

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

PROPOSAL : Proposed Front Porch (Retrospective)
LOCATION : 29 Rashiehill Road, Slamannan, Falkirk, FK1 3HL
APPLICANT : Mr & Mrs Ciabano
APPN. NO. : P/15/0031/FUL
REGISTRATION DATE : 26 January 2015

1. SITE LOCATION / DESCRIPTION OF PROPOSAL

The site consists of a semi-detached dwellinghouse located within the rural village of Slamannan, with the property contained on a corner plot. The property has adequate garden ground, with a similar size to both the front and rear gardens due to the corner location. The applicants have erected a large porch to the front of the dwelling, which would have required planning permission due to the size. The applicants were notified by the Planning Enforcement Unit that the porch would require permission, and therefore an application was submitted for the proposal, initially with a proposed rear extension included. After further discussion with the agent and applicant, this initial application was withdrawn, with the applicant/agent submitting the current application solely for the porch.

2. SITE HISTORY

P/14/0331/FUL - Application Withdrawn - 10 September 2014 - Extension to Dwellinghouse and Erection of Domestic Garage (Partially Retrospective)
 P/14/0529/FUL - Detail - Granted - 7 November 2014 - Erection of Domestic Garage
 P/14/0615/FUL - Application Withdrawn - 11 December 2014 - Extension to Dwellinghouse (Partially Retrospective)
 ENF/2014/0051 - Enforcement Enquiry

3. CONSULTATIONS

The following responses to consultation were received:

Environmental Protection Unit No objection to the proposal.

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

4. PUBLIC REPRESENTATION

During consideration of the application, no letters of objection or representation were received.

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

SC09 - Extensions and Alterations to Residential Properties

Falkirk Council Local Development Plan - Proposed Plan

5A. MATERIAL CONSIDERATIONS

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

Consideration of the site in relation to coal mining legacy

Falkirk Council Supplementary Guidance

Falkirk Local Development Plan (Proposed Plan)

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

Policy SC9 Extensions and Alterations to Residential Properties - It is considered that the scale, design and materials of the porch extension are not sympathetic to the existing building. It is considered that the porch, given its size and design, affects the overall amenity of the area, but is not seen to directly affect neighbouring properties in relation to daylight or privacy. The porch is also not considered to be overdevelopment of the plot, but would be considered as an overdevelopment of the front elevation of the property. It is therefore considered that the proposal does not accord with Policy SC9.

Falkirk Council Supplementary Guidance

Falkirk Council House Extensions and Alterations Supplementary Planning Guidance Note - The porch extension that has been erected is not seen to comply with the supplementary guidance in relation to porch extensions. The erected porch exceeds the recommended sizes of such within the guidance and is not seen to be in-keeping with the design of the dwelling. The porch extension is also not seen to consist of a light mainly glazed structure as advised, and does not create a uniform appearance to the street frontage, or with the attached neighbouring dwelling. It is therefore considered that the proposal does not accord with the Falkirk Council House Extensions and Alterations Supplementary Planning Guidance Note.

Falkirk Local Development Plan (Proposed Plan)

The Proposed Falkirk Local Development Plan 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 early 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.

Policy HSG07 House Extensions and Alterations - The relevant policy contained within the Falkirk Local Development Plan (Proposed Plan April 2013) is considered to highlight the same issues as those within the current adopted plan. There are no material considerations within the policy which would cause the proposal to be assessed in a different manner and/or justify approval of planning permission. It is therefore considered that the proposal does not accord with Policy HSG07 of the Falkirk Local Development Plan (Proposed Plan April 2013).

Consideration of the Site in relation to Coal Mining Legacy

The application site falls within or is partially within the Development High Risk Area as defined by the Coal Authority. It is recognised that flexibility and discretion are necessary parts of the planning system