

CLACKMANNANSHIRE COUNCIL

Report to Planning Committee of 22nd January 2009

Subject: Planning Application - Construction of Replacement Roof over Garage to Form an Extended Upper Floor Accommodation at 6 Armour Place, Tillicoultry (Ref: 08/00374/FULL)

Applicant: Mr & Mrs G. Baxter, 6 Armour Place, Tillicoultry

Agent: Murdoch Smith & Co Ltd., Stenhousemuir

Prepared by: Ian Duguid, Development Quality Team Leader

Ward: Clackmannanshire North

1.0 Purpose

- 1.1. The proposals comprise alterations to replace the roof of a modern detached house in Tillicoultry. The development complies with relevant Local Plan policy guidance, and no objections or representations have been received from neighbours. The application is recommended for approval.
- 1.2 In accordance with the scheme of Delegation, this planning application is being reported to Committee as the applicant is a member of staff within the Development Quality Team.

2.0 Recommendation

- 2.1. It is recommended that the planning application is approved, subject to the following condition:-

- (1) The concrete roof tiles shall match those on the existing house in respect of type, colour and texture.

Reason:

- (1) In the interests of visual amenity.

3.0 Background

- 3.1. The subjects comprise a detached dwellinghouse within a modern housing development towards the north east of Tillicoultry. The house has a generally L-shaped plan form with accommodation on two levels; two bedrooms occupy the existing roof space.

- 3.2 The applicant proposes to raise and replace the roof over the forward most section of the house, and thereby provide an additional third bedroom within the extended roof space. The outside materials would comprise a mixture of render and timber cladding. Daylight would be provided by one conventional window in a new gable wall and four additional roof lights.

4.0 Consultations

- 4.1. No consultations were necessary on this application.

5.0 Representations

- 5.1. Seven neighbours were notified of this application. No representations have been received.

6.0 Planning Considerations

- 6.1 This application requires to be determined in accordance with the relevant Development Plan Policy Guidance, unless there are any material reasons for not doing so. No other material considerations have been identified in the assessment of the proposal, either in relation to site history, the results of the site visit or any representations. Accordingly, the application falls to be determined in accordance with Development Plan Policy RES12, Householder Developments and Established Amenity, of the Clackmannanshire Local Plan.
- 6.2 Policy RES12 indicates that alterations and extensions to houses will normally be approved. In relation to the key tests set out in the Policy, we conclude that:-
- (1) The siting and scale of the extension will have no material affect upon the sunlight, daylight and privacy enjoyed by any neighbouring households.
 - (2) The mass and form of materials are complimentary to the existing house.
 - (3) The proposal does not affect the provision of garden ground or off-street parking.
- 6.3 Expanding upon the foregoing policy context, the assessment of this application has highlighted the following characteristics of the proposal:-
- (1) The provision of the additional accommodation in the roof space will require no more than a 300 mm or thereby increase in the wallhead in the forward most portion of the house.
 - (2) The roof pitch over the new accommodation will be equal to the existing house.

- (3) The proposed wallhead and finished floor levels within the extended portion of the roof will be equal to the respective elements of the existing house.
- (4) The ridge of the roof over the new accommodation will remain below the main ridge over the house.
- (5) The introduction of a gable wall on the front elevation will complement design characteristics of the existing house and many in the surrounding cul-de-sac.

6.4 For the foregoing reasons, it is recommended that planning permission is granted for the development as submitted.

7.0 Resource Implications

7.1 Financial Details

7.2 The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. ☐

7.3 Staffing

8.0 Exempt Reports Only - Reasons for Exemption

8.1 N/A

9.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) Our Priorities 2008-2011

The area has a positive image and attracts people and businesses	<input type="checkbox"/>
Our communities are more cohesive and inclusive	<input type="checkbox"/>
People are better skilled, trained and ready for learning and employment	<input type="checkbox"/>
Our communities are safer	<input type="checkbox"/>
Vulnerable people and families are supported	<input type="checkbox"/>
Substance misuse and its effects are reduced	<input type="checkbox"/>
Health is improving and health inequalities are reducing	<input type="checkbox"/>
The environment is protected and enhanced for all	<input checked="" type="checkbox"/>
The Council is effective, efficient and recognised for excellence	<input type="checkbox"/>

(2) Council Policies See section 6

10.0 Equalities Impact

11.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

YES ☐ NO ☒

11.0 Legality

- 11.1 In adopting the recommendations contained in this report, the Council is acting within its legal powers. ☒

APPROVAL/SIGNATURE	DATE
Head of Service:	

REPORT TO PLANNING COMMITTEE

To: Head of Administration and Legal Services, Greenfield, Alloa FK10 2AD

Report author: Ian Duguid, Development Quality Team Leader

Service: Development & Environmental Services

Report title: Planning Application - Construction of Replacement Roof over garage to form an extended upper floor accommodation at 6 Armour Place, Tillicoultry (Ref: 08/00374/FULL)

Date of meeting: 22nd January 2009

It is recommended that the attached report be:

- 1. Given unrestricted circulation** ☒
- 2. Taken in private by virtue of paragraph ___ of schedule 7A of the Local Government (Scotland) Act 1973** ☐

List any appendices attached to this report (if there are no appendices, please state 'none')

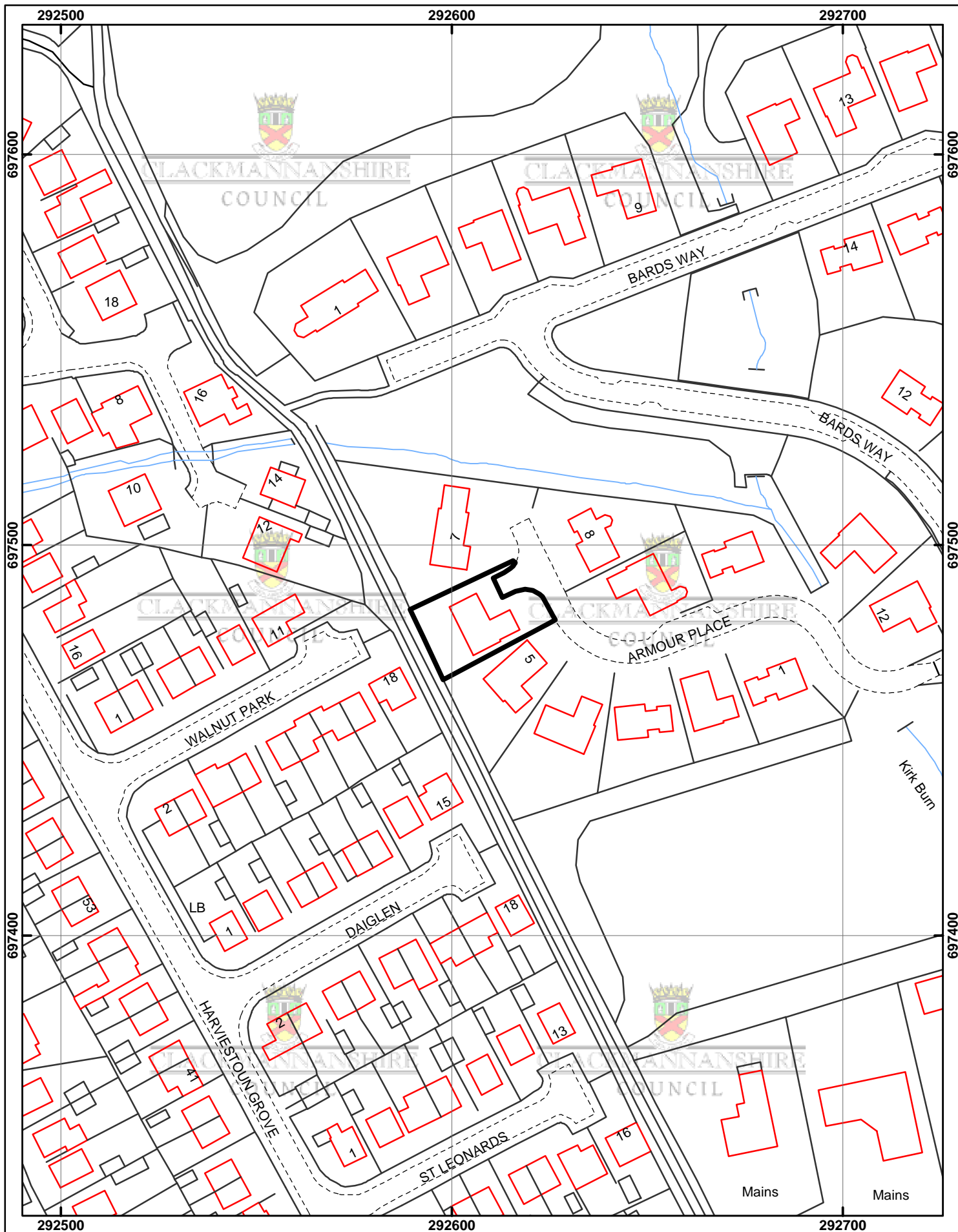
1. None


List the background papers used in compiling this report . If you have completed a sustainability checklist please add this to your list (if there are no background papers please state 'none')

1. Clackmannanshire Local Plan

2. Scheme of Delegation for Decisions Under the Town and Country Planning (Scotland) Act 1997


Nb. All documents listed must be kept available by the author for public inspection for four years from the date of the meeting at which the report is considered



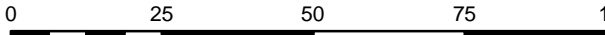


Date:
08-Jan-2009

08/00374/FULL - 6 Armour Place, Tillicoultry
Construction Of Replacement Roof Over Garage
To Form Extended Upper Floor Accommodation



CLACKMANNANSHIRE
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Scale: 1:1,250

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