

Report

3

| | |
|------------------|--------------------------------------------------|
| Report to: | Cambuslang/Rutherglen Area Committee |
| Date of Meeting: | 28 April 2009 |
| Report by: | Executive Director (Enterprise Resources) |

| | |
|--------------------|----------------------------------------------------------------------------|
| Application No | CR/09/0050 |
| Planning Proposal: | Erection of Two Storey Rear/Side Extension and Single Storey Rear Sun Room |

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mrs A McLaughlin
- Location : 101 Dukes Road
Rutherglen

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 conditions listed)

2.2 Other Actions/Notes

The Area Committee has delegated powers to determine this application

3 Other Information

- ◆ Applicant's Agent: Plans and Drawings.com
- ◆ Council Area/Ward: 13 Cambuslang West
- ◆ Policy Reference(s): **South Lanarkshire Local Plan Adopted 2009**
Policy RES6 – Residential Land Use
Policy DM1 – Development Management
Policy DM4 – House Extensions and Alterations

- ◆ Representation(s):
 - ▶ 1 Objection Letter
 - ▶ 0 Support Letters
 - ▶ 1 Comments Letter
- ◆ Consultation(s): None

Planning Application Report

1 Application Site

- 1.1 The property in question is a two storey semi-detached dwellinghouse at 101 Dukes Road, Rutherglen. The adjoining semi (no. 103) is to the west and no.99 Dukes Road to the east is approximately 1m lower than the ground level of the application site.
- 1.2 Both neighbouring properties are of the same design as the applicant's dwelling. The facing material is mainly white render with decorative textured stonework and the properties have grey concrete roof tiles.
- 1.3 The house has a ground floor which has approximately double the floorspace of the upper level. The upper level currently contains two bedrooms. A section of pitched roof extends down from below the first floor windows and continues around the side and rear of the property. This is a distinctive feature of this house style along Dukes Road.
- 1.4 There is a north facing front garden, which slopes downwards towards the public footway. It is bounded by a 5ft hedge, which sits atop a boundary wall, of a height no greater than 40cm. This wall continues along the frontage of many other houses on the south side of the street.
- 1.5 There is a large south facing rear garden, which receives sunlight for most of the day. This garden slopes slightly uphill from north to south.
- 1.6 The driveway, which takes access from Dukes Road is monoblocked, slopes uphill towards the house and provides 2 car parking spaces.

2 Proposal(s)

- 2.1 The applicant requests detailed planning permission for the erection of a two storey rear/side extension and single storey rear sun room. The proposal extends 2.7m to the east towards no. 99 Dukes Road at a height of 6.8m. It steps back 1.2m from the front building line and leaves a gap of approximately 1m between the boundary wall with no. 99. The proposed extension will primarily utilise the land to the east of the existing house.
- 2.2 The applicants wish to increase the number of rooms in the property by creating an additional bedroom, sitting room, study and bathroom. The two existing bedrooms and the existing kitchen will also be significantly increased in size. The footprint of the property will be increased from 82m² to 113m². The total floorspace will be increased from 100m² to 191m².
- 2.3 The proposed materials will match those of the existing building and will include white render and grey concrete tiles. The proposed windows would be double glazed.

3 Background

3.1 Local Plan Status:

Within the adopted South Lanarkshire Local Plan the site is identified as being within a residential area, where Policy RES6 – Residential Land Use applies. Other relevant policies are Policy DM1 – Development Management and Policy DM4 - House Extensions and Alterations.

3.2 Relevant Government Advice / Policy

None

3.3 **Planning History**

This application follows a previous planning application which was submitted in August 2008 (CR/08/0184). This was a similar application but with some key differences to the one currently being considered.

In the previous application the upper storey was significantly larger. The south west bedroom of the upper floor had 15.3m² more floorspace and would have resulted in a large gable wall extending 4.4m southwards from the midpoint of no. 101 and 103 Dukes Road. This in turn would have reduced daylight to the adjoining bedroom of no. 103 Dukes Road.

It was initially proposed that the extension would use the same building line as the existing house. However this would have given the appearance of a terraced effect along the street. After discussions with the applicant this planning application was withdrawn.

4 **Consultation(s)**

4.1 None.

5 **Representation(s)**

5.1 Following statutory neighbour notification procedures a single objection was received from the adjoining neighbour at no. 99 Dukes Road. Under the Council's Scheme of Delegated Powers this type of planning application can normally be delegated as only one objection letter has been received. However one of the local members for the ward has requested that this planning application be heard by the Area Committee. No views were expressed regarding the proposed development in this letter.

5.2 The grounds of objection from the letter of objection are summarized below:

(a) The proposed development would be detrimental to the amenity of the objector's property for the following reasons; the development would sit many feet above the objector's dwellinghouse, dominating the objector's property; it would deprive the objector of light and privacy and the entire symmetry of the street would be lost.

Response: Noted the proposed development's impact on amenity, sunlight/daylight and street design will be fully considered in the Assessment and Conclusions section of the report.

(b) The proposed development would be contrary to Policy DM1 – Development Management of the adopted South Lanarkshire Local Plan i.e the proposed dwelling would come within one metre of the boundary of the objector's property and would effectively double the size of the property. No other house has been similarly extended.

Response: Noted this matter will be fully considered in the Assessment and Conclusions section of the report.

(c) The proposed development would be contrary to Policy DM4 – House Extensions/Alterations of the adopted South Lanarkshire Local Plan. The scale of the proposals is not acceptable. There may not even be enough space to get bins down the side of the house and bins may even have to be stored at the front of the property.

Response: Noted this matter will be fully considered in the Assessment and Conclusions section of the report. However it is noted that the proposed development would still allow a metre to the side of the development. It is considered that this would be sufficient to get bins down the side of the house when required.

(d) This planning application differs very little to the one which was rejected last year.

Response: Noted this matter will be fully considered in the Assessment and Conclusions section of the report.

These letters have been copied and made available for inspection in the usual manner.

6 Assessment and Conclusions

6.1 The applicant seeks planning permission to form a two storey side and rear extension and single storey rear sun room. The main determining issues in the assessment of this planning application are compliance with local plan policy, site history and the proposal's impact on the amenity of the residential area and that of the objector's property.

6.2 In terms of the local plan the application site is located within a general residential area and is designated under Policy RES6 – Residential Land Use of the adopted South Lanarkshire Local Plan. Development that is detrimental to the amenity of these areas is therefore to be resisted. Furthermore Policy DM1 – Development Management of the adopted local plan requires all planning applications to take account of the local context and built form and states that it should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. Detailed policy guidance is provided in Policy DM4 – House Extensions and Alterations in which to assess extensions of this type and these will only be permitted where it can be demonstrated that the following criteria can be met:

- a. **the siting, form, scale, design and materials respect the character of the existing dwellinghouse and the wider area. Within this context, high quality, innovative design will be encouraged where it complements the character of the buildings and its surroundings;**

Response: The materials will match those of the existing house. In terms of form this would be the first extension of this design on Dukes Road to incorporate this type of side extension. However, there are no specific design restrictions in place to prevent this type of extension. The building is not listed and is not situated within a Conservation Area.

- b. **it does not dominate or overwhelm the existing dwelling, neighbouring properties or streetscene in terms of size, scale or height;**

Response: The current design of the house is such that the upper level is approximately half the size of the building's footprint. The applicant intends to reproduce the ground floor space on the upper level, as well as creating a side extension. Although the floorspace of the property would be significantly increased from 100m² to 191m² the footprint of the building would be increased only by 31m². From the street level the new extension would appear to be a quarter of the total building's width. In terms of form and design the side extension would be stepped back by 1.2m which would make the extension appear distinct from the front of the property. The ground floor would retain its original building line and the existing mid level pitched roof feature, would still continue onto the adjoining no. 103 Dukes

Road. In this respect the impact of the proposal from the street frontage has been minimised. It also accords with the adopted local plan's guidance note for Two-Storey Extensions as the proposal is set back by over 1.0m from the existing building line and would be approximately 1.0m from the dividing boundary wall to no. 99 Dukes Road.

- c. it does not significantly adversely affect adjacent properties in terms of overlooking or loss of privacy, daylight or sunlight;**

Response: The difference in ground levels means that the existing dwelling already casts a shadow over the side elevation of no. 99 Dukes Road for most of the afternoon. However the elevation over which the shadow would be cast is the side elevation. This elevation has three opaque windows on the ground floor and no windows on the upper level. These are windows to the bathroom and hallway. It would therefore not deprive the neighbour of light to any habitable rooms. The proposed development has 2 windows on the ground floor of the side extension. Given the difference in ground levels these would overlook the objector's property as the distance between the extension and the gable wall of no. 99 would be approximately 4.5m. However these windows could be formed with opaque glass. In terms of the proposed additional windows to the rear of the extension these windows would still be over 24 metres away from the rear dividing boundary and would not raise any new privacy issues.

- d. it retains adequate car parking and useable garden ground within the site;**

Response: The application site would still be able to provide the required two off street parking spaces and there would still be over 70m² of rear garden ground meeting the requirements of the Council's Residential Development Guide.

- e. it does not have an adverse impact on traffic or public safety;**

Response: The proposed development would not have an adverse impact on traffic or road safety.

- f. there is no significant adverse impact on European Protected Species.**

Response: The proposed development would not have an adverse impact on any European Protected Species.

- 6.3 The proposed development would substantially increase the size of the existing dwellinghouse however the size of the property's curtilage is also substantial and the footprint of the proposal would meet local plan guidance on stand off distances to dividing boundaries. The proposed extension is to the side and rear of the property. It would be parallel to the building line of the objector's own property and would not project any further back than that property. I am satisfied that given its position and design the proposed development would not have an adverse impact on the objector's privacy, sunlight or amenity or that of any other neighbouring property. The two habitable windows on the ground floor of the side elevation of the extension can be formed with opaque glass and if planning permission is granted this can be controlled through the imposition of a planning condition.

- 6.4 In respect of the overall design of the proposal and its impact on the streetscene the proposed development has been reduced in size from the original proposal. The side extension has been stepped back from the front building line and the overall footprint of the proposal has been reduced. It is considered that although this proposal would be the first of this type of design within the street given the property is neither listed or within a Conservation Area the amended design is now acceptable. The proposal is therefore considered to be in accordance with both Policy DM1 and DM4 of the adopted local plan.

- 6.5 Whilst the objector's concerns are noted the amended proposal is considered to be acceptable. It would be in accordance with local plan policy and would not be detrimental to the residential amenity of the area. It is therefore recommended that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal is in accordance with Policies RES6, DM1, DM4 and the additional guidance for Two-storey Extensions of the adopted South Lanarkshire Local Plan and would not be detrimental to the residential amenity of the area.

Iain Urquhart
Executive Director (Enterprise Resources)

21 April 2009

Previous References

- ◆ Planning Application No. CR/08/0184

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan 2009
- ▶ Neighbour notification certificate dated 03/03/2009

Consultations

None

- ▶ Representations
- ▶

Representation from : Councillor Baillie, DATED 23/03/2009

Representation from : Mrs Helen Drury, 99 Dukes Road
Rutherglen G73 5AG, DATED 27/03/2009

Contact for Further Information

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

Ryan McAlindin, Planning Officer, Royal Burgh House, 380 King Street, Rutherglen G73 1DQ

Ext 5138 (Tel :0141 613 5138)

E-mail: Enterprise.cam-ruth@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : CR/09/0050

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 two windows on the east elevation of the extension hereby approved shall be glazed in obscure glass and thereafter shall be maintained as such 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.
- 1 In the interests of amenity and in order to retain effective planning control.
- 2 In the interest of amenity.

For information only

For information only

