

Report

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Report to:	East Kilbride Area Committee
Date of Meeting:	31 August 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/05/0332
Planning Proposal:	Erection of single storey rear extension

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr T Dunlop
- Location : 33 Crawford Drive
East Kilbride

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 the attached conditions

2.2 Other Actions/Notes

3 Other Information

- ◆ Applicant's Agent:
- ◆ Council Area/Ward: 18 Maxwellton
- ◆ Policy Reference(s): East Kilbride and District Local
Plan (Adopted)
Policies DC1 and SLP6 – Development Control
General
- ◆ Representation(s):
 - ▶ 1 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 0 Comments Letters
- ◆ Consultation(s):

Roads and Transportation Services (East Kilbride)

Planning Application Report

1 Application Site

- 1.1 The application site relates to a semi detached two storey rendered house on Crawford Drive in the Calderwood area of East Kilbride. The site is bounded to the north by lockup garages, to the east and west by residential properties and to the south by amenity open space and adjacent residential properties. Access to the site is from Crawford Drive

2 Proposal(s)

- 2.1 This is a detailed planning application for the erection of a single storey extension to the rear elevation of the property which would provide approximately 42 square metres of additional floorspace to the existing building. The extension would extend approximately 9.75 metres across the existing rear elevation of the dwellinghouse and would project 4.25 metres beyond this elevation into the rear garden. A gap of approximately 1.4 metres would be maintained between the extension and the adjacent property on the western boundary and approximately 1 metre between the extension and the property on the eastern boundary.
- 2.2 The extension would incorporate a mono pitch roof with two velux windows and would include an enclosed balcony on the rear elevation approximately 1 metre in height with stairs accessing the rear garden. The extension would be finished with UPVC windows, concrete roof tiles and rendered walls all to match the existing house. The proposed accommodation comprises a kitchen, bedroom and en suite bathroom.
- 2.3 A letter of support was submitted on behalf of the applicant by the Councils Social Work Occupational Therapist who has stated that the applicant has complex medical needs and requires an extension comprising a bedroom and shower room for her long term care.

3 Background

- 3.1 The application site is identified as within a residential area of East Kilbride in the adopted East Kilbride and District Local Plan. The relevant policies covering the site are Policies DC 1 and SLP6 - Development Control General.

4 Consultation(s)

- 4.1 **Roads and Transportation Services** – have no objection to the proposal
Response: Noted.

5 Representation(s)

- 5.1 Following statutory neighbour notification procedures one letter of objection was received in respect of this application. The grounds of objection are summarised below:

- (a) **The proposed extension with its sloping roof will have an impact on the amount of daylight entering the existing side window on the adjacent rear extension at 35 Crawford Drive.**

Response: The proposed roof is considered to be acceptable in terms of its, height, design and materials. A narrow window constructed in coloured glass blocks is located on the side elevation of the adjacent extension. Whilst it is accepted that the proposal will result in a degree of overshadowing to this window, due to the orientation of the extension it is my opinion that any loss of

daylight or overshadowing caused will be minimal and will not adversely affect the adjacent property to any significant degree.

- (b) **Due to the location of the proposed extension there would be insufficient space left to clean the side window of the adjacent extension or to maintain the external fabric of the extension's side wall.**

Response: Amended drawings were submitted which show a distance of 1 metre being maintained between the proposed extension and the boundary. This distance is considered to be acceptable.

- (c) **The applicant has already removed the boundary fence and there are concerns that any adjacent work would undermine the existing foundations of the adjacent extension.**

Response: The above issues are legal matters which would have to be resolved between the two parties concerned. However, an advisory note will be attached to any consent granted stating that the applicant requires consent from the owners of the above property to remove any fence, where it involves shared ownership, and to enter their garden for construction or maintenance purposes.

- (d) **The extension will materially affect the appearance of the property and its current value.**

Response: It is considered that the scale and design of the extension is acceptable and that the extended house will be in keeping with dwellings in the surrounding area. Loss of value is not a relevant planning consideration.

6 Assessment and Conclusions

- 6.1** The determining issue that requires to be addressed in respect of this application is compliance with existing and draft local plan policy.
- 6.2** In terms of the adopted East Kilbride and District Local Plan the application can be assessed against Policies DC1 and SLP6 – Development Control General. Both policies state that all planning applications should take fully into account the local context and built form and that development should be compatible in terms of scale and massing and be built incorporating quality materials.
- 6.3** It is considered that the scale and design of the extension is acceptable and that the extended house will not dominate adjacent properties to the extent that their amenity will be adversely affected. Furthermore, I am satisfied that the extended house will be in keeping with dwellings in the surrounding area and that the extension will not adversely affect neighbouring properties through loss of daylight.
- 6.4** In summary, I would consider that the proposal complies with Policies DC1 and SLP6 of the East Kilbride and District Local Plan. I would, therefore, raise no objection to the proposal and recommend that planning permission be granted.

Iain Urquhart
Executive Director (Enterprise Resources)

9 August 2005

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
Roads and Transportation Services (East Kilbride) 12/06/05
- ▶ Representations
Representation from : Craig A Smith, 6 Ermelo Gardens
East Kilbride, G75 9PD, DATED 26/05/05

Contact for Further Information

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

Jim Blake, Planning Officer

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Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/05/0332

CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That the facing materials to be used for the external walls and roof of the extension hereby approved shall match in colour and texture those of the existing dwellinghouse on the site to the satisfaction of the Council as Planning Authority.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 To ensure satisfactory integration of the proposed extension with the existing building both in terms of design and materials.

INFORMATIVES

The applicant is advised that they require consent from the owners of the adjacent property at 35 Crawford Drive to remove any fence or boundary treatment, where it involves shared ownership, and to enter their garden for construction or maintenance purposes.

For information only

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