

Report

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Report to:	East Kilbride Area Committee
Date of Meeting:	8 June 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/05/0205
Planning Proposal:	Erection of two storey rear extension

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr Vincent Ha
- Location : 3 Durban Avenue
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: 30 Lindsay
- ◆ Policy Reference(s): East Kilbride and District Local Plan (Adopted)
Policies DC1 and SLP6 – Development Control
General

- ◆ Representation(s):
 - ▶ 2 Objection Letters

◆ Consultation(s):

Roads and Transportation Services (East Kilbride)

Planning Application Report

1 Application Site

- 1.1 The application site relates to a detached two storey brick house on Durban Avenue in the Lindsayfield area of East Kilbride. The site is bounded on all sides by residential properties except to the south where it is bounded by amenity open space and the adjacent Lindsayfield Road. Access to the site is from Durban Avenue.

2 Proposal(s)

- 2.1 This is a detailed planning application for the erection of a two-storey extension to the rear elevation of the property which would provide approximately 32 square metres of additional floorspace to the existing building. The extension would extend approximately 4.4 metres across the existing rear elevation of the dwellinghouse and would project 4.4 metres beyond this elevation into the rear garden. The extension would be located approximately 0.9 metres from the boundary with the adjacent property. The extension would carry through the line of the eaves of the existing house and form a gable when viewed from the rear. The proposed materials are UPVC windows, concrete roof tiles and brick walls all to match the existing house. The proposed accommodation comprises a family room on the ground floor and a bedroom and bathroom on the upper floor.

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 DC1 and SLP6 – Development Control General.

Planning Background

Planning permission was granted for the erection of a single storey rear extension and the conversion of the integral garage on 12 December 2004.

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 two letters of objection were received in respect of this application. The grounds of objection are summarised below:

5.2 The proposed extension will block daylight to the garden of the adjacent dwellings at 1 and 5 Durban Avenue.

Response: It is accepted that the proposal will result in a degree of overshadowing to the garden ground of the above properties. However, as the extension would be located approximately 4 metres from the boundary with 1 Durban Avenue it is my opinion that any loss of daylight or overshadowing caused will be minimal and will not adversely affect this property. Whilst the extension would have more impact on the property at 5 Durban Avenue it is considered that it would not adversely affect this property to a degree that would render the development unacceptable.

5.3 The proposed extension is excessive in terms of its scale and will block the view of the property at 5 Durban Avenue.

Response: It is considered that the width, height and bulk of the extension is in proportion to the existing dwellinghouse. Loss of view is not a valid 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 or overshadowing.

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)

10 May 2005

Previous References

None

List of Background Papers

- Application Form
- Application Plans

- Consultations Roads and Transportation Service

- Representations
 - Representation from : Chris English, 1 Durban Avenue
 Lindsayfield
 East Kilbride
 G75 9PB, DATED 15/04/05

 - Representation from : Duncan Bagan, 5 Durban Avenue
 Lindsayfield
 East Kilbride
 G75 9PB, DATED 14/04/05

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

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/05/0205

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.

EK/05/0205

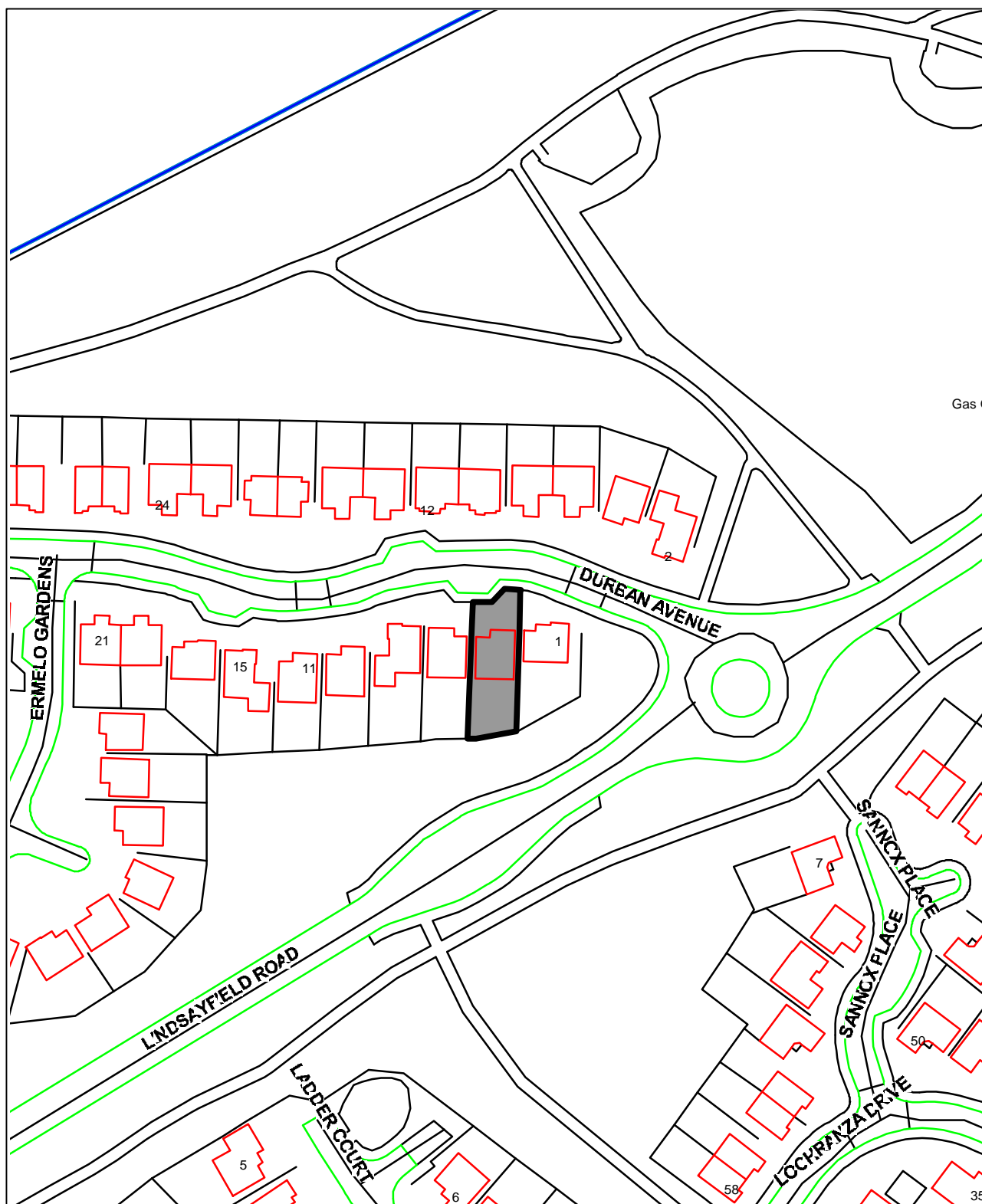
Planning and Building Control Services

3 DURBAN AVENUE, EAST KILBRIDE

Scale: 1: 1250

For information only

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