

FIFE COUNCIL

City of Dunfermline Area Committee
26th May 2008

APPLICATION FOR DEMOLITION OF EXISTING DWELLINGHOUSE AND ERECTION OF 15 FLATTED DWELLINGS INCLUDING ASSOCIATED CAR PARKING AND LANDSCAPING, HILLPARK HOUSE, 37 TOWNHILL ROAD, DUNFERMLINE (07/03971/WFULL)

1.0 INTRODUCTION

- 1.1 This application was previously considered by the City of Dunfermline Area Committee on the 28th April 2008. The officer's report recommended the application for conditional approval (see attached appendix for committee report). Members did not agree to the recommendation and decided to refuse the application.
- 1.2 The purpose of this report is to provide the Committee with the finalised reasons for refusal, as agreed at the last committee meeting.

2.0 FINANCIAL IMPLICATIONS

- 2.1 There are no direct or indirect financial implications affecting Fife Council as Planning Authority.

3.0 LEGAL IMPLICATIONS

- 3.1 There are no direct or indirect legal implications affecting Fife Council as Planning Authority.
- 3.2 As in all circumstances when a refusal of planning permission is decided, the applicants have a right of appeal, within 6 months of the date of the decision, to the Directorate for Planning and Environmental Appeals

4.0 BACKGROUND

- 4.1 The application relates to the demolition of an existing dwelling house and erection of 15 flats with associated landscaping and parking provision.
- 4.2 The Committee considered that the development was not in accordance with the development plan due to its scale and massing and that it was inappropriate to further burden existing educational provision at Bellyeoman primary school.

5.0 RECOMMENDATIONS

- 5.1 In accordance with the previous committee decision to refuse the proposed development it is recommended that the application is refused for the following reasons:

Reason(s)

Document 2

1. The development is contrary to Policy BE3 of the adopted Dunfermline and the Coast Local Plan in that it fails to make a contribution to the immediate environment by virtue of its scale and massing, which is out of keeping with the surrounding area.
2. The development would place additional pressure on the existing primary catchment school which is operating at capacity and can not be expanded to meet the additional demand

Keith Winter
Head of Development Services

Jim Birrell
Development Manager
(Development and Regeneration)

Author: Mary Stewart, Development Promotion and Design Team Leader

Date: 28th April 2008

Ref :