

P69. Construction of Domestic Garage (Retrospective) at 30 Allan Crescent Dunipace, Denny, FK6 6LZ for Mr Jason Secker P/20/0598/FUL - Continuation

The committee considered a report by the Director of Place Services on an application for the construction of domestic garage (retrospective) at 30 Allan Crescent, Dunipace, Denny, FK6 6LZ for Mr Jason Secker.

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) within six months of the date of this decision, the external walls of the garage outbuilding shall be finished in smooth cement render;**
- (3) within six months of the date of this decision, an existing flue at the south-west corner of the garage outbuilding shall be removed;**
- (4) within 3 months of the date of the grant of planning permission, the applicant shall submit a noise assessment for the written approval of the planning authority. The noise assessment shall be carried out by a competent person. Within 6 months of the date of the approval of the noise assessment, and having received clarity from the Director of Place Services regarding the level of noise which is not to be exceeded, the applicant shall submit a noise mitigation scheme for the written approval of the planning authority. The noise mitigation scheme shall be implemented within 6 months of the date of its approval.**

Reasons:-

- 1. As these drawings and details constitute the approved development.**
- 2. To safeguard the visual amenity of the area.**
- 3. To safeguard the residential amenity of the area.**

Informatives:-

- 1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02A, 03, and 04.**

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. The garage outbuilding requires to only be used for domestic purposes ancillary to the enjoyment of the dwellinghouse. Change in use for the introduction of a commercial element would trigger the requirement for Planning permission and failure to make such application may result in enforcement action being taken.