

FALKIRK COUNCIL

Subject: DEMOLISH EXISTING GARAGE & PORCH AND ERECTION OF SINGLE & 2 STOREY EXTENSION AT 16 JUBILEE ROAD, DUNIPACE, DENNY FK6 6NH FOR MR JAMES WILSON - P/12/0263/FUL

Meeting: PLANNING COMMITTEE

Date: 22 August 2012

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Denny and Banknock
Councillor Jim Blackwood
Councillor Brian McCabe
Councillor John McNally
Councillor Martin Oliver

Community Council: Denny and District

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

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 This application seeks consent to demolish the existing attached garage and porch on the front elevation of the existing dwelling, and the erection of a single storey and two storey rear extension. The extensions would provide additional living accommodation and one more additional bedroom. External finishes to match the existing dwellinghouse are proposed.
- 1.2 The application site is a semi-detached property located on a generous corner plot adjacent to the entrance of Queens Drive, Dunipace. There is a small garden to the front and rear with a large side garden with an existing vehicular access from Jubilee Road at the front of the property.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 It is considered appropriate for this application to be considered by the Planning Committee as it has been submitted by an Elected Member acting on behalf of the applicant.

3. SITE HISTORY

- 3.1 There is no planning history of relevance to this application.

4. CONSULTATIONS

- 4.1 The Roads Development Unit has raised no objection to the proposal.
- 4.2 The Environmental Protection Unit has raised no objection, but has requested that a condition relating to contaminated land and an informative relating to hours of construction activity be attached if planning permission is granted.

5. COMMUNITY COUNCIL

- 5.1 The Denny and District Community Council have not made any representation.

6. PUBLIC REPRESENTATION

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

7. DETAILED APPRAISAL

Under section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local and major developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Accordingly,

7a The Development Plan

Falkirk Council Structure Plan

- 7a.1 There are no relevant policies within the Falkirk Council Structure Plan.

Falkirk Council Local Plan

- 7a.2 Policy SC9 - "Extensions and Alterations to Residential Properties" states:

"Extensions and alterations to residential properties will be permitted where:

- (1) the scale, design and materials are sympathetic to the existing building;*
- (2) the location and scale of the extension or alterations will not significantly affect the degree of amenity, daylight or privacy enjoyed by neighbouring properties; and*
- (3) it will not result in overdevelopment of the plot, thereby giving rise to adverse impacts on the functioning of garden ground, or the unacceptable loss of off-street parking."*

- 7a.3 Policy SC9 advises that the scale and design of extensions and materials should be sympathetic to the existing dwelling and neighbouring properties. It is considered that the location and scale of the proposals would not significantly affect the degree of amenity, daylight or privacy enjoyed by neighbouring properties. In addition to this, given the generous size of the plot, it is considered that the proposal would not result in an overdevelopment of the plot. The scale, design and materials of the proposal are considered to be sympathetic to the existing dwelling and surrounding area. There are no privacy concerns. The proposed development retains adequate off-street parking facilities and amenity space for a dwelling of this size and is in accordance with policy SC9.
- 7a.4 Accordingly, the proposal accords with the Development Plan.

7b Material Considerations

- 7b.1 The material considerations in respect of this application are the Falkirk Council Supplementary Planning Guidance Note on House Extensions and Alterations and Consultation Responses.

Falkirk Council Supplementary Guidance

- 7b.2 Falkirk Council's Supplementary Guidance Note (SPGN) on House Extensions and Alterations advises that the main planning concerns with extensions are scale and massing, impact on streetscape, garden ground, privacy and overshadowing.
- 7b.3 The proposals are set back from the front of the dwelling and appear smaller in scale than the original dwelling. There are no overshadowing or privacy concerns and it is considered that the proposals respect the character of the original dwellinghouse. The remaining private garden ground is considered to be of adequate size.
- 7b.4 It is considered that the proposal would not have a detrimental impact on the appearance of the streetscape. The materials proposed match the original house and as such comply with the Council's SPGN.
- 7b.5 Accordingly, the proposal accords with the SPGN.

Responses to Consultation

- 7b.6 The Environmental Protection Unit has raised no objection, subject to a condition regarding contaminated land and an informative regarding hours of construction activity.
- 7b.7 The Roads Development Unit has raised no objection to the proposal.

7c Conclusion

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

8. RECOMMENDATION

8.1 It is therefore recommended that Planning Committee grant planning permission subject to the following condition(s):-

- (1) The development to which this permission relates must be begun within three years of the date of this permission.

Reason(s):-

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

Informative(s):-

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03 and 04.
- (2) The applicant shall ensure that noisy work which is audible at the site boundary shall **ONLY** be conducted between the following hours:

Monday to Friday	08:00 - 18:00 Hours
Saturday	09:00 - 17:00 Hours
Sunday / Bank Holidays	10:00 - 16:00 Hours

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

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Director of Development Services

Date: 14 August 2012

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan.
2. Falkirk Council Local Plan.
3. Falkirk Council Supplementary Guidance Note on House Extensions and Alterations.

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

Planning Committee

Planning Application Location Plan **P/12/0263/FUL**

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



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