

Reference No. P/18/0384/PPP



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

Falkirk Council

Refusal of Planning Permission

Agent
Hardie Associates Ltd
FAO: Colin Hardie
78 Hopetoun Street
Bathgate
West Lothian
EH48 4PD

Applicant
SJSJ Property Investments
c/o Hardie Associates Ltd
78 Hopetoun Street
Bathgate
West Lothian
EH48 4PD

This Notice refers to your application registered on 5 July 2018 for permission in respect of the following development:-

Development Erection of Dwellinghouse at

Location Land To The East Of 39 Braefoot Road, Braefoot Road, Bo'ness,

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 P/18/0384/PPP at <http://edevelopment.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 Planning Permission in Principle

The Council has made this decision for the following reason(s):-

1. The proposed development would result in the loss of an area of amenity open space without sound and clear justification. The loss of the open space would detrimental to the amenity and wellbeing of residents and the visual amenity and sense of place of the application site and its setting. The proposed development does not accord with Policies HSG03 "Windfall Housing", INF03 "Protection of Open Space" and D02 "Sustainable Design Principles" and Supplementary Guidance SG13 "Open Space and New Development" of the Falkirk Local Development Plan, Scottish Planning Policy and Planning Advice Note PAN 65 "Planning and Open Space".

Informative(s):-

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

29 March 2019

[Redacted Signature]

Director of Development Services