

FALKIRK COUNCIL

Subject: EXTENSION TO DWELLINGHOUSE AT 11 MANNERSTON HOLDINGS,
LINLITHGOW, EH49 7NP FOR MR & MRS GRANGER – P/08/0767/FUL
Meeting: PLANNING COMMITTEE
Date: 25 February 2009
Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Councillor John Constable
Councillor Harry Constable
Councillor Adrian Mahoney

Community Council: Blackness Area

Case Officer: Kirsty Hope (Assistant Planning Officer), ext 4705.

UPDATE REPORT FOLLOWING COMMITTEE SITE VISIT

1. Members will recall that this application was originally considered at the meeting of the Regulatory Committee on 28 January 2009 (copy of previous report appended) when it was agreed to continue consideration to allow a site visit to be carried out by Members. This visit took place on 10 February 2009.
2. At the site inspection Members viewed the property which is the subject of the planning application.
3. It was clarified that the existing single storey extension would not be removed; the proposal is to increase the existing extension to one and a half storey in height to create an additional bedroom. This would have no bearing on the design of the proposal. The existing conservatory located on the rear elevation will be replaced with a single storey extension.
4. In support of the proposal, the applicant advised that when the property was purchased it was uninhabitable and he had made every effort to turn it into a family home. A number of design options had been considered and revised in discussion with Planning Officers. The current proposal represented, in the applicant's view, the best solution to provide his required level of accommodation whilst improving on the design of the existing building.
5. It was also clarified that the application was referred to the Committee by Councillor Mahoney, and not Councillor McNally, as stated in the report previously considered by Committee.

6. It is considered that the proposed extension is an unacceptable form of development and is contrary to the terms of the Rural Local Plan, Falkirk Council Local Plan Finalised Draft (Deposit Version) and Falkirk Council Supplementary Planning Guidance Note – Housing Extensions and Alterations.
7. Should Members be minded to grant planning permission, the proposal is not considered to represent a significant departure to the Development Plan because of the minor nature of the development and therefore the proposal would not require to be referred to Scottish Ministers.
8. **It is recommended that planning permission be refused for the following reasons:-**
 - (1) **The proposal would result in an unacceptable and over dominant form of development in relation to the existing dwellinghouse that would be detrimental to the visual amenity of the area and as such is contrary to the terms of Policy Rural 6 `Extensions to Existing Dwellinghouses Within the Countryside of the Rural Local Plan, Policy SC9 `Extensions and Alterations to Residential Properties`, Policy EQ23 `Areas of Great Landscape Value` of the Falkirk Council Local Plan Finalised Draft (Deposit Version) and Falkirk Council Supplementary Planning Guidance Note House Extensions and Alterations.**

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For Director of Development Services

Date: 18 February 2009

LIST OF BACKGROUND PAPERS

1. The Falkirk Structure Plan.
2. The Rural Local Plan.
3. The Falkirk Council Local Plan (Finalised Draft).

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504705 and ask for Kirsty Hope (Assistant Planning Officer).

FALKIRK COUNCIL

Subject: EXTENSION TO DWELLINGHOUSE AT 11 MANNERSTON HOLDINGS,
LINLITHGOW EH49 7NP FOR MR & MRS GRANGER (P/08/0767/FUL)
Meeting: REGULATORY COMMITTEE
Date: 28 January 2009
Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Member: Councillor John Constable
Councillor Harry Constable
Councillor Adrian Mahoney

Community Council: Blackness Area

Case Officer: Kirsty Hope (Assistant Planning Officer), ext 4705

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The application site is located on a prominent corner plot in an area of established smallholdings and residential properties to the west of Blackness. The plot currently accommodates a small, single storey, detached dwellinghouse and outbuilding which are typical in the area. The current property has been extended to the front and side elevation in the past. The side extension is single storey with a flat roof and the front extension is mainly glazed with a monopitch roof.
- 1.2 This detailed application proposes a significant extension to the existing dwellinghouse to create additional bedrooms and floor space. The alterations include the removal of the existing side extension and propose the erection of a one and a half storey extension in its place. A further single storey extension to the rear of the dwellinghouse is also proposed.

2. REASON FOR REFERRAL TO COMMITTEE

- 2.1 This application has been called-in to Regulatory Committee by Councillor Adrian Mahoney.

3. SITE HISTORY

- 3.1 P/07/1040/FUL - extension to dwellinghouse - refused detailed planning permission on 29 May 2008. The proposed application is very similar to this proposal.
- 3.2 The property appears to have been incrementally altered in the past however; much of this work is likely to have been carried out by way of permitted development legislation.

4. CONSULTATIONS

- 4.1 The Roads Development Unit initially indicated that the extent of the available parking within the site was unclear however; it is clear from the submitted block plan and from visits to the site that the property already has space for at least two cars and in curtilage turning provision. This application does not propose the removal of any of this area.

5. COMMUNITY COUNCIL

- 5.1 The Blackness Area Community Council has commented on the application and is in support of the application as they consider proposed extension would be in improvement to the existing extension.

6. PUBLIC REPRESENTATION

- 6.1 Following the neighbour notification process, no letters of representation have been received.

7. DETAILED APPRAISAL

When determining planning applications, the status of the development plan is emphasised in Section 25 of the Town and Country Planning (Scotland) Act 1997. This requires that:

“the determination shall be made in accordance with the plan unless material considerations indicate otherwise”.

Accordingly,

7a The Development Plan

Falkirk Council Structure Plan

- 7a.1 There are no policies in the structure plan that relate to the proposals and therefore no strategic issues require to be assessed.

Rural Local Plan

- 7a.2 Policy RURAL 6 ‘Extensions to Existing Dwellinghouses within the Countryside’ states:

“That proposals to extend existing dwellinghouses within the countryside will be considered favourably provided that in the opinion of the District Council the proposed extension is of an appropriate scale, size and style in relation to the existing building and the design is compatible with the District Council’s “Design Guide for Buildings in the Rural Areas”.”

- 7a.3 The proposed extension and in particular the one and a half storey element of the development is considered to be unacceptable in terms of scale and character and its relationship with the existing dwellinghouse. In particular, this extension will dominate and have an overbearing impact on the existing dwellinghouse. The proposal is therefore considered to be contrary to the terms of the Rural Local Plan.

7b Material Considerations

7b.1 The material planning considerations to be addressed are the Falkirk Council Local Plan Finalised Draft (Deposit Version) supplementary planning guidance, Community Council comments and site history.

Falkirk Council Local Plan Finalised Draft (Deposit Version)

7b.2 Policy SC9 - 'Extensions And Alterations To Residential Properties' states:

“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 impacts on the functioning of garden ground, or the unacceptable loss of off-street parking.”*

7b.3 Policy SC9 affirms the position of Policy Rural 6 of the Rural Local Plan. And as such the proposal is contrary to this policy.

7b.4 Policy EQ23 - 'Areas Of Great Landscape Value' states:

“The Council will protect Areas of Great Landscape Value from development which would be detrimental to its amenity and distinctive landscape quality. In addition to satisfying other relevant countryside policies, proposals within these areas will only be permitted where accompanied by a landscape and visual assessment demonstrating that the development can be accommodated without adverse impact on the landscape quality.”

7b.5 The application site lies within an area of Great Landscape Value. Whilst the scale of development is not considered large enough to require a landscape and visual assessment to be carried out, it is considered that the proposed extension is unsympathetic to the scale and character of the existing property and therefore would have an adverse impact on the visual amenity of the area. The proposal is therefore considered to be contrary to the terms of Policy EQ23.

7b.6 The proposal is therefore considered to be contrary to the terms of the Falkirk Council Local Plan Finalised Draft (Deposit Version).

Supplementary Planning Guidance Note – House Extensions and Alterations

7b.7 This general guidance note is designed to help householders achieve an appropriate level of design quality that enhances the character of the house and the surrounding area whilst protecting neighbouring amenity levels.

7b.8 The guidance note advises that roof pitches and forms shall match that of the existing dwellinghouse and the dominance of the existing dwellinghouse should be reinforced with the extension being of the same or smaller scale than the main house. Exceptions to this can be considered on large detached dwellinghouses where the extension becomes a complimentary part of the front elevation and where the work would result in a seamless transition between the existing and new parts of the property.

Community Council Comments

7b.9 The proposed alterations and extension are considered to be an improvement to the existing extensions, however this does not outweigh the impact on the visual amenity, and the detrimental impact this would have on the surrounding area.

Site History

7b.10 Previous application P/07/1040/FUL was very similar in design and scale to the present application. Amendments and changes were requested to allow the extension a sympathetic extension to the dwellinghouse, this included reducing the 1½ storey element to be reduced to single storey. These changes were not adhered to and therefore the previous application was refused.

7b.11 It is considered that the proposed extension is not in accordance with the terms of this guidance note because it is not considered that the proposal is sympathetic in terms of scale and design.

7c Conclusion

7c.1 It is considered that the proposal is an unacceptable form of development and is contrary to the terms of the Rural Local Plan and the Falkirk Council Local Plan Finalised Draft (Deposit Version) and Falkirk Council Supplementary Planning Guidance Note - House Extensions and Alterations. There is no material planning considerations that would warrant an approval of planning permission in these circumstances.

8. DECISION

8.1 It is recommended that detailed planning permission be refused for the following reason(s):-

- (1) The proposal would result in an unacceptable and over dominant form of development in relation to the existing dwellinghouse that would be detrimental to the visual amenity of the area and as such is contrary to the terms of Policy Rural 6 – ‘Extensions to Existing Dwellinghouses Within the Countryside’ of the Rural Local Plan, Policy SC9 – ‘Extensions and Alterations to Residential Properties’, Policy EQ23 – ‘Areas of Great Landscape Value’ of the Falkirk Council Local Plan Finalised Draft (Deposit Version) and Falkirk Council Supplementary Planning Guidance Note – House Extensions and Alterations.



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For Director of Development Services

Date: 20 January 2009

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan
2. Rural Local Plan
3. Falkirk Council Local Plan (Finalised Draft) Deposit Version

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 50705 and ask for Kirsty Hope (Assistant Planning Officer).