

Report

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Report to:	Planning Committee
Date of Meeting:	17 May 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/05/0191
Planning Proposal:	Conversion and extension of former business centre to form four dwellings and erection of two detached dwellings

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Hyndford Estates Ltd
- Location : Platthorn Farm
4 Platthorn 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

The Planning Committee has delegated powers to determine the application.

3 Other Information

- ◆ Applicant's Agent: Neville Design Ltd
- ◆ Council Area/Ward: 18 Maxwellton
- ◆ Policy Reference(s): Policy SLP6 of the adopted East Kilbride and District Local Plan

◆ Representation(s):

- ▶ 2 Objection Letters

◆ Consultation(s):

Public Protection - Environmental Health (East Kilbride)
Roads and Transportation Services (East Kilbride)

Planning Application Report

1 Application Site

- 1.1 The application relates to a site in Plathorn Drive, East Kilbride. The site lies to the south-east of The Village, East Kilbride and is within a short walking distance of the Town Centre and the Railway Station. The south-western and north-eastern edges of the site are bounded by private houses and to the north west the site has an open outlook towards Plathorn Road and a small landscaped area beyond. The south-eastern edge of the site is bounded by the grounds of St Brides RC High School.
- 1.2 The site is currently occupied by three stone built properties which were originally built as part of the Plathorn Farm Steading. Most recently the buildings were occupied by the East Kilbride Business Centre however they are currently vacant. There is a gradual slope throughout the site, sloping upwards from the Plathorn Road boundary. At the rear of the properties, there is a retaining wall built across the slope and it is around 1 metre in height.

2. Proposal

- 2.1 The applicant intends to partially demolish the existing units and convert the remaining buildings to form two dwellings. Two new build dwellings will be attached to these forming a terraced block with a further two dwellings erected on the southern part of the site.
- 2.2 The elevation onto Plathorn Drive will be finished in sandstone to match the existing buildings with timber framed windows and reconstituted slate roof. The rear elevations will be finished in a smooth painted render. Part of the roof will require to be removed and replaced due to wet rot. The replacement roof will be slightly raised in order to accommodate upper floor accommodation.

3. Background

3.1 Local Plan Status

The proposal can be assessed against the policies contained in the adopted East Kilbride and District Local Plan. Policy RES5 identifies the site as being within a residential area and relates to residential amenity. It states that each application will be assessed on its individual merits with particular consideration given to the impact on residential amenity and proposed parking arrangements. Policy SLP6 relates to development control in general and states that the Council will only give favourable consideration to proposals which do not adversely affect neighbouring properties and are adequately serviced. A full discussion of the proposal against these policies is contained in Section 6 below.

3.2 Planning History

The site at Plathorn was marketed by the Council in June 2003. The accompanying brief stated that the two properties in the north eastern half of the site should be retained and refurbished. The number of units on the site was restricted to six and each property should be no more than one and a half storeys.

4. Consultations

- 4.1 **SLC Roads and Transportation Services** raised no objections to the proposal subject to the widening of the access road.
Response: Noted and conditions can be attached to any consent issued.

4.2 **SLC Environmental Services** raised no objections.

Response: Noted.

5 Representations

5.1 Following statutory neighbour notification two letters of representation were received. The points raised are summarised as below.

(a) Would it be possible for a fence to be erected between 6 Plattthorn Drive and the site to provide some privacy for residents?

Response: A condition shall be placed on any consent issued requiring details of all walls and fences to be erected. The applicant's agent has been made aware of this particular issue and is investigating suitable boundary treatments.

(b) The lane should not be blocked at any time as access is required to the rear of 6 Plattthorn Drive.

Response: Noted and conditions will be attached to this effect.

(c) The trees along the boundary of the site should be retained or replaced in order to prevent overlooking into 27b Avondale Avenue.

Response: Noted. A condition regarding the trees will be placed on any consent issued.

6 Assessment and Conclusions

6.1 The applicant intends to partially demolish the former East Kilbride Business Centre. The remaining units will be extended and refurbished to form two dwellings with a further four new build units erected on the site. This will form a courtyard type development accessed from Plattthorn Drive. The units will be finished in stone to match the existing and smooth painted render with timber windows and reconstituted slate roof.

6.2 The proposal can be assessed against the policies contained in the adopted East Kilbride and District Local Plan. Policy RES5 sets out residential areas within East Kilbride and aims to protect residential amenity. The policy states that particular consideration will be given to the impact of the proposal on residential amenity and proposed parking arrangements. Roads and Transportation Services raised no objections to the parking layout and I would consider that there will be no adverse impact on the surrounding residential amenity. The units are currently vacant following the closure of the East Kilbride Business Centre and housing is an appropriate use on the site.

6.3 Policy SLP6 relates to development control in general and states that all applications should take into account the local context and built form i.e. development should be compatible in terms of scale, massing and external materials. The proposal will retain two of the original units and all additions and extensions will be constructed in matching stone or render to the new development. A development brief was prepared for the site prior to it being marketed by the Council. The proposal reflects the aims of the brief and sits well with adjoining properties.

6.4 As stated in Section 3, the site was marketed by the Council. The brief restricted the number of dwellings on the site to six and stated that they should be no more than one and a half storeys in height. Due to the existence of rot in the roof timbers, the roof of part of the retained section will require to be replaced. The height of this new

roof will be raised to enable the addition of an upper floor. The overall height will not exceed the existing level and is restricted to one and a half storeys.

- 6.5 In conclusion I would state that the proposal complies with both the adopted local plan and the development brief for the site. I would therefore raise no objections and recommend that planning permission be granted.

Iain Urquhart
Executive Director (Enterprise Resources)

4 May 2005

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Public Protection - Environmental Health (East Kilbride) 15/04/05
 - Roads and Transportation Services (East Kilbride) 22/04/05
- ▶ Representations
 - Representation from : Janice E Ferguson , Calaig, 27b Avondale Avenue, East Kilbride G74 1NS, DATED 19/04/05
 - Representation from : Owner /occupier, 6 Plattthorn Road, East Kilbride G74 1NW, DATED 19/04/05

Contact for Further Information

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

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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 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.
- 4 That before the dwellings hereby approved are brought into use, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 5 That no dwellinghouse shall be occupied until the access roads and footpaths leading thereto from the existing public road have been constructed in accordance with the specification of and to the satisfaction of the Council as Roads and Planning Authority.
- 6 That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to and approved by the Council as Planning Authority.
- 7 That before the development hereby approved is completed all of the parking spaces shown on the approved plans shall be laid out and constructed to the satisfaction of the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.
- 8 The surface of the access road 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 the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 10 That no electricity transforming or switching equipment, gas governor or sewage pumping station shall be erected on any part of the site without the prior written consent of the Council as Planning Authority.
- 11 That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 12 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.

- 13 That before any of the dwellinghouses are occupied, a 1.8 metre high close boarded screen fence shall be erected along the boundary marked brown on the approved plans.
- 14 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), and with the exception of those approved under Conditions 12 and 13 above, no gates, fences, walls or other means of enclosure shall be erected between the front of the dwellinghouse and the adjoining road.
- 15 That before any work commences on the site, a scheme of landscaping 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.
- 16 That the approved landscaping scheme 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 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.
- 17 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), no development shall take place within the curtilage of the application site other than that expressly authorised by this permission without the prior written consent of the Council as Planning Authority.
- 18 That no trees within the application site shall be lopped, topped, pollarded or felled, or otherwise affected, without the prior written consent of the Council as Planning Authority.
- 19 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 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 In the interests of amenity and in order to retain effective planning control.
- 4 In the interest of public safety

- 5 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings
- 6 These details have not been submitted or approved.
- 7 To ensure the provision of adequate parking facilities within the site.
- 8 In the interest of public safety
- 9 In order to retain effective planning control
- 10 In order to retain effective planning control
- 11 To ensure the provision of a satisfactory sewerage system
- 12 These details have not been submitted or approved.
- 13 In the interests of amenity and in order to retain effective planning control.
- 14 In the interests of amenity and in order to retain effective planning control.
- 15 In the interests of the visual amenity of the area.
- 16 In the interests of amenity.
- 17 In order to retain effective planning control.
- 18 To ensure the protection and maintenance of the existing mature trees within the site
- 19 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.

