

Reference No. P/16/0707/FUL



Town and Country Planning (Scotland) Act 1997 as Amended

Falkirk Council

Refusal of Planning Permission

Applicant
Mr Frank Barr
1 Livingstone Rise
Glen Brae
Falkirk
FK1 2AE

This Notice refers to your application registered on 10 January 2017 for permission in respect of the following development:-

Development Erection of 3 Dwellinghouses and Associated Infrastructure at

Location Land To The South Of 1 - 2 Livingstone Rise, Glen Brae, Falkirk,

The application was determined . Please see the attached guidance notes for further information, including how to appeal against 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 proposed development does not relate to housing required for the pursuance of an appropriate rural activity, the restoration or replacement of an existing house, the conversion of non-domestic farm buildings, appropriate infill development, historic building/structure enabling development or a gypsy/traveller site. As such the principle of residential development of the application site is contrary to policies CG01 'Countryside' and CG03 'Housing in the Countryside' and Supplementary Guidance SG01 'Development in the Countryside' of the Falkirk Local Development Plan.
2. The proposed development would result in an unacceptable form of backland development with existing properties to the north of the site and would result in an over development of the site. The proposed development would result in an incongruous and overbearing addition to the countryside location, as a result of the design of the houses and their close proximity to the mutual boundary, and would unacceptably impact the daylight, outlook and residential amenity of existing residential properties to the south of the site, contrary to policy HSG05 'Infill Development and Subdivision of Plots' of the Falkirk Local Development Plan.

Informatives:

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01 - 07 and Supporting Documents.

3 March 2017


Director of Development Services

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