

	<h1>Report</h1>	Agenda Item <h1>11</h1>
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Report to: **Planning Committee**
Date of Meeting: **5 October 2010**
Report by: **Executive Director (Enterprise Resources)**

Application No EK/10/0162
Planning Proposal: Change of Use from Dwellinghouse (Class 9) to Office (Class 2) with Extension to Existing Building

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : East Kilbride & District Housing Association Ltd
- Location : 2 Old Coach Road
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

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

3 Other Information

- ◆ Applicant's Agent: ARM Architects
- ◆ Council Area/Ward: 08 East Kilbride Central North
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan**
Policy DM1 – Development Management
Policy RES6 – Residential Land Use
Policy ECON8 – Small Scale Office Development
Policy ENV11 – Design Quality

◆ Representation(s):

- ▶ 9 Objection Letters
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

Environmental Services

Roads and Transportation Services (East Kilbride Area)

Planning Application Report

1 Application Site

- 1.1 The application relates to an existing dwellinghouse at 2 Old Coach Road, East Kilbride. The application site is bounded to the north by Old Coach Road with offices opposite, to the south by a veterinary surgery, to the east by a residential dwellinghouse and to the west by the junction of Main Street and Old Coach Road. The site extends to approximately 0.06 hectares. Access to the site is taken from Old Coach Road.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission to change the use of the property to form an office building. A single storey extension to the building is also proposed.

3 Background

3.1 Local Plan Status

- 3.1.1 The Adopted South Lanarkshire Local Plan identifies the site as within a residential area. Therefore Policy RES6 is of relevance to this application. Policy ECON8 – Small Scale Office Development, Policy ENV11 – Design Quality and Policy DM1 – Development Management are also considered to be of relevance to this application. The content of the above policies and how they relate to the proposal is assessed in Section 6 of this report.

4 Consultation(s)

- 4.1 **Roads and Transportation Services (East Kilbride):** Offered no objections to the proposal subject to the imposition of a number of conditions relating to access and parking.

Response: Noted. Any consent granted would be conditioned to this effect.

- 4.2 **Environmental Services:** Offered no objection to the proposal.

Response: Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification procedures were undertaken following which nine letters of objection was received. The grounds of objection have been summarised as follows:

- a) **The development could cause an increase in traffic volumes and cause traffic safety issues.**

Response: The Council's Roads and Transportation Services have declared satisfaction with the proposal in terms of access, traffic and road safety issues subject to the imposition of a number of conditions to any consent issued. The requested conditions would be attached to any consent issued.

- b) **The development could cause parking issues in the surrounding area.**
Response: The Council's Roads and Transportation Services were consulted on the development and have confirmed that the parking spaces to be provided by the applicant on site satisfy their requirements. Furthermore, the Torrance Hotel has provided written confirmation that 6 parking spaces from their car park can be made available to support this development. Therefore it is not expected that the development will cause any detrimental parking issues in the surrounding area.
- c) **It may prove difficult for larger delivery vehicles to access the property.**
Response: Roads and Transportation Services are satisfied that there is sufficient turning space within the property to accommodate service vehicles for this type of use and have offered no objections in this regard.
- d) **The development would result in the loss of a dwellinghouse to an office in a residential area.**
Response: It is noted that this area of Old Coach Road is one where a number of properties have been changed from residential dwellings to Class 2 uses. It is noted that Class 2 uses already operate to both the front and rear of the property, however, such changes of use are compliant with relevant local plan policies. The principle of the change of use to an office is therefore considered satisfactory at this location.
- e) **The change of use could cause an increase in noise levels and could create health issues for surrounding properties.**
Response: The Council's Environmental Services were consulted on the application and offered no objections in this regard. It is not considered that noise or health issues will be an issue in this instance.
- f) **The development would cause the defacement of an attractive and historic building.**
Response: The proposal includes the addition of a modern extension to the existing traditional building. However, it is noted that the property is not a listed building and is not situated within a conservation area. The extension to the premises is considered acceptable and it is not considered that the development would cause the defacement of an attractive and historic building.
- g) **The development would result in the removal of a tree within the property.**
Response: There is no issue in principle with the removal of this tree. There is no protection of trees on the site at present, however, conditions have been added to the consent regarding the protection of other trees and shrubs within the site.
- h) **There is an existing supply of designated office premises within the surrounding area.**
Response: It is noted that there are other office premises in existence both in the Village and also the greater East Kilbride area. However, this alone does not constitute justification for the refusal of this application and as the Planning Authority the Council requires to make a decision on this particular proposal.

These letter have been copied and are available for inspection in the usual manner and on the Council's Planning portal.

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. The applicants seek permission to change the use of an existing dwellinghouse to form an office which would serve as the headquarters

of East Kilbride Housing Association. An extension to the existing building is also proposed.

- 6.2 Policy ECON8 – Small Scale Office Developments relates to applications for the formation of small scale offices. This policy states that, where changes of use to form offices are proposed in residential areas, there should be no adverse impact on surrounding residential amenity or on town centre office developments. Given the scale of this proposal, it is not considered that this change of use will have any adverse impact on town centre office developments. In terms of residential amenity, both the Council's Roads and Transportation Services and Environmental Services have been consulted on the proposed development and have stated their satisfaction with the proposal. Roads and Transportation Services initially raised concerns relating to pedestrian and vehicular visibility splays, however, as the driveway has now been widened they are satisfied with these details. They have also requested that further conditions be added to any consent regarding parking and access requirements. Subject to these conditions it is considered that the proposal would not have any adverse impact on residential amenity and would be in compliance with Policy ECON8.
- 6.3 As the property is situated within a residential area, Policy RES6 is of relevance to this application. This policy states that, in general, the Council will resist the loss of residential dwellings to other uses, however ancillary non-residential developments may be considered acceptable and each one should be assessed on its own merits. Development should relate satisfactorily to the surrounding environment and should not adversely impact on the character or amenity of the area. In this instance it is noted that a number of properties in the surrounding area are now in use as offices as well as other Class 2 uses such as dentists and veterinary surgeries. It is not considered that the loss of a single dwellinghouse would adversely affect the local housing land supply. Therefore the principle of the change of use is considered to be acceptable in this instance. Additionally, it is not considered that the proposed change of use will have any adverse impact on surrounding properties in terms of noise, traffic, smell or other amenity impacts and the proposed extension is of a contemporary design which contrasts positively with the existing dwellinghouse. The proposal is therefore considered to be in compliance with Policy RES6.
- 6.4 Policy DM1 of the Adopted South Lanarkshire Local Plan states that all planning applications will require to take account of the local context and built form and should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. Development should enhance the quality and appearance of the local environment and take account of environmental, accessibility and sustainability issues as appropriate. Policy ENV11 states that development should make a positive contribution to the character and appearance of the area in which it is located. It is considered that the proposed extension will relate satisfactorily to the surrounding environment. Furthermore, it is considered that there would be no adverse impact on local amenity as a result of the change of use. Conditions would be attached to any consent issued with regard to access improvement and parking requirements. Subject to these conditions it is considered that the application would be in compliance with Policy DM1 and Policy ENV11.
- 6.5 No consultees have offered any objections to the proposed development subject to conditions that would be attached to any consent issued. Ten letters of objection have been received regarding the proposal. The points raised have been fully assessed in Section 5 of this report and conditions have been attached where

considered necessary. It is not considered that the points raised merit refusal of the application.

- 6.6 In summary, it is considered that the proposed change of use is acceptable in principle at this location. Furthermore, it is considered that the proposal will not have any adverse impacts on surrounding residential amenity and will integrate satisfactorily into the surrounding area. In light of the above, it is considered that the proposal accords with Policies DM1, RES6, ECON8 and ENV11 of the Adopted South Lanarkshire Local Plan. I would therefore raise no objections to the proposal and would recommend that detailed planning permission be granted for this development.

7 Reasons for Decision

- 7.1 The proposal has no significant impact on amenity and complies with Policy DM1, Policy RES6, Policy ECON8 and Policy ENV11 of the Adopted South Lanarkshire Local Plan 2009.

Colin McDowall

Executive Director (Enterprise Resources)

24 September 2010

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

Environmental Services 18/05/2010

Roads and Transportation Services (East Kilbride Area) 03/06/2010

- ▶ Representations

Representation from : Mr C L McCartney, 4 Old Coach Road, East Kilbride, G74 4DP, DATED 28/05/2010

Representation from : Dr H Doig, Sunnyside, 100 Main Street, East Kilbride, G74 4JY, DATED 01/06/2010

Representation from : Mr and Mrs John Campbell, 9 Wardrop Place, East Kilbride, G74 4DX, DATED 01/06/2010

Representation from : Mr and Mrs Pirie, 1 Wardrop Place, East Kilbride, G74 4DX, DATED 01/06/2010

Representation from : Margaret McAdie, Submitted by e-mail, DATED 01/06/2010

Representation from : Mrs Georgina Lamont, 1 Old Coach Road, East Kilbride,

Representation from : Gina Lamont, Received by email, DATED 02/06/2010

Representation from : E Coogans on behalf of East Mains Community Council, 10 St Bryde Lane, The Village, East Kilbride, G74 4FB, DATED 02/06/2010

Representation from : Mrs Mary Pirie, 1 Wardrop Place, East Kilbride, G74 4DX DATED 06/09/2010

Contact for Further Information

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

Julie Stanfield, Planning Officer, Civic Centre
Ext 6327, (Tel: 01355 806327)
E-mail: Enterprise.ek@southlanarkshire.gov.uk
Detailed Planning Application

PAPER APART – APPLICATION NUMBER: EK/10/0162

CONDITIONS

- 1 The consent shall be carried out strictly in accordance with drawing numbers:

842-L301 – Location Plan
842-S302 – Existing Site Plan
842-304B – Proposed Site Plan
842-S303 – Existing Ground and Upper Floor Plan
842-S304 – Existing Ground and Upper Floor Plan - Downtakings
842-S305 – Existing Elevations
842-S306 – Existing Roof Plan
842-D301A – Proposed Ground Floor Plan
842-D302 – Proposed Roof Plan
842-D304 – Proposed Elevations 1
842-D305 – Proposed Elevations 2
842-D306 – Perspective Views 1
842-D307 – Proposed Upper Floor Plan
- 2 The development hereby permitted shall be started within three years of the date of this permission.
- 3 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.
- 4 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.
- 5 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any such order revoking or re-enacting that order), the use of the building shall be restricted to use as an office

and for no other purpose within Class 2 as defined in the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997, without the prior written consent of the Council as Planning Authority.

- 6 That before the extension or change of use hereby approved is completed or brought into use, a turning space shall be provided within the site to enable vehicles to enter and leave the application site in forward gears at all times.
- 7 That, before extension or change of use hereby approved is completed or brought into use, the first two metres of the access from the heel of the footway/service strip shall be hard surfaced across its full width to prevent deleterious material being carried onto the road.
- 8 The surface of the parking area shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 9 That before the extension or change of use hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 90 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.
- 10 That before the extension or change of use hereby approved is completed or brought into use, a visibility splay of 2.4 metres by 2.4 metres measured from the heel of the footway shall be provided on both sides of the vehicular access and everything exceeding 0.6 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.6 metres in height shall be planted, placed or erected within these sight lines.
- 11 That before the extension and change of use hereby approved is completed or brought into use, all of the parking spaces shown in on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority. Spaces 1, 2, and 3 shall be clearly marked for visitors and spaces 4 and 5 shall be clearly marked for staff. A further 6 no. spaces should be reserved in the Torrance Hotel car park as per submitted letter.
- 12 That no trees within the application site, other than the tree on the western boundary of the site shown to be removed on the approved plans, shall be lopped, topped, pollarded or felled, and no shrubs or hedges other than that shown on the approved plans shall be removed from the application site without the prior written consent of the Council as Planning Authority.
- 13 That all trees to be retained within the site shall be fully protected during the period of construction and prior to any work commencing on the site, written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 In the interest of public safety
- 7 To prevent deleterious material being carried into the highway.
- 8 In the interest of public safety
- 9 In the interest of road safety
- 10 In the interest of public safety
- 11 To ensure the provision of adequate parking facilities within the site.
- 12 To ensure the protection and maintenance of the existing trees and other landscape features within the site.
- 13 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.

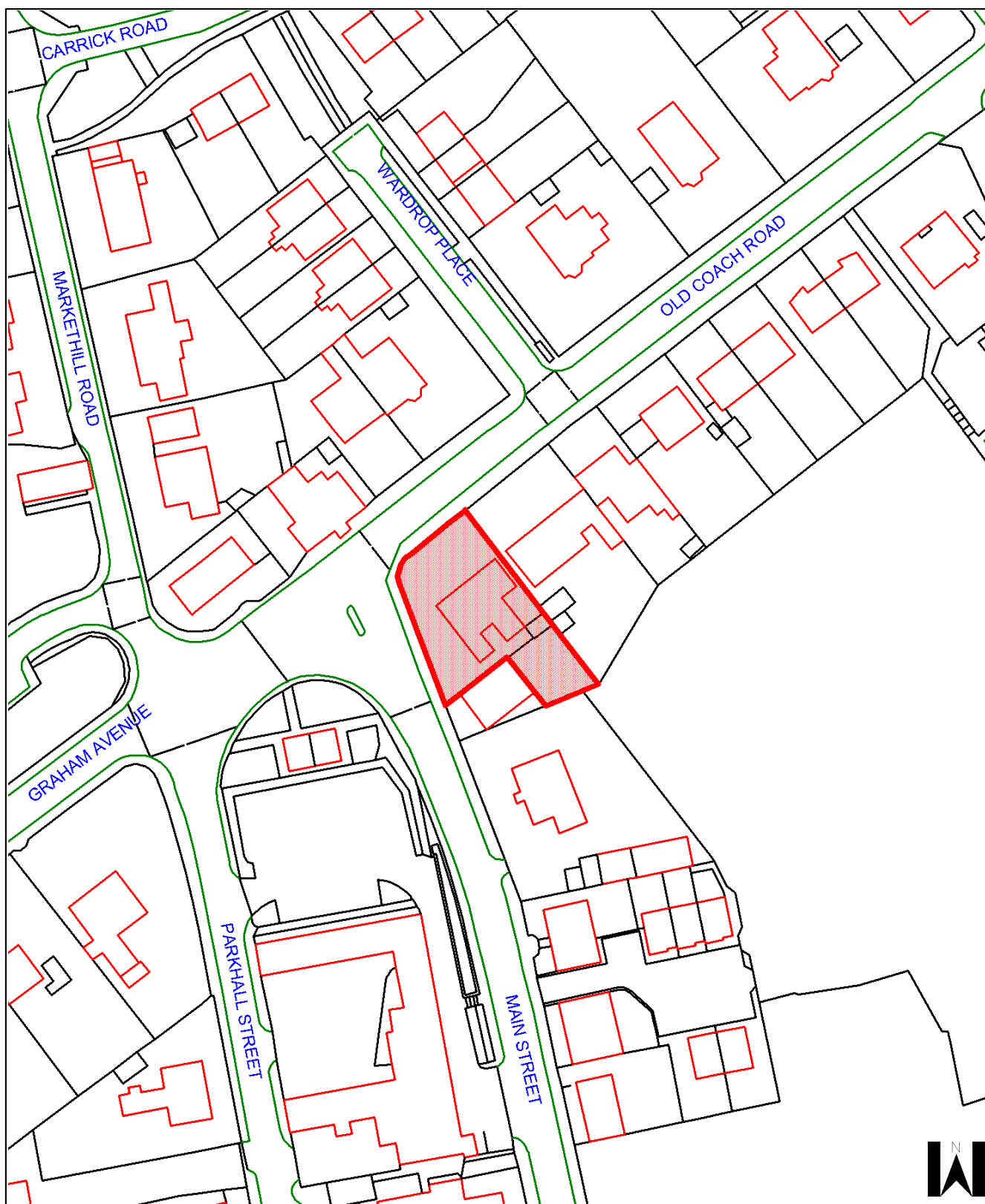
EK/10/0162

2 Old Coach Road, East Kilbride

Planning and Building Standards Services

Scale: 1: 1250

For information only



For information only