

FALKIRK COUNCIL

Subject: ERECTION OF DWELLINGHOUSE AT 2 SCOTT AVENUE, POLMONT,
FALKIRK, FK2 0PN FOR MR E SOMERVILLE – P/09/0449/FUL
Meeting: PLANNING COMMITTEE
Date: 24 March 2010
Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Councillor Steven Jackson
Councillor Malcolm Nicol
Councillor Alan Nimmo

Community Council: Polmont

Case Officer: David Paterson (Planning Officer) ext: 4757

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The application site is located on the west side of Scott Avenue, Polmont and consists of the southern part of what was previously the garden ground of 2 Scott Avenue.
- 1.2 It is proposed to erect a 2 storey detached dwellinghouse and double garage.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application has been called to Committee by Councillor Malcolm Nicol.

3. SITE HISTORY

- 3.1 Planning application P/08/0598/OUT was granted outline planning permission on 11 December 2008 for the subdivision of garden ground, erection of dwellinghouse and erection of double garage to existing dwellinghouse at 2 Scott Avenue, Polmont.

4. CONSULTATIONS

- 4.1 The Roads Development Unit has advised that conditions be attached in respect of the formation of the access and driveway, erection of gates and safeguarding visibility. The Roads Development Unit has assessed the drainage strategy and subsequently determined that drainage arrangements are satisfactory.

4.2 The Environmental Protection Unit has advised that an informative be attached advising the applicant of steps to be taken should contamination be encountered during the course of the development.

4.3 Scottish Water has raised no objections.

5. COMMUNITY COUNCIL

5.1 No representation received.

6. PUBLIC REPRESENTATION

6.1 Two letters of objection have been received. Concerns include:-

- A two storey house does not respect the street scene or character of Scott Avenue.
- There are existing foul water drainage problems at Scott Avenue. Increasing the number of dwellinghouses will exacerbate existing problems.
- The site is not adequate to accommodate a 2 storey dwellinghouse.
- Construction vehicles and noise should be minimised to respect the amenity of existing residents.
- Any deliveries to the site should not be made during hours when children would be walking to school.
- The proposed development would compromise the privacy of residents at 11 Millfield Drive, Polmont to the rear of the application site.

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

Polmont and District Local Plan

7a.1 Policy POL 3.6 'Infill Development and Subdivision of Plots' states:

"Proposals for the erection of additional dwellinghouses within the curtilage of existing properties or on small gap sites will only be considered favourably where:

- (i) *the scale, density, disposition and design of the proposed houses respect the architectural and townscape character of the area;*
- (ii) *adequate garden ground can be provided to serve the proposed houses without an unacceptable impact upon the size or functioning of existing gardens;*
- (iii) *adequate privacy will be afforded to both the proposed houses and neighbouring properties;*
- (iv) *the proposal would not result in the loss of features such as trees, vegetation or walls, such that the character or amenity of the area would be adversely affected;*
- (v) *the proposed houses would have a direct street frontage; and*
- (vi) *the proposed vehicular access and other infrastructure is of an adequate standard.”*

- 7a.2 The proposal would respect the townscape character of Scott Avenue in terms of scale, design and disposition.
- 7a.3 The proposed dwellinghouse would have an adequate standard of garden ground, as would the resultant property at 2 Scott Avenue following subdivision.
- 7a.4 It is considered that the design of the dwellinghouse affords adequate privacy in respect of the proposed dwellinghouse and existing dwellinghouses adjacent.
- 7a.5 The proposed dwellinghouse would have a direct street frontage and an adequate standard of vehicular access.
- 7a.6 It is not considered that the character or amenity of the area would be adversely affected.
- 7a.7 The proposal accords with policy POL 3.6.
- 7a.8 Accordingly, the proposal accords with the Development Plan.

7b Material Considerations

- 7b.1 Material considerations are the Falkirk Council Local Plan Finalised Draft (Deposit Version), Supplementary Planning Guidance Note (SPG) “Housing Layout and Design”, letters of objection and the planning history.

Falkirk Council Local Plan Finalised Draft (Deposit Version)

- 7b.2 Policy SC8 ‘Infill Development and Subdivision of Plots’ states:

“Proposals for the erection of additional dwellinghouses within the curtilage of existing properties or on small gap sites will only be considered favourably where:

- (1) *the scale, density, disposition and design of the proposed houses respect the architectural and townscape character of the area;*
- (2) *adequate garden ground can be provided to serve the proposed houses without an unacceptable impact upon the size or functioning of existing gardens;*
- (3) *adequate privacy will be afforded to both the proposed houses and neighbouring properties;*
- (4) *the proposal would not result in the loss of features such as trees, vegetation or walls, such that the character or amenity of the area would be adversely affected;*
- (5) *the proposed vehicular access and other infrastructure is of an adequate standard; and*
- (6) *the proposal complies with other Local Plan policies.”*

- 7b.3 Policy SC8 reflects the issues detailed in section 7a.1- 7a.7 above.
- 7b.4 It is considered that the proposal accords with Policy SC8.
- 7b.5 Accordingly, the proposed development accords with the Falkirk Council Local Plan Finalised Draft (Deposit Version)

SPG Housing Layout and Design

- 7b.6 In terms of the subdivision of plots and infill development, the SPG emphasises that it is important to achieve a harmonious “fit” of new and existing. This should pay attention to the adjacent building line, height, scale, windows and other door arrangements, proportions, decoration and materials.
- 7b.7 It is considered that the proposal would achieve a harmonious “fit” under the criteria emphasised in the SPG.
- 7b.8 Accordingly, the proposed development accords with the SPG.

Letters of Objection

- 7b.9 It is considered that the application site is suitable for erection of a 2 storey dwellinghouse. It is noted that the proposed dwellinghouse has been designed, in terms of levels and the relationship with existing boundary treatments, to minimise the impact on adjacent properties in terms of overshadowing and privacy.
- 7b.10 It is also considered that the proposed dwellinghouse would achieve a harmonious fit in terms of streetscape and amenity.
- 7b.11 It is noted that there have been no concerns raised, as a result of the consultation process, in terms of drainage, vehicular movements or noise.

Planning History

- 7b.12 It is noted that the principle of the development is established under the terms of planning permission P/08/0398/OUT detailed in section 3 of this report. It is also noted, however, that the current application is for full planning permission and does not directly relate to the outline planning permission. The outline planning permission reflects, however, that the Council has previously accepted the principle of the development.

7c Conclusion

- 7c.1 The proposed development accords with the Development Plan and the Falkirk Council Local Plan Finalised Draft (Deposit Version).
- 7c.2 It is noted that the principle of the development has been established under the terms of planning permission P/08/0398/OUT. It is also noted, however, that the current application is for full planning permission and does not directly relate to the outline planning permission.
- 7c.3 The proposed development would achieve a harmonious “fit” in the townscape in terms of scale, design, disposition and character.

7c.4 It is not considered that there would be a significant impact on adjacent properties in terms of overshadowing or privacy.

8. RECOMMENDATION

8.1 It is therefore recommended that Committee grant planning permission subject to the following conditions:-

- (1) The development to which this permission relates must be begun within three years of the date of this permission.
- (2) Notwithstanding any details previously submitted, and prior to the occupation of the dwellinghouse, the access to the site shall be formed as a standard footway crossing, designed and constructed in accordance with the Design Guidelines and Construction Standards for Roads in the Falkirk Council Area.
- (3) Prior to the occupation of the dwellinghouse, the driveway shall be formed at a minimum width of 3 metres and at a gradient no greater than 10%.
- (4) Any gate to the driveway shall open in an inward direction only.
- (5) There shall not at any time be any obstruction to visibility greater than 1 metre in height above carriageway level within a distance of 2.5 metres from the carriageway edge along the entire frontage of the site.

Reason(s)

- (1) To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.
- (2-5) To safeguard the interests of the users of the highway.

Informative(s):

- (1) For the avoidance of doubt, the plans to which this application refers bear our reference 01, 02B, 03A, 04B, 05, 06 and d07.
- (2) Should the developer at any time encounter contamination, as defined in Part 11a of the Environmental Protection Act 1990, the developer should contact the Falkirk Council Environmental Protection Unit for advice.

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pp Director of Development Services
Date: 17 March 2010

LIST OF BACKGROUND PAPERS

1. Polmont and District Local Plan
2. Falkirk Council Local Plan

3. Supplementary Planning Guidance "Housing Layout and Design"
4. Outline Planning permission P/08/0598/OUT
5. Letter of objection from Mr & Mrs G Cowie, 13 Millfield Drive, Polmont FK2 0PH on 9 July 2009.
6. Letter of objection from Miss Evelyn Buttifant, 11 Millfield Drive, Polmont FK2 0PH on 10 July 2009.

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

Planning Committee

Planning Application Location Plan

P/09/0449/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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