

**ERECTION OF NEW DETACHED GARAGE AND ERECTION OF TWO STOREY
EXTENSION TO REAR AND SIDE OF DWELLING HOUSE AT 16 HUME CRESCENT,
BRIDGE OF ALLAN, FK9 4SN - MISS KATY MACKIE AND MR LEIGHTON BROWN -
17/00754/FUL**

1 SUMMARY

- 1.1 The application has been referred to Planning and Regulation Panel at the request of Councillor Douglas Dodds on the following grounds: Design and massing in the local environment.

2 OFFICER RECOMMENDATION(S)

The Panel agrees:

- 2.1 to approve the planning application with no additional conditions.

3 CONSIDERATIONS

The Site

- 3.1 The application relates to a residential plot comprising of a semi-detached house with detached garage and garden ground to the front and rear. The property has front and rear dormer windows, and a detached garage to the side. The house forms part of a residential street, with a burn to the north of the northern boundary.

The Proposal

- 3.2 Planning permission is sought for the erection of a new detached garage and erection of two storey extension to rear and side of dwelling house.

Previous History

- 3.3 Previous application for a similar proposal under application 17/00606/FUL was withdrawn. This application was withdrawn and resubmitted with an alteration to the roof room from a sloped roof on the north elevation to a gable end design.

Development Plan Policy

- 3.4 Primary Policy 1: Placemaking, of the Stirling Local Development Plan 2014, states that development of all scales must be designed and sited, not only with reference to their own specifications and requirements, but also in relation to the character and amenity of the place, urban or rural, where they are located.
- 3.5 Policy 1.1: Site Planning, of the Stirling Local Development Plan 2014, all new development are required to contribute, in a positive manner, to quality of the surrounding built and natural environment, and therefore expected to meet the following criteria (as relevant): -
- i) The siting, layout and density of new development should, contribute towards or create a coherent structure of streets, spaces and buildings; respect, complement and connect with its surroundings; be safely accessed; and create a sense of identity within the development.
 - ii) All new development should consider and respect site topography, and any surrounding important landmarks, views or skylines.
 - iii) The design should be appropriate to both any building to which it relates, and the wider surroundings in terms of appearance, position, height, scale, massing and should use materials, finishes and colours which complement those prevalent.
- 3.6 Stirling Council's Statutory Supplementary Guidance, SG12: Residential Alterations and Extensions, states that an extension to a house should be sympathetic in terms of scale, positioning and detail to the original building. Normally an extension will be considerably smaller than the original house, and should be designed to look like as it is an integral part.
- 3.7 Generally, the ground area of the original house (including garage and outhouses) plus the proposed extension should not be greater than 30% of the total plot area. The development should not significantly affect the daylight and sunlight received by its neighbour, or result in issues of privacy and overlooking.

Assessment

- 3.8 The application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Having regard to the provisions of the Development Plan, the main issues raised by this application are the requirement to satisfy the Placemaking objectives, Primary Policy 1, and the provisions relating to house extensions as set out in policies , Policy 1.1 and 2.12.

3.9 Design, Layout and Visual Impact

Primary Policy 1 requires the quality of new development to relate to the character and amenity of the neighbourhood and its surroundings. Policy 1.1 and Policy 2.12 set out general criterion dealing with design and siting having regard to the positioning of new development on the site; height, scale and form, materials and detailing relative to the building to which it relates and impacts on the wider landscape setting. The policy is supportive of house alterations and extensions where it meets this particular criteria.

- 3.10 The proposed extension falls primarily to the rear of the existing property, with a small addition to the side. As a result there would be a limited impact on the front elevation and view from the street.
- 3.11 The proposed two-storey extension is designed with a pitched roof form. The ridgeline would run perpendicular to the ridgeline of the original house, but be a lower height of approx. 6.6m (0.7 metres lower than the ridge of the existing dwelling house) whilst a small section of the extension, closest to the boundary of the neighbouring property, would be of single storey height.
- 3.12 Concerns have been expressed that the development proposal represents an over-development of the plot. The Council's guidance (SG12), which supports Policy 2.12, sets out that the ground area of the house (including garage and outhouses) plus any new development should not be greater than 30% of the total plot area.
- 3.13 The ground area covered by the existing dwelling and garage measures approximately 93.7 square metres (47.3m² + 46.4m²). The proposals would increase the developed ground area within the site to approximately 104 square metres (84.5m² + 19.5m²). The existing buildings represent 24.8% of the total plot area. The development proposal represents an increase in the overall developed area to 27.6 % of the total plot area. Therefore, the proposal is within the parameters set out within the supplementary guidance.
- 3.14 The proposed detached garage replaces an existing detached garage at the site, it is considerably smaller than the existing garage, and is of a suitable design and uses an appropriate palette of materials for the area.
- 3.15 Impact on Residential Amenity

3.15.1 The proposed extension would be visible from 4 neighbouring properties' rear elevations, however 3 of these are indirect and are therefore not considered to block or dominate the main outlook of these surrounding properties. One property (No. 1 Hume Court) has direct views from its rear elevation onto the proposal, however there is approximately 15.1 metres between the property and proposed addition.

- 3.16 There would be no resultant loss of privacy as there would be no increased overlooking. To maintain adequate levels of privacy, the guidance contained with SG12 advises 18 metres as the minimum recommended distance between windows serving habitable rooms that are parallel to one another. There are no windows proposed on the east elevation, and one ground floor window on the west elevation, which would not result in overlooking due to its location and height.

- 3.17 The proposed detached garage is located to the rear of the plot, with an extended driveway in place of the existing garage. The proposed location would have no significant impact upon neighbouring properties, and although would be visible from the rear of 1 and 3 Hume Court, the single storey height would have limited impact.

Objections

- 3.18 6 contributions have been received from 5 households. The comments of objection are summarised below:

- 3.18.1 Size and scale of the proposal: The proposed extension is too large for the property and site.

Response: The extension is of a significant size, however is not considered to result in overdevelopment of the plot. Although not considerably smaller than the original house the proposed extensions location and lowered ridge height assist in making the proposal sympathetic to the original dwelling house.

- 3.18.2 Character and design: The development proposal is not of a design in keeping with the character of the surrounding area.

Response: The design is considered to use a suitable palette of materials for the property and wider area, and be designed to have minimal effect on the street frontage with the majority of development only visible from the rear.

- 3.18.3 Reduction in sunlight/ daylight in property and garden: The development proposal would result in a reduction in sunlight and day light currently received by neighbouring properties and garden grounds.

Response: The proposed two-storey extension will result in increased overshadowing, further to that which results from the adjoining properties single storey rear extension. However, this is not considered to result in a detrimental impact upon the residential amenity enjoyed by neighbouring properties at present. The portion of the extension closest to the boundary shared with the attached property, is of a single storey height, and will assist in reducing overshadowing.

- 3.18.4 Overlooking and privacy: The windows proposed within the property would result in overlooking and therefore reduce the privacy of its neighbours.

Response: There are no windows proposed on the east elevation and there is one additional ground floor window on the west elevation, which is not considered to result in overlooking. The glazed doors and two windows on the north elevation are not parallel to, or in a direct line of sight of any other properties windows, and as such the proposal is not considered to comprise the privacy of surrounding residential properties.

3.18.5 Adverse effects on the physical structure: Concern that the development proposal may result in additional pressure on the drainage system, and effect on the adjoining property regarding its physical structure.

Response: The addition of a residential extension of this scale is not considered to impact upon the drainage system, and issues of gutter location and connection should be addressed appropriately by the applicant. The physical structure and associated pressures would be addressed during the attainment of a Building Warrant.

3.18.6 Property valuation: Neighbouring properties property values would decrease as a result of the proposal.

Response: Property valuation is not a material planning consideration, and as such cannot be considered when determining this application.

3.18.7 Impact on topography and flooding: The nearby burn may flood, which may affect or be exacerbated by further development.

Response: The proposed extension is not within the 1 in 200 flood zone, and as such is not considered to be at risk of flooding. The proposed garage is within the allocated flood zone, however this is not considered to be an issue as a non-residential ancillary building.

3.18.8 Parking and road safety: The development proposal would result in more cars, specifically crossing the pavement onto the drive, resulting in increased risk to pedestrians.

Response: The results of this residential extension are not considered to increase the number of cars at the site, or result in a danger to pedestrians.

4 POLICY/RESOURCE IMPLICATIONS AND CONSULTATIONS

| | |
|---|-----------|
| Policy Implications | |
| Equality Impact Assessment | No |
| Strategic Environmental Assessment | No |
| Serving Stirling | No |
| Single Outcome Agreement | No |
| Diversity (age, disability, gender, race, religion, sexual orientation) | No |
| Sustainability (community, economic, environmental) | No |
| Effect on Council's green house gas emissions | No Effect |
| Strategic/Service Plan | No |
| Existing Policy or Strategy | No |
| Risk | No |
| Resource Implications | |
| Financial | No |
| People | No |
| Land and Property or IT Systems | No |
| Consultations | |
| Internal or External Consultations | No |

Equality Impact Assessment

- 4.1 This application was assessed in terms of equality and human rights. Any impact has been identified in the Considerations/Assessment section of this report.

Strategic Environmental Assessment

- 4.2 The application does not require a strategic environmental assessment.

Serving Stirling

- 4.3 The recommendation does not apply to the Serving Stirling priorities for Stirling Council.

Single Outcome Agreement

- 4.4 The recommendation does not apply to any of the 7 objectives of the single outcome agreement.

Other Policy Implications

- 4.5 None.

Risk

- 4.6 None.

Resource Implications

- 4.7 None.

Consultations

- 4.8 No consultations requested or received.

5 BACKGROUND PAPERS

- 5.1 Planning Application file 17/00754/FUL. File can be viewed online at:

<https://pabs.stirling.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OWXJMC PILT700>

6 APPENDICES

- 6.1 None.

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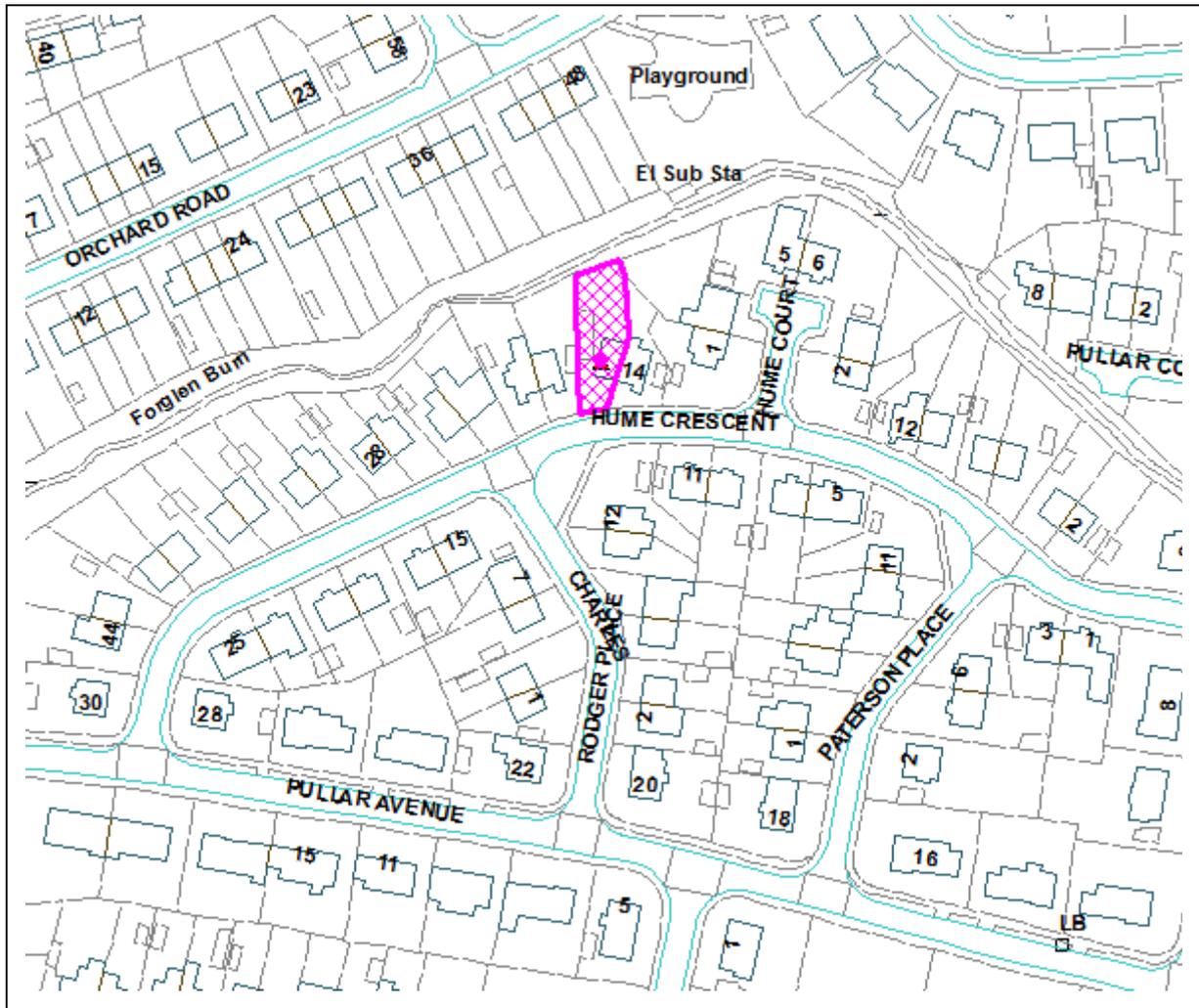
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Service
Reference

17/00754/FUL

Location of Development



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