

FALKIRK COUNCIL

Subject: **FORMATION OF VEHICULAR ACCESS AT 27 NORTH MAIN STREET, CARRONSHORE, FALKIRK, FK2 8HW FOR MR CRAIG MARTIN - P/12/0505/FUL**

Meeting: **PLANNING COMMITTEE**

Date: **31 October 2012**

Author: **DIRECTOR OF DEVELOPMENT SERVICES**

Local Members: **Ward - Carse, Kinnaird and Tryst**

Councillor Stephen Bird
Councillor Steven Carleschi
Councillor Charles MacDonald
Councillor Craig Martin

Community Council: **No Community Council**

Case Officer: Katherine Chorley (Assistant Planning Officer), Ext. 4704

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 This application seeks planning permission for a new vehicular access leading into the front garden at North Main Street, Falkirk. No other alterations are proposed. However, the front garden could be converted to a formal parking area without the need for an application, providing it met certain criteria.
- 1.2 The area is characterised by a mix of semi-detached and terraced houses. The application site forms an end of terrace property and each property has a small front garden. Some of the front gardens have been converted to provide off-street parking.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application has been made by a Member of the Council.

3. SITE HISTORY

- 3.1 Planning permission was granted in 1994 for an extension to the dwellinghouse, reference F/94/0336.

4. CONSULTATIONS

- 4.1 The Roads Development Unit has advised that there are no objections in principle, subject to a number of conditions which are considered in further detail below.

5. COMMUNITY COUNCIL

- 5.1 No Community Council active at present.

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 - 'Extension 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 The proposal was assessed against Policy SC9 of the Falkirk Council Local Plan. The plans show the proposed dropped kerb running the full width of the site and it is considered that the changes would have a minimal impact on the appearance of the building. The proposal is therefore considered to comply with the requirements of policy SC9(1).

- 7a.4 As the application relates only to the dropping of a kerb, to provide access to the front garden it is considered that the alterations would not significantly affect the degree of amenity, daylight or privacy enjoyed by neighbouring properties. The proposal therefore complies with policy SC9(2).

7a.5 The proposal would allow for off-street parking to be provided at the site and would not impact on usable private amenity space. The proposal is not considered to constitute an overdevelopment of the plot and accords with policy SC9(3).

7a.6 Accordingly, the proposal accords with the Development Plan.

7b Material Considerations

7b.1 The material considerations to be assessed are the consultation responses received during consideration of the application.

Consultation Responses

7b.2 The Roads Development Unit has not objected to the proposal providing a number of informatives and a condition are applied to the permission. The condition requires that the driveway be a minimum of 3m wide and be constructed to the standards set out in the Council's 'Design Guidelines and Construction Standards for Roads in the Falkirk Council Area.' This condition has been added to the recommendation. No driveway is shown on the plans. Should a driveway be constructed it should comply with a number of criteria. These have been added in the form of an informative which covers the discharge of loose materials, surface water run-off, gates, boundary treatment and driveway size.

7c Conclusion

7c.1 The application is assessed as according with the Development Plan and the Falkirk Council's Supplementary Planning Guidance. There are no material considerations which would merit refusal of this application.

8. RECOMMENDATION

8.1 It is therefore recommended that the Planning Committee grant planning permission subject to the following conditions:-

- 1) The development to which this permission relates must be begun within three years of the date of this permission.
- 2) Vehicular access shall be by means of a 3m wide dropped kerb footway crossing, formed in accordance with the "Design Guidelines and Construction Standard for Roads in the Falkirk Council Area" unless otherwise agreed in writing by the Local Planning Authority.

Reason(s):-

- 1) To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2) In the interest of road safety and in accordance with policy SC9 of the Adopted Falkirk Local Plan.

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.
- 2) If a new hardstanding/driveway is constructed it should meet the following criteria:
 - Measure a minimum of 3m by 5m;
 - There should be no obstruction above 1m along the carriageway edge;
 - Any gates should open in an inward direction;
 - There should be no discharge of loose material or surface water onto the public road.

Pp

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Director of Development Services

Date: 23 October 2012

LIST OF BACKGROUND PAPERS

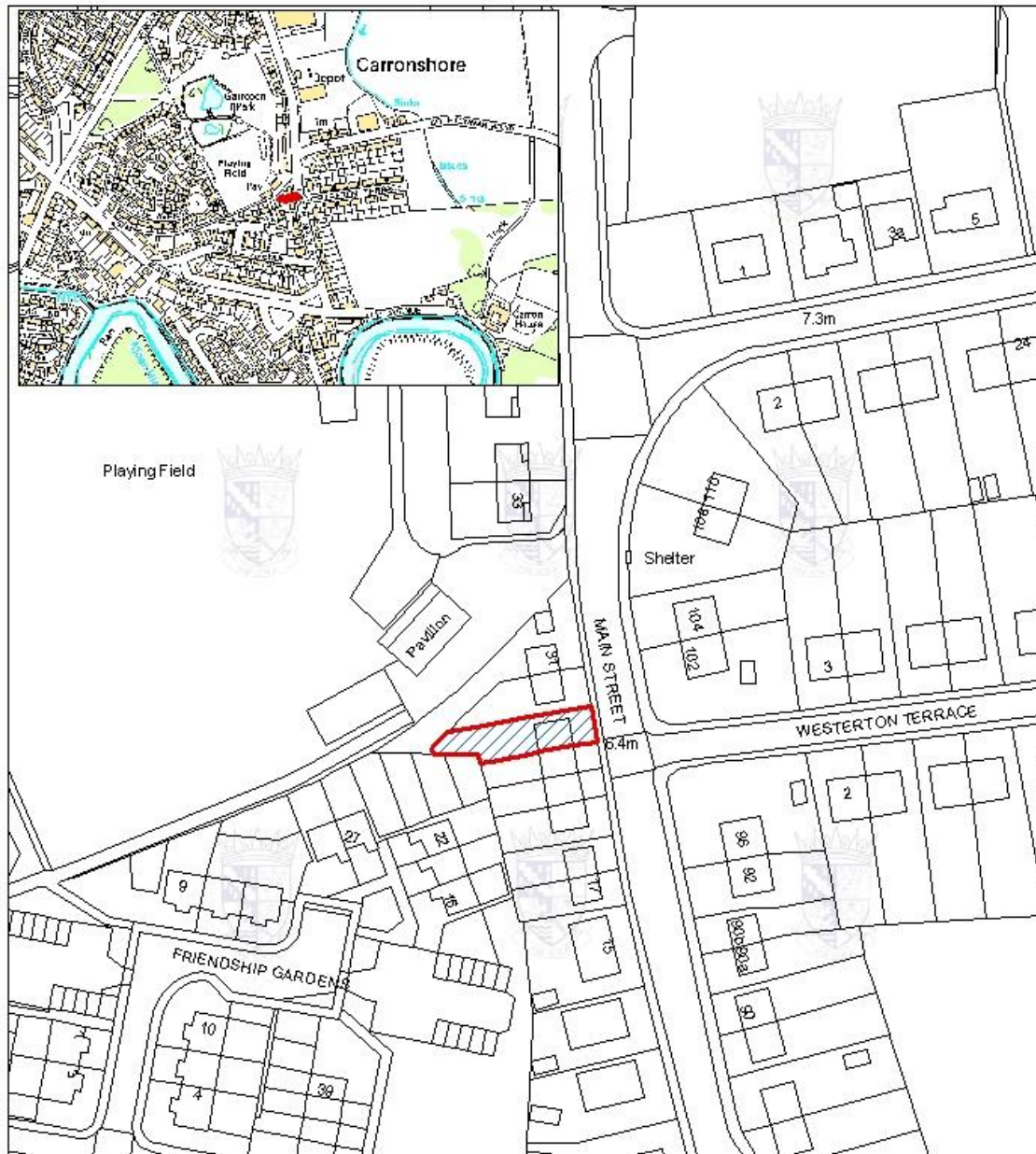
1. Falkirk Council Local Plan
2. Design Guidelines and Construction Standards for Roads in the Falkirk Council Area.

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504704 and ask for Katherine Chorley, Assistant Planning Officer.

Planning Committee

Planning Application Location Plan **P/12/0505/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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