

# Report

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

Application No	EK/05/0180
Planning Proposal:	Erection of two storey rear extension to dwellinghouse

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr Brian Walker
- Location : 24 Rosslyn Avenue  
East Mains  
East Kilbride

## 2 Recommendation(s)

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

(1) Refuse (for reasons stated)

## 2.2 Other Actions/Notes

## 3 Other Information

- ◆ Applicant's Agent: Mr Iain McTavish
- ◆ Council Area/Ward: 19 East Mains
- ◆ Policy Reference(s): East Kilbride and District Local  
Plan (Adopted)  
Policies DC1 and SLP6 – Development Control  
General

- ◆ Representation(s):
  - ▶ 0 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 relates to a two-storey semi detached house on Rosslyn Avenue in the East Mains area of East Kilbride. The application site is bounded on all sides by residential properties.

### **2 Proposal(s)**

- 2.1** This is a detailed planning application for the erection of a two storey extension to the rear of the existing dwellinghouse. The proposed extension would provide approximately 110 square metres of additional floorspace to the house and would provide a kitchen on the ground floor, a bedroom with en-suite shower room on the upper floor and a further bedroom in the roof space.
- 2.2** The extension would extend approximately 6.7 metres across the rear elevation of the house and would project approximately 5.5 metres beyond this elevation into the rear garden. The extension would incorporate a mansard style roof with a gable end when viewed from the rear garden. UPVC windows would be incorporated into the extension at ground, first and upper floor level in addition to velux windows in the roof. The remainder of the extension would be constructed with concrete roof tiles and rendered walls to match the existing house.

### **3 Background**

#### **3.1 Local Plan Status**

- 3.2** 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 recommend refusal of the application as the applicant cannot provide the required off street parking for the development. Currently, the applicant has no off street parking and three spaces are required for a property with four bedrooms or more.  
**Response:** Noted and accepted.

### **5 Representation(s)**

- 5.1** Neighbour notification procedures were undertaken and no letters of objection were received.

### **6 Assessment and Conclusions**

- 6.1** The determining issue that requires to be addressed in respect of this application is compliance with 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** Whilst the principle of a two storey extension to the rear of the property is considered to be acceptable I have concerns regarding the scale and design of the proposal in its current form. It is considered that the proposed 5.5 metre projection of the

extension would have an adverse impact on the amenity of the adjacent property at 26 Rosslyn Avenue in terms of its scale and massing. It is also considered that the mansard type roof design of the extension is unacceptable and would be out of keeping with dwellings in the surrounding area. The applicant was advised of these concerns and was willing to amend the design of the roof but did not wish to reduce the projection of the extension.

- 6.4** As stated, Roads and Transportation Services have recommended that the application be refused due to the applicant not being able to meet the Council's car parking requirements.
- 6.5** In summary, it is considered that the proposal does not comply with Policies DC1 and SLP6 of the Adopted Local Plan as the scale and design of the extension would be out of character with and would constitute an overdominant and obtrusive form of development at this location. In addition, it is considered that the proposal would have an adverse impact on traffic and result in the parking of vehicles on-street causing adverse traffic conditions. Given the above I recommend that planning permission be refused.

**Iain Urquhart**  
**Executive Director (Enterprise Resources)**

**10 August 2005**

#### **Previous References**

- ◆ None

#### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
  
- ▶ Consultations  
East Mains
  
- ▶ Representations  
None

03/05/05

#### **Contact for Further Information**

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

Jim Blake, Planning Officer

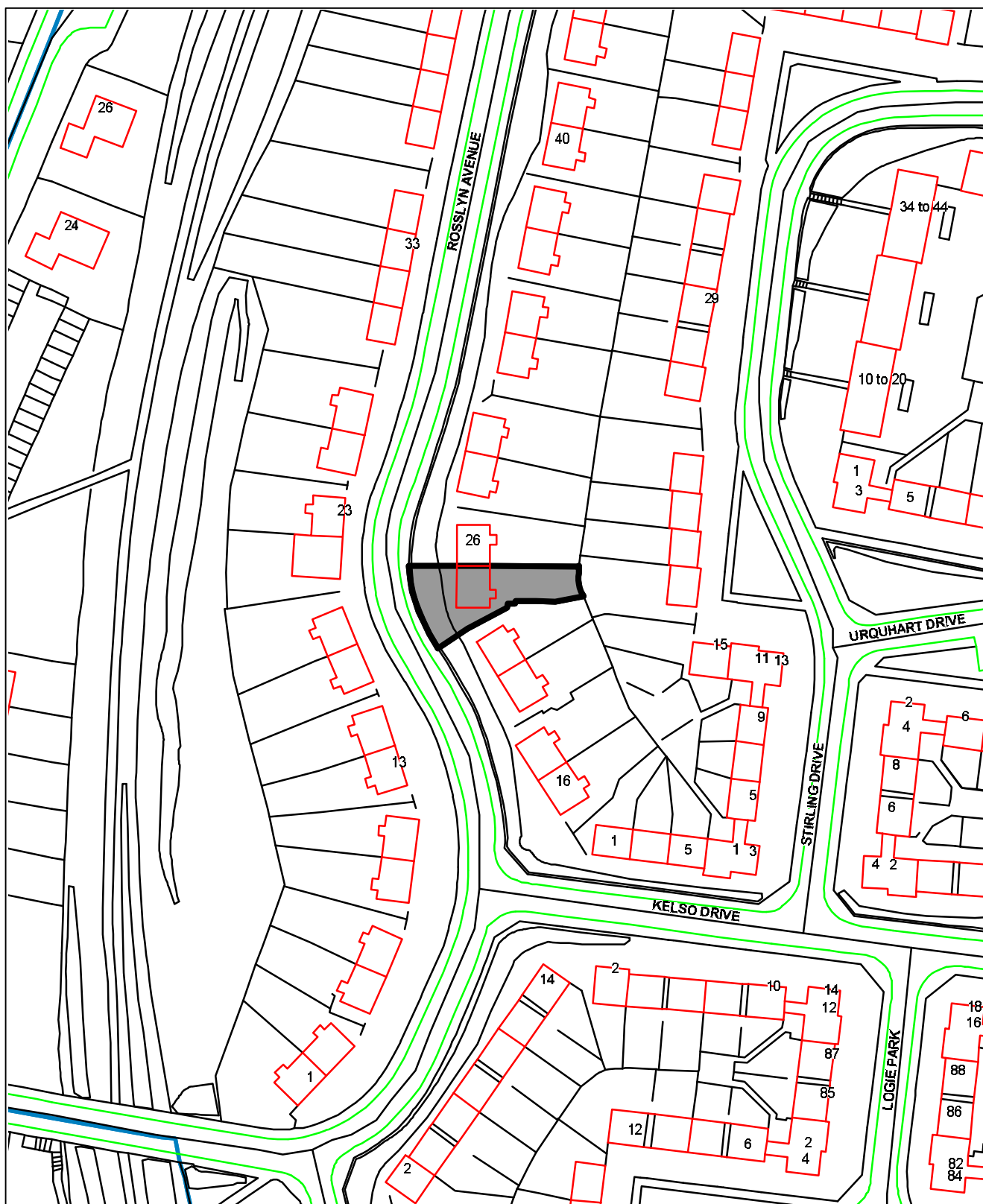
Ext : 6315 (Tel :01355 806315 )

E-mail: Enterprise.ek@southlanarkshire.gov.uk

**REASONS FOR REFUSAL**

- 1        The proposed off-street parking associated with the application is insufficient to accommodate the requirements of the proposal, thereby resulting in the parking of vehicles on-street causing adverse traffic conditions.
- 2        In the interests of amenity in that the proposed extension, by virtue of its scale and design would be out of character with and would constitute an overdominant and obtrusive form of development at this location.

For information only



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