

**P59. Extension to Dwellinghouse at 6 Hayworth Avenue, Laurieston, Falkirk, FK2 9NH for Mr Andrew Bogan - P/21/0469/FUL**

The committee gave consideration to a report by the Acting Director of Development Services on an application for the extension to dwellinghouse at 6 Hayworth Avenue, Laurieston, Falkirk, FK2 9NH for Mr Andrew Bogan - P/21/0469/FUL.

The Provost left the meeting at 11.10 am due to another commitment.

With reference to Standing Order 33.5 the convener referred to deputation requests received from Julie Steel, an objector and Andrew Bogan, the applicant, to be heard in relation to this item.

The committee agreed to hear the deputations.

Councillor Nimmo seconded by Councillor McCue moved that the committee refuse the application for planning permission as it is considered that the proposed development is contrary to Policy HC08 - Residential Extensions and Alterations and Supplementary Guidance SG03, as its size, scale and design would be large in relation to its location, it would have an adverse impact on the visual amenity of the surrounding area and street scene and it would have an adverse impact on neighbouring properties in terms of overshadowing, overlooking and loss of light.

As an amendment, Councillor Bouse, seconded by Councillor Blackwood moved the committee agree to grant the application for planning permission in accordance with the officer's recommendations in the report.

In terms of Standing Order 22.1 a vote was taken by roll call, there being 9 members present with voting as undernoted:-

For the motion (3) – Councillors McCue, McLuckie and Nimmo.

For the amendment (6) – Councillors Alexander, Blackwood, Bouse, Hughes, Kerr and Murtagh.

**Decision**

**The committee granted 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.**
- 2. The recent archaeological work at this site has shown that any Roman stratigraphy is a little over 0.6m below the present surface. The foundations of the proposed extension and any associated service trenches must be placed above these deposits**

**- unless prior written permission is given by the Planning Authority.**

- 3. If any archaeological remains are found, the developer shall notify the Planning Authority. The developer shall afford access at all reasonable times to any archaeologist nominated by the Planning Authority, and shall allow that person to observe work in progress and record items of interest and finds.**
- 1. Notwithstanding the terms of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (As Amended) Class 2B, no additional windows shall be added to the roof or elevations of the approved extension, unless otherwise agreed in writing by the Local Planning Authority.**
- 2. The proposed first floor window on the rear elevation of the extension shall be glazed with obscure glass to a specification to be agreed with the Local Planning Authority and shall be installed prior to the use of the extension commencing. It shall thereafter be permanently maintained as obscure glazing to the approved specification.**

**Reason(s):-**

- 1. As these drawings and details constitute the approved development.**
- 2,3. To ensure that any archaeological remains are safeguarded.**
- 4. To protect the amenity of neighbouring properties.**
- 5. To prevent an unacceptable increase in overlooking of 8 Sandyloan in accordance with policy HC08 of the Adopted Falkirk Local Development Plan 2.**

**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, 03 and 04.**
- 2. 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.**
- 3. In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works.**

**Development shall not recommence without the prior written approval of the Planning Authority.**

- 4. The applicant shall ensure that noisy work which is audible at the site boundary shall ONLY be conducted between the following hours:**

|                               |  |
|-------------------------------|--|
| <b>Monday to Friday</b>       | <b>08:00 - 19:00 Hours</b>               |
| <b>Saturday</b>               | <b>08:00 - 13:00 Hours</b>               |
| <b>Sunday / Bank Holidays</b> | <b>No noise audible at site boundary</b> |

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