

Report

Report to:	Planning Committee
Date of Meeting:	13 February 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application No	CR/17/0233
Planning Proposal:	Alterations to Accommodate Attic Conversion Including the Formation of a Rear Dormer

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr John Bradley
- Location : 23 Burnside Road
Rutherglen
G73 4RR

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 conditions overleaf)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) This application requires to be referred to the Planning Committee as the applicant is a member of the Council.

3 Other Information

- ◆ Applicant's Agent: ES-G Architects Ltd
- ◆ Council Area/Ward: 11 Rutherglen South
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 4 - Development management and placemaking
Policy 6 - General urban area/settlements
Development management, placemaking and design supplementary guidance (2015)
Policy DM2 - House extensions and alterations

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

◆ Consultation(s):

None

Planning Application Report

1 Application Site

- 1.1 The application site is a semi-detached dwellinghouse located at 23 Burnside Road, Rutherglen. The site is located within an established residential area and the surrounding land uses are predominantly residential. The site is bordered on three sides by adjacent residential properties, and an area of open space is located to the west, on the opposite side of the road.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning consent for external alterations to the roof associated with an attic conversion, including the formation of a rear dormer. The proposed alterations would allow for an additional bedroom and shower room to be formed within the existing attic space. The proposed dormer would be finished with a 'cat-slide' roof and a small roof window, and is required in order to provide the required headroom and natural light to the new internal staircase. The only other external alterations proposed would be the installation of two roof windows on the front elevation of the property.

3 Background

3.1 Development Plan Status

- 3.1.1 In terms of the adopted South Lanarkshire Local Development Plan (2015), the site is located within the Rutherglen settlement boundary. In terms of this proposal, the applicable policies of the adopted Local Development Plan to be considered are Policy 4 – Development Management and Placemaking, Policy 6 – General Urban Area/Settlements and Policy DM2 – House Extensions and Alterations, the latter of which is contained within the Development Management, Placemaking and Design Supplementary Guidance (2015).

3.2 Planning Background

- 3.2.1 Many small scale dormers can be formed to the rear of dwellinghouses without the requirement to submit a planning application under Class 1D of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011. In this instance, however, the design of the proposed dormer is such that it would be located within 0.3 metres of the edge of the roof plane and as such it would not comply with the relevant householder permitted development rights. For this reason, a planning application is required to be submitted for consideration.
- 3.2.2 This type of application can generally be dealt with under delegated powers, however as the applicant is a member of the Council this application requires to be referred to the Planning Committee.

4 Consultation(s)

- 4.1 Due to the scale and nature of this proposal, no consultations were required to be undertaken in respect of this application.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken in respect of this application. No letters of representation have been received as a result of this publicity.

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning consent for alterations to the roof of an existing semi-detached dwellinghouse at 23 Burnside Road, Rutherglen, including the formation of a rear dormer. The relevant Local Development Plan policies are Policy 4, Policy 6 and Policy DM2.
- 6.2 Policy 4 – Development Management and Placemaking requires all development proposals to take account of and be integrated to the local context and built form. Development proposals should have no significant adverse impacts on the local community. Policy 6 – General Urban Area/Settlements states that residential developments and those of an ancillary nature may be acceptable within urban areas and settlements. Developments will not be permitted if they are detrimental to the amenity of residents.
- 6.3 Policy DM2 – House extensions and alterations is contained within the Development Management, Placemaking and Design Supplementary Guidance (2015). This policy states that house extensions and alterations will be considered favorably where it can be demonstrated that the proposal; is appropriately designed within its setting, does not significantly adversely affect adjacent properties, retains adequate car parking, garden ground and bin storage within the site and that it has no adverse impact on traffic or public safety.
- 6.4 The erection of a rear dormer is a relatively common form of householder development, and consent is only required in this instance due to its position in relation to the edge of the roof plane. The proposed dormer is not of a size, scale or design that would appear out of character and it would not result in any privacy concerns to neighboring householders. In addition, due to its position at the rear of the property it would not be readily visible in the wider area. A condition can be imposed to control the final choice of external materials to ensure that it suitably integrated with the existing roof. The proposed roof windows would have no material impact upon amenity, and indeed they would be considered as permitted development. Sufficient off-street parking is available to serve the enlarged property and, as such, it is considered that this proposal will have no significant adverse impact upon residential or visual amenity in the local area.
- 6.5 No consultations were required to be undertaken in respect of this application and no letters of representation have been received by this Service.
- 6.6 It is considered that the proposal will have no significant adverse impact on amenity and that it complies with the relevant Local Development Plan policies and guidance. It is therefore considered that the granting of consent is justified.

7 Reasons for Decision

- 7.1 The proposal will have no significant adverse impact on amenity and complies with the relevant policies of the adopted South Lanarkshire Local Development Plan and Supplementary Guidance (Policies 4, 6 and DM2). There are no additional material considerations which would justify refusing to grant consent.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

29 January 2018

Previous References

- ◆ CR/02/0118 – Erection of single storey extension to side and rear of dwellinghouse
- ◆ CR/04/0035 – Erection of single storey extension at rear of dwellinghouse (Amendment to CR/02/0118) (Retrospective Application)

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Development management placemaking and design supplementary guidance (2015)
- ▶ Neighbour notification letter dated 19 December 2017

Contact for Further Information

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

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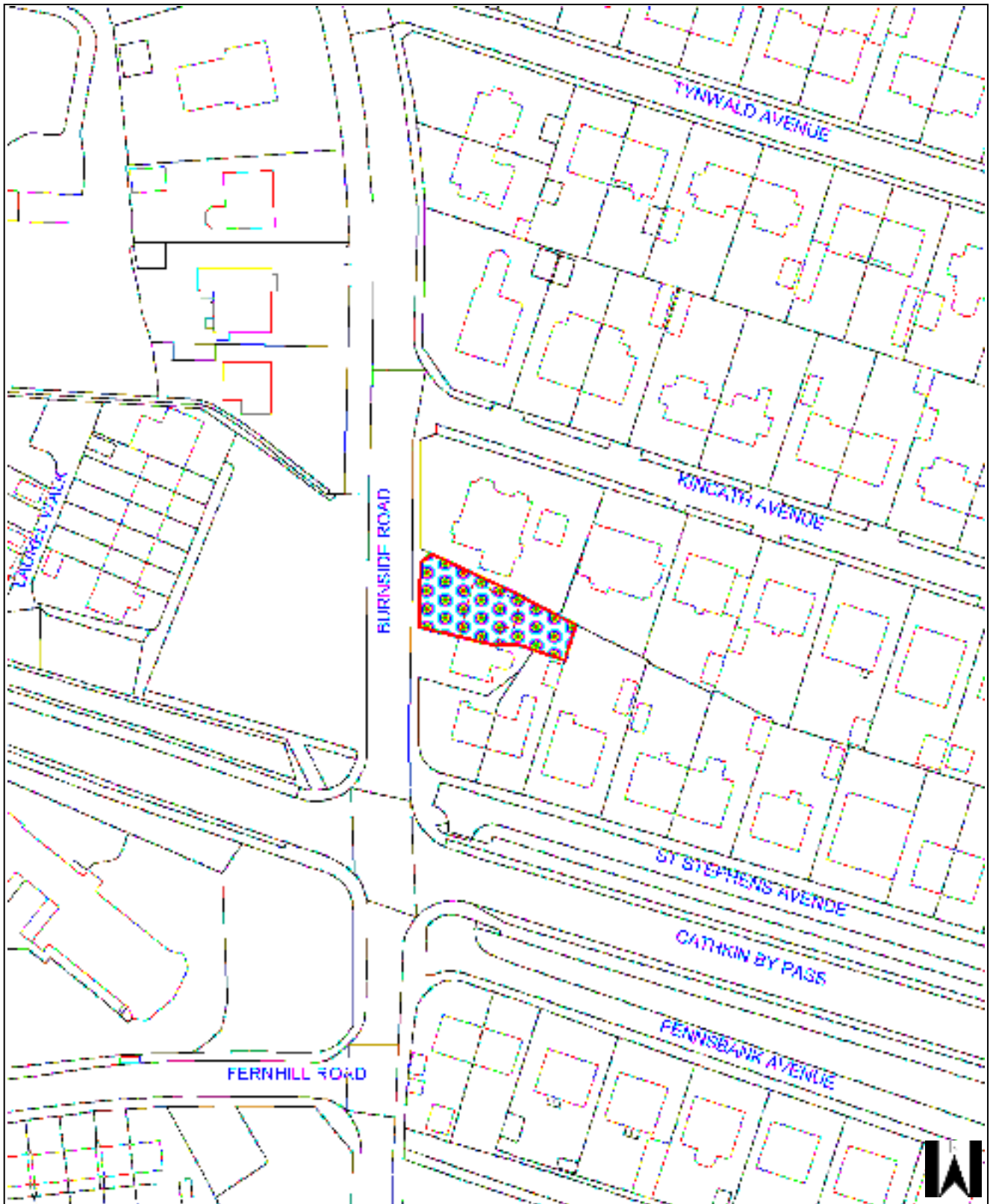
CONDITIONS

- 1 That the face and cheeks of the dormer hereby approved shall be finished in materials to match the existing roof to the satisfaction of the Council as Planning Authority.

REASONS

- 1.1 To ensure satisfactory integration of the proposed dormer with the existing building both in terms of design and materials

For information only



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