

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

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**PROPOSAL** : Extension to Dwellinghouse  
**LOCATION** : Pirnie Lodge Farm, Falkirk, FK1 3DJ,  
**APPLICANT** : Mrs Carol Carlisle  
**APPN. NO.** : P/16/0203/FUL  
**REGISTRATION DATE** : 12 April 2016

**1. SITE LOCATION / DESCRIPTION OF PROPOSAL**

This application seeks the introduction of a single storey conservatory extension to a principal elevation of Pirnie Lodge Farm, a category "B" listed building. The applicant proposes to replace an existing widow and doorway with white PVCu products and the conservatory will be finished in oak PVCu, with a stone finish basecourse.

**2. SITE HISTORY**

P/09/0724/FUL Permitted Development 17.11.2009 Formation of Livery Yard and Riding School

P/16/0174/LBC Pending Decision Extension to Dwellinghouse

P/16/0242/LBC Pending Decision Extension to Dwellinghouse

**3. CONSULTATIONS**

The following responses to consultation were received:

Case Officer - Coal Referral Area	Development exempt due to domestic extension.
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Environmental Protection Unit	The Planning Applicant should confirm in writing that no made ground, suspect substances or odours have been encountered within the site. Noise need not be considered as a determining factor in considering this application.
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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 Falkirk Local Development Plan was adopted on 16 July 2015. The proposed development was assessed against the following policy or policies:

D09 - Listed Buildings

## **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

## **6. PLANNING ASSESSMENT**

### **The Development Plan**

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

### **Local Plan Policies**

The proposal is considered to offend policy HSG07 (1) where extensions to residential properties and alterations in that the scale, design and materials should be sympathetic to the existing building. In addition, Policy D09 (1) also promotes that the design and materials shall be appropriate to the character and appearance of the building and its setting, and should conform to Supplementary Guidance SG16. SG16 - Listed Buildings and Unlisted Properties in Conservation Areas (April 2016) applies to the repair, extension, alteration and demolition of listed buildings and unlisted properties in Conservation Areas. In supporting Policy D09 - Listed Buildings - in the Falkirk Local Development Plan, the SG seeks to expand on the policy by setting out the aspirations and best conservation practices for the management of change and the preservation and enhancement of the historic character and visual amenity in listed buildings and unlisted properties in conservation areas within the Falkirk Council area. Part 6 - Extensions - emphasises the key principles that the design and materials of the proposed extension should respect and complement the design, character and appearance of the original building. Conservatories should be constructed in traditional materials to match those of the existing building with base walls to match the main walls of the host building.

### **Consideration of the Site in relation to Coal Mining Legacy**

The application site does not fall within an area of coal working or former or proposed coal working notified by the Coal Authority to the planning authority.

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

## **7. CONCLUSION**

It is considered that the inappropriate use of materials on the proposed conservatory is sufficient to offend Falkirk Local Development Plan policy D09 - Listed Buildings - and Policy HS07 - Residential Extensions and Alterations. In addition, the proposal offends

advice contained within Supplementary Guidance SG16 - Listed Buildings and Unlisted Properties in Conservation Areas - through non-adherence to key principles in achieving best conservation practice for the management of change and enhancement of historic character in listed buildings.

## **8. RECOMMENDATION**

Refuse Planning Permission

Refusal is recommended for the following reason(s):

1. The proposal is considered contrary to Falkirk Local Development Plan policy HSG07 - Residential Extensions and Alterations - as the proposed materials are not sympathetic to the existing building.
2. The proposal is considered contrary to Falkirk Local Development Plan policy D09 - Listed Buildings - as the proposed materials are not in keeping with the character and appearance of the building and its setting.
3. The proposal is considered contrary to Supplementary Guidance SG16 - Listed Buildings and Unlisted Properties in Conservation Areas - which requires conservatories to be constructed in traditional materials to match those of the existing building.
4. The proposal is considered contrary to Supplementary Guidance SG03 - Residential Extensions and alterations - as the external materials and detailing do not reflect the character nor complement the existing house.

Informatives:

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01,02,03. \*\*\*\*



Director of Development Services

21/7/16  
Date

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