

P47. Part Demolition of Dwellinghouse, Subdivision of Garden Ground and Erection of Dwellinghouse with Associated Infrastructure at 6 Booth Place, Falkirk, FK1 1BA for Mr John Anderson – P/19/0071/FUL

With reference to the minute of the meeting of the Planning Committee held on 28 August 2019 (ref P37), committee gave further consideration to a report by the Director of Development Services on an application for part demolition of dwellinghouse, subdivision of garden ground and erection of dwellinghouse with associated infrastructure at 6 Booth Place, Falkirk and in particular to the amended plans submitted by the applicant.

The Convener introduced the parties present.

The Planning Officer outlined the nature of the application.

The applicant, John Anderson was heard in relation to the application.

Alan Hutchison, an objector, was heard in relation to the application.

Robert Lee, an objector, was heard in relation to the application.

Mark Dimmock, a supporter, was heard in relation to the application.

Alec Fish, an objector, was heard in relation to the application.

Mary Fish, an objector, was heard in relation to the application.

Ian Scott, an objector, was heard in relation to the application.

Kate Sinclair, an objector, was heard in relation to the application.

Mairi Summers, an objector, was heard in relation to the application.

Graeme Sinclair, an objector, was heard in relation to the application.

The representations included the following issues:-

- that if granted planning permission would set a precedent for similar builds in the area, contributing to over development;
- that such a development would spoil the look of the area due to its height and design.
- if is granted, guidelines previously drawn up on historical sites in the area will have been ignored and such a grant of planning permission will be chipping away at the Victorian and Edwardian streetscapes of Falkirk;
- infrastructure in the area could not cope with increased building;
- the new building would encroach on the bedroom privacy of 6 Rosehall Terrace;
- the ground floor level would be looking over the wall of number 6 Rosehall Terrace;
- the building would be 2.5 times the height of the existing hut which is on the land;

- there will be overshadowing on the grounds of numbers 4 and 8 Booth Place;
- applicant used the 45 degree test for shadowing but did not submit the results of the 3 failed tests;
- adequate privacy could not be given to neighbours;
- the scale, density, disposition and design do not respect the townscape value of the area;
- it impacts the privacy and daylighting of adjoining properties due to its elevation and quantity of windows.

Ryan Marshall, the applicant's agent, was heard in response to the issues raised.

Councillor Lorna Binnie, a local member for the area, was heard in relation to the application.

Councillor John Patrick, a local member for the area, was heard in relation to the application.

Questions were then asked by members of the committee in relation to the following issues:-

- to ascertain the height of the new build;
- the position of the new build in relation to the garden hut;
- if there could be a comparison of the profile of the proposed new build compared to the property at number 8 Rosehall Terrace.

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 24 September 2019.