

FALKIRK COUNCIL

Subject: EXTENSIONS TO DWELLINGHOUSE AND INSTALLATION
OF FLUE AT 15 RAE STREET, STENHOUSEMUIR, LARBERT,
FK5 4QP, FOR MR IAN EDWARDS - P/15/0605/FUL
Meeting: PLANNING COMMITTEE
Date: 25 November 2015
Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Carse, Kinnaird and Tryst

Councillor Stephen Bird
Councillor Steven Carleschi
Councillor Charles MacDonald
Councillor Craig Martin

Community Council: Larbert, Stenhousemuir and Torwood

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 one and a half storey rear extension measuring approximately 7.1 metres by 4.4 metres and a side entrance porch measuring 2.2 metres by 2.9 metres. The proposal also includes the installation of a black twin walled flue on the rear roof plane. The proposed external finishes would match those of the existing dwellinghouse.
- 1.2 The application site is located within an area of well-established residential character. There is a generous front garden with a large rear garden area, with parking provided by the existing driveway.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application requires consideration by the Planning Committee as the application has been made by an officer involved in the statutory planning process.

3. SITE HISTORY

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

4. CONSULTATIONS

- 4.1 The Roads Development Unit advise that there are no roads related conditions requested if planning permission were to be granted.

- 4.2 The Environmental Health Unit advise of informatives should planning permission be granted. One would be in relation to contaminated land and the other in relation to the flue.

5. COMMUNITY COUNCIL

- 5.1 The Larbert, Stenhousemuir and Torwood Community Council have not commented on the application.

6. PUBLIC REPRESENTATION

- 6.1 No letters of representation have been received in relation to this application.

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 Falkirk Local Development Plan

- 7a.1 The Falkirk Development Plan (FLDP) was adopted on 16 July 2015. It replaces the previous Structure Plan and Local Plan and includes a number of Supplementary Planning Guidance documents which now have statutory status.

- 7a.2 Policy HSG07 – ‘House 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’.”

- 7a.3 The scale design and materials of the proposals are considered to be sympathetic to the existing dwelling. Their location and scale would not significantly affect the degree of amenity, daylight or privacy enjoyed by neighbouring properties and would not result in an overdevelopment of the plot. There would be no loss of parking and the proposal raises no road safety issues. Accordingly the application is considered to comply with the Development Plan.

Supplementary Guidance forming part of the Development Plan

- 7a.4 Falkirk Council's Finalised Supplementary Guidance (SG03) on Residential Extensions and Alterations advises that the main planning considerations with extensions are scale and massing, context of the surrounding area, garden amenity, privacy and overshadowing. Parking should also be considered as well as the external finishing materials.
- 7a.5 The proposals are considered to be acceptable in terms of scale and design, the proposed materials match the existing dwelling and it is considered that the proposals would be in keeping with the character of the dwelling and of the surrounding area.
- 7a.6 It is considered that there are no overlooking or privacy concerns given the orientation of the windows and the existing boundary treatments. There are no overshadowing concerns. Private garden provision is considered to be adequate with access provision provided round both side of the building and parking is acceptable.
- 7a.7 It is therefore considered that the proposal accords with the guidance as set out in the SG03.

7b Material Considerations

- 7b.1 The material considerations to be assessed in respect of this application are the consultation responses.

Consultation Responses

- 7b.2 The consultation response is summarised in section 4 of this report. As set out in this section, the Roads Development Unit have not raised any concerns or requested any conditions.

7c Conclusion

- 7c.1 The application for the extensions to 15 Rae Street, Stenhousemuir is assessed as being in accordance with the Development Plan, for the reasons detailed within this report. It is therefore recommended for approval. There are no material considerations which would merit refusal of this application.

8. RECOMMENDATION

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

- (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.

Reason(s):-

- (1) As these drawings and details constitute the approved development.

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, 03A, 04A, 05B, 06A and 07B.
3. In the event that unexpected contamination is encountered following the commencement of development, all work on the affect 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.
4. The site is within a smoke control area, as designated under Clean Air Act (1993). To comply with this legislation the stove installed either needs to be using an authorised fuel or be on the list of exempt appliances. It is an offence to allow smoke to be emitted from such an appliance within a smoke control area. Further information on exempt appliances or authorised fuels can be found at: <http://www.uksmokecontrolareas.co.uk//index.php>. It is noted that the stove is DEFRA approved for use in United Kingdom Smoke Control Areas.

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Director of Development Services

Date: 13 November 2015

LIST OF BACKGROUND PAPERS

1. Falkirk Local Development Plan.

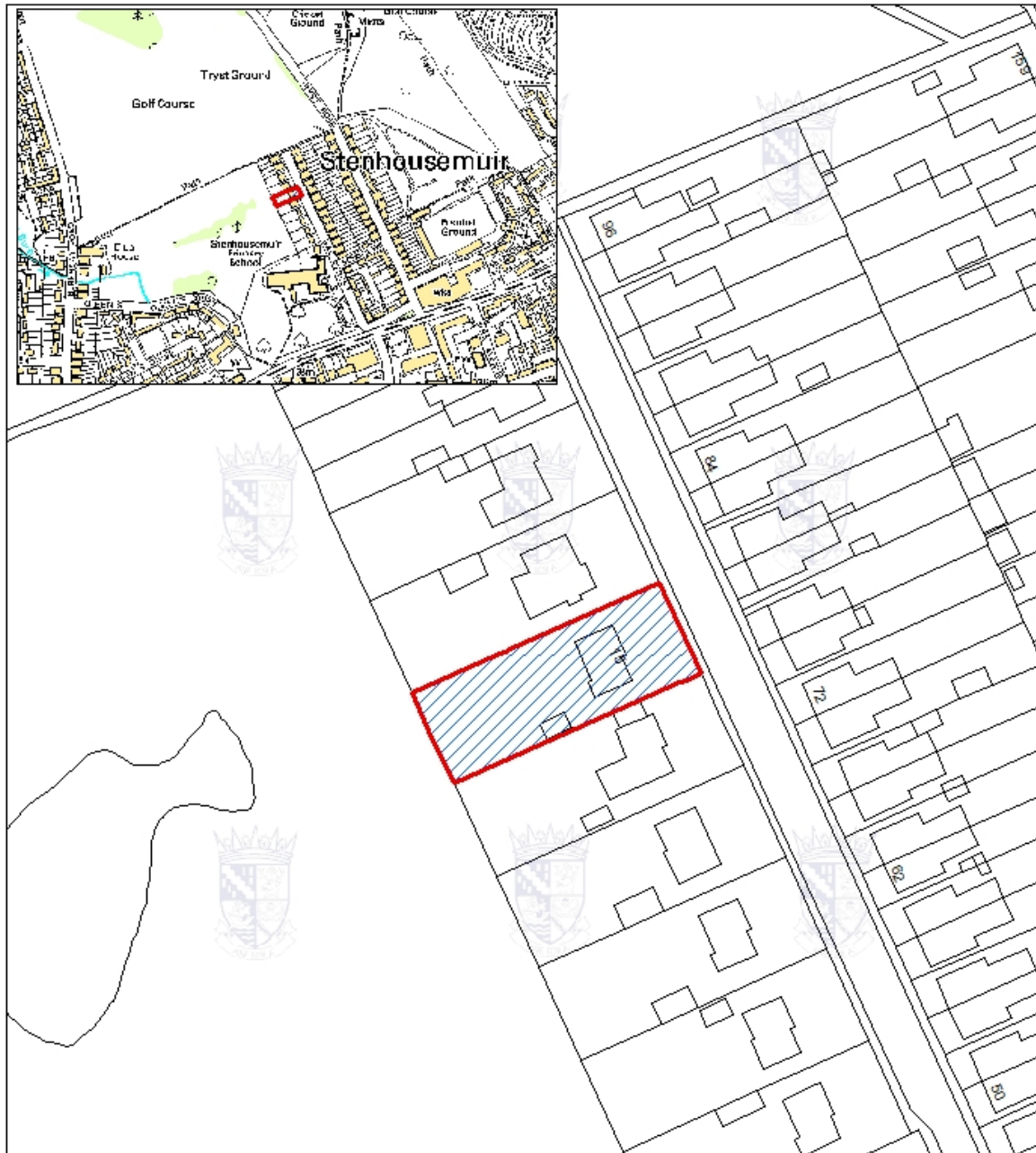
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504705 and ask for Kirsty Hope, Assistant Planning Officer.

Planning Committee

Planning Application Location Plan

P/15/0605/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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