

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

PROPOSAL : Extension to Dwellinghouse
LOCATION : 27 Tryst Road, Stenhousemuir, Larbert, FK5 4QH,
APPLICANT : Mr David Graham
APPN. NO. : P/17/0389/FUL
REGISTRATION DATE : 22 June 2017

1. SITE LOCATION / DESCRIPTION OF PROPOSAL

The application site consists of a modest, detached dwellinghouse of traditional design and character, located in a street of well-established residential character. On the opposite side of the street there is a football ground and the site of the former McCowan's factory which has planning permission for a shop and planning permission in principle for a pub/restaurant. The original property is single storey and has two rooms with extensions to the rear. It is one of two houses with lower roofs than those in the rest of the street. It has pebbledash walls with a slate roof. There are a number of single storey extensions to the rear of the property, each slightly differently designed and with different roofs.

Many of the properties in the surrounding area have been extended in a number of different architectural styles. An extension at number 31 Tryst Road has a mansard roof, similar to the one now proposed. This was granted in 2002 and since then policies related to house design have been developed and are included in the Falkirk Local Development Plan which incorporates Supplementary Guidance. This guidance has statutory status.

The applicant seeks planning permission for a two storey rear extension to provide additional living space in the form of three bedrooms, a dressing room and two bathrooms at first floor level and a large kitchen, dining and lounge area at ground floor.

2. SITE HISTORY

None.

3. CONSULTATIONS

The following responses to consultation were received:

Environmental Protection Unit	Recommend informatives on contaminated land and noise during construction work.
Case Officer - Coal Standing Advice Area	A very small section at the front of the site is within the coal mining referral area. However as the development is a householder development, a coal mining risk assessment would not be required.

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

4. PUBLIC REPRESENTATION

In the course of the application, 1 contributor(s) submitted letter(s) to the Council. The salient issues are summarised below.

The Architectural Heritage Society of Scotland have advised that they do not consider the floor area to be excessive for the plot size but the protrusion of the first floor above the existing ridge is not acceptable. It would compromise the appearance of the building. A more modest solution should be sought which avoids excessive height and mansard windows.

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:

HSG07 - Residential Extensions and Alterations

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

Assessment of Public Representations

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 development is considered against policy HSG07 'Residential Extensions and Alterations'. The policy advises that permission will be granted where the scale, design and materials are sympathetic to the existing building. In addition to this it should not have a significant impact on neighbouring properties or result in an overdevelopment of the plot.

The supplementary guidance associated with policy HSG07 - SG03, 'Residential Extensions and Alterations', advises that rear extensions are generally less visible than other extensions and the main issues are likely to be impact on garden size, amenity, privacy and daylight. In this case, the rear extension would be visible from public vantage points on Tryst Road, Gladstone Road and Rae Street. The SG advises that the design of the roof of any extension is a major factor in successfully integrating the extension into the existing building. Attention should be paid to the appropriate type of roof profile and roof pitch. It

adds that mansard roofs have a heavy appearance and rarely fit well into an established streetscape.

The proposed extension would result in what would essentially be a two storey building measuring 12m long and 8.5m wide. This is a significant increase in floor area beyond the original house, which is currently a relatively attractive single storey cottage style dwelling. The extension would, by reason of its scale, mass, width and height dominate the appearance of the building with the original dwelling being lost. The use of a mansard roof would be out of character with the area giving a bulky appearance which would dominate the original house. The extension would be visible from public vantage points to the side and front. It is considered that due to the design, height, width and length of the extension it would constitute an overdevelopment of the property which would be out of keeping with the original house and would have a detrimental impact on the appearance of this property.

The applicant has submitted a plan showing sight lines from two locations on Tryst Road, in an attempt to show that the extension, although above the ridge height would not be visible to the public. Standing in front of the property looking directly at it, the roof of the extension would not be seen. However, moving up and down Gladstone Road or along Tryst Road the extension would become visible. The provision of a roof above the height of the existing roof would be out of keeping with the well-established residential character of the area and the dwelling house.

The proposed windows at first floor level on the rear elevation would overlook neighbouring properties. The remaining two windows on the side elevation are either high level or to a bathroom.

The extension would be significant in length in comparison with adjoining neighbours. The length combined with the height would have an overbearing impact on these properties.

Assessment of Public Representations

The comments are noted, it is agreed that the design of the proposed extension is not appropriate.

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 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

The proposed development would be contrary to policy HSG07 and the associated SG. There are no other material considerations which would warrant the granting of planning permission in this case. As such the application is recommended for refusal.

8. RECOMMENDATION

Refuse Planning Permission

Refusal is recommended for the following reason(s):

1. The proposal would result in a bulky extension with a heavy appearance which would dominate the original house to the detriment of its character. It would be visible from a number of publicly accessible locations and have a detrimental impact on the well-established residential character of the surrounding area. In addition it would have an overbearing impact on neighbouring properties. The proposal is contrary to policy HSG07 'Residential Extensions and Alterations' of the adopted Falkirk Local Development Plan and Supplementary Guidance SG03 'Residential Extensions and Alterations'.



Director of Development Services

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28/7/17
Date