

Development Management

List of Delegated Decisions - 28th July 2017

The following decisions will be issued under delegated powers unless any Member requests that an application is reported to the Development Management Committee for determination. Such requests must be made on the attached form, which should be completed and sent for the attention of the Development Management Manager to planning@westlothian.gov.uk no later than 12 Noon, 7 days from the date of this list.

Ref. No.:	LIVE/0345/H/17	Recommendation:	Grant Conditional Permission
Proposal:	Two storey extension to house (Grid Ref - 308516, 674427)		
Address:	Hazeldean, Faucheldean, C19 - Faucheldean To Glass Place, Winchburgh, EH52 6PR, , , , (Grid Ref:,,)		
Applicant:	Ms Jenna Barlas	Type:	Local Application
Ward:	Broxburn, Uphall And Winchburgh	Case Officer:	Lindsey Patterson

Summary of Representations

One representation was received and is summarised below:

Overbearing
Visual Amenity
Privacy

Driveway Access/Parking

House Extension and Alteration Design Guide 2015 - Presumption against two storey extensions to single storey properties and lack of communication from the applicant before the plans were submitted (good neighbour attitudes)

Reason for Recommendation

The proposal is for a two storey extension to the rear of a single storey detached property, formation of a new driveway and installation of a septic tank.

Following consultation with Environmental Health colleagues, the plans have been amended to show the installation of a septic tank as previously there was no waste treatment in place within this property.

The plans have also been amended to show the re-location of the driveway which was not shown on the original plans but work had commenced on site. Transportation Services have been consulted and confirm that there are no objections to the location of the driveway. The objector has since raised issues regarding regarding land ownership and the propsoed driveway, however this is not a material planning consideration and cannot be taken into account.

Regarding the dominant appearance of the extension impacting residential and visual amenity, the plans have been amended to reduce the scale of the extension by reducing the length of the extension by 0.98 metres and the width by 0.63 metres. The pitch of the roof has also been altered to be more in

keeping with the existing house and the materials amended to include render and cladding, which will up the large side elevation facing the neighbouring properties. The extension now appears subsidiary in appearance to the existing property.

The dormer windows on the west elevation which would have overlooked the neighbouring properties, have also been removed and amended plans submitted showing rooflight windows. It will also be conditioned within the decision notice that the rooflights are fitted with obscure glazing to avoid privacy issues.

The council's House Extension and Alteration Design Guide 2015 states that two storey extensions to single storey properties will rarely be acceptable. However in this case, it is considered that as the first floor element is wholly within the roof space and dormer windows are proposed on an elevation which cannot be viewed from the public road/neighbouring properties, the design is considered to be acceptable.

With regard to the lack of communication from the applicants, although good neighbour attitudes are encouraged within the design guide, this is not a statutory requirement and the application cannot be refused on this basis.

The proposal will not impact on visual or residential amenity and complies with Policy HOU 9 of the local plan and the council's House Extension and Alteration Design Guide 2015. The proposal is therefore considered to be acceptable.

Ref. No.:	LIVE/0408/H/17	Recommendation:	Refuse Permission
Proposal:	Erection of a pergola and decking (Grid Ref: 306715 668596)		
Address:	28 Juniper Grove, Craigshill, Livingston, EH54 5JF, , , , (Grid Ref:,,)		
Applicant:	Mrs Denholm	Type:	Local Application
Ward:	East Livingston And East Calder	Case Officer:	Arabella Stewart-Leslie

Summary of Representations

There have been no letters of representation.

Reason for Recommendation

The application is for decking in the rear garden of a terraced house, and a rectangular wooden structure which houses a hot tub. It is a retrospective application. The application site is a small rear garden which backs on to a public path and public open space.

The wooden structure is 2.4 metres high and the decking it sits on is 0.5 metres above ground level, giving a total height of just under three metres. It is considerably taller than the existing fence and the fences of neighbouring gardens; it is considered to constitute an overdominating addition to the rear garden which is visually detrimental to neighbouring properties. Accordingly, it is recommended that planning permission is refused.

Ref. No.:	LIVE/0451/H/17	Recommendation:	Grant Conditional Permission
Proposal:	Demolition of existing extension and erection of new extension (Grid Ref: 300632, 677386)		
Address:	67 Blackness Road, Linlithgow, EH49 7JD, , , , (Grid Ref:,,)		
Applicant:	Brenda Green	Type:	Local Application
Ward:	Linlithgow	Case Officer:	Arabella Stewart-Leslie

Summary of Representations

One letter of representation received.

- Concerns over the scale and design (flat roof)
- Materials

Reason for Recommendation

The proposal is for a strikingly modern extension to a traditional (unlisted) cottage on Blackness Road, Linlithgow. The cottage is small and not well suited to present day needs in terms of usable floorspace. The applicants previously submitted an application to demolish the cottage and build a more modern house on the site. This application was refused by the council on the grounds that the cottage contributed positively to the character of the conservation area. Historic Environment Scotland supported the council's decision.

The new proposals, which have been the subject of discussion with council officers, seek to retain the cottage in its entirety, with the addition of traditional styled dormers to increase the usable floorspace within the original building, and a modern extension to the side and rear. The modern extension is of a high quality design and uses a fall in ground levels behind the cottage in a creative way, in order to reduce the massing of the extension. The extension provides a modern contrast between the old and new forms of the property to create a building which, it is considered, will enhance the appearance of the conservation area. Accordingly, it is recommended that planning permission is granted.

Development Management

List of Delegated Decisions - 4th August 2017

DATA LABEL: OFFICIAL

The following decisions will be issued under delegated powers unless any Member requests that an application is reported to the Development Management Committee for determination. Such requests must be made on the attached form, which should be completed and sent for the attention of the Development Management Manager to planning@westlothian.gov.uk no later than 12 Noon, 7 days from the date of this list.

Ref. No.:	LIVE/0294/FUL/17	Recommendation:	Grant Conditional Permission
Proposal:	Erection of 4 dwellinghouses (Grid Ref: 308259, 672043)		
Address:	Land To Rear Of 33 Station Road, Broxburn EH52 5QR,, , , (Grid Ref: ,)		
Applicant:		Type:	Local Application
Ward:	Broxburn, Uphall And Winchburgh	Case Officer:	Mahlon Fautua
<u>Summary of Representations</u>			
<p>Car traffic Noise Privacy Fencing</p>			
<u>Reason for Recommendation</u>			
<p>The site is within the settlement boundary. The scale of the proposed residential development would not have a detrimental impact on the character of the area due to the size of the site. The proposed house largely satisfy the planning guidelines in terms of garden ground and separation.</p> <p>The proposed finished height of the ridges are lower than the houses on Station Road. Therefore it is considered that the proposal would not have a detrimental visual impact from Station Road.</p> <p>The site is outwith the flood plain and SEPA do not object to the proposal. Further to this, flood prevention works further lower any flood risk on the site.</p> <p>Taking into account the above, it is recommended that planning permission be granted subject to conditions.</p>			

Ref. No.:	LIVE/0431/H/17	Recommendation:	Grant Conditional Permission
Proposal:	Erection of a wall (in retrospect) (Grid Ref:303805, 670824)		
Address:	Little Lunnon, 62 Main Street, Dechmont EH52 6LF,, , , (Grid Ref: ,)		
Applicant:	John & Jessie Smith	Type:	Local Application
Ward:	Broxburn, Uphall And Winchburgh	Case Officer:	Arabella Stewart-Leslie
<u>Summary of Representations</u>			
<p>There has been 1 letter of objection to the proposal.</p> <p>-Height -Structural soundness</p>			
<u>Reason for Recommendation</u>			
<p>The proposal will not be significantly detrimental to residential and visual amenity. The application is retrsopsective. The wall does not have a negative impact on the appearance of the area; other properties have boundary fences of a similar height.</p> <p>The finish of the wall is that which will have the greatest impact on visual amenity. The wall should be rendered and a condition is attached to ensure that this will be implemented.</p>			

Ref. No.:	LIVE/0465/H/17	Recommendation:	Refuse Permission
Proposal:	Two storey extension to house (Grid Ref: 294869, 667903)		
Address:	23 Tarrareoch Court, Armadale, EH48 2TF,, , , (Grid Ref: ,)		
Applicant:	Mr C Johnson	Type:	Local Application
Ward:	Armadale & Blackridge	Case Officer:	Arabella Stewart-Leslie

Summary of Representations

There have been 2 letters of objection.

- Dominate/overbeaing/overshdadowing
- Materials
- Distance between windows
- Angle of the extension

Reason for Recommendation

The proposal is for a two storey extension, angled to fit the plot. The gable wall of the proposed extension would be one metre from the boundary with the neighbouring property, which would make it an overdominating feature in the streetscene and would be detrimental to the residential amenity of the residents of the neighbouring property. The houses in Tarrareoch Court are located close together; there is currently, because of the angles between the application property and its neighbour, a noticeable gap, which would be closed off by the proposed extension.

In consequence, the proposal is considered to be contary to Policy HOU 9 of the West Lothian Local Plan, in that it would be an overdominant feature on the streetscene. It is recommended, therefore, that planning permisison is refused.

Development Management

List of Delegated Decisions - 11th August 2017

DATA LABEL: OFFICIAL

The following decisions will be issued under delegated powers unless any Member requests that an application is reported to the Development Management Committee for determination. Such requests must be made on the attached form, which should be completed and sent for the attention of the Development Management Manager to planning@westlothian.gov.uk no later than 12 Noon, 7 days from the date of this list.

Ref. No.:	LIVE/0473/FUL/17	Recommendation:	Refuse Permission
Proposal:	Erection of two 2.18m high roof mounted wind turbines with 4.65m long horizontal blades (Grid Ref: 307303, 665520)		
Address:	Jabil Circuit Ltd, Oakbank Park Drive, Livingston, EH53 0TJ,, , (Grid Ref: ,)		
Applicant:		Type:	Other
Ward:	Livingston South	Case Officer:	Matthew Watson
<u>Summary of Representations</u>			
No representations were received.			
<u>Reason for Recommendation</u>			
<p>The proposed roof mounted turbines are not acceptable as they conflict with aerodrome safeguarding criteria. Edinburgh Airport has objected to the proposal on the grounds that the turbines will appear as clutter on the radar screens of air traffic controllers. This will result in a detrimental impact on air traffic control as there will be a significant risk of mis-identification with other air traffic.</p> <p>Although the proposal is acceptable in terms of visual impact, for the reason above, the proposal is unacceptable and refusal is therefore recommended.</p>			

Ref. No.:	LIVE/0223/P/17	Recommendation:	Grant Planning Permission in Principle
Proposal:	Planning permission in principle for mixed use residential development comprising approximately 200 homes and neighbourhood centre / commercial space (use classes 1, 2, 3, 4 & sui generis hot food takeaway) with associated infrastructure (Grid Ref: 290253, 667138)		
Address:	Land To The South Of Craiginn Terrace (A89), Blackridge,, , , (Grid Ref: ,)		
Applicant:		Type:	Major Application
Ward:	Armadale & Blackridge	Case Officer:	Ross Burton

Summary of Representations

Two objections were received, on the following grounds:
 principle of development on a greenfield site
 location of proposed neighbourhood centre/commercial units

Reason for Recommendation

Planning permission in principle is sought for a site between the village of Blackridge and the railway station. The proposal follows committee approval, subject to the conclusion of a legal agreement, in 2012. The site is allocated in the West Lothian Local Plan and the emerging Local Development Plan for housing development. Part of the site is functional flood plain; SEPA has confirmed that the proposals are acceptable, with the addition of a condition requiring an updated Flood Risk Assessment at the detailed application (MSC) stage.

Both objections are to do with the indicative layout, which does not form part of the application, and the principle of development, which was established when the site was included in the schedule of housing development sites in the West Lothian Local Plan.

The site is suitable for development, subject to safeguards in relation to flooding issues and noise from the railway which forms the southern boundary of the site. Accordingly, it is recommended that planning permission in principle is granted, subject to the successful conclusion of a legal agreement to secure the appropriate developer contributions.

Development Management

List of Delegated Decisions - 18 August 2017

The following decisions will be issued under delegated powers unless any Member requests that an application is reported to the Development Management Committee for determination. Such requests must be made on the attached form, which should be completed and sent for the attention of the Development Management Manager to planning@westlothian.gov.uk no later than 12 Noon, 7 days from the date of this list.

Ref. No.:	LIVE/0454/FUL/17	Recommendation:	Grant Conditional Permission
Proposal:	Change of use from open space to private garden ground (Grid Ref: 299192, 668820)		
Address:	81 Whitelaw Drive, Bathgate, EH48 1RN,, , (Grid Ref: ,)		
Applicant:	Ms W Turner	Type:	Local Application
Ward:	Bathgate	Case Officer:	Mahlon Fautua
<u>Summary of Representations</u>			
<ul style="list-style-type: none"> - Blocking access to my property - Illegal decking - safety concerns with fire access - social impact about the noisy dogs 			
<u>Reason for Recommendation</u>			
<p>The proposed change of use from open space to private garden ground is acceptable and would not have a detrimental impact on the remainder of the open ground. The proposal would not block access to emergency services. The barking of the dogs is not a material planning matter.</p> <p>In therefore recommended that planning permission is granted subject to conditions.</p>			

Ref. No.:	LIVE/0419/FUL/17	Recommendation:	Grant Conditional Permission
Proposal:	Erection of a house (Grid Ref: 298478, 677344)		
Address:	Land Adjacent To Avonmill, 57 Mill Road, Linlithgow EH49 7QJ,, , , (Grid Ref: ,)		
Applicant:		Type:	Local Application
Ward:	Linlithgow	Case Officer:	Matthew Watson

Summary of Representations

One out of time objection received for the application in its original form.

Following re-notification of the revised proposals no representations were received.

Reason for Recommendation

The proposed house is acceptable following revisions made to the application. The revisions made to reduce the height of the house from two storeys to a single storey mean the house will integrate into its surroundings and will not have an adverse visual impact on the streetscene.

The proposed house complies with the plot ratios set out in the SPG on 'Single plot and small scale infill residential development in urban areas' and provides sufficient amenity space for a one bedroom property.

The proposed house will not harm neighbouring amenity through overshadowing or loss of daylight. The rear elevation of the proposed house is located within 5.019 metres of the boundary of 6 Avonmill View. This does not strictly comply with the SPG on 'Single plot and small scale infill residential development in urban areas', however, a 1.8 metre high fence provides adequate screening at this boundary and neighbouring amenity will not be adversely affected.

The proposal complies with policies HOU2, HOU3, HOU4, HOU9, IMP14 and IMP15 of the West Lothian Local Plan. No material considerations outweigh this conclusion.

A legal agreement will be required to allow contributions to be secured for education infrastructure and cemetery provision.