

FALKIRK COUNCIL

Subject: EXTENSION TO DWELLINGHOUSE AT 21 STANDRIGG ROAD, BRIGHTONS, FALKIRK FK2 0GN FOR MR CAMPBELL BRAID - P/12/0174/FUL

Meeting: PLANNING COMMITTEE

Date: 19 September 2012

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Upper Braes
Councillor Gordon Hughes
Councillor John McLuckie
Councillor Rosie Murray

Community Council: Reddingmuirhead and Wallacestone

Case Officer: Julie Seidel (Planning Officer), Ext. 4880

UPDATE REPORT FOLLOWING COMMITTEE SITE VISIT

1. Members will recall that this application was originally considered at the Planning Committee on 22 August 2012 (copy of previous report appended), where it was agreed to continue the application for a site visit. This visit took place on 4 September 2012.
2. The applicant spoke, stating that the proposal would be in keeping with the existing dwellinghouse and surrounding properties. The applicant also commented that the proposal would have no adverse effect on privacy and the extension to the front would have a minimal increase in height.
3. Members viewed both the front and rear garden of the application site and the location of the proposed extensions. Four neighbours spoke in objection to the application raising issues in relation to the size and bulk of the proposed front extension, diminished light to adjacent garden ground, the resulting impact on drainage, impact on the symmetry and visual amenity of neighbouring properties and the alteration of a standard house type including alteration to the standard window detail. Neighbours also commented that there were no other examples of two storey front extensions within their residential development and the Council's advice has been consistent in relation to this type of development (referring to a withdrawn application for a similar development at 19 Standrigg Avenue).
4. The applicant responded by stating the proposed windows would match and the front extension would look the same, but higher. The applicant also stated that drainage issues had been made worse by properties to the rear of the application site increasing the level of their gardens.

5. Members asked for confirmation that the recommended refusal related to the proposed front extension only, and commented the proposal would use the same footprint, but increase its height. Members also asked for clarification of the height of the proposed extension, which was viewed on plan.
6. Members then viewed the application site from adjacent garden ground. Objectors spoke about the loss of daylight and the visual impact of an additional storey to the front elevation. The Development Manager confirmed that the proposed window on the west elevation would be classed as 'permitted development'.

Conclusion

7. The proposal has been assessed as being contrary to the terms of the Development Plan and the Supplementary Planning Guidance Note on 'House Extensions and Alterations' as the scale, design and massing of the front extension would have a significant negative impact on the amenity and character of the original dwellinghouse and the surrounding area. There are no material planning considerations which would warrant approval of the application contrary to the Development Plan and no new issues were raised at the Committee site visit that would alter this recommendation.

8. RECOMMENDATION

- 8.1 It is therefore recommended that the Planning Committee refuse planning permission for the following reasons:-

- (1) The scale and design of proposed upper floor, front extension would not be sympathetic to the existing building and the location and the scale of the extension would significantly affect the degree of visual and residential amenity enjoyed by neighbouring properties, contrary to Policy SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan.
- (2) The proposed upper floor, front extension would fail to integrate into the existing house frontage and street pattern. The proposal would result in an incongruous addition to the building and an 'individualising' of the front elevation which would fail to respect the character, design, scale or massing of the original building or those within the wider residential area, contrary to Falkirk Council Supplementary Planning Guidance Note on 'House Extensions and Alterations'.

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, 03A, 04A, 05B, 07A and 08A.

PP.....
Director of Development Services

Date: 12 September 2012

LIST OF BACKGROUND PAPERS

1. Falkirk Council Local Plan.
2. Falkirk Council Supplementary Planning Guidance Note on 'House Extensions and Alterations'.
3. Letter of Objection from Dr Paul Norris, 4 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 3 May 2012.
4. Letter of Objection from Mr Duncan Short, 8 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 9 May 2012.
5. Letter of Objection from Mr David Thomson, 2 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 3 May 2012.
6. Letter of Objection from Mr David Surphlis, 6 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 7 May 2012.
7. Letter of Objection from Mr David Surphlis, 6 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 9 June 2012.

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504880 and ask for Julie Seidel, Planning Officer.

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Meeting: PLANNING COMMITTEE
Date: 22 August 2012
Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Upper Braes
Councillor Gordon Hughes
Councillor John McLuckie
Councillor Rosie Murray

Community Council: Reddingmuirhead and Wallacestone

Case Officer: Julie Seidel (Planning Officer), Ext. 4880

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The application site is located on the north side of Standrigg Road, Brightons. There are fields to the south of the property and residential properties surround the application site to the north, west and east. The property is a modern, detached, two-storey dwellinghouse. The dwellinghouse has a prominent single storey garage detail to the front elevation.
- 1.2 This application seeks planning permission for an upper floor, front extension, above the existing garage. The application also includes a ground floor extension to be located to the rear of the property. The front extension would involve first floor windows on the west, south and east elevation. The proposed materials would match the existing house.
- 1.3 This application follows withdrawn application (Ref: P/12/0122).

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application was called to Committee by Councillor John McLuckie.

3. SITE HISTORY

- 3.1 Application Ref: P/12/0122/FUL for an extension to dwellinghouse was withdrawn on 2 April 2012. The withdrawn application sought the same level of accommodation as this current application, however, the front elevation was full height.

4. CONSULTATIONS

- 4.1 The Roads Development Unit advise that the proposal is acceptable and there are no roads conditions to be attached to any planning permission.
- 4.2 The Environmental Protection Unit advise of informatives, relating to contamination and noise, to be attached to any planning permission.

5. COMMUNITY COUNCIL

- 5.1 The Reddingmuirhead and Wallacestone Community Council made no comments in relation to the application.

6. PUBLIC REPRESENTATION

- 6.1 Five letters of objection to the application have been received. Two letters were received from one objector. The objections can be summarised as follows:-

- Loss of daylight and sunlight to adjacent dwellinghouses and garden ground;
- Loss of privacy as a result of the proposals;
- The scale, design and massing of the proposed front extension is not in keeping with the original dwellinghouse or the surrounding area;
- Adverse impact on drainage;
- Inaccuracies in the submitted plans;
- A similar planning application was refused at 19 Standrigg Avenue;
- The application would set a precedent for two storey front extensions;
- The design and size of proposed rear extension could impact the amenity of surrounding properties;
- There is not enough garden ground to accommodate the proposals and it would result in a overdevelopment of the available plot;
- The proposal is not in accordance with the Supplementary Planning Guidance Note (SPGN) on 'House Extensions and Alterations'; and
- The application would negatively affect house values in the area.

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 policies relevant to the proposal contained in the 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 This application involves a ground floor extension to the rear of the existing building and a first floor extension to the front. It is considered that the rear extension would be sympathetic to the existing building in terms of its scale, design and materials and would not significantly affect the degree of amenity, daylight or privacy enjoyed by neighbouring properties.

7a.4 The scale and design of the front extension would not be sympathetic to the existing building, although it is acknowledged that the proposed materials would be acceptable. It is considered that the location of the proposed extension to the front of the property and the scale and design of the extension would have an adverse impact on the degree of amenity enjoyed by neighbouring properties.

7a.5 It is not considered that either extension would have a significant adverse impact on the degree of daylight or privacy enjoyed by neighboring properties. Likewise the proposals would not result in an overdevelopment of the available plot or give rise to adverse impacts of garden ground or a loss of off-street parking. On balance it is considered that the application fails to accord with Policy SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan.

7a.6 Accordingly, the proposal does not accord with the Development Plan.

7b Material Considerations

7b.1 The material considerations to be assessed are Falkirk Council Supplementary Guidance, response to consultation and assessment of public representation.

Falkirk Council Supplementary Guidance

7b.2 Falkirk Council's Supplementary Guidance Note (SPGN) on 'House Extensions and Alterations' emphasises the importance of good design in the built environment, which creates environments with attractive or picturesque character and general quality of life.

- 7b.3 The application site is located within a modern housing development, comprising detached dwellinghouses of varying size and design. The dwellinghouse forms the frontage of the residential development onto the main public road, Standrigg Road. The frontage is characterised by three groupings or rows of dwellinghouses, broken by roads entering the residential development. The application site is primarily read within the context of the three adjacent properties to its east, the adjacent property to the west, no. 2 Standrigg Gardens, turns its back onto the application site. The four properties form a mirror image in terms of layout and design, no. 27 Standrigg Road being a mirror of the application site / dwellinghouse. There is therefore a strong sense of balance and shared character in the relationship between properties within this frontage grouping. The original house has an already prominent garage detail to the front elevation. The garage is single storey and as such reduces its dominance on the main body of the two storey dwellinghouse and the setting of the row.
- 7b.4 The SPGN on 'House Extensions and Alterations' advises that any front extension should integrate into the existing house frontage and into the street pattern. The SPGN also warns against 'individualising' the front elevation. In this instance the 'individualising' of the property, by forming a first floor extension to the front elevation, would have an adverse impact on the amenity and character of the original house and public realm. The proposal would result in an incongruous addition to the dwellinghouse which would fail to respect the character, design, scale or massing of the original dwellinghouse or other properties within the overall development. Further the symmetry and visual amenity within the row of four dwellinghouses, at this section of the frontage, would be unacceptably eroded as a result of the proposed development. The form and scale of the proposed front extension would form a clumsy and prominent addition to the original dwellinghouse and the extension would compete with the main house in terms of scale, massing and design.
- 7b.5 It is considered that the proposed rear extension generally accords with the guidance set out in the SPGN in relation to usable garden ground, privacy and overshadowing. It is considered that the ground floor extension is well screened from neighbouring properties by the rear boundary enclosure and that a reasonable level of usable garden ground would be retained post development.
- 7b.6 On balance the application fails to accord with the advice contained within the SPGN on 'House Extensions and Alterations'.

Responses to Consultation

- 7b.7 No issues have been raised through consultation that require any further action. The informatives raised by the Environmental Protection Unit could be applied should Members decide to grant planning permission.

Assessment of Public Representations

- 7b.8 It is accepted that there would be some loss of daylight and sunlight to adjacent garden ground as a result of the front extension, however this is not considered to be significant given the distance between the proposed extension and the adjacent property and the orientation of the neighbouring property. The relationship between the two properties would see the front extension mainly affecting an area of publicly viewed side garden.

- 7b.9 It is not considered that the proposal would result in a significant loss of privacy. Ground floor windows and the proposed upper floor windows to the south and east are considered acceptable. The proposed west facing window would overlook adjacent garden ground, however within modern residential developments garden ground is often overlooked by upper floor, bedroom windows, as is the case here. It should be noted that the applicant has stated the west elevation window is to be glazed with opaque glass and this could be the subject of a planning condition.
- 7b.10 It is accepted that the scale, design and massing of the front extension is not in keeping with the property or the surrounding area.
- 7b.11 Drainage issues have not been raised through the consultation process.
- 7b.12 The proposed plans have been amended and are now considered accurate for the purposes of considering the proposal.
- 7b.13 A planning application to extend 19 Standrigg Avenue (Ref: 06/0568/FUL) was withdrawn on 7 August 2006 following concerns raised by the planning officer in relation to the scale, massing and design of the proposed upper floor front extension.
- 7b.14 All applications are considered on their own merits, so the issue of precedent is not relevant. It is however acknowledged that there are no existing developments of a similar nature in the vicinity of the application site.
- 7b.15 The design and size of proposed rear extension is considered acceptable in terms of the Development Plan and the SPGN on 'House Extensions and Alterations'.
- 7b.16 It is considered that there would be an acceptable level of rear, private, usable garden ground post development.
- 7b.17 It is accepted that the proposal is not in accordance with the advice contained within the SPGN on 'House Extensions and Alterations'.
- 7b.18 Impact on property value is not a material planning consideration.

7c Conclusion

- 7c.1 The proposal has been assessed as being contrary to the terms of the Development Plan and the SPGN on 'House Extensions and Alterations' as the scale, design and massing of the front extension would have a significant negative impact on the amenity and character of the original dwellinghouse and the surrounding area. There are no material planning considerations which would warrant approval of the application contrary to the Development Plan. The issues raised through third party representation are discussed and addressed in the body of this report.

8. RECOMMENDATION

8.1 It is therefore recommended that the Planning Committee refuse planning permission for the following reasons:-

- (1) The scale and design of proposed upper floor, front extension would not be sympathetic to the existing building and the location and the scale of the extension would significantly affect the degree of visual and residential amenity enjoyed by neighbouring properties, contrary to Policy SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan.
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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, 03A, 04A, 05B, 07A and 08A.

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Director of Development Services

Date: 14 August 2012

LIST OF BACKGROUND PAPERS

1. Falkirk Council Local Plan.
2. Falkirk Council Supplementary Planning Guidance Note on 'House Extensions and Alterations'.
3. Letter of Objection from Dr Paul Norris, 4 Standrigg Gardens, Brightons, Falkirk, FK2 0GJ on 3 May 2012.
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Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504880 and ask for Julie Seidel, Planning Officer.

Planning Committee

Planning Application Location Plan

P/12/0174/FUL

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

