



AGENDA ITEM

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**Extension to Dwellinghouse
(Dormer) at 7 Corona Crescent, Bonnybridge,
FK4 1GG for Mr Derick Ramsay
– P/17/0626/FUL**

FALKIRK COUNCIL

Subject: EXTENSION TO DWELLINGHOUSE (DORMER) AT 7
CORONA CRESCENT, BONNYBRIDGE, FK4 1GG FOR MR
DERICK RAMSAY - P/17/0626/FUL
Meeting: PLANNING COMMITTEE
Date: 24 January 2018
Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Bonnybridge and Larbert

Councillor Billy Buchanan
Councillor David Grant

Community Council: Bonnybridge Community Council

Case Officer: Kirsty Hope (Assistant Planning Officer), Ext. 4705

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The application site consists of a semi-detached two storey property. The site is located in an established residential area.
- 1.2 The applicant seeks planning permission to install a dormer extension on the rear roof plane of the dwelling that extends above the original ridge line. This would allow for additional accommodation within the roofspace.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application has been referred to the Planning Committee at the request of Councillor William Buchanan. The reason for the call-in was to give further consideration to the visual impact of the proposal.

3. SITE HISTORY

- 3.1 No relevant planning history.

4. CONSULTATIONS

- 4.1 The Environmental Protection Unit recommends that if planning permission is granted, an informative is attached to the decision notice relating to the timing of any noisy construction work.

5. COMMUNITY COUNCIL

- 5.1 Bonnybridge Community Council has made no representations in respect of the application.

6. PUBLIC REPRESENTATION

- 6.1 A total of 4 representations have been received, objecting to the proposed development. The concerns raised in the objections are summarised as follows:

- No concern with the structural alterations;
- Concerns received regarding construction, traffic, skips, building materials and parking;
- Object to the height of the proposal not being in-keeping with the estate;
- Previous workmen working at unsociable hours;
- Overshadowing;
- Lack of privacy;
- External materials will not blend well altering the visual appearance;
- Childcare business may increase as a result of development which is in contravention of the missives;
- Structural concerns with adjoining dwelling;
- Loss of value;
- Would welcome opportunity to discuss matters with the case officer.

7. DETAILED APPRAISAL

Under section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local and major developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Accordingly,

7a The Development Plan

The Falkirk Local Development Plan was adopted on 16 July 2015. It includes a number of supplementary guidance documents which also have statutory status as part of the Development Plan. The proposed development was assessed against the following policy or policies:

- 7a.1 Policy HSG07 - Residential Extensions and Alterations states:

Extensions and alterations to residential properties will be permitted where:

- 1. The scale, design and materials are sympathetic to the existing building;*
- 2. The location and scale of the extension or alterations will not significantly affect the degree of amenity, daylight or privacy enjoyed by neighbouring properties; and*
- 3. It will not result in overdevelopment of the plot, thereby giving rise to adverse impacts on the functioning of garden ground, unacceptable loss of off-street parking, or road safety issues.*

Proposals should comply with the detailed guidance on these criteria set out in the Supplementary Guidance SG03 'Residential Extensions and Alterations'

- 7a.2 Whilst it appears that the external finishing materials would match the existing dwelling, the proposed dormer extension projects above the ridge line and would be visually intrusive within the street scene where there are no front dormer extensions visible and the ridge heights are not compromised. The proposed dormer is set in from the party wall and gable. However, due to the height of the dormer design the existing dwelling design features would be lost. The proposal is therefore not considered to be sympathetic to the original dwelling or the adjoining semi-detached dwelling.
- 7a.3 The proposal would not significantly affect the degree of daylight or privacy enjoyed by neighbouring properties and does not impact on parking or road safety. However, this does not outweigh the concerns in relation to the scale and design of the dormer extension and the detrimental effect it would have on the character and appearance of the existing dwelling and the surrounding area.

Supplementary Guidance Forming Part of the Falkirk Local Development Plan

- 7a.4 Falkirk Council's SG03 on 'Residential Extensions and Alterations' gives specific guidance in relation to roof extensions and dormer windows.
- 7a.5 No new front dormers will be permitted on a uniform street presently without dormers. Whilst this proposed dormer is not located on the front roof plane it would be visible from the front street given that the proposed dormer extends above from the ridge of the roof. When visiting the site, it was noted that there were no front facing dormers within the streetscape.
- 7a.6 The guidance advises that dormer extensions should be set below the ridge and set in from the gable or party walls. The proposal fails to be set within the roof plane on the rear elevation and protrudes above the ridgeline of this semi-detached property. It is noted that the dormer is mainly glazed giving a light appearance. However the style of windows of the proposed dormer differ from the existing windows below and do not relate to the existing window pattern of the dwelling.
- 7a.7 Having assessed the proposals against the relevant policy and the Supplementary Guidance it is considered the proposed development does not comply with the Falkirk Local Development Plan.

7b Material Considerations

- 7b.1 The material considerations relevant to the application assessment are the representations received.

Assessment of Public Representations

- Noted that one neighbouring property had no concerns in relation to the dormer extension;
- Construction traffic, skips, building materials are not material planning considerations that can be controlled by this planning application. Parking is available within the front of the dwelling and there are limited visitor parking spaces;
- It is noted that the height of the proposal is not in-keeping with the surrounding properties;
- Any construction noise out with normal working hours can be investigated by the Environmental Protection Unit as a noise nuisance matter. However this is not a material planning consideration;
- It is not considered that the proposal would cause any significant overshadowing to habitable rooms or garden areas;
- Privacy of residents is not considered to be compromised by the proposal.
- External materials are not noted on the plans;
- The proposal is not related or for the benefit of the childminding business currently running from the property. Details specified in the missives of a property is a private legal matter. If the childminding business increases in numbers (for example) separate planning permission may be required for a change of use;
- Structural stability is not a material consideration. This is a matter for Building Standards;
- Loss of property value is not a material planning consideration;
- The case officer has advised the objector that any representations they wished to make should be submitted in writing.

7c Conclusion

- 7c.1 In conclusion, it is considered that the proposed dormer extension fails to accord with the terms of the Falkirk Local Development Plan Policy HSG07 and the related Supplementary Guidance SG03 'Residential Extensions and Alterations'. There are no material considerations which would warrant the approval of planning permission in this case and as such the application is recommended for refusal.

8. RECOMMENDATION

- 8.1 **It is therefore recommended that the Committee refuse planning permission for the following reason(s):-**

1. **The proposal would result in a dormer roof extension that would appear unsympathetic to the existing building and the surrounding area. The dormer by reason of its scale and location would be over-dominant by virtue of it extending above the existing ridge and would harm the visual character of the original building and have a negative effect on the visual amenity of the surrounding area, contrary to policy HSG07 'Residential Extensions and Alterations' of the Falkirk Local Development Plan and Falkirk Council's Supplementary Guidance SG03 on '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 and 03.

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Director of Development Services

Date: 15 January 2018

LIST OF BACKGROUND PAPERS

1. Falkirk Local Development Plan.
2. Supplementary Guidance - SG03 - Residential Extensions and Alterations.
3. Letter of Objection received from Mr Brian Muir, 17 Corona Crescent, Bonnybridge, FK4 1GG received on 16 October 2017.
4. Letter of Objection received from Mr Alan Brown, 5 Corona Crescent, Woodlea Grange, Bonnybridge, FK4 1GG received on 19 October 2017.
5. Letter of Objection received from Mr Garry Robb, 10 Corona Crescent, Bonnybridge, FK4 1GG received on 11 October 2017.
6. Letter of Objection received from Mr R Paterson, 20 Corona Crescent, Woodlea Grange, FK4 1GG received on 12 October 2017.

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504705 and ask for Kirsty Hope, Assistant Planning Officer.

Planning Committee

Planning Application Location Plan

P/17/0626/FUL

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



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