

DEVELOPMENT MANAGEMENT COMMITTEE

Report by Head of Planning, Economic Development and Regeneration

1 DESCRIPTION

Erection of two houses and garages (amendment to application 1124/FUL/18) (Partly in retrospect) at 9 Churchill Way, Kirknewton, EH27 8AE

2 DETAILS

Reference no.	1150/FUL/19	Owner of site	Mr & Ms Stewart & Anne McKenna & Pinkerton
Applicant	Mr & Ms Stewart & Anne McKenna & Pinkerton	Ward & local members	East Livingston & East Calder Councillor Frank Anderson Councillor Dave King Councillor Damian Timson Councillor Carl John
Case officer	Matthew Watson	Contact details	01506 283536 matthew.watson@westlothian.gov.uk

Reason for referral to Development Management Committee: Referred by Councillors John and Timson

3 RECOMMENDATION

Grant planning permission, subject to conditions.

4. DETAILS OF THE PROPOSAL AND BACKGROUND

- 4.1 The application proposes the erection of two houses and garages as an amendment to application 1124/FUL/18, which was granted on 29 April 2019.
- 4.2 The houses are semi-detached and proposed to be finished with an off-white render (RAL 9010) at ground floor level and treated timber cladding at first floor level. The roofs are proposed to be finished with slate. The only difference to the design of the house from application 1124/FUL/18 is two additional windows are proposed on the east and west side elevations.
- 4.3 The garages proposed as part of this application have already been constructed. Permission is sought for this element of the application in retrospect.

- 4.4 The garage of the western plot has been constructed further back in the plot by 16 m than the garage that was given permission under application 1124/FUL/18. The garage of the eastern plot has been constructed 1.62 m west from its originally consented position.
- 4.5 The design of the garages also differ from those given permission under application 1124/FUL/18. The width of the garages has increased from 4.27 m to 5.94 m, as well as the footprint increasing from 30.71 m to 47.36 m, but ridge levels have been reduced from 4.46 m to 3.58 m, by means of a curved roof in place of a pitched roof.
- 4.6 The materials of the garages are timber clad walls and a grey metal profiled roof. An off-white colour fascia is proposed to be installed.

History

- 4.7 1124/FUL/18: Demolition of bungalow and erection of 2 semi-detached houses, Granted, 29/04/2019

5. REPRESENTATIONS

- 5.1 A total of 13 representations have been received in relation to the application. They comprise of 11 individual objections and a petition with 30 signatures objecting to the application. Kirknewton Community Council submitted comments stating they would not be lodging an objection to the application.
- 5.2 A summary of representations is located in the table below.

Comments	Response
<ul style="list-style-type: none"> The garages, as constructed, do not integrate with their surroundings because of their size scale Visual impact of garages, as they are constructed further back in the plots than the consented garages The visual impact of the garages is exacerbated for residents on Roosevelt Road, as they sit at a higher ground level Loss of privacy through the garage window and an additional window added to bedroom 1 of the houses One of the garages is built on a right of way Street lights have been removed from Churchill Way during construction work carried out to date Overshadowing of neighbouring gardens 	<ul style="list-style-type: none"> Noted. The main visual impact is to neighbouring properties to the rear of the site on Roosevelt Road. It is proposed to add a condition that requires tree planting to screen the garage at the west end of the site. With this condition in place, the visual impact of the proposal is acceptable. See assessment below. The impact on privacy is acceptable. See assessment below. A path formerly ran between the gardens of 9 and 11 Churchill Way. This path is no longer in use and is not designated as a right of way or core path. The removal of street lights during construction is not a material planning consideration. The impact on amenity through overshadowing is acceptable. See assessment below.

6. CONSULTATIONS

6.1 This is a summary of the consultations received. The full documents are contained in the application file.

Consultee	Objection?	Comments	Planning Response
Transportation	No	A dropped kerb permit will be required.	Noted. This will be added as an advisory note to the decision notice if planning permission is granted.

7. ASSESSMENT

7.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

7.2 The development plan comprises the Strategic Development Plan for South East Scotland (SESplan) and the West Lothian Local Development Plan

7.3 The relevant development plan policies are listed below:

Policy	Policy Summary	Assessment	Conform ?
West Lothian Local Development Plan (LDP) (2018) HOU 3: Infill/Windfall Housing Development within Settlements	This policy states new housing development within settlement boundaries will be supported, subject to nine criteria.	The principle of development for two houses on this site has been established by application 1124/FUL/18. This application does not change this and the proposal complies with policy HOU 3.	Yes
West Lothian LDP DES 1: Design principles	This policy states that development needs to integrate with its context and the surrounding built form and have an acceptable impact on amenity.	The proposal integrates with its surroundings and is acceptable in design terms, subject to a condition requiring screen planting in the form of trees to be implemented. The proposal is acceptable in terms of its impact on residential amenity. See detailed assessment below.	Yes
West Lothian LDP INF 1: Infrastructure Provision and Developer Obligations	This policy states the council will seek contributions to mitigate the individual or cumulative impacts of development.	The applicant has paid developer contributions in full through a Section 69 agreement on application 1124/FUL/18. No further contributions are required and the proposal complies with policy INF 1.	Yes

7.4 The determining issues in relation to this application are set out below:

Design & Visual Impact

- 7.5 Policy DES 1 states that 'All development proposals will require to take account of and be integrated with the local context and built form'.
- 7.6 The main issue for this application is the visual impact of the garages, which have been constructed.
- 7.7 The increased width and footprint of the garages will not, in visual terms, result in additions that are of a scale which dwarf the scale and character of the houses proposed. Once the houses are constructed the garages will appear as subordinate to the houses when viewed on Churchill Way. The proposal complies with Policy DES 1 in this respect.
- 7.8 There is a substantial change in ground level between houses on Churchill Way and Roosevelt Road. The garage of the western plot is highly visible from the gardens of properties on Roosevelt Road because of this change in ground level. The applicant has submitted revised plans showing tree planting in front of this garage as a means of screening. A planning condition will be attached to any permission that specifies that any tree planting has to be of an extra heavy standard size, as a minimum, to ensure that there is adequate screening in place. With this condition it is considered that the visual impact of the garages is acceptable and the proposal complies with Policy DES 1 in this regard.
- 7.9 Overall, with a condition in place for screening, the proposal has an acceptable visual impact and complies with Policy DES 1.

Impact on Residential Amenity

- 7.10 Policy DES 1 (a) states developers are 'required to ensure that...there is no significant adverse impact on adjacent buildings...in terms of...amenity'.
- 7.11 A number of representations have raised issues in relation to privacy. The application proposes adding windows to the first floor bedrooms to the side of the houses. These windows are located 17 metres from the garden boundary of 7 Churchill Way and 12 metres from the garden boundary of 11 Churchill Way. These distances exceed the 9 metre distance to boundaries specified in the Residential Development Guide. Representations raise concern over loss of privacy from the window of the garage of the western plot. Window to window distances are acceptable between the proposed houses and properties on Roosevelt Road to the north. The garage is not a habitable space and therefore will not cause unreasonable harm to amenity through loss of privacy. A condition will be attached to any planning permission that states the garage shall not be used as a habitable space and any proposed conversion to a habitable space would need to be subject to a further planning application, in order to assess privacy impact.
- 7.12 The issue of overshadowing has been raised in representations in relation to the garages. There will be a minor amount of overshadowing from the garage situated on the western plot in the morning to the garden of 7 Churchill Way. However, throughout other times of the day the garage will overshadow its own garden. The garage on the

eastern plot is screened by planting that overshadows the garden of 11 Churchill Way more than the garage does. Overall, the impact on residential amenity through overshadowing is not an unreasonable impact and the proposal complies with Policy DES 1.

- 7.13 Overall, there is an acceptable impact on residential amenity and the proposal complies with Policy DES 1.

8. CONCLUSION AND RECOMMENDATION

- 8.1 In summary, the proposal is acceptable in principle, the visual impact is acceptable with conditions in place and there is not an unreasonable impact on residential amenity.
- 8.2 Consequently, and in view of the above, it is recommended that planning permission is granted, subject to conditions.

9. BACKGROUND REFERENCES & ATTACHMENTS

- Draft Conditions
- Location Plan
- Aerial Plan
- Proposed Site Plan
- Proposed Elevations
- Proposed Garages
- Representations
- Member Referral Forms

Craig McCorriston

Head of Planning, Economic Development and Regeneration **Date: 19 February 2020**

Draft Conditions – 1150/FUL/19

1. The proposed trees species shall be a mixture of lime, alder and birch and be a minimum of an extra heavy standard size. Full details of tree planting shall be submitted for the written approval of the planning authority within one month of the date on the decision notice.

The proposed tree planting shall be implemented in the first planting season following any residential unit being occupied, or completion of the development, whichever is sooner.

Reason: To ensure the proposed tree planting is implemented to screen one of the garages, in the interest of visual amenity.

2. The garages shall only be used as a non-habitable space. Any conversion of the garages to a habitable space shall require a planning application.

Reason: To ensure the privacy impact of a garage conversion can be assessed, in the interest of residential amenity.

3. Prior to the occupation of the houses, details of the height and finishes of all walls, fences and other means of enclosure shall be submitted of the written approval of the planning authority. Once approved, these details shall be implemented prior to occupation of the houses.

Reason: To enable consideration of these details which have yet to be submitted and in the interests of privacy and visual amenity.

4. The following restrictions shall apply to the construction of the development:

Noise (Construction)

o Any work required to implement this planning permission that is audible within any adjacent noise sensitive receptor or its curtilage shall be carried out only between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 on a Saturday and at no time on a Sunday. This includes deliveries and operation of on site vehicles and equipment.

o No generators shall be audible within any residential properties between the hours of 2100 and 0800.

Noise (Vehicles/Plant)

o All site vehicles (other than delivery vehicles) must be fitted with non-tonal broadband reversing alarms.

o Heavy goods vehicles shall not arrive or leave the site except between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 on a Saturday. No heavy goods vehicles shall arrive or leave the site on a Sunday.

Vibration (Construction)

o Where piling or other significant vibration works are likely during construction which may be perceptible in other premises, measures must be in place (including hours of operation) to monitor the degree of vibration created and to demonstrate best practice. Prior to any piling or other significant vibration works taking place, a scheme to minimise and monitor vibration affecting sensitive properties shall be submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Site Compound

o The development shall not begin until the location and dimensions of any site compound have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Waste

o Effective facilities for the storage of refuse, building debris and packaging shall be provided on site. The facilities shall be specifically designed to prevent refuse, building debris and packaging from being blown off site. Any debris blown or spilled from the site onto surrounding land shall be cleared on a weekly basis. For the purposes of this condition, it shall be assumed that refuse, debris and packaging on surrounding land has originated from the site if it is of the same or similar character to items used or present on the site.

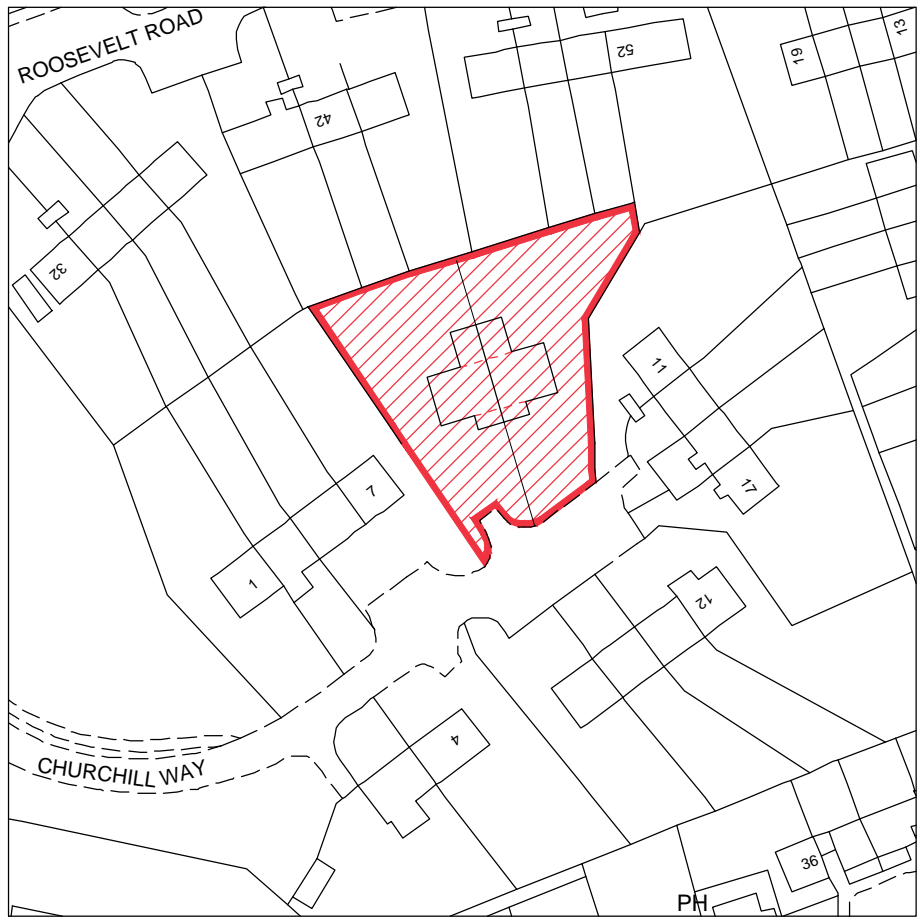
Wheel Cleaning

o All construction vehicles leaving the site shall do so in a manner that does not cause the deposition of mud or other deleterious material on surrounding roads. Such steps shall include the cleaning of the wheels and undercarriage of each vehicle where necessary and the provision of road sweeping equipment.

Reason: In the interests of visual and environmental amenity.

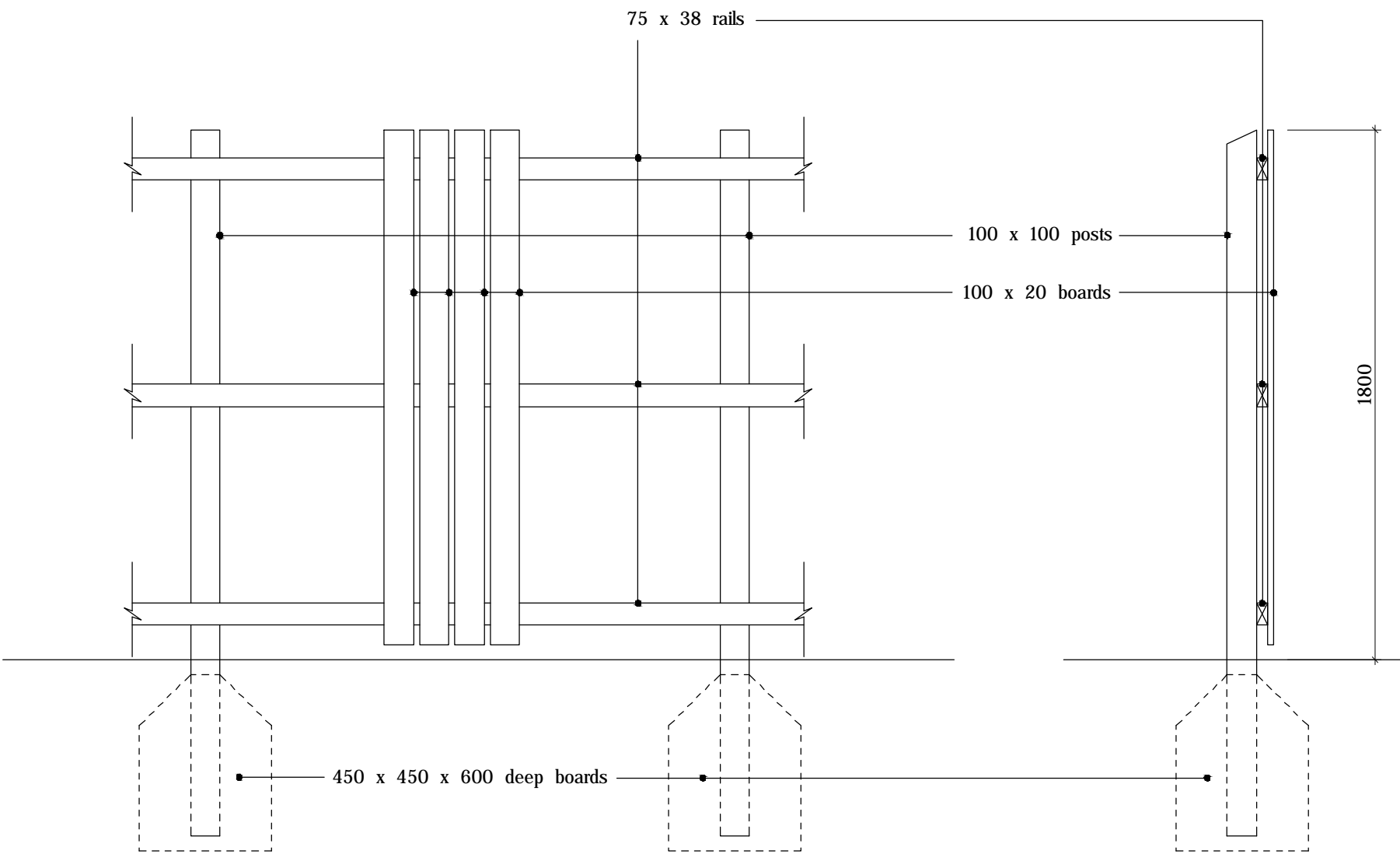
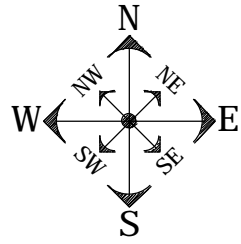




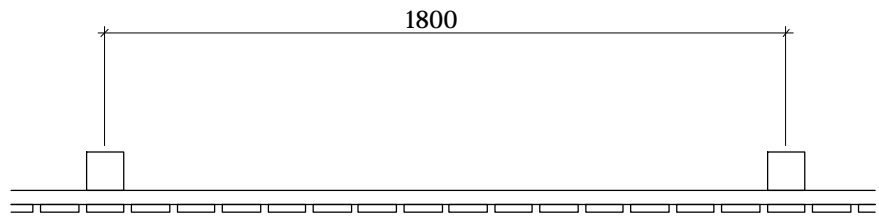


site location
1:1250

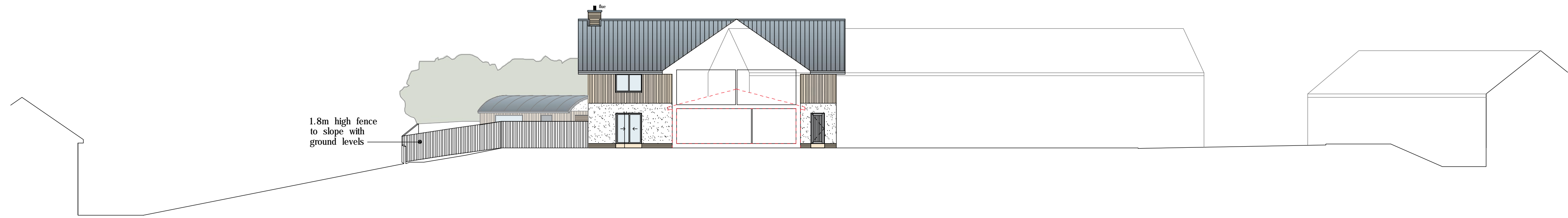
Mapping contents (c) Crown copyright and database rights 2015. Ordnance Survey 100035207.



1.8m fence
1:20



timbers to be treated softwood



section AA
1:200



proposed site plan
1:200

Legend

- private garden ground
- existing grassed area
- porous monoblock surface
- existing tarmac driveway and path
- existing trees
- proposed trees to be a mix of lime, alder and birch or similar and approved
- removed trees
- existing shrubs
- proposed shrubs
- existing boundary

REVISIONS

- A - 06.12.2018 - Add Planning notes
- B - 19.11.2019 - Planning Variation
- C - 13.12.2019 - Adjust site plan and add section AA and fence detail
- D - 07.01.2020 - Add planing notes

JOB TITLE

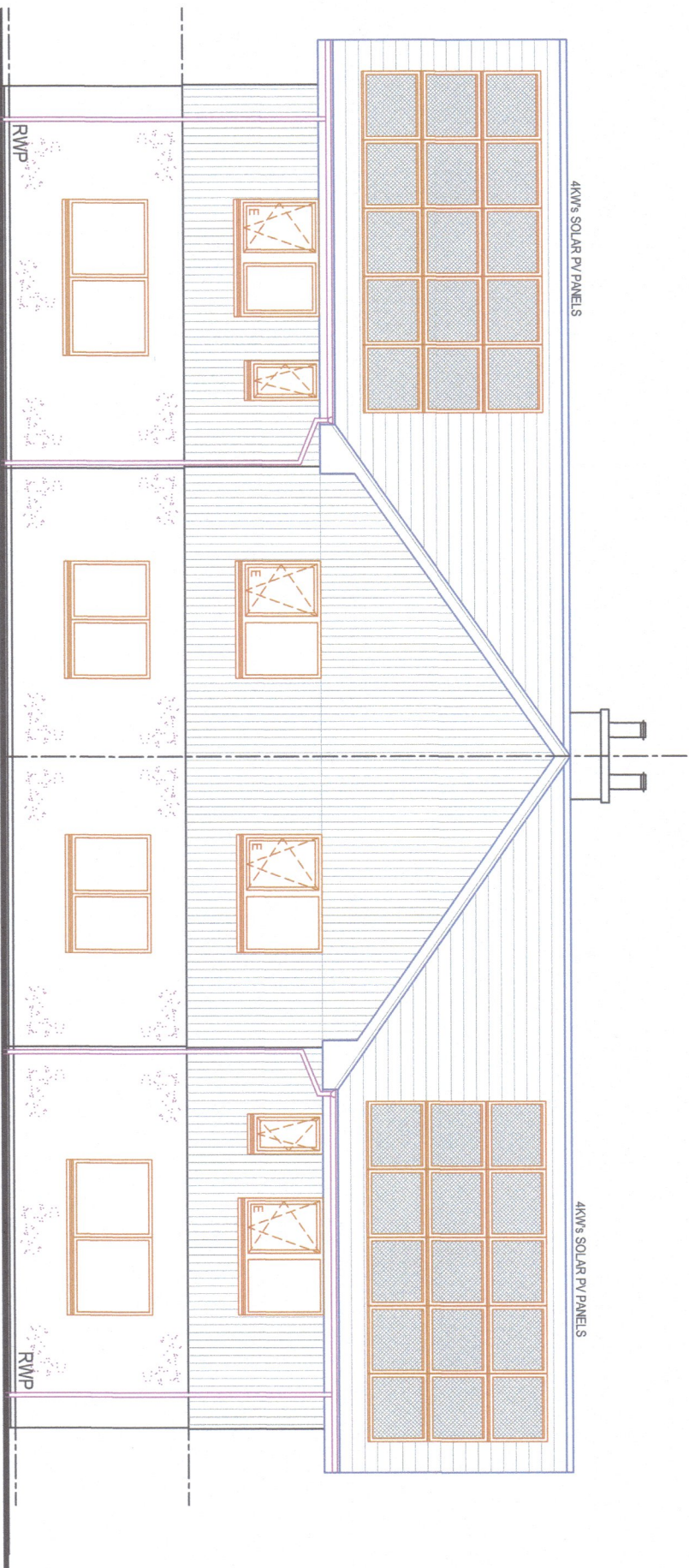
SITE LOCATION AND PROPOSED SITE PLAN

DEMOLITION OF EXISTING BUNGALOW TO FLOOR LEVEL AND REPLACE WITH 2NO TWO STOREY SEMI-DETACHED HOUSES

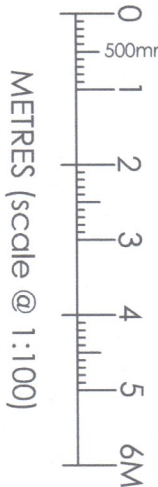
9 CHURCHILL WAY
KIRKNEWTON
WEST LOTHIAN

Scale 1:20, 1:200, 1:1250 7th January 2020
Drawing Number JWAC A1 PP 02/47/2017 D

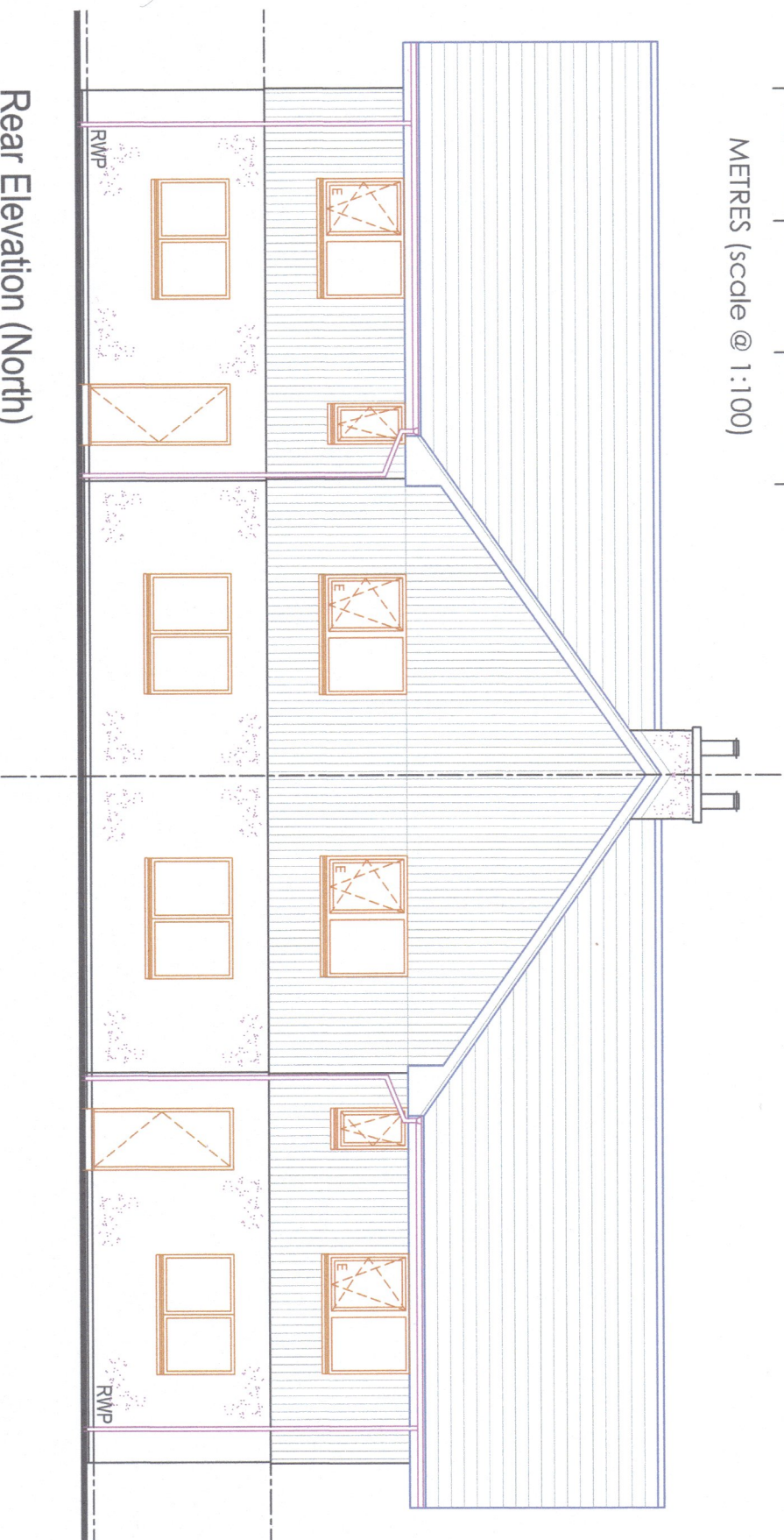
John Watson Architectural Consultant Ltd.
11 Market Street
Midcalder
West Lothian
EH53 0AL
Phone: 01506 885928
E-mail: info.jwacld@gmail.com



Front Elevation 1:100 (South)



METRES (scale @ 1:100)



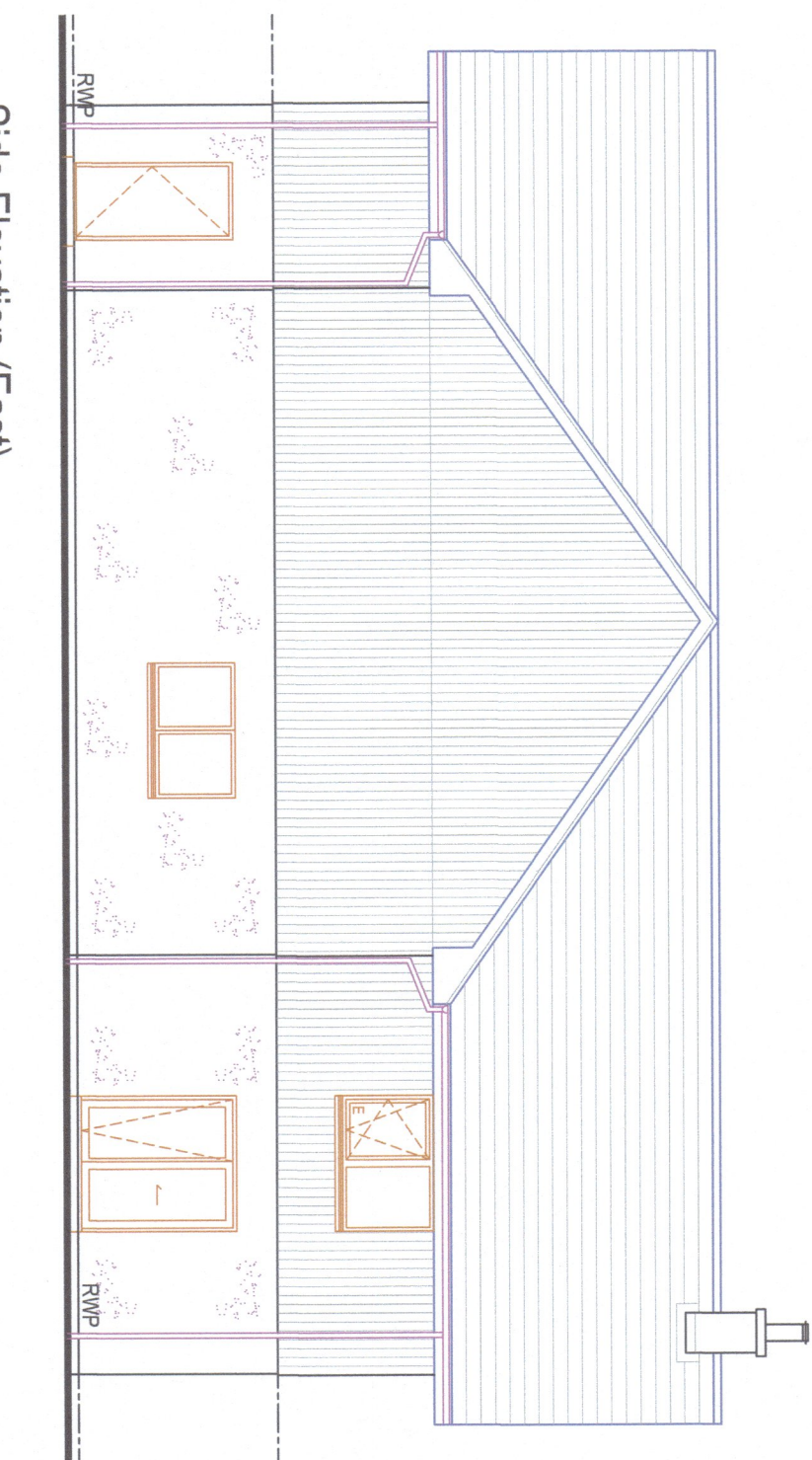
Rear Elevation (North)



Side Elevation (West)

EXTERNAL FINISHES:-

1. Slate Roof
2. Existing Brickwork Basecourse Walls
3. Render Panel Ground Floor Walls – RAL 9010
4. Sioux Treated Timber Cladding To Upper Floor Walls
5. Grey Alu Clad Windows
6. Grey Doors
7. Grey Timber Fascia And Soffit



Side Elevation (East)

This plan must be read in conjunction with the local authority approval documents and the associated conditions. Main Contractor/Client shall ensure all works are carried out in accordance with current building regulations/technical standards and any associated NHBC, Project Engineers, Project Supervising Architects, BS, HSE and BRE requirements etc. Main Contractor/Client to ensure all utility companies are consulted prior to works commencing on site. All sizes to be checked on site.

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Rev	Date
B	01.2020
A	08.2019
GS	

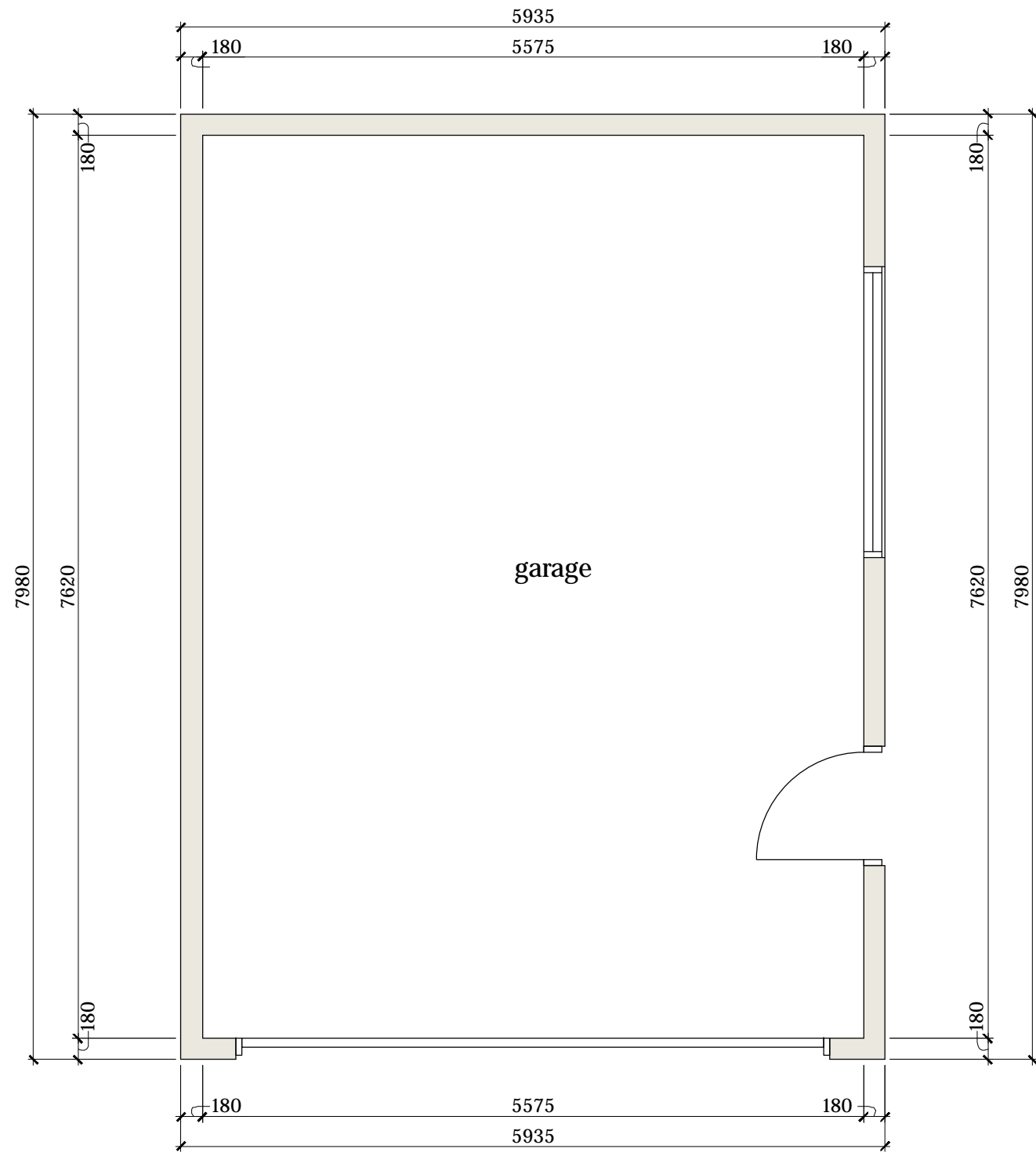
GS ARCHITECTURE

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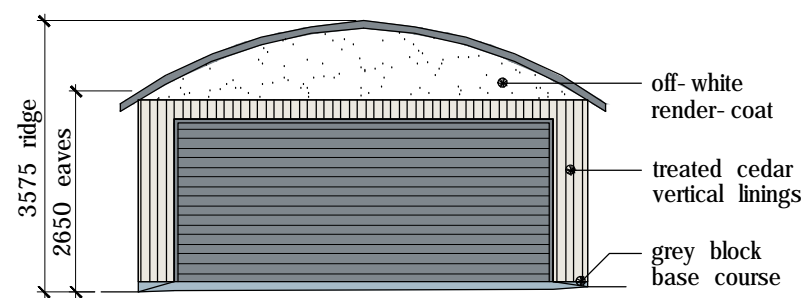
Client:
Mr Stewart McKenna and Ms Anne Pinkerton,
(Elevations)

Title:
Proposed Houses At Plots 1 and 2,
9 Churchill Way,
Kirknewton,
West Lothian. EH27 8AE

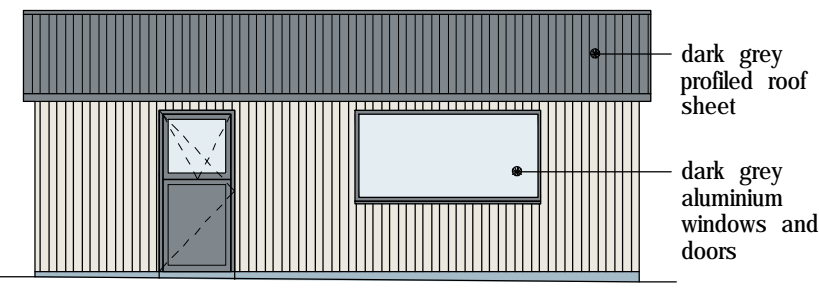
scales:	drawn:	date:	Dwg No:	rev:
1:100 @ A2	G.Scott	08.2019.	SP28573-004	B



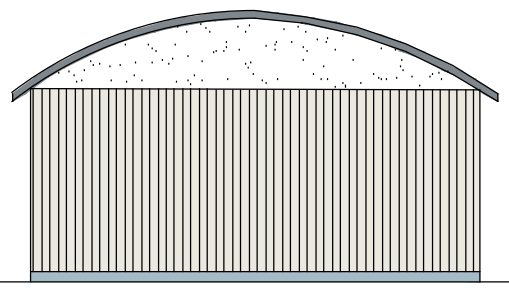
proposed garage plan



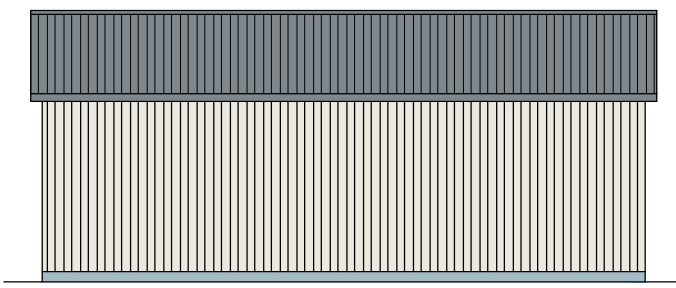
proposed garage front elevation



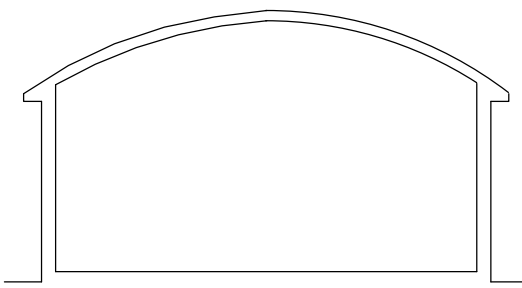
proposed garage side elevation



proposed garage rear elevation



proposed garage side elevation



section DD

REVISIONS
A - 07.01.2020 - Add planing notes
B - 07.02.2020 - change render panel

JOB TITLE
PROPOSED GARAGE PLANS
AND ELEVATIONS
DEMOLITION OF EXISTING BUNGALOW TO
FLOOR LEVEL AND REPLACE WITH 2NO TWO
STOREY SEMI-DETACHED HOUSES

9 CHURCHILL WAY
KIRKNEWTON
WEST Lothian

Scale 1:50, 1:100 7th February 2020
Drawing Number JWAC A1 PP 06/47/2017 B

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11 Market Street
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E-mail: info.jwacLtd@gmail.com

Comments for Planning Application 1150/FUL/19

Application Summary

Application Number: 1150/FUL/19

Address: 9 Churchill Way Kirknewton West Lothian EH27 8AE

Proposal: Erection of two houses and garages (amendment to application 1124/FUL/18)

Case Officer: Matthew Watson

Customer Details

Name: Mr Brian Dewar

Address: 46 Roosevelt Road Kirknewton Kirknewton

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections are as following. The two structures already erected resemble workshops, barns or industrial or agricultural buildings and are not in keeping with a residential area. They do not have rough cast render to fit in with houses and garages in the area on the main part of the walls. They have industrial style, curved corrugated metal roofs and rough, barn like wooden cladding has been used in these oversized structures does not fit in with the surrounding housing estate and stand out eyesores. These structures are completely out of proportion to any other outbuildings or garages in the area and are situated out of keeping with the surrounding garages and houses that are in line with each other. I believe these buildings are of 'an excessively bulky form' and much oversized for the suggested use of a private garage.

I do not object to the principle of the development of up to 2 dwelling houses on this site and did not object to the original plan, as this seemed to be in keeping with the locality, but I object to the the structures erected to date as they do not appear to be in keeping with any local development plan or housing need. All other extensions or garages built on the estate have to date respected the character of this residential area and are in keeping with the style of the estate. I am concerned that if planning permission was to be granted for this kind of development this would create a precedent for commercial use and industrial developments in such residential areas.

The size of the two structures that have been erected makes them very prominent and visually stand out from the other buildings. The structure to the west of the site is also located prominently so it visually stands out from the dwellings below the site, as it is located at the bottom of the plot and at the top of the hill as seen from the houses below. It therefore visually visually appears to be located less than 9 meters from the rear boundary. Due to the gradient of the land I believe that mitigatory planting behind will no longer reduce adverse effects on privacy nor mitigate the look of these buildings.

These buildings do not integrate with the local environment and in my opinion visually harm the surrounding area.

I believe any development should be low-impact environmentally, which means that it should be amongst other environmental factors; locally adapted, of an appropriate scale, visually unobtrusive and in keeping with a wider development plan.

I understand that there is a requirement in relation to the original planning permission granted that 'Prior to the occupation of the houses, details of the height and finishes of all walls, fences and other means of enclosure shall be submitted of the written approval of the planning authority. Once approved, these details shall be implemented prior to occupation of the houses. Reason: To enable consideration of these details which have yet to be submitted and in the interests of privacy and visual amenity'.

I believe the barn like structures erected contravene the above requirements. I feel the developer has demonstrated a lack of respect for the original planning application, which was granted by the planning officer as they have deviated from the original requirements and guidelines.

In addition the erected barn structure to the east of the plot is erected on a foot path, which was used on a daily basis less than 20 years ago along the eastern boundary of the property going from the east side of 52 Roosevelt Road. This was blocked off by a temporary fence less than 20 years ago by the resident at this address, however this land is not part of the building plot and any development should ensure that there are no buildings blocking this unregistered right of way so it can be opened up again for future use.

Comments for Planning Application 1150/FUL/19

Application Summary

Application Number: 1150/FUL/19

Address: 9 Churchill Way Kirknewton West Lothian EH27 8AE

Proposal: Erection of two houses and garages (amendment to application 1124/FUL/18)

Case Officer: Matthew Watson

Customer Details

Name: Mrs Torhild Dewar

Address: 46 Roosevelt Road Kirknewton Kirknewton

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections are as following. The two structures already erected resemble workshops, barns or industrial or agricultural buildings and are not in keeping with a residential area. They do not have rough cast render to fit in with houses and garages in the area on the main part of the walls. They have industrial style, curved corrugated metal roofs and rough, barn like wooden cladding has been used in these oversized structures does not fit in with the surrounding housing estate and stand out eyesores. These structures are completely out of proportion to any other outbuildings or garages in the area and are situated out of keeping with the surrounding garages and houses that are in line with each other. I believe these buildings are of 'an excessively bulky form' and much oversized for the suggested use of a private garage.

I do not object to the principle of the development of up to 2 dwelling houses on this site and did not object to the original plan, as this seemed to be in keeping with the locality, but I object to the the structures erected to date as they do not appear to be in keeping with any local development plan or housing need. All other extensions or garages built on the estate have to date respected the character of this residential area and are in keeping with the style of the estate. I am concerned that if planning permission was to be granted for this kind of development this would create a precedent for commercial use and industrial developments in such residential areas.

The size of the two structures that have been erected makes them very prominent and visually stand out from the other buildings. The structure to the west of the site is also located prominently so it visually stands out from the dwellings below the site, as it is located at the bottom of the plot and at the top of the hill as seen from the houses below. It therefore visually visually appears to be located less than 9 meters from the rear boundary. Due to the gradient of the land I believe that mitigatory planting behind will no longer reduce adverse effects on privacy nor mitigate the look of these buildings.

These buildings do not integrate with the local environment and in my opinion visually harm the surrounding area.

I believe any development should be low-impact environmentally, which means that it should be amongst other environmental factors; locally adapted, of an appropriate scale, visually unobtrusive and in keeping with a wider development plan.

I understand that there is a requirement in relation to the original planning permission granted that 'Prior to the occupation of the houses, details of the height and finishes of all walls, fences and other means of enclosure shall be submitted of the written approval of the planning authority. Once approved, these details shall be implemented prior to occupation of the houses. Reason: To enable consideration of these details which have yet to be submitted and in the interests of privacy and visual amenity'.

I believe the barn like structures erected contravene the above requirements. I feel the developer has demonstrated a lack of respect for the original planning application, which was granted by the planning officer as they have deviated from the original requirements and guidelines.

In addition the erected barn structure to the east of the plot is erected on a foot path, which was used on a daily basis less than 20 years ago along the eastern boundary of the property going from the east side of 52 Roosevelt Road. This was blocked off by a temporary fence less than 20 years ago by the resident at this address, however this land is not part of the building plot and any development should ensure that there are no buildings blocking this unregistered right of way so it can be opened up again for future use.

Comments for Planning Application 1150/FUL/19

Application Summary

Application Number: 1150/FUL/19

Address: 9 Churchill Way Kirknewton West Lothian EH27 8AE

Proposal: Erection of two houses and garages (amendment to application 1124/FUL/18)

Case Officer: Matthew Watson

Customer Details

Name: Mr Hugh Spence

Address: 40 Roosevelt Road Kirknewton

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections are as follow: The original plan kept the mature, established trees at the south west corner of the plan (which had nesting birds and the occasional bat living within them, they have now been removed and replaced with one of the "Garages". The two structures already erected resemble workshops, barns or industrial or agricultural buildings and are not in keeping with a residential area. They do not have rough cast render to fit in with houses and garages in the area on the main part of the walls. They have industrial style, curved corrugated metal roofs and rough, wooden cladding has been used in these oversized structures which occupy an elevated position and they do not fit in with the surrounding area and are eyesores. These structures are completely out of keeping with the surrounding garages and houses that are in line with each other. I believe these buildings are oversized for the suggested use of a private garage.

I do not object to the principle of the development of up to 2 dwelling houses on this site and did not object to the original plan, as this seemed to be in keeping with the locality, but I object to the structures erected to date as they do not appear to be in keeping with any local development plan or housing need. All other extensions or garages built on the estate have to date respected the character of this residential area and are in keeping with the style of the estate.

The size of the two structures that have been erected makes them very prominent and visually stand out from the other buildings and at the top of the hill as seen from the houses below.

These have also been built knowingly flaunting the original plans with retrospective permission being sought. Will this also be the case with the house?

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Proposal: Erection of two houses and garages (amendment to application 1124/FUL/18)

Case Officer: Matthew Watson

Customer Details

Name: Mrs Diana Spence

Address: 40 Roosevelt Road Kirknewton

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections are as follow: The original plan kept the mature, established trees at the south west corner of the plan (which had nesting birds and the occasional bat living within them, they have now been removed and replaced with one of the "Garages". The two structures already erected resemble workshops, barns or industrial or agricultural buildings and are not in keeping with a residential area. They do not have rough cast render to fit in with houses and garages in the area on the main part of the walls. They have industrial style, curved corrugated metal roofs and rough, wooden cladding has been used in these oversized structures which occupy an elevated position and they do not fit in with the surrounding area and are eyesores. These structures are completely out of keeping with the surrounding garages and houses that are in line with each other. I believe these buildings are oversized for the suggested use of a private garage.

I do not object to the principle of the development of up to 2 dwelling houses on this site and did not object to the original plan, as this seemed to be in keeping with the locality, but I object to the structures erected to date as they do not appear to be in keeping with any local development plan or housing need. All other extensions or garages built on the estate have to date respected the character of this residential area and are in keeping with the style of the estate.

The size of the two structures that have been erected makes them very prominent and visually stand out from the other buildings and at the top of the hill as seen from the houses below.

These have also been built knowingly flaunting the original plans with retrospective permission being sought. Will this also be the case with the house?

MRS FRANCES HARVEY

3 CHURCHILL WAY

KIRKDEWTON

EH12 7 8AE

14th DECEMBER 2019.

WEST LOTHIAN COUNCIL

DEVELOPMENT MANAGEMENT

WEST LOTHIAN CIVIC CENTRE

HOWDEN ROAD SOUTH

HOWDEN

LIVINGSTON

EH54 6FF

W.L.C.

09 DEC 2019

P&ED Support Services

DEAR SIR / MADAM

RE: PLANNING APPLICATION 1150/FUL/19.

AMENDMENT TO APPLICATION 1124/FUL/18.

I WOULD LIKE TO OBJECT TO, AND COMMENT ON,
THE CHANGE TO THE PLANS MENTIONED
ABOVE.

I HAD NO OBJECTIONS TO THE ORIGINAL PLANS,
FOR TWO SINGLE A-FRAME GARAGES TO FIT
WITH TWO HOUSES.

HOWEVER WHAT HAS BEEN BUILT, IN CONTRA-

VEDITION TO THE ORIGINAL PLANS, ARE AN EYESORE.

THE SINGLE A-FRAME GARAGES ARE NOW HUGE, DOUBLE, INDUSTRIAL LOOKING EDIFICES MORE IN KEEPING WITH THE HANGARS AT THE LOCAL AIRFIELD THAN GARAGES FOR A DOMESTIC CUL-DE-SAC. ALSO, IF YOU HAVE TWO DOUBLE GARAGES FOR TWO HOUSES, WHY ON EARTH WOULD YOU NEED PARKING FOR SIX CARS? BIT EXCESSIVE I WOULD HAVE THOUGHT.

I LIVE THREE DOORS AWAY FROM, FROM MY BEDROOMS, THESE CONSTRUCTIONS DOMINATE THE LANDSCAPE. I SYMPATHISE WITH MY NEIGHBOURS WHO HAVE LIVE WITH THE SIGHT UP CLOSE.

WHEN WE ARRIVED HERE IN 1988 WE WERE CONSTRAINED AS TO WHAT WE COULD AND COULDN'T DO WITH OUR PROPERTIES. FIRSTLY BY THE MOD, THE PREVIOUS ORDER, AS IT STATED IN THE DEEDS THE HEIGHT OF FENCES, NO RABBIT, NO STATIC CARAVANS AND NO BUSINESSES RUD FROM THE HOUSES. SECONDLY BY THE SURVEYORS WHO TOLD US

NO SMOOTH RENDERING TO THE BUILDINGS, EITHER ROUGH CAST OR PEBBLE DASH AS THIS WAS MORE SUITED TO A SCOTTISH CLIMATE.

LASTLY BY THE WEST LOTHIAN COUNCIL TELLING US THAT IF THE FIRST PERSON IN THE BLOCK CHOSE PEBBLE DASH, WE HAD TO BE CONSISTENT AND DO THE SAME AND ANY LOFT CONVERSIONS HAD TO BE BELOW ROOF LEVEL AS THIS WAS A CONSERVATION VILLAGE AND TWO STORY HOMES WERE THE MAXIMUM ALLOWED.

THEREFORE CONSISTENCY OF MATERIALS. THIS NEW PLAN CONTRAVENES THAT. WHY DID THE PLANS CHANGE? I WOULD GUESS BECAUSE WE KNEW ALL THE NEIGHBOURS WOULD OBJECT.

ANOTHER COUPLE OF POINTS I WOULD LIKE YOU TO CONSIDER ARE:- IF THE PLANS CHANGE SO MUCH FOR THE GARAGES, CAN WE LOOK FORWARD TO FURTHER CHANGES WITH THE HOUSES.

ALSO, GIVEN THE SIZE AND STRUCTURE OF THE GARAGES AND THE AMOUNT OF

PARKING, CAN WE LOOK FORWARD TO A
CHANGE FROM DOMESTIC TO BUSINESS
PREMISES? JUST WHAT WE'D NEED IN A
QUIET CUL-DE-SAC.

IF THIS PLANNING APPLICATION AMENDMENT
IS PASSED, IT WILL SET A PRECEDENT FOR
FURTHER PLANNING APPLICATIONS IN THE
FUTURE.

MY LAST COMMENT WOULD BE - WHY WOULD
ANYONE BOTHER SUBMITTING PLANS WHEN
THEY CAN DO WHAT THEY LIKE ANYWAY.
SORRY, AS ONE OF THE PEOPLE WHO TOWED
THE LINE WHEN IT CAME TO RULES AND
REGULATIONS, I FEEL QUITE PUT UPON.

YOURS FAITHFULLY

[REDACTED]

Subject:

RE: Ref no 1150/FUL/19 – 9 Churchill Way

From: Angela Coulter [REDACTED]

Sent: 12 December 2019 00:07

To: planningenforcement; Watson, Matthew

Subject: Ref no 1150/FUL/19 – 9 Churchill Way

We would like to make a formal complaint about a recently planning application that has been applied retrospectively.

Ref no 1150/FUL/19 – 9 Churchill Way, Kirknewton amendment to application 1124/FUL/18

We live at number 7 Churchill Way and did not have any issues with the initial application that was approved by West Lothian Council earlier in the year.

However, the property owner at 9 Churchill Way, went against the initial approved plans with so many deviations and breaches that has had to apply for retrospective planning.

The erections of 2 garages at totally out of keeping with ALL neighbouring buildings as they are of industrial style, curved corrugated iron roofs and barn like wooden cladding has been used. They are totally out of proportion to any other outbuilding within Churchill Way. There are a couple of other big garages within Churchill Way however, these other garages are in line and adjacent with family homes. The original planning application reflected this and was thus more in keeping with our community. The 2 garages visually stand out from ALL local dwellings and off ridiculous proportion

On the original plans the houses/garages submitted and approved by the council shows that one garage should be adjacent to our garage, within proportion size with an A frame roof. This, we felt was a reasonable planning application and in keeping with our local infrastructure. HOWEVER, the garage next to our property has been built approximately 30 feet back from the agreed application. This deviation has had a **massive** impact on our outlook as we now have a massive timber frame which is overlooking almost the length of our back garden. Its simply an eye sore and not in keeping with the open garden landscape across all the properties. There is also planning permission on this retrospective plan for 6 cars which would also mean potentially congestion and traffic travelling past our back garden!

Other concerns we have are:

- The garage constructed next to our property line – the distance from the arch roof line does not appear to be an appropriate distance from our boundary line. There is also no guttering for water flow which will just pour into our boundary and/or down towards the houses in Roosevelt!
- The garages have windows which again was not agreed in the planning application
- A street light appears to have been relocated to accommodate the construction
- According to our Land Register of Scotland Land Certificate – version 12/09/06 Specifications: In section Use and Prohibition – (I) It clearly states “none of the dwelling house shall ever in any way be subdivided or occupied by more than one family” This application now means that a single dwelling house divided into 2 houses which would be against community Deeds.
- Churchill Way is partial to flash flooding and pools during heavy rain falls and due to the additional volume of mono block driving space with these garages in the retrospective plans. This will inevitably cause additional pressure and drainage issues as this material is not porous with flash flooding.

- Construction has continued late some evenings and most weekends and we assume there should be some restrictions on private building constructions.
- According to our Land Register of Scotland Land Certificate – version 12/09/06 there is a right of way access along the east side of the property which we think should be identified on the plans and reinstated on the property
- On the retrospective plans a replacement window 1820x1220 in bedroom 1 has been added which will overlook our garden and all other gardens east/west of the properties meaning loss of privacy for everyone in the community. This additional 2nd window within a bedroom we believe is unnecessary
- The lighting used on the East garage is so bright it shines across all houses 1-7 in Churchill brighter than the street light and a nuisance in the full moon evenings. The West garage light hasn't been switched on yet but we are dreading the volume of brightness this will add to our back and private garden space.

My wife and I have shared our concerns with the builder and on one occasion the builder suggested he bought my wife and I bought a picture to replace our views which feel is very inappropriate and an unreasonable civil response.

The community from Roosevelt and Churchill Way circulated and submitted a petition to planning, held a meeting with the local elected officer and attended the local Kirknewton Community Council to voice our concerns with this industrial construction. The development has caused the community distress and unrest with this retrospective plan.

How can a retrospective plan, volume of concerns and complaints possibility be approved by the West Lothian Planning department?

I anticipate your immediate response

Mr & Mrs Coulter

Comments for Planning Application 1150/FUL/19

Application Summary

Application Number: 1150/FUL/19

Address: 9 Churchill Way Kirknewton West Lothian EH27 8AE

Proposal: Erection of two houses and garages (amendment to application 1124/FUL/18)

Case Officer: Matthew Watson

Customer Details

Name: Mr Stewart Coulter

Address: 7 Churchill Way Kirknewton

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The erections of 2 garages are totally out of keeping with ALL neighbouring buildings as they are of industrial style, curved corrugated iron roofs and barn like wooden cladding has been used. They are totally out of proportion to any other outbuilding within Churchill Way. There are a couple of other big garages within Churchill Way however, these other garages are in line and adjacent with family homes. The original planning application reflected this and was thus more in keeping with our community. The 2 garages visually stand out from ALL local dwellings and off ridiculous proportion

On the original plans the houses/garages submitted and approved by the council shows that one garage should be adjacent to our garage, within proportion size with an A frame roof. This, we felt was a reasonable planning application and in keeping with our local infrastructure. HOWEVER, the garage next to our property has been built approximately 30 feet back from the agreed application. This deviation has had a massive impact on our outlook as we now have a massive timber frame which is overlooking almost the length of our back garden. It's simply an eye sore and not in keeping with the open garden landscape across all the properties. There is also planning permission on this retrospective plan for 6 cars which would also mean potentially congestion and traffic travelling past our back garden! Other concerns we have are:

- The garage constructed next to our property line - the distance from the arch roof line does not appear to be an appropriate distance from our boundary line. There is also no guttering for water flow which will just pour into our boundary and/or down towards the houses in Roosevelt!
- The garages have windows which again was not agreed in the planning application
- A street light appears to have been relocated to accommodate the construction
- According to our Land Register of Scotland Land Certificate - version 12/09/06 Specifications: In section Use and Prohibition - (I) It clearly states "none of the dwelling house shall ever in any way be subdivided or occupied by more than one family" This application now means that a single dwelling house divided into 2 houses which would be against community Deeds.

-Churchill Way is partial to flash flooding and pools during heavy rain falls and due to the additional volume of mono block driving space with these garages in the retrospective plans. This will inevitably cause additional pressure and drainage issues as this material is not porous with flash flooding.

-The right of way access does not appear on the new plans

-On the retrospective plans a replacement window 1820x1220 in bedroom 1 has been added which will overlook our garden and all other gardens east/west of the properties meaning loss of privacy

-The lighting used on the East garage is so bright it shines across all houses 1-7 we dread the west light

I anticipate your immediate response on these points to be taken into consideration.

Comments for Planning Application 1150/FUL/19

Application Summary

Application Number: 1150/FUL/19

Address: 9 Churchill Way Kirknewton West Lothian EH27 8AE

Proposal: Erection of two houses and garages (amendment to application 1124/FUL/18)

Case Officer: Matthew Watson

Customer Details

Name: Mr David Dickson

Address: 5 Churchill Way Kirknewton

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Ref planning application 1150/FUL/19

9 Churchill Way

We would like to object this amended application.

We had no objection to the original application and were happy it was granted, however the two garages that have been constructed are massive and totally out of character with any other buildings in the area.

The materials used, the style and the change of location make these an eyesore and are completely different to what was granted.

Given the amount of changes taking place i wonder if the builder had any intention of following the original plans.

He has shown absolutely no consideration to the neighbours, the area and indeed West Lothian council Planning Department.

Comments for Planning Application 1150/FUL/19

Application Summary

Application Number: 1150/FUL/19

Address: 9 Churchill Way Kirknewton West Lothian EH27 8AE

Proposal: Erection of two houses and garages (amendment to application 1124/FUL/18)

Case Officer: Matthew Watson

Customer Details

Name: Mr Kenneth Farrell

Address: 42 Roosevelt Road Kirknewton

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection to the above application are that on the approved plans, the garages were:

1/ 6985-4265 in size

2/ Pitch roofs

3/ Side door

4/ Off white roughcast with timber

5/ Garage to west of plot at front in line with existing building, garage to east built set back

What we have are 2 garages which are:

1/ 7980-5935 in size

2/ Curved hanger like roofs

3/ Side large window

4/ Timber clad, which has been treated to turn it grey

5/ Garage to west of plot built at least 10+ meters from original plan position

6/ The structure looks more like a barn/workshop than a garage.

To plant shrubs, trees or erect a 6 foot fence to soften the impact of the structures, would not suffice as the garage sits uphill from our property in Roosevelt Road.

The only concern I have with the 2 houses, is that they are supposed to be finished in off-white roughcast, but after talking to the builder, I believe that the finish is to be smooth render of the same colour as Bonnington house.

Are the sewage pipes going to be sufficient to cope with the additional waste from the 7 additional bathrooms/en-suites and extra kitchen as the old dwelling on this plot only had one bathroom and one kitchen.

We can only hope that the liberties that have been taken can be addressed and not afforded to the two houses.

Comments for Planning Application 1150/FUL/19

Application Summary

Application Number: 1150/FUL/19

Address: 9 Churchill Way Kirknewton West Lothian EH27 8AE

Proposal: Erection of two houses and garages (amendment to application 1124/FUL/18)

Case Officer: Matthew Watson

Customer Details

Name: Mrs Gill Greaves

Address: 44 Roosevelt Road Kirknewton

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The build is significantly larger than the original plans. It has been moved to the back of their land which results in it being extremely intrusive on our property. It over looks our whole house and blocks sunlight at certain parts of the day.

Street lights in Churchill way have been removed to make way for this build. I'd like an explanation as to why and how this decision was made.

Is there a paper trail on communication between council planning and Mr McKenna/his agent? I am keen to see this. I feel uneasy that someone would build something so off plan then carry on when there is considerable dispute from neighbours. The council informed him he was in breach of his plans and had to demolish or resubmit plans but work carried on despite this.

Originally we were informed the build was for Mr McKenna's children to live in. It has now come to light he aims to rent them out. Why?

Land Register of Scotland state 'None of the dwelling house shall ever in any way be subdivided or occupied by more than one family.'

Mr McKenna has a lot to do with the community in Kirknewton (as do I) but that should have nothing to do with the council's planning decisions...

So many aspects of this project I truly believe are unacceptable. Therefore I will per-sue if the outcome is unsatisfactory. I look forward to your reply.

Kind regards. Gill Greaves.

Watson, Matthew

Subject:

RE: 2nd planning application for 9 Churchill Way Kirknewton

From: Mitchell, Gill [REDACTED]

Sent: 13 December 2019 16:39

To: planningenforcement@westlothian.gov.uk<planningenforcement@westlothian.gov.uk>; Watson, Matthew

Subject: 2nd planning application for 9 Churchill Way Kirknewton

Dear Planning Enforcement and Mr Matthew Watson,

I highlighted issues relating to 11 Churchill Way on the first planning application for consideration.

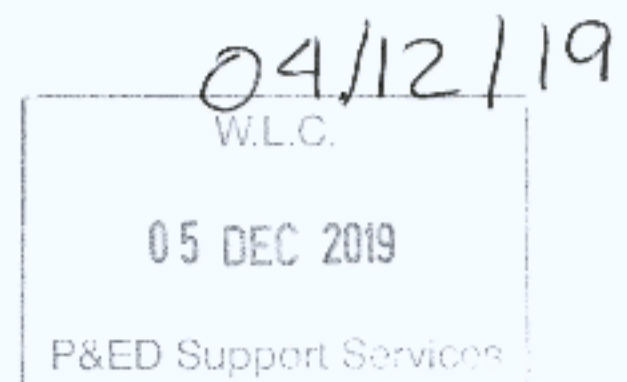
1. For this second application I would like to make you aware of the windows and doors on the gable and vestibule and extension of proposed house 9c (the plot adjacent to my home 11 Churchill Way). I don't have the plans to hand but believe there are more than in the original proposal/plan. The amenity for my home (internet meaning: a desirable or useful feature or facility of a building or place) as used within planning, will mean that the front of my home – kitchen, front door, front bedroom, bathroom are all potentially overlooked because of windows and doors from 9c. 11 Churchill Way loses the amenity of a desirable or useful feature. Being able to see into homes as never before will be the same re 9a and number 7 Churchill Way and also the residents of all facing homes on Roosevelt Road. Effecting a fence/wall along the 9c/11 Churchill Way boundary to at least maintain ground floor privacy again means isolation and compromises security if this is the solution. My view of other buildings is that homes do not generally have multiple doors and windows on the gable end.
- 2.
3. I recognise that building in 2019/20 has different perspectives and limitations from when the original homes were built. Is the ethos different? At building, all the Churchill Way homes looked towards each other not into or overlooking each other as there was space between.

Within the local area: At Wilkieston there is a poster for the development of a plot (between the 3 cottages and bus stop outside the Royal Blind establishment) on the A71 for 2 adjoined cottages on a site which has an existing bungalow type home. This appears to be in keeping with that area. No windows or doors appear in the suggested plan on the poster for windows and doors on the gable end.

4. Developing 2 eco-friendly homes is admirable and desirable as the world tackles many issues. Mr Stewart McKenna communicated his vision to his neighbours in the Churchill Way/Roosevelt Road community. Planning was applied for and passed. Building of the garages began and was not in keeping with the proposal. Our community believes in being good neighbours to each other and I hope there is an agreeable solution so that this continues.
5. Thank you for considering my comments.

Gill Mitchell
11 Churchill Way, Kirknewton

West Lothian Council Ref No ENF/0324/19



Planning Contravention at 9 Churchill Way, Kirknewton, EH27 8AE

We undersigned are writing to object to the construction of 2 barn like structures in the process of being erected at the above address, where planning was previously granted for the erection of 2 garages and 2 semi-detached houses.

We believe that the current buildings do not meet the stipulations and principles laid out in the approval for the erection of two dwelling houses and two garages as set out below.

Principle

In terms of principle, residential uses are acceptable in principle within urban areas under Policy HOU 3 of the LDP, subject to being compatible with surrounding uses and impact on amenity being acceptable. The proposal is compatible with surrounding uses, which are residential. The impact on amenity is discussed below.

The barn like structures resemble workshops, barns or industrial or agricultural buildings and are not in keeping with a residential area.

Design

In respect of design, the proposal uses materials that are not to the materials of surrounding residential properties that incorporate roughcast render and vertical timber cladding. The scale of the proposal is greater than the existing house on the site but this house is an anomaly to the surrounding area with all other residential properties being two storeys in height. The proposed houses are not of an excessively bulky form and will

not cause an adverse visual impact on this basis. Overall, the proposal will integrate with its context and is compliant with Policy DES 1 of the LDP.

The above mentioned structures do not appear to incorporate rough cast render to fit in with houses and garages in the area. They are totally out of keeping with the neighbouring buildings as they have industrial style, curved corrugated metal roofs and barn like wooden cladding has been used in these oversized structures. These structures are completely out of proportion to any other outbuildings or garages in the area and also stand out as all the other garages and houses are in line with each other. We believe these building are now 'of an excessively bulky form' and are totally out of keeping with the surrounding area.

We do not object to the principle of the development of up to 2 dwelling houses on this site, but the structures erected to date do not appear to be in keeping with any local development plan or housing need. All other extensions or garages built on the estate have to date respected the character of this residential area and are in keeping with the style of the estate. We are concerned that it would create a precedent for industrial developments in such residential areas if planning permission was to be granted for this kind of development.

Residential Amenity

In terms of impact on amenity, the issue of privacy has been raised in representations. The proposed houses are located 12 metres from the rear boundary of 38 and 40 Roosevelt Road. This exceeds the minimum standard of a 9 metre back garden, as outlined in the Residential Development Guide (RDG) Planning Guidance. Window to window distances with these

properties are 35 metres, which far exceeds the 18 metres specified in the RDG. There is a level change between Churchill Way and Roosevelt Road to the north. There is already a degree of mutual overlooking between gardens. It is proposed that a planning condition is attached to any permission requiring the applicant carry out mitigatory planting at the rear boundary to ensure there is not an adverse impact on neighbouring privacy. The proposal complies with Policy DES 1 in terms of impact on privacy and unreasonable harm will not be caused to neighbouring properties in this respect. The issue of loss of sunlight has been raised in representations. The properties to the north of the application site on Roosevelt Road will see a small degree of sunlight loss. The rear projection will mostly overshadow its own garden and any incursion into neighbouring gardens will be limited to small areas at the top of gardens on a slope that are less useable. The impact on 11 Churchill Way to the east of the application site will be during late afternoon and early evening. Shadowing is limited to the side of this property for a small part of the day. Overall, the proposal will not cause unreasonable harm to amenity through loss of sunlight and complies with Policy DES 1 in this respect. One representation has stated that the proposal will change the outlook from their property as they will not be able to see towards 1 to 7 Churchill Way and this could compromise neighbourhood security. It should be noted that security of residential properties is not a planning matter. The proposal will integrate with its context and will not visually harm the surrounding area.

The size of the two structures that have been erected makes them very prominent and visually stand out from the other buildings. The structure to the west of the site is also located prominently so it visually stands out from the dwellings below the site as it is located at the bottom of the garden and at the very top of the hill as seen

from below. It also appears to be located less than 9 meters from the rear boundary. Due to the gradient of the land we believe that mitigatory planting behind will no longer reduce adverse effects on privacy nor mitigate the look of these buildings.

These buildings do not integrate with the local environment and in our opinion visually harm the surrounding area.

Conclusions

We believe any development should be low-impact environmentally, which means that it should be amongst other environmental factors; locally adapted, of an appropriate scale, visually unobtrusive and in keeping with a wider development plan.

We understand that there is a requirement in relation to the original planning permission granted that **'Prior to the occupation of the houses, details of the height and finishes of all walls, fences and other means of enclosure shall be submitted of the written approval of the planning authority. Once approved, these details shall be implemented prior to occupation of the houses. Reason: To enable consideration of these details which have yet to be submitted and in the interests of privacy and visual amenity'**.

We believe the barn like structures erected contravene the above requirements. We feel the developer has demonstrated a lack of respect for the original planning application, which was granted by the planning officer as they have deviated from the original requirements and guidelines.

On this basis we request that the council issue an enforcement notice and that a stop notice is issued if development on the site continues where planning regulations have already been contravened. We would also request that you treat this letter as a

formal objection from the undersigned if planning permission is applied for retrospectively for this development and request you refuse the application for the reasons given.

Name and address	e-mail address	Signature
TORHILD DEWAR 146 ROOSEVELT RD EH27 8AD		
Brian Dewar 46 Roosevelt Rd Inverclyde EH27 8AD		
GILL GREAVES 44 ROOSEVELT ROAD EH27 8AD		
Daniel Greaves 44 Roosevelt Road EH27 8AD		
Kenneth Fargu 142 ROOSEVELT RD EH27 8AD		
LAWRENCE DICK 1 CHURCHILL WAY KIRKNEWTON EH27 8AE		
FRANCES CURTIS 11 CHURCHILL WAY KIRKNEWTON		
Ann Cunningham 63 Loccum EH27 8AE		
FRANK LYNCH 17 PARK TERRACE KIRKNEWTON		
ERIN WHITE 12 CHURCHILL WAY KIRKNEWTON EH27 8AE		
MATTHEW WHITE 12 Churchill Way Kirknewton, EH27 8AE		
Angela Coulter 7 Churchill Way Kirknewton EH27 8AE		

Stewart Coulter 7 Churchill Way Kirknewton EH27 8AE		
Michelle Weir 13 Churchill Way Kirknewton EH27 8AE		
Kate Greener 15 Churchill Way Kirknewton EH27 8AE		
Anna Kellner 10 Churchill Way Kirknewton EH27 8AE		
Kelly Kellner 10 Churchill Way Kirknewton		
JENNIFER DUNN 8 CHURCHILL WAY KIRKNEWTON		
TIM PHILIP 8 CHURCHILL WAY KIRKNEWTON		
DAVID DICKSON 5 CHURCHILL WAY KIRKNEWTON		
YVONNE DICKSON 5 CHURCHILL WAY KIRKNEWTON		
CHARME MILLAR 2 CHURCHILL WAY KIRKNEWTON		
LEO ROOSEVERTO KIRKNEWTON EH27 8AD GRAHAM NICOL		

[REDACTED]
[REDACTED] 45 Roosevelt Rd. EH27 8AD
[REDACTED]

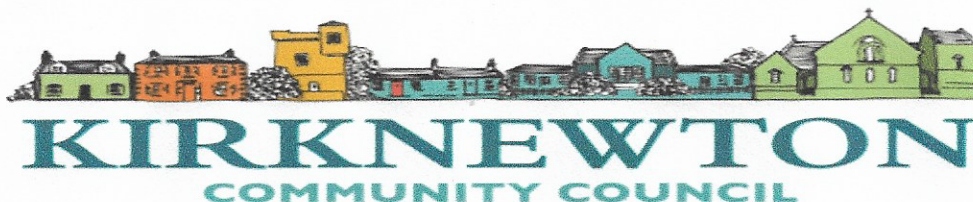
[REDACTED] 41 Roosevelt Rd EH27 8AD
[REDACTED]

HUGH SPENCE 40 ROOSEVELT RD EH27 8AD
[REDACTED]

DIANA SPENCE 40 ROOSEVELT ROAD, EH27 8AD
[REDACTED]

ALEXANDRIA FLUCKER 50 ROOSEVELT ROAD, KIRKNEWTON EH29 8AD
[REDACTED] [REDACTED]

DAVID FLUCKER 50 ROOSEVELT ROAD KIRKNEWTON EH27 8AD
[REDACTED] [REDACTED]



11 December 2019

Mr Matthew Watson
Planning officer
West Lothian Council
Civic Centre
Howden South Road
Livingston
EH54 6FF

Dear Mr Watson

Planning Application 1150/FUL/19

With reference to the above application I can confirm that this matter was discussed at yesterday's Kirknewton Community Council meeting.

The Community Council received personal representations from a number of residents from Churchill Way and Roosevelt Road regarding their concerns about this application.

The elected members considered at some length the various questions raised and all members were given an opportunity to give their opinion on the planning application and the comments from the residents who attended the meeting and it was decided that Kirknewton Community Council would not be lodging an objection to this application.

The residents were advised that they should lodge their individual objections to West Lothian Council by the due date as shown on the planning portal.

Yours sincerely

John Sives

Chair – Kirknewton Community Council

Tel: [REDACTED]

Email: [REDACTED]



West Lothian
Council

Planning Services
Development Management Committee

☒ LOCAL MEMBER REFERRAL REQUEST ☒

Members wishing a planning application to be heard at the Development Management Committee must complete and return this form to Development Management within 7 days.

The planning application details are available for inspection on the council's web site at <http://planning.westlothian.gov.uk/WAM133/searchsubmit/performanceOption.do?action=search>

<u>Application Details</u>	<u>Reason For Referral Request</u> (please tick ✓)
Application Reference Number 1124/FUL/18 (Amendment Ref No. 1150/FUL/19)	Applicant Request <input type="checkbox"/>
Site Address Churchill Way, Kirknewton	Constituent Request ✓
Title of Application Erection of 2 houses and garages	Other (please specify) <input type="checkbox"/>
Member's Name Cllr Damian Timson	
Date 17 th January 2020	



West Lothian Council

Planning Services
Development Management Committee

☒ LOCAL MEMBER REFERRAL REQUEST ☒

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<u>Application Details</u>	<u>Reason For Referral Request</u> (please tick ✓)
Application Reference Number 1150/FUL/19	Applicant Request.....✓ <input type="checkbox"/>
Site Address Kirknewton	Constituent Request.....✓ <input type="checkbox"/>
Title of Application Planning application	Other (please specify)..... <input type="checkbox"/>
Member's Name Cllr Carl John Date 15/01/20	