

Reference No. P/17/0389/FUL



Falkirk Council

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

Refusal of Planning Permission

Applicant
Mr David Graham
1 Torwood Avenue
Larbert
FK5 4NG

This Notice refers to your application registered on 22 June 2017 for permission in respect of the following development:-

Development Extension to Dwellinghouse at
Location 27 Tryst Road, Stenhousemuir, Larbert, FK5 4QH

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 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'.

Informative(s):-

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15 and 16.

28 July 2017

Director of Development Services