

Report

Report to:	Planning Committee
Date of Meeting:	24 January 2023
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/22/1659
Planning proposal:	Erection of single storey rear extension

1 Summary application information

Application type:	Householder
Applicant:	Mrs Gladys Miller
Location:	14 Clamps Wood East Kilbride G74 2HB

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 condition attached.

2.2 Other actions/notes

- (1) The Planning Committee has delegated powers to determine this application.
(2) The applicant is a local member of South Lanarkshire Council

3 Other information

- ◆ Applicant's Agent: Alicia Harvey
- ◆ Council Area/Ward: 08 East Kilbride Central North
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan 2 (Adopted 2021)**
Policy 3 General Urban Areas
Policy 5 Development Management and Placemaking
Policy DM2 House Extensions and Alterations

◆ Representation(s):

▶	0	Objection Letters
▶	0	Support Letters
▶	1	Comment Letters

◆ Consultation(s): None

Planning Application Report

1 Application Site

- 1.1 The application relates to a semi-detached dwellinghouse at 14 Clamps Wood, East Kilbride.
- 1.2 The application site fronts onto Clamps Wood. The application site adjoins the neighbouring property at 15 Clamps Wood. There are residential properties to either side of the respective dwellinghouse. Vehicular and pedestrian access to the property is taken from Clamps Wood.

2 Proposal(s)

- 2.1 The applicant seeks planning consent for the erection of a single-storey rear extension.
- 2.2 The proposed extension would project from the rear elevation by approximately 7.2 metres and be approximately 6 metres in width. The height of the eaves from ground level will be approximately 2.1 metres and the ridge height will be approximately 3.7 metres. The proposed extension will provide additional area for an open plan habitable room and dining room.
- 2.3 The proposal relates to a single-storey rear extension with a non-symmetrical dual-pitched roof with red concrete roof tiles that will feature two Velux windows on either ridge and a chimney with an external render to match existing. The rear elevation will feature aluminium double glazed bifold doors that open onto a slabbed patio and a vertical timber screen. The south-eastern elevation will feature a uPVC double glazed window, walls rendered to match existing, grey facing brick and buff facing brick to the basecourse. The underside of the canopy on the side elevation will feature fibre cement cladding. All soffits, fascias and rainwater goods will be white uPVC.

3 Background

3.1 Local Plan Status

3.1.1 South Lanarkshire Local Development Plan 2 (SLLDP2)

The SLLDP2 was formally adopted on 9 April 2021 and now supersedes the former Local Development Plan. For the purposes of determining planning applications the Council will, therefore, assess proposals against the policies contained within the adopted SLLDP2. In this regard the application site and associated proposals is affected by the following policies contained in the SLLDP2:-

- ◆ Policy 3 General Urban Areas
- ◆ Policy 5 Development Management and Placemaking
- ◆ Policy DM2 House Extensions and Alterations

3.2 Relevant Government Advice/Policy

- 3.2.1 The Revised Draft National Planning Framework 4 was approved by the Scottish Parliament on 11 January 2023. The next step is its formal adoption and publication by Scottish Ministers. Due to its advanced stage, the Revised Draft NPF4 is now considered to be a material consideration in the determination of this application. However, there are not considered to be any specific implications in respect of the provisions of the draft framework relating to this application.
- 3.2.2 Scottish Planning Policy (Revised 2020) (SPP) advises that proposals that accord with up-to-date plans should be considered acceptable in principle.

3.3 Planning Background

- 3.3.1 Planning applications EK/02/0500 for the erection of an extension to garage and EK/05/0037 for the erection of an upper floor extension to dwellinghouse have previously been submitted.

4 Consultation(s)

- 4.1 None.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken, and one letter of comment was received from the adjoining neighbouring proprietor at 15 Clamps Wood. The grounds of the comments are summarised as follows:-

a) Requesting that the neighbour notification period is delayed due to neighbour notification letters not containing a block plan of the proposed application site.

Response: It is noted that there was an error in which the location plan on the notification letter did not correctly print. As such, the neighbour notification letters were resent on 19 December 2022. The respective neighbour was notified of this information and referred to South Lanarkshire Council's Simple Search website which features submitted information (drawings, application forms, statements) relating to planning applications.

- 5.2 This letter is available for inspection on the planning portal.

6 Assessment and Conclusions

- 6.1 The applicant seeks planning consent for the erection of a single-storey extension to the rear of the dwellinghouse. Under the terms of 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 determining issues in the consideration of this application are its compliance with the adopted South Lanarkshire Local Development Plan 2 (LDP2) and its impact on the amenity of the adjacent properties.
- 6.2 The application site is located within the identified settlement boundary of East Kilbride. As such, the proposal is required to be considered against Policy 3 of the LDP2 which establishes that residential developments, and those of an ancillary nature, may be considered acceptable provided that they do not have a significant adverse impact upon the amenity and character of the area. It is considered that the principle of the erection of a single-storey rear extension to 14 Clamps Wood raises no issues within the context of Policy 3 of the LDP2.
- 6.3 Policy 5 – Development Management and Placemaking states that development proposals should be well designed and integrate well with the local area. Proposals should not have unacceptable significant adverse impacts upon adjacent buildings or the streetscape in regard to layout, scale, massing, design, external materials or amenity.
- 6.4 Policy DM2 – House Extensions and Alterations states that development proposals should respect both the character of the existing dwelling and the wider area in regard to siting, form, scale, design and materials, not dominate the existing dwelling or neighbouring properties and not significantly adversely affect adjacent properties in terms of overlooking, loss of privacy, daylight or sunlight.

- 6.5 The application site has a garden of adequate size at the rear of the property to accommodate the proposed single-storey extension. As such, sufficient space will remain thereby ensuring that no overdevelopment or overbearing occurs. The proposed external materials will match existing. As such, it is considered that the design, position, materials and scale of the proposed extension is sympathetic to the existing house and its surroundings.
- 6.6 The proposed extensions potential impact regarding overshadowing was a consideration during the assessment. A shadow test was conducted to assess the impact of the proposal on adjacent dwellinghouses. Given the position of the respective dwellinghouses in relation to the travel path of the sun, it is considered that there will not be a significant or unacceptable impact in terms of overshadowing/loss of sunlight that would justify refusal of this application. In addition, it is noted that the adjacent property is well screened by a fence. As such, it is considered that the proposal will not result in any significant adverse overshadowing or overlooking upon adjacent properties and any increase would be of a negligible amount.
- 6.7 In conclusion, following detailed consideration of the proposed extension as set out above, it has been determined that the proposal generally complies with Policies 3, 5, and DM2 of the South Lanarkshire Local Development Plan 2. The proposal is acceptable, and it is therefore recommended that planning permission is granted, subject to the attached condition, for the proposed extension in this instance.

7 Reasons for Decision

- 7.1 The proposal will not result in a significant adverse impact on either residential or visual amenity and complies with the provisions of Policies 2, 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: 13 January 2023

Previous references

- ◆ EK/02/0500 - Erection of extension to garage
- ◆ EK/05/0037 - Erection of upper floor extension to dwellinghouse

List of background papers

- ▶ Application form
 - ▶ Application plans
 - ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
 - ▶ Neighbour notification letter dated 2 December 2022
 - ▶ Consultations: None
 - ▶ Representations
- Stuart and Rena Currie, 15 Clamps Wood, East Kilbride, South
Lanarkshire, G74 2HB

Dated:
16/12/2022

Contact for further information

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

Kerr Murray, Planning Officer, Floor 6, Council Offices, Almada Street, Hamilton, ML3 0AA

Phone: 07795 455 474

Email: kerr.murray@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/22/1659

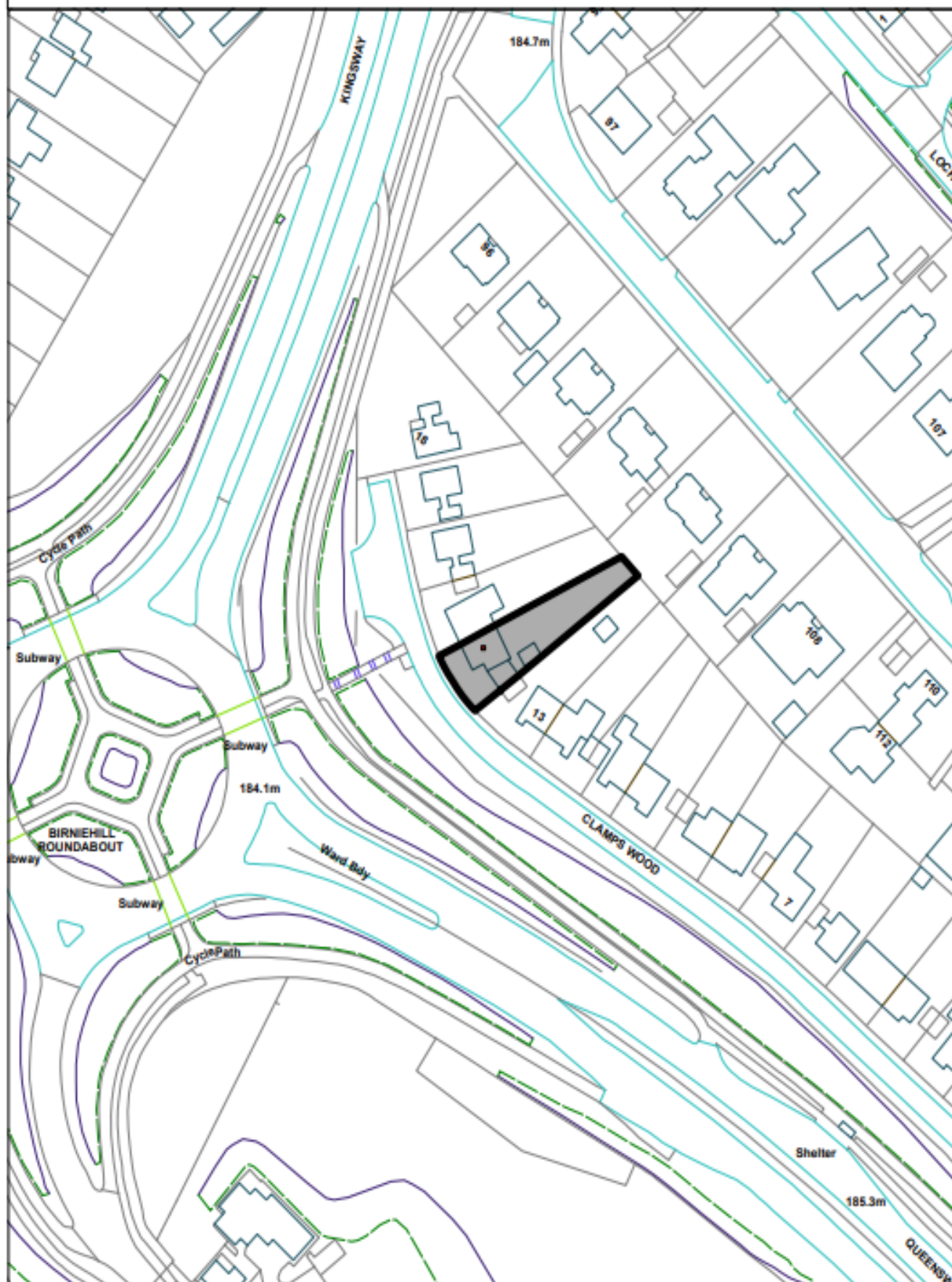
Conditions and reasons

01. 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).

P/22/1659

14 Clamps Wood, East Kilbride



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Scale:
1:1,250
Date:
21/12/2022



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development