

List of Enclosures – Agenda Item 2

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Proposal Details

Proposal Name	Malloy - Notice of review
Proposal Description	First Floor Extension Over Existing Ground Floor to Form New Bedroom & Bathroom
Address	17 CAMPFIELD STREET, FALKIRK, FK2 7DN
Local Authority	Falkirk Council
Application Online Reference	000030567-001

Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete
Payment Method	incomplete

Attachment Details

01	Attached	A4
101	Attached	A3
103	Attached	A3
104	Attached	A3
105	Attached	A3
110	Attached	A3
111	Attached	A3
113	Attached	A3
Notice of Review	System	A4
Notice of Review	System	A4
scotapp	System	A4



Falkirk Council

Abbotsford House Davids Loan Falkirk FK2 7YZ

Tel: 01324 504748

Fax: 01324 504747

Email: planning.applications@falkirk.gov.uk

Planning Department

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000030567-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

Applicant or Agent Details

Are you an applicant, or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:

i Line Designs

You must enter a Building Name or Number, or both:*

Ref. Number:

Building Name:

First Name: *

William

Building Number:

44

Last Name: *

Smith

Address 1 (Street): *

Tanera Court

Telephone Number: *

Address 2:

Extension Number:

Town/City: *

Falkirk

Mobile Number:

Country: *

UK

Fax Number:

Postcode: *

FK1 2PQ

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *	Ms
Other Title:	
First Name: *	Helen
Last Name: *	Malloy
Company/Organisation:	
Telephone Number:	
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address:	

You must enter a Building Name or Number, or both:*

Building Name:	
Building Number:	17
Address 1 (Street): *	Campfield Street
Address 2:	
Town/City: *	Falkirk
Country: *	SCOTLAND
Postcode: *	FK2 7DN

Site Address Details

Full postal address of the site (including postcode where available):

Address 1:	17 CAMPFIELD STREET	Address 5:	
Address 2:		Town/City/Settlement:	FALKIRK
Address 3:		Post Code:	FK2 7DN
Address 4:			

Please identify/describe the location of the site or sites.

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Northing	680570	Easting	288921
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Description of the Proposal

Please provide a description of the proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *

First Floor Extension Over Existing Ground Floor to Form New Bedroom & Bathroom

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date) -- deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time of expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

We are appealing against this decision, as there are several adjacent properties which have in the past had this type of extension, and there have been several extensions of this type which have been approved.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? *

☐ Yes ☒ No

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Drawings as submitted in planning application. Supporting statement

Application Details

Please provide details of the application and decision.

What is the application reference number? *

P/11/0506/FUL

What date was the application submitted to the planning authority? *

18/08/11

Has a decision been made by the planning authority? *

☒ Yes ☐ No

What date was the decision issued by the planning authority? *

13/10/11

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist - Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

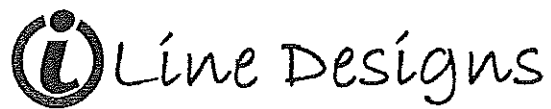
Declare - Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: William Smith

Declaration Date: 03/11/2011

Submission Date: 03/11/2011



Supporting Documentation for Proposed New Dormer Extension to Rear

17 Campfield Street FALKIRK FK2 7DN

44 Tanera Court, Falkirk, FK1 2PQ
Tel: 01324 871898 Mob: 07590 008376
E: billy@iLineDesigns.com
W: www.iLineDesigns.com



Chartered Institute of
Architectural Technologists

Supporting Documentation for Proposed New Dormer Extension to Rear

17 Campfield Street FALKIRK FK2 7DN

Existing

The existing house is a 1 & 1/2 storey, with 2 box dormers, one at the front the other at the rear. The property was build around 1900

Description of Proposals

The proposal is for the dormer at the rear to be extended over the kitchen area below, to form an extended bedroom, bathroom and study area

The materials proposed for the new works would be:-

Roof - Slates to match existing
 Dormer Roof - Sarna Single Ply Roofing
 External Walls - Slates to match existing
 External Walls -125x18mm timber boards, stained to spec
 Windows - Windows UPVC to match existing
 Rainwater Goods - White UPVC to match existing

Reasons for New Proposal

- The new dormer extension will enable additional livable space upstairs (study area) extending the main bedroom, this together with a new bathroom facility on the first floor. This maintains the home as a 2 bedroom, but with the space, it could in future be altered (internally) to form a third bedroom.
- The current property does have two bedrooms, however, it does not have bathroom facilities on the first floor, nor a private family space for study
- This new space will enable the home to have greater flexibility & usage as family home.

Surrounding Existing Environment

The existing property sits on Campfield Street which mainly consists of semi detached stone built properties (circa 1900). Typical Scottish architecture for that time period.

The properties on this street have had many extensions, over the years, from single storey extensions, to dormer extension (numerous) to two storey extensions.

There are approximately 3-6 other two storey extensions, on both Campfield Street, and Galloway Street. These extensions, may have been built before the Councils guidelines were in place, however, most would not meet the current planning criteria.

Responses to the Reason for Refusal

1. The Design is sympathetic to the surrounding area, in that there are existing houses, which have had a full two storey extension to the rear. The proposed extension does not extend to the full existing of the lower floor (as the existing properties ones do) and a new roof (to ground floor) is added to reduce the impact of the first floor extension. The design also incorporates different materials, with vertical emphasis, and is stepped to reduce the visual impact of the extension.
2. The internal sizes of the room, are appropriate and in proportion to the existing ground floor layout. Also the sizes of the room gives greater flexibility in this form and potential future usage.
3. The full length bedroom window does not reduce the privacy of the surrounding properties. The window is over 31m from the windows on the properties in Galloway Street. The impact of someone looking out a full length window is no worse than if it is someone looking out a shorter window. If the occupier of the proposal does want to reduce the ability to be seen from the other properties, this can be treated by either blinds, curtains and opaque glazing to the lower half. The proposals as it stands, will allow the bedroom to be "flooded" with light and be a great feature to the bedroom / home.
4. There have been many planning approvals for dormer-extensions of this type which do not meet the criteria of the council. This is a list of some of those applications:-

Case no	Approved	Address
P/08/0506/FUL	10-Jul-08	147 Tryst Road Stenhousemuir Larbert FK5 4QJ
P/09/0916/FUL	25-Feb-10	10 Philip Street Falkirk FK2 7JE
P/08/0786/FUL	11-Dec-08	3 Union Street Stenhousemuir Larbert FK5 4QG
P/09/0475/FUL	29-Oct-09	45 Burnhead Road Larbert FK5 4AZ
P/10/0622/FUL	02-Dec-10	17 Russel Street Falkirk FK2 7HU
P/10/0308/FUL	21-Jun-10	18 Russel Street Falkirk FK2 7HU
P/09/0873/FUL	06-May-10	11 Alma Street Falkirk FK2 7HB
P/10/0652/FUL	25-Oct-10	139 Mungalhead Road Falkirk FK2 7JH
P/09/0721/FUL	26-Nov-09	141 Mungalhead Road Falkirk FK2 7JH

Conclusion

- This extension would be of better proportion and design of those in the surrounding houses that have been extended.
- This type of extension has been permitted by the council in the recent past, all within a short distance of this proposal.
- The bedroom window would not provide a loss of privacy any more than a shorter window would. If this was a reason not to grant the appeal, the client would be willing to put in a reduced sized window.
- The extension is to the rear of the property, is not visible from the road, and would have no visual impact on the streetscape.

I trust this meets with your approval, however, should you require any further information, please do not hesitate to contact me.

Regards,

A black rectangular redaction mark covering the signature of William Smith.

William Smith MCIAT

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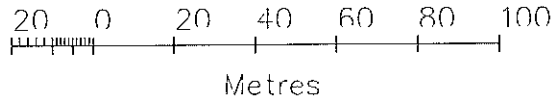
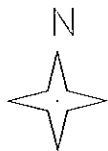
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E: info@ilinedesigns.com W: www.ilinedesigns.com

No.	Description	Date

Client: Helen Malloy	Project: 2nd Storey Extension
Project Address: 17 Campfield Street FALKIRK FK2 7DN	

Title		
OS Location Plan		
Stage	Feasibility 05	Drawing no
Job no	1117	101
Date	July 2011	Rev

Stanfords VectorMap

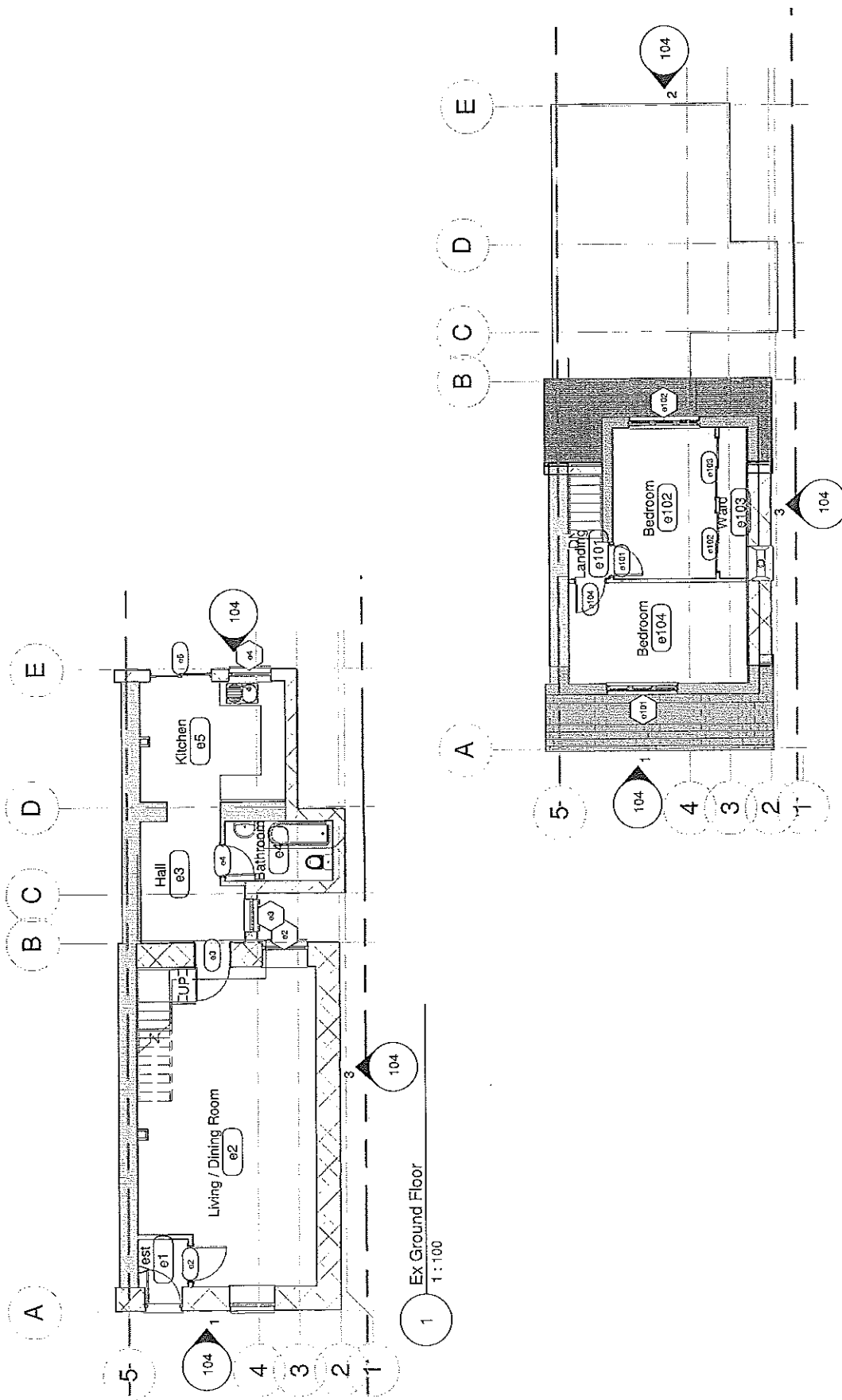


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1 OS Location Plan
1:1250

NOTE: All existing dimensions must be checked on site by the contractor prior to work commencing. Any variations must be reported prior to works starting. DO NOT SCALE!



2 Ex Ex First Floor
1:100

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No.	Description	Date

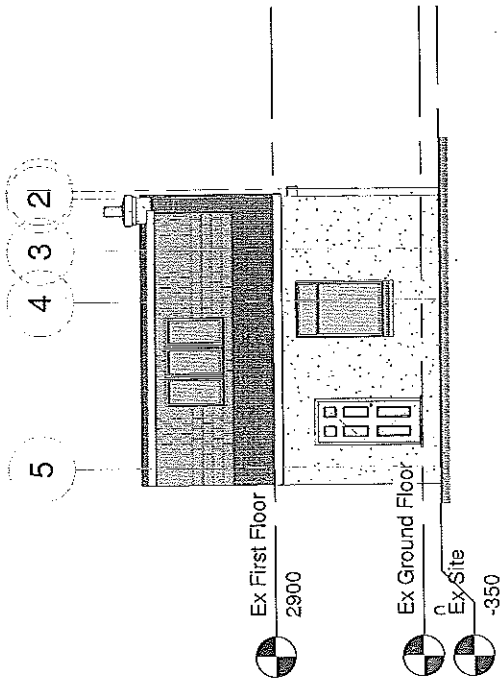
Client: Helen Malloy
Project Address:
17 Campfield Street
FALKIRK
FK2 7DN

Project:
2nd Storey Extension

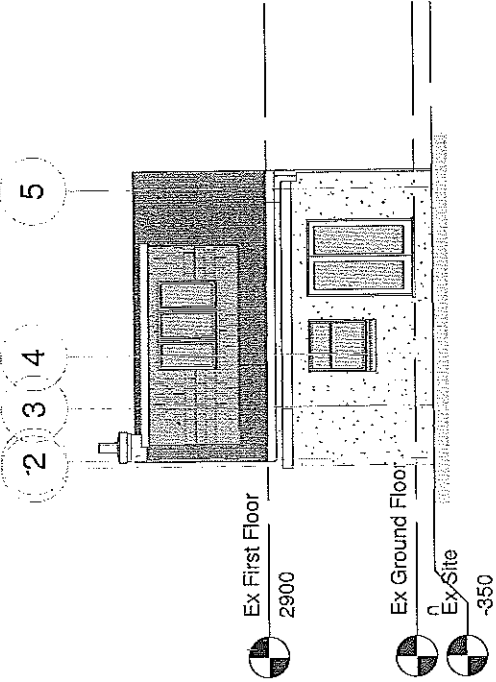
Title
Existing Layout

Stage	Feasibility 05	Drawing no	Rev
Job no	1117	103	
Date	July 2011		

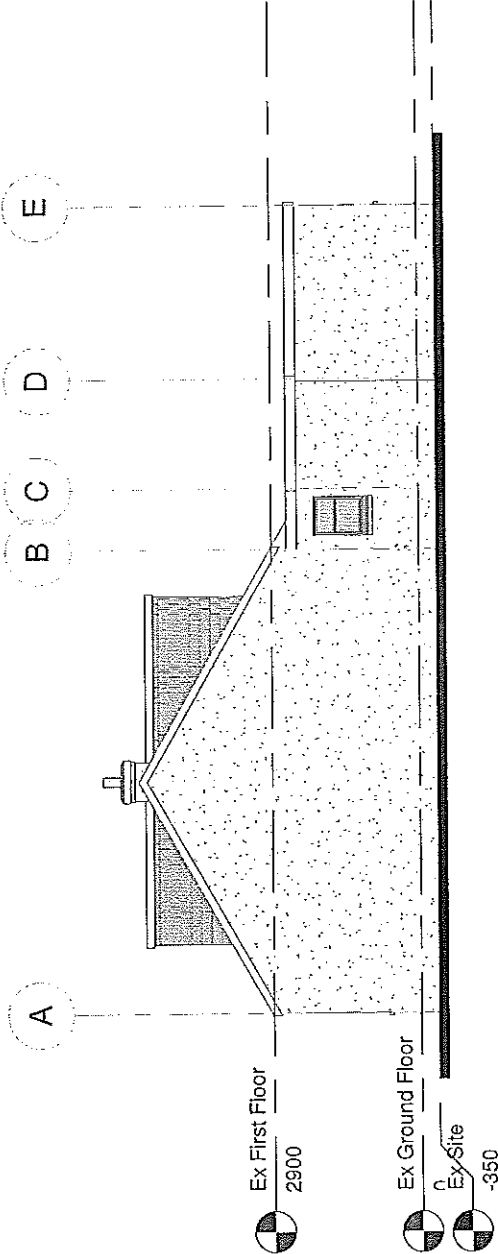
NOTE: All existing dimensions must be checked on site by the contractor prior to work commencing. Any variations must be reported prior to works starting. DO NOT SCALE!



1 Existing Front Elevation
1 : 100



2 Existing Rear Elevation
1 : 100



3 Existing Side / Right Elevation
1 : 100

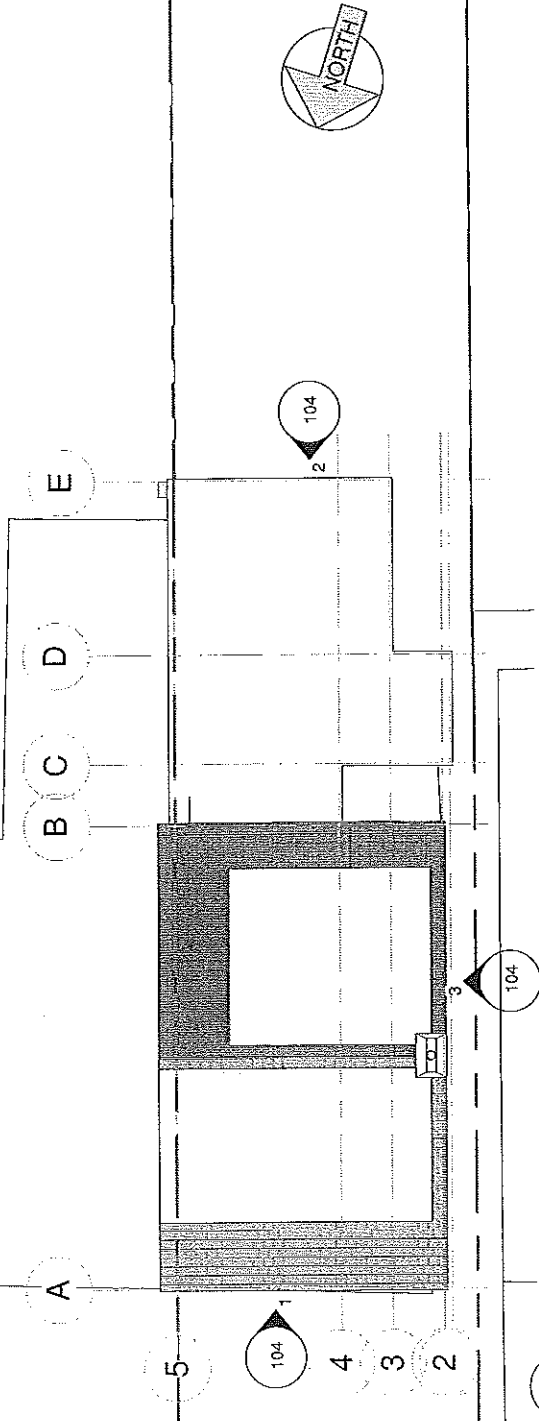
Title				Existing Elevations			
Client : Helen Malloy		Project : 2nd Storey Extension		Stage	Feasibility 05	Rev	
Project Address : 17 Camplfield Street FALKIRK FK2 7DN				Job no	1117	Drawing no	
				Date	July 2011	104	

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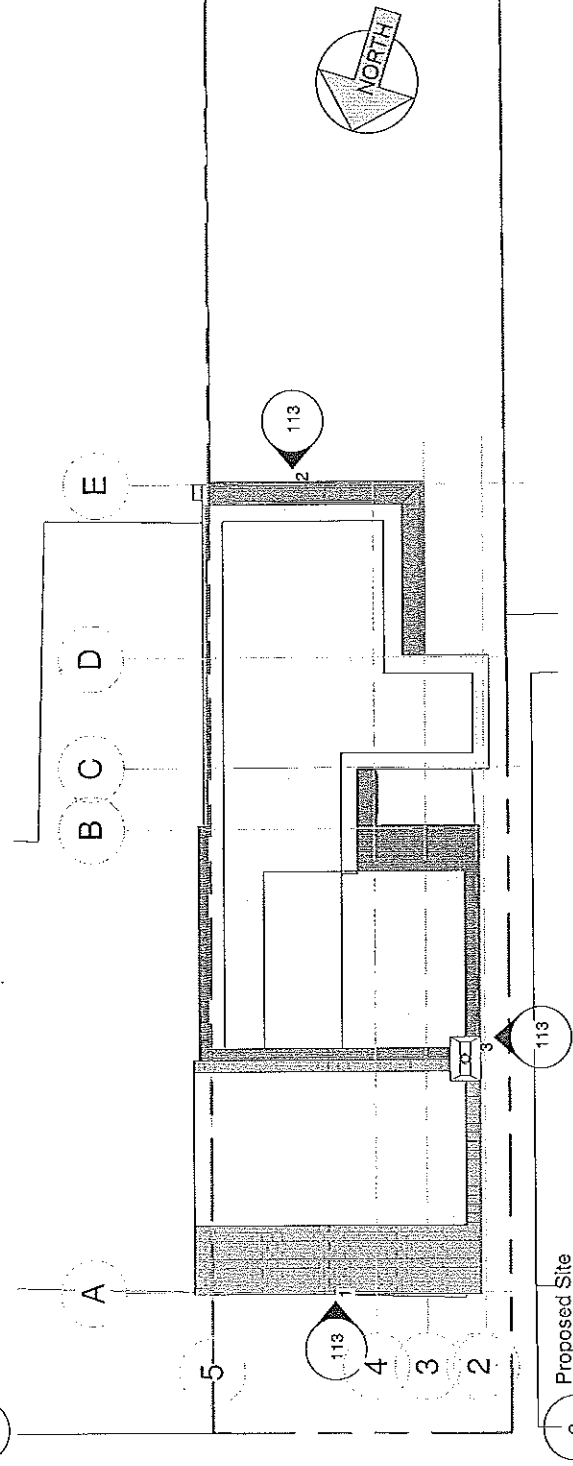
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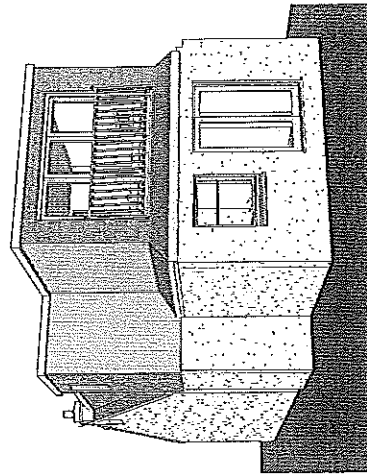
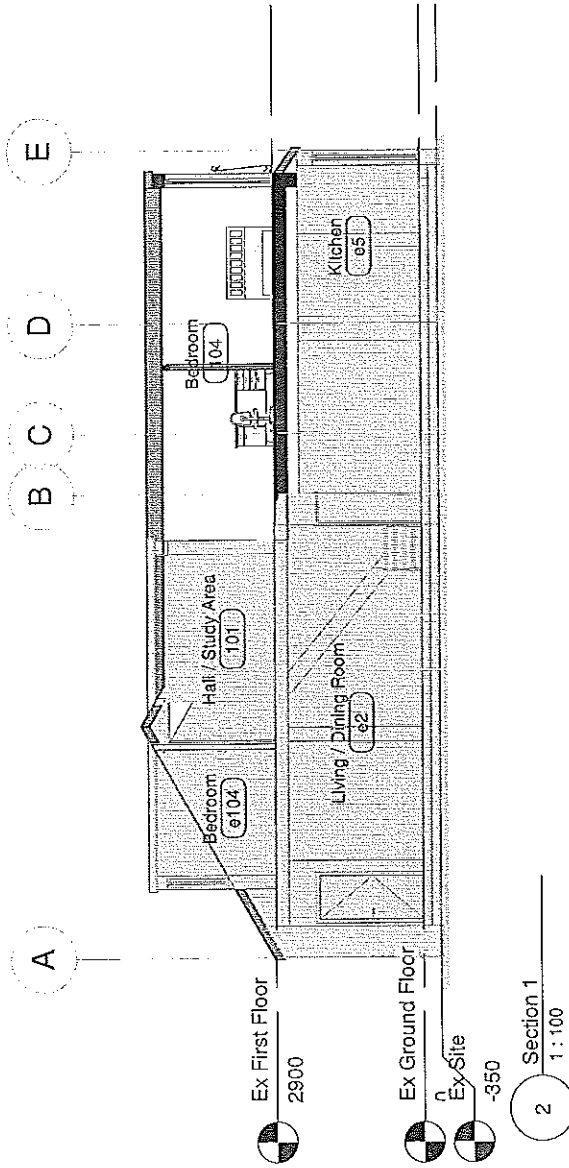
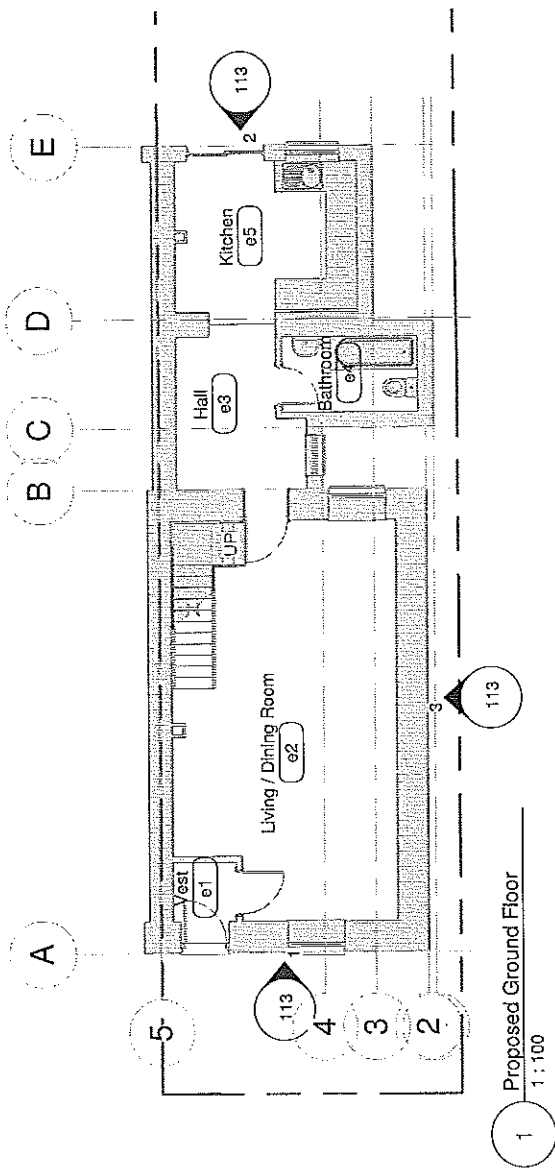
1 Existing Site
1:100




2 Proposed Site
1:100

<div><div>Line Designs</div><div>44 Tanera Court, Falkirk FK1 2PQ T: 01324 871898 M: 07590 008376 E: info@lindesigns.com W: www.lindesigns.com</div></div>				<table><tr><td>No.</td><td>Description</td><td>Date</td></tr><tr><td></td><td></td><td></td></tr></table>				No.	Description	Date				<table><tr><td colspan="2">Client : Helen Malloy</td><td colspan="2">Project : 2nd Storey Extension</td></tr><tr><td colspan="4">Project Address : 17 Camplfield Street FALKIRK FK2 7DN</td></tr></table>				Client : Helen Malloy		Project : 2nd Storey Extension		Project Address : 17 Camplfield Street FALKIRK FK2 7DN				<table><tr><td colspan="4">Title Existing & Proposed Site</td></tr><tr><td>Stage</td><td>Feasibility 05</td><td>Drawing no</td><td>Rev</td></tr><tr><td>Job no</td><td>1117</td><td></td><td>105</td></tr><tr><td>Date</td><td>July 2011</td><td></td><td></td></tr></table>				Title Existing & Proposed Site				Stage	Feasibility 05	Drawing no	Rev	Job no	1117		105	Date	July 2011		
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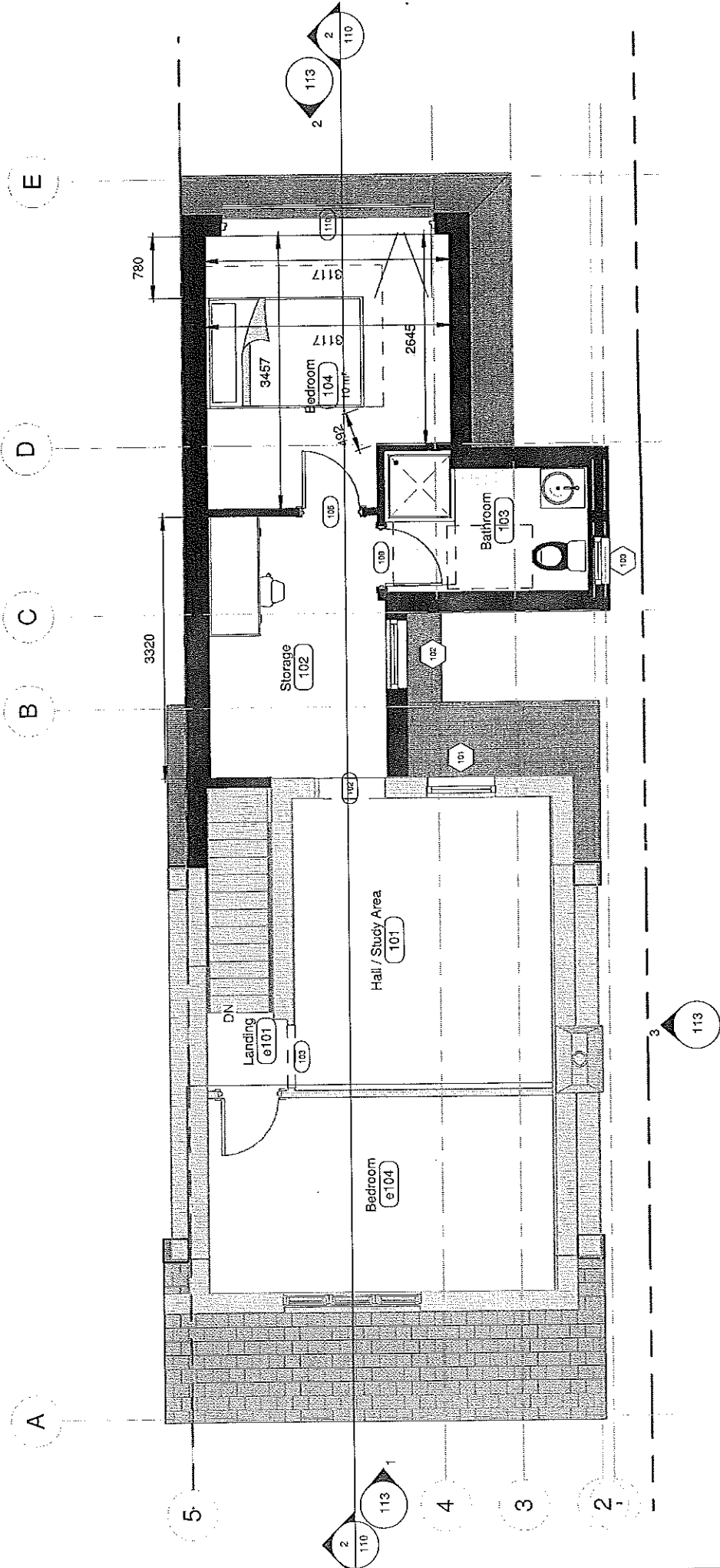
NOTE:- All existing dimensions must be checked on site by the contractor prior to work commencing. Any dimensions must be reported prior to works starting. DO NOT SCALE!



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 <p>44 Tanera Court, Falkirk FK1 2PQ T : 01324 871888 M : 07590 006376 E : info@linedesigns.com W : www.linedesigns.com</p>			<p>Project Address : 17 Camphill Street FALKIRK FK2 7DN</p>		<p>Client : Helen Malloy Project : 2nd Storey Extension</p>		<p>Title Proposed Ground Floor</p>	
No.	Description	Date	Stage		Feasibility 05		Job no	
							1117	
							Drawing no	
							110	
							Date	
							July 2011	
							Rev	

NOTE:- All existing dimensions must be checked on site by the contractor prior to work commencing. Any changes must be reported prior to works starting. DO NOT SCALE!



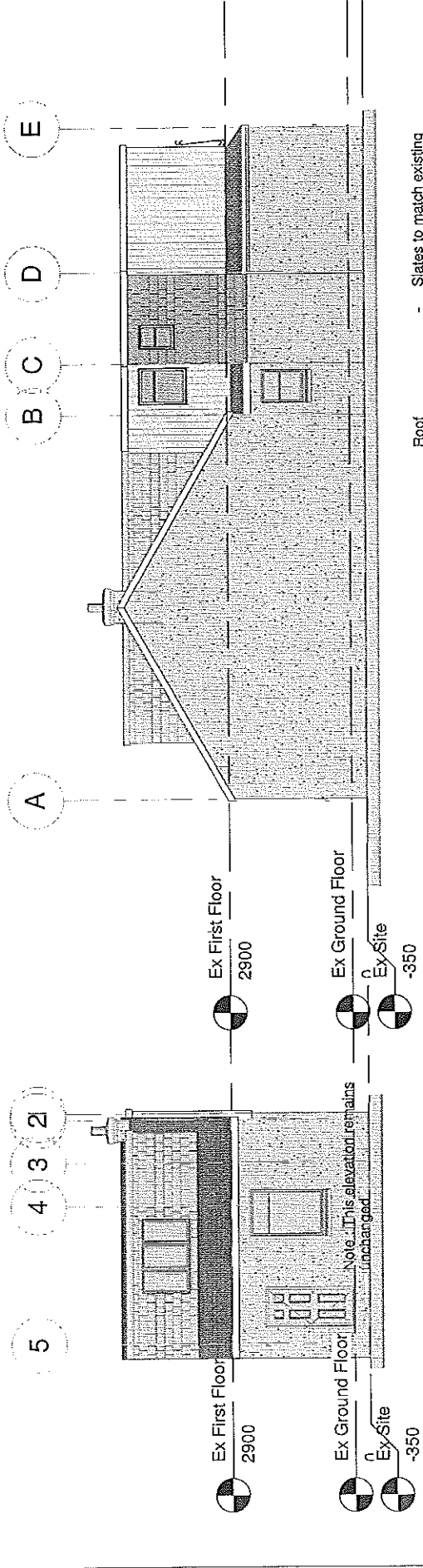
1 Proposed First Floor
1:50

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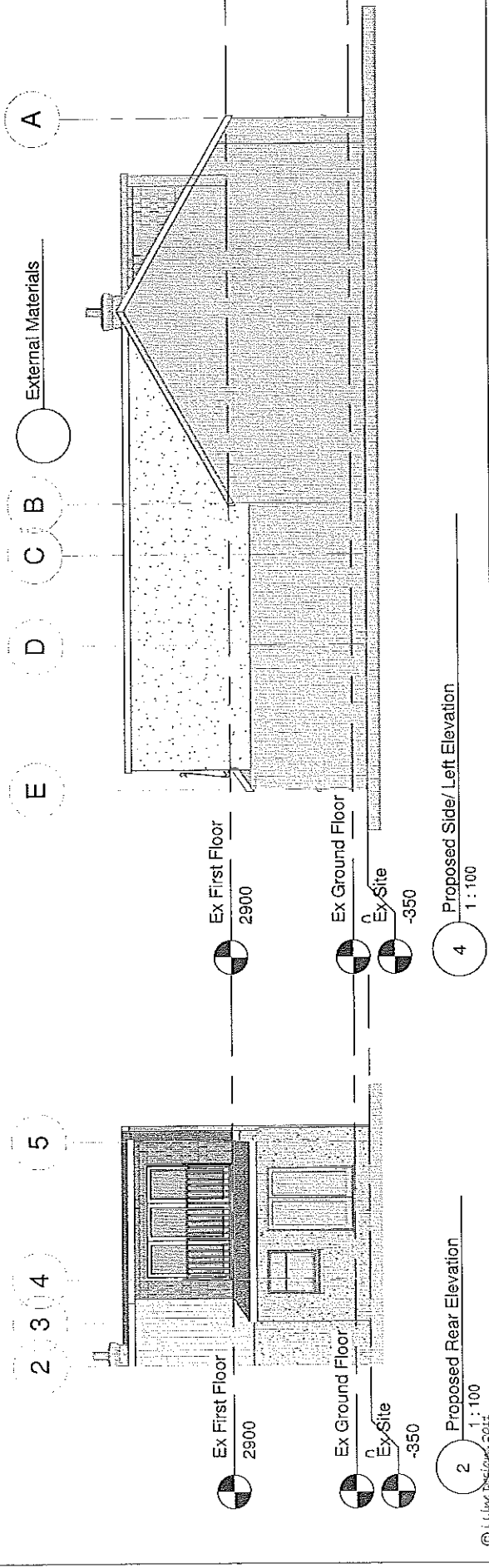
No.	Description	Date	Title			
			Proposed First Floor			
			Client:	Helen Malloy		
			Project:	2nd Storey Extension		
			Project Address:	17 Campfield Street FALKIRK FK2 7DN		
			Stage	Feasibility 05	Drawing no	Rev
			Job no	1117	111	
			Date	July 2011		

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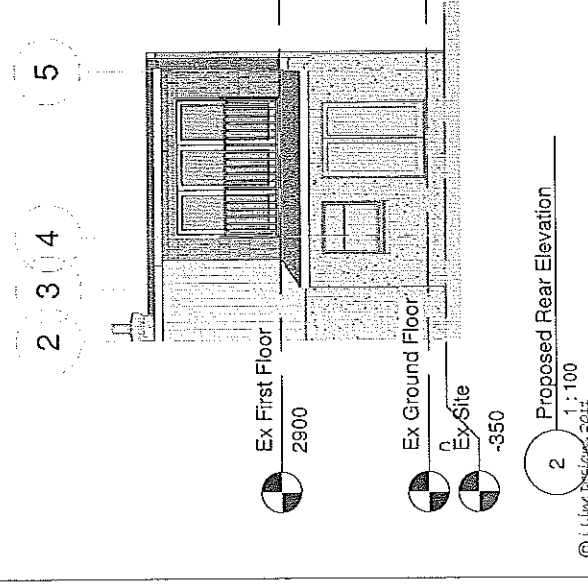


- Slates to match existing
- Same Single Ply Roofing
- Slates to match existing
- 125x18mm timber boards, stained to spec
- Windows upvc to match existing
- White UPVC to match existing
- Rainwater Goods
- External Materials

1 Proposed Front Elevation
1 : 100



3 Proposed Side / Right Elevation
1 : 100



2 Proposed Rear Elevation
1 : 100

Proposed Elevations		
No.	Description	Date
1	Proposed Front Elevation	
2	Proposed Rear Elevation	
3	Proposed Side / Right Elevation	
4	Proposed Side / Left Elevation	
Client : Helen Malloy Project Address : 17 Campfield Street FALKIRK FK2 7DN		
Title Project : 2nd Storey Extension		
Stage	Planning	Rev
Job no	1117	Drawing no
Date	July 2011	113

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Falkirk Council

Abbotsford House Davids Loan Falkirk FK2 7YZ

Tel: 01324 504748

Fax: 01324 504747

Email: planning.applications@falkirk.gov.uk

Planning Department

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000026513-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

First Floor Extension Over Existing Ground Floor to Form New Bedroom & Bathroom

Has the work already been started and/or completed? *

☒ No ☐ Yes - Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant, or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:

i Line Designs

Ref. Number:

First Name: *

William

Last Name: *

Smith

Telephone Number: *

07590008376

Extension Number:

Mobile Number:

Fax Number:

Email Address: *

billy@ilinedesigns.com

You must enter a Building Name or Number, or both:*

Building Name:

Building Number:

44

Address 1 (Street): *

Tanera Court

Address 2:

Town/City: *

Falkirk

Country: *

UK

Postcode: *

FK1 2PQ

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *

Ms

Other Title:

First Name: *

Helen

Last Name: *

Malloy

Company/Organisation:

Telephone Number:

Extension Number:

Mobile Number:

Fax Number:

Email Address:

You must enter a Building Name or Number, or both:*

Building Name:

c/o

Building Number:

44

Address 1 (Street): *

Tanera Court

Address 2:

Town/City: *

Falkirk

Country: *

Scotland

Postcode: *

FK1 2PQ

Site Address Details

Full postal address of the site (including postcode where available):

Address 1:

17 CAMPFIELD STREET

Address 5:

Address 2:

Town/City/Settlement:

FALKIRK

Address 3:

Post Code:

FK2 7DN

Address 4:

Please identify/describe the location of the site or sites.

Northing

680570

Easting

288921

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Trees

Are there any trees on or adjacent to the application site? *

☐ Yes ☒ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

Certificate and Notice under regulation 15 8 – Town and Country planning (General Development Management Procedure) (Scotland) Order 1992 (GDPO 1992) Regulations 2008.

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1 or Certificate Form B or Certificate C, but if this is a Minerals application, you will need Certificate Form D.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed: William Smith

On behalf of: Ms Helen Malloy

Date: 11/08/2011

☒ Please tick here to certify this Certificate. *

Checklist - Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- | | |
|---|---|
| a) Have you provided a written description of the development to which it relates? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| e) Have you provided a certificate of ownership? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| f) Have you provided the fee payable under the Fees Regulations? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| g) Have you provided any other plans as necessary? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

Continued on the next page

A copy of other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- ☒ Existing and proposed elevations.
- ☒ Existing and Proposed floor plans.
- ☒ Cross sections.
- ☒ Site layout plan/Block plans (including access).
- ☒ Roof plan.
- ☐ Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. *

☐ Yes ☒ No

A Supporting Statement – you may wish to provide additional background information or justification for your proposals. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. *

☐ Yes ☒ No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been received by the planning authority.

Declare - For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying plans/drawings and additional information.

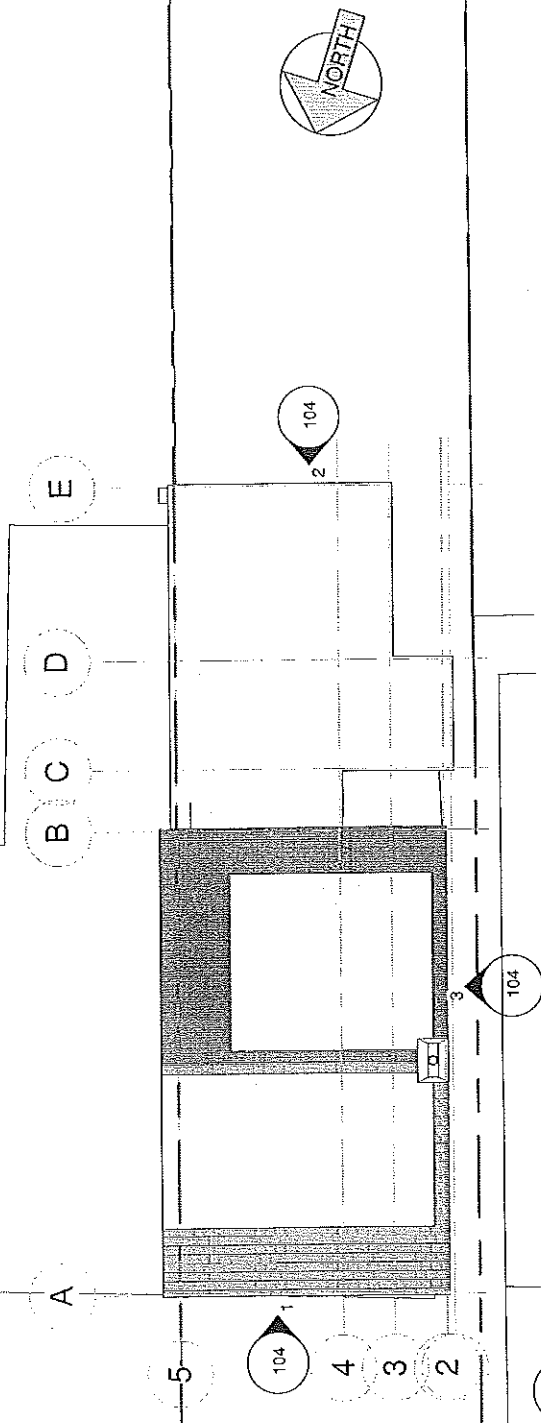
Declaration Name: William Smith
 Declaration Date: 11/08/2011
 Submission Date: 11/08/2011

Payment Details

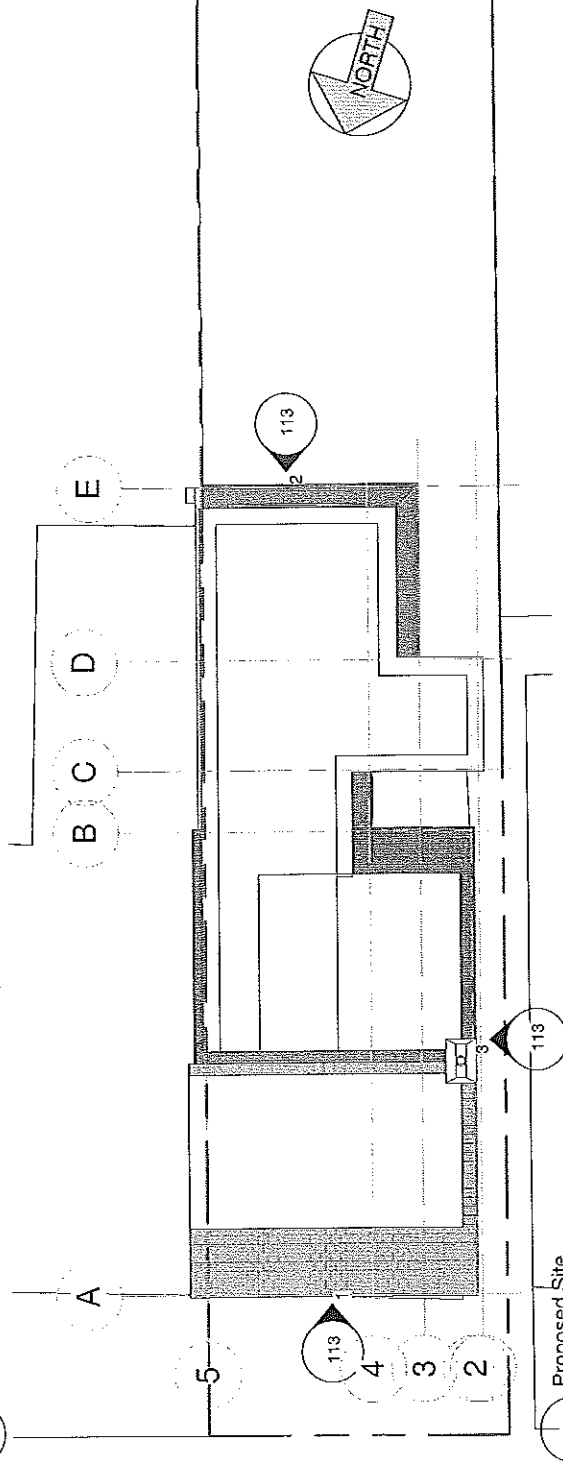
Cheque: Mrs HMalloy, 300184

Created: 11/08/2011 14:24

NOTE: All existing dimensions must be checked on site by the contractor prior to work commencing. Any changes must be reported prior to works starting. DO NOT SCALE!



1 Existing Site
1:100



2 Proposed Site
1:100

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T: 01324 871898 M: 07590 008376
E: info@ilinedesigns.com W: www.ilinedesigns.com

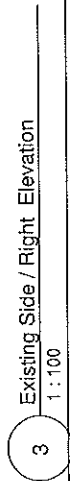
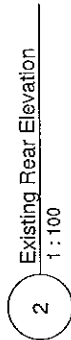
Client: Helen Malloy


Project Address:
17 Campfield Street
FALKIRK
FK2 7DN

Project:
2nd Storey Extension

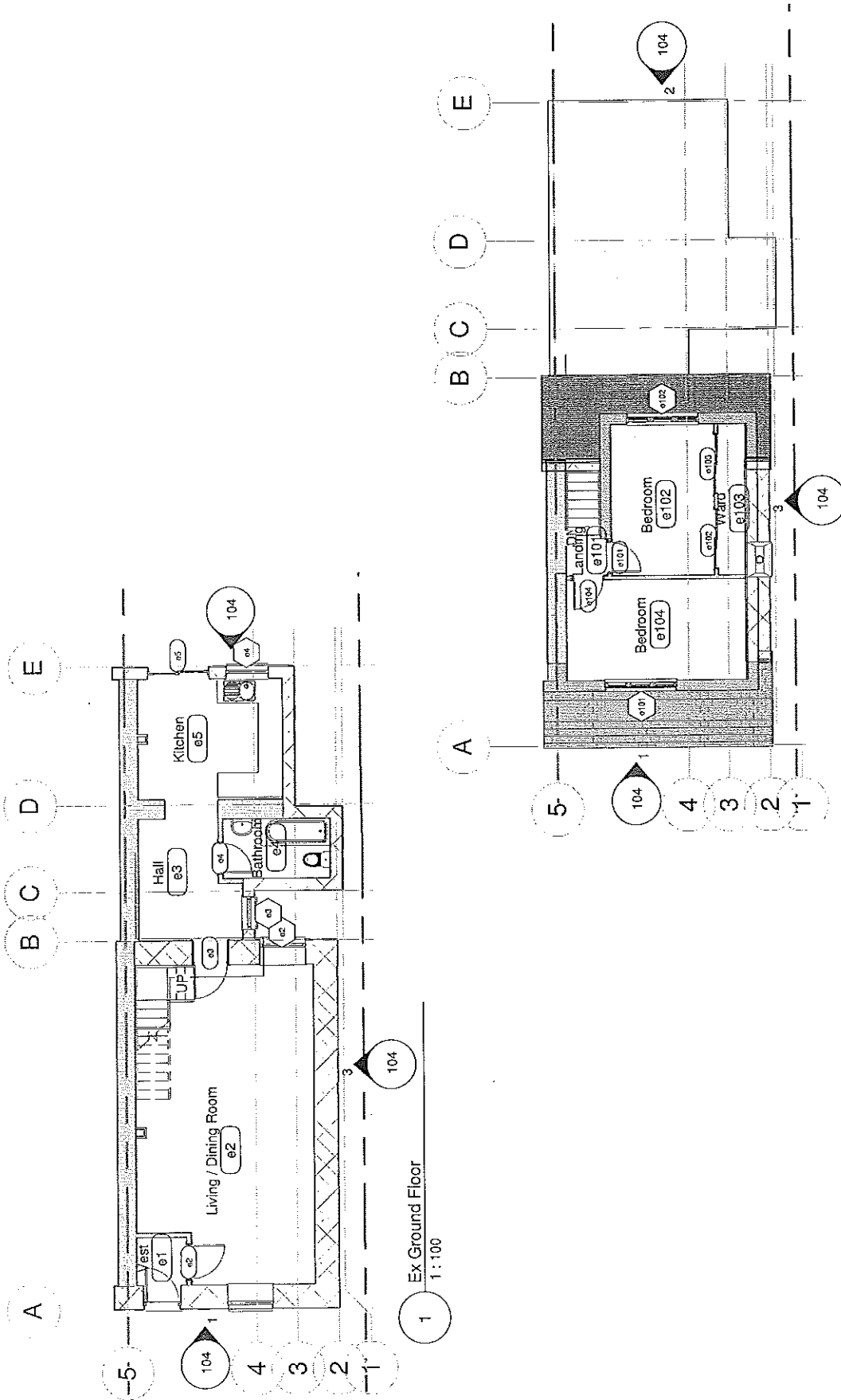
Title
Existing & Proposed Site

Stage	Feasibility 05	Drawing no	Rev
Job no	1117		
Date	July 2011		
		105	



 <p>iLine Designs 44 Tanera Court, Falkirk FK1 2PQ T : 01324 871898 M : 07590 008376 E : info@ilinedesigns.com W : www.ilinedesigns.com</p>		<table><tr><th>No.</th><th>Description</th><th>Date</th></tr><tr><td> </td><td> </td><td> </td></tr></table>		No.	Description	Date				<table><tr><td colspan="2">Client : Helen Malloy</td><td colspan="2">Project : 2nd Storey Extension</td></tr><tr><td colspan="4">Project Address : 17 Camplfield Street FALKIRK FK2 7DN</td></tr></table>		Client : Helen Malloy		Project : 2nd Storey Extension		Project Address : 17 Camplfield Street FALKIRK FK2 7DN				<table><tr><th colspan="4">Existing Elevations</th></tr><tr><th colspan="4">Title</th></tr><tr><td>Stage</td><td>Feasibility 05</td><td>Drawing no</td><td>Rev</td></tr><tr><td>Job no</td><td>1117</td><td>104</td><td> </td></tr><tr><td>Date</td><td>July 2011</td><td> </td><td> </td></tr></table>				Existing Elevations				Title				Stage	Feasibility 05	Drawing no	Rev	Job no	1117	104		Date	July 2011		
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Date	July 2011																																										

NOTE: All existing dimensions must be checked on site by the contractor prior to work commencing. Any variation must be reported prior to works starting. DO NOT SCALE!



2 Ex Ex First Floor
1:100

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No.	Description	Date

Client: Helen Malloy	Project: 2nd Storey Extension
Project Address: 17 Campfield Street FALKIRK FK2 7DN	

Title Existing Layout			
Stage	Feasibility 05	Drawing no	Rev
Job no	1117		
Date	July 2011		
		103	

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No.	Description	Date

Client: Helen Malloy

Project:

Project Address: 17 Campfield Street
 FALKIRK
 FK2 7DN

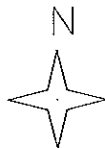
2nd Storey Extension

Title

OS Location Plan

Stage	Feasibility 05	Drawing no	Rev
Job no	1117	101	
Date	July 2011		

Stanfords VectorMap



20 0 20 40 60 80 100
 Metres

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1

OS Location Plan
 1 : 1250

Morris, John

From: Henderson, Stuart
Sent: 07 September 2011 16:13
To: adm1dmbcorr
Subject: P/11/0506/FUL/ONLINE
ENVIRONMENTAL HEALTH

Noise need not be considered as a determining factor in considering this application.

Informative - The builder 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.

CONTAMINATED LAND

Our records indicate that there is an infilled water line/ culverted burn running through the southern section of the proposed planning application.

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

Stuart Henderson
Environmental Health Officer
Falkirk Council
01324 504771

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The views and opinions expressed in this e-mail are the senders own and do not necessarily represent the views and opinions of Falkirk Council.

Morris, John

From: Crawford, Grahame
Sent: 24 October 2011 10:17
To: adtm1dmbscorr
Cc: Raeburn, Brian
Subject: P/11/0506/FUL

Development Services

Memo

To: Katherine Chorley
Planning and Transportation

From: Grahame Crawford
Roads and Design (Roads Development)

Date: 24 October, 2011 Enquiries: 4733 Fax: 4850

Our Ref: 111024-GC Your Ref: P/11/0506/FUL

Proposal : Extension to Dwellinghouse
Location : 17 Campfield Street, Falkirk, FK2 7DN,
Applicant :

I refer to your consultation notice, received on the 18 August 2011 concerning the above application.

Roads development would normally look for the applicant to provide off street parking in this situation, however, there is insufficient space within the property boundary to provide any off street parking and there are no other roads comments that can be made in respect of the proposed development.

For this reason I can advise you that there are no roads conditions to be attached to any consent to be granted.

The information contained in this e-mail is confidential and is intended only for the named recipient(s). If you are not the intended recipient, you must not copy, distribute or take any action or reliance on it. If you have received this e-mail in error, please notify the sender. Any unauthorised disclosure of the information contained in this e-mail is strictly prohibited.

The views and opinions expressed in this e-mail are the senders own and do not necessarily represent the views and opinions of Falkirk Council.

23/11/2011

PLANNING APPLICATION DETERMINED BY DIRECTOR OF DEVELOPMENT SERVICES UNDER DELEGATED POWERS – REPORT OF HANDLING

PROPOSAL : Extension to Dwellinghouse
LOCATION : 17 Campfield Street, Falkirk, FK2 7DN
APPLICANT : Ms Helen Malloy
APPN. NO. : P/11/0506/FUL
REGISTRATION DATE : 18 August 2011

1. SITE LOCATION / DESCRIPTION OF PROPOSAL

The application site consists of an end of terrace property located in a residential area. It has been extended in the past with a single storey rear extension and front and rear dormer extensions.

The applicant seeks consent for a first floor extension incorporating the existing rear dormer and running the full length of the existing ground floor extension.

2. SITE HISTORY

None.

3. CONSULTATIONS

The following responses to consultation were received:

Roads Development Unit	No comments received.
Environmental Protection Unit	Recommend informative on noise levels and condition on contamination.

Where the local Community Council requested consultation, their comments appear above.

4. PUBLIC REPRESENTATION

During consideration of the application, no letters of objection or representation were received.

5. THE DEVELOPMENT PLAN

The proposed development was assessed against the undernoted Development Plan(s) :

Falkirk Council Structure Plan.

There are no relevant policies within the Falkirk Council Structure Plan.

Falkirk Council Local Plan

The proposed development was assessed against the following policy or policies:

SC09 - Extensions and Alterations to Residential Properties /

5A. MATERIAL CONSIDERATIONS

Falkirk Council Supplementary Guidance

6. PLANNING ASSESSMENT

The Development Plan

The proposal raises no strategic issues and was therefore assessed against the Falkirk Council Local Plan alone.

Local Plan Policies

The development is considered against policy SC9 in the Falkirk Council Plan. This policy has an associated Supplementary Planning Guidance Note on House Extensions and Alterations (SPG) which is considered in more detail below.

Parking

The extension would not increase the requirement for off-street parking at the site as it is not providing an additional bedroom.

Amenity Space

The development would not reduce the existing level of amenity space and this is considered acceptable for a dwelling of this size and in the context of policy SC9 and the associated SPG.

Falkirk Council Supplementary Guidance

Design

The proposed scheme looks to accommodate a significant increase in floor area. As a result of this, the proposed extension is bulky and out of proportion with the original house. The significant size of the extension and its location, would spoil the character of the original dwelling and would have a detrimental impact on the appearance of the property.

The large flat roofed extension appears bulky and dominates the roof, due to its size, prominent location and poor design. The Councils design guidance states that flat roofs will generally be discouraged. The associated policy, policy SC9 states developments should be of a scale and design which is sympathetic to the original building.

The alterations are considered unacceptable in the context of the Councils guidance on extensions.

Impact on Neighbours

The development proposes a large 3 panelled window with balcony on the rear elevation of the first floor/roof extension. This would significantly increase levels of overlooking and the associated loss of privacy in neighbouring gardens and is considered unacceptable.

7. CONCLUSION

The proposal is considered unacceptable in design terms and would result in a loss of privacy to neighbouring properties. The development is therefore contrary to policy SC9 and the associated SPG. There are no material planning considerations which would warrant approval of planning permission.

8. RECOMMENDATION

Refuse Planning Permission

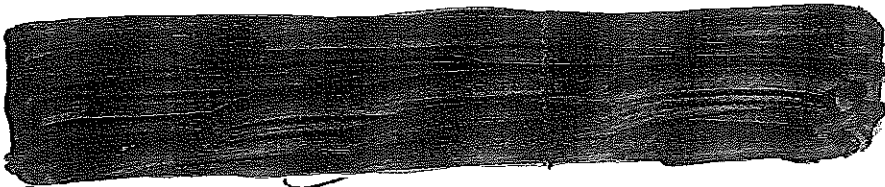
Refusal is recommended for the following

Reason(s):

1. It is considered that the scale and design of the roof alterations would not be sympathetic to the existing dwelling by reason of their size, location and design 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.
2. It is considered that due to the size and location of the proposed first floor full length windows and associated balcony, the development would increase levels of overlooking and result in a loss of privacy to neighbouring properties. The development is therefore considered contrary to Policy SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan.

Informatives:

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03, 04, 05, 06 and 07A



27/9/11

Date

Contact Officer : Katherine Chorley
(Assistant Planning Officer) 01324 504704

Reference No. P/11/0506/FUL



Falkirk Council

Please note: this permission does not carry with it any necessary consent or approval for the proposed development under any other statutory enactments.

**Town and Country Planning (Scotland) Acts as Amended
Issued under a Statutory Scheme of Delegation.**

Refusal of Planning Permission

Agent

I Line Designs
FAO William Smith
44 Tanera Court
Falkirk
FK1 2PQ

Applicant

Ms Helen Malloy
C/O 44 Tanera Court
Falkirk
FK1 2PQ

This Notice refers to your application registered on 18 August 2011 for permission in respect of the following development:-

Development Extension to Dwellinghouse at
Location 17 Campfield Street, Falkirk, FK2 7DN

The application was determined under Delegated Powers. Please see the attached guidance notes for further information, including how to request a review of the decision.

In respect of applications submitted on or after 1 January 2010, Falkirk Council does not issue paper plans. Plans referred to in the informatives below can be viewed online at <http://eplanning.falkirk.gov.uk/online/applicationDetails.do?action=showSummary&caseNo=P/11/0506/FUL>. In accordance with the plans docketed or itemised in the attached informatives as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

Refuses Detailed Planning Permission

The Council has made this decision for the following

Reason(s):

1. It is considered that the scale and design of the roof alterations would not be sympathetic to the existing dwelling by reason of their size, location and design 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.
2. It is considered that due to the size and location of the proposed first floor full length windows and associated balcony, the development would increase levels of overlooking and result in a loss of privacy to neighbouring properties. The development is therefore considered contrary to Policy SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan.

Informatives:-

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03, 04, 05, 06 and 07A.

13 October 2011



ces

Infill Development and Plot Subdivision

- 4.30 The quality of residential areas can often be threatened by inappropriate infill development, sometimes termed 'town cramming'. Infill proposals, particularly where they involve the subdivision of the curtilage of existing houses, frequently take little account of the overall grain of the surrounding area, or of the setting and amenity of neighbouring properties. Policy SC8 seeks to prevent insensitive infill whilst allowing development where a legitimate opportunity exists and can be integrated successfully into the urban fabric.

4.31

SC8 INFILL DEVELOPMENT AND SUBDIVISION OF PLOTS

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.

Extensions and Alterations to Residential Properties

- 4.32 There is a need to ensure that alterations and extensions to residential properties do not, individually or cumulatively, detract from the environment of residential areas. Policy SC9 sets out the key considerations in determining the acceptability of proposals, dealing with the impact of changes on the integrity of the property itself, on the amenity of neighbouring properties and on the character of the area as a whole. Detailed guidance may be found within the Council's SPG Note on House Extensions and Alterations.

4.33

SC9 EXTENSIONS AND ALTERATIONS TO RESIDENTIAL PROPERTIES

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.

4.34

Creating and Maintaining Residential Amenity - Actions and Indicators

Actions:

- Prepare development briefs for outstanding housing sites

Indicators:

- Quality as assessed through periodic audit of major built developments against sustainable development principles