

Further Information

Permissions/Requirements

Further Reading

Useful Contacts

Checklist



3.1 Permissions and Requirements

Various permissions may be required for a house extension or alteration as follows :

Planning Permission

Required as a general rule for any new building or for a change of use, extension or external alteration of an existing building. Certain minor extensions may not require planning permission because they are deemed to be "permitted development" under planning legislation. However this concession would be removed in Conservation Areas, where an Article 4 Direction is in force.

Planning applicants require to notify neighbours in adjoining properties of a proposed development as part of any planning application.

Listed Building Consent

Required where a building is listed by Historic Scotland as of special architectural or historic interest.

Building Warrant

Required for most building works to ensure that they conform to the Building Regulations in terms of structural stability, weather resistance sound and thermal insulation, fire protection, daylighting, drainage etc. A building warrant is no guarantee that planning permission will be granted.

Tree Consent

Required where it is intended to remove or prune a tree located in a Conservation Area or an area protected by a special Tree Preservation Order.

Roads Construction Consent

Required when a development affects existing provisions for vehicular access, turning and parking provision or where the road or footpath has to be physically adapted to meet standards.

3.2 Further Reading

LITTLEFAIR P.J. (1991) Site Planning for Daylight and Sunlight: A Guide for Good Practice. (Building Research Establishment)

3.3 Useful Contacts

Information on Planning Permission, Building Warrant Permitted Development, Listed Buildings and Conservation Area control, Road Design/Warrants and Neighbour Notification can be obtained from:

Development Control Unit
Development Services
Falkirk Council
Abbotsford House
David's Loan
Falkirk FK2 7YZ
Tel: 01324 504950

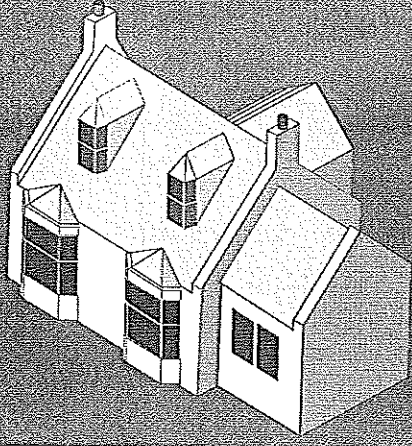
A list of architects can be obtained from:

RIAS (Royal Incorporation of Architects in Scotland)
15 Rutland Square
Edinburgh-EH1 2BE
Tel: 0131 229 7205
www.rias.org.uk

The RIAS offers a Client Advisory Service and maintains a list of Conservation Accredited Architects

3.4 Checklist

- ⊗ Will my extension affect the street pattern outside my house?
- ⊗ Will my extension affect the neighbouring property?
- ⊗ Is my house a Listed Building or located within a Conservation Area?
- ⊗ Will my extension affect any protected trees?
- ⊗ Would a ground extension be better than a roof extension?
- ⊗ Will my extension affect vehicle access, turning and parking?
- ⊗ Do I have an appropriate professional to design and manage the work?



هذه الوثيقة متاحة عند الطلب
في اللغات الأخرى في المجتمع.

ਇਹ ਪਰਚਾ ਸਮਾਜ ਦੀਆਂ ਹੋਰ
ਭਾਸ਼ਾਵਾਂ ਵਿਚ ਪੁੱਛਣ ਤੇ ਮਿਲਦਾ ਹੈ।

此文件設有其他
語文，請向有關
方面索取。

یہ دستاویز دوسری کمیونٹی زبانوں میں مطالبے پر دستیاب ہے۔

If you would like a copy in community languages, braille, large print or audit tape
call Development Services, Falkirk Council on 01324 504715.



Falkirk Council
Development Services



Date: 10 February 2012
Our Ref: SB/SMcG

Falkirk Council
Chief Executive Office

Mrs Rhona Geisler
Director of Development Services
Abbotsford House
David's Loan
Falkirk

Enquiries to: **Governance** Shona Barton
Direct Dial: 01324 506116
Fax No: 01324 506071
e-mail: shona.barton@falkirk.gov.uk

Dear Mrs Geisler,

**LOCAL PLANNING REVIEW COMMITTEE – PLANNING APPLICATION
P/11/0506/FUL, EXTENSION TO DWELLINGHOUSE AT 17 CAMPFIELD
STREET, FALKIRK, FK2 7DN**

The Planning Review Committee met on 9 February 2012 to consider the above application for review. At the Meeting the Committee determined that they did not have enough information to determine the application, and requested, in accordance with Regulation 15 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008 (“the 2008 Regulations”), that further information by way of written submissions be provided by the Planning Authority. The Committee also agreed that they would conduct, in accordance with Regulation 16 of the 2008 Regulations, an accompanied inspection of the site in question.

The information requested by way of written submissions is for the Director of Development Services to provide copies of approved plans in relation to the properties detailed in page 13 of the Agenda, a copy of which is attached with this letter. The plans should show property addresses but otherwise be anonymised.

As the Committee agreed to a timescale of 14 days for provision of this information, I would be grateful if you could forward to me any appropriate information on or before **Friday 24 February 2012**

A copy of this letter has been sent to the applicant in accordance with Regulation 15(a) of the 2008 Regulations.

Please note that you are required to send a copy of your response to this letter to the applicant. The applicant will then have a period of 14 days to comment in response.

Please contact me if you require any further clarification.

Yours sincerely

Committee Services Officer
for Chief Governance Officer
Enc.

Chief Governance Officer: Rose Mary Glackin

Municipal Buildings
Falkirk FK1 5RS
LP 1 Falkirk-2
www.falkirk.gov.uk

PLANNING AND TRANSPORTATION

Enquiries to : Brent Vivian
 Direct Dial : 01324 504935
 Fax : 01324 504747
 e-mail : brent.vivian@falkirk.gov.uk



Falkirk Council

Development Services

Our Ref : P/11/0506/FUL/BV/GA
 Please quote in all correspondence

Your Ref : SB/SMcG

20 February 2012

Shona Barton
 Committee Services Officer
 Falkirk Council
 Municipal Buildings
 Falkirk
 FK1 5RS



Dear Shona

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS

Development **Extension to Dwellinghouse**
Location **17 Campfield Street, Falkirk, FK2 7DN**
Application No. **P/11/0506/FUL**

I refer to your letter dated 10 February 2012 confirming the request for further information by the Local Planning Review Committee at their meeting of 9 February 2012 in respect of the review of the above planning application.

In accordance with their request, please find attached a copy of the existing and proposed elevations pertaining to the planning applications referred in the applicant's review documents.

A copy of this letter and the further information has been sent to the applicant and her agent.

Regards

Brent Vivian
 Senior Planning Officer

Enclosure

Copy to:-

Ms Helen Malloy
 17 Campfield Street
 Falkirk
 FK2 7DN

i Line Designs
 44 Tanera Court
 Falkirk
 FK1 2PQ

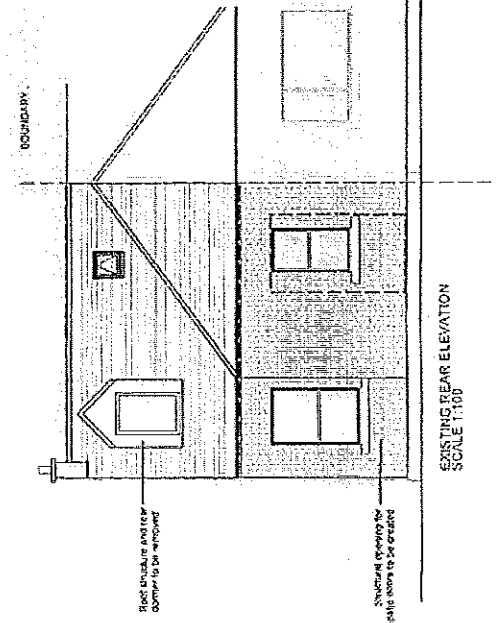
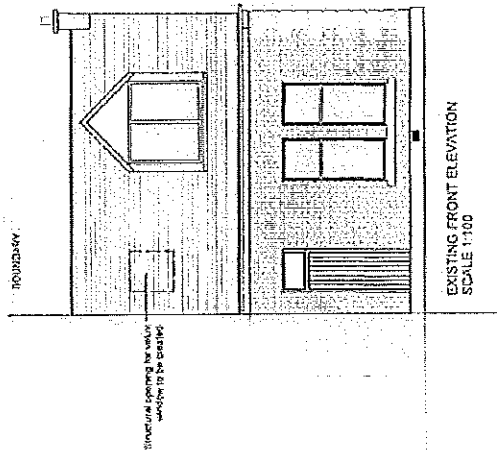
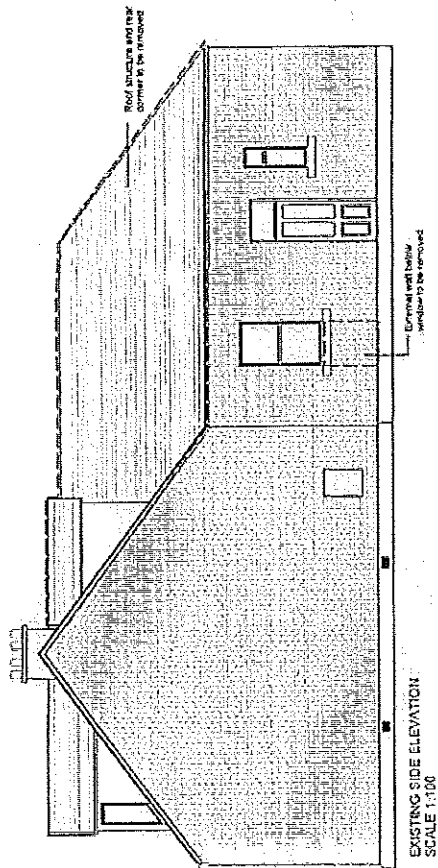
Director: Rhona Geisler
 Abbotsford House,
 David's Loan, Falkirk FK2 7YZ
 LP 3 Falkirk-2.
 Telephone: 01324 504950
 www.falkirk.gov.uk

P100/0506/FW

1. All drawings shall be prepared in accordance with the following instructions:
 2. All drawings shall be prepared in accordance with the following instructions:
 3. All drawings shall be prepared in accordance with the following instructions:
 4. All drawings shall be prepared in accordance with the following instructions:
 5. All drawings shall be prepared in accordance with the following instructions:
 6. All drawings shall be prepared in accordance with the following instructions:
 7. All drawings shall be prepared in accordance with the following instructions:
 8. All drawings shall be prepared in accordance with the following instructions:
 9. All drawings shall be prepared in accordance with the following instructions:
 10. All drawings shall be prepared in accordance with the following instructions:

PROPERTY TITLE: Extension to 447 First Road
 SITE: 447 First Road
 DRAWN: J. J. J.
 CHECKED: J. J. J.
 DATE: 24.08.10

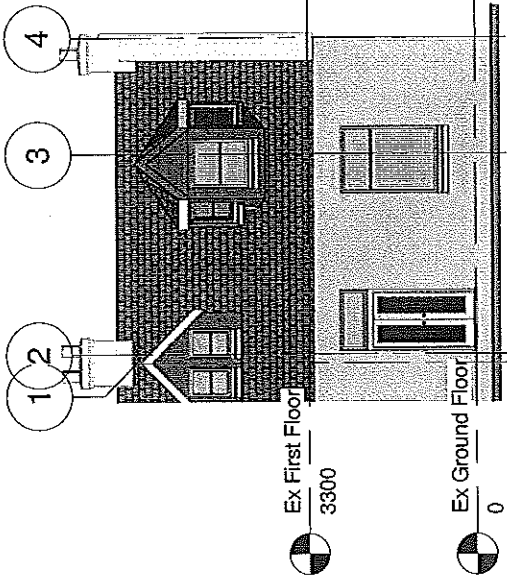
I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ONE OF THE ORIGINALS SUBMITTED TO THE APPLICATION OF BUILDING WARRANT.
 DATED: _____
 SIGNED: _____
 ON BEHALF OF RED



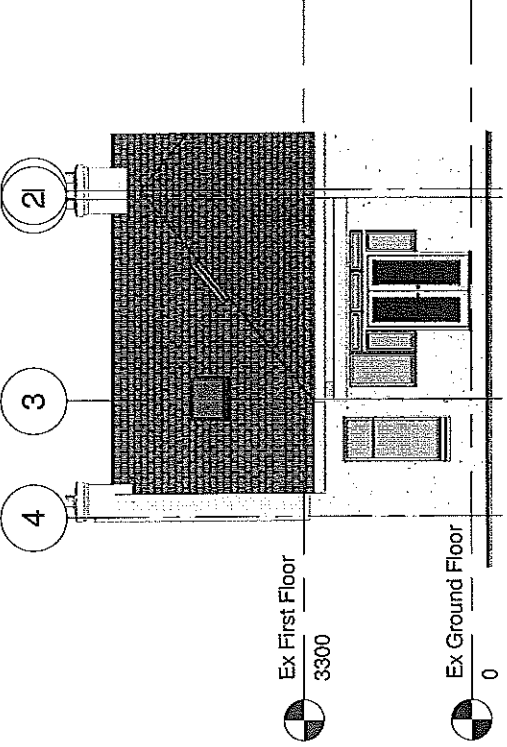
EXISTING

must be reported prior to works starting.

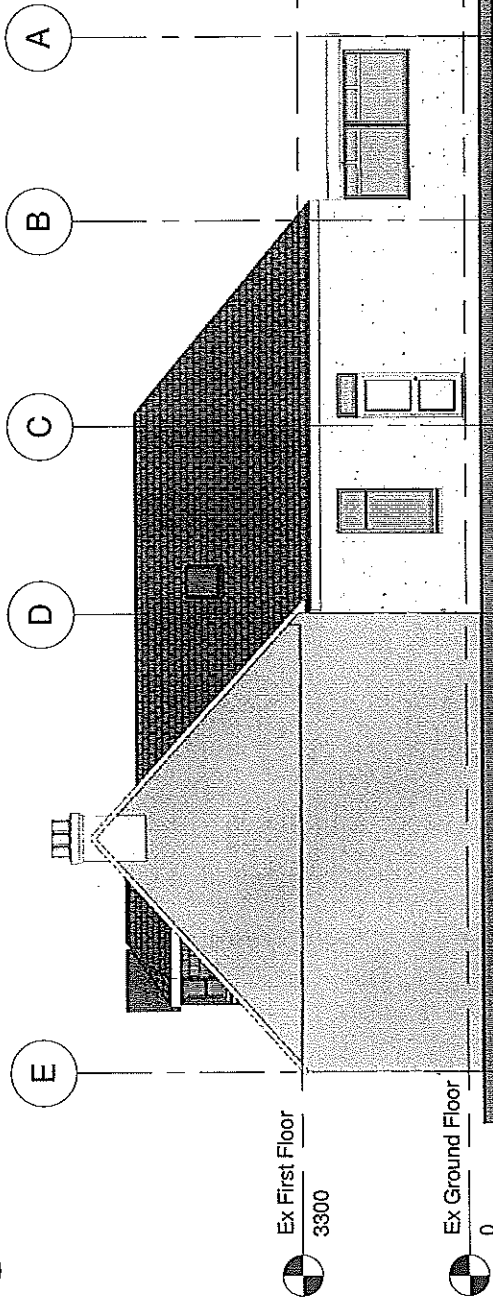
NOTE:- All existing dimensions must be checked on site by the contractor prior to work commencing. Any discrepancy



1 Existing West Elevation (front)
1 : 100



2 Existing East Elevation
1 : 100

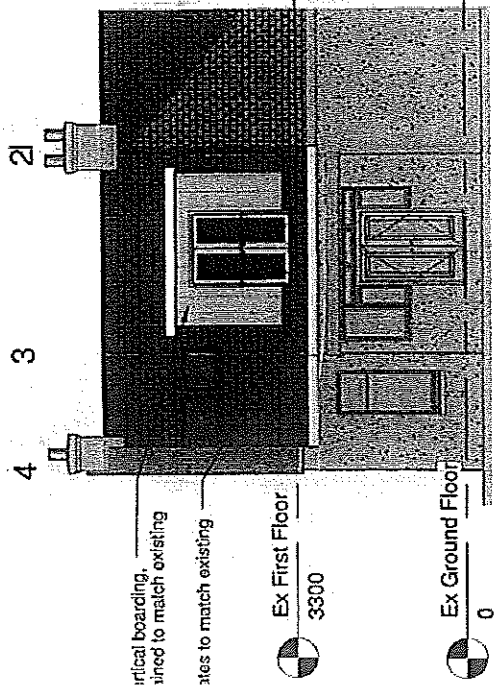


3 Existing South Elevation
1 : 100

P/09/0916/FV

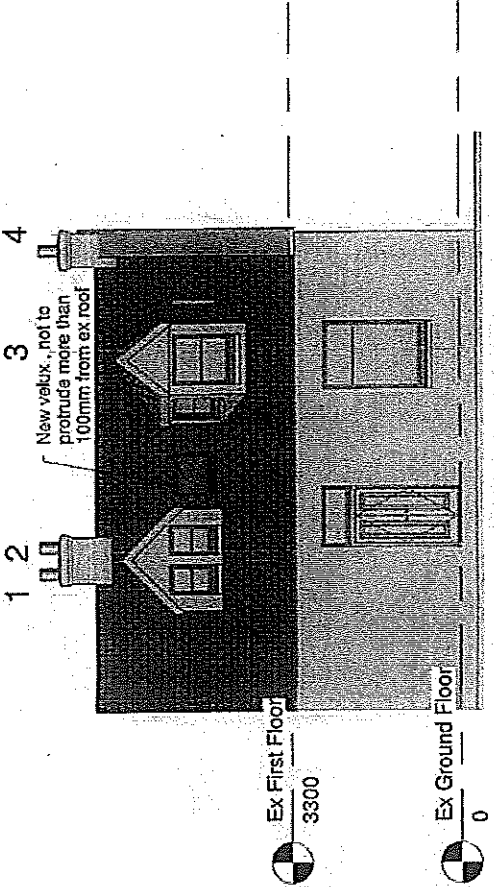
No.		Description	Date	Title Existing Elevations			
		Client : [REDACTED]		Project : Home Extension		Rev	
		Project Address : 10 Philip street Bainsford Falkirk FK2 7JE		Stage Planning		Drawing no 104	
				Job no 0924		Date Dec. 2009	

NOTE: All existing dimensions must be checked on site by the contractor prior to work commencing. Any discrepancies reported prior to works starting.



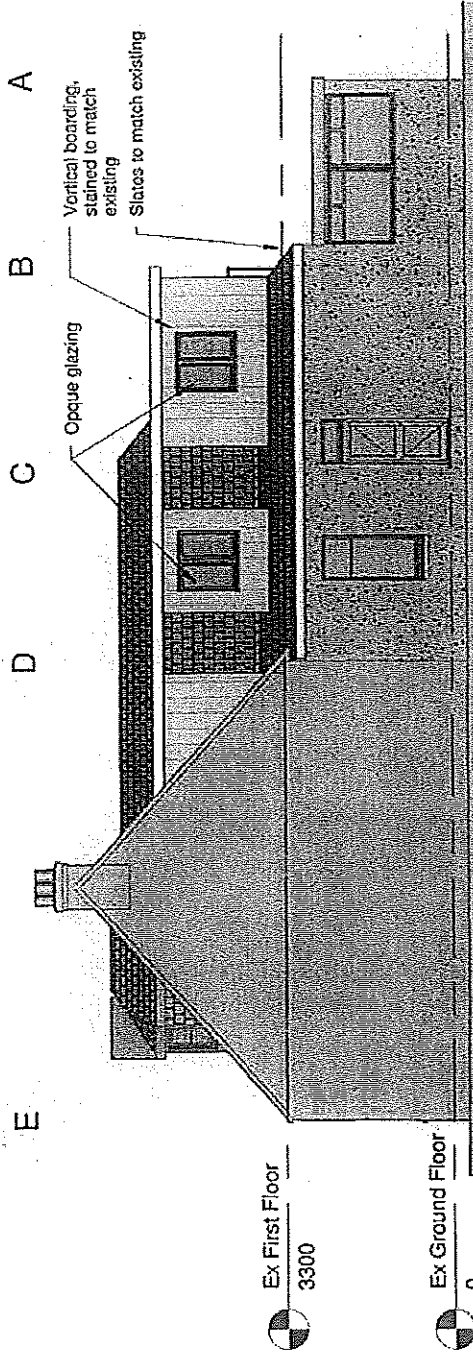
1 Proposed East Elevation

1:100



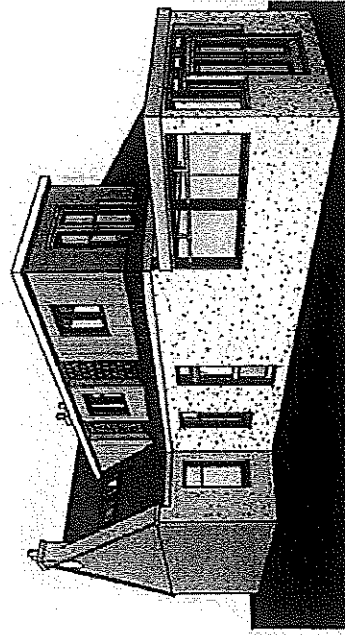
2 Proposed West Elevation

1:100



3 Proposed South Elevation

1:100



4 3D View 1

4

Line Designs
 44 TEMPER COURT, FOLKINGHAM, ESSEX, S.S.16 5JL
 T: 01304 206177 M: 07590005750 E: info@linedesigns.co.uk

No.	Description	Date

Client: [REDACTED]	Project: Home Extension
Project Address: 10 Philip Street, Bainsford, Falkirk, FK2 7JE	

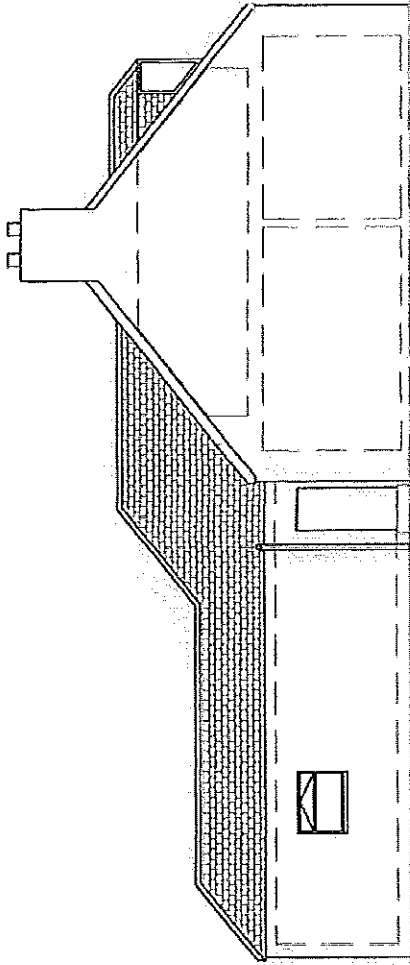
Title Proposed Elevations			
Stage	Planning	Drawing no	Rev
Job no	0924	106	
Date	Dec. 2009		

0109/0916/FJR

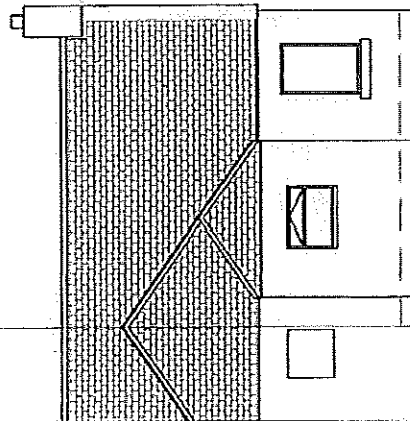
I CERTIFY THESE DRAWINGS TO BE TRUE COPIES OF THOSE REFERRED TO IN THE BUILDING AND PLANNING WARRANT APPLICATION

signed

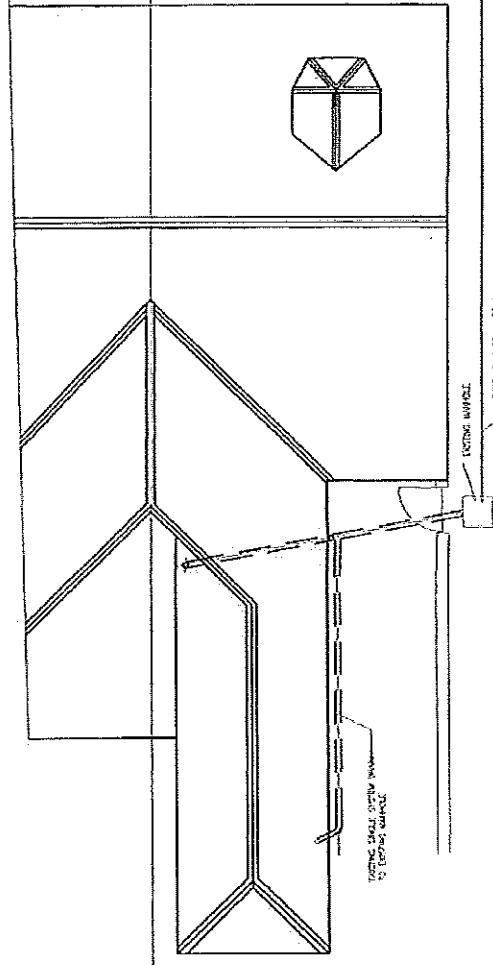
date



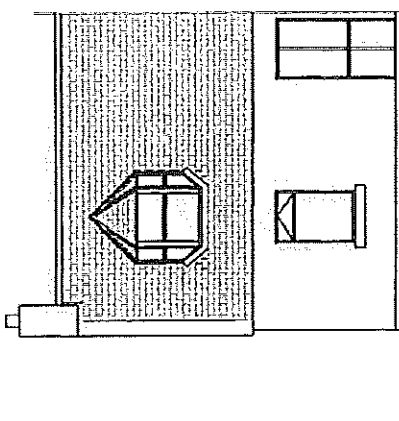
EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION



EXISTING ROOF PLAN



EXISTING EAST ELEVATION

FALKIRK COUNCIL
AMENDED SA

RECEIVED 29 SEP 2008

APPLICATION NUMBER
P/08/0786/FUL

NO.	DESCRIPTION	MOD IN DATE	BY FIRST NO	BY SECOND NO	BY THIRD NO
1	DM - CAD SERVICE				
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CLIENT
3 UNION STREET
STENHOUSEMUIR

TITLE
DORMER CONVERSION
EXISTING ELEVATIONS

SCALE: 1/500
DATE: DM/KR/03

I CERTIFY THESE DRAWINGS TO BE TRUE COPIES OF THOSE REFERRED TO IN THE BUILDING AND PLANNING WARRANT APPLICATION

signed
date

SMOKE DETECTION - to BS-5893-1995 type LD3 to be connected to ELEC MAINS supply with battery supply back up.

FALKIRK COUNCIL
AMENDED 2A

RECEIVED 29 SEP 2008

APPLICATION NUMBER

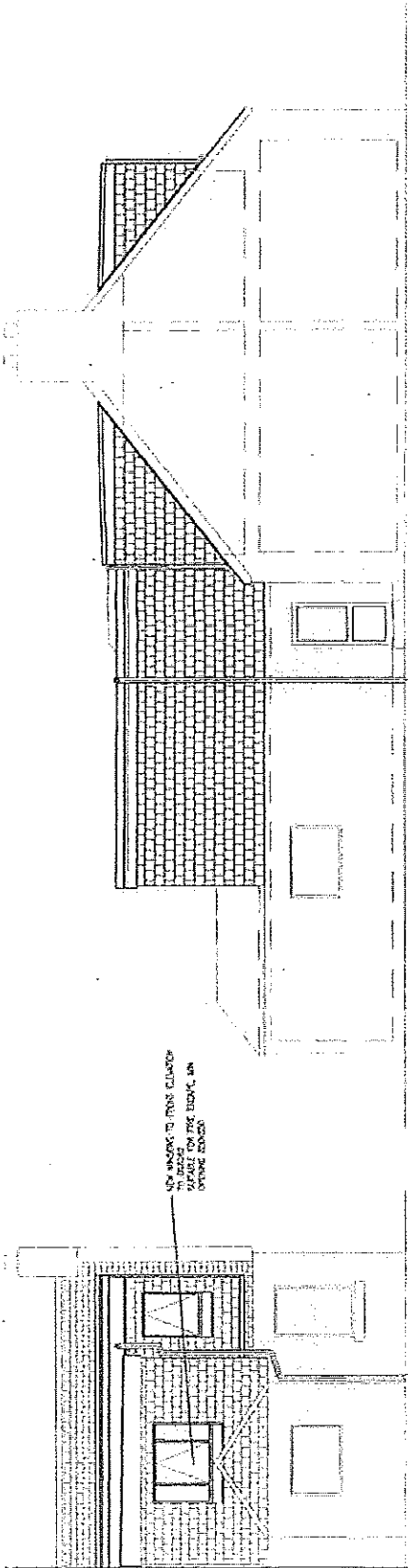
P/08/C.786/FCL

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CLIENT
15 UNION STREET
STENHOUSEBURGH

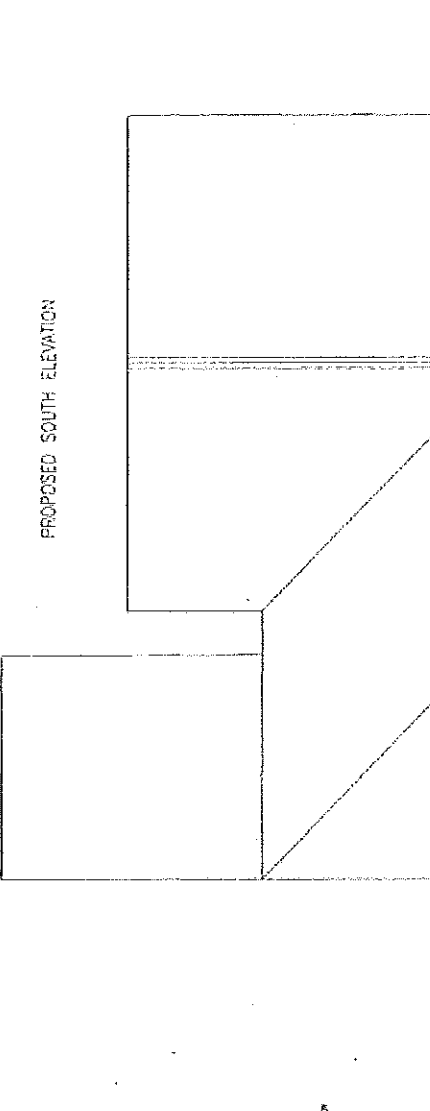
TITLE
PROPOSED DORMER EXTENSION
PROPOSED ELEVATIONS

DM/KD/01
SCALE: 1/50
DATE: 17/06/07

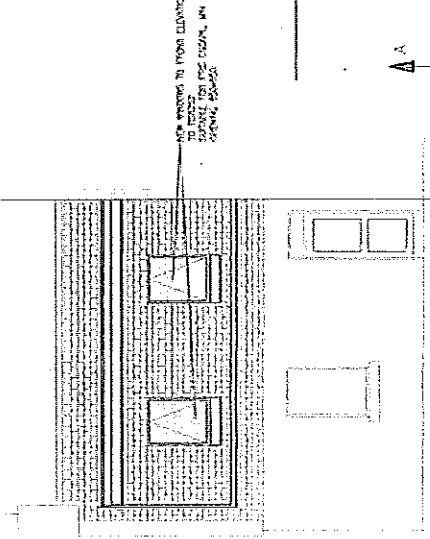


PROPOSED WEST ELEVATION

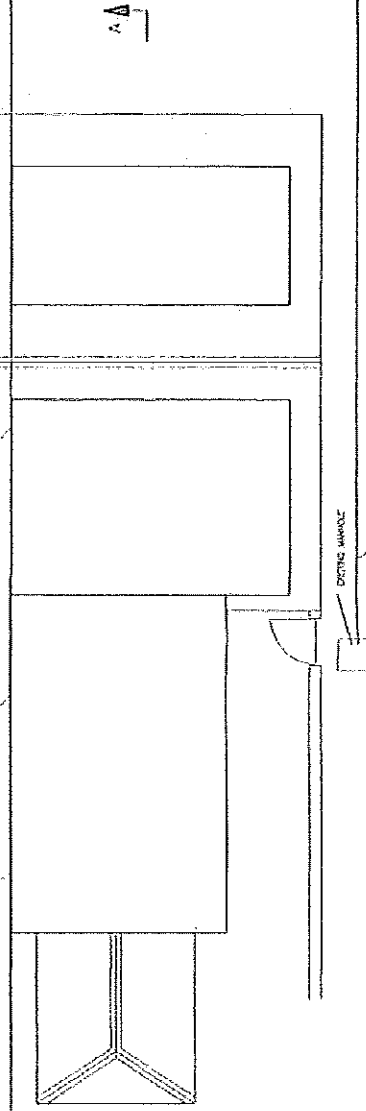
150mm PVC BATH TUB
TO BE INSTALLED IN
BATHROOM
AT 150mm ABOVE FLOOR LVL.



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED ROOF PLAN

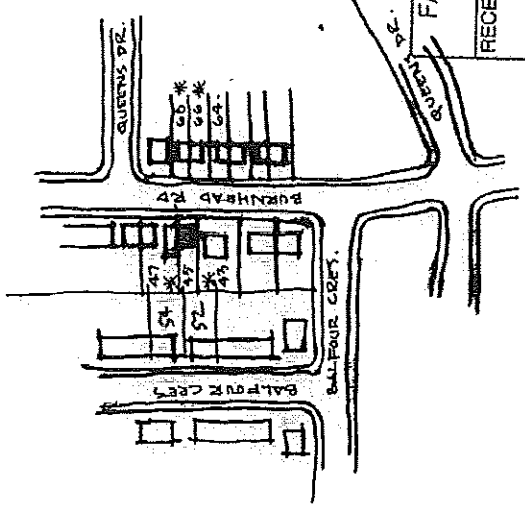
FOR SECTION A-A SEE DRG DM/KD/01

P/08/C475/FUL

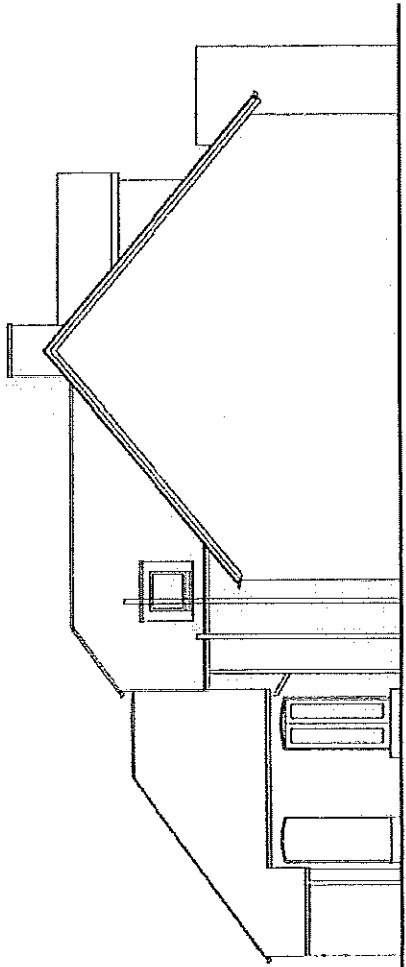
FALKIRK COUNCIL DEVELOPMENT SERVICES	01
RECEIVED	10 JUL 2009
APPLICATION NUMBER	P/08/0475/FUL

LOCATION PLAN N.T.S.

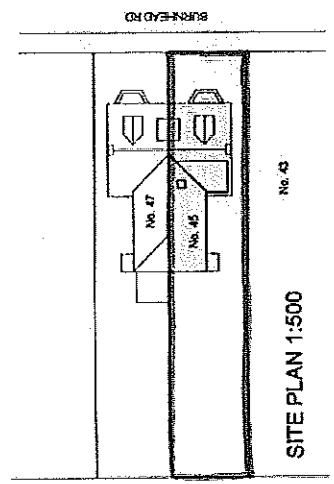
* INDICATES NEIGHBOURS NOTIFIED OF APPLICATION FOR PLANNING PERMISSION



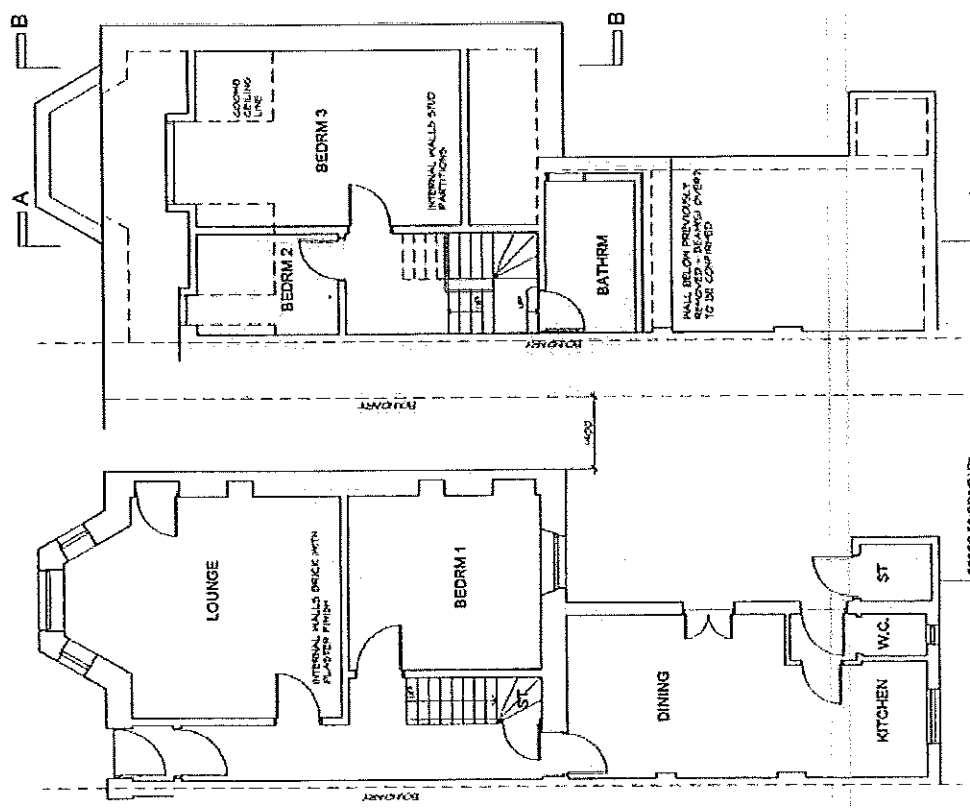
SOUTH ELEVATION



PROPOSED EXTENSION/ALTERATIONS TO DWELLING HOUSE
AT NO. 45 BURNHEAD RD., LARBERT
DWG. No. 1 EXISTING PLANS AND ELEVATION SCALE - 1:100

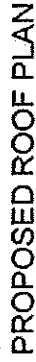


SITE PLAN 1:500



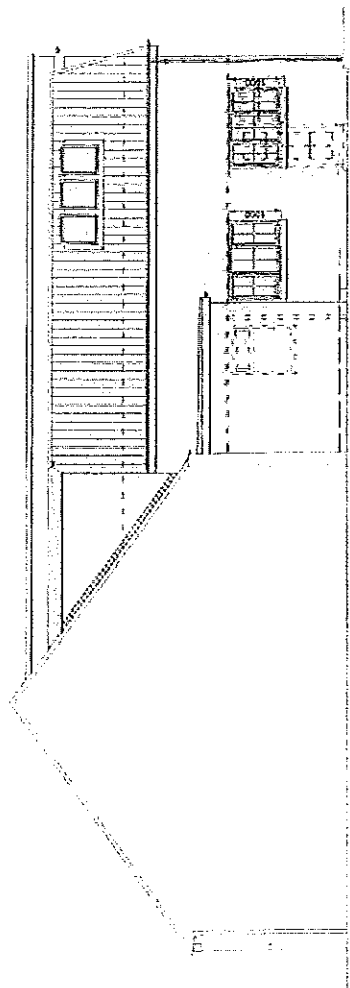
FIRST FLOOR PLAN

GROUND FLOOR PLAN

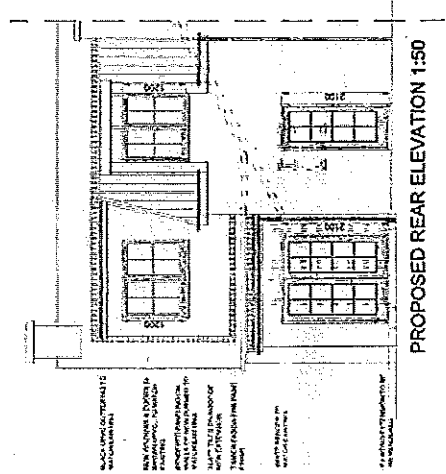


PROPOSED EXTENSION/ALTERATIONS TO DWELLING HOUSE
AT NO. 45 BURNHEAD RD., LARBERT
DWG. No. 5B PROPOSED ELEVATIONS AND ROOF PLAN SCALE - 1:100

EXISTING + PROPOSED



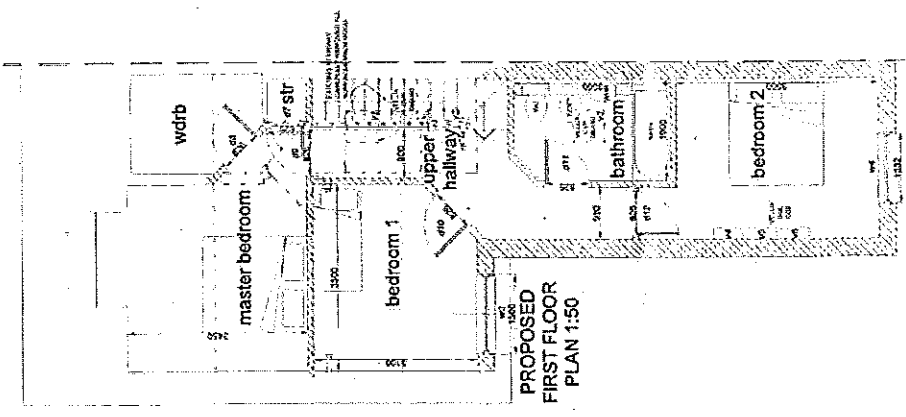
PROPOSED SIDE ELEVATION 1:50



PROPOSED REAR ELEVATION 1:50



EXISTING GROUND FLOOR PLAN 1:100



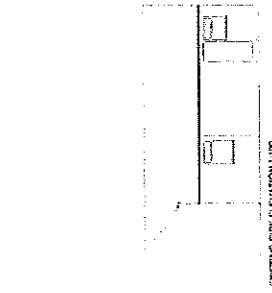
PROPOSED FIRST FLOOR PLAN 1:50



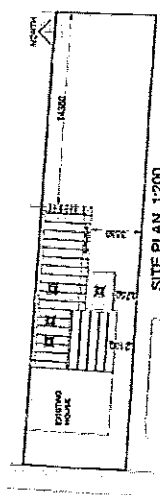
EXISTING FIRST FLOOR PLAN 1:100



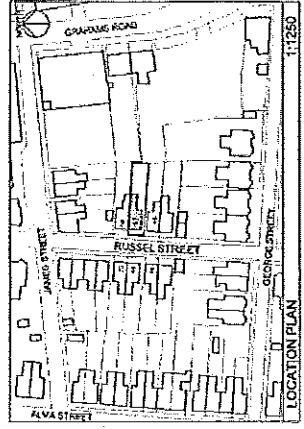
EXISTING REAR ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100



SITE PLAN 1:200



LOCATION PLAN 1:1250

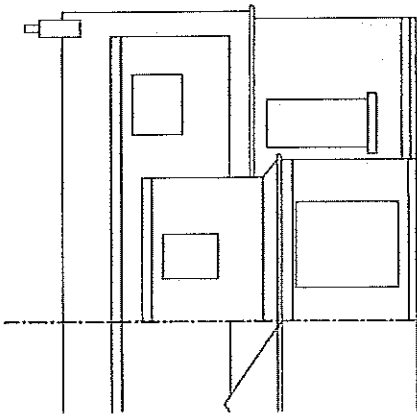
P/10/0622/PL

THIS IS A TRUE COPY OF THE ORIGINAL DRAWING.
DATE: 26/08/10
DRAWN BY: [Signature]
CHECKED BY: [Signature]
TBB architecture
17 Colquhoun Street, Falkirk, FK1 1DU
Tel: 01324 623119 Fax: 01324 977171

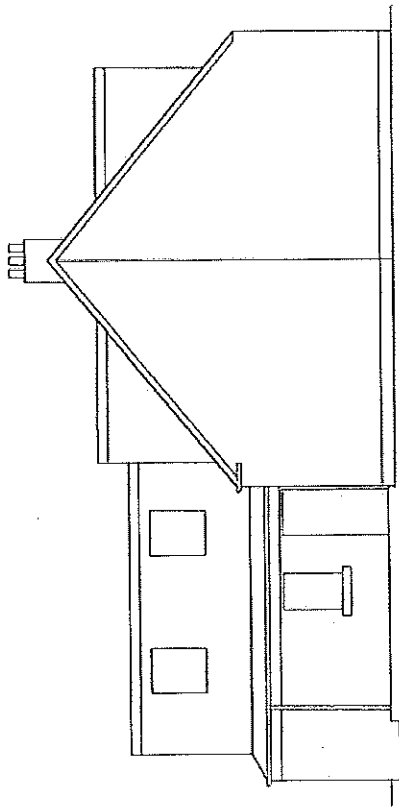
PROPOSED ALTERATIONS & EXTENSION TO HOUSE AT 17 RUSSEL STREET, FALKIRK, FK1 7H
DRAWING DESIGN DRAWING 4
Scale 1:50, 1:100, 1:200, 1:1250
Drawing No. 4927106
Rev. 02



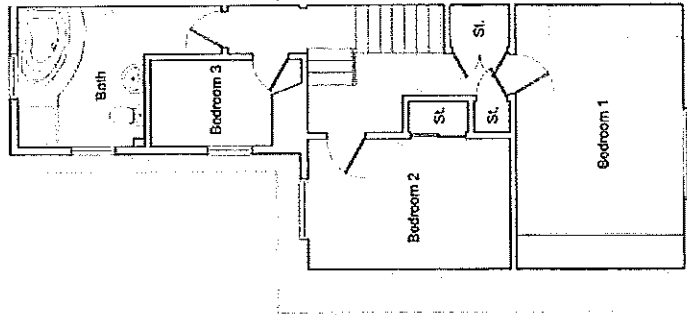
SITE PLAN
1:150 Scale



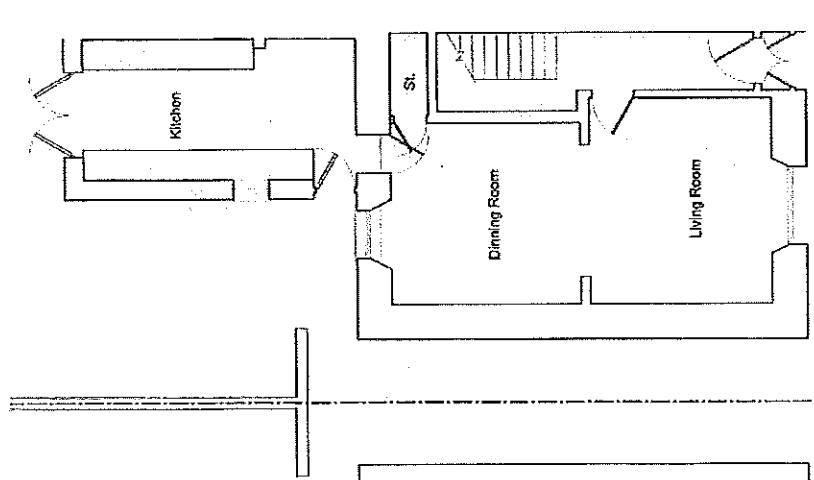
EXISTING REAR ELEVATION



EXISTING GABLE ELEVATION



EXISTING FIRST FLOOR PLAN

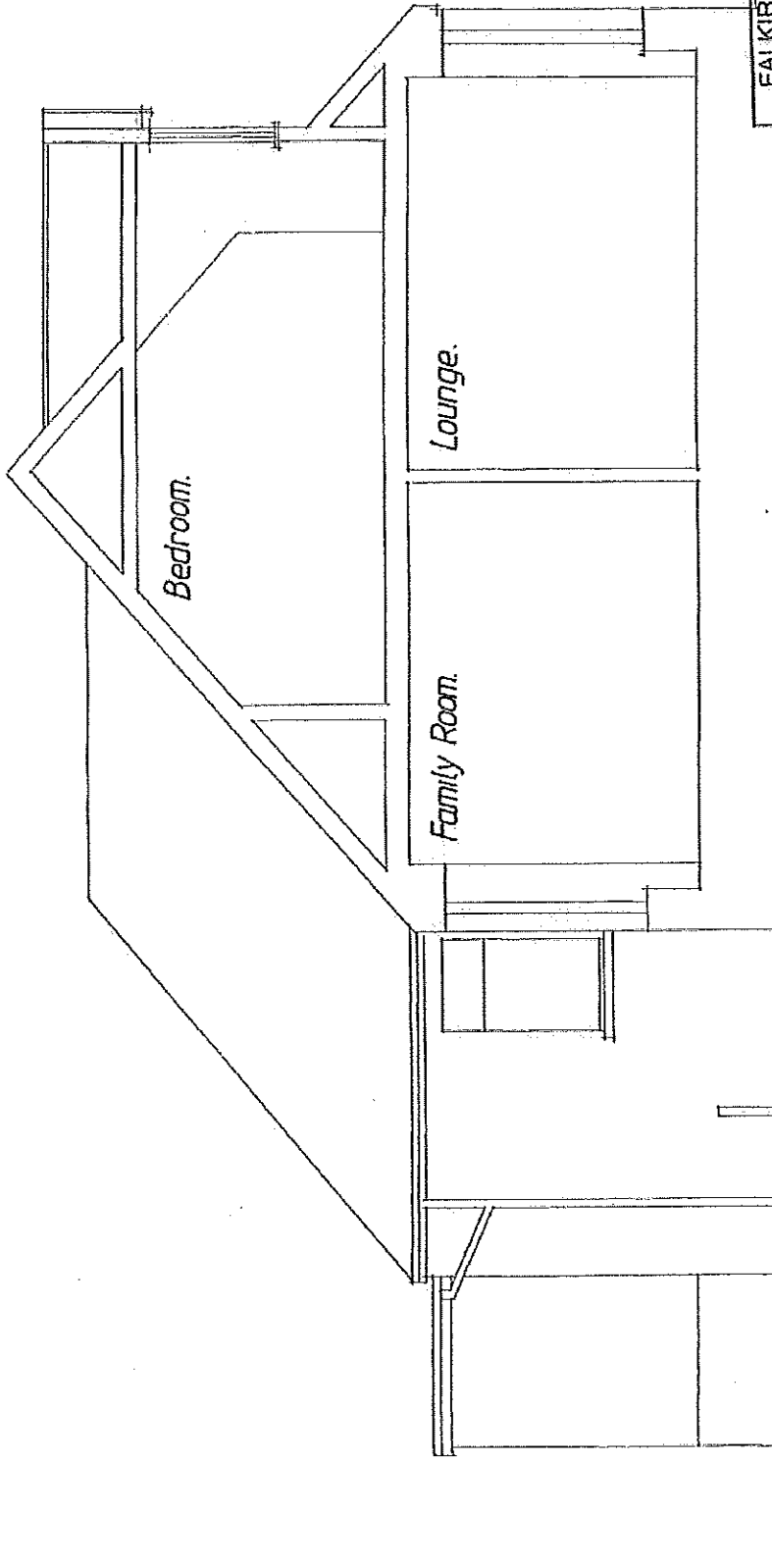


EXISTING GROUND FLOOR PLAN

7/10/0308/FU

This is the plan referred to in my
application dated _____
Signed _____

Proposed Extension to 13 Russell Street Falmouth		Existing Plans & Elevations	
12/08/03	01	1:150	
Dec '03			



EXISTING GABLE ELEVATION.

FALKIRK COUNCIL DEVELOPMENT SERVICES 04
RECEIVED
02 DEC 2009
APPLICATION NUMBER
P/09/0873/FULL

MURRAY & MURRAY DESIGN STUDIO
Architectural & Building Design Consultants

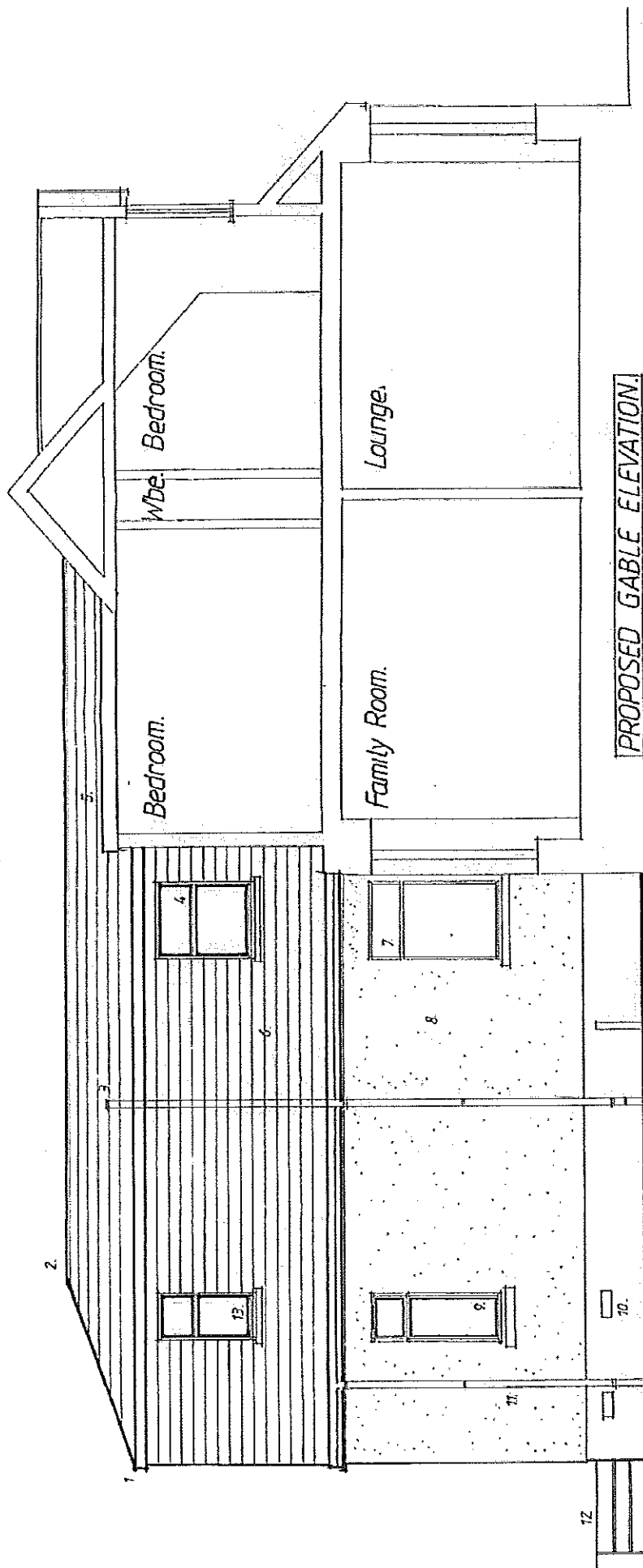
Registered Office:
26 Springfield Drive Rosebank
Falkirk FK1 5HP
Tel: 01324 623868 / 07719 510234
Fax: 01324 973731

Location: 11 Alma Street Falkirk
Description: Alterations & Dormer Extension To Dwelling
Drawing: Existing Gable Elevation
Scale: 1:50

Revision: _____
Drawing No: _____
Signed _____
Dated _____

This is the plan/a true copy of the plan referred to in the application.

DO NOT SCALE FROM ANY DRAWINGS. ALL SIZES AND DIMENSIONS SHOULD BE CHECKED ON SITE PRIOR TO THE ORDER OR MANUFACTURE OF ANY MATERIALS OR COMMENCEMENT OF ANY CONSTRUCTION WORKS.
THIS DRAWING IS PROTECTED BY COPYRIGHT © 2009



SCANNED
19 APR 2010

MURRAY & MURRAY DESIGN STUDIO

Architectural & Building Design Consultants
Registered Office:

Falkirk P11 3HT
Tel: 01324 623688 / 07719 910234
Fax: 01324 670731

Location: 11 Alma Street Falkirk

Description: Alterations & Dormer Extension To Dwelling

Drawing: Proposed Gable Elevation

Scale: 1:50

This is the plan/a true copy of the plan referred to in the application.

Dated: _____

Signed: _____

DO NOT SCALE FROM ANY DRAWINGS. ALL SIZES AND DIMENSIONS SHOULD BE CHECKED ON SITE PRIOR TO THE ORDER OR MANUFACTURE OF ANY MATERIALS OR COMMENCEMENT OF ANY CONSTRUCTION WORKS.

THIS DRAWING IS PROTECTED BY COPYRIGHT © 2009

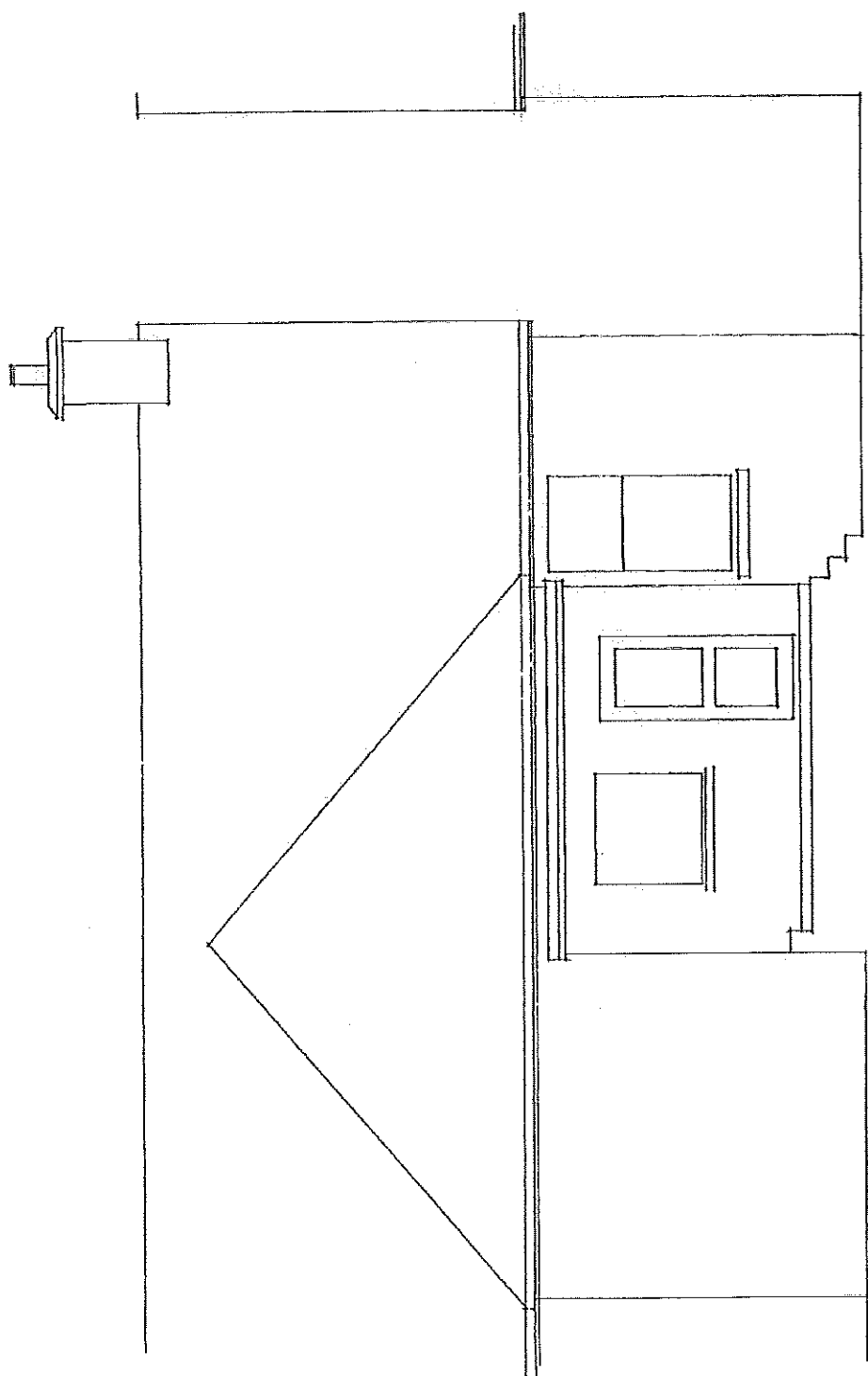
FALKIRK COUNCIL
AMENDED 10A

RECEIVED 19 APR 2010

APPLICATION NUMBER

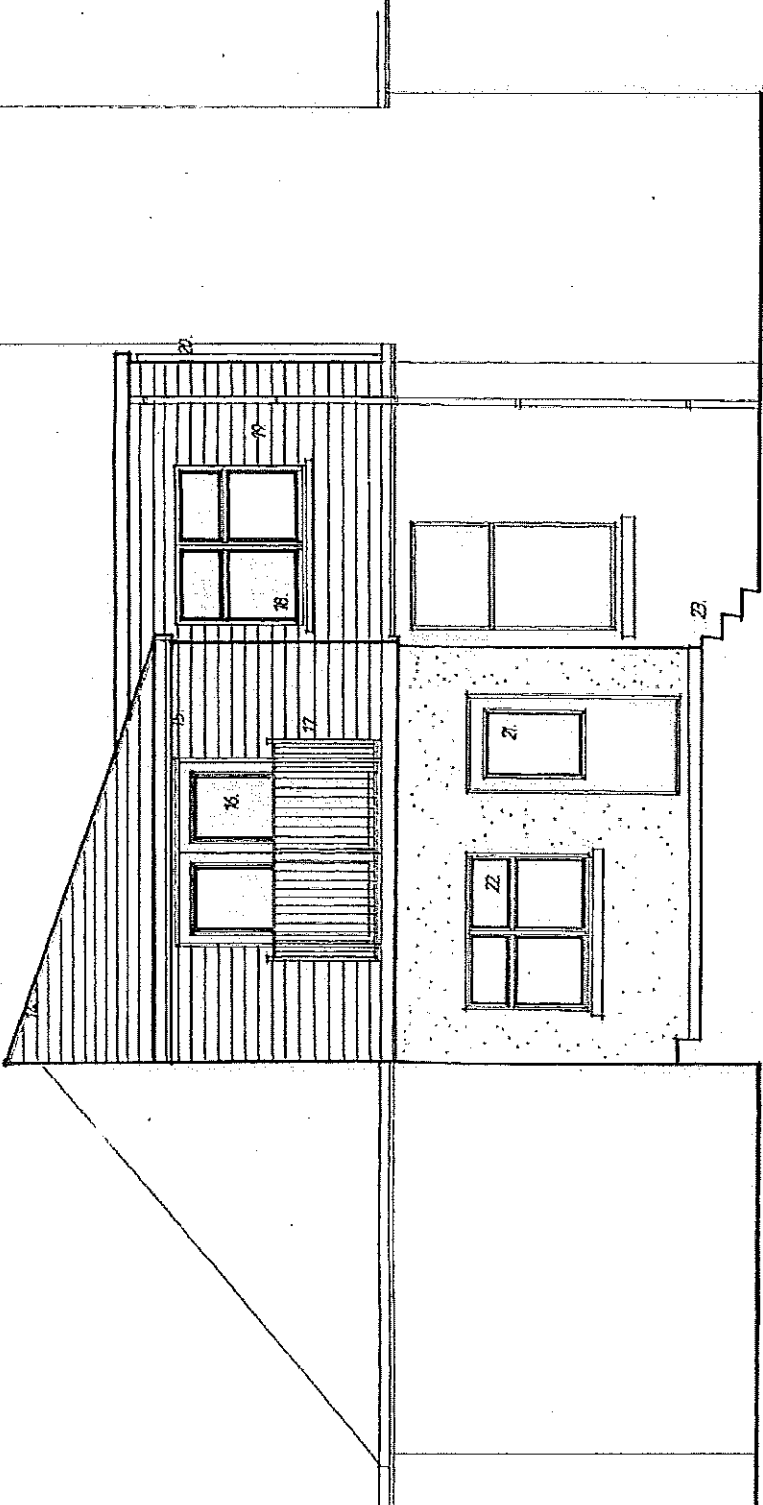
P10910873 FUL

FALKIRK COUNCIL DEVELOPMENT SERVICES	05
RECEIVED	02 DEC 2009
APPLICATION NUMBER	P/09/0873/FUL



EXISTING REAR ELEVATION.

MURRAY & MURRAY DESIGN STUDIO	
Architectural & Building Design Consultants	
Registered Office: 28 Springfield Drive, Rosebank Falkirk FK1 5HP Tel: 01324 623869 / 07710 910234 Fax: 01324 673731	
Location: 11 Alma Street, Falkirk	
Description: Alterations & Dormer Extension To Dwelling	
Drawing: Existing Rear Elevation	
Scale: 1:50	
This is the plan/true copy of the plan referred to in the application.	
Signed: _____	
Dated: _____	
Drawing No: _____	
Revision: _____	
DO NOT SCALE FROM ANY DRAWINGS. ALL SIZES AND DIMENSIONS SHOULD BE CHECKED ON SITE PRIOR TO THE ORDER OR MANUFACTURE OF ANY MATERIALS OR COMMENCEMENT OF ANY CONSTRUCTION WORKS.	
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PROPOSED REAR ELEVATION.

SCANNED
19 APR 2010

MURRAY & MURRAY DESIGN STUDIO
Architectural & Building Design Consultants
Registered Office:
28 Springfield Drive Rosebank
Falkirk FK1 5UP
Tel: 01324 623668 / 07719 810234
Fax: 01324 573731

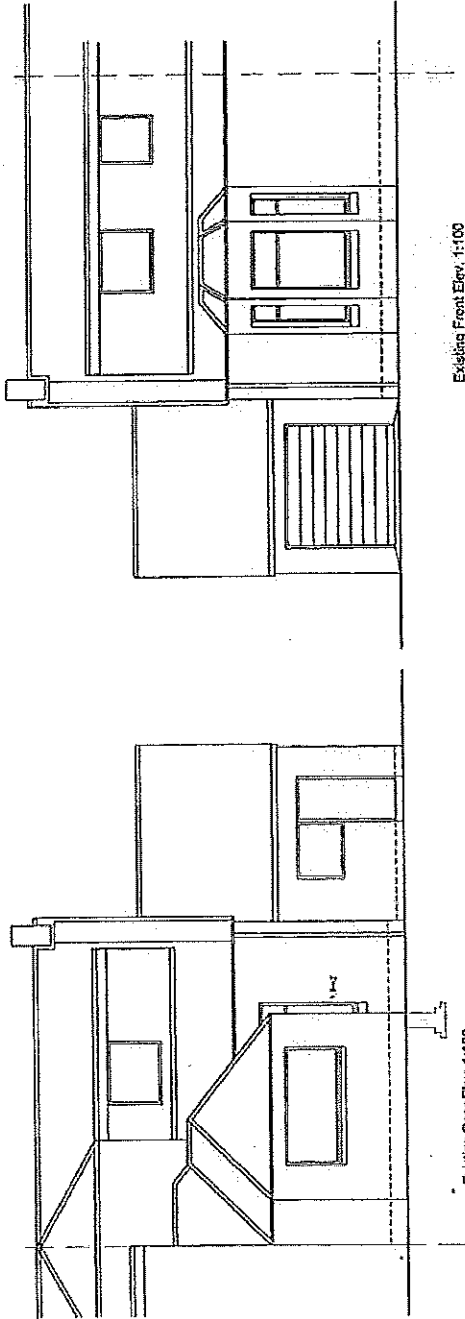
Location: 11 Alma Street Falkirk
Description: Alterations & Dormer Extension To Dwelling
Drawing: Proposed Rear Elevation
Scale: 1:50
Revision: A
Drawing No:
Signed
Dated

This is the plan/a true copy of the plan referred to in the application.

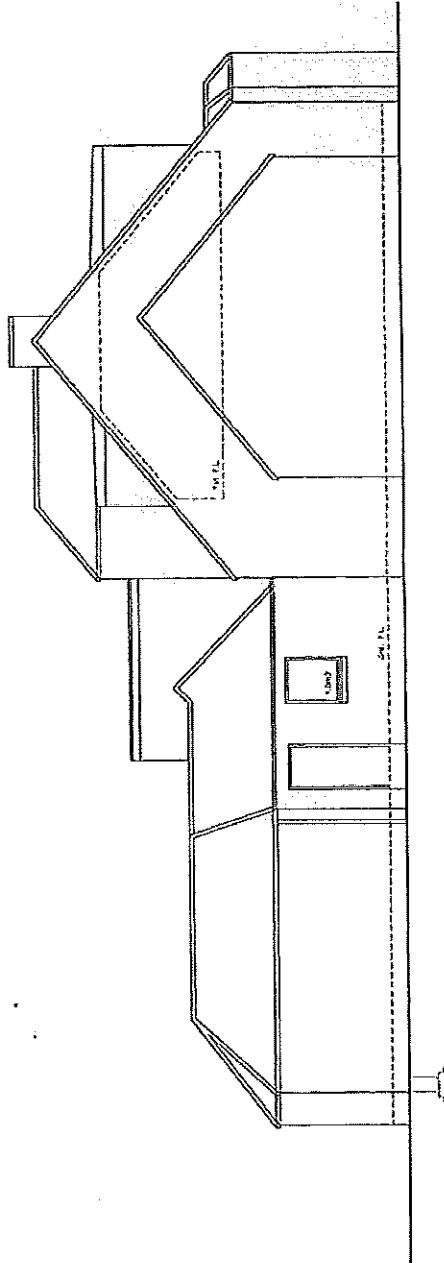
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FALKIRK COUNCIL	
AMENDED	
RECEIVED:	19 APR 2010
APPLICATION NUMBER	P109/0873/FUL

NOTE:
 1. DIMENSIONS TO BE SCALED FROM THIS DRAWING.
 2. CONTRACTOR TO CHECK ALL SIZES ON SITE.
 3. DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS.



Existing Front Elev. 1:100



Proposed Extension & Dormer
 Extension,
 139 Mungalhead Rd, Bainsford

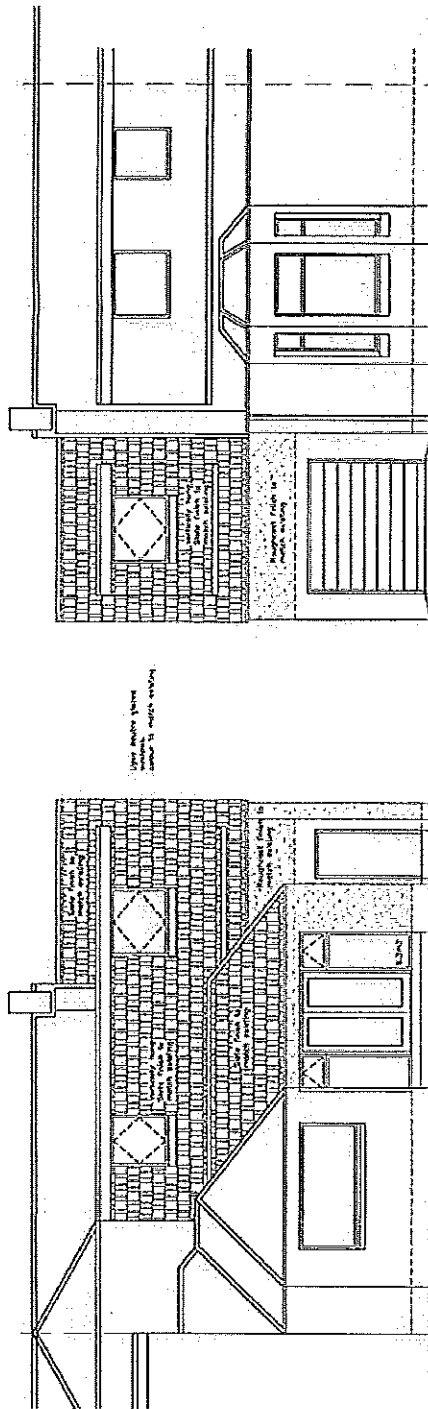
Dep. No. PL-02 Date: Sept 2010

This is a true copy of the original drawing
 referred to in the application
 Dated:

Signed:

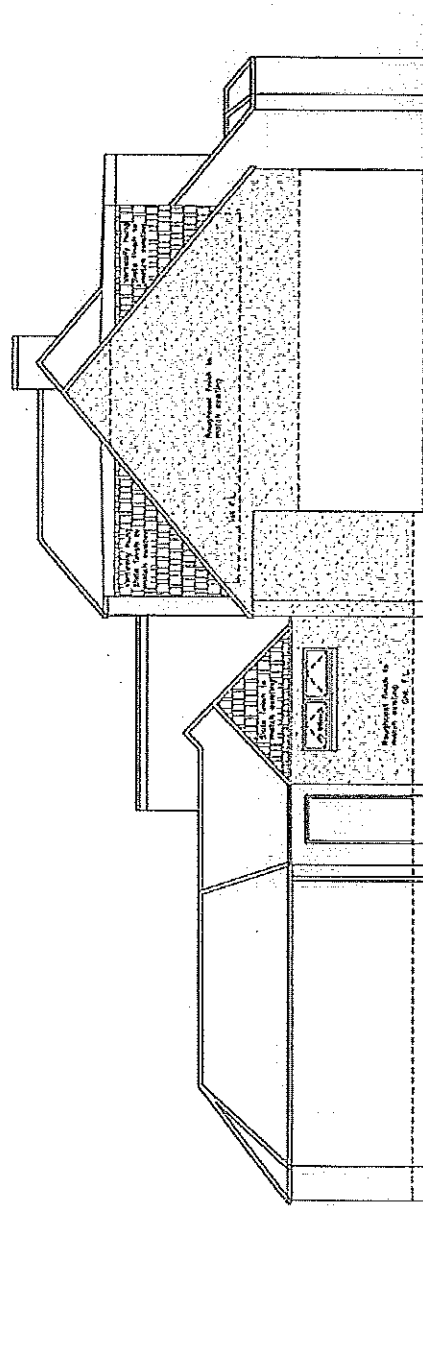
NOTE

1. ALL DIMENSIONS TO BE SCALED FROM THIS DRAWING.
2. ALL DIMENSIONS TO BE SCALED FROM THIS DRAWING.
3. DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS



Proposed Front Elev. 1:100

Proposed Rear Elev. 1:100



Proposed Gable Elev. 1:100

P/10/0652/F02

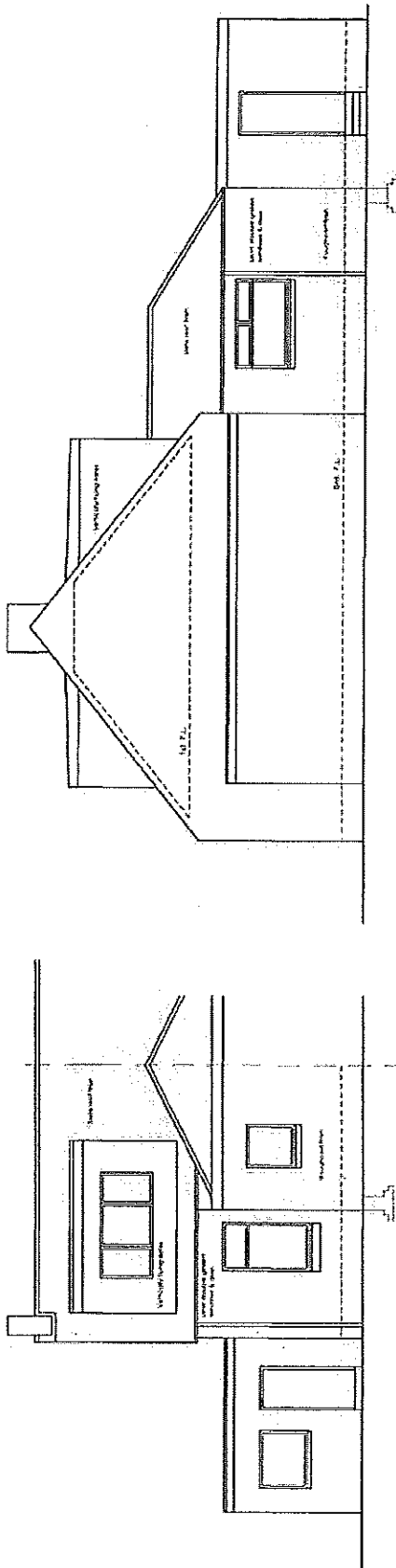
Proposed Extension & Dormer
Extension,
139 Mungalhead Rd, Bainsford

Dr. No. PL-43 Date: Sept 2010

This is a true copy of the original drawing
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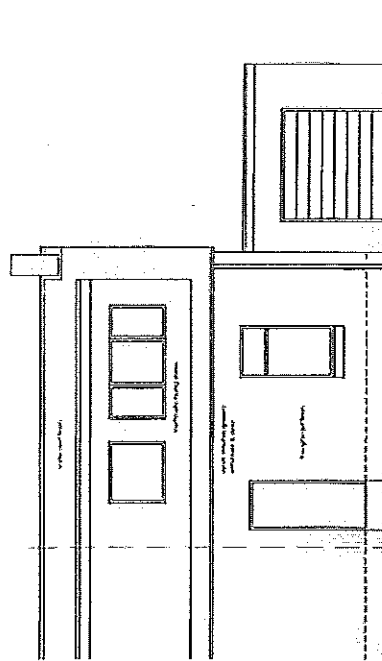
Dated:

Signed:



Existing Gable Elev. 1:100

Existing Rear Elev. 1:100



Existing Front Elev. 1:100

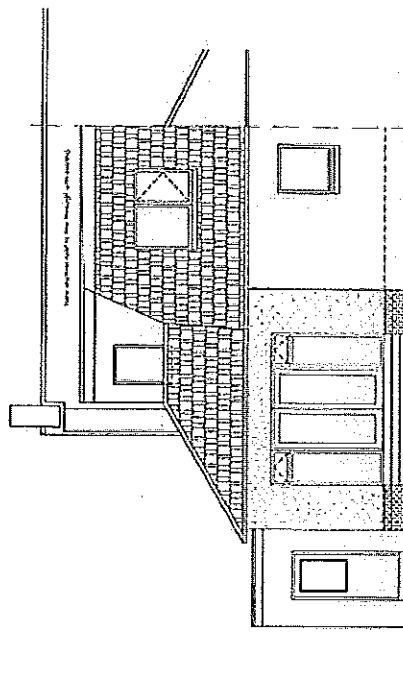
FALKIRK COUNCIL DEVELOPMENT SERVICES	03
RECEIVED	21 OCT 2009
APPLICATION NUMBER	P109/0721/FUL

Proposed Extension &
Dormer Extension,
141 Mungalhead Road, Bainsford

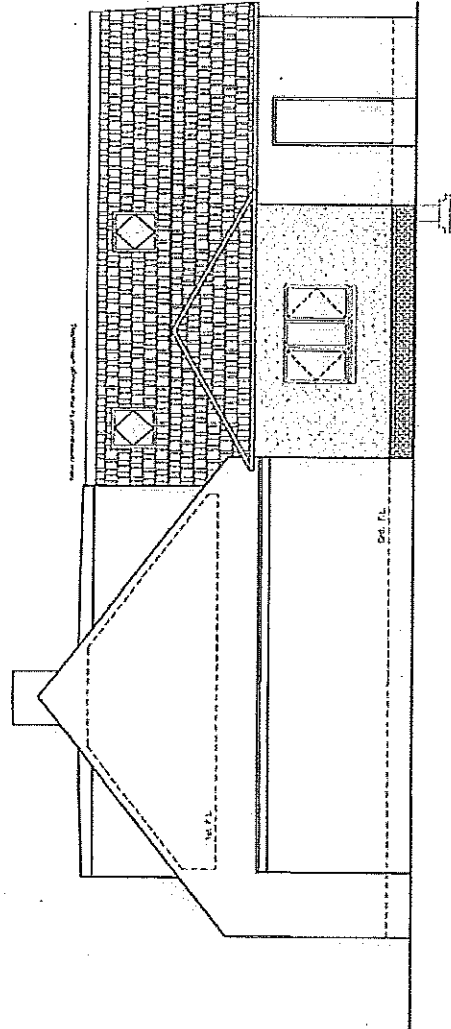
Dwg. No. PL-01 Date: October '09

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Dated:

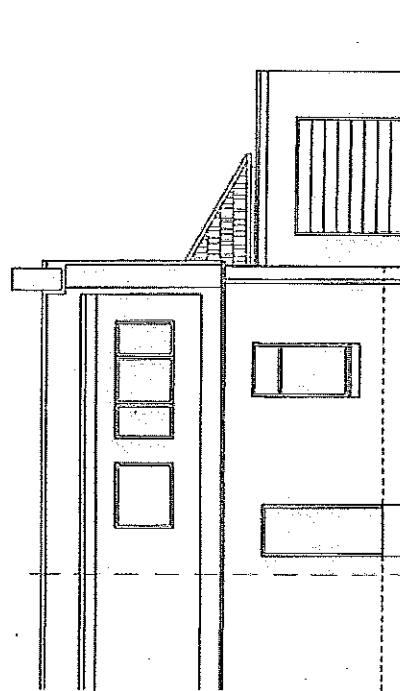
Signed:



Proposed Rear Elev. 1:100



Proposed Gable Elev. 1:100



Proposed Front Elev. 1:100

Proposed External materials:
 Walls - Roughcast, colour to match existing.
 Dormer Walls - Vertically hung slates to match existing.
 Roof - Full flat roof to match existing.
 Windows & doors - Upvc double glazed, colour to match existing.

FALKIRK COUNCIL DEVELOPMENT SERVICES	
RECEIVED	04
21 OCT 2009	
APPLICATION NUMBER	
P/09/0721/FUL	

Proposed Extension & Dormer Extension, 141 Mungahead Road, Bainsford	
Drig. No. PL-02	Date: October '09
This is a true copy of the original drawing referred to in the application Dated: Signed:	