

Report

Report to:	Planning Committee
Date of Meeting:	22 September 2020
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/19/0983
Planning proposal:	Erection of single storey extension to dwellinghouse to form a 'granny annex'

1. Summary application information

Application type:	Detailed planning application
Applicant:	Mr James Beek
Location:	7 Douglas Drive Cambuslang G72 8NG

2. Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant detailed planning permission (subject to conditions) based on conditions attached

2.2 Other actions/notes

- (1) The Planning Committee has delegated powers to determine this application.

3. Other information

- ♦ Applicant's Agent: Stuart Sandilands
- ♦ Council Area/Ward: 13 Cambuslang West
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan (2015)**
Policy 4 - Development management and placemaking
Policy 6 - General urban area/settlements

Supplementary Guidance 3: Development Management, Placemaking and Design

- Policy DM1 – Design
- Policy DM2 – House extensions and alterations
- Policy DM5 - Extended family accommodation

**Proposed South Lanarkshire Local
Development Plan 2 (2018)**

Policy 3 - General Urban Areas and Settlements

Policy 5 - Development Management and
Placemaking

Policy DM1 - New Development Design

Policy DM2 - House Extensions and Alterations

Policy DM5 - Extended Family Accommodation

◆ **Representation(s):**

▶	53	Objection Letters including a petition containing 45 signatures
▶	1	Support Letters
▶	0	Comment Letters

◆ **Consultation(s):**

Roads Development Management Team

West of Scotland Archaeology Service

SEPA

Roads Flood Risk Management

Scottish Water

Cambuslang Community Council

Planning Application Report

1. Application Site

- 1.1 The application relates to a two storey, semi-detached, sandstone dwellinghouse set within extensive garden grounds at 7 Douglas Drive, Cambuslang. The property, which extends to approximately 1150 square metres in area, is located within an established residential area.
- 1.2 The application site is bounded to the north and south by residential properties, to the east by Douglas Drive with residential properties located opposite and to the west by West Coats Road with residential properties located opposite. Vehicular and pedestrian access to the property is taken from Douglas Drive. It is noted that, access can also be taken from West Coats Road to the rear garden area of the property, however this access does not appear to be in regular use.

2. Proposal(s)

- 2.1 The applicant proposes to erect a single storey extension to the side and rear of the dwellinghouse, comprising additional living accommodation associated with the dwelling and a granny annex. The total floor area of the proposed extension would be 148 square metres, with 30 square metres of the extension comprising an extended kitchen associated with the main dwellinghouse and the remainder comprising the proposed granny flat. The proposed granny flat would comprise a bedroom, a small dressing area, a kitchen and living area, as well as bathroom facilities. The proposed extension would be finished in cement render with a mock stone block pattern and a slate roof to match the existing dwellinghouse.
- 2.2 The applicants have provided supporting information advising that the proposed granny flat would be occupied by the parents of one of the occupants of the property. Additional medical justification demonstrating the need for the accommodation to be provided on site has also been provided.

3. Background

3.1 Local Plan Status

- 3.1.1 With regard to the South Lanarkshire Local Development Plan (adopted 2015), the site falls within the general urban area as defined by Policy 6. Policy 4 – Development Management and Placemaking is also of relevance to the proposal. In addition, the guidance contained within the associated supplementary guidance document relating to development management, placemaking and design is of relevance to the proposed development.
- 3.1.2 On 17 August 2020, the Directorate for Planning and Environmental Appeals issued its report of the Examination of the proposed South Lanarkshire Local Development Plan 2. A number of amendments to policy have been recommended which will be carried through to adoption stage. For the purposes of determining planning applications the Council will assess proposals against the policies contained within the adopted South Lanarkshire Local Development Plan and those within the proposed South Lanarkshire Local Development Plan 2 alongside the Reporters amendments. Whilst the Reporters amendments have yet to be ratified by South Lanarkshire Council they are nevertheless a material consideration.

3.2 **Planning Background**

- 3.2.1 Planning consent was sought in November 2007, to sub-divide the garden ground of the property and erect a two storey dwellinghouse (Planning Ref: CR/07/0387). However, planning permission was refused for the proposed development in February 2008.

4. **Consultation(s)**

- 4.1 **Roads and Transportation Services (Development Management Team)** – advised that they have no objection to the planning application given that the three required off street parking spaces can be accommodated within the existing parking area associated with the property.

Response: Noted.

- 4.2 **Roads and Transportation Services (Flood Risk Management Team)** – advised that they have no objections to the proposed development.

Response: Noted.

- 4.3 **SEPA** – advised that they have no objections to the proposed development.

Response: Noted.

- 4.4 **West of Scotland Archaeology Service** – advised that they have no objections to the proposed development.

Response: Noted.

- 4.5 **Scottish Water** – noted that a combined sewer runs beneath a section of the property and have sought a four metre standoff distance between the extension and the sewer pipe. Although this is primarily a technical matter, which would normally be dealt with through the building warrant process, given the level of public objection, a decision was taken by the Planning Service to deal with this matter at the planning stage. Therefore, at the request of the Planning Service, the applicant has amended the layout of the proposed development to ensure that a four metre standoff distance can be maintained. Scottish Water have advised that they are satisfied with the amended proposals, subject to final technical approval being issued by them in response to a direct application in this regard, which would be undertaken outside the planning process.

Response: Noted. The applicant will be made aware of their requirements in this regard in the event that planning consent is granted by the Committee.

- 4.6 **Cambuslang Community Council** – raised concerns regarding the scale and character of the proposed development, the impact on trees within the site, the potential impact on bats and the potential impact of the development on a culvert or drain within the site as well as road safety issues.

Response: The comments of the Community Council are noted. However, following a detailed assessment of the application, the Planning Service considers that the development is acceptable in terms of scale and character and will not have any unacceptable adverse impact on trees within the site or in terms of flood risk management issues. In addition the Council's Roads and Transportation Services has no objection to the proposal in terms of parking and other road safety considerations. A bat survey has also been provided by the applicants which has advised that there will be no adverse impact on bats as a result of the proposed development. The proposed development is considered to be fully compliant with the provisions of both the South Lanarkshire Local Development Plan (adopted 2015) and the Proposed South Lanarkshire Local Development Plan 2018. It is, therefore, considered appropriate for planning permission to be granted for the proposed development.

5. Representation(s)

5.1 Statutory neighbour notification was undertaken in respect of the proposed development. In response, 53 letters of objection were received from 13 households, including a petition containing 45 signatures. In addition, one letter of support was received. The points raised are summarised below.

a) The proposal relates to the erection of a new dwellinghouse, rather than a granny annex as set out in the application.

Response: The applicant has advised that the proposal relates to the formation of a granny annex to allow the parents of an existing resident to reside on site with the family. Justification has been provided in respect of the need for the accommodation to be provided on site and the Planning Service are satisfied with the details provided. The applicants have stated that they have no intention of selling or splitting the property for separate use. The submitted plans show that the house and the extension are linked internally. Notwithstanding this, a suitable planning condition would be attached to any consent issued stipulating that the granny annex shall be used solely as accommodation ancillary to the main dwellinghouse and shall not be occupied, let or sold as a separate dwelling unit. On this basis, I am satisfied that the application relates to the formation of a granny annex and that its use can be suitably controlled through the planning process.

b) The use of the proposed development has not been stated. Clarification should also be provided as to whether this would be a separate property and could be sold or rented as such, whether it would be used as an Airbnb property, whether it would be demolished in future if no longer required and whether Council Tax would be paid in respect of the development.

Response: As set out in a) above, the applicants have advised that the proposal relates to the formation of a granny annex to allow the applicant's parents-in-law to reside on site with the family and that it is not intended to utilise the development for any other purpose. A suitable planning condition would be attached to any consent issued stipulating that the granny annex shall be used solely as accommodation ancillary to the main dwellinghouse and shall not be occupied, let or sold as a separate dwelling unit. There would be no requirement for the development to be demolished once the period of need ends, however, it would be expected that the development would be utilised as part of the main dwellinghouse at that stage. The issue of Council Tax payments is not a relevant planning consideration.

c) The development is too large in terms of scale in relation to the original house, the overall property and adjacent properties.

Response: While it is noted that the footprint of the proposed granny annex is significant it is nonetheless noted that it would be single storey in terms of height and would be located within sizeable garden grounds associated with the dwellinghouse at 7 Douglas Drive. As such, it is considered that a development of this scale can be accommodated within the curtilage of the property without having any significant impacts on the property itself or the surrounding area in amenity terms.

d) The proposed design, appearance and finishes would not be in keeping the existing dwellinghouse or surrounding properties and would adversely impact on the character of the area.

Response: It is noted that, the applicant has amended the originally proposed finishing materials and it is now proposed to finish the development in cement render with a mock stone block pattern to match the existing dwellinghouse, with a slate roof and grey windows. In principle the proposed materials are considered to be acceptable, however, a condition would be attached to any consent issued requiring full details of all proposed materials to be submitted to and approved by the Planning Service prior to development works taking place on site.

- e) **The loss of a large tree at the front of the property would affect the views from the properties at 9 and 10 Douglas Drive.**

Response: Loss of view is not a valid planning consideration. However, in this instance, the applicant has advised that the tree in question would not require to be removed to facilitate the proposed granny annex extension.

- f) **The proposal would result in a loss of trees within the site. This would adversely affect the existing screening between the application site and adjacent properties and should be considered in more detail through the submission of a tree survey.**

Response: Although some trees, predominantly conifers, within the site would require to be felled to facilitate the development as proposed, it is not considered that the loss of these trees would have any significant impact on the amenity of the property itself or its surroundings. The trees in question are not subject to any specific protection and could have been removed at any time in the past by the applicants. It is, therefore, not considered necessary for a formal tree survey to be submitted for this relatively small scale planning application. Given that the proposed development is single storey in height there are no concerns with regard to screening or overlooking issues associated with the proposed development.

- g) **The development could have an adverse impact on bats within the site.**

Response: It was considered unlikely that there would be any impact on bats as a result of this proposed development. However, for the avoidance of doubt, a bat survey was requested by the Council. The survey submitted demonstrated that there would indeed be no adverse impact on bats in this instance. An informative will nonetheless be attached to any consent issued advising of the appropriate procedures in the unlikely event that bats are encountered as part of the development process.

- h) **The development could cause traffic and parking issues locally.**

Response: The Council's Roads and Transportation Services were consulted in respect of the application and have advised that given the availability of sufficient off street parking space within the property to facilitate the extended dwellinghouse, they do not have any concerns with regard to traffic, parking or other road safety issues associated with the proposed development. While it is possible that there may be some small scale disruption during the construction process associated with the development, this is the case with all proposed developments and should occur for a temporary period only. It would not be reasonable or appropriate to refuse consent for the development for this reason.

- i) **The development could set an undesirable precedent for similar future developments in the area.**

Response: Each planning application requires to be considered on its own merits and the granting of planning consent in this instance would not be considered to set a precedent for any future proposed development. As with any proposed development requiring planning permission, future proposals would require to be assessed on their own merits at the time of submission of an application to the Council.

- j) **The development could create a flood risk issue in the vicinity of the site. In particular, no details of any impact on a stream/culvert/combined sewer that runs under the property appear to have been provided.**

Response: Both SEPA and the Council's Flood Risk Management Team were consulted in respect of the application. Both have confirmed that they have no objections to the proposed development. Objectors noted the existence of a sewer running beneath the garden ground of the application site and raised concerns that the proposed development could potentially impact on the sewer. This is a technical issue that would normally be dealt with through the building warrant application process rather than the planning process. However, following the level of concern raised, a decision was taken to request that additional survey work be undertaken to clarify this matter in advance of a decision being taken on the planning application.

Further survey work was undertaken and submitted by the applicants which demonstrated that the proposed extension would not take place on top of the combined sewer. At this stage Scottish Water were consulted to ascertain their views on the survey work undertaken. They agreed that the extension would not take place directly over the sewer, but requested that a four metre standoff distance be provided in this instance to ensure the protection of the asset. Amended drawings were then submitted altering the layout of the proposed extension to ensure that a four metre distance to the sewer would be maintained. Scottish Water were reconsulted on the amended drawings and advised that they were satisfied that their requirements had now been met, subject to formal approval being obtained directly from Scottish Water, separate to the planning application process.

As such, there is not considered to be an issue in this regard and it would not be appropriate for planning permission to be refused on flood risk grounds. The applicants would be required to gain formal approval from Scottish Water for the works, separate to the planning application process. Thereafter, it would be the responsibility of the applicants to ensure that the development does not create any adverse impacts in terms of affected streams, culverts, sewers or other flood risk management issues.

- k) **The development could create overlooking and privacy issues between the applicant's property and nearby properties. In addition, potential damage to shared boundary hedges could create privacy issues.**

Response: Given that the proposed development would take the form of a single storey extension to a two storey dwellinghouse, it is not considered that the development would create any issues in terms of overlooking or loss of privacy. The issue of maintenance of shared boundary hedges would be a civil matter to be resolved separately between the parties involved.

- l) **Although not located within the Conservation Area these properties represent a historical part of Cambuslang and it should be ensured that the character of the area is not adversely affected by inappropriate development or loss of trees.**

Response: It is noted that the proposed development would be single storey in height and would be set back from the front elevation of the property, projecting to the side and rear of the existing dwellinghouse only. Additionally, it is considered that the proposed development would be finished in materials that would suitably complement the existing dwellinghouse on site and the surrounding area. As such, it is not considered that the development would adversely affect the traditional character of the local area. As set out in f) above, it is not considered that the removal of a number of trees from within the garden area would have any significant impact on the amenity of the property itself or its surroundings

- m) **The vehicular access to the development has not been clarified in that access could be taken from Douglas Drive or West Coats Road. Use of the access point from West Coats Road may cause security issues for adjacent properties, create traffic congestion and cause damage to trees.**

Response: The applicants have confirmed that the granny annex would be accessed from the front of the property via Douglas Drive, in the same manner that the dwellinghouse is accessed at this time. The Council's Roads and Transportation Services have confirmed their satisfaction with the proposed development in terms of access, traffic and parking issues.

- n) **The development could be used as business premises rather than as a granny annex.**

Response: Any planning consent issued would permit the use of the development as a granny annex associated with the existing dwellinghouse on site only. As such, a separate planning consent would require to be obtained if it was proposed to utilise the extension as business premises in future.

- o) **The proposal does not comply with Policy DM2 of the adopted South Lanarkshire Local Development Plan which states that developments should not dominate or overwhelm the existing dwelling, neighbouring properties or the street scene in terms of size, scale or height.**

Response: While it is noted that the footprint of the proposed granny annex is significant it is nonetheless noted that it would be single storey in terms of height and would be located within sizeable garden grounds associated with the dwellinghouse at 7 Douglas Drive. As such, it is not considered that the proposed development would dominate or overwhelm the existing dwelling, neighbouring properties or the street scene in terms of size, scale or height and the view is taken that the proposals fully comply with Policy DM2.

- p) **The proposal does not comply with Policy DM3 of the adopted South Lanarkshire Local Development Plan concerning sub-division of garden ground which requires that features which contribute to the character of an area be retained.**

Response: Policy DM3 relates to the sub-division of garden ground in order to form an additional dwellinghouse. In this instance, it is not proposed to form an additional dwellinghouse and as such, this policy is not of relevance to the planning application. However, in any event, it is not considered that the development as proposed would result in the loss of any features that make a significant contribution to the character of the area in which the property is situated.

- q) **The proposal does not comply with Policy DM1 of the adopted South Lanarkshire Local Development Plan which states that proposals should be of a high quality design that is sympathetic to the local area.**

Response: The proposals have been considered in detail and the view is taken that the proposals would represent a high quality design that ensures that the development provides the required additional accommodation while also ensuring that the character and amenity of the area is not adversely affected. As such, the proposed development is considered to be compliant with Policy DM1.

- r) **The development, if approved, may have structural impacts on adjacent properties.**

Response: This is not a valid planning consideration. However, a building warrant would require to be obtained for the proposed works and, through the building warrant process, it would be ensured that the development would be fully compliant with all relevant building standards. It should be noted, however, that any issues relating to damage to a neighbouring property would be a civil matter which would require to be resolved privately between the parties involved.

- s) **The creation of a narrow passage between the proposed development and the adjoining semi-detached property may create security issues.**

Response: It is not considered that the extension would create any additional security issues either in respect of the application site or any adjacent properties.

- t) **The ownership certificate associated with the application appears to be incorrect and shows the applicant to be the property owner, rather than the owners as identified on the Land Registry Records associated with the property.**

Response: The applicants have noted that the ownership certificate was incorrectly filled in at the time of submission of the planning application. A revised ownership certificate has been submitted to correct this error.

- u) **The proposed development would cause overshadowing issues to adjacent properties.**

Response: Given that the proposed development would be single storey in height throughout and the ground on which it is proposed to be situated is predominantly flat, it is not considered that there would be any significant overshadowing issues to adjacent properties created as a result of the development.

- v) **The removal of existing walls to facilitate the proposed development could have a structural impact on the property and the adjoining semi-detached dwelling.**

Response: Similarly to r) above, this is not a relevant planning consideration but would form part of any future building warrant application submitted in respect of the proposed development. It should be noted, however, that any issues relating to damage to a neighbouring property would be a civil matter which would require to be resolved privately between the parties involved.

- w) **No details of drainage of rainwater from guttering has been provided.**

Response: There is no requirement for these details to be provided as part of the planning application submission.

- x) **Demolition and foundation works associated with the proposed development could cause damage to the adjoining semi-detached dwelling.**

Response: This is not a relevant planning consideration. Any issues relating to damage to a neighbouring property would be a civil matter which would require to be resolved privately between the parties involved.

- y) **It is noted that revised drawings have been submitted and the plans have been amended and reduced in scale. However, the previously stated objections are retained by the writer in respect of the amended proposals.**

Response: The writer's comments are noted. However, as set out in Section 6 below, following a detailed assessment of the planning application the view is taken that the proposal is fully compliant with all relevant Council policies. It is, therefore, considered appropriate for planning consent to be issued in respect of the proposed development in this instance.

- z) **The objectors were not provided with written confirmation of the outcome of the original application in respect of the proposed development and feedback was not provided in respect of the points of objection raised.**

Response: Although amended drawings were submitted in respect of the proposed development, the application under consideration is the original application and as such, no final decision has been taken in respect of this application at this time. Once the application is determined all representees will be provided with confirmation of the outcome of the application. Responses to the points of objection raised are detailed in the report of handling associated with the development which can be viewed on the Council's Planning Portal.

- aa) **The development will result in a loss of green space and set a precedent for further loss of green space through future developments of a similar nature. This will create an adverse impact in terms of climate change issues.**

Response: While an area of garden ground associated with the dwellinghouse on site would be lost to facilitate the proposed development it is not considered that any significant loss of greenspace would occur in this instance, particularly given the extensive remaining garden grounds associated with this property which would be retained. Each planning application requires to be considered on its own merits and the granting of planning consent in this instance would not be considered to set a precedent for any future proposed development. As with any proposed development requiring planning permission, future proposals would require to be assessed on their own merits at the time of submission of an application to the Council.

- bb) **Details have not been provided as to how the building works would be carried out on site.**

Response: There is no requirement for these details to be provided as part of the planning application submission. However, a building warrant would require to be obtained for the proposed works and, through the building warrant process, it would be ensured that the development would be carried out in accordance with all relevant building standards.

- cc) **Part of the stone wall at the front of the property would require to be removed to facilitate the proposed access arrangements associated with the development.**

Response: It is noted that a section of the wall in question is proposed to be removed to facilitate the development. The removal of the section of wall would not, in itself, require planning consent and this work would allow improved access and car parking space to be provided in respect of the development. It is noted, however, that the Council's Roads and Transportation Services have declared their satisfaction with the existing parking arrangements on site.

- dd) **Further contact has been made with SEPA by objectors to the proposed application. Had SEPA known of the existence of a culvert running under the proposed development site it is likely that they would have objected to the development. Neither the Council's Planning or Flooding departments have sufficiently investigated the issue of the culvert and SEPA have not been given an opportunity to provide further comment regarding the application.**

Response: The objectors' assertions as set out above are incorrect. Consultation was undertaken with both SEPA and the Council's Flood Risk Management Team as part of the initial assessment of the planning application with neither offering any objections to the proposed development. Further consultation was also undertaken with both Services during the application assessment process. Although the issue of a combined sewer running through the garden ground of the property would normally be dealt with through the building warrant process rather than the planning application, as noted in j) above, this matter has been dealt with in detail as part of the planning application assessment process in this instance. In addition to SEPA and the Flood Risk Management Team, Scottish Water have also now declared their satisfaction with the proposed development layout, subject to the issuing of formal technical approval outside the planning process. As such, it would not be appropriate for planning permission to be refused on flood risk grounds.

- ee) **The application site boundary as shown on the plans submitted is incorrect and does not match the land owned by the applicant and his family in this case.**

Response: The issue of land ownership is a civil matter and does not form part of the planning application assessment process. As a courtesy, the objectors' claim has been noted to the applicant, who has stated that he is satisfied that the details he provided as part of his application are correct, other than a naming error on the ownership certificate which has since been corrected. Any further concerns with regard to this matter require to be dealt with privately by the parties involved, outside of the planning process.

- ff) **The writer wishes to note that they have no objection to the planning application.**

Response: The writer's position is noted.

5.2 These letters are available for inspection on the planning portal.

6. Assessment and Conclusions

6.1 Planning permission is sought to erect a single storey extension to the side and rear of the dwellinghouse at 7 Douglas Drive, Cambuslang, comprising additional living accommodation associated with the dwelling and a granny annex. The total floor area of the proposed extension would be 148 square metres, with 30 square metres of the extension comprising an extended kitchen area associated with the main dwellinghouse and the remainder comprising the proposed granny flat. The proposed granny flat would comprise a bedroom, a small dressing area, a kitchen and living area, as well as bathroom facilities. The proposed extension would be finished in

cement render with a mock stone block pattern and a slate roof to match the existing dwellinghouse.

- 6.2 The applicants have provided supporting information advising that the proposed granny flat would be occupied by the parents of one of the occupants of the property. Additional medical justification demonstrating the need for the accommodation to be provided on site has also been provided.
- 6.3 Section 25 of the Town and Country Planning (Scotland) Act 1997, requires that all planning applications are determined in accordance with the development plan, unless other material considerations indicate otherwise. The main determining issues, therefore, in the assessment of this application are whether the proposed development is in compliance with local development plan policy.
- 6.4 In terms of the South Lanarkshire Local Development Plan (adopted 2015), it is noted that the site is located in an area which forms part of the general urban area as designated by Policy 6. As such, the principle of the use of the site for residential purposes is considered to be acceptable. With regard to the specific design and layout of the proposed development Policy 4 – Development Management and Placemaking requires all proposals to take account of and be integrated with the local context and built form. The policy states that development proposals should have no significant adverse impacts on the local community and, where appropriate, should include measures to enhance the environment and the quality of placemaking. Further policy and guidance is set out in the associated supplementary guidance document relating to Development Management, Placemaking and Design.
- 6.5 Policy DM1 of the supplementary guidance document relating to development management, placemaking and design advises that the design and layout of all new development will require to be assessed against the relevant supplementary guidance policies as appropriate. In this case Policy DM2 – House extensions and alterations and Policy DM5 – Extended family accommodation are considered to be of specific relevance to this planning application.
- 6.6 Policy DM2 advises that proposed house extensions and alterations will be considered favourably provided that the siting, form, scale, design and materials are appropriate to the dwellinghouse itself and the wider area, the proposed development does not overwhelm the existing dwellinghouse or wider streetscene and the development does not have a significant adverse impact in terms of privacy, overlooking or loss of light. In addition, proposals should retain adequate car parking, bin storage and garden ground and should not adversely impact on traffic or public safety.
- 6.7 Policy DM5 provides specific policy and guidance with regard to extended family accommodation. The policy advises that in order for proposed extended accommodation to be considered acceptable, a social need will require to be demonstrated in support of the proposals. In addition, it will require to be demonstrated that adequate access, parking and turning facilities will continue to be provided and that no harm to the amenity of neighbouring properties through loss of privacy or overlooking will occur. Furthermore, in instances where proposals for the formation of a family annex are considered acceptable, any consent issued will require to be appropriately conditioned to ensure that the annex is not occupied, let or sold as a separate dwellinghouse.

- 6.8 In this instance, it is noted that, although sizeable in terms of floor area, the proposed extension would be small in terms of height, being single storey throughout. In addition it is noted that the property is situated within extensive garden grounds and that, as such, ample garden and amenity space would remain available to serve the extended property. In addition, it is noted that the proposal has been amended twice by the applicants, in light of objections from local residents and in order to ensure that a sizeable standoff distance from a combined sewer would be retained. On both occasions the overall floor area of the proposal has been reduced and the proposed development is therefore of a considerably small scale than was originally proposed. Furthermore, given the significant size of the plot and other adjacent properties and taking into account that the proposed extension would be significantly set back from the front elevation facing onto Douglas Drive, it is considered that an extension of this scale can be comfortably accommodated within the site without adversely impacting on the streetscape or the character of the local area.
- 6.9 Given that the proposed development would be single storey in height throughout it is not considered that there would be any significant adverse impact on any surrounding properties in terms of overlooking, loss of privacy or overshadowing issues. Furthermore the Council's Roads and Transportation Services (Development Management Team) have advised that they have no objections to the proposed development, as appropriate off street car parking provision is available to serve the enlarged dwellinghouse. It is noted that a row of trees, predominantly conifers, located in the garden area of the property would require to be removed to facilitate the proposed development. However, given the substantial number of trees that would remain in situ within the application site as well as in the garden grounds of surrounding properties, it is not considered that the loss of these trees would have any unacceptable impact on the streetscape. Additionally, it is noted that these trees are not subject to any formal protection and could have been removed by the applicants at any time. A bat survey has been undertaken in respect of the trees to be removed which has found that there would be no impact on bats as a result of the proposed works.
- 6.10 In terms of consideration of potential flood risk management issues, both SEPA and the Council's Flood Risk Management Team, were initially consulted in respect of the application. Both have confirmed that they have no objections to the proposed development. Objectors noted the existence of a sewer running beneath the garden ground of the application site and raised concerns that the proposed development could potentially impact on the sewer. This is a technical issue that would normally be dealt with through the building warrant application process rather than the planning process. However, given the level of concern raised, as a one off a decision was taken to request that additional survey work be undertaken to clarify this matter in advance of a decision being taken on the planning application.
- 6.11 Further survey work was, therefore, undertaken and submitted by the applicants which demonstrated that the proposed extension would not take place on top of the combined sewer. At this stage Scottish Water were consulted to ascertain their views on the survey work undertaken. They agreed that the extension would not take place directly over the sewer, but requested that a four metre standoff distance be provided in this instance to ensure the protection of the asset. Amended drawings were therefore submitted altering the layout of the proposed extension to ensure that a four metre distance to the sewer would be maintained. Scottish Water were reconsulted on the amended drawings and advised that they were satisfied that their requirements had now been met, subject to formal approval being obtained directly from Scottish Water, separate to the planning application process. As such, it would not be appropriate for planning permission to be refused on flood risk grounds. The applicants

would be required to gain formal approval from Scottish Water for the works, separate to the planning application process. Thereafter, it would be the responsibility of the applicants to ensure that the development does not create any adverse impacts in terms of affected streams, culverts, sewers or other flood risk management issues.

- 6.12 With regard to the justification of the formation of a granny flat within the site, it is noted that supporting information has been provided by the applicants advising of the social need for the extended family accommodation to be provided. The details submitted have been accepted by the Planning Service. In particular it is noted that the development, if approved, would allow suitable on site accommodation to be provided to elderly relatives of the residents of the property and ensure that they can be appropriately cared for at home as required. A planning condition would be attached to any consent issued to ensure that the annex is not occupied, let or sold as a separate dwellinghouse. A condition requiring the submission of full details of all materials proposed to be used as part of the development would also be attached to any consent issued, to ensure that the development would suitably relate to the surrounding streetscape. As such, further to the detailed assessment of the proposals as outlined above, the view is taken that the proposals are compliant with the relevant policies of the Adopted South Lanarkshire Local Development Plan and its associated supplementary guidance, with specific regard to Policies 4, 6, DM1, DM2 and DM5.
- 6.13 On 17 August 2020, the Directorate for Planning and Environmental Appeals issued its report of the Examination of the proposed South Lanarkshire Local Development Plan 2. A number of amendments to policy have been recommended which will be carried through to adoption stage. For the purposes of determining planning applications, the Council will assess proposals against the policies contained within the adopted South Lanarkshire Local Development Plan and those within the proposed South Lanarkshire Local Development Plan 2 alongside the Reporters amendments. Whilst the Reporters amendments have yet to be ratified by South Lanarkshire Council they are nevertheless a material consideration. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan 1. It is considered that the proposal accords with Policies 3, 5, DM1, DM2 and DM5 of the proposed plan.
- 6.14 In summary, while it is noted that the proposed development is sizeable in terms of scale, the view is taken that, given the single storey nature of the extension and the extensive gardens within which this property is set, the development as proposed would be fully compliant with the relevant provisions of both the South Lanarkshire Local Development Plan (adopted 2015) and the Proposed South Lanarkshire Local Development Plan 2018. Furthermore, it is noted that the development, if approved, would allow suitable on site accommodation to be provided to elderly relatives of the residents of the property and ensure that they can be appropriately cared for at home as required. It is, therefore, recommended that planning permission is granted for the proposed development, subject to the attached conditions.

7. Reasons for Decision

- 7.1 The proposal would have no significant adverse impact on amenity and complies with the relevant policies of the adopted South Lanarkshire Local Development Plan and Supplementary Guidance (Policies 4, 6, DM1, DM2 and DM5) and the Proposed South Lanarkshire Local Development Plan 2 (Policies 3, 5, DM1, DM2 and DM5). There are no additional material considerations which would justify refusing to grant consent.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 14 September 2020

Previous references

◆ CR/07/0387

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 12 July 2019
- ▶ Neighbour notification letter dated 7 August 2020
- ▶ Consultations

Roads Development Management Team 01.09.2020

WOSAS 24.07.2019

SEPA Flooding 19.07.2019

Roads Flood Risk Management 08.04.2020

Cambuslang Community Council 09.05.2020
19.08.2020

Scottish Water 03.08.2020

▶ Representations Dated:

Mr & Mrs J Anderson, 36 Cadzow Drive, Cambuslang, G72 8NF 31.07.2019

Mrs Elizabeth Grant, 9 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG 13.01.2020

Dr Stanley Grant, 9 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG 24.09.2019

Mrs Elizabeth Grant, 9 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG 31.07.2019

Dr Stanley Grant, 9 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG 31.07.2019

Mrs Leila Lindsay, 10 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG 29.07.2019

Mr Alan Lindsay, 10 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG 28.07.2019

Mr Robert Anderson, 11 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG 29.07.2019

Mr Robert Anderson, 11 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	24.09.2019
J K Beattie, 5 Douglas Drive, Cambuslang, G72 8NG	23.09.2019
R Jones, 39 Brownside Road, Cambuslang, Glasgow, South Lanarkshire, G72 8NH	29.07.2019
Mr And Mrs J Myles, 61 West Coats Road, Cambuslang, Glasgow, South Lanarkshire, G72 8AE	12.08.2019
Captain David L. Beveridge, 59 West Coats Road, Cambuslang, Glasgow, South Lanarkshire, G72 8AE	12.08.2019
Mr Alexander Murrison, 53 West Coats Road, Cambuslang, Glasgow, South Lanarkshire, G72 8AE	26.07.2019
Thomas J Gillies, 51 West Coats Road, Cambuslang, Glasgow, South Lanarkshire, G72 8AE	23.07.2019
Mrs Moira Miller, 8 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NQ	30.07.2019
Mrs Leila Lindsay, 10 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	13.01.2020
Dr Stanley Grant, 9 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	12.01.2020
J K Beattie, 5 Douglas Drive, Cambuslang, G72 8NG	06.08.2019
Mr Robert Anderson, 11 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	17.01.2020
Imogen Beattie, 5 Douglas Drive, Cambuslang, G72 8NG	08.08.2019
John Beattie, Received Via Email	24.07.2019
Mr Alan Lindsay, 10 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	28.01.2020
Imogen Beattie, 5 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	06.08.2019
Mr John Anderson, 36 Cadzow Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NF	17.01.2020
Mrs Elizabeth Grant, 9 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	20.09.2019
Mr & Mrs J Anderson, 36 Cadzow Drive, Cambuslang, G72 8NF	23.09.2019
Imogen Beattie, Received Via E-mail	23.09.2019

John Beattie, Received Via E-mail	24.09.2019
Mrs Catherine Anderson, 11 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	23.09.2019
Mr And Mrs A Lindsay, 10 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	20.09.2019
John Anderson, Received Via E-mail	15.10.2019
Mrs Imogen Beattie, 5 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	19.01.2020
Mr Mark Humphries, 28 Cadzow Drive, Cambuslang, Glasgow, G72 8NF	24.02.2020
Stanley Grant, Received Via E-mail	25.02.2020
Alan Lindsay, Received Via E-mail	25.02.2020
I M Beattie And J K Beattie, 5 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	30.01.2020
MSP James Kelly, Received Via E-mail	06.03.2020
Stanley Grant, Received Via E-mail	11.08.2020
Imogen & John Beattie, Received Via Email	11.08.2020
Mr John Beattie, 5 Douglas Drive, Cambuslang, G72 8NG	01.06.2020
Mr Alexander Robert Murrison, 53 West Coats Rd, Cambuslang, Glasgow, G72 8AE	28.08.2020
Mr John Beattie, 5 Douglas Drive, Cambuslang, G72 8NG	31.08.2020
Mr David Beveridge, 59, West Coats Road, Cambuslang, Glasgow, G72 8AE	15.08.2020
Mr Tommy Gillies, 51 Westcoats Road , Cambuslang , Glasgow , G72 8AE	31.08.2020
Mrs Leila Lindsay, 10 Douglas Drive, Cambuslang, Glasgow, G728NG	25.08.2020
Owner/Occupier, 49 West Coats Road, Cambuslang, Glasgow, South Lanarkshire, G72 8AE	19.08.2020
Mr Robert Anderson, 11, Douglas Drive, Cambuslang, Glasgow, G728NG	19.08.2020
Anne Grant, Received Via E-mail	18.08.2020
Mr R Jones, 39 Brownside Road, Cambuslang, Glasgow, G72 8NH	26.08.2020

Mr Alan Lindsay, 10 Douglas Drive, Cambuslang, G72 8NG	05.08.2020
Mr Alan Lindsay, 10 Douglas Drive, Cambuslang, G72 8NG	18.08.2020
MSP James Kelly, Received Via E-mail	10.08.2020
MSP James Kelly, Received Via E-mail	14.08.2020

Contact for further information

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

Declan King, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455049

Email: declan.king@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/19/0983

Conditions and reasons

01. That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority. The development shall thereafter be carried out in accordance with the approved details to the satisfaction of the Council as Planning Authority.

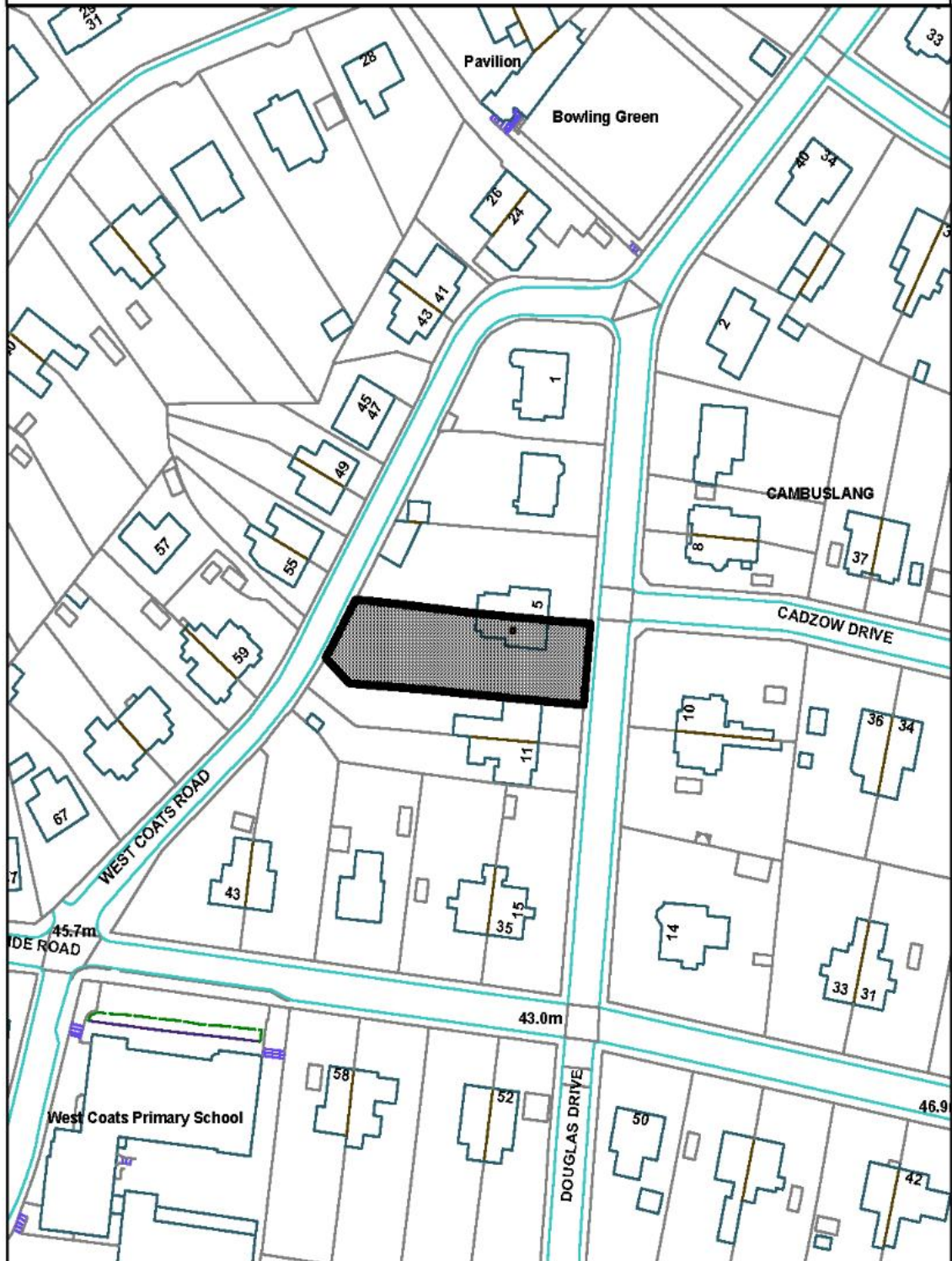
Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

02. That the granny annex hereby approved shall be used solely as accommodation ancillary to the main dwellinghouse and shall not be occupied, let or sold as a separate dwelling unit.

Reason: In order to retain effective planning control.

P/19/0983

7 Douglas Drive, Cambuslang



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Scale:
1:1,250
Date:
14/01/2020



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development