


1. The location and height of the fencing significantly reduces visibility with required visibility splays for the adjacent junction of Mansionhouse Road and Carmuir Avenue and to the driveways serving the site. This is to the detriment of established road safety levels in this location. The proposal is contrary to the terms of Policies HSG07 - Residential Extensions and Alterations and D03 - Urban Design of the Falkirk Local Development Plan.



Donna Campbell

27/10/17

Date

Contact Officer : Kevin Brown  
(Planning Officer) 01324 504701

Reference No. P/17/0567/FUL



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

**Falkirk Council****Refusal of Planning Permission**

Applicant  
Mr Stephen Graham  
42 Mansionhouse Road  
Falkirk  
FK1 4PS

This Notice refers to your application registered on 27 September 2017 for permission in respect of the following development:-

Development      Erection of Fence (Retrospective)  
                         Erection of Fence (Retrospective) at  
Location            42 & 44 Mansionhouse Road, Falkirk, FK1 4PS

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 location and height of the fencing significantly reduces visibility with required visibility splays for the adjacent junction of Mansionhouse Road and Carmuir Avenue and to the driveways serving the site. This is to the detriment of established road safety levels in this location. The proposal is contrary to the terms of Policies HSG07 - Residential Extensions and Alterations and D03 - Urban Design 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) 01A, 02, 03, 04, 05, 06.

3 November 2017

**Morris, John**

**From:** MacKenzie, Roddy  
**Sent:** 10 October 2017 14:19  
**To:** adtm1dmbscorr  
**Cc:** Steedman, Russell; brown, kevin  
**Subject:** P-17-0567-FUL Mansionhouse Road, Camelon  
**Attachments:** 17-10-10 Visibility splay plan.pdf

## Development Services

## Memo

**To:** **Kevin Brown, Planning Officer**  
 Planning and Transportation (Development Control)

**From:** Roddy Mackenzie, Roads Development

**Date:** 10 Oct 2017 **Enquiries:** 4908

**Our Ref:** RMK/ **Your Ref:** P/17/0567/FUL

**Proposal :** Erection of Fence  
**Location :** 42 & 44 Mansionhouse Road, Camelon, Falkirk, FK1 4PS  
**Application :** P/17/0567/FUL

I refer to your consultation notice received on 29 Sept 2017, regarding the above application.

The proposal would result in a 1.83m (6ft) & 1.22m (4ft) high fence being erected around the site. There are two driveways also proposed on the site, one to the front taking access off Mansionhouse Road and one at the rear off Carmuir Avenue.

The proposed fence will not only obstruct visibility from both driveways but will also obstruct visibility at the Mansionhouse Rd/Carmuir Ave junction. With this in mind and having looked at all the visibility splays involved, the height of sections of the proposed fence would be a roads safety concern. The proposed fence along its frontage on Mansionhouse Road and the full fence along Carmuir Avenue must be reduced to a maximum height of 1m above footway level (as shown on attached visibility plan). Also, the fence along the western boundary should be a maximum of 1m high for a distance of at least 1m from the footway of Carmuir Avenue, (see visibility plan).

In view of the aforementioned, I would advise that the proposal would be a roads safety concern and this could, therefore, be used to support a recommendation of refusal. However, I would be obliged if you could ask the applicant to provide an amended drawing reflecting the above points. With this provided I will then be able to add further comment.

Regards

RMK

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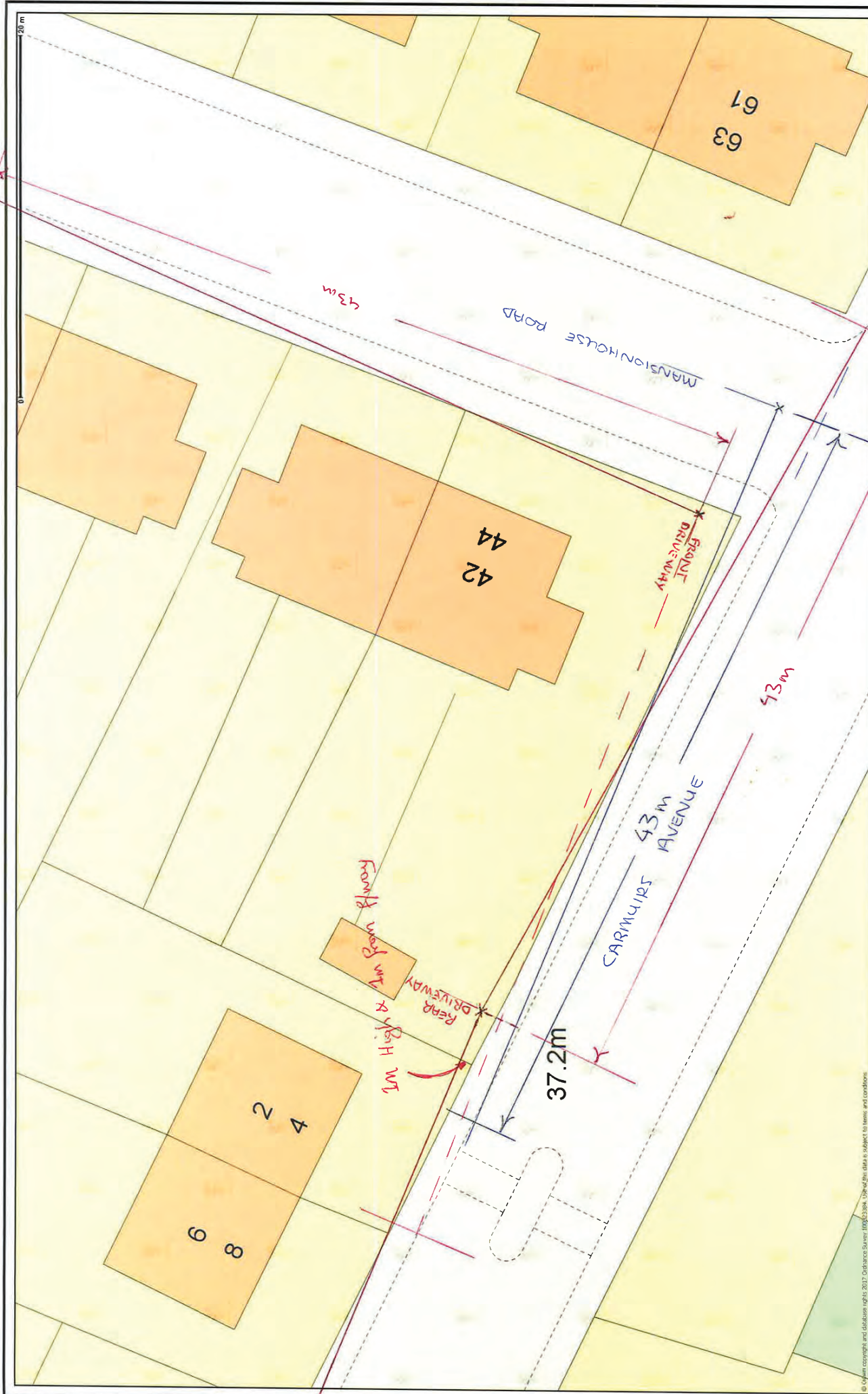
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Scale 1:200



Falkirk Council

**Morris, John**

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**From:** Sibbald, Crawford  
**Sent:** 09 November 2017 11:50  
**To:** adm1dmbcorr  
**Subject:** P/17/0567/FUL

**Environmental Health**

Noise need not be considered as a determining factor in considering this application.

Informative - The builder shall ensure that noisy work which is audible at the site boundary shall ONLY be conducted between the following hours:

Monday to Friday	08:00 - 19:00 Hours
Saturday	08:00 - 13:00 Hours
Sunday / Bank Holidays	No noise audible at the site boundary

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Health Unit.

**Contaminated Land**

No Comment

**Air Quality**

No comment.

**Crawford Sibbald****Environmental Health Officer**

Development Services, Falkirk Council

✉ Abbotsford House, Davids Loan, Falkirk, FK2 7YZ

☎ 01324 504772

✉ [crawford.sibbald@falkirk.gov.uk](mailto:crawford.sibbald@falkirk.gov.uk)



REHIS  
Chartered Environmental Health Officer  
2017

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**Morris, John**

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**From:** MacKenzie, Roddy  
**Sent:** 01 February 2018 08:57  
**To:** Morris, John  
**Subject:** FW: Notification of Request for Review on Application Ref P/17/0567/FUL  
**Attachments:** ufm5.pdf

John,

We have nothing more to add from a roads point of view.

Roddy

-----Original Message-----

From: roadsdevelopment unit  
Sent: 31 January 2018 13:47  
To: MacKenzie, Roddy  
Subject: FW: Notification of Request for Review on Application Ref P/17/0567/FUL

-----Original Message-----

From: [adtm1dmbcorr@falkirk.gov.uk](mailto:adtm1dmbcorr@falkirk.gov.uk) [<mailto:adtm1dmbcorr@falkirk.gov.uk>]  
Sent: 31 January 2018 11:37  
To: roadsdevelopment unit  
Subject: Notification of Request for Review on Application Ref P/17/0567/FUL

Please See Attached

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## Urban Design

- 5.94** Key urban design principles to be followed in site planning are set out in Policy D03. The emphasis is on respecting context, and creating places for people which are attractive, legible, well-structured, safe and easy to move about in.

**5.95**

### Policy D03 Urban Design

New development should create attractive and safe places for people to live, work and visit. Accordingly:

1. Development proposals should conform with any relevant development framework, brief or masterplan covering the site. Residential proposals should conform with Supplementary Guidance SG02 'Neighbourhood Design';
2. The siting, density and design of new development should create a coherent structure of streets, public spaces and buildings which respects and complements the site's context, and creates a sense of identity within the development;
3. Street layout and design should generally conform with the Scottish Government's policy document 'Designing Streets';
4. Streets and public spaces should have buildings fronting them or, where this is not possible, a high quality architectural or landscape treatment;
5. Development proposals should include landscaping and green infrastructure which enhances, structures and unifies the development, assists integration with its surroundings, and contributes, where appropriate, to the wider green network;
6. Development proposals should create a safe and secure environment for all users through the provision of high levels of natural surveillance for access routes and public spaces; and
7. Major development proposals should make provision for public art in the design of buildings and the public realm.

## Low and Zero Carbon Development

- 5.96** Reducing the energy requirements of buildings is a key part of reducing carbon emissions associated with development, and tackling climate change. This is being driven forward primarily by the new Building Standards regime. Whilst the priority is more energy efficient design, embedded renewable technologies also have a role to play.
- 5.97** Section 72 of the Climate Change (Scotland) Act 2009 requires planning authorities to include policies in their Local Development Plans to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use through the installation and operation of low and zero carbon generating technologies (LZCGT). Scottish Building Standards set mandatory minimum carbon reduction standards for new buildings and a 30% improvement over 2007 standards was applied from October 2010. Scottish Ministers subsequently reviewed the standards in 2013, and the changes were set out in Section 6 (Energy) of the 2015 Building Standards Handbook. The 2015 revision identifies a 21% improvement in carbon dioxide emissions over 2010 levels for domestic projects, and a 43% improvement for non-domestic developments. These changes will come into force in October 2015 and will be subject to regular review.
- 5.98** Policy D04 specifies a minimum 10% of the mandatory carbon reduction standard as set out in the Building Regulations to be met by the installation and operation of LZCGT. This would allow development to achieve the Bronze Star level in the 2010 Building Standards. The policy sets out a number of exemptions in relation to the integration of LZCGT. This policy is to be implemented in conjunction with the Building Standards: Section 6 requirements and will be further reviewed in line with Building Standards thresholds.





## Housing Design and Residential Amenity

- 5.8 The scale of residential growth planned for the area over the period of the plan will have a significant impact on how communities look and feel. It is important that new housing is well designed so that this impact is a positive one. Smaller scale change in residential neighbourhoods, whether through small infill developments, proposals for non-residential uses or simple extensions or alterations to properties, must also be managed so as to maintain residential amenity.

### 5.9 Policy HSG04 Housing Design

The layout, design and density of the new housing development should conform with any relevant site-specific design guidance, Supplementary Guidance SG02 'Neighbourhood Design' and the Scottish Government's policy on 'Designing Streets'. Indicative site capacities in the site schedules may be exceeded where a detailed layout demonstrates that a high quality design solution, which delivers the requisite level of residential amenity, has been achieved.

### 5.10 Policy HSG05 Infill Development and Subdivision of Plots

Proposals for the erection of additional houses within the curtilage of existing properties or on small gap sites will be permitted where:

1. The scale, density, disposition and design of the proposed houses respect the townscape character of the area;
2. Adequate garden ground can be provided to serve the proposed houses without an unacceptable impact upon the size or functioning of existing gardens;
3. Adequate privacy will be afforded to both the proposed houses and neighbouring properties;
4. The proposal would not result in the loss of features such as trees, vegetation or walls, such that the character or amenity of the area would be adversely affected;
5. The proposed vehicular access, parking and other infrastructure is of an adequate standard for both proposed and existing houses; and
6. The proposal complies with other LDP policies.

### 5.11 Policy HSG06 Non-Residential Uses in Residential Areas

Within established residential areas, the introduction of uses which would be incompatible with the residential character and amenity of the area will generally not be permitted. Proposals for appropriate community services (e.g surgeries, day nurseries and neighbourhood shops), homeworking or other compatible business uses (e.g. guest houses) will be supported where it can be demonstrated that the quality of the residential environment would be safeguarded, the type and location of the property is suitable, and satisfactory access and parking can be provided.

### 5.12 Policy HSG07 Residential Extensions and Alterations

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'.

