

**FALKIRK COUNCIL**

**Subject:** EXTENSION TO DWELLINGHOUSE (2 STOREY TO REAR) AT  
8 MCCAMBRIDGE PLACE, LARBERT FK5 4FY FOR MRS  
LESLEY HENDERSON – P/11/0322/FUL

**Meeting:** PLANNING COMMITTEE

**Date:** 24 August 2011

**Author:** DIRECTOR OF DEVELOPMENT SERVICES

**Local Members:** Ward - Bonnybridge and Larbert  
Councillor Billy Buchanan  
Councillor Tom Coleman  
Councillor Linda Gow

**Community Council:** Larbert, Stenhousemuir and Torwood

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

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

- 1.1 This application deals with a two storey extension to the rear of the dwelling to accommodate an additional bedroom on the upper floor and a sunroom on the lower ground.
- 1.2 The property is a two storey detached dwelling located at 8 McCambridge Place, Larbert that is within an existing residential area.

**2. REASON FOR COMMITTEE CONSIDERATION**

- 2.1 The application has been called to Committee by Councillor Craig Martin.

**3. SITE HISTORY**

- 3.1 No relevant planning history.

**4. CONSULTATIONS**

- 4.1 The Environmental Protection Unit has raised no objection to the proposal, however they have requested that an informative with regards to contaminated land be attached to any consent given.

## **5. COMMUNITY COUNCIL**

- 5.1 The Larbert, Stenhousemuir and Torwood Community Council has not commented on the application.

## **6. PUBLIC REPRESENTATION**

- 6.1 During the course of the application, one objection letter was received by the Council. The salient issues are summarised below:

- Loss of amenity, specifically privacy from overlooking.

## **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 Policy SC9 advises that the main planning considerations are, that the scale, design and materials are to be sympathetic to the existing dwelling and neighbouring properties. It is considered that the location and scale of the extension would not significantly affect the degree of amenity, daylight or privacy enjoyed by neighbouring properties as there is a close boarded timber fence enclosing the rear garden. It is considered that the proposal would not result in an overdevelopment of the plot. The scale, design and materials of the proposal are considered to be sympathetic to the existing dwelling and surrounding area.

- 7a.4 Accordingly, the proposal accords with the Development Plan.

## **7b Material Considerations**

- 7b.1 The material considerations to be assessed are the Falkirk Council Supplementary Guidance Note, the consultation responses and the public representations.

### ***Falkirk Council Supplementary Guidance***

- 7b.2 Falkirk Council's Supplementary Planning Guidance Note (SPGN) on House Extensions and Alterations advises that the main planning concern with rear extensions is scale and massing from original dwelling streetscape, retaining private garden ground, privacy and overshadowing.
- 7b.3 The proposed rear extension is set down from the ridge of the original roof and is considered to respect the original dwelling in terms of scale and design. There would be adequate garden ground retained. There are no privacy issues, given the existing boundary treatments and position of the proposed openings. There are no overshadowing concerns. The proposed dwelling accords with the guidance as set out in the SPGN.

### ***Consultation Responses***

- 7b.4 The Environmental Protection Unit has raised no objection to the proposal but has advised that if planning permission is granted an informative be attached with regards to ground conditions and hours of construction work noise.

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

- 7b.5 The proposed extension would not significantly impact the neighbouring properties in terms of privacy, as there is a close boarded fence separating the two properties and it is not considered that the proposal would directly overlook the neighbouring property on the ground floor.

## **7c Conclusion**

- 7c.1 It is considered that the proposal is an acceptable form of development and therefore is assessed as according with the Falkirk Council Local Plan and the Falkirk Council's Supplementary Planning Guidance Note on House Extensions and Alterations, and no major issues have been raised through consultation. There are no material considerations which would merit refusal of this application in these circumstances.

## **8. RECOMMENDATION**

- 8.1 It is therefore recommended that planning permission be granted 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.

Reason(s):

- (2) To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.

**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, 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 - 18:00 Hours
Saturday	09:00 - 17:00 Hours
Sunday / Bank Holidays	10:00 - 16:00 Hours

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Health Manager.

- (3) In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. Development shall not recommence without the prior written approval of the Planning Authority.

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**Director of Development Services**

**Date:** 16 August 2011

**LIST OF BACKGROUND PAPERS**

1. Falkirk Council Structure Plan.
2. Falkirk Council Local Plan.
3. Falkirk Council Supplementary Guidance Note on House Extensions and Alterations.
4. Letter of representation from Mr James Baxter 6 McCambridge Place Larbert FK5 4FY on 31 May 2011.

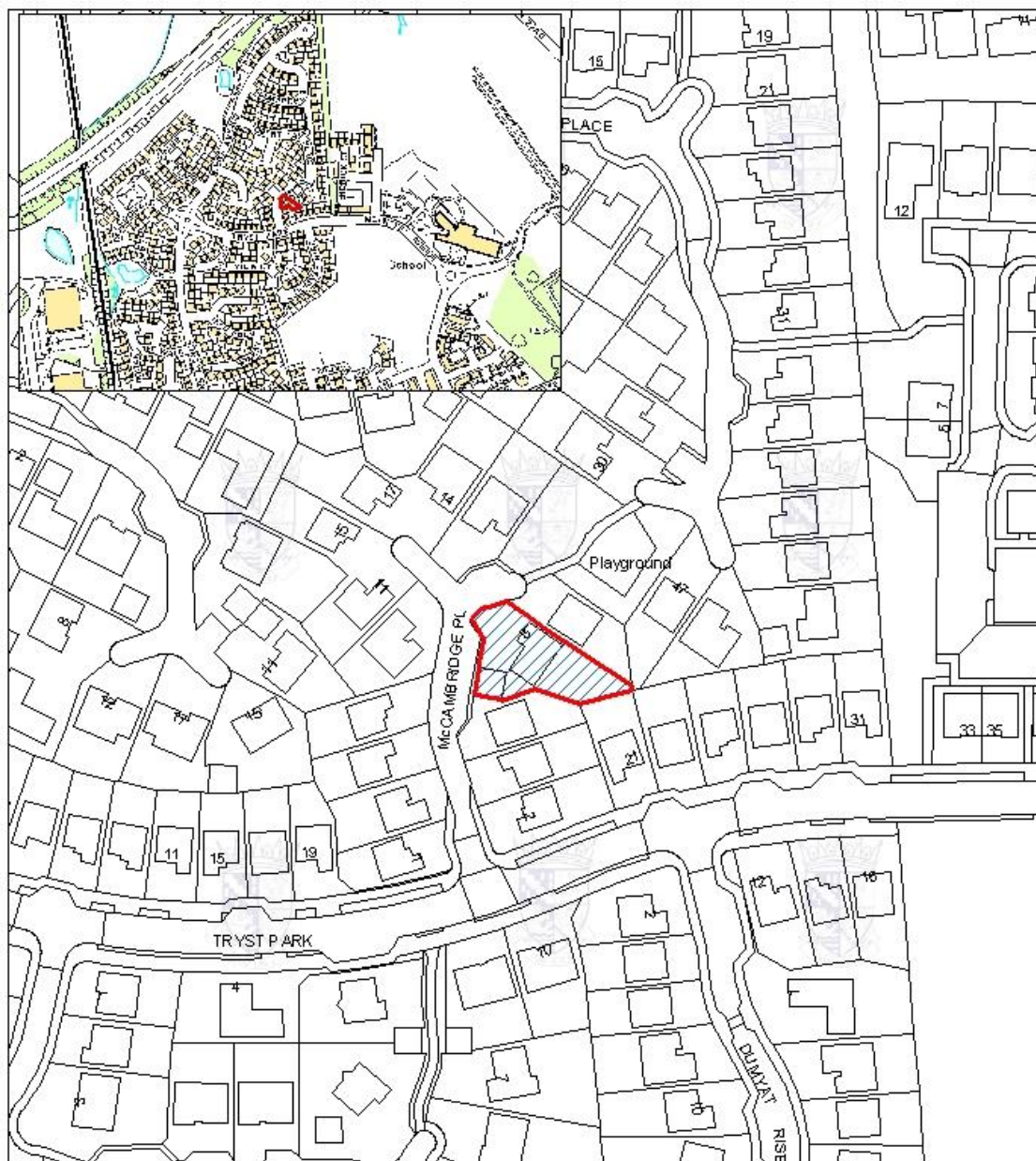
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504705 and ask for Kirsty Hope, Assistant Planning Officer.

# Planning Committee

## Planning Application Location Plan

**P/11/0322/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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