



LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date **29 March 2017**

Week Number **12**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 6 April 2017** unless the Planning & Building Standards Service Manager receives from a Councillor a written objection to the recommendation outlining relevant planning reasons and requesting that the application is referred to the Planning Panel for determination. The deadline for the Planning & Building Standards Service Manager to receive such written objections from Councillors to this week's Planning Schedule Recommendations is therefore 1700hrs on **Wednesday, 5 April 2017**.

The Planning Schedule

The Planning Schedule

The Planning Schedule is issued every week and contains information on a range of planning matters.

The Schedule is distributed to all Councillors, Community Councils and statutory consultees. It is available on the Council's internet site – www.stirling.gov.uk. Information on all planning applications submitted to the Council may also be obtained from www.stirling.gov.uk/onlineplanning.

Applications Received

When a Valid Planning Application is registered it is given a unique reference number. If you are enquiring about any of the applications please contact the Officer shown in the Schedule and refer to the application reference number.

The list of applications received includes an indication of the anticipated decision making level which is governed by the Hierarchy of Developments and the Council's Scheme of Delegation. An explanation of the Council's new Section 43A Council report is available at www.stirling.gov.uk/planning.

The decision making levels are:

Panel – the application will be determined by the Planning Panel having considered the Planning Officer's recommendation and any other relevant representations. See Hearing Interested Parties.

Schedule – the Planning Officer's recommendation on the application will appear in the Schedule under Planning Schedule – Recommendations – see below.

Delegated – the application will be determined by an Appointed Officer and his decision will appear in the Schedule under Decisions of Appointed Officers – see below.

Decision of Appointed Officers

Generally applications for developments which are classified as "local developments" under the Hierarchy of Developments will be determined by an Appointed Officer under the Council's Section 43A Scheme of Delegation. There are certain exceptions - see Scheme of Delegation below.

The decisions appear in the Schedule as a matter of record only.

The applicant has a right of review of the Appointed Officer's decision. The Council's Local Review Body will consider any such review. Please refer to Planning Circular 7/2009 Schemes of Delegation and Local Reviews for more information and also at www.scotland.gov.uk.

Planning Schedule – Recommendations

This part of the Schedule contains the Planning Officer's recommendation on an application. At the end of the seven day period the recommendation will become the decision of the Planning Authority unless the Planning & Building Standards Service Manager receives from a Councillor a written objection to the recommendation outlining relevant planning reasons and requesting that the application is referred to the Planning Panel for determination. Such requests must reach the Planning & Building Standards Service Manager before the deadline shown on the front page of this Planning Schedule.

At the end of the seven day period formal Decision Notices will be issued for the recommendations which are not referred to Planning Panel.

Hearing Interested Parties at Planning Panel: The Planning Panel may decide if objectors and applicants will be invited to address the Panel on a particular application. Generally this will occur only where it is felt that this will further inform the Panel in its consideration of a Planning Application and will only be used when considering more complex and contentious issues. Contributions will generally be limited to 5 minutes from each side.

Community Councils: Any Community Council will be consulted on an application if a written request is made (telephone the Case Officer in first instance). Community Councils are expected to act within the provisions on PAN47, and concern themselves only with cases that raise issues of genuine community interest. Householder applications will rarely involve issues of this kind.

Planning Panel Recommendations

This section contains Planning Officers' recommendations for applications which are scheduled for consideration at the Planning Panel meeting as stated.

Planning Panel Decisions

This section contains the decisions of the Planning Panel.

Hierarchy of Developments

The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 created a classification for all developments across Scotland. The three categories in the hierarchy of development to which all developments will be allocated are:-

- National development;
- Major developments; and
- Local development.

The top tier of developments is national developments and these are contained in the National Planning Framework for Scotland published by the Scottish Ministers in June 2009. The National Planning Framework may be viewed at www.scotland.gov.uk.

Below national developments are major and local developments. Whether a development is a major or local development is determined by whether the development falls above or below certain thresholds. There are 9 thresholds. Where a development meets or exceeds the following thresholds the development will be classed as a major development. Any development below the thresholds will be local developments. The thresholds are:

- 1 All development under Schedule 1 to the Environmental Impact Assessment (Scotland) Regulations 1999.
- 2 Housing where the development comprises 50 or more dwellings or the area of the site is or exceeds 2 hectares.
- 3 Business of general industrial, storage and distribution with a gross floor space of 10,000 square metres or the area of the site is or exceeds 2 hectares.
- 4 Electricity Generation where the generating capacity is or exceeds 20 megawatts.
- 5 Waste Management Facilities where the capacity of the facility is or exceeds 25,000 tonnes per annum or for sludge treatment facilities where the capacity to treat more than 50 tonnes (wet weight) per day of residual sludge.
- 6 Transport and infrastructure projects where the length of road, railway, tramway, waterway, aqueduct or pipeline exceeds 8 kilometres.
- 7 Fish farming where the surface area of water covered is or exceeds 2 hectares.
- 8 Mineral extraction where the site area is or exceeds 2 hectares.
- 9 Other Development not falling wholly within one of the above classes where the gross floor space is or exceeds 5,000 square metres or the area of the site is or exceeds 2 hectares.

Scheme of Delegation

In the case of Major Developments and subject to the right of Councillors to request (for relevant planning reasons) that the application be referred to the Planning Panel for determination, the recommendation of the Planning Officer shall appear in the Planning Schedule and such recommendation will become the decision of the Planning Authority unless the application is referred to the Planning Panel.

Generally, Local Developments will be determined by an Appointed Officer in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 and the Council's Section 43A Scheme of Delegation which is published below. There are seven exceptions listed (a) to (g) below where Local Developments will either be determined by the Planning Panel or appear as a Planning Schedule Recommendation.

Planning - Section 43A Scheme of Delegation

The following is an excerpt from the Council's Scheme of Delegation:

This part of the Scheme of Delegation is operated under Section 43A of the Town and Country Planning (Scotland) Act 1997 and Part 2 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008.

The Appointed Officer, being the Officer appointed under Section 43A(1) of the Town and Country Planning (Scotland) Act 1997 and EPR52, is authorised to determine any application for planning permission (and any application for consent, agreement or approval required by condition imposed on a grant of planning permission) and being applications which fall within the definition of a local development as specified in the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 under the following exceptions:-

(a) Planning Authority Applications

The application (a) is made by the Planning Authority or a Member of the Planning Authority, or by members of staff directly involved in the planning process or (b) relates to land in the ownership of the Planning Authority or to land in which the Planning Authority have a financial interest. Any application falling within this exception shall be determined through the Weekly Planning Schedule under EPR67.

(b) Section 43A(6) Remit to Planning Panel

Prior to either (a) the determination of the application by the Appointed Officer or (b) the request by the Applicant for a review on the grounds of non-determination under Section 43A(8)(c) of the Town and Country Planning (Scotland) Act 1997, the Planning Panel or the Planning & Building Standards Service Manager or any Officer authorised by him (including the Appointed Officer) decide that the application should be remitted to the Planning Panel for determination under Section 43A(6) of the Town and Country Planning (Scotland) Act 1997.

(c) Member Remit to Planning Panel

Prior to either (a) the determination of the application by the Appointed Officer or (b) the request by the Applicant for a review on the grounds of non-determination under Section 43A(8)(c) of the Town and Country Planning (Scotland) Act 1997, the Planning & Building Standards Service Manager receives from a Member a written request setting out relevant planning reasons for referral of the application to the Planning Panel for determination and the Planning & Building Standards Service Manager, in consultation with the Chair and Vice Chair of the Planning Panel, agrees to the request.

(d) **Significant Local Objection**

Prior to either (a) the determination of the application by the Appointed Officer, or (b) the request by the Applicant for a review on the grounds of non-determination under Section 43A(8)(c) of the Town and Country Planning (Scotland) Act 1997, and in circumstances where the determination by Appointed Officer would likely to have been to approve the application, the Planning & Building Standards Service Manager receives significant local objections and is satisfied that the objections disclose relevant planning reasons. Any application falling within this exception shall be determined through the Weekly Planning Schedule under EPR67.

(e) **Contrary to local Development Plan**

The application is a significant departure from the Local Development Plan. Any application falling within this exception shall be determined through the Weekly Planning Schedule under EPR67.

(f) **Scottish Ministers**

The application requires to be notified to the Scottish Ministers. Any application falling within this exception shall be determined through the Weekly Planning Schedule under EPR67.

(g) **Listed Building Consent etc**

Any application which also requires any or all of the following: (i) Listed Buildings Consent, (ii) Conservation Areas Consent; (iii) Hazardous Substances Consent; and (iv) Control of Advertisements Consent. Any application falling within this exception shall be determined through the Weekly Planning Schedule under EPR67.

Only exceptions (a), (b), (f) and (g) shall apply to applications for a householder development falling within Classes 1 to 6 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or a sundry minor operation falling within Classes 7, 8, or 9 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992.

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Who to contact in Planning

If you have a query about a Planning Application or related matter you should contact the appropriate member of staff using their personal direct dial phone number. If they are not available, your call will be automatically redirected to our Planning Support staff who will be pleased to help you. If necessary they can arrange an appointment for you to see somebody who can deal with your particular query. The dialling code for Stirling is (01786).

SERVICE MANAGER PLANNING & BUILDING STANDARDS
Christina Cox: ☎ 233682, Email: coxc@stirling.gov.uk

DEVELOPMENT MANAGEMENT
Team Leader, Jay Dawson:.....
☎ 233683 Email: dawsonj@stirling.gov.uk
Senior Planning Officer, Iain Jeffrey:.....
☎ 233676 Email: jeffreyi@stirling.gov.uk
Senior Planning Officer, Jane Brooks Burnett:
☎ 233672 Email: brooksburnettj@stirling.gov.uk
Planning Officer, Peter McKechnie:.....
☎ 233679 Email: mckechniep@stirling.gov.uk
Planning Officer, Gavin Forrest:
☎ 233674 Email: forrestg@stirling.gov.uk
Planning Officer, Mark Laird:.....
☎ 233678 Email: lairdm@stirling.gov.uk
Graduate Planning Officer, Charlotte Brown:
☎ 233623 Email: brownch@stirling.gov.uk

PLANNING ENFORCEMENT
Enforcement Officer, Lynne Currie:.....
☎ 233673 Email: curriel@stirling.gov.uk
Asst Enforcement Officer, Andrew Gardiner:
☎ 233675 Email: gardinera@stirling.gov.uk

TREES
Tree Officer, Ingrid Withington:.....
☎ 233681 Email: withingtoni@stirling.gov.uk

Valid Planning Applications Received

Major Developments

Application Number	Description	Decision Level
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There are no major developments in the Stirling Council area this week.

Local Developments

Application Number	Description	Decision Level
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17/00195/FUL 21 Mar 2017 Ward 7 Bannockburn 281467 688232	New garage and studio at Land Adjacent To North East Of 14C Sauchenford Holding, Snabhead Road West, Plean, for Mr & Mrs Grant per TBB Architecture 17 Cockburn Street Falkirk FK1 1DJ Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application	Delegated
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17/00225/FUL 22 Mar 2017 Ward 7 Bannockburn 281327 689883	Change of use of adjacent open space to garden use at 1 Myreton Drive, Bannockburn, FK7 8PU, for Mr & Mrs A Redpath 1 Myreton Drive Bannockburn FK7 8PU Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application	Delegated
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17/00226/FUL 23 Mar 2017 Ward 4 Castle 279584 693862	Change of use and conversion from offices to create 2No 2 bed apartments at Ground And First Floor At 8 Viewfield Place, Barnton Street, Stirling, for Mr Jijesh Nair per Mparchitecture Ltd Macfarlane Gray House Castlecraig Business Park Stirling FK7 7WT Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Schedule
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17/00227/LBC 23 Mar 2017 Ward 4 Castle 279584 693862	Internal alterations to create 2No 2 bed apartments at Ground And First Floor At 8 Viewfield Place, Barnton Street, Stirling, for Mr Jijesh Nair per Mparchitecture Ltd Macfarlane Gray House Castlecraig Business Park Stirling United Kingdom Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Schedule LB Cat: C(s)
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<p>17/00217/LBC 20 Mar 2017 Ward 3 Dunblane & Bridge Of Allan 278307 701321</p>	<p>Install a public access defibrillator (PAD) cabinet on external wall at St Blanes Church Hall, High Street, Dunblane, FK15 0ER, for St Blanes Church C/o Allan Pogson 5 Braemar Park Dunblane FK15 9EE Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Schedule</p>
<p>17/00159/FUL 24 Mar 2017 Ward 2 Forth & Endrick 265789 695387</p>	<p>Agricultural storage shed at Crawfordston Farm, Stirling, FK8 3HZ, for Mr Gavin Armstrong per PWA Parkwell Kingskettle Fife KY15 7TY Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00200/FUL 22 Mar 2017 Ward 2 Forth & Endrick 269680 694569</p>	<p>Proposed estate office and parking area at Land 65 Metres South West Of East Lodge, Gargunnoch, for Mr David Stirling per John H White Architects Ltd Ballat Crossroads Balfron Station G63 0SE Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00202/FUL 22 Mar 2017 Ward 2 Forth & Endrick 269438 694205</p>	<p>Proposed estate workers cottage at Land Some 180 Metres North Of Leckie House, Gargunnoch, for Mr David Stirling per John H White Architects Ltd Ballat Crossroads Balfron Station G63 0SE Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00203/FUL 22 Mar 2017 Ward 2 Forth & Endrick 269499 694616</p>	<p>Proposed erection of four guest chalets at Land Some 200 Metres West Of East Lodge, Gargunnoch, for Mr David Stirling per John H White Architects Ltd Ballat Crossroads Balfron Station G63 0SE Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00222/FUL 22 Mar 2017 Ward 2 Forth & Endrick 252698 679532</p>	<p>Removal of existing conservatory and erection of extension to dwelling house at Carbeth Guthrie Byre, Blanefield, G63 9AT, for Mr Paul Charalambus per Plans Direct Flat 2/1 29 Corrou Road Glasgow G42 3DY Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>

17/00235/NAG
24 Mar 2017
Ward 2 Forth &
Endrick
269680 694569

Agricultural store and workshop at Land 65M South West Of East Lodge, Gargunnoch, for Mr David Stirling per John H White Architects Ltd Ballat Crossroads Balfron Station G63 0SE
Officer: Peter McKechnie, Tel: 01786 233679,
Email: mckechnie@stirling.gov.uk
[View this Application](#)

Delegated

Developments in which there is Council Interest

These are applications where the Council has a financial interest in the land or the applicant is the Council.

**Application
Number**

Description

**Decision
Level**

No Council Interest applications have been received this week.

PROPOSAL: Existing BT phone kiosk site to be used as a site for a new Phone kiosk with integrated cash machine for public use with RBS corporate branding and logos to be illuminated at Pavement To Front Of 84 Murray Place Stirling

UPRN: 000122065358
Ward: Ward 4 Castle
Reference: 16/00845/FUL
Type: Full
Date Valid: 16 February 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: RBS per Styles And Wood Plc Cavendish House Cross Street Sale
Trafford

Decision: Approve with Conditions

PROPOSAL: Erection of dwelling house on footprint of previously approved dwelling at Powis Mains Blairlogie Stirling FK9 5PS

UPRN: 000122047704
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: 16/00225/FUL
Type: Full
Date Valid: 13 April 2016
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Ramoyle Properties Ltd per Bobby Halliday Architects 3 The Avenue
Bridge Of Allan FK9 4NR

Decision: Approve - Subject to Section 75

PROPOSAL: Alterations to existing approval to change conversion portion of steading to new build due to the existing walls being unstable at Powis Mains Blairlogie Stirling FK9 5PS

UPRN: 000122047704
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: 16/00477/FUL
Type: Full
Date Valid: 15 July 2016
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Ramoyle Properties per Bobby Halliday Architects 3 The Avenue Bridge Of
Allan FK9 4NR

Decision: Approve - Subject to Section 75

PROPOSAL: **Single storey extension at 34 Ledcameroch Gardens
Dunblane FK15 0GZ**

UPRN: **000122005673**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00080/FUL**
Type: Full
Date Valid: 7 February 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
 Email: mckechniep@stirling.gov.uk

Applicant/Agent: Miss Joyce Brown per BDA Design 38 Wellpark Crescent Stirling FK7 9HF

Decision: **Approve**

PROPOSAL: **Removal of conservatory and existing extension and
formation of new single storey extension to rear of house
at 12 Fishers Green Bridge Of Allan FK9 4PU**

UPRN: **000122014665**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00117/FUL**
Type: Full
Date Valid: 24 February 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
 Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr David Griffiths per Greig Strang 1 Coats Crescent Alloa FK8 1UG

Decision: **Approve**

PROPOSAL: **Replacement of existing greenhouse with new greenhouse
- footprint is the same at Faery Knowe St Mary's Drive
Dunblane FK15 0HB**

UPRN: **000122005409**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00119/FUL**
Type: Full
Date Valid: 17 February 2017
Officer: Michael Mulgrew, Telephone: 01786 233664,
 Email: mulgrewm@stirling.gov.uk

Applicant/Agent: A P Godfrey Faery Knowe St Mary's Drive Dunblane FK15 0HB

Decision: **Approve**

PROPOSAL: **Single storey extension to front of dwelling house at 7A
Mayne Avenue Bridge Of Allan FK9 4QU**

UPRN: **000122024893**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00148/FUL**
Type: Full
Date Valid: 28 February 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr & Mrs D Flanagan per AGL Architect Ltd 32 Carseview Bannockburn
FK7 8LQ

Decision: **Approve**

PROPOSAL: **Partition off part of property to form self contained holiday
accommodation and create new flat roofed conservatory
with roof terrace on top, also retrospective planning
approval for an existing shed & wood store, a timber bridge
over pond and a 10 metre length of fencing to replace
temporary fencing filling an opening at Burnbank Cottage
10 Main Street Fintry G63 0XB**

UPRN: **000122009897**
Ward: **Ward 2 Forth & Endrick**
Reference: **16/00824/FUL**
Type: Full
Date Valid: 19 December 2016
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr David Howell Burnbank Cottage 10 Main Street Fintry G63 0XB

Decision: **Approve**

PROPOSAL: **Erection of a shed for winter housing for sheep at Land 545
Metres South Of Mains Of Arnprior Arnprior Road Arnprior**

UPRN: **000122070407**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00027/FUL**
Type: Full
Date Valid: 17 February 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr Duncan McEwen Arnprior Farm Stirling FK8 3HA

Decision: **Approve**

PROPOSAL: **Proposed alterations and extension to the rear of the existing house at 2 Greek Thomson Road Balfroun G63 0RE**

UPRN: **000122039607**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00048/FUL**
Type: Full
Date Valid: 27 January 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr & Mrs David Bell per John H White Architects Ltd Ballat Crossroads Balfroun Station G63 0SE

Decision: Approve

PROPOSAL: **New detached house at Land Adjacent And East Of The Garden House Blanefield**

UPRN: **000122068491**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00074/FUL**
Type: Full
Date Valid: 9 February 2017
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechnie@stirling.gov.uk

Applicant/Agent: Mr Allan Barns-Graham per Kenneth Lynch Architectural Design Sydenham Court 18 Kingsborough Gardens Dowanhill Glasgow

Decision: Approve with Conditions

PROPOSAL: **Installation of 6No. new Velux conservation style roof windows (3 at the front of the house and 3 to the rear) together with installation of 1No. new timber sash and case double glazed window on the gable of the house at 11 The Square Killearn G63 9NF**

UPRN: **000122007660**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00092/FUL**
Type: Full
Date Valid: 10 February 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mrs Morag Finn per Morris Architects Rowan House 4 Castle Gardens Ballikinrain Balfroun

Decision: Approve

PROPOSAL: **First floor extension to side of dwelling house over existing garage/utility room at 21 Birch Road Killearn G63 9SG**

UPRN: **000122007606**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00108/FUL**
Type: Full
Date Valid: 14 February 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mrs Diane Murphy 21 Birch Road Killearn G63 9SG

Decision: Approve

PROPOSAL: **Porch and sun room extensions at Sawmill Cottage Gargunnock FK8 3BN**

UPRN: **000122048384**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00113/FUL**
Type: Full
Date Valid: 15 February 2017
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechnie@stirling.gov.uk

Applicant/Agent: Mr David Stirling per John H White Architects Ltd Ballat Crossroads Balfron Station G63 0SE

Decision: Approve

PROPOSAL: **Installation of flue at 14 Millbrae Gargunnock FK8 3BB**

UPRN: **000122048361**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00136/FUL**
Type: Full
Date Valid: 23 February 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr & Mrs Stewart per Lex Wardrop Architectural Consultant 11 Pine Court Doune Stirling FK16 6JE

Decision: Approve

PROPOSAL: **Two storey extension to a ground floor flat and the change of use of the flat to Class 9 (house) at 1 Seton Drive Stirling FK7 7RL**

UPRN: **000122027148**
Ward: **Ward 6 Stirling East**
Reference: **16/00820/FUL**
Type: Full
Date Valid: 19 December 2016
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr Jonathan Ross per Ian Ross 16 The Cedars Tullibody Alloa FK10 2PX

Decision: Approve

PROPOSAL: **Single storey garden room extension to rear of property at Bydand 10 Mowbrey Court Balquhiddelock Stirling FK7 7UX**

UPRN: **000122027925**
Ward: **Ward 6 Stirling East**
Reference: **17/00068/FUL**
Type: Full
Date Valid: 3 February 2017
Officer: Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk

Applicant/Agent: Mr & Mrs G Lawrie per McCourt Building Design Inverleny Cottage Leny Feus Callander FK17 8AS

Decision: Approve

PROPOSAL: **Erection of a conservatory at 3 Pottis Road Balquhiddelock Stirling FK7 7XB**

UPRN: **000122028000**
Ward: **Ward 6 Stirling East**
Reference: **17/00102/FUL**
Type: Full
Date Valid: 14 February 2017
Officer: Michael Mulgrew, Telephone: 01786 233664, Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mr & Mrs Wallace per John Gordon Associates Ltd 3 Dean Acres Comrie Dunfermline KY12 9XS

Decision: Approve

PROPOSAL: **Single storey extension to existing cottage, linking to former garage block at Honeyrose Cottage Milton Whins Of Milton FK7 8EP**

UPRN: **000122062057**
Ward: **Ward 6 Stirling East**
Reference: **17/00107/FUL**
Type: Full
Date Valid: 13 February 2017
Officer: Michael Mulgrew, Telephone: 01786 233664,
 Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mr Andrew Cullen per Malcolm Cullen Bradbury House 10 High Craighall Road Glasgow G4 9UD

Decision: **Approve**

PROPOSAL: **Advertisement of the following types : Fascia Signage at 6 Craig Leith Road Stirling FK7 7LQ**

UPRN: **000122035284**
Ward: **Ward 6 Stirling East**
Reference: **17/00134/ADV**
Type: Advertisement
Date Valid: 2 March 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
 Email: brownch@stirling.gov.uk

Applicant/Agent: Arnold Clark Volkswagen per Clovemead Ltd 3 Shell Green Bennetts Lane Widnes WA8 0GW

Decision: **Approve**

PROPOSAL: **Removal of existing car port and erection of a new build garage at Balkerach House Balkerach Street Doune FK16 6DE**

UPRN: **000122039978**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00085/FUL**
Type: Full
Date Valid: 8 February 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr A Sneddon & Ms H Dewart per Bobby Halliday Architects 3 The Avenue Bridge Of Allan FK9 4NR

Decision: **Approve with Conditions**

PROPOSAL: **One new house (one and a half storey and single storey) car port and woodstore at Land 45 Metres To Rear Of Knowehead Cottage Main Street Thornhill**

UPRN: **000122070416**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00091/FUL**
Type: **Full**
Date Valid: **9 February 2017**
Officer: **Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk**

Applicant/Agent: **Mr & Mrs Beaton per McEachern Architects 13 Allan Park Stirling FK8 2QG**

Decision: **Approve with Conditions**

PROPOSAL: **To replace the current, single-glazed windows with new timber framed double-glazed windows of a more traditional design at 13 Queen Street Doune FK16 6DP**

UPRN: **000122002730**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00103/FUL**
Type: **Full**
Date Valid: **13 February 2017**
Officer: **Michael Mulgrew, Telephone: 01786 233664, Email: mulgrewm@stirling.gov.uk**

Applicant/Agent: **Mr Peter Whitehead Tar Na Veen 13 Queen Street Doune FK16 6DP**

Decision: **Approve**

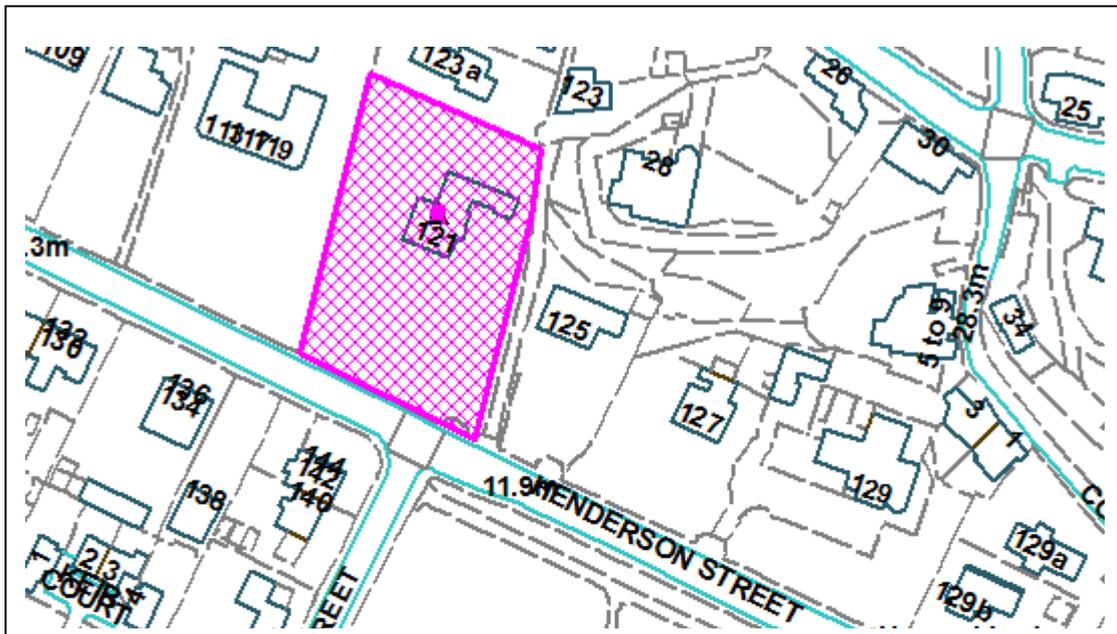
Planning Schedule Recommendations

All of the applications in this Schedule have been considered against the Development Plan and unless otherwise stated accord with the provisions of the Development Plan, in terms of Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997.

PROPOSAL: Alterations, extension and subdivision of existing dwelling house to form 2 new dwelling houses at 121 Henderson Street Bridge Of Allan FK9 4RQ

UPRN: 000122024741
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: 16/00382/FUL
Type: Full
Date Valid: 20 June 2016
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Kim Clingan per Bobby Halliday Architects 3 The Avenue Bridge Of Allan FK9 4NR



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- Primary Elevation Doors:** Before the development hereby permitted commences, details of the proposed doors to be integrated into the primary elevation, either side of the existing garage opening, shall be submitted to and approved in writing by the Planning Authority.
- Stone Recording:** Before the development hereby permitted commences details of the proposed recording and numbering of the stone to be down taken and repositioned, currently within the rear garage wall, shall be submitted to and approved in writing by the Planning Authority.

- 3 **Fascia Board:** Before the development hereby permitted commences, details of the proposed fascia board shall be submitted to and approved in writing by the Planning Authority.
- 4 **Rooflights:** Before the development hereby permitted commences, details of the proposed roof lights and roof lanterns shall be submitted to and approved in writing by the Planning Authority.
- 5 **Roof Slate:** Before the development hereby permitted commences, details of the proposed slate type, size and its laying method, shall be submitted to and approved in writing by the Planning Authority.
- 6 **Rainwater Goods:** Before the development hereby permitted commences, details of the proposed rain water goods shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt the guttering, downpipes etc shall not be UPVC.
- 7 **Timber:** Before the development hereby permitted commences, details of all timber finishes shall be submitted to and approved in writing by the Planning Authority.

Reason(s):

- 1 To ensure that the external detailing is sympathetic to the original building to which it relates.
- 2 To ensure that the external detailing is sympathetic to the original building to which it relates.
- 3 To ensure that the external detailing is sympathetic to the original building to which it relates.
- 4 To ensure that the external detailing is sympathetic to the original building to which it relates.
- 5 To ensure that the external detailing is sympathetic to the original building to which it relates.
- 6 To ensure that the external detailing is sympathetic to the original building to which it relates.
- 7 To ensure that the external detailing is sympathetic to the original building to which it relates.

Status Constraints:

Conservation Area,
Within 50m of Listed Building
LB Cat: B

Supplementary Information:

Report of Handling

Summary of Representations

No letters of representation have been received regarding this application.

Summary of Consultation Responses

Stirling Council Roads and Transportation Department: The development site is located in Bridge of Allan with an existing access off Henderson Street. The applicant proposes the alterations to an existing dwelling to form 2 new dwellings. The proposal is likely to create additional trips onto the public road however the additional trips are not likely to have a detrimental effect on the road network.

Given the above information Transport Development offered no objections to the proposal submitted provided the following conditions be applied should any permission be granted.

Parking Provision: The current parking requirements for a dwelling house, as set out in Stirling Councils Supplementary Guidance SG14: Ensuring a Choice of Access for New Developments are as follows:

Type of Development

Housing:

Size of dwelling (number of bedrooms)	Allocated Spaces
1 or 2	1
3 or 4	2
5 or more	3

Development Plan and Other Material Considerations

Stirling Local Development Plan

Policy 1.1: Site Planning (relevant sections)

All new development, including alterations and extensions to existing buildings, are required to contribute, in a positive manner, to quality of the surrounding built and natural environment. All proposals are therefore expected to meet the following criteria (where relevant):-

- a) 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.
- b) All new development should consider and respect site topography, and any surrounding important landmarks (built or natural), views or skylines.
- c) 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.
- d) In urban settings in particular, buildings should be positioned so as to respect an existing building line, or establish one where none exists. Thereafter, access, uses and orientation of principal elevations should reinforce the street or areas of open space.

Policy 7.2: Development within and outwith Conservation Areas

a) Development within a Conservation Area and development outwith, that will impact on the Conservation Area, shall preserve or enhance its character, appearance and setting. All new development should respect the architectural and visual qualities of the area, have regard to the character of the area as identified in the relevant Conservation Area Character Appraisal, and should:-

- i) Relate well to the density and pattern of existing development; the design, massing, scale and materials used in surrounding buildings; means of access and boundary and landscape treatments such as walls, railings, trees and hedges. [See Policy 7.4 for the treatment of boundaries/hardstandings in Conservation Areas and Listed Buildings].
 - ii) Retain existing natural and built features which contribute to the character of the Conservation Area and/or its setting.
- b) Given the importance of assessing design matters, applications for Planning Permission in Principle will not normally be considered appropriate for development proposals in Conservation Areas.
- c) Where an existing building, Listed or not, contributes positively to the character of the Conservation Area, proposals involving demolition will be considered in terms of Part (a)(ii) and Policy 7.3. Proposals for demolition will only be considered if accompanied by a detailed planning application for a replacement development that enhances or preserves the character of the Conservation Area. If allowed, demolition should not commence until evidence is given of contracts let for the approved redevelopment

Policy 7.3: Development affecting Listed Buildings

a) The layout, design, materials, scale, siting and use of any development must preserve the character of the Listed Building and its setting. Where this is not proposed, development will be refused. There is a presumption against demolition or other works that adversely affect the special interest of a building or its setting.

b) Listed Buildings should not be demolished unless it can be clearly demonstrated that any of the following apply:-

i) The building is no longer of special interest.

ii) The building is beyond repair.

iii) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community.

iv) The repair of the building is not economically viable and it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

c) Understanding the architectural and historic significance of a building or structure is an important pre-requisite to making informed decisions about its development. In some cases the preparation of a Conservation Plan in support of a development proposal will be required.

In instances where significant alteration or demolition of a building is approved, measures will be required to ensure adequate recording of the building (see Policy 7.1 and SG21).

Summary of assessment

This application seeks permission for alterations, extension and subdivision of the existing dwelling house to form 2 new dwelling houses at 121 Henderson Street, Bridge of Allan. The property is a B Listed detached dwelling and is situated within the Bridge of Allan Conservation Area. The property is a 2 storey stone dwelling with a single storey element on the north east elevation. The dwelling lies within a plot which measures approximately 3500 square metres.

The proposed alterations to the dwelling are mainly internal in nature and relate to the installation of walls, removal of walls and are generally subtle alterations. The primary rooms are not impacted upon as a result of this development. A single storey extension will be created on the rear elevation which is in keeping with the existing Listed building. The side elevation building line will not be breached as a result of this development. The extension is of a size and scale and is deemed subordinate to the main dwelling to which it relates. The extension will be finished in materials to match those of the existing dwelling. The extension will not lead to any amenity issues for the neighbouring properties due to its size, position and distance and orientation in relation to them. The proposals will have a neutral impact on the visual amenity of the Conservation Area.

The development is not deemed to create any issues in terms of compliance with the relevant development plan policies. The proposals are deemed to comply with the relevant Development Plan Policies 7.2 Development within and outwith Conservation Areas and 7.3 Development affecting Listed Buildings as there is no detrimental impact on the property and the proposals are deemed to preserve the visual amenity of the building to which it relates and the visual amenity of the Conservation area generally.

Summary of Main Issues Raised In Respect of:

Any Environmental Statement submitted.

Any assessment under Conservation (Natural Habitats &c.) Regulations 1994 carried out.

Any Design Statement or Design and Access Statement submitted.

Any report on impact or potential impact of the proposed development (e.g. retail, transport, noise or risk of flooding) submitted.

Not applicable to this application.

Summary of terms of Section 75 Legal Agreements

Not applicable to this application.

Directions Under Regulations 30, 31 or 32

Not applicable to this application.

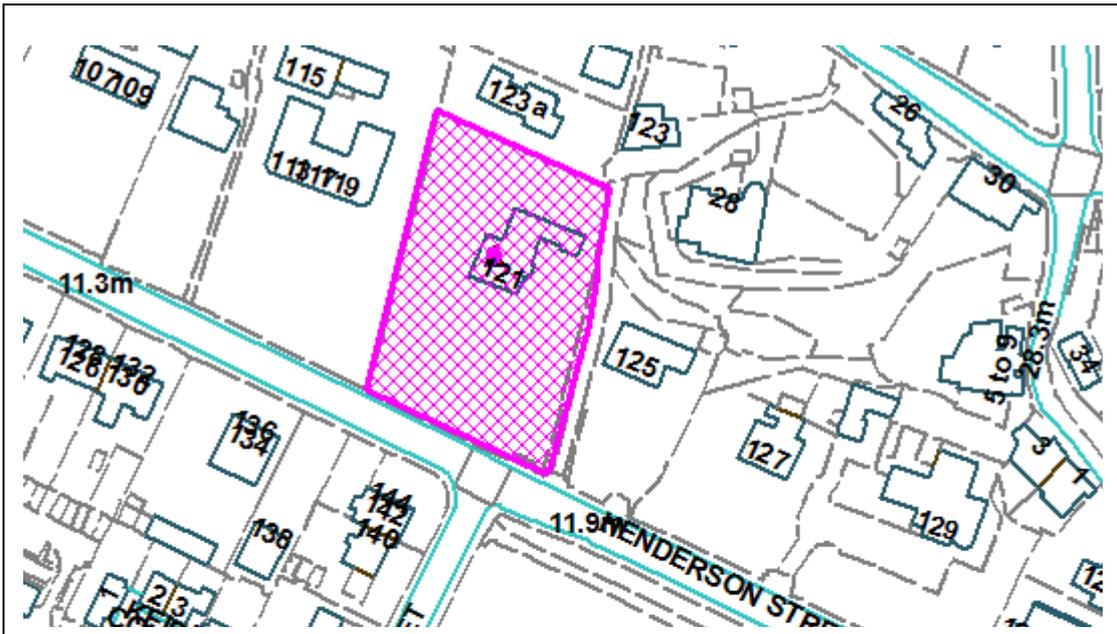
Community Council:

No consultation sent or requested.

PROPOSAL: **Alterations, extension and subdivision of existing house to form 2 new dwelling houses at 121 Henderson Street Bridge Of Allan FK9 4RQ**

UPRN: **000122024741**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **16/00383/LBC**
Type: **Listed Building Consent**
Date Valid: **20 June 2016**
Officer: **Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk**
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: **Kim Clingan per Bobby Halliday Architects 3 The Avenue Bridge Of Allan FK9 4NR**



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Recommendation: **Approve with Conditions**

Subject to the following Conditions:

- 1 **Primary elevation doors:** Before the development hereby permitted commences, details of the proposed doors to be integrated into the primary elevation, either side of the existing garage opening, shall be submitted to and approved in writing by the Planning Authority.
- 2 **Stone Recording:** Before the development hereby permitted commences details of the proposed recording and numbering of the stone to be down taken and repositioned, currently within the rear garage wall, shall be submitted to and approved in writing by the Planning Authority
- 3 **Fascia Board:** Before the development hereby permitted commences, details of the proposed fascia board shall be submitted to and approved in writing by the Planning Authority.
- 4 **Rooflights:** Before the development hereby permitted commences, details of the proposed roof lights and roof lanterns shall be submitted to and approved in writing by the Planning Authority.

- 5 **Roof Slate:** Before the development hereby permitted commences, details of the proposed slate type, size and its laying method, shall be submitted to and approved in writing by the Planning Authority.
- 6 **Rainwater Goods:** Before the development hereby permitted commences, details of the proposed rain water goods shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt the guttering, downpipes etc shall not be UPVC.
- 7 **Timber:** Before the development hereby permitted commences, details of all timber finishes shall be submitted to and approved in writing by the Planning Authority.
- 8 **Existing Doors:** All original timber doors and door furniture shall be retained in situ, to the satisfaction of the Planning Authority.

Reason(s):

- 1 To ensure that the external detailing is sympathetic to the original building to which it relates.
- 2 To ensure that the external detailing is sympathetic to the original building to which it relates.
- 3 To ensure that the external detailing is sympathetic to the original building to which it relates.
- 4 To ensure that the external detailing is sympathetic to the original building to which it relates.
- 5 To ensure that the external detailing is sympathetic to the original building to which it relates.
- 6 To ensure that the external detailing is sympathetic to the original building to which it relates.
- 7 To ensure that the external detailing is sympathetic to the original building to which it relates.
- 8 To ensure that the historic fabric of the Listed Dwelling is retained in situ.

Status Constraints:

Conservation Area,
Within 50m of Listed Building
LB Cat: B

Supplementary Information:

This application seeks permission for alterations, extension and subdivision of the existing dwelling house to form 2 new dwelling houses at 121 Henderson Street, Bridge of Allan. The property is a B Listed detached dwelling and is situated within the Bridge of Allan Conservation Area. The property is a 2 storey stone dwelling with a single storey element on the north east elevation. The dwelling lies within a plot which measures approximately 3,500 square metres.

The proposed alterations to the dwelling are mainly internal in nature and relate to the installation of walls, removal of walls and are generally subtle alterations. The primary rooms are not impacted upon as a result of this development. A single storey extension will be created on the rear elevation which is in keeping with the existing Listed Building. The side elevation building line will not be breached as a result of this development. The extension is of a size and scale and is deemed subordinate to the main dwelling to which it relates. The extension will be finished in materials to match those of the existing dwelling. The extension will not lead to any amenity issues for the neighbouring properties due to its size, position and distance and orientation in relation to neighbouring properties. The proposals will have a neutral impact on the visual amenity of the Conservation Area.

The development is not deemed to create any issues in terms of compliance with the relevant development plan policies. The proposals are deemed to comply with the relevant Development Plan Policies 7.2 Development within and outwith Conservation Areas and 7.3 Development affecting Listed Buildings as there is no detrimental impact on the property and the proposals are deemed to preserve

the visual amenity of the building to which it relates and the Visual amenity of the Conservation area generally.

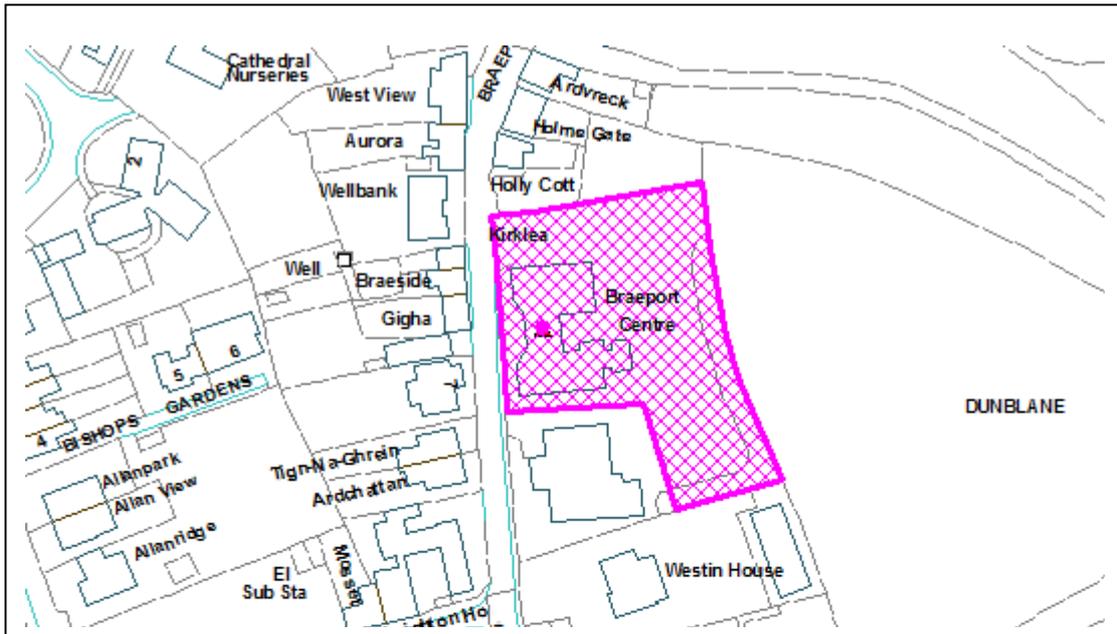
Community Council:

No consultation sent or requested.

PROPOSAL: To mount a public access defibrillator on angled wall at front of building at Braeport Centre Braeport Dunblane FK15 0AT

UPRN: 000122005776
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: 17/00043/LBC
Type: Listed Building Consent
Date Valid: 1 February 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Dunblane Development Trust Youth Centre Braeport Dunblane FK15 0AT



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Recommendation: Approve

Status Constraints:

Article 4 Directions,
Conservation Area,
Within 50m of Listed Building
LB Cat: C(s)

Supplementary Information:

None

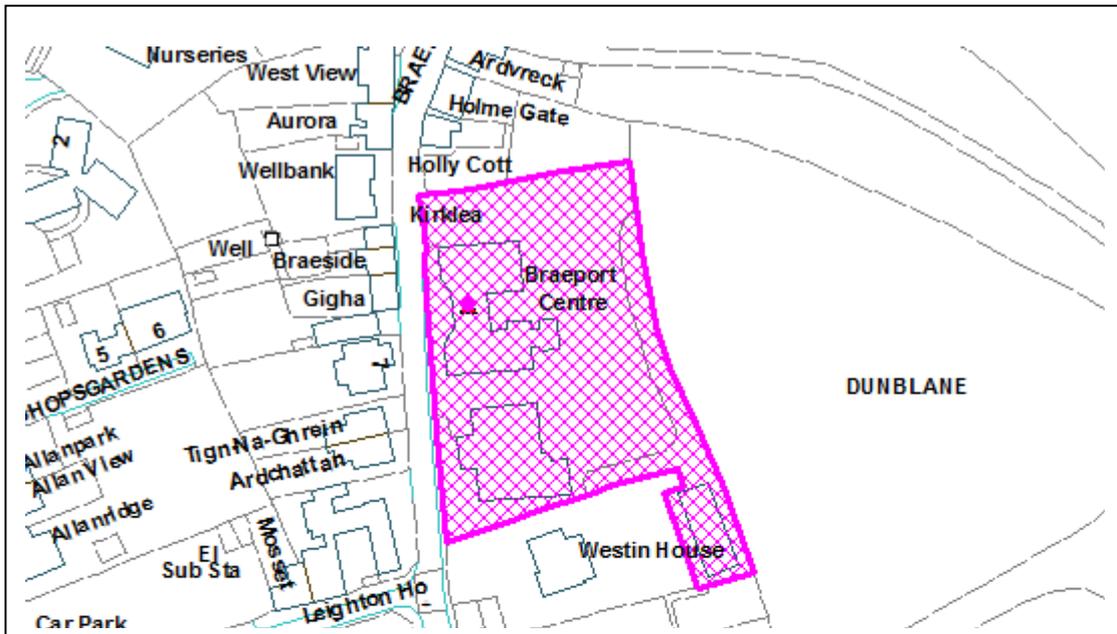
Community Council:

No consultation sent or requested.

PROPOSAL: To erect canopy at front entrance and ramp at Braeport Centre Braeport Dunblane FK15 0AT

UPRN: 000122005776
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: 17/00079/LBC
Type: Listed Building Consent
Date Valid: 6 February 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Dunblane Development Trust per 123V Plc Ramsay Street Coalsnaughton FK13 6LH



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Recommendation: Approve

Status Constraints:

Article 4 Directions,
Conservation Area,
Within 50m of Listed Building
LB Cat: C(s)

Supplementary Information:

No letters of objection have been received regarding this application and no consultation sent or requested.

This application seeks permission for the erection of a canopy and creation of a ramp at the Braeport Centre, Braeport, Dunblane. The property is a C(s) Listed Building situated within the Dunblane Conservation Area.

The proposed canopy will be situated on the east elevation and will measure 8.2 metres in length. It will be flat roofed and will be supported by 4 posts. The canopy will be glass in structure and will have a minimal visual impact on the Listed Building to which it relates. The canopy will protrude approximately 3.8 metres from the building elevation. The ramp is currently in situ, measures 4 metres

in length and was a very shallow gradient. A 1 metre high hand rail is also in situ. The development is not deemed to create any issues in terms of compliance with the relevant development plan policies.

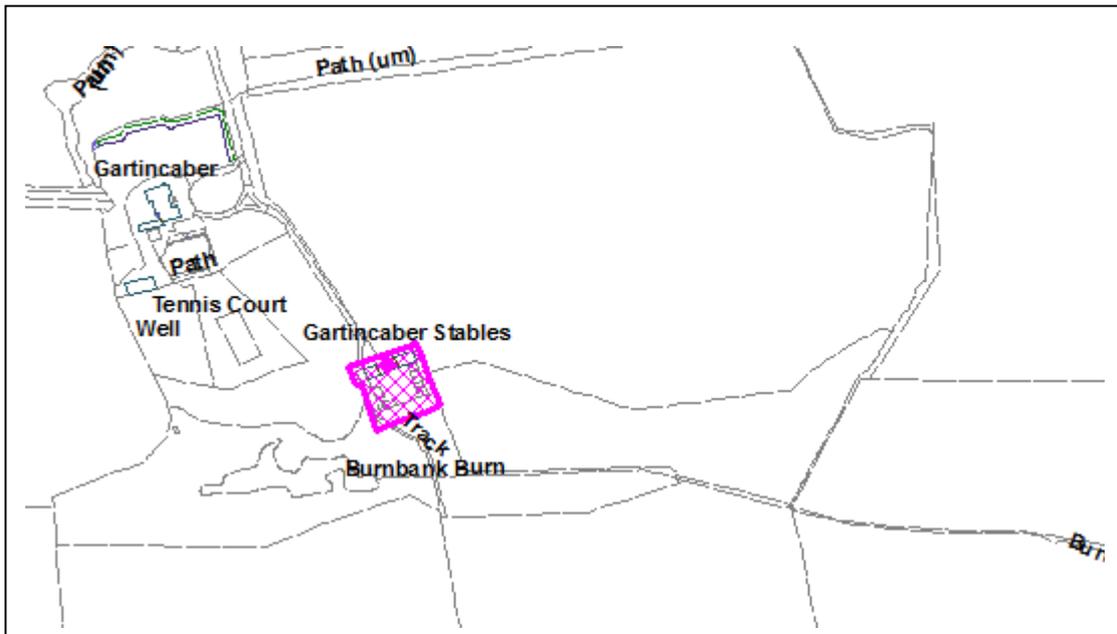
Community Council:

No consultation sent or requested.

PROPOSAL: Proposed alterations and extension to existing dwelling house incorporating conversion of associated outbuildings, new raised deck area, erection of new car port and formation of new access road at Gartincaber Stables Doune FK16 6AX

UPRN: 000122047875
Ward: Ward 1 Trossachs & Teith
Reference: 17/00069/FUL
Type: Full
Date Valid: 3 February 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Mr & Mrs Stuart Wallace per LAB04 Architects 16 Joppa Terrace
Edinburgh Scotland EH15 2HY



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- 1 **Rooflight:** Before the development hereby permitted commences, details of the proposed roof lights shall be submitted to and approved in writing by the Planning Authority.
- 2 **Roof Tiles:** Before the development hereby permitted commences, details of the proposed roofing material shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt the slates shall match those of the existing building in terms of size, shape, colour and texture to the satisfaction to the Planning Authority.

Reason(s):

- 1 To ensure that the external detailing is sympathetic to the original building to which it relates.
- 2 To ensure that the external detailing is sympathetic to the original building to which it relates.

Status Constraints:

Countryside Policy,
Met Office Radar Consultation Zones,
Thornhill Aerodrome Cons. Over 20M high

Supplementary Information:

Report of Handling

Summary of Representations

No letters of representation have been received regarding this application.

Summary of Consultation Responses

No consultations sent or requested regarding this application.

Development Plan and Other Material Considerations

Stirling Local Development Plan

Policy 1.1: Site Planning (relevant sections)

All new development, including alterations and extensions to existing buildings, are required to contribute, in a positive manner, to quality of the surrounding built and natural environment. All proposals are therefore expected to meet the following criteria (where relevant):-

- a) 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.
- b) All new development should consider and respect site topography, and any surrounding important landmarks (built or natural), views or skylines.
- c) 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.
- d) In urban settings in particular, buildings should be positioned so as to respect an existing building line, or establish one where none exists. Thereafter, access, uses and orientation of principal elevations should reinforce the street or areas of open space.

Policy 7.3: Development affecting Listed Buildings

- a) The layout, design, materials, scale, siting and use of any development must preserve the character of the Listed Building and its setting. Where this is not proposed, development will be refused. There is a presumption against demolition or other works that adversely affect the special interest of a building or its setting.
- b) Listed Buildings should not be demolished unless it can be clearly demonstrated that any of the following apply:-
 - i) The building is no longer of special interest.
 - ii) The building is beyond repair.
 - iii) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community.
 - iv) The repair of the building is not economically viable and it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

c) Understanding the architectural and historic significance of a building or structure is an important prerequisite to making informed decisions about its development. In some cases the preparation of a Conservation Plan in support of a development proposal will be required. In instances where significant alteration or demolition of a building is approved, measures will be required to ensure adequate recording of the building (see Policy 7.1 and SG21).

Summary of assessment

This application seeks permission for the alteration and extension to existing dwelling including conversion of associated outbuildings, new raised deck area, erection of car port and formation of new access road at Gartincaber Stables, Doune. The existing stable conversion is situated to the west of Doune and is accessed from the B826 to the north. The existing building is C(s) listed. The site is situated in a sparsely developed rural location with the nearest property situated approximately 160 metres to the north west.

The main wing of the dwelling runs from west to east with secondary accommodation running south off the eastern end. The building fluctuates between single storey to 1.5 storey. There are a cluster of buildings situated to the south west which are currently detached from the main dwelling. They currently serve as garage and storage space. The proposal would include linking the existing garage block to the main building with an 8 metre long linking extension. The extension will relate to the existing buildings in terms of finish of materials, rubble, slate and timber cladding, scale and size and number of openings. The southern wing of the building will undergo internal alterations but there will not be any impact on the external fabric of the building.

The proposed car port will be situated to the west of the existing building group. The car port will measure approximately 4.5 metres in height with a pitched roof, enclosed on 3 sides with the eastern elevation being open for access. The proposals are deemed to relate to the existing buildings. The proposed raised deck area will be situated to the eastern elevation and will be accessed via an existing opening. There is currently an external staircase on this elevation which will be removed prior to the erection of the deck.

The proposals are deemed to accord with the relevant Local Development Plan Policies as the works are considered to relate to the existing building and preserve its character and the setting of this Listed Building. The proposals are deemed to be appropriate to the building to which it relates, and the wider surroundings in terms of appearance, position, height, massing, and uses materials, finishes and colours which complement those prevalent.

Summary of Main Issues Raised In Respect of:

Any Environmental Statement submitted.

Any assessment under Conservation (Natural Habitats &c.) Regulations 1994 carried out.

Any Design Statement or Design and Access Statement submitted.

Any report on impact or potential impact of the proposed development (e.g. retail, transport, noise or risk of flooding) submitted.

Not applicable to this application.

Summary of terms of Section 75 Legal Agreements

Not applicable to this application.

Directions Under Regulations 30, 31 or 32

Not applicable to this application.

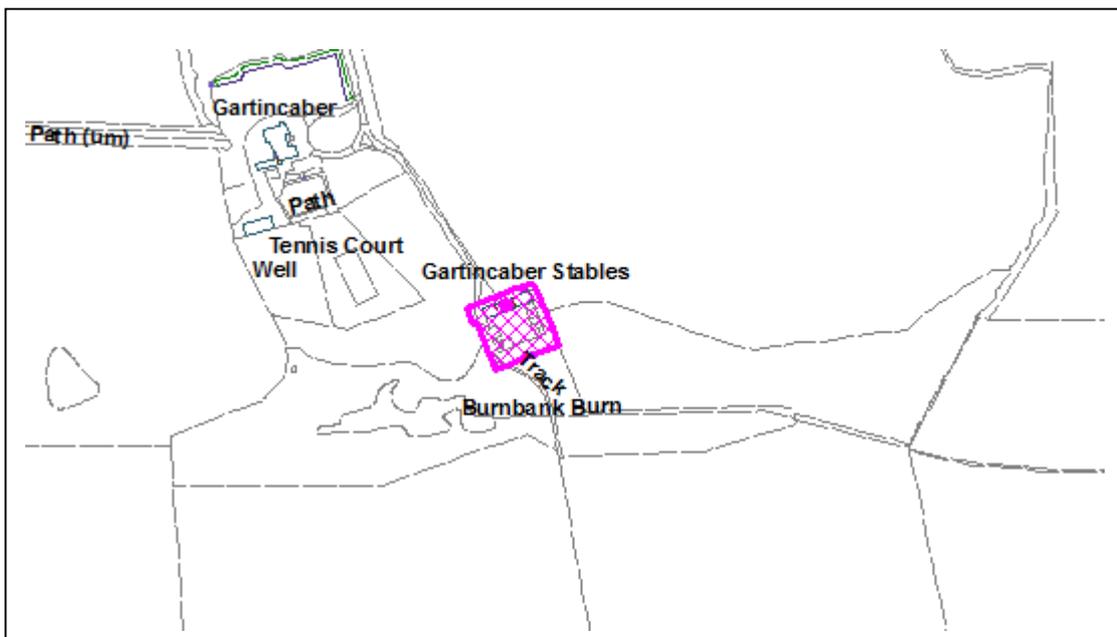
Community Council:

No consultation sent or requested.

PROPOSAL: **Proposed internal alterations and extension to existing dwelling house incorporating conversion of associated outbuildings, replacement windows, new raised deck area, erection of new car port and formation of new access road at Gartincaber Stables Doune FK16 6AX**

UPRN: **000122047875**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00070/LBC**
Type: **Listed Building Consent**
Date Valid: **3 February 2017**
Officer: **Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk**
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: **Mr & Mrs Stuart Wallace per LAB04 Architects 16 Joppa Terrace
Edinburgh Scotland EH15 2HY**



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Recommendation: **Approve with Conditions**

Subject to the following Conditions:

- 1 **Rooflight:** Before the development hereby permitted commences, details of the proposed roof lights shall be submitted to and approved in writing by the Planning Authority.
- 2 **Roof Tiles:** Before the development hereby permitted commences, details of the proposed roofing material shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt the slates shall match those of the existing building in terms of size, shape, colour and texture to the satisfaction to the Planning Authority.

Reason(s):

- 1 To ensure that the external detailing is sympathetic to the original building to which it relates.
- 2 To ensure that the external detailing is sympathetic to the original building to which it relates.

Status Constraints:

Countryside Policy,
Met Office Radar Consultation Zones,
Thornhill Aerodrome Cons. Over 20M high
LB Cat: C(s)

Supplementary Information:

This application seeks permission for the alteration and extension to existing dwelling including conversion of associated outbuildings, new raised deck area, erection of car port and formation of new access road at Gartincaber Stables, Doune. The existing stable conversion is situated to the west of Doune and is accessed from the B826 to the north. The existing building is C(s) listed. The site is situated in a sparsely developed rural location with the nearest property situated approximately 160 metres to the north west.

The main wing of the dwelling runs from west to east with secondary accommodation running south off the eastern end. The building fluctuates between single storey to 1.5 storey. There are a cluster of buildings situated to the south west which are currently detached from the main dwelling. They currently serve as garage and storage space. The proposal would include linking the existing garage block to the main building with an 8 metre long linking extension. The extension will relate to the existing buildings in terms of finish of materials, rubble, slate and timber cladding, scale and size and number of openings. The southern wing of the building will undergo internal alterations but there will not be any impact on the external fabric of the building.

The proposed car port will be situated to the west of the existing building group. The car port will measure approximately 4.5 metres in height with a pitched roof, enclosed on 3 sides with the eastern elevation being open for access. The proposals are deemed to relate to the existing buildings. The proposed raised deck area will be situated to the eastern elevation and will be accessed via an existing opening. There is currently an external staircase on this elevation which will be removed prior to the erection of the deck.

The existing windows are a mixture of types and sizes. These will all be replaced with traditional timber framed windows which will improve the building and will give a more homogenous appearance.

The proposals are deemed to accord to the relevant Local Development Plan Policies as the works are considered to relate to the layout, design, materials, scale, siting and use of any development must preserve the character of the Listed Building and its setting. The proposals are also deemed to be appropriate to both any building to which it relates, and the wider surroundings in terms of appearance, position, height, massing, and uses materials, finishes and colours which complement those prevalent.

Community Council:

No consultation sent or requested.

Planning Applications Withdrawn

PROPOSAL: **Agricultural storage building at Land 65M South West Of East Lodge Gargunnoch**

UPRN: **000122070515**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00142/NAG**
Type: Agricultural Notification
Date Valid: 27 February 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
 Email: mckechnie@stirling.gov.uk

Applicant/Agent: Mr David Stirling per John H White Architects Ltd Ballat Crossroads Balfron Station G63 0SE

Decision: **Withdrawn**

Planning Enforcement – week ending 24/03/17

New Cases Received

None

Delegated Decisions

Cases Closed

None

Planning Contravention Notices Served

None

Breach of Condition Notices Served

None

Enforcement Notices Served

None

Amenity Notices Served

None

Forestry Planting and Felling Proposals

There are no entries on the register for the Stirling Council Area this week.
