

Report

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

Application No	EK/05/0147
Planning Proposal:	Erection of single storey side extension

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Gordon Cormack
- Location : 78 Raeburn Avenue
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: 17 Morrishall
- ◆ Policy Reference(s): East Kilbride and District Local Plan (Adopted)
Policies DC1 and SLP6 – Development Control
General
- ◆ Representation(s):
 - ▶ 1 Objection Letter
- ◆ Consultation(s):
Roads and Transportation Services (East Kilbride)

Planning Application Report

1 Application Site

- 1.1 The application relates to a two storey end terrace house on Raeburn Avenue in the Calderwood area of East Kilbride. The site is bounded to the north by Blackbraes Road to the south and east by residential properties and to the west by amenity open space.

2 Proposal(s)

- 2.1 This is a detailed planning application for the erection of a single storey extension to the side elevation of the property which would provide approximately 24 square metres of additional floorspace to the existing house. The extension would extend approximately 4 metres beyond the existing side elevation of the house and would incorporate a hipped roof with a window on the front elevation and a window and door on the rear elevation. The proposed materials are UPVC windows, concrete roof tiles and rendered walls all to match the existing house. The proposed accommodation comprises a bedroom, hall and bathroom.

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 **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)

- 5.1 The submitted plans show part of the application site within the garden ground of the property at 3 Blackbraes Road.

Response: The original drawings submitted showed an error in the location of the application site. However, amended drawings were submitted indicating the correct boundaries of the site.

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 and design of the extension is acceptable and that it 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. As stated, Roads and Transportation Services have no objection to the proposal subject to the applicant providing three car parking spaces within the curtilage of the site.
- 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)

18 May 2005

Previous References

None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
Roads and Transportation Services (East Kilbride) 23/03/05

- ▶ Representations
Representation from : Joseph Lauder, 3 Blackbraes Road
Calderwood
East Kilbride
G74 3JT, DATED 01/04/05

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

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/05/0147

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 7.2m x 5m) 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.
- 7 That before the development starts a scale plan shall be submitted detailing the gradient of the proposed driveway.
- 8 That before the extension hereby approved is completed or brought into use, the first two metres of the driveway shall be surfaced, sealed and trapped to the satisfaction of the Council as Planning and Roads 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.
- 7 These details have not been submitted or approved.
- 8 To prevent deleterious material being carried into the highway.

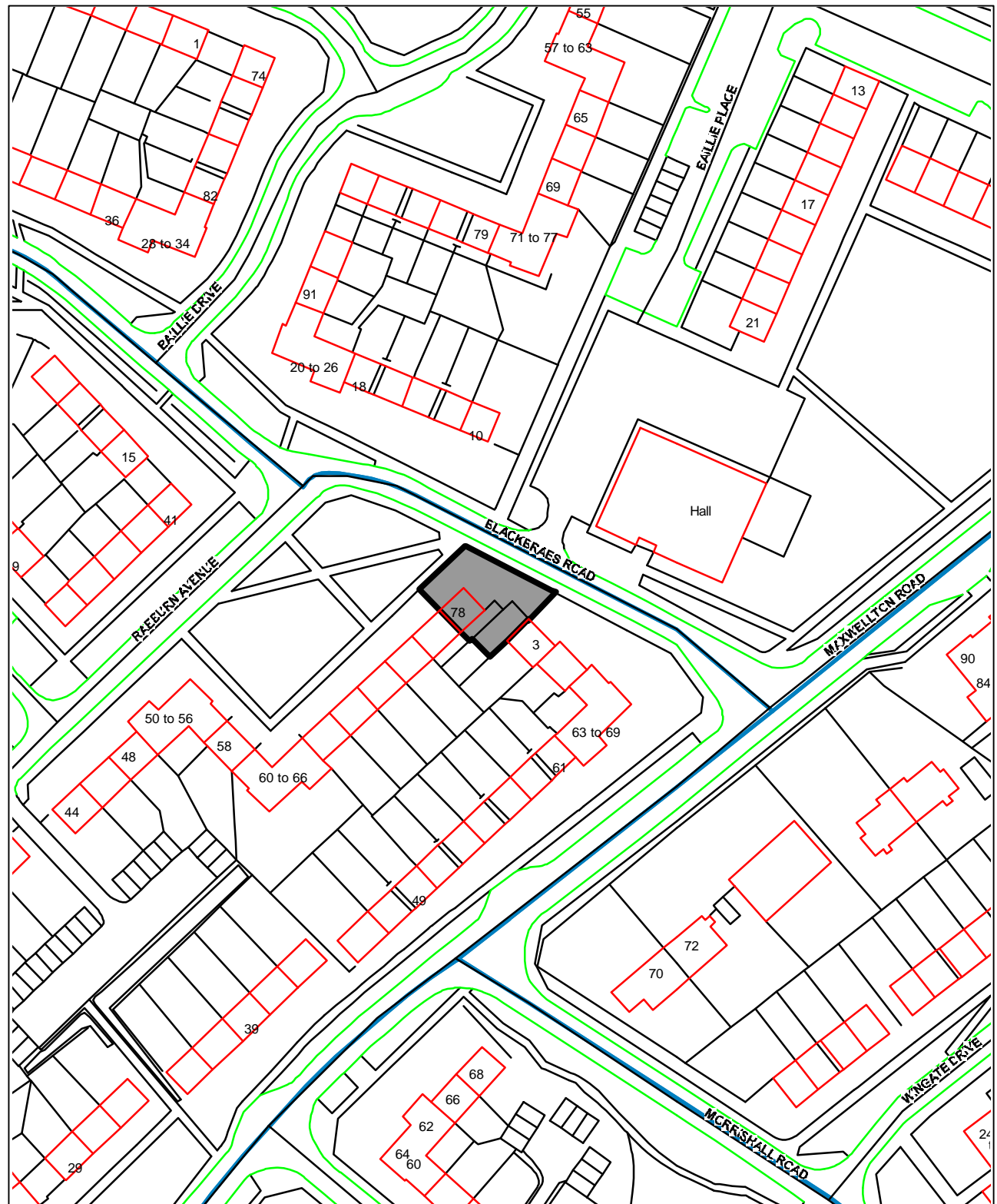
EK/05/0147

78 RAEBURN AVENUE, EAST KILBRIDE

Planning and Building Control Services

Scale: 1: 1250

For information only



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