

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

Application No	EK/05/0170
Planning Proposal:	Erection of 2 storey side extension

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr & Mrs McLean
- Location : 4 Tay Grove  
Mossneuk  
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: Premier Design Associates
- ◆ Council Area/Ward: 28 Mossneuk/Kittoch
- ◆ Policy Reference(s): East Kilbride and District Local Plan (Adopted)  
Policies DC1 and SLP6 – Development Control  
General

- ◆ Representation(s):
  - ▶ 2 Objection Letters

◆ Consultation(s):

Roads and Transportation Services (East Kilbride)

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application relates to a two storey semi detached rendered property on Tay Grove in the Mossneuk area of East Kilbride. The site is bounded on all sides by residential properties. Access to the site is via Tay Grove.

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

- 2.1 This is a detailed planning application for the erection of a two storey extension to the side elevation of the property which would provide approximately 38 square metres of additional floorspace to the existing house. The extension would extend approximately 2.5 metres beyond the existing side elevation of the house and would be located approximately 0.3 metres from the boundary with the adjacent property. The extension would carry through the line of the eaves of the existing house and would incorporate windows on all elevations with the windows on the side elevation finished in obscure glazing.
- 2.2 The proposed materials are UPVC windows, concrete roof tiles and rendered walls all to match the existing house. The proposed accommodation comprises a kitchen, shower room, utility room and refuse store on the ground floor and an extended bedroom, office and shower room on the upper floor.

### **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.

### **3.2 Planning Background**

Planning permission was granted for the erection of a single storey side extension on 22 December 2005.

### **4 Consultation(s)**

- 4.1 **Roads and Transportation Services** – have no objection to the proposal subject to conditions requiring the provision of three car parking spaces within the curtilage of the site.

**Response:** Noted and any consent granted will be conditioned to this effect (Conditions 4, 5 & 6).

### **5 Representation(s)**

Following statutory neighbour notification procedures two letters of objection were received in respect of this application. The grounds of objection are summarised below:

- 5.1 **There is an ongoing dispute concerning the boundary between the application site and 2 Tay Grove and no part of the extension should overhang the boundary**

**Response:** The submitted drawings show the extension located approximately 0.3 metres from the boundary with the adjacent property and the applicant has confirmed in writing that no part of the extension will overhang the boundary.

- 5.2 **No construction works should take place from the adjacent property without the owners consent and any railings or gates removed should be returned to their correct location by the applicant at their own expense.**

**Response:** This is a legal matter which would have to be resolved between the two parties concerned. However, advisory notes will be attached to any consent granted stating that no construction works shall be undertaken from the adjacent property or for the removal of any railings or gates without the owners consent.

## **6 Assessment and Conclusions**

- 6.1 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. I am also satisfied that the extended house will be in keeping with dwellings in the surrounding area.

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)**

**23 May 2005**

## **Previous References**

None

## List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations Roads and Transportation Service (13/4/05)
- ▶ Representations
  - Representation from : Mrs Angela McNicol, 2 Tay Grove  
Mossneuk  
East Kilbride  
G75 8XB, DATED 05/04/05
  - Representation from : Angela & Duncan McNicol, 2 Tay Grove  
Mossneuk  
East Kilbride  
G75 8XB, DATED 06/04/05

## Contact for Further Information

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

Jim Blake (Planning Officer)

Ext 6315 (Tel :01355 806315 )

E-mail: [Enterprise.ek@southlanarkshire.gov.uk](mailto:Enterprise.ek@southlanarkshire.gov.uk)

## Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/05/0170

### 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.
- 4 That before development starts a detailed plan at a scale 1:100 or 1:200 showing the formation of a total of three parking spaces (minimum total dimension of 6m x 7.2m) within the curtilage of the dwellinghouse shall be submitted to and approved by the Council as Planning Authority.
- 5 That before the extension hereby approved is completed or brought into use, all of the parking spaces required under Condition 4 above 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.
- 6 That before the extension hereby approved is completed or brought into use, a dropped kerb access to the site measuring 7.2 metres in length shall be constructed to the satisfaction of the Council as Roads and 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.
- 4 These details have not been submitted or approved.
- 5 To ensure the provision of adequate parking facilities within the site.
- 6 In the interest of public safety.

**Advisory Notes**

1. The applicant is advised that they require consent from the owners of the adjoining property at 2 Tay Grove to enter their land for construction or maintenance purposes.
2. The applicant is advised to clarify the ownership of the boundary fence and gates at the property. Should the ownership of the fence be shared, the applicant should obtain the other party's consent prior to removing or altering the fence.

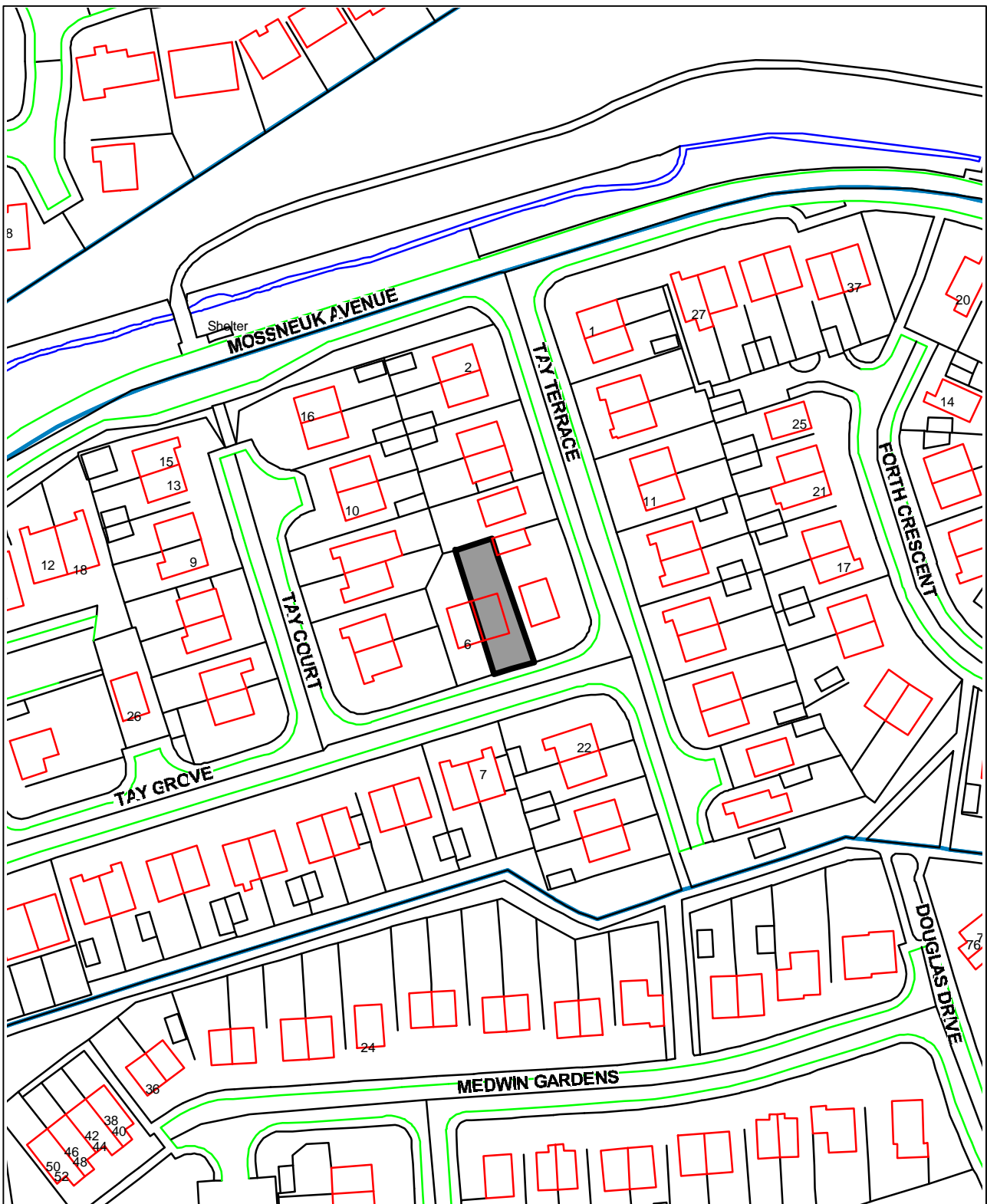
EK/05/0170

4 TAY GROVE, EAST KILBRIDE

Planning and Building Control Services

Scale: 1: 1250

For information only



For information only

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