

P97. EXTENSIONS TO DWELLINGHOUSE AND INSTALLATION OF FLUE AT 15 RAE STREET, STENHOUSEMUIR, LARBERT FK5 4QP FOR MR IAN EDWARDS - P/15/0605/FUL

The Committee considered a report by the Director of Development Services on an application for full planning permission for the erection of a one and a half storey rear extension to a dwellinghouse measuring approximately 7.1 metres by 4.4 metres and a side entrance porch measuring 2.2 metres by 2.9 metres at 15 Rae Street, Stenhousemuir, Larbert.

Decision

The Committee agreed to 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 the 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:-

- (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 three years beginning with the date on which the permission is granted unless the development to which the permission relates is begun before that expiration.**
- (2) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the 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.**