

**Reference No. P/15/0031/FUL**



**Town and Country Planning (Scotland) Act 1997 as Amended  
Issued under a Statutory Scheme of Delegation.**

**Falkirk Council**

**Refusal of Planning Permission**

Agent  
TBB Architecture  
17 Cockburn Street  
Falkirk  
FK1 1DJ

Applicant  
Mr & Mrs Ciabano  
29 Rashiehill Road  
Slamannan  
Falkirk  
FK1 3HL

This Notice refers to your application registered on 26 January 2015 for permission in respect of the following development:-

Development      Proposed Front Porch (Retrospective) at  
Location          29 Rashiehill Road, Slamannan, Falkirk, FK1 3HL

The application was determined under Delegated Powers. Please see the attached guidance notes for further information, including how to request a review of the decision.

In respect of applications submitted on or after 1 January 2010, Falkirk Council does not issue paper plans. Plans referred to in the informatives below can be viewed online by inserting your application number at <http://eplanning.falkirk.gov.uk/online/>

In accordance with the plans docquetted or itemised in the attached informatives as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

**Refuses Detailed Planning Permission**

The Council has made this decision 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.

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.

6 March 2015



Director of Development Services



200 Lichfield Lane  
Berry Hill  
Mansfield  
Nottinghamshire  
NG18 4RG

Tel: 0345 762 6848

Web:

<https://www.gov.uk/government/organisations/the-coal-authority>

## **ASSESSMENT OF THE DEVELOPMENT IN RELATION TO COAL MINING LEGACY**

Development High Risk Area - Exempt on Grounds of Application Type or Nature of Development

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Standards approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: [www.groundstability.com](http://www.groundstability.com)

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

This Informative Note is valid from 1<sup>st</sup> January 2015 until 31<sup>st</sup> December 2016