

and as such there may be exemptions to the requirement for a desk based Coal Mining Risk Assessment within the Development High Risk Area.

Exemption can be on the grounds of the type of application or the nature of development. Only one of these needs to be met to exempt the need for a desk based Coal Mining Risk Assessment and also the consequential need for the Council to consult the Coal Authority. This proposal is considered to fall into one of these exempt groups, but ground conditions should still be considered as part of the Building Standards process, if relevant.

Where planning permission is to be granted, an appropriate informative note appears on the Decision Notice.

7. CONCLUSION

It is considered that the proposal is not acceptable development, is not in accordance with Policy SC9 of the Falkirk Council Local Plan and Policy HSG07 of the Falkirk Local Development Plan (Proposed Plan April 2013). There are no material considerations which would justify approval of planning permission.

8. RECOMMENDATION

Refuse Planning Permission

Refusal is recommended for the following

Reason(s):

1. The porch extension does not accord with the terms of Policy SC9 of the Falkirk Council Local Plan. The scale, design and materials of the porch are not sympathetic to the character and appearance of the existing dwelling, resulting in an overdevelopment and unsympathetic alteration to the front elevation of the dwellinghouse.

The recommendation is based on the following reason(s):-

The proposals do not accord with the provisions of the Development Plan and there are no material considerations which would warrant approval of the application.

Informatives:

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01 and 02.

[Redacted Signature Block]

Services

26.2.15

Date

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