

STIRLING COUNCIL

MINUTES of MEETING of the LOCAL REVIEW BODY held as a Virtual Meeting by MICROSOFT TEAMS on THURSDAY 30 JULY 2020 at 4.00 pm.

Present

Councillor Jim THOMSON (in the Chair)
Councillor Douglas DODDS
Councillor Danny GIBSON

In Attendance

Richard Callender, Planning Adviser
Ewan Grant, Legal Adviser
Sheila McLean, Governance Officer (Clerk)

Also Present

David Love, Development Management Team Leader
Carla Roth, Solicitor

LR130 APOLOGIES

There were no apologies or substitutions.

LR131 DECLARATIONS OF INTEREST

There were no declarations of interest.

LR132 APPLICATION FOR REVIEW

**ERECTION OF AN EXTENSION AND DETACHED GARAGE AND INSTALLATION OF REPLACEMENT WINDOWS – 13 KEIR STREET, BRIDGE OF ALLAN, FK9 4AY
MR & MRS MACKENZIE
APPLICATION NO: 19/00312/FUL**

At its meeting on 10 March 2020, Members considered a Notice of Review submitted by the Applicant's Agent, seeking a review of the decision by the Appointed Officer of the Council to refuse planning permission for the erection of an extension and detached garage and installation of replacement windows at 13 Keir Street, Bridge of Allan.

At that meeting, the Local Review Body agreed:-

1. that there was insufficient information before it to decide the matter without further procedure;
2. that an accompanied site visit take place;
3. that the matter be duly referred to a future meeting of the Local Review Body.

Members noted that, due to the current Covid-19 pandemic restrictions and in accordance with guidance issued by the Chief Planner, it had not been possible to carry out a site visit in the usual way.

The Planning Adviser described the proposal, the reasons for the Appointed Officer's decision and the grounds for the Notice of Review, and answered a number of questions from Members. He provided a visual presentation which included location, site and elevation plans and photographs of the site. He also presented a video as a substitute for the previously agreed site visit.

Members were reminded of their additional duties when considering applications within a Conservation Area.

The application under consideration consisted of three separate parts. In response to questions, the Legal Adviser confirmed that the Local Review Body could consider each individually and decide to refuse or approve each part as they deemed appropriate.

Decision

The Local Review Body agreed:-

1. that there was sufficient information before it to decide the matter without further procedure;
2. that, having considered the Notice of Review and other supporting documents submitted by the Applicant and the other papers submitted by the Planning Authority and information gained from the site visit video, and having regard to the whole circumstances, to refuse the review, for the following reasons:-
 - (a) In the opinion of the Planning Authority the proposed rear extension is considered to be contrary to policy 2.12 and 7.2 of the Adopted Stirling Council Local Development Plan October 2018, as it is not considered to integrate well with the existing house. The proposed extension does not sit neatly on the rear elevation complementing the traditional design features of the main house, in particular, it fails to acknowledge a number of design cues from the main building: The cill design and material fails to match that of the existing ground floor windows on the property, the cill does not match the design and proportion of the existing window cills, the eaves height with the barge board addition is too low and does not relate well to the windows on the same elevation, with the use of plastic windows and doors not following the correct use of traditional materials for this type of property within a conservation area.

- (b) In the opinion of the Planning Authority the proposed garage is considered to be contrary to policy 2.12, associated supplementary guidance 12 (non-statutory) and 7.2 of the Adopted Stirling Council Local Development Plan Oct 2018, as its design and scale is not considered to relate well to the house and the area as a whole. It's size ensures it cannot be considered to be subordinate to the main house and due to its size and position at the end of the drive, visual from Keir Street, it will interfere with the current street scape and the density of built form within the conservation area, adversely impacting upon important views through it, not preserving or enhancing the conservation areas character.
 - (c) In the opinion of the Planning Authority the proposed window replacement is considered to be contrary to policy 7.2 and 7.5 of the Adopted Stirling Council Local Development Plan October 2018, as the removal of the timber traditional windows, which are not proven to be beyond repair is contrary to preserving original features (policy 7.5 part a), which contribute positively towards the character of the conservation area. Furthermore, the replacement of these timber windows with plastic framed windows does not respect the originals where policy 7.5 part a) requires any replacements accepted, to also be timber framed.
3. to remit to the Planning Adviser and Legal Adviser to prepare and issue the Decision Notice.

The Chair declared the Meeting closed at 4.35 pm