

P49. Subdivision of Garden Ground and Erection of 2 Dwellinghouses at 6 Thistle Avenue, Grangemouth, FK3 8YH for Mr Neil Foy - P/19/0280/FUL

The committee considered a report by the Director of Development Services on an application for planning permission for the subdivision of garden ground and erection of 2 dwellinghouses at 6 Thistle Avenue, Grangemouth.

With reference to Standing Order 33.2 the Convener referred to a deputation request received from an objector.

The committee agreed to hear the deputation.

Decision

The committee refused planning permission for the following reason(s):-

- 1. The backland nature of the development proposed fails to respect the well established building lines and pattern of development within the surrounding area and would result in the unacceptable erosion of privacy, through overlooking, within the rear garden ground of the donor property to the detriment of townscape character and residential amenity. The proposal is contrary to policy HSG05 'Infill Development and Subdivision of Plots' of the Falkirk Local Development Plan and Falkirk Council Supplementary Guidance SG02 'Neighbourhood Design'.**
- 2. The proposal fails to adequately address potential noise impacts from transportation (M9 Motorway traffic) within the proposed properties to the potential detriment of residential amenity levels. The proposal is contrary to the terms of policy HSG03 'Windfall Housing' of the Falkirk Local Development Plan.**

Informative(s):-

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