

Report

Report to:	Planning Committee
Date of Meeting:	8 August 2023
Report by:	Executive Director (Community and Enterprise Resources)

Reference no:	P/22/0122
Proposal:	Erection of detached double garage
Site Address:	Plot 4 Stanmore Park St Leonard Street Lanark
Applicant:	Mr and Mrs Aaron and Alison Reid
Agent:	Burrell Design Studio
Ward:	02 Clydesdale North
Application Type:	Full Planning Permission
Advert Type:	Non notification of neighbours
Development Plan Compliance:	Yes
Departures:	N/A
Recommendation:	Grant subject to conditions
Legal Agreement:	No
Direction to Scottish Ministers	No

1. Reason for Report

- 1.1. The application requires to be determined by the Planning Committee as it has attracted 6 objections and therefore exceeds the authority for the Head of Planning and Regulatory Services to determine.

2. Site Description

- 2.1. The application site relates to Plot 4 at Stanmore Park, a small housing development adjacent to Stanmore Farm, which is a traditional farmhouse on the eastern edge of Lanark. The site is not level. Being at the edge of the settlement, the surrounding area is primarily characterised by agricultural land to the east and low-density housing to the west, the latter being screened from Stanmore Park by a tree row.
- 2.2. Excluding Plot 4, two other plots have been developed with a single-storey dwelling and a one and a half-storey dwellinghouse, both of traditional form and finished in white render.

3. Description of Proposed Development

- 3.1. Planning permission is sought for the erection of a double garage with pitched roof at the western side of the house. The proposed garage will have a 73m² rectangular footprint, a 35° pitched roof finished in concrete tiles with a ridge height of 5.5m; external walls finished in render with an eave's height of 2.7m; and two roller garage doors and side entrance door.
- 3.2. The proposal has been revised since it was lodged. Originally a residential annex with single integral garage was proposed, the residential element being deleted from the proposal. In addition, the roof pitch has been reduced from 45° to 35° to match the house which results in the ridge height reducing from 7.0m to 5.5m.

4. Relevant Planning History

- 4.1. The house (without a garage) was previously consented in January 2021 through planning application P/20/1624. The house was constructed, and the completion certificate verified in October 2022 through building warrant B/20/2282.

5. Supporting Information

- 5.1. None

6. Consultations

- 6.1. None

7. Representations

- 7.1. Following the statutory period of neighbour notification and advertisement, a total of 6 representations have been received (6 objections, 0 support). The issues raised are summarised as follows:-

- ◆ Design
 - ◆ Size
 - ◆ Massing
 - ◆ Footprint
 - ◆ Height
 - ◆ Mismatched roof pitch
- ◆ Amenity impacts
 - ◆ Restrict views

- ◆ Title deeds/legal burdens
 - ◆ Development restricted without neighbouring agreement

The above issues will be considered in the assessment below and full copies are available to view on the planning portal. However, the issue related to title deeds restricting the erection of buildings without neighbouring consent is a private legal matter outwith the remit of the planning system. Accordingly, such aspects are not material to the assessment and determination of this application. That said, it should be noted, that the residential component of the ancillary building has been deleted from the proposal.

8. Development Plan

8.1. Under Section 25 of the Town and Country Planning (Scotland) Act 1997, all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan comprises the South Lanarkshire Local Development Plan 2 and National Planning Framework 4.

8.2 National Planning Framework 4

National Planning Framework 4 (NPF4) is Scotland's national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments, and national planning policy. NPF4 supports the planning and delivery of sustainable places, liveable places, and productive places.

National Planning Framework 4 Policies

- ◆ Policy 1 - Tackling the Climate and Nature Crises
- ◆ Policy 2 - Climate Mitigation and Adaptation
- ◆ Policy 14 - Design, Quality and Place
- ◆ Policy 16 - Quality Homes

8.3. South Lanarkshire Local Development Plan 2 (2021)

For the purposes of determining planning applications the Council must assess proposals against the policies contained within the adopted SLLDP2. In this regard the application site and associated proposals are affected by the following policies contained in the SLLDP2:-

SLLDP2 Volume 1 Policies

- ◆ Policy 2 - Climate Change
- ◆ Policy 3 - General Urban Area/Settlements
- ◆ Policy 5 - Development Management and Placemaking

SLLDP2 Volume 2 Policies

- ◆ Policy DM2 – House Extensions and Alterations

South Lanarkshire Council (SLC) Supporting Planning Guidance

- ◆ Development at a dwellinghouse

9. Guidance

9.1. None applicable.

10. Assessment and Discussion

10.1 Introduction

Full planning permission is sought for the erection of a detached double garage at Plot 4, Stanmore Park, Lanark. The main issues to be addressed in the determination of this application includes the acceptability in principle of the proposed development, its layout, siting and design, and an assessment of technical matters. The policies contained within National Planning Framework 4 and the South Lanarkshire Local Development Plan 2 are the main considerations in this case, together with an assessment of any other material planning considerations.

10.2 Principle of Development

The principle of a house at the site has been established and it has been constructed per the approved drawings in terms of consent P/20/1624.

10.3. Generally, the addition of a detached garage to a house is acceptable provided that the garage would not result in overdevelopment of the plot and that the scale, design, and materiality of the garage is sympathetic to the house and its surroundings. Policies 14 and 16 of NPF4 and Policies 3, 5, and DM2 of the SLLDP2 are material considerations in determining the suitability of householder development such as the garage now proposed.

10.4. Climate Change

Policies 1 and 2 of NPF4 and Policy 2 of the SLLDP2 relate to the climate crises and identify that all development should seek to minimise and mitigate the effects of climate change. Given the scale and nature of the proposed development, it is not considered that any action is required within the context of the development management process.

10.5 Layout, Siting and Design

Policies 14 and 16 of NPF4 relate to liveable places. Policy 14 sets out that all development should be designed to improve the quality of an area and be consistent with the six qualities of a successful place: healthy, pleasant, connected, distinctive, sustainable, and adaptable. Policy 16 intends to provide quality homes and identifies that householder proposals will be supported where they do not have a detrimental impact on the character of the house or the surrounding area or a detrimental effect on neighbouring amenity.

10.6. Policies 3 and 5 of the SLLDP2 identify that residential development within settlements, and those of an ancillary nature, may be considered acceptable if they do not have a significant adverse impact on the amenity and character of the area, and that all development should take account of, and be integrated with, the local context and built form. Policy DM2 of the LDP2 provides specific guidance on residential alterations and extensions.

10.7. As detailed above, the house already benefits from consent and therefore this application only relates to the garage now proposed. In terms of the aforementioned policies, it is considered that in terms of scale, design, and materiality that the garage is appropriate and sympathetic to the dwellinghouse and it would not result in overdevelopment of the plot. The recommended conditions will ensure that the external finishes of the garage match the house.

10.8. The ridge height of the garage at the time of submission was relatively high and would have resulted in the garage being approximately the same height as the 2-storey house due to the house siting lower on the site. Consequently, the height has been reduced by 1.5m which will help address the concerns raised by neighbours that the garage would have been overbearing in terms of neighbouring properties and the wider context of Stanmore Park.

10.9. The separation distance of the garage from neighbouring properties raises no concern for amenity impacts in terms of overshadowing or an adverse relationship and, while its roof may impact on some views to the north from neighbouring properties, the restriction of a view is not a material planning consideration.

10.10. Technical Matters

Due to the house already having consent and its construction complete no consultations were considered necessary for the addition of a detached garage to the proposal. Consequently, there are no technical matters to consider.

11. Recommendation and Conditions

11.1. The Committee is asked to agree the following recommendation:-

Grant subject to conditions:-

1. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this decision notice.

Reason: To comply with Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. That the facing materials to be used for the external walls and roof of the garage hereby approved shall match in colour and texture those of the existing adjoining building on the site to the satisfaction of the Council as Planning Authority.

Reason: To ensure satisfactory integration of the proposed development with the existing building both in terms of design and materials.

12. Reason for Decision

12.1. It is considered that the proposed garage would not result in a significant detrimental impact on the amenity and character of the house, the streetscape, or any adjacent properties. Consequently, the proposal complies with the provisions of Policies 14 and 16 of the adopted National Planning Framework 4 and Policies 3, 5, and DM2 of the adopted Local Development Plan 2. There are no other material considerations which would justify the refusal of planning permission.

David Booth

Executive Director (Community and Enterprise Resources)

Date: 31 July 2023

Background Papers

Further information relating to the application can be found online:

[P/22/0122 | Erection of detached double garage | Plot 4 Stanmore Park St Leonard Street Lanark](#)

Corporate Considerations

The report raises no impacts or risks in terms of equalities or financial implications. Any implications in terms of climate change, sustainability or the environment will have been considered above in terms of the relevant national and local policies.

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:

Tel: 01698 454867

E-mail: planning@southlanarkshire.gov.uk



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1:2,000
Date:
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Community and Enterprise Resources
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