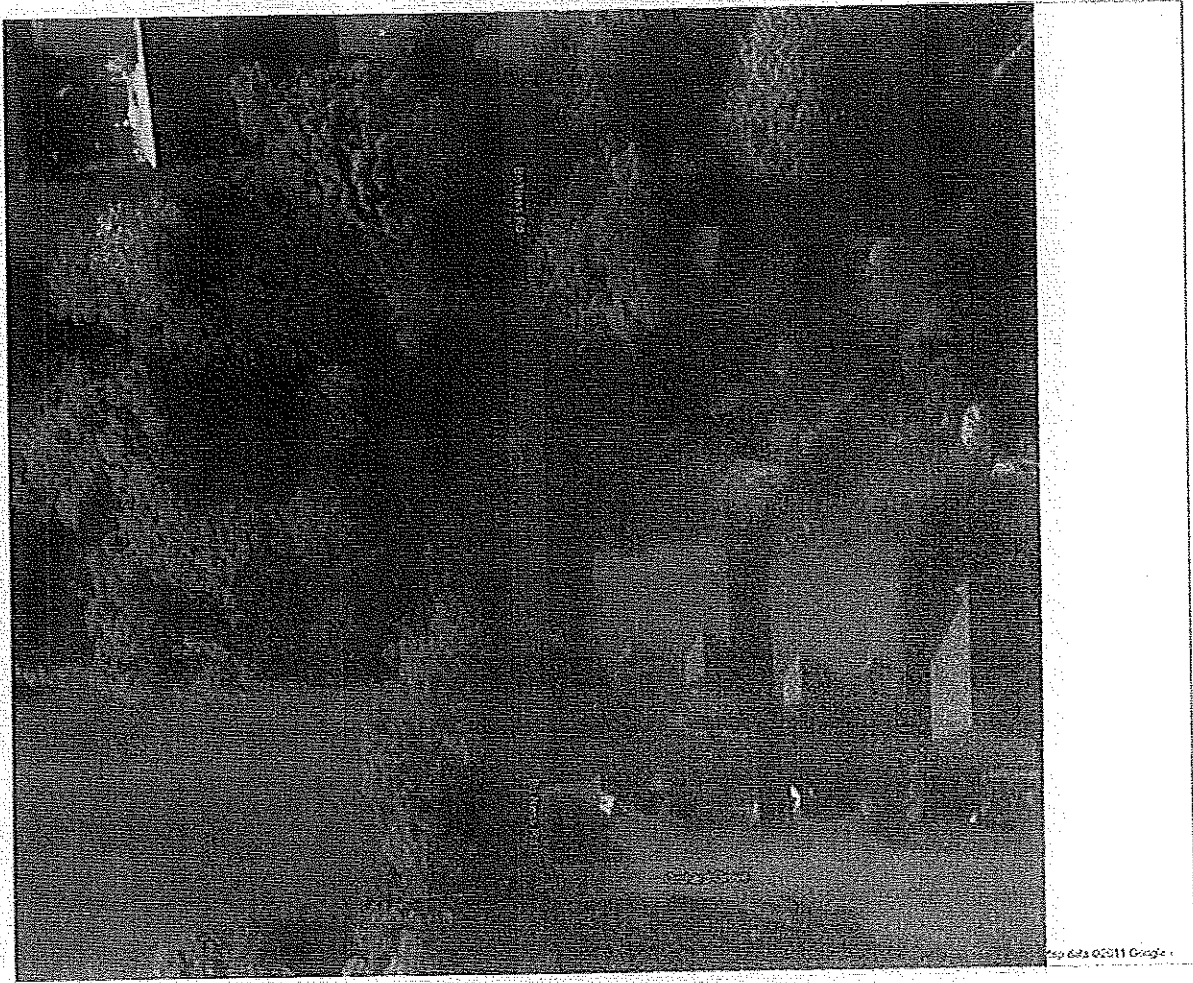


Google

To see all the details that are visible on the screen, use the Print link next to the map.



Your search for boness rd near Polmont, Falkirk, United Kingdom did not match any locations.
Suggestions:

Make sure all words are spelled correctly.

Try different keywords.

Try more general keywords.

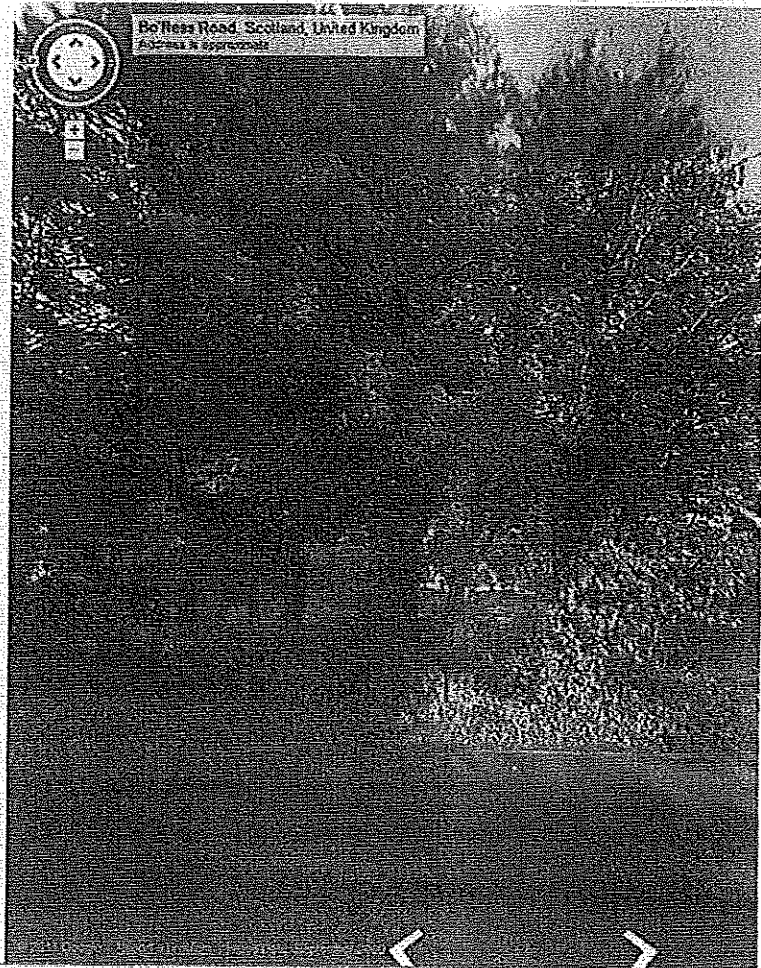
Search the web for boness rd polmont

Know about this place and want everyone to find it? Add it to Google Maps!

BONESS RD
POLMONT
EST YOUR MOVES

Google

To see all the details that are visible on the screen, use the Print link next to the map.




Your search for boness rd near: Polmont, Falkirk, United Kingdom did not match any locations.

Suggestions:

- Make sure all words are spelled correctly.
- Try different keywords.
- Try more general keywords.
- Search the web for boness rd polmont
- Know about this place and want everyone to find it? Add it to Google Maps!



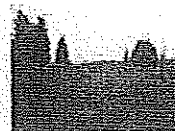
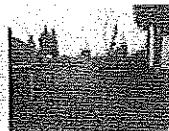
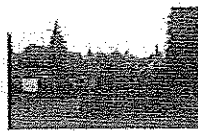
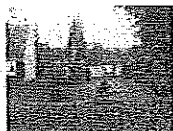
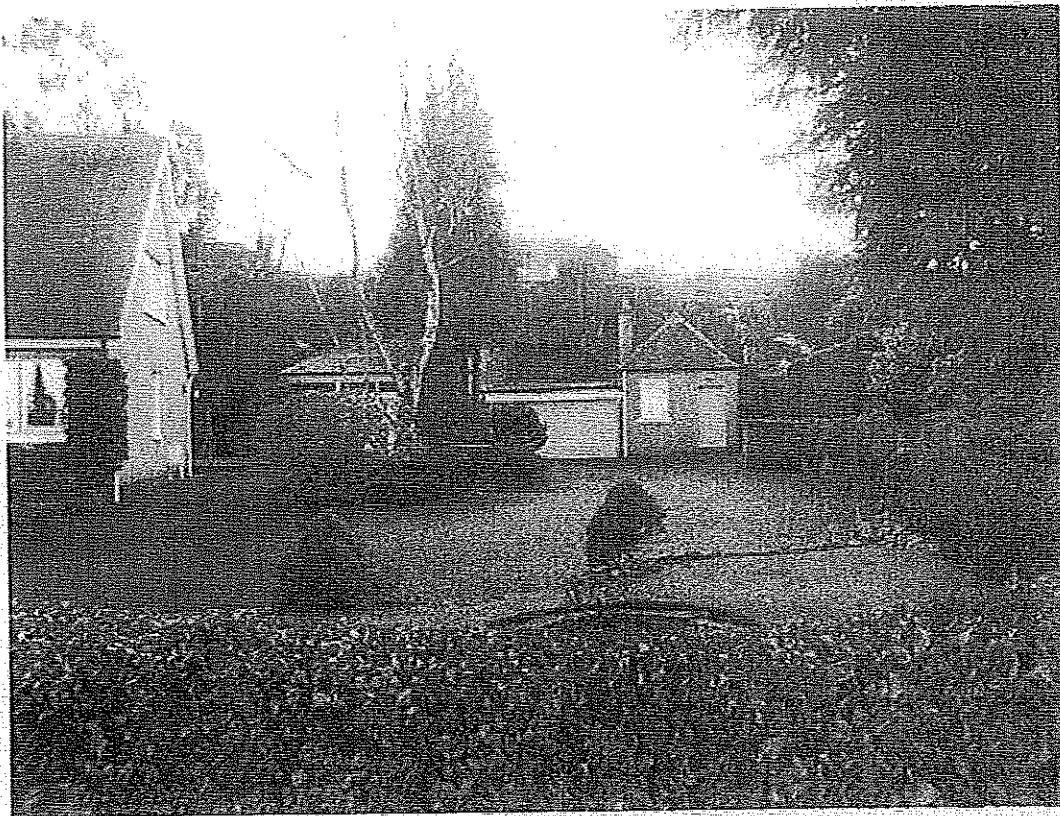
For improved printing use the print button on the page

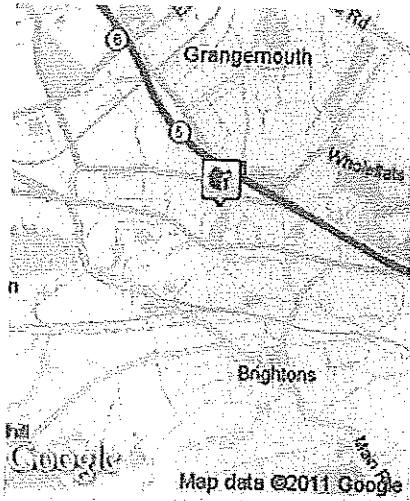
 Print

Plot for sale

Offers in Region of £100,000

Polmont Road, Redding, Falkirk, FK2 9UZ



**Nearest stations:**

- Polmont(0.7 miles)
- Falkirk Grahamston
(2.3 miles)
- Falkirk High(2.5 miles)

Commercial information:

- 571.9 sq. m. (6,156 sq. ft.)

Full description:

House plot extending to approximately 572 sq.m. in a prime location, with planning permission for a three bedroom 1½ storey dwelling (footprint approx 140 sq.m.), with garden ground and parking. The property enjoys an open outlook, with views to the Ochil Hills in the distance.

Plans can viewed online at Falkirk Council eplanning website Ref: P/11/0583/PPP

The property is only a few minutes drive away from Polmont railway station which provides fast and frequent services to Edinburgh, Stirling and Glasgow. Junction 5 of the M9 motorway is approximately one

mile away and provides quick access to Edinburgh Airport and easy commuting to all major towns and cities throughout Central Scotland.

The village of Polmont provides a variety of shops to cater for everyday needs and the area is well served with an abundance of leisure and recreational facilities. The larger town of Falkirk is approximately three miles away and offers excellent shopping facilities with two malls, a good selection of High Street stores and several major supermarkets.

Note: Thornton and neighbouring property "The Dale" have a right of access over the drive entrance.

Viewing: Strictly by appointment – Please telephone 01324 712159 or contact our Property Dept on 01324 471121



To view this property or request more details, contact
Tait & Mackenzie, Grangemouth

4 La Porte Precinct, Grangemouth, FK3 8AT

0843 314 7889 BT 4p/min

Disclaimer

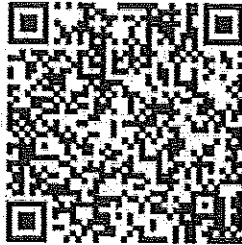
Property reference DR061211. The information displayed about this property comprises a property advertisement. Rightmove.co.uk makes no warranty as to the accuracy or completeness of the advertisement or any linked or associated information, and Rightmove has no control over the content. This property advertisement does not constitute property particulars. The information is provided and maintained by **Tait & Mackenzie, Grangemouth**. Please contact the selling agent or developer directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 and The Home Information Pack Regulations 2007.



4 La Porte Precinct, Grangemouth, FK3 8AT

See it? Scan it!

What's this?



Print or Save
this property's QR code

Surrounding Areas

Falkirk

Falkirk (County)

Central Scotland

I write regard to the above enquiry you recently submitted sketches relating to the proposed sub-division of your existing garden ground, and erection of new dwelling within the village limits of Skinflats.

The property is located within the village limits of Skinflats and would therefore be assessed against Policy SC08 "Infill Development and Sub-Division of Plots" of the Falkirk Council Local Plan - an extract of which is shown below.

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 house 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.

Having carried out an initial assessment of the proposal I have some concerns of overlooking to neighbouring garden ground, concerns about what type of dwelling could be located on site, levels of garden ground afforded to the existing property and the proposed dwellinghouse and parking access to both the existing and proposed property.

I think a site meeting may the best way forward to discuss these concerns. Please contact me on the number below to arrange a suitable date.

Regards, Gavin

Gavin Clark

Assistant Planning Officer

Development Management

Abbotsford House

David's Loan

Bainsford

Falkirk

FK2 7YZ

Tel: 01324 504704

Print Form

APPLICATION FOR PLANNING PERMISSION

The Town and Country Planning (Scotland) Act 1997
The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Please refer to the accompanying Guidance Notes when completing this application
PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS
ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MS	Ref No.	-
Forename	MARION	Forename	NEIL
Surname	THOMSON	Surname	McFADYEN
Company Name	-	Company Name	-
Building No./Name	32	Building No./Name	1
Address Line 1	EDWARD PL	Address Line 1	BELLEVUE
Address Line 2	SKINFLATS	Address Line 2	STREET
Town/City	FALKIRK	Town/City	FALKIRK
Postcode	FK2 8NL	Postcode	FK1 1SR
Telephone		elephone	
Mobile		obile	
Fax		ax	
Email		Email	
3. Postal Address or Location of Proposed Development (please include postcode)			
<p>AREA OF GROUND TO REAR OF 32 EDWARD PLACE, ACCESSED FROM NEWTOWN AVENUE, SKINFLATS FK2 8NL</p>			
<p>NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.</p>			
4. Type of Application			
What is the application for? Please select one of the following:			
Planning Permission		<input type="checkbox"/>	
Planning Permission in Principle		<input checked="" type="checkbox"/>	
Further Application*		<input type="checkbox"/>	
Application for Approval of Matters Specified in Conditions*		<input type="checkbox"/>	
Application for Mineral Works**		<input type="checkbox"/>	
<p>NB. A 'further application' may be e.g. development that has not yet commenced and where a time limit has been imposed a renewal of planning permission or a modification, variation or removal of a planning condition.</p>			
*Please provide a reference number of the previous application and date when permission was granted:			
Reference No:		Date:	

**Please note that if you are applying for planning permission for mineral works your planning authority may have a separate form or require additional information.

5. Description of the Proposal

Please describe the proposal including any change of use:

PLANNING PERMISSION IN PRINCIPLE
FOR THE ERECTION OF A SINGLE
DWELLING WHICH WILL BE SUBMITTED
TO A FUTURE APPLICATION.

Is this a temporary permission?

Yes ☐ No ☒

If yes, please state how long permission is required for and why:

Have the works already been started or completed?

Yes ☐ No ☒

If yes, please state date of completion, or if not completed, the start date:

Date started:

Date completed:

If yes, please explain why work has already taken place in advance of making this application

6. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal?

Yes ☒ No ☐

If yes, please provide details about the advice below:

STEPHEN
MCQUEEN

GAYN
CLARK

In what format was the advice given?

Meeting ☒ Telephone call ☐ Letter ☐ Email ☒

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes ☐ No ☐

Please provide a description of the advice you were given and who you received the advice from:

Name: STEPHEN
MCQUEEN

Date: 11/7/11

Ref No.: —

DISCUSSED FUTURE APPLICATION TO
ERECT 1 1/2 STOREY HOUSE HOWEVER
APPLICANT WISHES TO CARRY THE PLAN
WITH PLANNING PERMISSION IN

7. Site Area PRINCIPLE. MEETING WAS VERY POSITIVE.

Please state the site area in either hectares or square metres:

Hectares (ha):

Square Metre (sq.m.)

228 APPROX.

8. Existing Use

Please describe the current or most recent use:

GARDEN GROUND WITH EXISTING
DOUBLE PRIVATE GARAGE.

9. Access and Parking

Are you proposing a new altered vehicle access to or from a public road? Yes ☐ No ☒

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

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? Yes ☐ No ☒

If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

TWO

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total number of existing spaces plus any new spaces)

TWO

Please show on your drawings the position of existing and proposed parking spaces and specify if these are to be allocated for particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)

10. Water Supply and Drainage Arrangements

Will your proposals require new or altered water supply or drainage arrangements? Yes ☒ No ☐

Are you proposing to connect to the public drainage network (e.g. to an existing sewer?)

Yes, connecting to a public drainage network ☒
No, proposing to make private drainage arrangements ☐
Not applicable – only arrangement for water supply required ☐

What private arrangements are you proposing for the new/altered septic tank?

Discharge to land via soakaway ☐
Discharge to watercourse(s) (including partial soakaway) ☐
Discharge to coastal waters ☐

Please show more details on your plans and supporting information

What private arrangements are you proposing?
Treatment/Additional treatment (relates to package sewer treatment plants, or passive sewage treatment such as a reed bed) ☐
Other private drainage arrangement (such as a chemical toilets or composting toilets) ☐

Please show more details on your plans and supporting information.

Do your proposals make provision for sustainable drainage of surface water? Yes ☒ No ☐

Note:- Please include details of SUDS arrangements on your plans

Are you proposing to connect to the public water supply network?

Yes ☒ No ☐

If no, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site)

11. Assessment of Flood Risk

Is the site within an area of known risk of flooding?

Yes ☐ No ☒

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your planning authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? Yes ☐ No ☒ Don't Know ☐

If yes, briefly describe how the risk of flooding might be increased elsewhere.

12. Trees

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

Yes ☐ No ☒

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

13. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (including recycling)

Yes ☒ No ☐

If yes, please provide details and illustrate on plans.

If no, please provide details as to why no provision for refuse/recycling storage is being made:

(SUBJECT TO FUTURE APPLICATION)

14. Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats?

Yes ☒ No ☐

If yes how many units do you propose in total?

ONE

Please provide full details of the number and types of units on the plan. Additional information may be provided in a supporting statement.

(SUBJECT TO FUTURE APPLICATION)

15. For all types of non housing development – new floorspace proposed

Does your proposal alter or create non-residential floorspace?

Yes ☐ No ☒

If yes, please provide details below:

Use type:

If you are extending a building, please provide details of existing gross floorspace (sq.m):

Proposed gross floorspace (sq.m.):

Please provide details of internal floorspace(sq.m)

Net trading space:

Non-trading space:

Total net floorspace:

16. Schedule 3 Development

Does the proposal involve a class of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008?

Yes ☐ No ☒ Don't Know ☐

If yes, your proposal will additionally have to be advertised in a newspaper circulating in your area. Your planning authority will do this on your behalf but may charge a fee. Please contact your planning authority for advice on planning fees.

17. Planning Service Employee/Elected Member Interest

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

Yes ☐ No ☒

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority?

Yes ☐ No ☒

If you have answered yes please provide details:

DECLARATION

I, the applicant/agent certify that this is an application for planning permission. The accompanying plans/drawings and additional information are provided as part of this application.

I, the applicant/agent hereby certify that the attached Land Ownership Certificate has been completed ☒

I, the applicant /agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants

Yes ☐ No ☐ N/A ☐

Signature:



Name:

N. McFADYEN

Date:

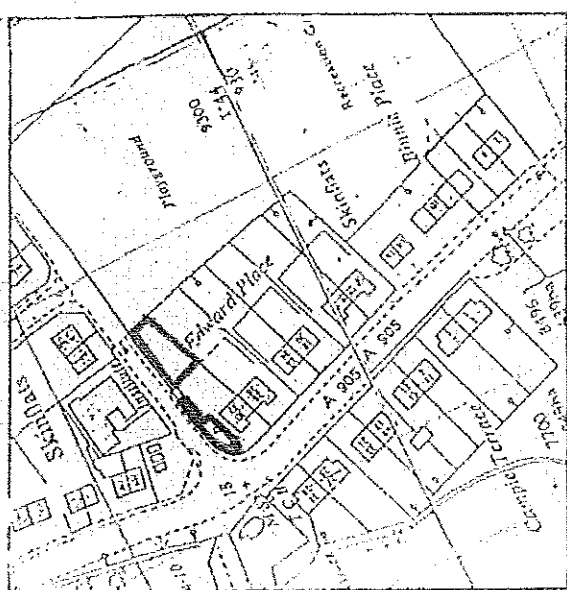
20/7/11

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

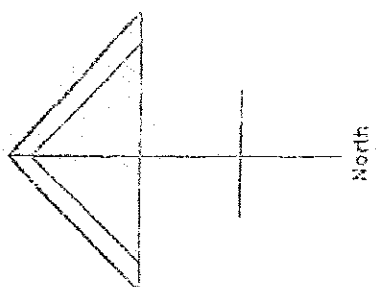
REG 22-07-2011(FRI) 13:39
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CT 1

1	PLANNING OFF	£319.00
	TOTAL	£319.00
	CHEQUE	£319.00
	CHANGE	£0.00

7018 J R 4 J I 7 4 4

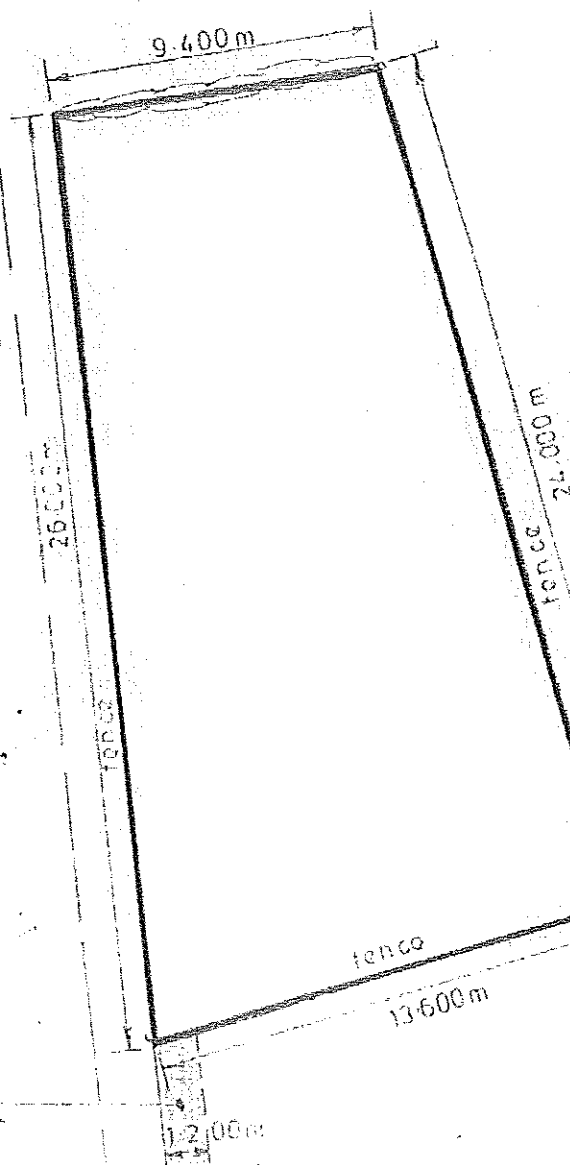


access footpath for no. 30
over ground for no. 30



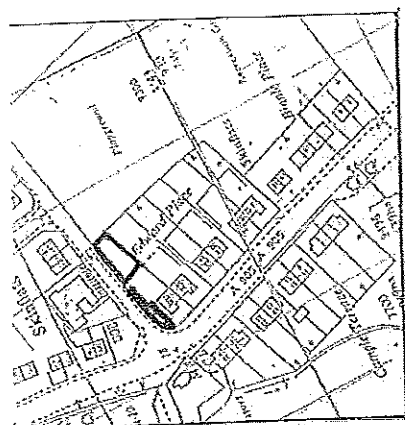
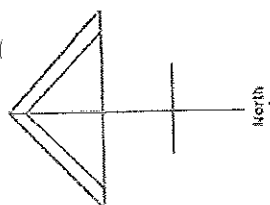
SCALE 1:2500

LOCATION PLAN



1821

32 EDWARD PLACE,
SKINFLATS



access footpath for no. 32
over ground for no. 30

communal footpath shared
by nos. 30 & 32

store under state
for no. 37



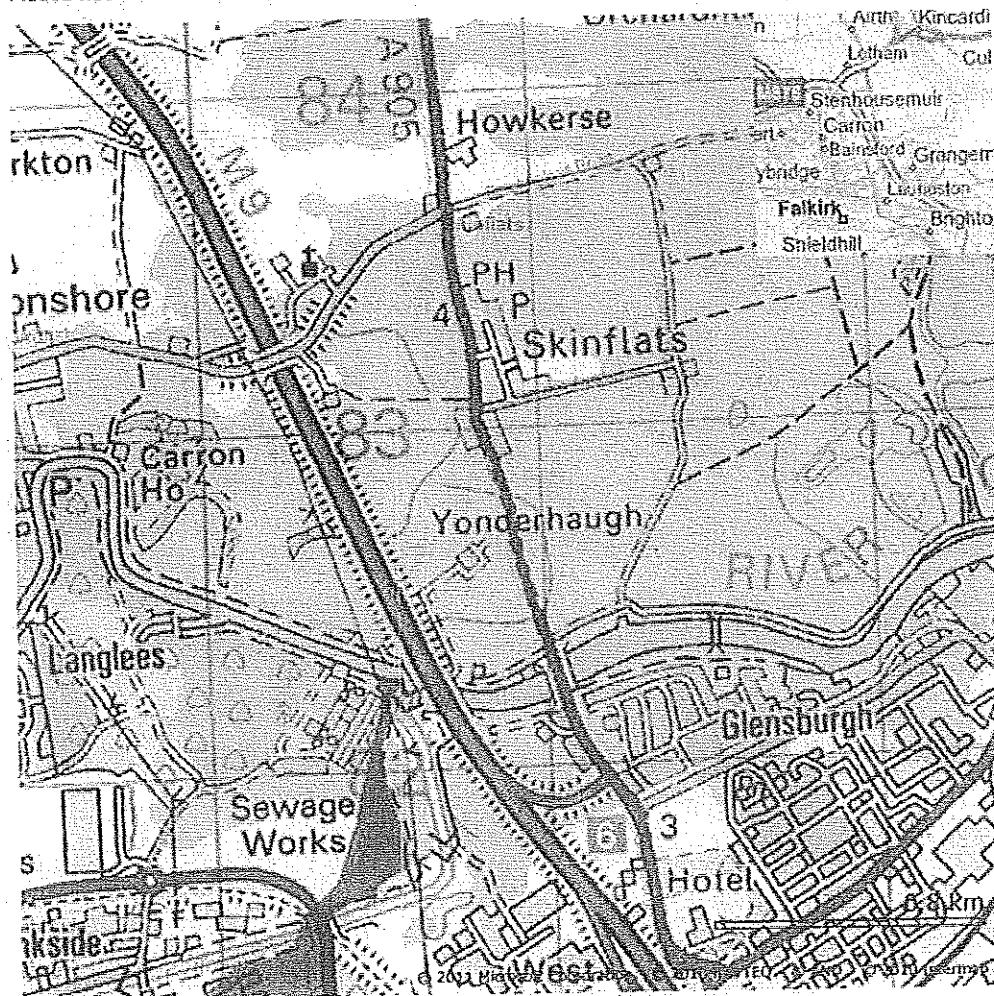
BLACK PLAZ 1:200

PLOT OF LAND TO
REAR OF 32 EDWARD
PLACE, SKINFLATS
FR2, 8NL.

Area edged in red 0.038 ha. or thereby

Indicative River & Coastal Flood Map

Please note: the flood map does not take into account all flood defences which may be in place now or in the future.



Some features of the flooding map are based on digital spatial data licences from the Centre for Ecology and Hydrology ©CEH, ©MO, ©NSRI, ©MLURI, ©OSNI, ©DARD(NI), ©Defra and includes material based on Ordnance Survey 1:50,000 maps with permission of the controller of Her Majesty's Stationery Office ©Crown Copyright.

Important Information

By viewing this page you are deemed to have read and understood the Important Information summarised below. The Indicative River & Coastal Flood Map (Scotland) has primarily been developed to provide a strategic national overview of flood risk in Scotland and does not provide enough detail to show the flood risk to individual properties. Whilst all reasonable effort has been made to ensure that the flood map is accurate for its intended purpose, no warranty is given by SEPA in this regard. SEPA reserves the right to change the information contained in the flood map without notice. Users are required to validate any information provided independently - any reliance upon the flood map is at the user's own risk. The criteria, assumptions and intended purpose of the flood map can be found in the full text of this notice, along with the terms and conditions associated with its use. © SEPA 2010 ALL RIGHTS RESERVED

LEGEND

INDICATIVE FLOOD MAP

- Areas at risk of flooding from rivers
- Areas at risk of flooding from the sea
- Areas at risk of flooding from both rivers and the sea

FLOOD DEFENCES

- Defence scheme ref no. and location
- Embankment
- Wall
- Channel Improvement

- Area benefiting from flood defence relative to the scheme's standard of protection
- Storage area
- Pump
- Culvert
- Floodgate



Print Form

LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997
 Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland)
 Regulations 2008

**CERTIFICATE A, B, C OR CERTIFICATE D
 MUST BE COMPLETED BY ALL APPLICANTS**

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than myself MARION THOMSON was owner 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 application. ☒
- (2) None of the land to which the application relates constitutes or forms part of agricultural land. ☒

Signed:

[Redacted Signature]

On behalf of:

MARION THOMSON

Date:

20TH JULY 2011

CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are: ☐

Name	Address	Date of Service of Notice

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

or

- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are: ☐

Name	Address	Date of Service of Notice

CERTIFICATE C

Certificate C is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where it has not been possible to identify ALL or ANY owners/agricultural tenants.

- (1) I have been unable to serve notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. ☐

or

- (2) I have been unable to serve notice on any person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner of any part of the land to which the application relates. ☐

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

or

- (4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have been unable to serve notice on any person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. ☐

or

- (5) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding I have served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are: ☐

Name	Address	Date of Service of Notice

- (6) I have taken reasonable steps, as listed below, to ascertain the names and addresses of all other owners or agricultural tenants and have been unable to do so.

Steps taken:

--

CERTIFICATE D**Certificate D**

Certificate D is for use where the application is for mineral development.

- (1) No person other than myself was an owner 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. ☐

or

- (2) I have served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application, was to the applicant's knowledge, the owner, of any part of the land to which the application relates. These persons are: ☐

Name	Address	Date of Service of Notice

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

or

- (4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the application, was an agricultural tenant. ☐

- (5) Notice of the application as set out below has been published and displayed by public notice ☐

Signed:

On behalf of:

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act

Morris, John

From: Henderson, Stuart
Sent: 02 September 2011 13:07
To: adm1dmbcorr
Subject: P/11/0472/PPP
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

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: Skelton, Stacey
Sent: 15 August 2011 15:23
To: adtm1dmbscorr
Cc: Raeburn, Brian
Subject: P/11/0472/PPP/AD105

Development Services

Memo

To: Stephen McClure
Planning Officer

From: Stacey Skelton
Roads and Design (Roads Development)

Date: 15 August 2011

Enquiries: 1038

Fax: 4850

Our Ref: SS/P/11/0472/PPP/AD105

Your Ref: P/11/0472/PPP/AD105

Proposal : Erection of Dwellinghouse
Location : 32 Edward Place, Skinflats, Falkirk, FK2 8NL

I refer to your letter of 10 August 2011 and would confirm the roads response as follows.

The conditions noted below should be incorporated into any consent granted for the erection of a single dwelling in the garden of 32 Edward Place, Skinflats;

- The driveway shall be formed at least 3 metres wide, at a maximum gradient of 10% and shall be constructed such that no loose material or surface water is discharged onto the public road.
- Any driveway gates shall open in an inward direction only.
- There shall be no obstruction to visibility greater than 1m in height above carriageway level, 2.5m from the edge of the carriageway along the entire frontage of the site to the public road.
- In curtilage parking shall be provided to accord with the "Design Guidelines & Construction Standards for Roads in the Falkirk Council Area".
- A 2m wide footway, to Falkirk Council's Design Guideline requirements is

constructed along the entire property frontage to Newton Avenue.

Stacey Skelton
Roads Development

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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.



12 August 2011

Falkirk Council,
Abbotsford House David's Loan
Falkirk
FK2 7YZ

SCOTTISH WATER

Customer Connections
419 Balmore Road
Glasgow
G22 6NU

Customer Support Team
T: 0141 355 5511
F: 0141 355 5386
W: www.scottishwater.co.uk
E: connections@scottishwater.co.uk

Dear Sir Madam

PLANNING APPLICATION NUMBER: P/11/0472/PPP
DEVELOPMENT: 32 Edward Place Skinflats Falkirk FK2 8NL
OUR REFERENCE: 591932
PROPOSAL: Erection of Dwellinghouse

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application. This response is made based on the information available to us at this time and does not guarantee a connection to Scottish Water's infrastructure. A separate application should be submitted to us made for connection to our infrastructure after full planning has been granted.

Turret Water Treatment Works currently has capacity to service this proposed development.

The water network that serves the proposed development is currently able to supply the new demand.

Dalderse Waste Water Treatment Works currently has capacity to service this proposed development.

The waste water network that serves the proposed development is currently able to accommodate the new demand.

In some circumstances it may be necessary for the Developer to fund works on existing infrastructure to enable their development to connect. Should we become aware of any issues such as flooding, low pressure, etc the Developer will be required to fund works to mitigate the effect of the development on existing customers. Scottish Water can make a contribution to these costs through Reasonable Cost funding rules.

A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements installed, subject to compliance with the current water byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.

If the connection to public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s). This should be done through a deed of servitude.

Should the developer require information regarding the location of Scottish Water infrastructure they should contact our Property Searches Department, Bullion House, Dundee, DD2 5BB. Tel – 0845 601 8855.

If the developer requires any further assistance or information on our response, please contact me on the above number or alternatively additional information is available on our website: www.scottishwater.co.uk.

Yours faithfully

Margaret Hopkins
Customer Connections Administrator
Tel: 0141 355 5527
Margaret.Hopkins@scottishwater.co.uk

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

PROPOSAL : Erection of Dwellinghouse
LOCATION : 32 Edward Place, Skinflats, Falkirk, FK2 8NL
APPLICANT : Ms Marion Thomson
APPN. NO. : P/11/0472/PPP
REGISTRATION DATE : 9 August 2011

1. SITE LOCATION / DESCRIPTION OF PROPOSAL

The site consists of an area of garden ground to the rear of a four in a block flatted property within the village of Skinflats. The garden ground within the site forms a section of the garden ground of one of the flatted dwellings within the four in a block unit. This flatted dwelling is also in the ownership of a smaller section of garden ground to the side of the flatted unit. The two sections are almost split by a neighbouring flatted dwellings garden, apart from a small corridor of garden ground linking the two (crossed by the neighbour flatted dwellings driveway). It is proposed to sub-divide the garden ground and erect a dwelling.

2. SITE HISTORY

No history which is relevant to this particular site.

3. CONSULTATIONS

The following responses to consultation were received:

Roads Development Unit	No objection to the proposal.
Scottish Water	No objection to proposal.
Environmental Protection Unit	No objection to the proposal.

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:

SC02 - Windfall Housing Development Within the Urban/Village Limit

SC08 - Infill Development and Subdivision of Plots

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

Policy SC2 - It is not considered that a satisfactory level of residential amenity could be achieved at the site, in regard to both the existing neighbouring properties and the proposed site. It is also not considered that Policy SC8 (Infill Development and Subdivision of Plots) can be satisfied in regard to the proposed sub-division. It is therefore considered that the proposal does not accord with Policy SC2.

Policy SC8 - It is not considered that the area of land would allow an adequate disposition of a dwelling to be in-keeping with the townscape character of the area. The site would also not allow for an adequate area of garden ground to be provided for a proposed dwelling, with limited or no area available for private garden ground. It is also considered that the neighbouring flatted dwellings garden area would be affected in terms of the current amenity enjoyed, due to the sites position. The proposed vehicular access and parking required at such a site could be provided, however, the on-site parking allocation would further reduce the already limited area that would be available for garden ground. It is therefore considered that the proposal does not accord with Policy SC8.

Falkirk Council Supplementary Guidance

Falkirk Council Housing Layout and Design Supplementary Planning Guidance Note - It is not considered that the proposed site could allow for a harmonious fit with the existing layout, style and character of buildings surrounding the site. It is not considered that the site could achieve private garden ground with adequate size and amenity, if any could be created at all, given the sites position. The site is also not considered to offer an appropriate gap site which could be sympathetically filled. It is therefore considered that the proposal does not accord with the Falkirk Council Housing Layout and Design Supplementary Planning Guidance Note.

7. CONCLUSION

It is considered that the proposal is not acceptable development, as it is not in accordance with Policy SC2 and SC8 of the Falkirk Council Local Plan.

8. RECOMMENDATION

Refuse Planning Permission in Principle

Refusal is recommended for the following

Reason(s):

1. The proposed development does not accord with the terms of Policy SC2 and SC8 of the Falkirk Council Local Plan. A satisfactory level of residential amenity could not be achieved at the site for both the existing and proposed residents, the disposition of the site would not allow for the

townscape character of the area to be adequately continued and the site would not allow for adequate private garden ground to be provided.

Informative:

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


Director of Development Services

6.10.16
Date

Contact Officer : Stephen McClure
(Planning Officer) 01324 504702

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Reference No. P/11/0472/PPP



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 in Principle

Agent

Neil McFadyen
1 Bellevue Street
Falkirk
FK1 1SB

Applicant

Ms Marion Thomson
32 Edward Place
Skinflats
Falkirk
FK2 8NL

This Notice refers to your application registered on 9 August 2011 for permission in respect of the following development:-

Development Erection of Dwellinghouse at

Location 32 Edward Place, Skinflats, Falkirk, FK2 8NL

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/>. In accordance with the plans docquetted or itemised in the attached informatives as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

Refuses Planning Permission in Principle

The Council has made this decision for the following reasons.

Reason(s):

1. The proposed development does not accord with the terms of Policy SC2 and SC8 of the Falkirk Council Local Plan. A satisfactory level of residential amenity could not be achieved at the site for both the existing and proposed residents, the disposition of the site would not allow for the townscape character of the area to be adequately continued and the site would not allow for adequate private garden ground to be provided.

Informative(s):

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

7 October 2011


Director of Development Services