

**FALKIRK COUNCIL**

**Subject:** EXTENSION TO DWELLINGHOUSE (DORMERS) AT 6  
HAINING PLACE, GRANGEMOUTH, FK3 9DR FOR MR AND  
MRS FOTHERINGHAM - P/11/0012/FUL

**Meeting:** PLANNING COMMITTEE

**Date:** 18 May 2011

**Author:** DIRECTOR OF DEVELOPMENT SERVICES

**Local Members:** Ward - Grangemouth  
Depute Provost Allyson Black  
Councillor Angus MacDonald  
Councillor Alistair McNeill  
Councillor Robert Spears

**Community Council:** Grangemouth

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

**UPDATE REPORT FOLLOWING COMMITTEE SITE VISIT**

1. Members will recall that this application was considered at the meeting of the Planning Committee on 20 April 2011 (copy of previous report appended) when it was agreed to continue the application and to undertake a site visit. This visit took place on 12 May 2011.
2. Members of the Committee viewed the property which is the subject of the planning application.
3. The applicant's agent summarized the justification for the proposal and in particular referred to the many different styles of dormers on both the front and back of properties within the area. He also advised that these types of extensions are not uncommon in the area and that the location of the proposed dormer extensions are not highly visible from the main street scene.
4. It was confirmed on site by the applicant's agent that there were to be no windows within the proposed dormer extensions.
5. Many of the dormers referred to are long standing, some of which are likely to have been erected when the original dwellings were constructed. Many as a result pre date the current Supplementary Planning Guidance in respect of House Extension and Alterations. The current Guidance advocates that dormer windows should be mainly glazed and be set off the gable elevations. The current proposal does not meet these standards.
6. No matters were raised that would amend the original recommendation to refuse planning permission.

## **7. RECOMMENDATION**

**7.1** It is therefore recommended that Committee refuse planning permission for the following reason(s):-

1. The scale and design of the proposed dormers would not be sympathetic to the existing dwelling and surrounding area and consequently would have an adverse effect on the visual amenity of the property and the residential area. As a result, the proposed extension would be contrary to Policy SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan and the Falkirk Council Supplementary Guidance - 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, 02 and 03.

pp .....  
**Director of Development Services**

**Date:** 13 May 2011

### **LIST OF BACKGROUND PAPERS**

1. Falkirk Council Structure Plan.
2. Falkirk Council Local Plan.
3. Falkirk Council Supplementary Guidance Note on House Extension and Alterations.
4. Letter of Objection from Mrs M Hutcheon, 8 Dunster Road, Stirling FK9 5JJ received on 21 February 2011

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 (DORMERS) AT 6  
HAINING PLACE, GRANGEMOUTH, FK3 9DR FOR MR AND  
MRS FOTHERINGHAM - P/11/0012/FUL

**Meeting:** PLANNING COMMITTEE

**Date:** 20 April 2011

**Author:** DIRECTOR OF DEVELOPMENT SERVICES

**Local Members:** Ward - Grangemouth  
Depute Provost Allyson Black  
Councillor Angus MacDonald  
Councillor Alistair McNeill  
Councillor Robert Spears

**Community Council:** Grangemouth

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

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

- 1.1 This application seeks full planning permission for the extension to the existing roof by the erection of two blank dormers. The proposed extension would offer the applicant more space within the existing bathroom and bedrooms on the upper level.
- 1.2 The property is a detached, one and a half storey dwelling that is located within an existing residential housing estate.

**2. REASON FOR COMMITTEE CONSIDERATION**

- 2.1 The application has been called to Committee by Councillor Angus McDonald.

**3. SITE HISTORY**

- 3.1 There is no relevant planning history.

**4. CONSULTATIONS**

- 4.1 The Environmental Protection Unit has raised no objection to the proposal.

## **5. COMMUNITY COUNCIL**

5.1 The Grangemouth Community Council has not commented on the application.

## **6. PUBLIC REPRESENTATION**

6.1 During the consideration of the application, one letter of objection was received. The comments raised can be summarised as follows:-

- Privacy - if windows were placed in the proposed dormer facing onto the neighbouring property.

## **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.

#### ***Falkirk Council Local Plan***

7a.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."*

7a.3 The proposed dormer extensions are considered to be unacceptable in terms of scale, design and relationship with the existing roofplane. The proposal, by means of the overlarge blank boxed design, appears oversized for the roof and is not sympathetic to the existing dwelling. The proposal would not significantly affect the neighbouring properties in terms of amenity and privacy but the proposed dormer extensions are considered to be detrimental to the character of the existing dwelling as well as the streetscape by setting an unsightly precedent with the residential estate.

7a.4 Accordingly, the proposal does not accord with the Development Plan.

## **7b Material Considerations**

- 7b.1 The material considerations of this application are the Falkirk Council Supplementary Guidance, consultation responses and the public representations.

### ***Falkirk Council Supplementary Guidance – House Extensions and Alterations***

- 7b.2 Paragraph 2.7 of the approved Supplementary Guidance states that generally dormer extensions should be mainly glazed, be vertically proportioned above existing window openings, have concealed water goods, be no greater in proportion than 3 metres wide by 2 metres high and positioned no less than 500mm below the ridge, 1 metre from the gable wall and 500mm from the eaves. The proposed dormers are set down from the ridge and up from the eaves in accordance with the guidance. However, there are no windows in the dormers and they are not set in from the gable. Therefore the proposal does not accord with the guidance as set out in the Council's approved guidance.

### ***Consultation Responses***

- 7b.3 The Environmental Protection Unit has raised no objection to the proposal but has recommended that if planning permission is granted informatives be attached with regards to ground conditions and hours of construction work noise.

### ***Assessment of Public Representations***

- 7b.4 The proposal does not include any windows in either proposed dormer extension, therefore privacy would not be a concern in this instance.

## **7c Conclusion**

- 7c.1 It is considered that the proposal is an unacceptable form of development and is contrary to the terms of the Falkirk Council Local Plan 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 scale and design of the proposed dormers would not be sympathetic to the existing dwelling and surrounding area and consequently would have an adverse effect on the visual amenity of the property and the residential area. As a result, the proposed extension would be contrary to Policy SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan and the Falkirk Council Supplementary Guidance – House Extensions and Alterations.

**Informative(s):**

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



.....  
**pp Director of Development Services**

**Date:** 12 April 2011

**LIST OF BACKGROUND PAPERS**

1. Falkirk Council Structure Plan.
2. Falkirk Council Local Plan.
3. Falkirk Council Supplementary Guidance Note on House Extension and Alterations.
4. Letter of Objection from Mrs M Hutcheon, 8 Dunster Road, Stirling FK9 5JJ received on 21 February 2011

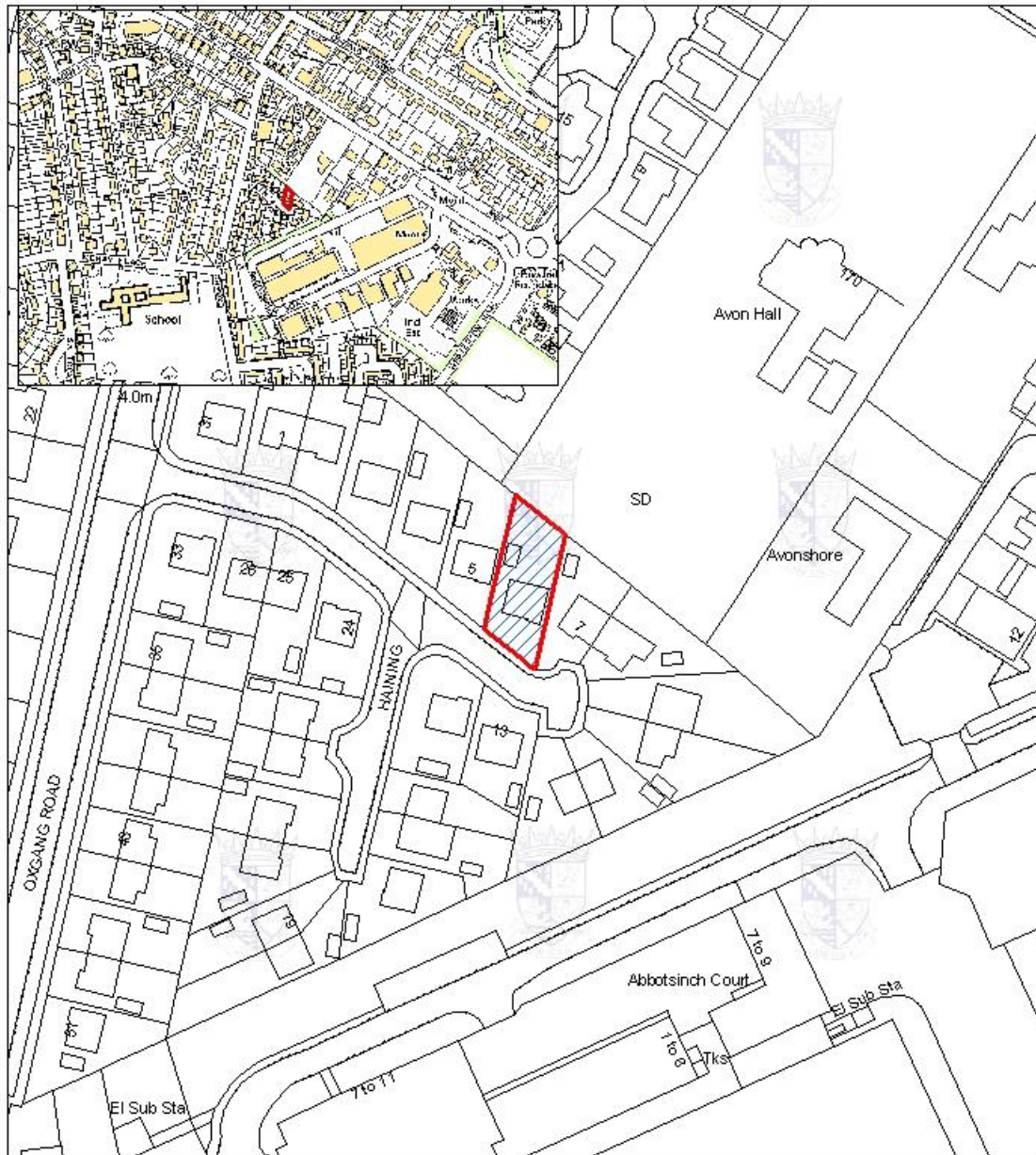
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504705 and ask for Kirsty Hope, Assistant Planning Officer.

# Planning Committee

## Planning Application Location Plan

**P/11/0012/FUL**

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



Reproduced by permission of Ordnance Survey on behalf of HMSO.  
© Crown copyright and database right 2011. All rights reserved.  
Ordnance Survey Licence number 100023384