

# Report

Report to:	<b>East Kilbride Committee</b>
Date of Meeting:	<b>31 August 2005</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/05/0327
Planning Proposal:	Erection of conservatory

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mrs Alison Smith
- Location : Kittochbrig  
Glen 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

## 3 Other Information

- ◆ Applicant's Agent:
- ◆ 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):
  - ▶ 1 Objection Letters
  - ▶ 0 Support Letters
  - ▶ 0 Comments Letters
- ◆ Consultation(s):  
None required



## Planning Application Report

### 1 Application Site

- 1.1 The application relates to a detached dwellinghouse on Glen Road to the western side of East Kilbride. Glen Road is accessed from College Milton North Industrial Estate and currently serves five dwellings and a Nursing Home. The site is bounded to the north by Glen Road and adjacent woodland, to the east and west by residential properties and to the south by the adjacent dwelling's garden ground.

### 2 Proposal(s)

- 2.1 This is a detailed planning application for the erection of a conservatory to the side elevation of the property which would provide approximately 8 square metres of additional floor area. The conservatory would incorporate a mono pitch polycarbonate roof and would include a timber frame with brick walls to match those of the existing house.

### 3 Background

#### 3.1 Local Plan Status

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:

- (a) **The proposed conservatory would result in a permanent invasion of privacy to the adjacent property known as Glen Cottage as it would allow direct and uninterrupted views into the living accommodation of the house and garden.**

**Response:** As the side window of the adjacent property would be offset from the conservatory and there would be no direct overlooking I am satisfied that the conservatory will not have an adverse impact on the amenity of this property in terms of overlooking and loss of privacy.

- (b) **When the house was built at Kittochbrig an objection was lodged in relation to the proposed side window. The objection was upheld and the window was removed.**

**Response:** The above points are noted and accepted. However, for the reason stated above the conservatory is considered to be acceptable.

### 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.
- 6.2 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.

- 6.3** It is considered that the scale, design and materials of the proposed conservatory is acceptable and in keeping with the existing house and dwellings in the surrounding area. It is also considered that the extended house will not be too large in relation to the area of its plot. Furthermore, I am satisfied that the conservatory will not have an adverse impact on the amenity of neighbouring properties in terms of overlooking and loss of privacy.
- 6.4** 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)**

**9 August 2005**

#### **Previous References**

- ◆ None

#### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
  
- ▶ Consultations
  
- ▶ Representations  
Representation from : Dr James C Banford, Castleglen Cottage  
Glen Road, East Kilbride  
G74 5BL, DATED 02/06/05

#### **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

## Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/05/0327

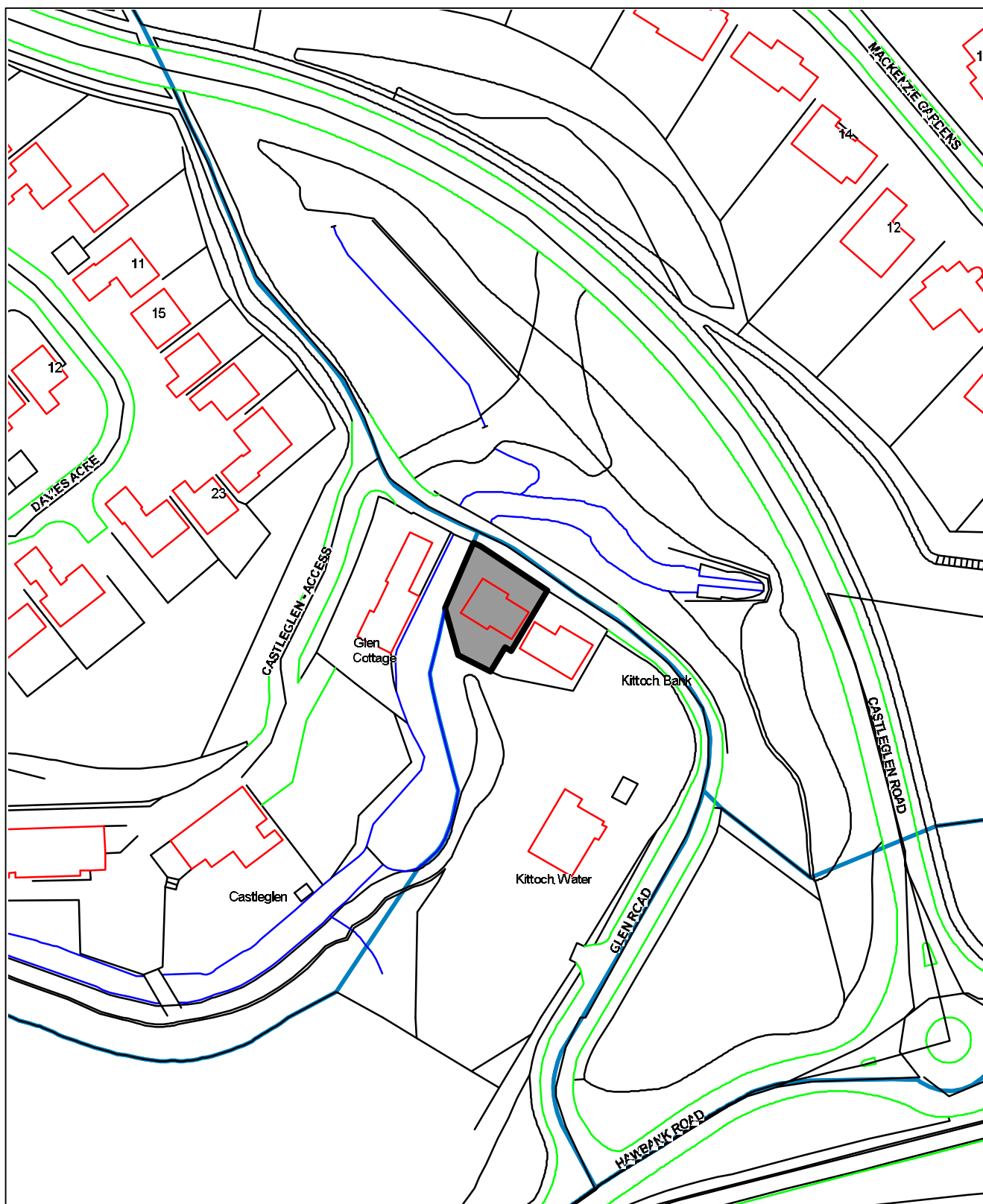
### **CONDITIONS**

- 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.

### **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.

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