



## LOCALITIES AND INFRASTRUCTURE

# *Planning Schedule*

## **APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION**

**Date**            **14 June 2017**

**Week Number**    **23**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 22 June 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, 21 June 2017**.



# *The Planning Schedule*

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## **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](http://www.stirling.gov.uk). Information on all planning applications submitted to the Council may also be obtained from [www.stirling.gov.uk/onlineplanning](http://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](http://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](http://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](http://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: <a href="mailto:coxc@stirling.gov.uk">coxc@stirling.gov.uk</a>

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

PLANNING ENFORCEMENT
Planning Enforcement Officer, Lynne Currie:.....
☎ 233673 ..... Email: <a href="mailto:curriel@stirling.gov.uk">curriel@stirling.gov.uk</a>
Asst Planning Enforcement Officer, Andrew Gardiner: .....
☎ 233675 ..... Email: <a href="mailto:gardinera@stirling.gov.uk">gardinera@stirling.gov.uk</a>

TREES
Tree Officer, Ingrid Withington:.....
☎ 233681 ..... Email: <a href="mailto:withingtoni@stirling.gov.uk">withingtoni@stirling.gov.uk</a>



# Valid Planning Applications Received

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## Major Developments

Application Number	Description	Decision Level
17/00440/PPP 5 Jun 2017 Ward 7 Bannockburn 284104 686805	<b>Residential development of up to 500 units, erection of primary school, formation of access, landscaping, open space, SUDS and associated infrastructure at Land At Cushenquarter Farm, Plean, , for Persimmon Homes East Scotland/Story Homes Scotland Ltd per David Jinks Unit 1 Wester Inch Business Park Bathgate EH48 2TQ</b> <b>Officer:</b> Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk <a href="#">View this Application</a>	Planning Panel

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## Local Developments

Application Number	Description	Decision Level
17/00454/LBC 5 Jun 2017 Ward 4 Stirling North 279711 693384	<b>Mechanical and electrical upgrade throughout, new ceilings, new flooring, non structural glazed partitions to be removed and altered to suit new layout, raised flooring to be cut back and new steps to be formed and projecting signage at 16 Murray Place, Stirling, FK8 2DD, for Barclays Bank PLC per Styles And Wood 99 Charterhouse Street London EC1M 6HR</b> <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a>	Schedule LB Cat: B
17/00455/ADV 5 Jun 2017 Ward 4 Stirling North 279711 693384	<b>New fascia sign , new Heritage projecting sign with trough lighting and new anodised aluminium Opening Hours plaque at 16 Murray Place, Stirling, FK8 2DD, for Barclays Bank PLC per Styles And Wood 99 Charterhouse Street London EC1M 6HR</b> <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a>	Delegated LB Cat: B
17/00461/FUL 7 Jun 2017 Ward 4 Stirling North 279711 693384	<b>Installation of new condensers at 16 Murray Place, Stirling, FK8 2DD, for Barclays Bank PLC per Styles And Wood 99 Charterhouse Street London EC1M 6HR</b> <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a>	Delegated LB Cat: B

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<p>17/00464/ADV 8 Jun 2017 Ward 4 Stirling North 279639 693579</p>	<p><b>LCD digital display with LED screen at Telephone Kiosk By 84, Murray Place, Stirling, ,</b> for New World Payphones 33 Golden Square London W1F 9JT <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00423/FUL 7 Jun 2017 Ward 3 Dunblane &amp; Bridge Of Allan 279150 705500</p>	<p><b>Erection of double garage at Bridgend Cottage, Dunblane, FK15 9JU,</b> for Ms Angela Edgar Bridgend Cottage Cromlix Dunblane FK15 9JU <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00453/FUL 5 Jun 2017 Ward 3 Dunblane &amp; Bridge Of Allan 279033 701649</p>	<p><b>Erection of an extension at 73 Newton Crescent, Dunblane, FK15 0DZ,</b> for Mr &amp; Mrs Meechan per John Gordon Associates Ltd 3 Dean Acres Comrie Dunfermline KY12 9XS <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00458/PPP 6 Jun 2017 Ward 3 Dunblane &amp; Bridge Of Allan 278475 698043</p>	<p><b>Erection of dwelling house at Land And Building Adjacent And South Of Milsey Bank, Lecropt, Bridge Of Allan, ,</b> for Mr &amp; Mrs M Airth per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00469/NAG 9 Jun 2017 Ward 3 Dunblane &amp; Bridge Of Allan 279939 703303</p>	<p><b>Slurry Storage at South Glassingall Farm, Perth Road, Dunblane, FK15 0JE,</b> for Rhona Gray Claish Farm Cottage Callander FK17 8JJ <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00470/NAG 9 Jun 2017 Ward 3 Dunblane &amp; Bridge Of Allan 279939 703303</p>	<p><b>Storage tower for animal feed (Silo) at South Glassingall Farm, Perth Road, Dunblane, FK15 0JE,</b> for Rhona Gray Claish Farm Cottage Callander FK17 8JJ <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00417/FUL 5 Jun 2017 Ward 2 Forth &amp; Endrick 253468 678917</p>	<p><b>Erection of hut at 13 Lochside, Blanefield, ,</b> for Miss Gillian Kirkwood Y Sort It Youth Centre 5 West Thomson Street Clydebank G81 3EA <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>

<p>17/00428/FUL 8 Jun 2017 Ward 2 Forth &amp; Endrick 266369 694519</p>	<p><b>Proposed erection of five dwelling houses at Land To East Of Rochoill, Dasher Road, Kippen, ,</b> for Mr Gary Neill per Enspire Architects Alloa Business Centre Office 29 Alloa <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00448/FUL 5 Jun 2017 Ward 2 Forth &amp; Endrick 270530 694480</p>	<p><b>Extension to front of dwelling house and alteration to porch at The Hawthorns, Leckie Road, Gargunnoch, FK8 3BJ,</b> for Mr &amp; Mrs G Peart per McEachern Architects 13 Allan Park Stirling FK8 2QG <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00456/FUL 5 Jun 2017 Ward 2 Forth &amp; Endrick 258789 688683</p>	<p><b>Erection of large slurry storage tower at Broughmore Farm, Lernoek Road, Balfron, G63 0QE,</b> for Archie Steel Broughmore Farm Balfron G63 0QE <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00462/FUL 8 Jun 2017 Ward 2 Forth &amp; Endrick 255883 678916</p>	<p><b>Alterations and extension to existing dwelling. at 29 Milndavie Road, Strathblane, G63 9EW,</b> for Ms Lesley Blair per Bobby Halliday Architects "The Studio" 3 The Avenue Bridge Of Allan FK9 4NR <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00429/FUL 5 Jun 2017 Ward 6 Stirling East 279807 691642</p>	<p><b>Two storey extension to rear of dwelling house and decking at 18 Pelstream Avenue, Stirling, FK7 0BE,</b> for Mr &amp; Mrs Anderson 18 Pelstream Avenue Stirling FK7 0BE <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00460/FUL 7 Jun 2017 Ward 6 Stirling East 281276 692967</p>	<p><b>Application under Section 42 of the Town &amp; Country Planning (Scotland) Act 1997 to vary Conditions 1 and 2 of permission 15/00558/FUL in respect of Unit 14(1C) Springkerse Retail Park to increase the ancillary floorspace to 30% of the net sales area at 14 Springkerse Retail Park, Stirling, FK7 7TL,</b> for Coal Pension Properties Limited per Pritchett Planning Consultancy PO Box 8052 1 Wilton Road Edinburgh EH16 5ZF <b>Officer:</b> Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>

17/00442/FUL 5 Jun 2017 Ward 5 Stirling West 279428 693198	<b>Replacement of 3No. cast iron skylights at 16 Glebe Avenue, Kings Park, Stirling, FK8 2HZ,</b> for Mr & Mrs Hamilton per Lex Wardrop Architectural Consultant 11 Pine Court Doune Stirling FK16 6JE <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a>	Schedule LB Cat: C(s)
17/00443/LBC 5 Jun 2017 Ward 5 Stirling West 279428 693198	<b>Replacement of 3No. cast iron skylights at 16 Glebe Avenue, Kings Park, Stirling, FK8 2HZ,</b> for Mr & Mrs Hamilton per Lex Wardrop Architectural Consultant 11 Pine Court Doune Stirling FK16 6JE <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a>	Schedule LB Cat: C(s)
17/00459/FUL 7 Jun 2017 Ward 5 Stirling West 277564 692455	<b>Erection of a wooden garden shed at 49 Main Street, Cambusbarron, FK7 9NN,</b> for Mr Matthew Newton 49 Main Street Cambusbarron FK7 9NN <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00471/LBC 9 Jun 2017 Ward 5 Stirling West 279106 693374	<b>Remove existing conservatory and replace with new conservatory. at Victoria Square Guest House, 12 Victoria Square, Kings Park, Stirling, FK8 2QZ,</b> for Mr & Mrs P Couser per MacDuff Architects 11 Gladstone Place Stirling FK8 2NN <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a>	Schedule LB Cat: C(s)
17/00415/FUL 7 Jun 2017 Ward 1 Trossachs & Teith 261653 702141	<b>Demolition and replacement of derelict barn structure with new dwelling house at Cassafuir, Thornhill, FK8 3LF,</b> for Mr Jamie Hammond per Roderick James Architects 60 First Avenue Netherlee Glasgow G44 3UB <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00463/FUL 8 Jun 2017 Ward 1 Trossachs & Teith 272159 701575	<b>Extension to front of dwelling house at 3 Elm Court, Doune, FK16 6JG,</b> for Mr & Mrs N Wilson per John H White Architects Ltd Ballat Crossroads Balforn Station G63 0SE <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a>	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.

## *Decisions of Appointed Officers*

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The decisions are published here as a matter of record only. The applicant has been informed of the Appointed Officer's decision and of the right to seek a review of the decision by the Council's Local Review Body.

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**PROPOSAL:** Conversion of agricultural barns to form veterinary clinic at Land And Building At Falleninch Farm Dumbarton Road West Stirling

UPRN: 000122070545  
Ward: Ward 4 Stirling North  
Reference: 17/00216/FUL  
Type: Full  
Date Valid: 28 March 2017  
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Forth Valley Vets Ltd per McCourt Building Design Inverlenny Cottage Leny Feus Callander FK17 8AS

**Decision:** Approve with Conditions

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**PROPOSAL:** Proposed 2 storey extension to form new ground floor living area and new first floor master bedroom at 6 Dundas Road Causewayhead Stirling FK9 5QR

UPRN: 000122022731  
Ward: Ward 4 Stirling North  
Reference: 17/00328/FUL  
Type: Full  
Date Valid: 10 May 2017  
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechnie@stirling.gov.uk

Applicant/Agent: Mrs Michelle Stalker 6 Dundas Road Causewayhead Stirling FK9 5QR

**Decision:** Approve

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**PROPOSAL:**                    **Demolition of existing farm house and erection of 3No. dwelling houses, and associated parking at Anchorscross Farm Old Doune Road Dunblane FK15 9PG**

UPRN:                                **000122048088**  
Ward:                                 **Ward 3 Dunblane & Bridge Of Allan**  
Reference:                         **17/00248/FUL**  
Type:                                 Full  
Date Valid:                        30 March 2017  
Officer:                             Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent:                Mr Murtaza Karim per WD Harley Partnership (Callander) 2 Cross Street Callander FK17 8EA

**Decision:**                        **Approve**

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**PROPOSAL:**                    **Erection of a single storey, single span propped steel portal framed agricultural building for use as a bedded cattle court at Burnside Of Balhaldie Dunblane FK15 0NB**

UPRN:                                **000122036420**  
Ward:                                 **Ward 3 Dunblane & Bridge Of Allan**  
Reference:                         **17/00286/FUL**  
Type:                                 Full  
Date Valid:                        13 April 2017  
Officer:                             Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent:                Blackford Farms Estates per Campbell Of Doune Ltd 78 King Street Crieff Scotland PH7 3HB

**Decision:**                        **Approve**

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**PROPOSAL:**                    **Erection of domestic garage at 2 Pullar Avenue Bridge Of Allan FK9 4SR**

UPRN:                                **000122023885**  
Ward:                                 **Ward 3 Dunblane & Bridge Of Allan**  
Reference:                         **17/00312/FUL**  
Type:                                 Full  
Date Valid:                        27 April 2017  
Officer:                             Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent:                Mr & Mrs L Masterson per Consolida Designs The Beeches Barrack Road Comrie PH6 2EQ

**Decision:**                        **Approve**

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**PROPOSAL:**                    **Removal of small lean-to conservatory to the rear of the property and erection of a two storey extension at Netherton Swallow Loft Carse Of Lecropt Road Bridge Of Allan FK9 4NE**

UPRN:                            **000122056871**  
Ward:                            **Ward 3 Dunblane & Bridge Of Allan**  
Reference:                      **17/00330/FUL**  
Type:                            Full  
Date Valid:                    8 May 2017  
Officer:                        Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent:            Mr David Craig per Sfumatura Design Studio Camden House 3 39 Keir Street Bridge Of Allan Stirling

**Decision:**                    **Approve**

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**PROPOSAL:**                    **Single storey rear and side extension to dwelling house at Fir Trees 9 Gordon Crescent Bridge Of Allan FK9 4QE**

UPRN:                            **000122024622**  
Ward:                            **Ward 3 Dunblane & Bridge Of Allan**  
Reference:                      **17/00352/FUL**  
Type:                            Full  
Date Valid:                    8 May 2017  
Officer:                        Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent:            Mr & Mrs G Archibald per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH

**Decision:**                    **Approve**

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**PROPOSAL:**                    **Single storey extension (flat roofed) to rear of property at 58 Old Doune Road Dunblane FK15 9BU**

UPRN:                            **000122050754**  
Ward:                            **Ward 3 Dunblane & Bridge Of Allan**  
Reference:                      **17/00353/FUL**  
Type:                            Full  
Date Valid:                    11 May 2017  
Officer:                        Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent:            Mr Ewan Mackintosh per D J Souter Associates 3 The Promenade Limekilns Dunfermline KY11 3HH

**Decision:**                    **Approve**

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**PROPOSAL:**                   **Erection of three lectern style boards with text and photographs on panel at Land At The Haugh And South Of Laighhills Park The Haining Dunblane**

UPRN:                           **000122070617**  
Ward:                           **Ward 3 Dunblane & Bridge Of Allan**  
Reference:                   **17/00360/ADV**  
Type:                           **Advertisement**  
Date Valid:                  **12 May 2017**  
Officer:                       **Charlotte Brown, Telephone: 01786 233623,**  
                                     **Email: brownch@stirling.gov.uk**

Applicant/Agent:           **Dunblane Environment Group Glenshee Cawdor Crescent Dunblane FK15 9JJ**

**Decision:**                   **Approve**

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**PROPOSAL:**                   **Demolition of barn and erection of 2No. semi-detached dwelling houses at Land And Building Adjacent And South West Of The Spittal Stirling**

UPRN:                           **000122070569**  
Ward:                           **Ward 2 Forth & Endrick**  
Reference:                   **17/00253/FUL**  
Type:                           **Full**  
Date Valid:                  **3 April 2017**  
Officer:                       **Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk**

Applicant/Agent:           **Mr Thomas Bennie per Greenfields Design Ltd 2B Bank Street Alloa FK10 1HP**

**Decision:**                   **Approve with Conditions**

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**PROPOSAL:**                   **Single storey extension to north elevation and installation of flue at 34 Strathview Terrace Balfron G63 0PU**

UPRN:                           **000122009134**  
Ward:                           **Ward 2 Forth & Endrick**  
Reference:                   **17/00282/FUL**  
Type:                           **Full**  
Date Valid:                  **12 April 2017**  
Officer:                       **Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk**

Applicant/Agent:           **Mr Stuart Freckingham 34 Strathview Terrace Balfron G63 0PU**

**Decision:**                   **Approve**

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**PROPOSAL:**                   **Creation of a porch to front entrance, and construction of single storey rear extension at 49 Mayfield Street St Ninians Stirling FK7 0DA**

UPRN:                           **000122015560**  
Ward:                           **Ward 6 Stirling East**  
Reference:                   **17/00260/FUL**  
Type:                           Full  
Date Valid:                  26 April 2017  
Officer:                      Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent:           Mr Kenneth McWhinnie per EAB Contracts Ltd Gartverrie Farm Burnlip Road Airdrie ML6 0PL

**Decision:**                   **Approve**

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**PROPOSAL:**                   **Formation of a plot and erection of single dwelling house and garage at Garden Ground West Of Howlands Cottage Sauchieburn Stirling**

UPRN:                           **000122070565**  
Ward:                           **Ward 5 Stirling West**  
Reference:                   **17/00241/PPP**  
Type:                           Planning Permission in Principle  
Date Valid:                  7 April 2017  
Officer:                      Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent:           Ms Margaret Porter per Grigor Mitchell Architect Ltd Schop CoWorking 36 St Mary's Street Edinburgh EH1 1SX

**Decision:**                   **Refuse**

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**PROPOSAL:**                   **Proposed part change of use of land to include staff parking at 90 Glasgow Road St Ninians Stirling FK7 0PQ**

UPRN:                           **000122015316**  
Ward:                           **Ward 5 Stirling West**  
Reference:                   **17/00264/FUL**  
Type:                           Full  
Date Valid:                  12 April 2017  
Officer:                      Andrew Gardiner, Telephone: 01786 233675, Email: gardinera@stirling.gov.uk

Applicant/Agent:           Arnold Clark Automobiles Ltd per MRT Architects 47 Victoria Street Aberdeen AB10 1QA

**Decision:**                   **Approve with Conditions**

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**PROPOSAL:                   Erection of dwelling in principle at Land 150 Metres East Of  
Easter Rossburn Farm Stirling**

UPRN:                         **000122070204**  
Ward:                         **Ward 1 Trossachs & Teith**  
Reference:                   **17/00243/PPP**  
Type:                         Planning Permission in Principle  
Date Valid:                 31 March 2017  
Officer:                     Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent:           Mr and Mrs Andrew and Eleanor Graham per Houghton Planning Ltd 102  
High Street Dunblane FK15 0ER

**Decision:                   Refuse**

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**PROPOSAL:                   Agricultural shed for housing deer in winter at Cassafuir  
Thornhill FK8 3LF**

UPRN:                         **000122046610**  
Ward:                         **Ward 1 Trossachs & Teith**  
Reference:                   **17/00313/NAG**  
Type:                         Agricultural Notification  
Date Valid:                 2 May 2017  
Officer:                     Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent:           James Hammond Cassafuir Blairhoyle Port Of Menteith FK8 3LF

**Decision:                   Approve**

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**PROPOSAL:                   Conversion of existing office and storage to ancillary  
residential accommodation for existing dwelling house and  
installation of flue at Drummore Doune FK16 6AX**

UPRN:                         **000122047876**  
Ward:                         **Ward 1 Trossachs & Teith**  
Reference:                   **17/00368/FUL**  
Type:                         Full  
Date Valid:                 11 May 2017  
Officer:                     Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent:           Mr & Mrs Shaw Stewart per T Square Architects 39 Allanvale Road Bridge  
Of Allan FK9 4PA

**Decision:                   Approve**

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# Planning Schedule Recommendations

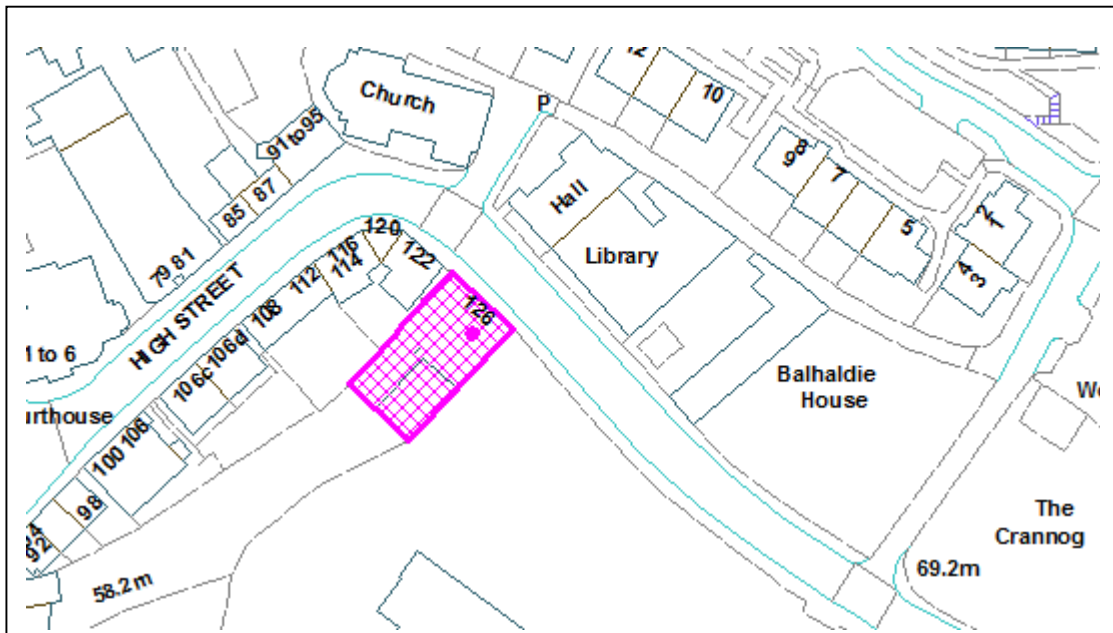
All of the applications in this Schedule have been considered against the Development Plan and unless otherwise stated accord with the provisions of the Development Plan, in terms of Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997.

## Planning Application Recommendations

**PROPOSAL:** Extension to add an office and toilet area at 126 High Street Dunblane FK15 0ER

UPRN: 000122036458  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: 17/00273/LBC  
Type: Listed Building Consent  
Date Valid: 3 May 2017  
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent: Ms Celia Lloyd per W D Harley Ltd Ancaster Business Centre Cross Street Callander FK17 8EA



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**Recommendation:** Approve with Conditions

Subject to the following Conditions:

- Timber Boarding Finish:** Before the development hereby permitted commences, details of the proposed finish of the timber boarding shall be submitted to and approved by the Planning Authority.

**Reason(s):**

- 1 To ensure that the materials used are compatible with existing development in the near vicinity.

**Status Constraints:**

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

**Supplementary Information:**

This application seeks permission for the creation of an office and toilet area to the rear of 126 High Street, Dunblane. The property is a C(s) Listed Building which is situated within the Dunblane Conservation Area. The property has undergone a number of alterations, demolitions and extensions over the past 15 years.

The proposed extension will be located on the upper floor of an existing flat roof extension on the southern elevation. The extension will not break the existing ridge line of the property and will not be visible from the High Street that runs to the north. The existing flat roof provides a balcony area. The extension will create a gable with the proposed pitched roof being integrated into the existing roof plane. The roof will be finished in zinc. The southern and eastern elevations will be finished predominantly in timber barge board. Sections of the southern elevation and the western elevation will be glazed with timber framed French doors. The extension will measure approximately 6 metres in width and will be accessed via the existing stairway. The balcony will be extended from the existing building line by approximately 1.5 metres.

The proposals are not deemed to have a detrimental impact on the property, the amenity of the neighbouring properties or the Conservation Area generally. The proposals are of a size, scale and position to ensure compliance with Policy 7.2: Development within and outwith Conservation Areas and policy Policy 2.12: Residential Alterations and Extensions. The proposals are not deemed to detract from the status of the Listed Building to which it relates. Due to the position of the extension and the positions of the neighbouring properties, the proposals are not considered to impact on the neighbouring properties.

**Community Council:**

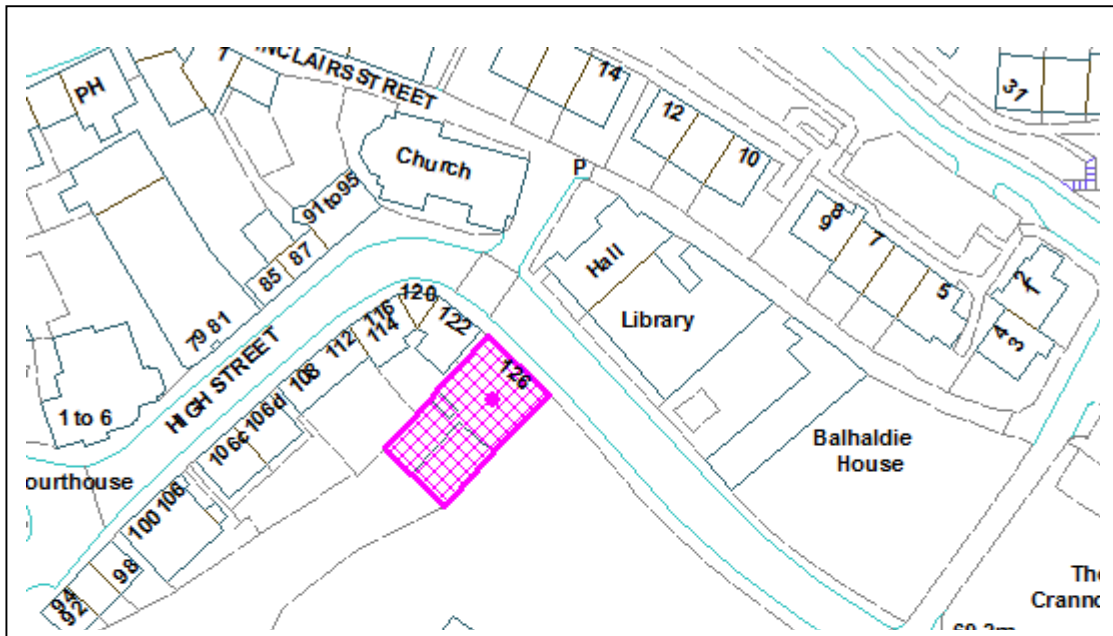
None

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**PROPOSAL: Extension to add an office and toilet area at 126 High Street Dunblane FK15 0ER**

UPRN: 000122036458  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: 17/00274/FUL  
Type: Full  
Date Valid: 3 May 2017  
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent: Ms Celia Lloyd per W D Harley Ltd Ancaster Business Centre Cross Street Callander FK17 8EA



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**Recommendation: Approve with Conditions**

Subject to the following Conditions:

- 1 **Timber Boarding Finish:** Before the development hereby permitted commences, details of the proposed finish of the timber boarding shall be submitted to and approved by the Planning Authority.

**Reason(s):**

- 1 To ensure that the materials used are compatible with existing development in the near vicinity.

**Status Constraints:**

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

**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

## **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 2.12: Residential Alterations and Extensions

The alteration and/or extension of residential properties will be approved provided that all the relevant criteria are satisfied: -

- (a) The proposal is of a scale, size, massing and design that is subordinate and sympathetic to the building to be extended and the wider townscape, and uses materials appropriate to its context.
- (b) The proposal does not result in an over-development of the plot, with sufficient space remaining for garden ground, parking, and bin storage, which is comparable to the amenity afforded to surrounding residential properties in this regard.
- (c) The proposal does not result in a material detrimental impact on the amenity of surrounding residential properties in terms of privacy, noise or loss of daylight.

The development is deemed to accord with the Council's Supplementary Guidance SG12: Residential Alterations and extensions. The proposals are of a design that relates to the existing dwelling and is of a scale appropriate to both the dwelling and the existing plot. There will be no issues raised as a result of this development regarding the loss of sunlight, daylight or detrimental impact on the privacy of surrounding properties.

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 (Relevant sections)

(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.

#### **Summary of Assessment**

This application seeks permission for the creation of an office and toilet area to the rear of 126 High Street, Dunblane. The property is a C(s) Listed Building which is situated within the Dunblane Conservation Area. The property has undergone a number of alterations, demolitions and extensions over the past 15 years.

The proposed extension will be located on the upper floor of an existing flat roof extension on the southern elevation. The extension will not break the existing ridge line of the property and will not be visible from the High Street that runs to the north. The existing flat roof provides a balcony area. The extension will create a gable with the proposed pitched roof being integrated into the existing roof plane. The roof will be finished in zinc. The southern and eastern elevations will be finished predominantly in timber barge board. Sections of the southern elevation and the western elevation will be glazed with timber framed French doors. The extension will measure approximately 6 metres in width and will be accessed via the existing stairway. The balcony will be extended from the existing building line by approximately 1.5 metres.

The proposals are not deemed to have a detrimental impact on the property, the amenity of the neighbouring properties or the Conservation Area generally. The proposals are of a size, scale and position to ensure compliance with Policy 7.2: Development within and outwith Conservation Areas and policy Policy 2.12: Residential Alterations and Extensions. The proposals are not deemed to detract from the status of the Listed Building to which it relates. Due to the position of the extension and the positions of the neighbouring properties, the proposals are not considered to impact on the neighbouring properties.

**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:**

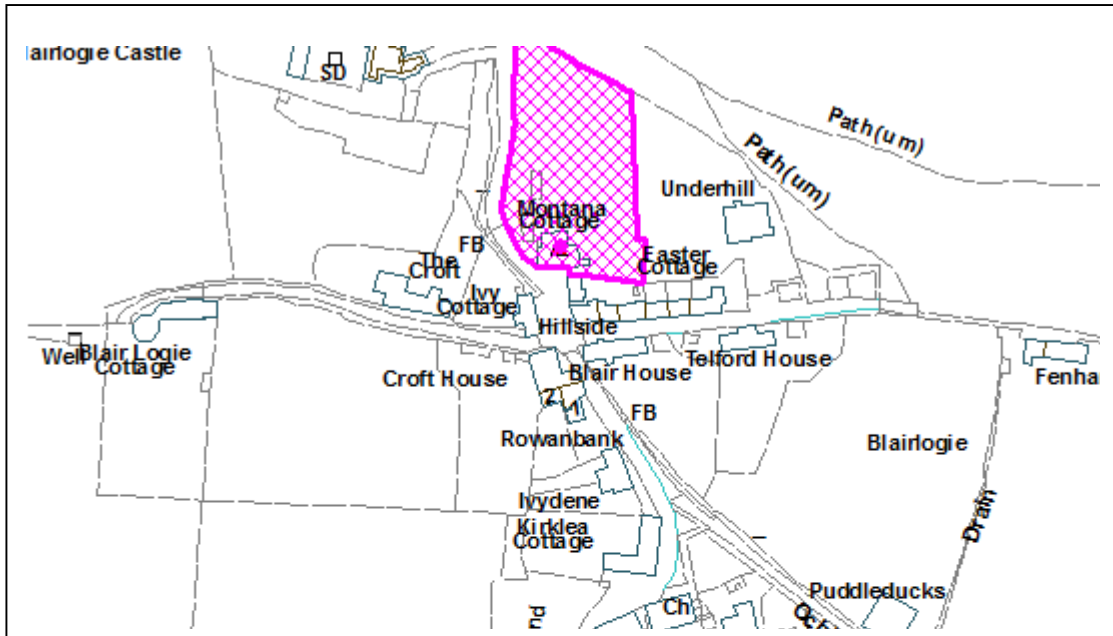
None

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**PROPOSAL:** To move a stud wall between an en-suite bathroom and a bedroom at Montana Cottage Blairlogie Village Road Blairlogie FK9 5PX

UPRN: 000122047653  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: 17/00317/LBC  
Type: Listed Building Consent  
Date Valid: 26 April 2017  
Officer: Michael Mulgrew, Telephone: 01786 233664,  
Email: mulgrewm@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent: Dr Ida Bailey Montana Cottage Blairlogie Stirling FK9 5PX



**Recommendation:** Approve

**Status Constraints:**

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

**Supplementary Information:**

None

**Community Council:**

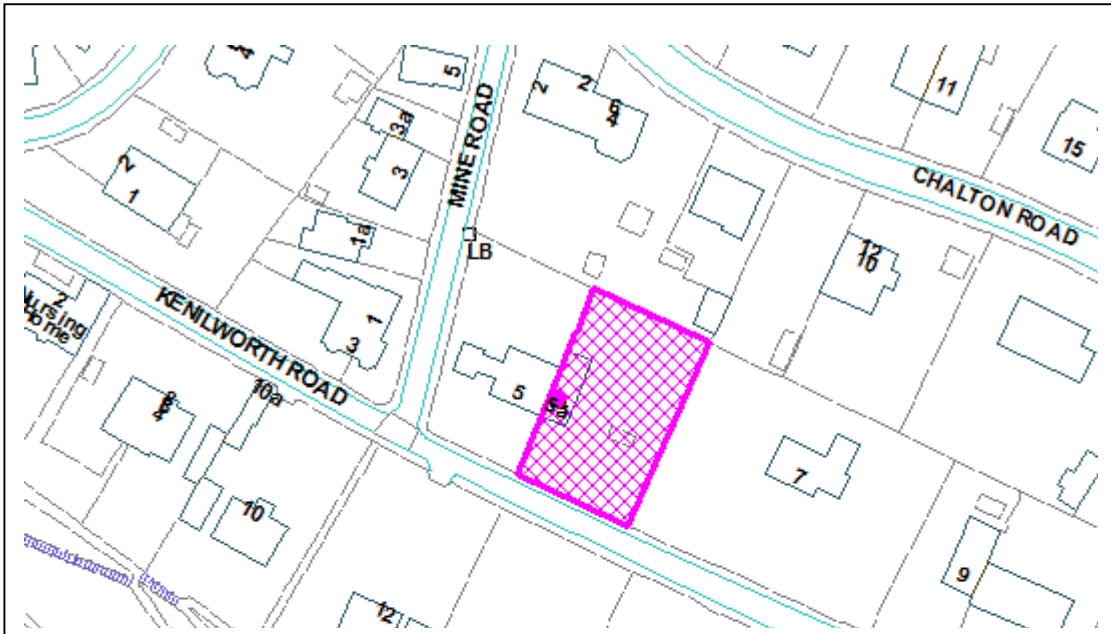
None

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**PROPOSAL: Single storey side extension to dwelling house at 5A Kenilworth Road Bridge Of Allan FK9 4DU**

UPRN: 000122024870  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: 17/00346/LBC  
Type: Listed Building Consent  
Date Valid: 8 May 2017  
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent: Mrs Elizabeth Wrathmell per Bobby Halliday Architects "The Studio" 3 The Avenue Bridge Of Allan FK15 4NR



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**Recommendation: Approve**

**Status Constraints:**

Conservation Area,  
LB Cat: C(s)

**Supplementary Information:**

This application seeks permission for the erection of a single storey extension on the east elevation of 5A Kenilworth Road, Bridge of Allan. The dwelling is a semi detached, C(S) Listed Building situated within the Bridge of Allan Conservation Area. The property is situated within a large plot in a residential area of mixed tenure properties.

The proposed extension is situated on the side elevation and will measure approximately 3.8 metres x 2.5 metres, will be flat roofed and will be finished in materials to acknowledge those of the main dwelling to which it relates (white render, sarnifil). The proposals will be set back from the primary elevation building line and will appear ancillary in nature to the main dwelling to which it relates. The flat roof element of the proposals, although not traditional in appearance, creates a contemporary addition which relates to the existing building by incorporating visually similar materials, albeit more modern. The solid to void elements of the extension are appropriate as are the timber framed openings.

The proposals are not deemed to have a detrimental impact on the property to which it relates in terms of size, design and position and the proposals are not deemed to negatively impact upon the Listed Building or the surrounding Conservation area.

**Community Council:**

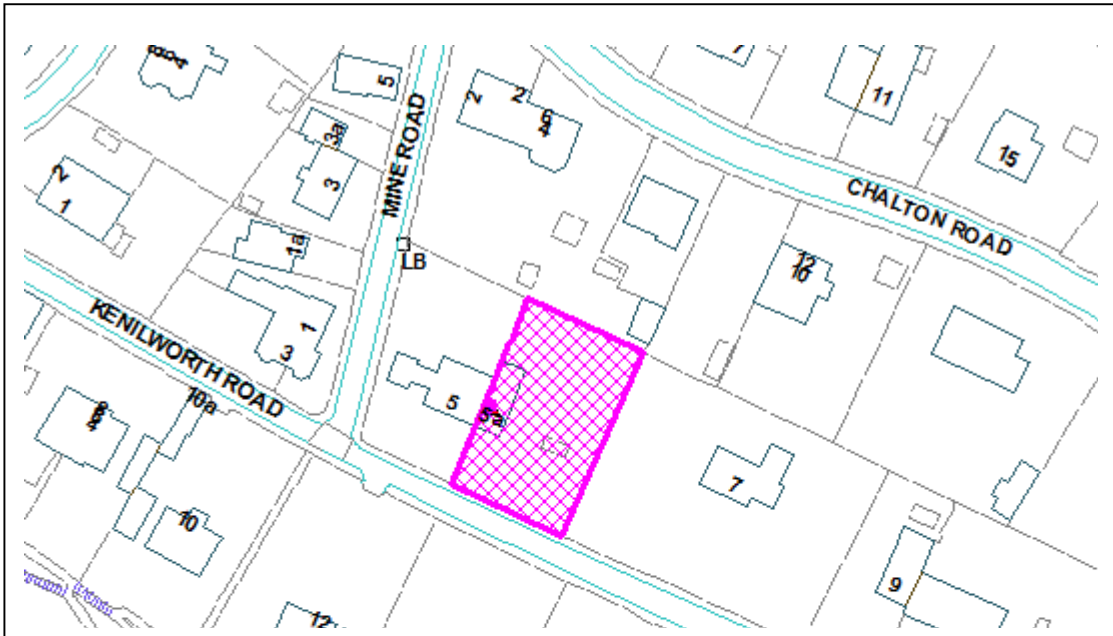
None

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**PROPOSAL:** Single storey side extension to dwelling house at 5A Kenilworth Road Bridge Of Allan FK9 4DU

UPRN: 000122024870  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: 17/00347/FUL  
Type: Full  
Date Valid: 8 May 2017  
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent: Mrs Elizabeth Wrathmell per Bobby Halliday Architects "The Studio" 3 The Avenue Bridge Of Allan FK15 4NR



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**Recommendation:** Approve

**Status Constraints:**

Conservation Area,  
LB Cat: C(s)

**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

## 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 2.12: Residential Alterations and Extensions

The alteration and/or extension of residential properties will be approved provided that all the relevant criteria are satisfied: -

(a) The proposal is of a scale, size, massing and design that is subordinate and sympathetic to the building to be extended and the wider townscape, and uses materials appropriate to its context.

(b) The proposal does not result in an over-development of the plot, with sufficient space remaining for garden ground, parking, and bin storage, which is comparable to the amenity afforded to surrounding residential properties in this regard.

(c) The proposal does not result in a material detrimental impact on the amenity of surrounding residential properties in terms of privacy, noise or loss of daylight.

The development is deemed to accord with the Council's Supplementary Guidance SG12: Residential Alterations and extensions. The proposals are of a design that relates to the existing dwelling and is of a scale appropriate to both the dwelling and the existing plot. There will be no issues raised as a result of this development regarding the loss of sunlight, daylight or detrimental impact on the privacy of surrounding properties.

#### 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 (Relevant sections)**

(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.

**Summary of Assessment**

This application seeks permission for the erection of a single storey extension on the east elevation of 5A Kenilworth Road, Bridge of Allan. The dwelling is a semi detached, C(S) Listed Building situated within the Bridge of Allan Conservation Area. The property is situated within a large plot in a residential area of mixed tenure properties.

The proposed extension is situated on the side elevation and will measure approximately 3.8 metres x 2.5 metres, will be flat roofed and will be finished in materials to acknowledge those of the main dwelling to which it relates (white render, sarnifil). The proposals will be set back from the primary elevation building line and will appear ancillary in nature to the main dwelling to which it relates. The flat roof element of the proposals, although not traditional in appearance, creates a contemporary addition which relates to the existing building by incorporating visually similar materials, albeit more modern. The solid to void elements of the extension are appropriate as are the timber framed openings

The proposals are not deemed to have a detrimental impact on the property, the amenity of the neighbouring properties or the Conservation Area generally. The proposals are of a size, scale and position to ensure compliance with Policy 7.2: Development within and outwith Conservation Areas and Policy 2.12: Residential Alterations and Extensions. The proposals are not deemed to detract from the status of the Listed Building to which it relates. Due to the position of the extension and the positions of the neighbouring properties, the proposals are not considered to impact on the neighbouring properties.

**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:**

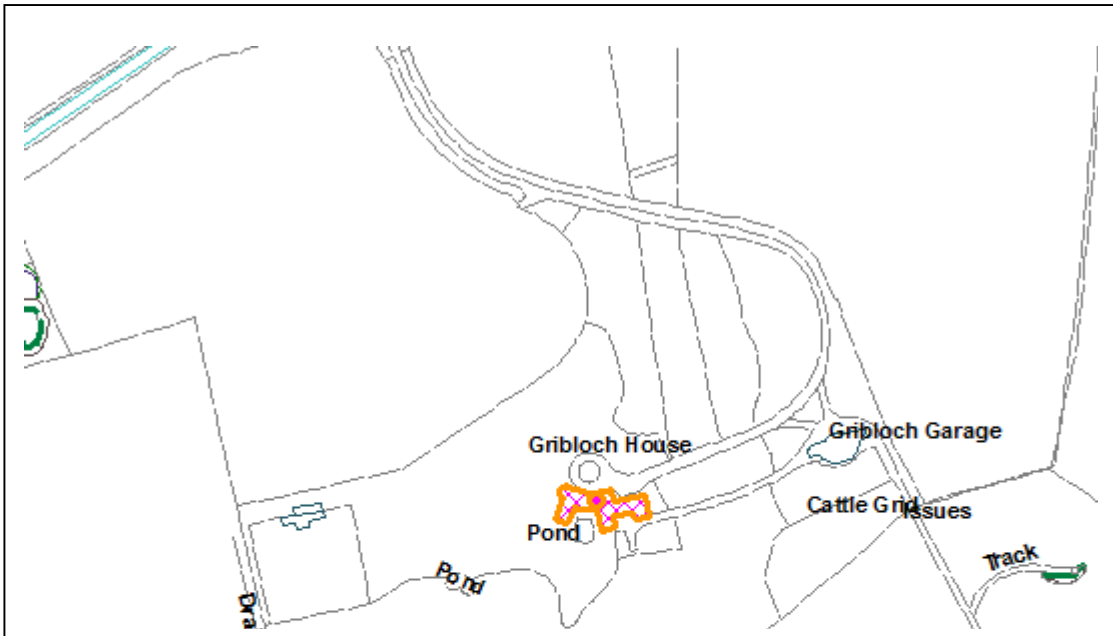
None

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**PROPOSAL:**                    **Removal of shelving and installation of bathroom suite and installation of washing machine and tumble dryer within existing units at Gribloch Fintry FK8 3HS**

UPRN:                                **000122047417**  
Ward:                                **Ward 2 Forth & Endrick**  
Reference:                         **17/00339/LBC**  
Type:                                Listed Building Consent  
Date Valid:                        3 May 2017  
Officer:                             Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk  
Website:                            [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent:                Mr & Mrs MacKenzie per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH



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**Recommendation:**            **Approve**

**Status Constraints:**

Countryside Policy,  
Within 50m of Listed Building  
Met Office Radar Consultation Zones,  
Thornhill Aerodrome Cons. Over 10M high  
LB Cat: A

**Supplementary Information:**

The house at Gribloch is a listed building category A grade.

The proposals are for alterations in the first floor only and are to remove shelving that does not contribute architecturally and install a bathroom suite, washing machine and tumble dryer which will preserve the character and appearance of the listed building.

The application warrants support and complies with Policies 7.3 of the Stirling Local Development Plan relating to alterations to a house that is a listed building.

**Community Council:**

None

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## *Planning Applications Withdrawn*

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The decisions are published here as a matter of record only. The applicant has been informed of the Appointed Officer's decision and of the right to seek a review of the decision by the Council's Local Review Body.

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**PROPOSAL:** Proposed erection of one dwelling house at Land 105M South East Of Glassingall South Lodge Dunblane

UPRN: 000122070400  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: 17/00018/FUL  
Type: Full  
Date Valid: 24 February 2017  
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr Alexander Readman per Bobby Halliday Architects 3 The Avenue Bridge Of Allan FK9 4NR

**Decision:** Withdrawn

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**PROPOSAL:** Replacement of existing timber french doors to rear of property with Westport timber french doors and fanlight at Lindean 20 Kenilworth Road Bridge Of Allan FK9 4DU

UPRN: 000122024323  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: 17/00268/LBC  
Type: Listed Building Consent  
Date Valid: 12 April 2017  
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr and Mrs S Taylor per CR Smith Glaziers (Dunfermline) Ltd 27 Gardeners Street Dunfermline KY12 0RN

**Decision:** Withdrawn

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**PROPOSAL:                   Erection of dwelling house at Land Some 20 Metres North  
Of Kerse Mill House Kersemill Stirling**

UPRN:                         **000122062353**  
Ward:                         **Ward 6 Stirling East**  
Reference:                   **17/00197/PPP**  
Type:                         Planning Permission in Principle  
Date Valid:                 14 March 2017  
Officer:                     Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

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

**Decision:                   Withdrawn**

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**PROPOSAL:                   Removal of existing conservatory to rear and erection of  
new extension at 5 Balmoral Place Kings Park Stirling FK8  
2RD**

UPRN:                         **000122019546**  
Ward:                         **Ward 5 Stirling West**  
Reference:                   **17/00035/FUL**  
Type:                         Full  
Date Valid:                 19 January 2017  
Officer:                     Peter McKechnie, Telephone: 01786 233679,  
Email: mckechnie@stirling.gov.uk

Applicant/Agent:         Dr R Broadfoot & Dr H MacPherson per Consolida Designs The Beeches  
Barrack Road Comrie PH6 2EQ

**Decision:                   Withdrawn**

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**PROPOSAL:                   Removal of existing conservatory to rear and erection of  
new extension at 5 Balmoral Place Kings Park Stirling FK8  
2RD**

UPRN:                         **000122019546**  
Ward:                         **Ward 5 Stirling West**  
Reference:                   **17/00036/LBC**  
Type:                         Listed Building Consent  
Date Valid:                 23 January 2017  
Officer:                     Peter McKechnie, Telephone: 01786 233679,  
Email: mckechnie@stirling.gov.uk

Applicant/Agent:         Dr R Broadfoot & Dr H MacPherson per Consolida Designs The Beeches  
Barrack Road Comrie PH6 2EQ

**Decision:                   Withdrawn**

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## ***Planning Enforcement – week ending 09/06/17***

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### ***New Cases Received***

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Issue: Commencement of operations on site.  
Address: Lochside, Blanefield,  
Ward: Ward 2 Forth & Endrick  
Reference: EN/17/049/UNAUTH  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

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### ***Delegated Decisions***

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#### ***Cases Closed***

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Issue: Siting of estate agents sign  
Address: Pike Road, Balquhiddelock, Stirling,  
Ward: Ward 6 Stirling East  
Reference: EN/17/040/UNADV  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: The advert has been removed.

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Issue: Erection of estate agents sign.  
Address: Pike Road, Balquhiddelock, Stirling,  
Ward: Ward 6 Stirling East  
Reference: EN/17/043/UNADV  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: The advert has been removed.

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#### ***Planning Contravention Notices Served***

None

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***Breach of Condition Notices Served***

None

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***Planning Enforcement Notices Served***

None

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***Amenity Notices Served***

None

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## ***Forestry Planting and Felling Proposals***

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

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