

**P26. Erection of Outbuilding (Retrospective) at 49 Norwood Avenue, Bonnybridge, FK4 1PY for Mr Bryan Benton – P/19/0056/FUL – Continuation**

With reference to Minute of Meeting of the Planning Committee held on 24 April 2019 (Paragraph P13 refers), Committee (a) gave further consideration to a report to that meeting by the Director of Development Services; and (b) considered an additional report by the said Director on an application for planning permission for the erection of outbuilding (retrospective) at 49 Norwood Avenue, Bonnybridge, FK4 1PY.

Councillor Coombes, seconded by Councillor Black, moved that the committee refuses planning permission for the following reason(s):-

1. The outbuilding is an overdevelopment of the property and has an adverse visual impact on the character and appearance of the area. The outbuilding is situated in a prominent position. By reason of size, design and location the outbuilding considerably reduces the amount of usable garden area and in visual terms has a detrimental impact on the appearance of the property and area. The proposal is therefore contrary to policy HSG07 'House Extensions and Alterations' of the 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 and 03.

As an amendment, Councillor Murtagh, seconded by Councillor Hughes, moved that the committee agrees to grant temporary planning permission for a period of 2 years only from the date of the grant of permission in order to allow the applicant time to develop an alternative permanent solution. The grant of such temporary planning permission shall be subject to conditions determined by the Director of Development Services including a condition requiring the removal of any buildings or works authorised by the permission at the end of the said 2 year period and the carrying out of any works required for the reinstatement of the land at the end of that period.

In terms of Standing Order 22.1, a vote was taken by roll call, there being 11 members present with voting as undernoted:-

For the Motion (5) – Councillors Bissett, Black, Bouse, Coombes and Munro.

For the Amendment (6) – Provost Buchanan; and Councillors Alexander, Blackwood, Grant, Hughes and Murtagh.

**Decision**

**The committee agreed the amendment.**