



AGENDA ITEM

4

**Extension to Dwellinghouse at Roselea, 69
Tamfourhill Road, Falkirk FK1 4RJ for
Mr Greig Anderson – P/17/0687/FUL**

FALKIRK COUNCIL

Subject: EXTENSION TO DWELLINGHOUSE AT
ROSELEA, 69 TAMFOURHILL ROAD, FALKIRK, FK1 4RJ
FOR MR GREIG ANDERSON - P/17/0687/FUL

Meeting: PLANNING COMMITTEE
Date: 20 February 2018
Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Falkirk South

Councillor Lorna Binnie
Councillor John Patrick
Councillor Pat Reid

Community Council: No Community Council

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

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The application site consists of a semi-detached one and a half storey property located in a well-established residential area.
- 1.2 The applicant seeks planning permission for a two storey flat roof rear extension to provide two floors of additional living accommodation in the form of a new kitchen and utility room on the ground floor and an additional bedroom and en-suite on the first floor level.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application has been referred to the Planning Committee at the request of Councillor Lorna Binnie. The reason for the call-in is because Councillor Binnie considers officers concerns regarding the scale and design of the proposed extension and whether the proposal accords with Local Development Plan policy and supplementary guidance should be subject to scrutiny by the Planning Committee.

3. SITE HISTORY

- 3.1 No relevant planning history.

4. CONSULTATIONS

- 4.1 The Environmental Protection Unit recommends that if planning permission is granted, two informatives be attached to the decision notice relating to the timing of any noisy construction work and land contamination.

5. COMMUNITY COUNCIL

- 5.1 No Community Council active in this area.

6. PUBLIC REPRESENTATION

- 6.1 During consideration of the application, no letters of objection or representation were received.

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

- 7a.1 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.2 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.3 The proposed scale of the extension is not considered to be sympathetic to the existing dwelling, in terms of scale and design. The proposed finishing materials do not match the existing building.

- 7a.4 The proposal would impact on the visual amenity of neighbouring residents by reason of the scale and design of the extension. The daylight and privacy of the neighbouring properties would not be significantly affected. The plot size is generous and the proposal would not result in an overdevelopment in terms of footprint. Parking is not affected by the proposal.

Supplementary Guidance Forming Part of the Falkirk Local Development Plan

- 7a.5 SG03 advises that extensions should be sympathetic to the dwelling and surroundings in terms of scale, positioning, detailing and materials to ensure that the development results in a balanced appearance and fits comfortably into the wider street scene. Whilst it is noted that there are a range of house types nearby, the proposal by reason of scale and design would be out of keeping with the design of the other half of the semi-detached property and the general character of the area.
- 7a.6 Flat roof designs are generally only appropriate where characteristic of the original dwelling, concealed by pitched roofs or parapets or generally minor in scale and incidental to the rear of the property. The proposed flat roof is not sympathetic to the original dwelling or the other half of this semi-detached property. It is visible from many vantage points to the south of the site and it is not in-keeping with the existing dwellinghouse. The external materials are not reflective of the existing dwelling.
- 7a.7 Parking will not be impacted by the proposal. Garden ground remaining is considered to be adequate.
- 7a.8 Having assessed the proposals against the relevant policy and the supplementary guidance it is considered the proposed development does not comply with Falkirk Local Development Plan policy HSG07 and Supplementary Guidance SG03.

7b Material Considerations

- 7b.1 The material considerations to be assessed are the consideration of the site in relation to coal mining legacy.

Consideration of the Site in Relation to Coal Mining Legacy

- 7b.2 The application site falls within the Development High Risk Area as defined by the Coal Authority. The Coal Authority advise that a Coal Mining Risk Assessment is not required but if planning permission is granted, an appropriate informative note should appear on the decision notice.

7c Conclusion

- 7c.1 In conclusion, it is considered that the proposed two-storey extension would not be sympathetic to the existing building, or surrounding area, by reason of its design, character and scale, and consequently would have an unacceptable adverse impact on the existing dwelling and surrounding area. The proposed extension is therefore contrary to policy HSG07 'Residential Extensions and Alterations' of the Falkirk Local Development Plan and Falkirk Council's 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 reasons:-

- 1. The proposed two-storey extension would not be sympathetic to the existing building, or surrounding area, by reason of its design, character and scale, and consequently would have an unacceptable adverse visual impact on the existing dwelling and surrounding area. The proposed extension is therefore contrary to policy HSG07 'Residential Extensions and Alterations' of the Falkirk Local Development Plan and Falkirk Council's Supplementary Guidance SG03 'Residential Extensions and Alterations'.**

Informative:-

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

.....
Pp Director of Development Services

Date: February 2018

LIST OF BACKGROUND PAPERS

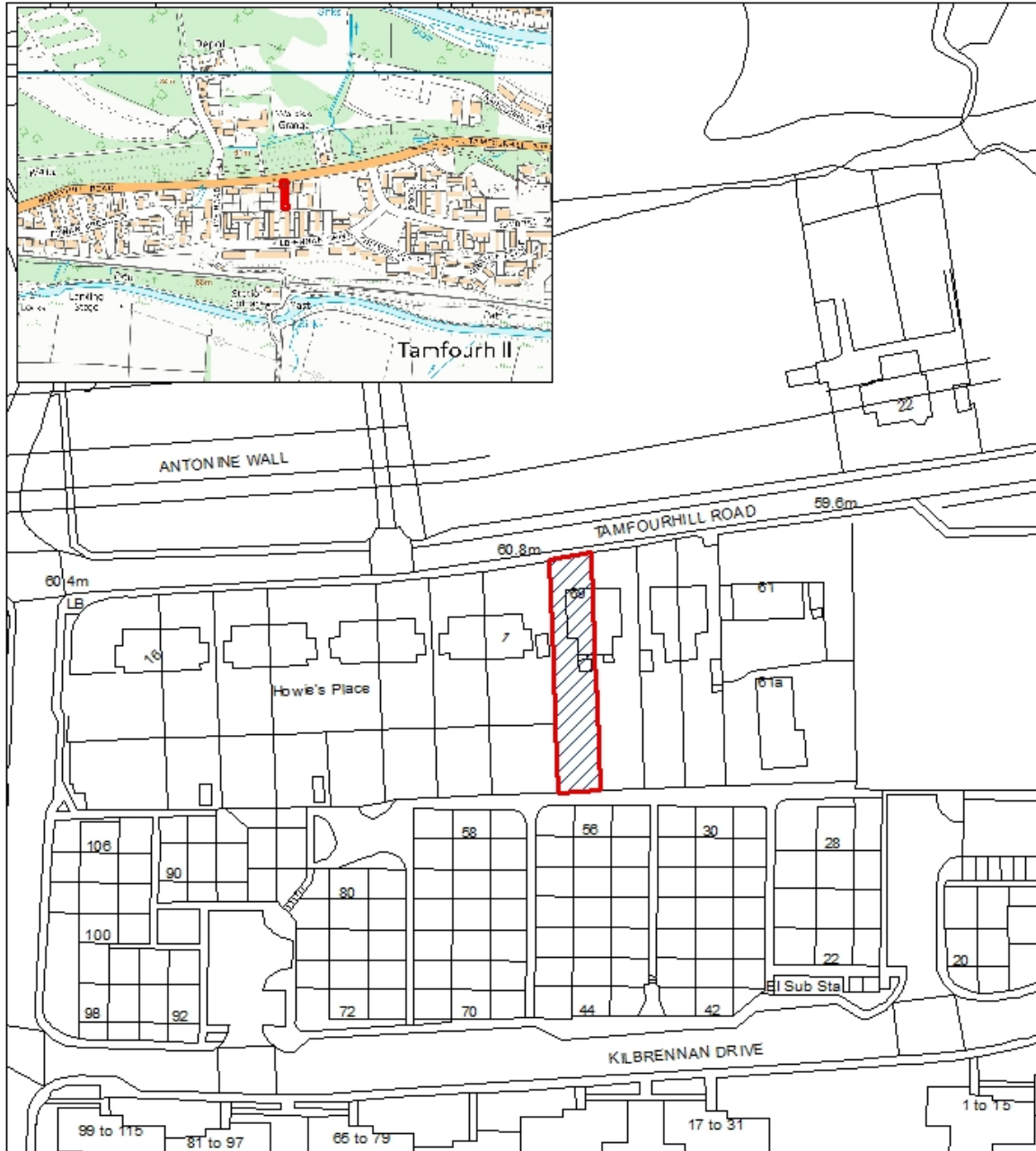
- 1. Falkirk Local Development Plan.**
- 2. Supplementary Guidance - SG03 - Residential Extensions and Alterations.**

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/17/0687/FUL**

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



Reproduced by permission of Ordnance Survey on behalf of HM SO.
© Crown copyright and database right 2018. All rights reserved.
Ordnance Survey Licence number 100023384