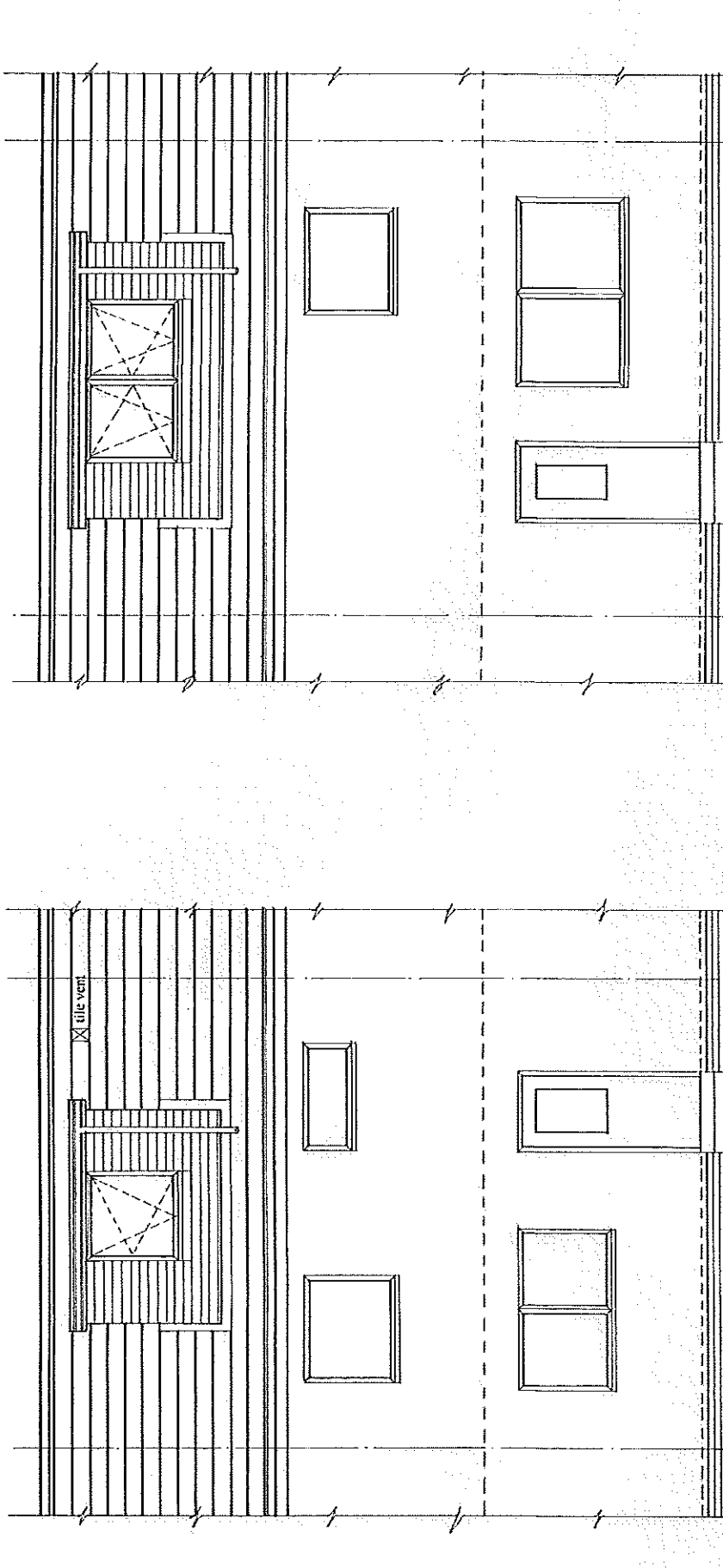
PROPOSED ALTERATIONS
for SCOTT and SUSAN HENDERSON
60 VALEVIEW STENHOUSEMUIR



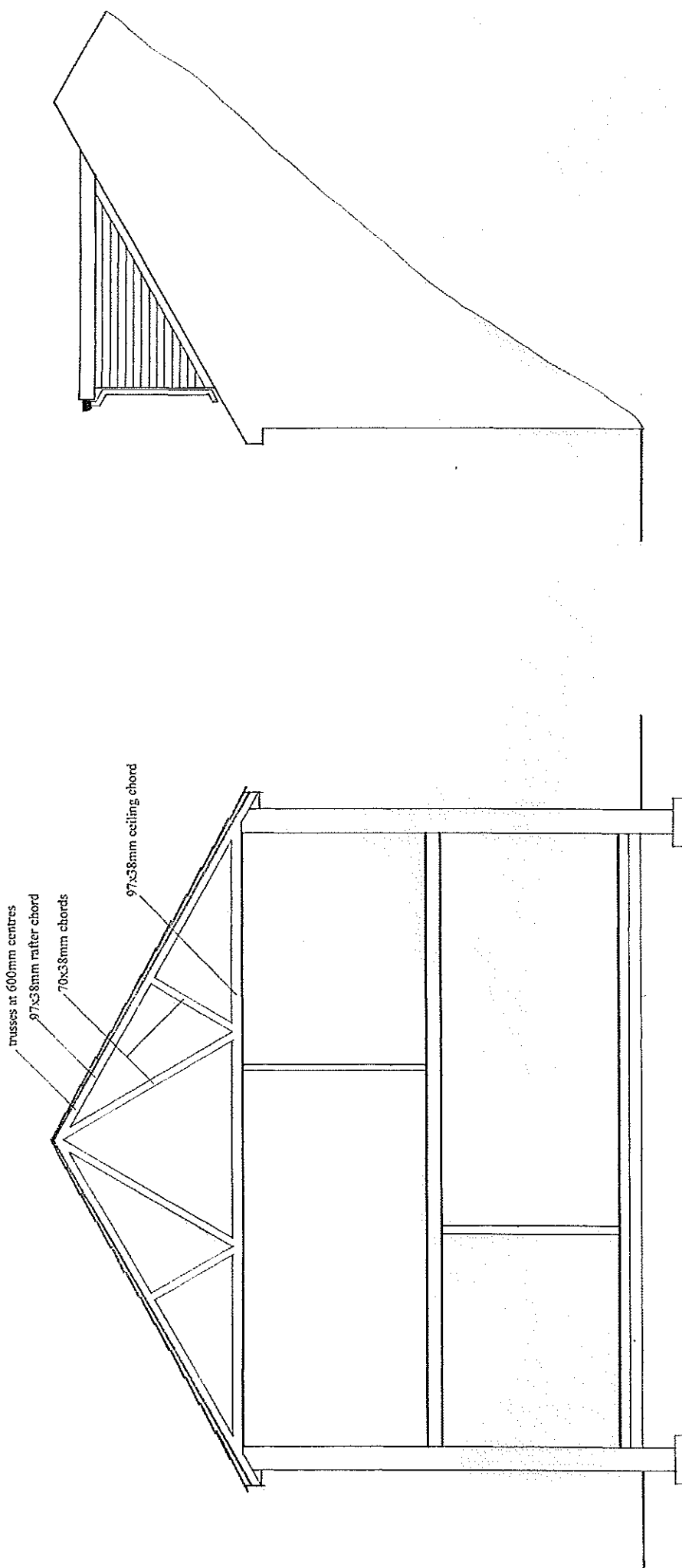
REAR ELEVATION as EXISTING 1:50



FRONT ELEVATION as EXISTING 1:50



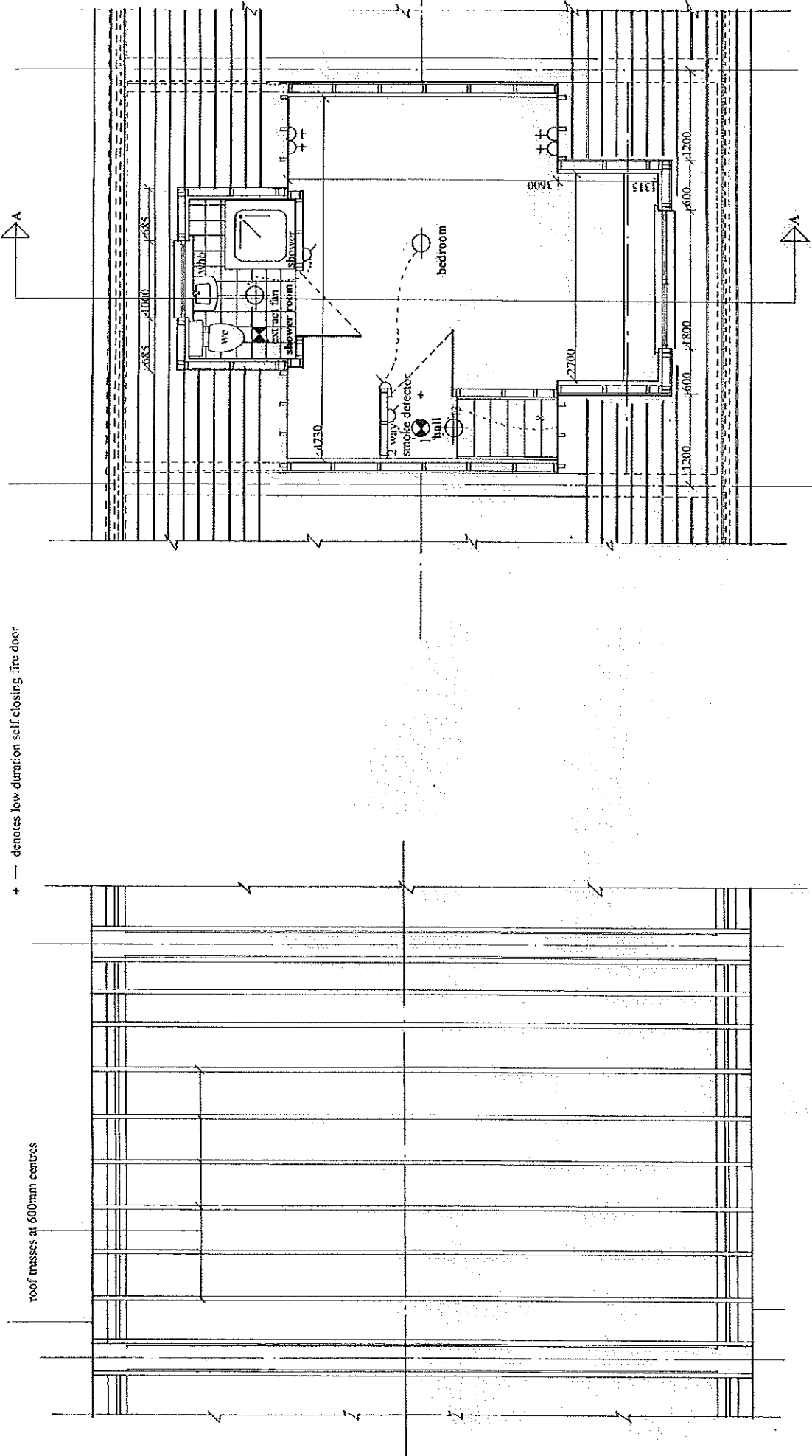
PROPOSED ALTERATIONS
for SCOTT and SUSAN HENDERSON
60 VALEVIEW STENHOUSEMUIR



PROPOSED ALTERATIONS
for SCOTT and SUSAN HENDERSON
60 VALEVIEW STENHOUSEMUIR

+ — denotes low duration self closing fire door

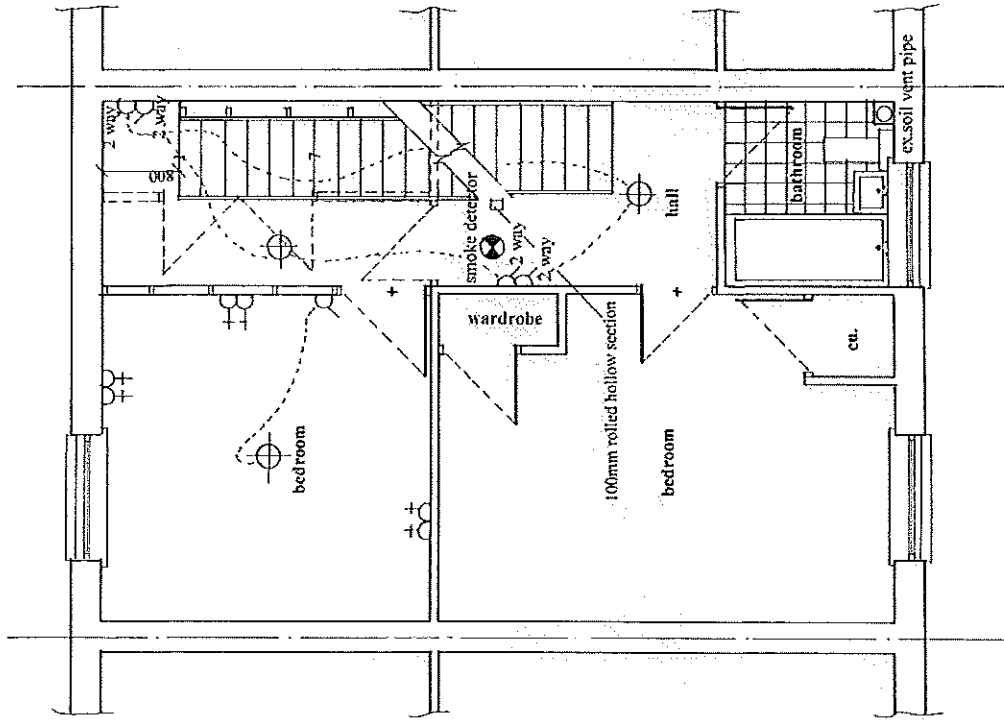
roof trusses at 600mm centres



ATTIC FLOOR PLAN as PROPOSED 1:50

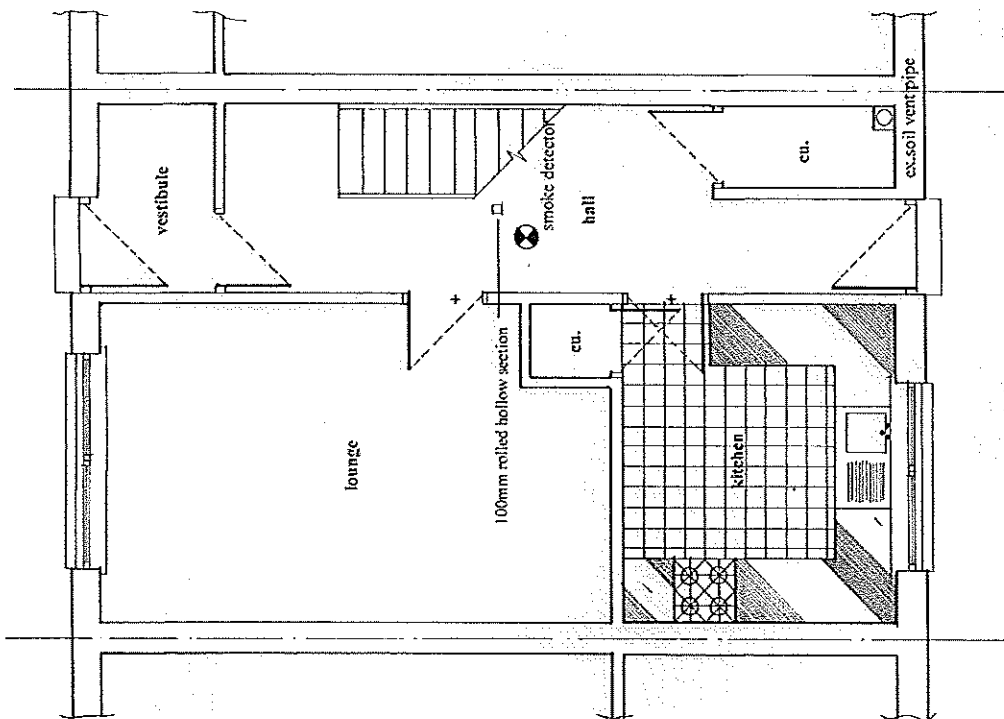
EXISTING ROOF TRUSS LAYOUT PLAN 1:50

PROPOSED ALTERATIONS
for SCOTT and SUSAN HENDERSON
60 VALEVIEW STENHOUSEMUIR



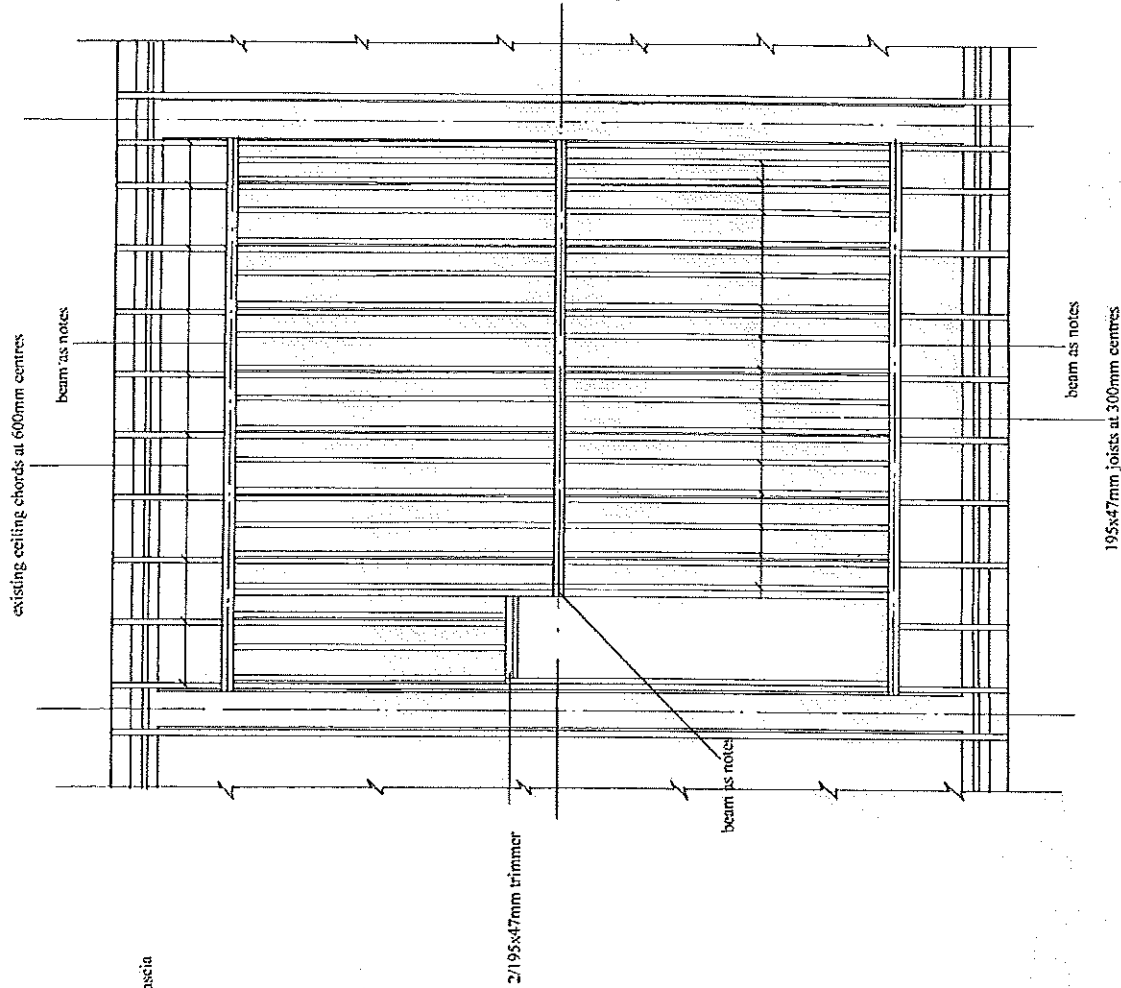
UPPER FLOOR PLAN as PROPOSED 1:50

PROPOSED ALTERATIONS
for SCOTT and SUSAN HENDERSON
60 VALEVIEW STENHOUSEMUIR

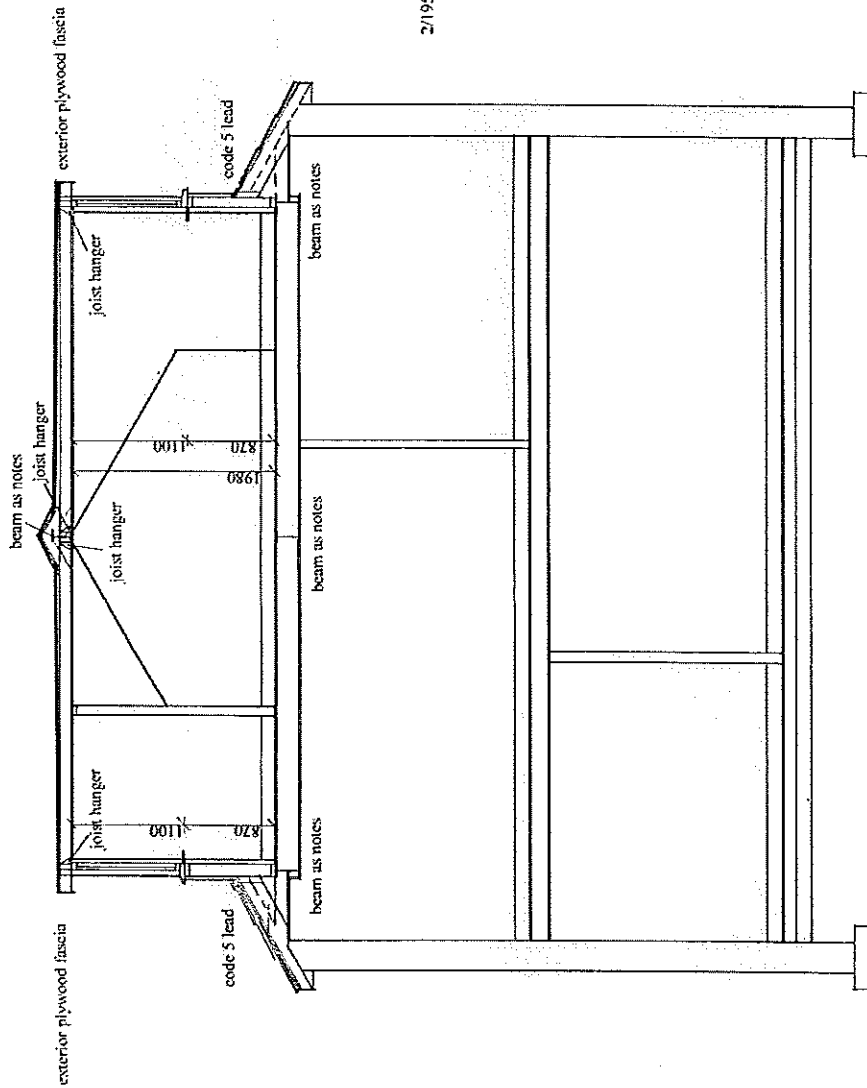


GROUND FLOOR PLAN as PROPOSED 1:50

+ — denotes low duration self closing fire door



ATTIC FLOOR JOIST LAYOUT PLAN 1:50



SECTION A-A 1:50

PROPOSED ALTERATIONS
for SCOTT and SUSAN HENDERSON
60 VALEVIEW STENHOUSEMUR

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 the applicant 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:

[Redacted Signature]

On behalf of:

Scott and Susan Henderson

Date:

06 July 2012

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: ☐





**PROPOSED ALTERATIONS
for SCOTT and SUSAN HENDERSON
60 VALEVIEW
STENHOUSEMUIR**

SPECIFICATION

Existing house was built in the 1960's, attic space has been insulated to current standards and cavity wall insulation has previously been installed, therefore all U-values are based on the less onerous requirements.

Roof : Dormer roof to comprise Samafil roof covering installed in accordance with the manufacturer's technical guidance on 90mm thick Kingspan Kooltherm K11 Roofboard on 55mm thick packer board on vapour control layer on 12mm thick plywood deck on taper pieces 38x50mm to 12x50mm on 147x47mm joists at 400mm centres. Ceiling to be 9.5mm thick taper edged plasterboard having joints taped and filled ready to receive decoration. Ends of roof joists supported at the ridge line within the web of the universal beam and over windows by means of joist hangers by Catnic or equal and approved secured to 2/147x47mm timbers spiked together acting also as lintels over window openings. Sloping ceiling areas formed with 75mm thick Kingspan Kooltherm K7 Pitched Roof Board laid on ceiling of 9.5mm thick taper edged plasterboard fixed to new 195x47mm rafters and having joints taped and filled ready to receive decoration with minimum 50mm air gap over. Roof space ventilated at high and low level by means of Redland Dovetail tile vents each providing an opening area of 28,000 sq.mm. Tile vents to provide the equivalent of 10mm continuous width at low level (3 tiles spaced equally apart on front and rear elevations) and 5mm continuous width at high level (2 tiles spaced equally apart on front and rear elevations). Junctions of insulated elements to be tightly formed. Exterior plywood fascia.

Walls : Dormer walls constructed from vertical hung tiles of colour to match the existing house roof secured to 38x25mm tanalised timber battens on untearable building paper stapled to 9mm thick sheathing plywood secured to 97x47mm sw studs at 600mm centres. Internal lining of 37.5mm thick Kingspan Kooltherm K18 Insulated Dry-lining Board with plasterboard having joints taped and filled ready to receive decoration. Dry-Lining Board has vapour control layer incorporated within the board. 70mm thick Kingspan Kooltherm K12 Framing Board between the framing. Internal partitions constructed from 72x47mm sw studs at 600mm centres with 12.5mm thick plasterboard each side having joints taped and filled ready to receive decoration. Studs secured at floor and ceiling level and to perimeter walls. New oxters formed from 100x50mm timber sections with 170mm thick Rockwool Roll insulation quilt between and supported by means of Netlon nylon netting. 'basket' secured to oxters, lined with 9.5mm thick taper edged plasterboard having joints taped and filled ready to receive decoration on 500 gauge visqueen vapour control layer stapled to frame. Stud partition adjacent to the existing party walls to be 97x47mm sw studs at 600mm centres, set back 25mm from the face of the wall, freestanding, secured at floor and ceiling level with 90mm thick Kingspan Kooltherm K12 Framing Board between studs, internal finish to be 12.5mm thick taper edged plasterboard having joints taped and filled ready to receive decoration on 500 gauge visqueen vapour control layer stapled to frame. Existing party wall comprises 225mm wide common brick, face of common brick to have 12mm thick sand cement render applied over complete length of wall after making good voids in brickwork.

Floor : 18mm thick V313 tongued and grooved flooring grade chipboard fixed to new 195x47mm joists at 300mm centres, every alternate joist secured to existing ceiling chords. 2/195x47mm trimmer to stairwell opening with double joists either side of the opening. Trimmed joists supported on galvanised joist hangers by Catnic or equal and approved. New ceiling chords/floor joists supported by universal beams to structural engineer's specification.

Stair : width : 800mm, rise : 190mm, going : 225mm, number of risers : 13, maximum pitch : 42 degrees, minimum headroom throughout the flight and over bottom landing : 2000mm above pitch line, handrail height above pitch line : 900mm, top and bottom landings : 800x800mm, maximum spacing between balusters - 99mm.