



## **Agenda Item 6**

**CONVERSION OF 2 FLATTED  
DWELLINGS TO FORM  
DWELLINGHOUSE AT 57 & 59  
ALMOND STREET, GRANGEMOUTH,  
FK3 8LY FOR MR DAVID BALFOUR -  
P/20/0511/FUL**

**FALKIRK COUNCIL**

**Subject:** CONVERSION OF 2 FLATTED DWELLINGS TO FORM DWELLINGHOUSE AT 57 & 59 ALMOND STREET, GRANGEMOUTH, FK3 8LY FOR MR DAVID BALFOUR - P/20/0511/FUL

**Meeting:** PLANNING COMMITTEE

**Date:** 17 February 2021

**Author:** DIRECTOR OF DEVELOPMENT SERVICES

**Local Members:** Ward - Grangemouth

Councillor David Balfour  
Councillor Allyson Black  
Councillor Robert Spears

**Community Council:** Grangemouth Community Council

**Case Officer:** David Paterson (Planning Officer), Ext. 4757

[View this Application on Public Access](#)

**1. DESCRIPTION OF PROPOSAL / SITE LOCATION**

- 1.1 The application site comprises of two “four in a block” flats, lower and upper, at the south side of Almond Street, Grangemouth. The existing ground floor flat is a two bedroom flat. The existing upper flat has three bedrooms over two floors, the second floor being roof space accommodation.
- 1.2 This application proposes the conversion of the two flats to a four bedroom dwellinghouse.
- 1.3 There is an existing access from the public road to a driveway which can accommodate in excess of three vehicles. There is also an existing garage.

**2. REASON FOR COMMITTEE CONSIDERATION**

- 2.1 The application has been made by a member of the Council. Under the terms of Section 51.3 (a) of the Council’s Standing Orders the application must be considered by the Planning Committee.

### **3. SITE HISTORY**

- 3.1 Planning permission F/2004/0448 was granted on 22 June 2004 for the erection of a domestic garage.

### **4. CONSULTATIONS**

- 4.1 Falkirk Council's Roads Development Unit has offered no comments on the application.
- 4.2 Falkirk Council's Environmental Protection Unit has not objected to the application

### **5. COMMUNITY COUNCIL**

- 5.1 No comments have been received from the Grangemouth Community Council.

### **6. PUBLIC REPRESENTATION**

- 6.1 No public representations have been received.

### **7. DETAILED APPRAISAL**

Under section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local and major developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Accordingly,

#### **7a The Development Plan**

- 7a.1 [The Falkirk Local Development Plan \(LDP2\)](#) was adopted on 7 August 2020.  
The proposed development was assessed against the following policy or policies:

##### HC08 - Residential Extensions and Alterations

- 7a.2 The proposed alterations and conversion would be sympathetic to the existing property in terms of scale and design. There would be no impact in terms of amenity, daylight or privacy enjoyed by neighbouring properties and there would be no impact in terms of access or parking.
- 7a.3 Accordingly, the proposed development is assessed as being in accordance with the Development Plan.

#### **7b Material Considerations**

- 7b.1 The material considerations to be assessed are non-statutory supplementary planning guidance and consultation responses.

## **Non-Statutory Supplementary Planning Guidance**

- 7b.2 The policy assessment detailed in Section 7a of this report is noted. Accordingly, the proposed development accords with guidance contained in Supplementary Guidance SG 03 “Residential Extensions and Alterations”.

## **Consultation Responses**

- 7b.3 No comments or objections have been received from consultees.

## **Human Rights Assessment**

- 7b.4 The planning system by its very nature respects the rights of the individual whilst acting in the interest of the wider community. It is an inherent part of the decision-making process to assess the effects that a proposal will have on individuals and weigh these against the wider public interest in determining whether development should be allowed to proceed. The Human Rights Act 1998 adds a new test of proportionality to local authorities’ decision making and in its assessment of development proposals the planning authority should be satisfied that it had acted proportionately, whether the action is proportionate to its aim. The Human Rights Act 1998 has been considered in reaching a recommendation to Planning Committee.

## **7c Conclusion**

- 7c.1 The proposed development accords with the Development Plan. The proposal would respect the existing residential property in terms of scale and design. There would be no impact in terms of amenity, access or parking.
- 7c.2 There are no material considerations to warrant the refusal of planning permission.

## **8. RECOMMENDATION**

- 8.1 **It is recommended that the Planning Committee grants planning permission subject to the following condition(s):-**

- 1. The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of this permission unless a variation is required by a condition of the permission or a non-material variation has been agreed in writing by Falkirk Council as Planning Authority.**

### **Reason(s):-**

- 1. As these drawings and details constitute the approved development.**

### **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, 03A, 04A, 05 and 06.**

2. The applicant 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 site boundary

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

3. In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of a period of 3 years beginning with the date on which this permission is granted unless the development to which this permission relates is begun before that expiration.

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pp Director of Development Services

Date: 5 February 2021

#### **LIST OF BACKGROUND PAPERS**

1. Falkirk Local Development Plan 2.

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504757 and ask for David Paterson, Planning Officer.

## **Policy Schedule**

### **HC08 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 impact on the functioning of garden ground, unacceptable loss of off-street parking or road safety issues.

Detailed guidance on the application of these criteria is set out in Supplementary Guidance SG03 'Residential Extensions and Alterations'.

# Planning Committee

## Planning Application Location Plan

**P/20/0511/FUL**

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



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