

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

PROPOSAL : Subdivision of Garden Ground and Erection of Dwellinghouse
LOCATION : 225 Grahamsdyke Street, Laurieston, Falkirk, FK2 9LT
APPLICANT : Mr & Mrs S Myles
APPN. NO. : P/13/0169/PPP
REGISTRATION DATE : 19 March 2013

1. SITE LOCATION / DESCRIPTION OF PROPOSAL

This application for planning permission in principle proposes the subdivision of existing garden ground and the erection of a single dwellinghouse. The application site is located on a corner plot in an established residential area at 225 Grahamsdyke Street, Lauriston. The proposed house plot would be 12 metres deep and have a direct street frontage of 13 metres in length out onto Dundas Road.

The applicant has submitted an indicative plot layout in support of the application depicting a dwellinghouse with a footprint of 47 square metres on a plot measuring 166 square metres and including two in curtilage parking spaces accessed directly from Dundas Road. The indicative layout identified a garden area measuring approximately 70 square metres.

2. SITE HISTORY

The existing dwellinghouse at 225 Grahamsdyke Street has previously been extended to the side and rear (F/98/0342) however, the portion of garden ground subject to this application has no relevant planning history.

3. CONSULTATIONS

The following responses to consultation were received:

Roads Development Unit	No objections. Standard conditions suggested.
Scottish Water	No objections.
Environmental Protection Unit	No response received.

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

4. PUBLIC REPRESENTATION

In the course of the application, 4 contributor(s) submitted letter(s) to the Council. The salient issues are summarised below.

Concerns raised in regard to the removal of existing parking provision and on road safety issues relating to on street parking.
Overdevelopment of the plot.
Overshadowing and privacy issues.

5. THE DEVELOPMENT PLAN

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

Falkirk Council Structure Plan.

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

Falkirk Council Local Plan

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

EQ17 - Antonine Wall

SC08 - Infill Development and Subdivision of Plots

5A. MATERIAL CONSIDERATIONS

The following matters were considered to be material in the consideration of the application:
Assessment of Public Representations

Falkirk Council Supplementary Guidance

6. PLANNING ASSESSMENT

The Development Plan

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

Local Plan Policies

The application site is located immediately adjacent to but outwith the line of the Antonine Wall World Heritage Site and Scheduled Area. The site is located in an area which has been extensively developed for housing. The proposed development is unlikely to have any adverse impact upon the World Heritage Site or the setting of the wall.

The proposed subdivision maintains a 9m back garden for the donor property however the proposed plot is considered too small to accommodate a dwellinghouse as well as sufficient private garden ground provision. The indicative plans for the plot show a dwellinghouse with an ambitiously small footprint and it is likely that in order to provide sufficient accommodation, the dwellinghouse would require to be more than single storey in height. This, coupled with the small plot, gives rise to concerns in regard to likely overlooking and overshadowing issues.

The proposal is considered to be contrary to the terms of Policy SC8 of the Falkirk Council Local Plan.

Assessment of Public Representations

The Roads Development Unit has assessed the proposed development and have not raised any road safety concerns. It is noted that the applicant currently uses the application site for parking and storage. The existing property benefits from parking provision to the front of the property and the removal of additional parking to the rear is not considered to trigger any specific road safety concerns. The Planning Authority agrees that the proposal represents an overdevelopment of the plot. Issues in regard to privacy and overshadowing cannot be assessed in detail at the planning permission in principle stage however, it is noted that the small size of plot is likely to make it difficult to achieve a development which maintains existing residential amenity levels.

Falkirk Council Supplementary Guidance

Supplementary Planning Guidance Note - Housing Layout and Design is primarily aimed at larger sites and volume housebuilders however the guidance does offer some general advice in regard to infill sites such as is proposed in this instance. The guidance makes reference to the difficulties in achieving acceptable residential amenity provision on plots of restricted size and recommends a minimum garden

length of 9m. As the current application is for planning permission in principle a detailed assessment cannot be carried out against the terms of this guidance however it is considered that the proposed development represents an overdevelopment of the plot and is not in accordance with the general guiding principles set out in this document.

7. CONCLUSION

The proposal is considered to be an unacceptable form of development as it fails to comply with the Development Plan. There are no material planning considerations that warrant granting planning permission in these circumstances.

8. RECOMMENDATION

Refuse Planning Permission

Refusal is recommended for the following ;

Reason(s):

1. The proposal represents an overdevelopment of the plot and raises concerns in regard to the provision of adequate residential amenity levels. The development is contrary to the terms of Policy SC8 - Infill Development and Subdivision of Plots.

Informatives:

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01 ****


Director of Development Services

19.4.13
Date

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