FALKIRK COUNCIL

Subject:	**EXTENSION TO DWELLINGHOUSE AT 12 BLAIRLODGE AVENUE, POLMONT, FALKIRK FK2 0AD FOR MR WILLIAM MITCHELL - P/15/0110/FUL**
Meeting:	**PLANNING COMMITTEE**
Date:	**27 May 2015**
Author:	**DIRECTOR OF DEVELOPMENT SERVICES**
Local Members:	**Ward - Lower Braes** **Councillor Steven Jackson** **Councillor Malcolm Nicol** **Councillor Alan Nimmo**
Community Council:	**Reddingmuirhead and Wallacestone**
Case Officer:	Kirsty Hope (Assistant Planning Officer), Ext. 4705

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

1.1 This full application proposes the erection of a single storey rear extension to a dwellinghouse, measuring approximately 2 metres by 4.4 metres, as well as a front extension measuring 4.5 metres by 4.4 metres. The extensions would provide additional living accommodation. The external finishes are traditional slate grey for the roof coverings, grey dry-dash render and white UPVC windows and doors with white rainwater goods.

1.2 The application site is located at 12 Blairlodge Avenue, Polmont. There is a small rear garden and a large front garden with vehicular parking provided within the car park adjacent to the front of the property.

2. REASON FOR COMMITTEE CONSIDERATION

2.1 The application has been called to the Planning Committee at the request of Councillor Steven Jackson.

3. SITE HISTORY

3.1 There is no planning history of relevance to this application.

4. CONSULTATIONS

4.1 The Council's Environmental Protection Unit has no objection, but has requested that two informatives relating to land contamination and construction hours be attached if planning permission is granted.

5. COMMUNITY COUNCIL

5.1 The Reddingmuirhead and Wallacestone Community Council has not commented on this application.

6. PUBLIC REPRESENTATION

6.1 In the course of this application, 3 contributors submitted 4 letters to the Council in objection to the proposal. The objections are summarised below:-

- The proposed extension is not in keeping with the original look and feel of the surrounding houses, the front extension doubles the width of the property;
- The choice of colours and materials are not in keeping with the original property or surrounds, particularly the white plastic fittings and grey walls as opposed to white walls;
- The side window would look directly into the garden and bedroom window;
- Neighbouring residents would lose views;
- The application states there are no trees on site, this is not the case;
- If the extension is approved it would look completely out of place and would put people off buying, having a detrimental impact on the terrace; and
- Small terrace of four dwellings and this will affect such a small number of people that perhaps not enough weight is being paid to the objections.

7. DETAILED APPRAISAL

7.1 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 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.3 The scale, design and materials of the proposals are considered to be sympathetic to the existing dwelling. The location and scale of the proposals would not significantly affect the degree of amenity, daylight or privacy enjoyed by neighbouring properties and will not result in an overdevelopment of the plot. Parking is available as existing.

7a.4 Accordingly, the proposal accords with the Development Plan.

7b Material Considerations

7b.1 The following matters were considered to be material in the assessment of the application:

- Falkirk Local Development Plan - Proposed Plan;
- Supplementary Planning Guidance;
- Finalised Supplementary Guidance SG03 (Draft); and
- Assessment of Public Representations.

Falkirk Local Development Plan (Proposed Plan)

7b.2 The Proposed Falkirk Local Development Plan (FLDP) was approved by the Council for consultation in March 2013, with the period for representations running from April to June 2013. It is expected to be adopted in 2015, at which point it will replace the current Structure Plan and Local Plan. It provides the most up to date indication of Falkirk Council's views in relation to Development Plan policy and constitutes a material consideration in the determination of planning applications.

7b.3 Policy HSG07 - 'Residential Extensions and Alterations' states:

> *"Extensions and alterations to houses 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, unacceptable loss of off-street parking, or road safety issues.*
>
> *Proposals should comply with the detailed guidance on these criteria set out in the Supplementary Guidance SG03 'House Extensions and Alterations'."*

7b.4 The policy contained within the Falkirk Local Development Plan - Proposed Plan which relate to this form of development reflect the wording of the adopted Falkirk Council Local Plan. It is considered that the proposal accords with the terms of Policy HSG07 - House Extensions and Alterations of the Proposed Plan.

Supplementary Planning Guidance Note – House Extensions and Alterations

7b.5 Falkirk Council's Supplementary Planning Guidance Note (SPGN) on House Extensions and Alterations advises that the main planning concerns with extensions are the scale and massing, impact on streetscape, garden ground, privacy and overshadowing.

7b.6 The proposed rear extension is considered to be acceptable in terms of scale and design. There are no overlooking or overshadowing concerns. The materials match the existing property and there is adequate rear garden ground remaining.

7b.7 The proposed front extension has been located within the front garden which is considerably larger in size than the rear garden. The proposed extension is designed sympathetically with the gable and catslide design of the original features being incorporated from the features of the dwelling. The side window is noted to be obscure glazed to retain the privacy of neighbouring residents. It was noted on site that residents use the front garden more given the orientation and the longer garden length. There is a timber shed where the extension would be located which would usually be seen within rear gardens. The proposed materials are considered to complement the original dwelling. It is considered that there are no significant concerns in relation to overshadowing. Parking remains within the parking area at the front of the property.

7b.8 Accordingly, the proposal accords with the SPGN.

7b.9 The Residential Extensions and Alterations Supplementary Guidance SG03 (Draft) provides guidance on the design quality and considering the built environment. The proposal is considered to comply with this Guidance.

Assessment of Public Representations

7b.10 It is noted that within the terrace there have been no extensions, however the proposals are considered to be sympathetic in terms of scale and design and are therefore not considered to have a detrimental impact on the streetscape.

- The proposed materials are considered to complement the existing property;
- The side window has been amended and an obscure glazed window would be positioned in the side elevation;
- The right to a view is not a material planning consideration;
- The agent was made aware that there were trees close to the front extension and drawing 10 was provided which indicated that no tree will be affected by the proposal;
- The proposed front and rear extensions are not considered to be out of place, the saleability of a property is not a material planning consideration; and
- It is not the sheer number of volume of objections that determines the weight given to comments received. Each representation is taken into consideration as long as it is a material planning consideration.

7c Conclusion

7c.1 This application for the extension to 12 Blairlodge Avenue, Polmont is assessed as according with the Development Plan, the Falkirk Council Proposed Plan and Falkirk Council's Supplementary Planning Guidance. There are no material considerations which would merit refusal of this application in this instance.

8. RECOMMENDATION

8.1 It is therefore recommended that the Planning Committee grant planning permission subject to the following conditions:-

1. **The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of this permission unless a variation is required by a condition of the permission or a non-material variation has been agreed in writing by Falkirk Council as Planning Authority.**

2. **Prior to the occupation of the front extension, the window indicated on the proposed south elevation facing the boundary of no.11 Blairlodge Avenue, shall be obscured glazed in accordance with drawing 06B and shall be maintained as such in perpetuity.**

Reason(s):-

1. **As these drawings and details constitute the approved development.**

2. **To safeguard the privacy of the occupants of adjacent properties.**

Informative(s):-

1. **In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of a period of 3 years beginning with the date on which this permission is granted unless the development to which this permission relates is begun before that expiration.**

2. **For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03, 04, 05B, 06B, 07B, 08B, 09A and 10.**

3. **The applicant 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.

4. **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.**

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pp Director of Development Services
Date: 18 May 2015

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan.
2. Falkirk Council Local Plan.
3. Falkirk Council Local Development Plan - Proposed Plan.
4. Supplementary Planning Guidance Note – House Extensions and Alterations
5. Letter of Objection from Dr Patrick Thomson, 14 Newlands Road, Brightons, Falkirk, FK2 0DE on 11 March 2015.
6. Letter of Objection from Miss Caroline Thomson, 14 Newlands Road, Brightons, Falkirk, FK2 0DE on 12 March 2015.
7. Letter of Objection from Ms Erin Clubb, 11 Blairlodge Avenue Polmont, Falkirk, FK2 0AD on 12 March 2015.
8. Letter of Objection from Miss Caroline Thomson, 13 Blairlodge Avenue, Polmont Falkirk FK2 0AD on 21 April 2015.

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504705 and ask for Kirsty Hope, Assistant Planning Officer.

Planning Committee

Planning Application Location Plan P/15/0110/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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