

Report

3

Report to:	Cambuslang and Rutherglen Area Committee
Date of Meeting:	13 February 2007
Report by:	Executive Director (Enterprise Resources)

Application No	CR/06/0343
Planning Proposal:	Erection of Two Storey Dwellinghouse with Integral Double Garage

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Alexander Ritchie
- Location : 11A Dunard 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 Conditions Attached

2.2 Other Actions/Notes

The Area Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent:
- ◆ Council Area/Ward: 57 Stonelaw
- ◆ Policy Reference(s): Cambuslang/Rutherglen Local Plan 2002
Policy RES9 – 'Residential Land Use'

South Lanarkshire Local Plan (Finalised Draft)
Policy RES6 – 'Residential Land Use Policy'

- ◆ Representation(s):
 - ▶ 2 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 0 Comments Letters

- ◆ Consultation(s):

Roads and Transportation Services (North Division)

Planning Application Report

1 Application Site

- 1.1 The application site relates to an unkept grassed area situated behind existing flats on Wardlaw Drive, Rutherglen and adjacent to Melrose Court, Rutherglen. The site has a slight slope running west to east and covers an area of 625sqm (0.06ha). The site is accessed by an unsurfaced road from Dunard Road. The site is directly behind the rear (west elevations) of the existing flats on Wardlaw Drive and behind the north elevations of the three storey tenements on Dunard Road. The boundary of the site is some 12 metres from the building lines of both sets of flats. A 3 storey, split level dwelling house is currently being built by the applicant within land directly opposite the application site.

2 Proposal(s)

- 2.1 The applicant proposes the erection of an 'L'-Shaped, 2 storey dwellinghouse to mirror the existing house which was recently constructed, covering an area of 140sqm. As the levels are not as severe, there is no requirement for the underbuild needed for the other house. Therefore, the house will use the attic space to provide an additional level and the garage will be integral. There will be a gap of two metres between the properties. There will also be a gap of 3.8 metres between the east elevation of the dwelling and the boundary with the rear gardens to the back of the properties at Wardlaw Drive. The flats themselves will be approximately 17 metres away. The nearest property on Dunard Road will be 24 metres away.
- 2.2 The proposed dwellinghouse will consist of 4 bedrooms all of which will be situated on first floor level with a lounge with the family room, breakfast area, dining room, kitchen and utility all situated on the ground floor.

3 Background

3.1 Local Plan Status

The site falls within a Residential Land Use Policy Area in both the Cambuslang/Rutherglen Local Plan 2002 and the South Lanarkshire Local Plan (Finalised Draft). Policy RES9 and RES6 are relevant, respectively. These policies advise that no proposal should have a detrimental impact on residential amenity.

3.2 Relevant Government Advice/Policy

SPP3: Planning for Housing states that the use of previously un-developed, unused, vacant sites can make an important and effective contribution to the supply of land for housing and can bring positive benefits by enhancing the local environment.

3.3 Planning Background

Detailed planning permission was granted in September 2005 (CR/05/0163) for a three storey dwellinghouse on the site directly opposite.

4 Consultation(s)

- 4.1 Roads and Transportation Services: - no objections subject to the adding of conditions relating to parking, access, gradient and surfacing.
Response: Noted. These conditions will be attached.

5 Representation(s)

- 5.1 Following statutory neighbour notification, two letters of objection have been received. The points raised are summarised as follows:

(a) The area surrounding the site is currently congested as a result of the site presently under construction. An additional house would cause a further hazard.

Response: Construction periods are an accepted part of the planning and building process. The site is being monitored by the Roads and Transportation Service. Both properties will have the required number of parking spaces and there will be no need for parking off site when the houses are completed and occupied.

(b) The construction of the existing house has resulted in damage to the garden wall at number 13 Dunard Road and the access lane.

Response: This is a separate legal matter.

(c) The proposal will result in a loss of privacy and sunlight to the properties on Dunard Road.

Response: The dwelling will be in excess of the required 20 metres to ensure the preservation of privacy. This distance will also ensure the penetration of light.

6 Assessment and Conclusions

- 6.1 The determining issue is the proposal's compliance with local plan policy – adopted and proposed.
- 6.2 The application is for the erection of an 2 storey dwelling. The proposal sits in a large plot in excess of those required by the Residential Development Guide. Furthermore, there are no directly facing windows to habitable rooms. The design of the dwellinghouse is acceptable in terms of fenestration, materials and roof mass and will, therefore, have no detrimental impact on residential amenity. Whilst the elevations of the new property and those of the rear of the flats on Wardlaw Avenue are 17 metres apart, there are no directly facing windows to habitable rooms.
- 6.3 In addition, the Roads & Transportation Service are satisfied with the proposals as regards parking and access facilities and in terms of how the proposal will operate. This is subject to a number of conditions which the applicant can achieve.
- 6.4 In conclusion, approval is recommended.

7 Reasons for Decision

- 7.1 The proposal complies with Policy RES9 of the Cambuslang/Rutherglen Local Plan 2002 Policy RES6 of the South Lanarkshire Local Plan (Finalised Draft).

Iain Urquhart
Executive Director (Enterprise Resources)

5 February 2007

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Neighbour Notification Certificate dated 21st September 2006

- ▶ Cambuslang/Rutherglen Local Plan 2002
- ▶ South Lanarkshire Local Plan (Finalised Draft) 2006
- ▶ South Lanarkshire Council Residential Development Guide (Revision 1 October 2001)
- ▶ Scottish Planning Policy 3 "Planning for Housing"
- ▶ Previous application CR/05/0163

- ▶ Consultations
Roads and Transportation Services (North Division) 03/11/06

- ▶ Representations
Representation from : Karen Falconer, T/R 8 Wardlaw Avenue
Rutherglen G73 3DE, DATED 20/10/06

Representation from : Graeme Gordon, 13/1 Dunard Road
Rutherglen G73 3BZ, DATED 02/10/06

Contact for Further Information

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

Iain Morton, Planning Officer, Enterprise Resources, 380 King Street, Rutherglen,
Ext 5138 (Tel: 0141 613 5138)
E-mail: Enterprise.cam-ruth@southlanarkshire.gov.uk

CONDITIONS

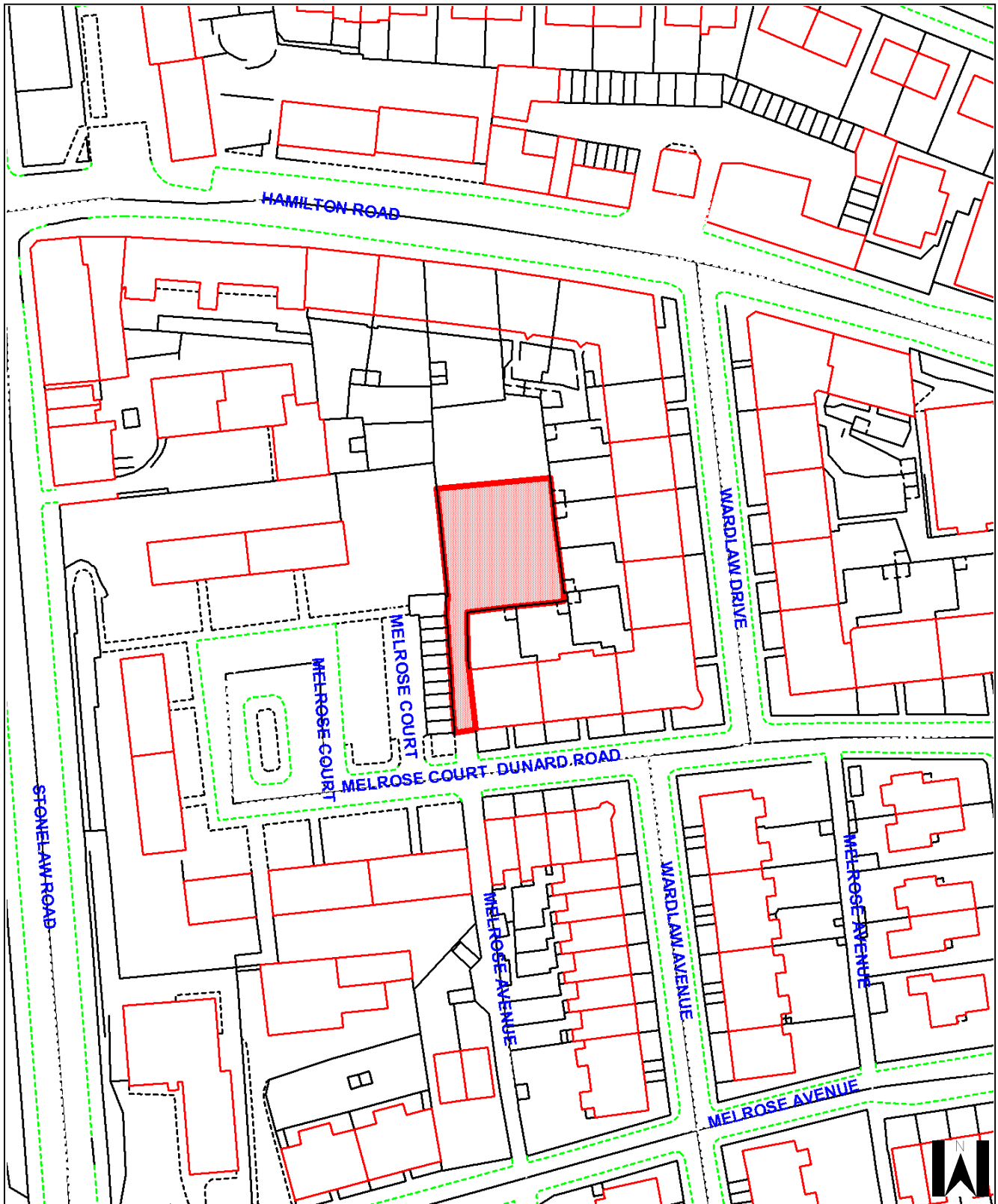
- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That before any work commences on the site, a scheme of landscaping for the site shall be submitted to the Council as Planning Authority for written approval and it shall include: (a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc.; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 3 That the landscaping scheme required by condition 2 above shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or the completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 4 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.
- 5 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.
- 6 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 7 Notwithstanding condition 6 above, a 1.8 metre high close boarded timber fence or brick wall shall be erected on the eastern boundary of the site
- 8 That before the dwellinghouse hereby approved is brought into use, dropped kerb access to the site shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 9 That before the dwellinghouse hereby permitted is occupied, 3 car parking spaces shall be provided within the curtilage of the plot and outwith the public road or footway and shall thereafter be maintained to the specification of the Council as Planning Authority.
- 10 The surface of the access shall be so trapped and finished in hard standing as to prevent any surface water or deleterious material from running onto or entering the highway.

- 11 That the maximum gradient for the proposed driveway shall be a 10% incline

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of the visual amenity of the area.
- 3 In the interests of amenity.
- 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 These details have not been submitted or approved.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 In the interest of public safety
- 9 To ensure the provision of adequate parking facilities within the site.
- 10 In the interest of public safety
- 11 In the interest of road safety

For information only



For information only

