

**FALKIRK COUNCIL**

**Subject:** EXTENSION TO DWELLINGHOUSE AT ANNFIELD, 19  
POLMONT ROAD, LAURIESTON, FALKIRK, FK2 9QQ FOR MR  
& MRS RAE - P/10/0666/FUL  
**Meeting:** PLANNING COMMITTEE  
**Date:** 3 November 2010  
**Author:** DIRECTOR OF DEVELOPMENT SERVICES

**Ward** Lower Braes

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

**Community Council:** Lower Braes

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

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

1.1 This is a detailed application for the erection of a dormer window to extend above the single storey element to the rear of the dwellinghouse. The proposed extension would offer the applicant an additional bedroom on the upper level.

**2. REASON FOR COMMITTEE CONSIDERATION**

2.1 The application has been called to Committee by Councillor Steven Jackson.

**3. SITE HISTORY**

3.1 F/2002/0186 - detailed planning application for the extension to dwellinghouse for the erection of a one and a half storey dormer extension similar to the end result of the proposed application, which was withdrawn. There is a note on the file that the case officer wished to discuss in particular issues of concern including the size, scale and massing of the proposal.

3.2 F/2002/0507 - detailed planning application for the extension to dwellinghouse for the erection of a one and a half storey dormer extension and a single storey extension to the rear which was granted on 19 August 2002.

- 3.3 P/10/0339/FUL - detailed planning application for the extension to dwellinghouse for the erection of a dormer window to extend above the single storey element to the rear of the dwellinghouse. This application was refused under delegated powers for the reasons stated in para 7a.5 below. It was identical to the current application and is similar to the application that was withdrawn above.

#### **4. CONSULTATIONS**

- 4.1 The Roads Development Unit have recommended conditions in relation to parking.
- 4.2 The Environmental Protection Unit have made no comment however previously (P/10/0339/FUL) an informative regarding ground conditions was recommended.

#### **5. COMMUNITY COUNCIL**

- 5.1 The local Community Council did not make any representations.

#### **6. PUBLIC REPRESENTATION**

- 6.1 During the consideration of the application, no letters of objection or representation were 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**

##### ***Falkirk Council Structure Plan***

- 7a.1 There are no relevant policies within the Falkirk Council Structure Plan.

##### ***Polmont Local Plan***

- 7a.2 Policy POL 2.2 'Urban Limit' states:

*"The Urban Limit, as indicated on the Policies, Proposals and Opportunities Map, is regarded as the desirable limit to the growth of the urban and village areas of Polmont and District for the period of the Plan. Accordingly, there will be a general presumption against development proposals which would extend the urban area beyond this limit or which would constitute sporadic development in the countryside."*

- 7a.3 The site is located within the urban limits and therefore is in accordance with Policy POL 2.2

7a.4 Policy POL 3.7 'Extensions and Alterations to Residential Properties' states:

*"The Council will require that extensions and alterations to residential properties respect the original building, neighbouring properties and the character of the area in general, in terms of scale, design and materials. Proposals for garages should generally not project beyond the front elevation of the house and should have external finishes that match those of the existing house."*

7a.5 The proposed dormer extension is considered to be unacceptable in terms of scale and character and its relationship with the existing dwellinghouse. The proposal would overshadow and overlook the neighbouring properties. There was a similar extension proposed (F/2002/0186) that was withdrawn and this current application is identical to the planning application P/10/0339/FUL that was refused by reason of its scale and design which would not be sympathetic to the existing building and consequently would have an adverse effect on the amenity of the property and the residential area. There is no change in circumstances from the previous application, therefore the proposal is considered to be contrary to Policy POL 3.7 "Extensions and Alterations to Residential Properties" within the Polmont and District Local Plan.

7a.6 Accordingly, the proposal is contrary to the Development Plan.

## **7b Material Considerations**

7b.1 The material considerations of this application are the Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010) and Falkirk Council Supplementary Guidance, 'House Extensions and Alterations.'

### ***Falkirk Council Local plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010)***

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 - 'Extensions And Alterations To Residential Properties' of the Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010) reinforces the terms of Policy POL 3.7 of the adopted Polmont and District Local Plan. Therefore, for the reasons mentioned in paragraph 7a.5, the proposal does not accord with Policy SC9 of the Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010).

*Falkirk Council Supplementary Guidance: House Extensions and Alterations*

7b.4 It is considered that the proposed extension is not in accordance with the terms of this guidance note, as the extension is contained within an overlarge box that spoils the character of the existing dwelling, and generally dormers should appear mainly glazed within the roofplane; this dormer exacerbates the current design of the existing dormer on the roof, and is therefore considered to be contrary to the SPG.

**7c Conclusion**

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

**8. RECOMMENDATION**

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

- (1) The proposal by reason of its scale and design would not be sympathetic to the existing building and consequently would have an adverse effect on the amenity of the property and the residential area. As a result the proposed extension is contrary to Policy POL 3.7 “Extensions and Alterations to Residential Properties” of the Polmont and District Local Plan and Policy SC9 “Extensions and Alterations to Residential properties” of the Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010) and Falkirk Council’s Supplementary Planning Guidance, related to “House Extensions and Alterations”.**

**Informative(s):**

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



**Pp**

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**Director of Development Services**

**Date:** 26 October 2010

## **LIST OF BACKGROUND PAPERS**

1. Falkirk Council Structure Plan.
2. Polmont and District Local Plan.
3. Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010).
4. Falkirk Council Supplementary Guidance Note on House Extensions and Alterations.

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

# Planning Committee

## Planning Application Location Plan **P/10/0666/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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