

# Report

Report to:	<b>Cambuslang and Rutherglen Area Committee</b>
Date of Meeting:	<b>11th June 2019</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application no.	P/19/0406
Planning proposal:	Demolition of existing garage and utility room and erection of two storey side extension with first floor balcony to the rear, single storey rear extension and rear attic dormer.

## 1 Summary application information

Application type:	Householder
Applicant:	Mr Brian Malarkey
Location:	12 Grenadier Park Cambuslang G72 8EP

## 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

- (1) The Cambuslang and Rutherglen Area Committee has delegated powers to determine this application.

## 3 Other information

- ♦ Applicant's Agent: John Kane
- ♦ Council Area/Ward: 13 Cambuslang West
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan (2015)**  
Policy 4 Development management and placemaking  
Policy 6 General urban area/settlements

**Supplementary Guidance 3: Development Management, Placemaking and Design**  
Policy DM2 House extensions and alterations

**Proposed South Lanarkshire Local Development Plan 2 (2018)**  
Policy 3 General Urban Areas and Settlements

Policy 5 Development Management and  
Placemaking  
Policy DM2 House Extensions and Alterations

◆ Representation(s):

▶	12	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site is located within an established residential area at 12 Grenadier Park in Cambuslang. The site accommodates a detached dwellinghouse with a detached garage located to the north east of the site. The dwellinghouse is set within a spacious site and is located at the turning head, at the end of the cul-de-sac.
- 1.2 The site is surrounded on all sides by residential properties and set within a small housing estate which was constructed approximately 15 years ago and is accessed off Greenlees Road in Cambuslang.

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

- 2.1 The applicant seeks consent for the demolition of the existing garage and utility room in order to facilitate the erection of a two storey side extension with integral double garage, a first floor balcony to the rear, a single storey rear extension and a rear attic dormer.
- 2.2 When the application was originally submitted, the plans included a large picture window and doors with a balcony to the front of the first floor of the garage extension, and windows on the proposed east elevation. The applicant was asked to revise the location of the balcony and window configuration as it was considered that the proposal was out of character with the existing and surrounding dwellinghouses.
- 2.3 The plans have been amended and the window configuration to the front of the property has been revised to match the existing dwellinghouse and the proposed balcony area has been relocated to the rear of the building with a privacy screen incorporated. The neighbouring properties were re-notified of the proposed amendment and given a further opportunity to comment.
- 2.4 The proposal requires the applicant's existing double garage and side utility room to be demolished to accommodate a two storey side extension with an integral garage. The proposed side extension is set back from the adjoining front elevation by 0.4m and projects 1.9m from the existing side elevation, with the ridge line of the roof set 1.2m below the ridge line of the existing dwellinghouse. On the ground floor this side extension will accommodate a WC and utility room and on the first floor an internal alteration to provide an extended bathroom and an access corridor to the first floor bedroom over the integral garage extension. The two storey garage extension is set back 8.4m from the front elevation of the property, it measures 5.9m x 6.5m and the roof height is set 1.5m below the existing roof height. The extension would accommodate a double garage on the ground floor and a bedroom with en-suite on the first floor which accesses a rear balcony with privacy screen. The attic alterations would provide a fourth bedroom with en-suite, which would be provided within a dormer extension. The large single storey rear extension on its own would be permitted development due to the height and scale in relation to the position and plot size. It measures approximately 11.1m x 6.8m and it would be finished with a mono-pitched roof, approximately 4.5m in height at its tallest point. It would be utilised as a large kitchen/living space.

### **3 Background**

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

- 3.1.1 In determining this planning application the Council must assess the proposed development against the policies contained within the adopted South Lanarkshire Local Development Plan (2015) (SLLDP) and its associated Supplementary Guidance (SG).
- 3.1.2 In land use terms the application site is identified within the SLLDP as being within a general residential area. Policy 6 (General Urban Area/Settlements) is applicable and states that residential developments and those of an ancillary nature may be acceptable within urban areas and settlements, provided they do not have a significant adverse impact on the amenity and character of the area. Developments that will be detrimental to residential amenity will not be permitted.
- 3.1.3 Policy 4 (Development Management and Place Making) of the SLLDP is also considered to be relevant and requires all development proposals to take account of, and be integrated with, the local context and built form of the area.
- 3.1.4 Policy DM2 (House Extensions and Alterations) is contained within Supplementary Guidance 3: Development Management, Place Making and Design, and this policy is also relevant to the proposal. This policy states that proposals for house extensions and alterations will be considered favourably where they comply with set criteria. These criteria include the requirement for the siting, form, scale, design and materials to respect the character of the existing dwelling and local area, that it does not significantly affect neighbouring properties in terms of overshadowing and/or overlooking, it does not dominate the existing house, neighbouring houses or that of the streetscene and that there is still adequate parking, garden ground and bin storage.
- 3.1.5 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications, the proposed South Lanarkshire Local Development Plan 2 (SLLDP2) is now a material consideration. In this instance the following policies are relevant:
- Policy 3 General Urban Areas and Settlements
  - Policy 5 Development Management and Placemaking
  - Policy DM2 House Extensions and Alterations

#### **3.2 Relevant Government Advice/Policy**

- 3.2.1 Given the nature of the proposal there is no specific government guidance relative to the determination of this application.

### 3.3 Planning Site History

- 3.3.1 Planning Application CR/02/0280 for the erection of 21 dwellinghouses was approved by the Planning Committee on 17 December 2002. One other planning application has been approved, CR/04/0023 for a change to elevational treatments to a combined double garage at plots 4 & 5 (Amendment to CR/02/0280). This was approved under delegated powers on 20 February 2004.

### 4 Consultation(s)

- 4.1 No consultations were required in respect of this application.

### 5 Representation(s)

- 5.1 Statutory neighbour notification was carried out and eight letters of objection were received in relation to the proposal. On receipt of the amended plans a further four letters of objection were received. In total, twelve letters of objection have been received in respect of the proposal.
- 5.2 The grounds of objection are summarised as follows: -

**a) Loss of sunlight/daylight and overshadowing to neighbouring properties and gardens from proposed extension.**

**Response:** All forms of development will generate a shadow of some description and, therefore, it is the extent of shadow that requires consideration. A shadow test was completed in accordance with the Building Research Establishment (BRE) good practice guidance which demonstrated that the proposed alterations would not result in a significant level of additional overshadowing. Given the position of the existing dwellings and the proposed extension/garage, the size of gardens and the travel path of the sun and, in particular, the offset distance of the neighbouring house at number 14 Grenadier Park, it is considered that there would not be an impact on adjoining properties in terms of overshadowing/loss of daylight that would merit refusal of this application.

**b) That the proposal will overlook the neighbouring properties resulting in a loss of privacy.**

**Response:** When the application was originally submitted, the plans included a window in the hallway and bedroom in the first floor on the proposed east elevation. Whilst these windows did not directly overlook the neighbouring property and exceeded the minimum 20m window to window distance required, it was considered that as there are no existing windows at first floor level on this elevation it was appropriate to request that the hall window contain obscure glass and the bedroom window, which is set further back, to be high level to preserve the neighbouring privacy. With regard to the other windows, it is noted that the attic dormer is located 13m away from the rear boundary and 34m from the property directly to the rear. The minimum garden depth for this type of property in terms of privacy is 10m as set out in the Council's Residential Development Guide and the proposal exceeds the minimum window to window distance requirement. The patio doors in the first floor west elevation are located 14m away from the neighbouring boundary and a 1.8m high privacy screen will be constructed to safeguard the neighbouring privacy.

from the rear balcony. Conditions can be added to ensure the installation of the obscure glazing and privacy screen, should the application be approved.

**c) That the proposed full height glass windows and front balcony of the proposal are not in keeping with the existing properties.**

**Response:** The plans have been amended to reflect the existing window configuration and design, and the proposed design is now considered to be acceptable. This elevation is set back 8.4m from the existing front building line and will not appear dominant in relation to the existing property.

**d) That the plans indicate a major change to the appearance and scale of the property which does not reflect the character of the existing architectural design of the surrounding buildings.**

**Response:** Guidance on the scale of residential extensions advises that proposals should not exceed 100% of the existing floor area. The proposal represents 81% of the existing floor space of the property and a reasonable amount of rear garden ground remains useable for bin storage, drying and general amenity. The amended proposals are appropriate to the local context of the surrounding area and conditions relating to matching materials can be added should the application be granted.

**e) That changes of materials at the front of the property have already been made which do not match the existing materials.**

**Response:** The property is not a listed building or located within a conservation area where planning consent is required for the alteration of the existing external materials. These changes do not require planning permission.

**f) That the use of the development will result in an increase of noise and disturbance.**

**Response:** The existing use as a residential dwellinghouse will not be changed as a result of this proposal and therefore the use is not contrary to the residential setting. Nuisance resulting from noise and disturbance would be a matter for Environmental Services to investigate.

**g) That the proposal will have a negative visual impact on the character of the estate as it is located in a visibly prominent location.**

**Response:** The extension is not considered to be of a scale or design that would have a significant detrimental impact within the estate. The two storey extension is located at the end of the cul-de-sac and it is set a substantial distance back from the existing front building line. Furthermore, it is considered that the amended design and proposed materials will ensure that the proposal is appropriate to the locality.

**h) That the proposal will result in a loss of available parking at the site which will have a detrimental impact on road safety around the site. Work vans should not be parked overnight which is set out in the property missives.**

**Response:** The extended property will contain four bedrooms and the required parking provision for this size of development is three off street parking spaces. The remaining available parking area meets the parking requirement set out by Roads and Transportation Services. Legal requirements contained within the missives of the properties is not a planning matter. This is a civil matter to be resolved between the parties involved.

**i) That the applicant's business is registered at the address and there has been a dramatic increase in the volume of traffic at the site. A commercial business should not be running from the residential address.**

**Response:** There is no planning reason a business cannot be registered at a residential address. Planning consent is required for operating a business from a residential property where that business materially changes the use of that property. The Council's Monitoring and Enforcement Section has investigated this matter and the applicant's business is registered at local commercial premises. Notwithstanding this, a condition can be added if the application is approved to ensure that the integral garage is incidental to the enjoyment to the dwellinghouse and that no commercial activity is carried out from the garage.

**j) That the extent of work will take a lengthy time to complete therefore the times of audible building works should be restricted by a planning condition.**

**Response:** The Planning Service does not implement the legislation relating to noise and disturbance. Environmental Services can investigate and respond to complaints in relation to nuisance from noise. However, should consent be granted an advisory note can be added to the decision notice which advises of the British Standard requirements in relation to noise levels during construction. These are Monday to Friday 8.00am to 7.00pm, Saturday 8.00am to 1.00pm and Sunday - No audible activity. Environmental Services can also formally impose these hours of operation by way of a statutory notice should complaints be received relating to audible construction activity outwith these recommended hours, and should such complaints be deemed justifiable by Officers from this Service.

**k) In relation to the revised proposal - the neighbours would be looking onto a brick wall, the proposed balcony will overlook the neighbouring property and the French doors and Juliet balcony do not fit with the character of the existing properties. In addition there will still be an issue with parking and overshadowing.**

**Response:** The existing east elevation of the property is formed by a brick wall which is located 23.5m from the frontage of the neighbouring property. The side extension, which the neighbouring property will view will be located 1.9m closer to the adjacent property leaving a gap of 21.6m. It is considered that a 1.9m projection will not significantly impact on the existing visual amenity and that a distance of 21.6m between the properties is sufficient to prevent an unacceptable level of enclosure. The style of the French doors on the side extension will match the windows of the existing properties. The French doors and Juliet balcony are located within the side extension to the rear of the existing property. This elevation will not be visually prominent and it is not considered to have a significant detrimental impact on amenity. The shadow test carried out did not demonstrate that there would be a significant increase in overshadowing and the parking required for the proposed development is acceptable.

- 5.3 These letters have been copied and are available for inspection in the usual manner and on the planning portal.

## **6 Assessment and Conclusions**

- 6.1 The applicant seeks detailed planning permission for the demolition of the existing garage and utility room in order to facilitate the erection of a two storey side

extension with integral double garage, a first floor balcony to the rear, a single storey rear extension and a rear attic dormer to detached dwellinghouse. The determining issues in consideration of this application are its compliance with local development plan policy, the acceptability of the extension in terms of scale and design and the potential impacts upon the residential and visual amenity of the surrounding area.

- 6.2 Within the adopted 2015 South Lanarkshire Local Development Plan, the application site lies within the settlement boundary of Cambuslang. Policies 4 - Development Management and Place Making and Policy 6 - General Urban Area/Settlements therefore apply. The proposal also requires to be assessed against the guidance contained within the associated supplementary guidance documents, namely that guidance contained within Supplementary Guidance 3: Development Management, Place Making and Design. These policies seek to protect the character and amenity of the area and require proposals to take account of and be integrated with the local context and built form.
- 6.3 Policy DM 2 provides specific guidance on house alterations and extensions including the requirement for the siting, form, scale, design and materials to respect the character of the existing dwelling and local area, that it does not significantly affect neighbouring properties in terms of overshadowing and/or overlooking, it does not dominate the existing house, neighbouring houses or that of the streetscene and that there is still adequate parking, garden ground and bin storage. Following a detailed assessment, it is considered that in terms of scale, design and potential overlooking/loss of daylight, the application site is capable of accommodating the proposed new extension without having an adverse impact on the amenity of the adjacent houses. A detailed daylight/overshadowing assessment of the proposed extension has been undertaken, suggesting that there will be some limited additional overshadowing of the neighbours property. However, the extent of the additional overshadowing is not considered to be to an extent or degree that justifies refusal of the application. An appropriate level of parking can also still be provided. In addition, I am also satisfied that, subject to the use of appropriate external materials which are in keeping with the streetscape character of the immediate area, the new extension can be constructed in an acceptable manner. In summary, I am satisfied that the proposal complies with Policies 4 and 6 of the adopted South Lanarkshire Local Development Plan and Policy DM2 of the Development Management, Place Making and Design Supplementary Guidance.
- 6.4 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan. It is, therefore, considered that the proposal also accords with Policies 3, 5 and DM2 in the proposed plan.
- 6.5 Twelve letters of objection to the application have been received, raising concerns over the scale and design of the proposal, loss of light/overshadowing, parking, noise, loss of privacy, impact on amenity, and impact on the existing development character. All of the issues raised have been considered above, however, it is not considered that they are of sufficient weight or merit either individually or collectively to justify the refusal of consent.



- 6.6 In view of all of the above, and noting that the proposal accords with the policies and guidance of the adopted South Lanarkshire Local Development Plan, its associated supplementary guidance and the policies of the emerging Proposed South Lanarkshire Development Plan 2, it is recommended that planning permission is granted subject to the attached planning conditions.

## **7 Reason for decision**

- 7.1 The proposed extension will not be detrimental to either residential or visual amenity and complies with Policies 4, 6 and DM2 of the South Lanarkshire Local Development Plan (adopted June 2015) and the associated Supplementary Guidance. The proposals are also considered to comply with Policies 3, 5 and DM2 of the proposed South Lanarkshire Local Development Plan 2. Further, there are no additional material considerations which would justify refusing planning permission.

**Michael McGlynn**  
**Executive Director (Community and Enterprise Resources)**

Date: 28 May 2019

### **Previous references**

- ◆ CR/02/0280
- ◆ CR/04/0023

### **List of background papers**

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Supplementary Guidance 3: Development Management, Placemaking and Design
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letters dated 14 March 2019, 22 March 2019, and 12 April 2019

▶ Representations	Dated:
Jane L Saunders, 11 Grenadier Park, Cambuslang, Glasgow, South Lanarkshire, G72 8EP	04.04.2019 08.05.2019
Brenda Campbell And Liz Brabender, 10 Grenadier Park, Cambuslang, Glasgow, South Lanarkshire, G72 8EP	12.04.2019 09.05.2019
John And Elaine Baxter, 15 Grenadier Park, Cambuslang, Glasgow, South Lanarkshire, G72 8EP	04.04.2019 09.05.2019
Mrs Diane And Mr Bobby Main, 14 Grenadier Park, Cambuslang, Glasgow, South Lanarkshire, G72 8EP	04.04.2019 09.05.2019

Mr Nicholas Crozer, 2 Grenville Drive, Cambuslang, G72 8DS	21.03.2019
Brian And Rhona Robertson, 1 Grenadier Park, Cambuslang, G72 8EP	05.04.2019
Lawrence McCloy, Received Via Email	30.04.2019
Brenda Campbell, Received Via Email	16.04.2019

**Contact for further information**

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

Evelyn-Ann Wilson, Planning Officer, Montrose House, 154 Montrose Crescent,  
Hamilton, ML3 6LB  
Phone: 01698 455059  
Email: [evelyn-ann.wilson@southlanarkshire.gov.uk](mailto:evelyn-ann.wilson@southlanarkshire.gov.uk)

### **Conditions and reasons**

01. That the facing materials to be used for the external walls, garage doors 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. (With the exception of the dormer and single storey rear extension roof).

Reason: To ensure satisfactory integration of the proposed development with the existing building both in terms of design and materials.

02. That samples of the materials to be used for the rear dormer and rear single storey extension roof shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

03. That the first floor landing window (shown in plan 01 19 16 D) on the east elevation of the extension hereby approved shall be glazed in obscure glass and thereafter shall be maintained as such to the satisfaction of the Council as Planning Authority.

Reason: To safeguard the amenity and privacy of nearby occupants.

04. The new front windows shall match the originals in all aspects of their design and in their main method of opening to the satisfaction of the Council as Planning Authority.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the existing building and surrounding area.

05. That the use of the garage hereby permitted shall be restricted to private use incidental to the enjoyment of the dwellinghouse on the site and no commercial activity shall be carried out in or from the garage.

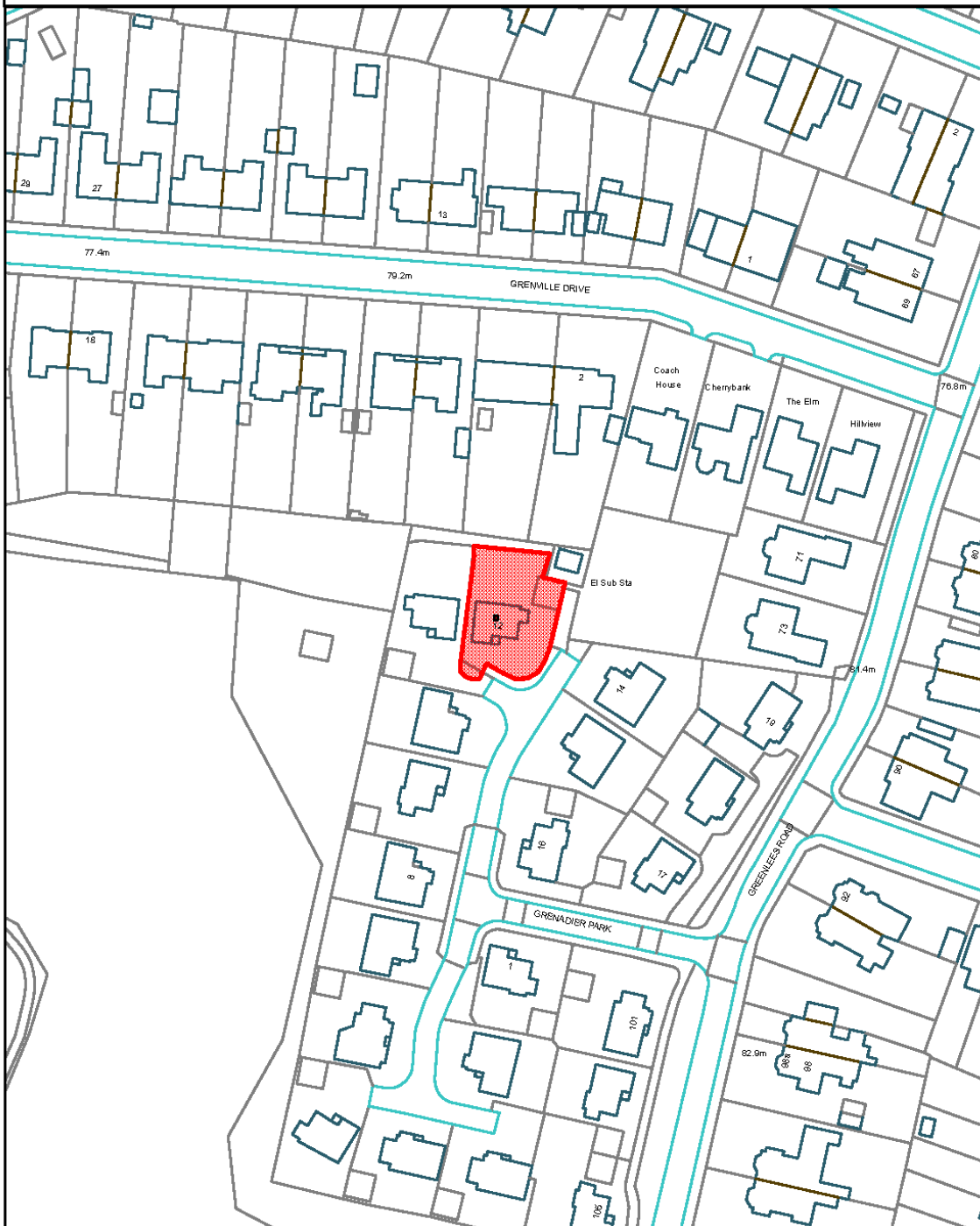
Reason: To safeguard the residential amenity of the area.

06. That before the rear balcony is brought into use, the privacy screen show in plan 01 19 16 D is constructed and thereafter maintained to the satisfaction of the Council as Planning Authority.

Reason: In the interest of the neighbouring amenity.

P/19/0406

12 Grenadier Park, Cambuslang, G72 8EP



© Crown copyright and database rights 2019 OS  
100020730. You are permitted to use this data solely  
to enable you to respond to, or interact with, the  
organisation that provided you with the data. You are  
not permitted to copy, sub-licence, distribute or sell  
any of this data to third parties in any form.



Scale:  
1:1,250  
Date:  
22/05/2019



**South Lanarkshire Council**  
**Community and Enterprise Resources**  
Planning and Economic Development