



Report

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

Application No	EK/05/0129
Planning Proposal:	Erection of side and rear extension

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Douglas McGregor
- Location : 16 Middlefield
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: McEwan Designs
- ◆ Council Area/Ward: 26 Whitehills
- ◆ Policy Reference(s):

- ◆ Representation(s):
 - ▶ 1 Objection Letter

- ◆ Consultation(s):

Whitehills

Planning Application Report

1 Application Site

- 1.1 The application site relates to a detached single storey brick house at Middlefield, in the Valleyfield area of East Kilbride. The site is bounded on all sides by residential properties. Access to the site is from Middlefield.

2 Proposal(s)

- 2.1 This is a detailed planning application for the erection of a one and a half storey extension to the side elevation of the property which would provide approximately 75 square metres of additional floorspace to the existing building. The extension would extend approximately 6 metres from the existing side elevation of the dwellinghouse and would extend 8.9 metres in length. The extension would project an additional 1.3 metres from the existing roof line and would incorporate a pitched roof. The proposed materials are UPVC windows, concrete roof tiles and brick walls all to match the existing house. The proposed accommodation comprises an additional bathroom, lounge, hall and storage room.

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 DC 1 and SLP6 - Development Control General.

4 Consultation(s)

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

5 Representation(s)

- 5.1 Following statutory neighbour notification procedures one letter of objection was received in respect of this application. The grounds of objection are summarised below:

- 5.2 **The proposal would extend closer to a neighbouring property and privacy would be affected.**

Response: The proposal does not extend to the front of the property will not be closer to the property opposite. There are no additional windows on the elevation which faces 17 Middlefield. I am satisfied that the extension will not affect the privacy of this property.

- 5.3 **The proposal will have a de-valuing effect on neighbouring properties.**

Response: Loss of value is not a relevant planning consideration.

6 Assessment and Conclusions

The determining issue that requires to be addressed in respect of this application is compliance with existing and draft local plan policy.

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.

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 loss of privacy.

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)

19 May 2005

Previous References

None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

- ▶ Representations
Representation from : William & Lilian McKay, 17 Middlefield
Valleyfield
East Kilbride
G75 0HJ, DATED 02/02/05

Contact for Further Information

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

Evelyn-Ann Stewart, Planning Officer

Ext 6315 (Tel :01355 806315)

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

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/05/0129

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/05/0129

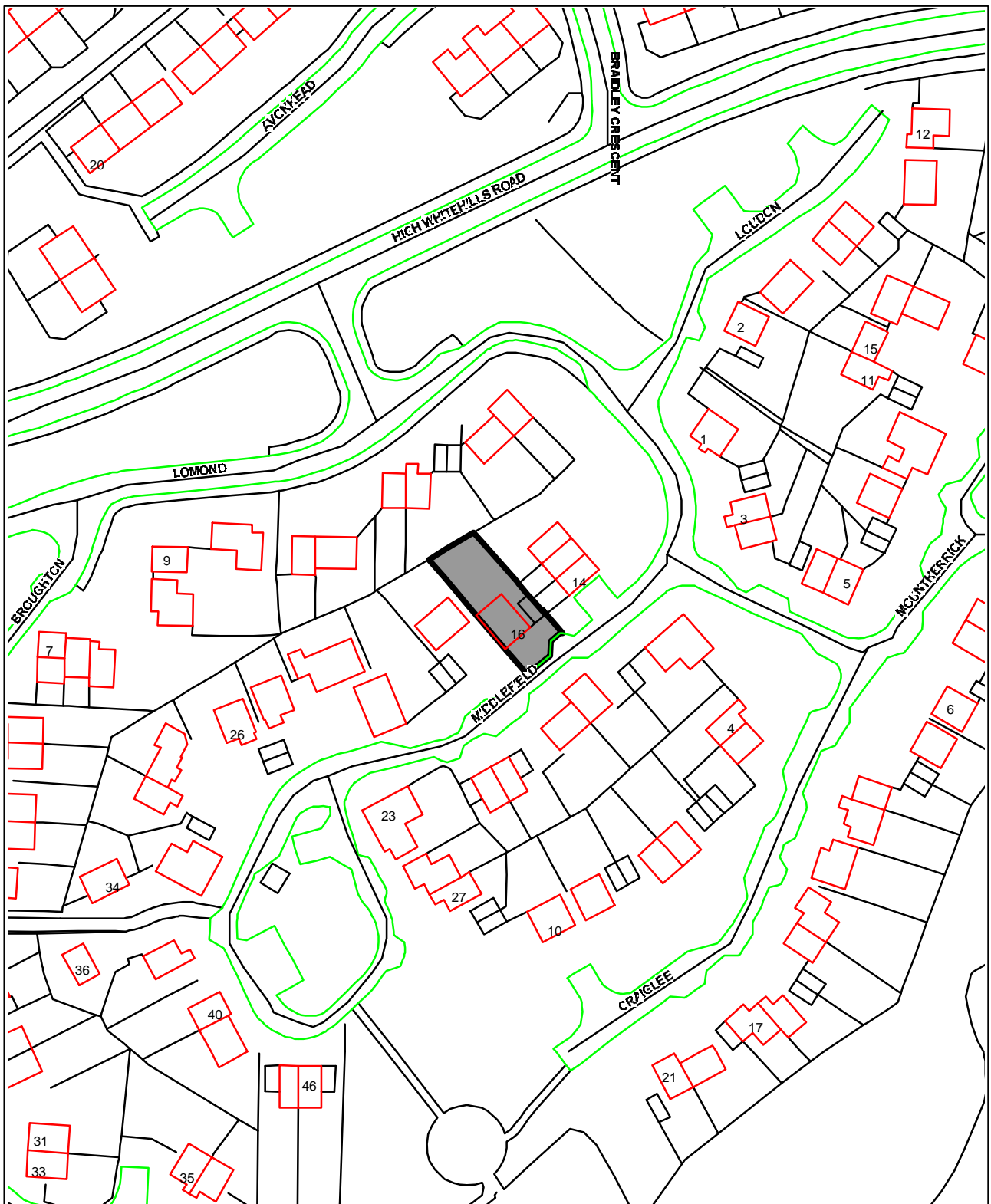
16 MIDDLEFIELD, EAST KILBRIDE

Planning and Building Control Services

Scale: 1: 1250

For information only

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