

Report

Report to:	Planning Committee
Date of Meeting:	13 February 2023
Report by:	Executive Director (Community and Enterprise Resources)

Reference no:	P/23/1076
Proposal:	Erection of roof extension to bungalow to add additional floor to property and erection of one and a half storey garage with ancillary accommodation
Site Address:	21B Douglas Gardens Uddingston G71 7HB
Applicant:	Mr P Oliver
Agent:	Lynn Perry
Ward:	Uddingston
Application Type:	Full Planning Permission
Advert Type:	Not applicable
Development Plan Compliance:	Yes
Departures:	Not applicable
Recommendation:	Grant subject to conditions
Legal Agreement:	Not applicable
Direction to Scottish Ministers	No

1. Reason for Report

- 1.1. As this application has attracted more than 5 objections, it requires to be referred to Committee as per Section 3.5(a) of the Council's Decision-Making Process (2015).

2. Site Description

- 2.1. The application site is an existing single storey dwelling on a large piece of ground to the east of Douglas Gardens, Uddingston and accessed via an access lane. To the east is a recent residential development comprising two storey dwellings on Drumgray Avenue. Directly north of the site are the older residential properties on Brightside Avenue, with the northern boundary of the application site being a 1.8m high brick wall. The application site lies outside of the Douglas Gardens Conservation Area. The site is predominantly level and screened by several different species of tree located in neighbouring gardens.

3. Description of Proposed Development

- 3.1. Planning permission is sought for the erection of a roof extension to a bungalow in order to add an additional floor to the property, along with the erection of a one and a half storey garage with ancillary accommodation. The new first floor would accommodate additional bedrooms, bathrooms and storage spaces. The external appearance of the existing dwelling would be altered, becoming a two storey property. This extension would be constructed with smooth white render, aluminium flashing and standing seam cladding in grey anthracite, uPVC windows and doors and rooflight windows. The roof will be clad in concrete tiles and accommodate 7 solar panels.
- 3.2. The new one and a half storey detached garage would be placed to the north-east part of the site and provide two car parking spaces on the ground level with useable accommodation above (which is ancillary to the main dwelling). The garage would be constructed with a facing brick basecourse, smooth white render, concrete roof tiles, uPVC windows and doors, aluminium standing seam in grey anthracite colour, Velux roof windows and black steel doors.

4. Relevant Planning History

- 4.1. None.

5. Supporting Information

- 5.1. None.

6. Consultations

- 6.1. None.

7. Representations

- 7.1. Following the statutory period of neighbour notification, a total of 10 representations have been received (10 objections, 0 support). The issues raised are summarised as follows:-

Impact on neighbouring properties and conservation area

- ◆ Loss of privacy
- ◆ Overshadowing/loss of light
- ◆ Overdevelopment of site and due to the height increase, the property would be more visible
- ◆ Noise
- ◆ Inappropriate design which is not in keeping with the surrounding area

Other matters

- ◆ Nature conservation/impact on wildlife
- ◆ Access restrictions/road safety

Non-material planning matters raised

- ◆ Impact upon property values
- ◆ Site safety

7.2. The above issues are considered in the assessment below and full copies are available to view on the planning portal.

8. Development Plan

8.1. Under Section 25 of the Town and Country Planning (Scotland) Act 1997, all applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2. National Planning Framework 4

National Planning Framework 4 (NPF4) is Scotland's national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments, and national planning policy. NPF4 supports the planning and delivery of sustainable places, liveable places, and productive places.

National Planning Framework 4 Policies

- ◆ Policy 1: Tackling the climate and nature crises
- ◆ Policy 2: Climate mitigation and adaptation
- ◆ Policy 16: Quality homes

8.3. South Lanarkshire Local Development Plan 2 (2021)

For the purposes of determining planning applications the Council will, therefore, assess proposals against the policies contained within the adopted South Lanarkshire Local Development Plan 2 (SLLDP2). In this regard, the application site and associated proposals are affected by the following policies contained in the SLLDP2:-

SLLDP2 Volume 1 Policies

- ◆ Policy 2: Climate Change
- ◆ Policy 3: General Urban Areas and Settlements
- ◆ Policy 5: Development Management and Placemaking

SLLDP2 Volume 2 Policies

- ◆ Policy DM2: House Extensions and Alterations

South Lanarkshire Council (SLC) Supporting Planning Guidance

- ◆ Development at a Dwellinghouse

9. Guidance

9.1. None.

10. Assessment and Discussion

10.1. Principle of Development

Planning permission is sought for the erection of a roof extension to add an additional floor to a property and erection of a one and a half storey garage with ancillary accommodation. The site is located in the general urban area of Uddingston, directly to the east and outside the boundary of the Douglas Gardens Conservation Area.

- 10.2. The addition of an additional storey to an existing dwellinghouse is generally acceptable provided that the development would not result in overdevelopment of the plot, does not create amenity issues and that the scale, design, and materiality of the garage is sympathetic to the house and its surroundings.
- 10.3. Climate Change
Policies 1 and 2 of NPF4 and Policy 2 of the SLLDP2 relate to the climate crises and identify that all development should seek to minimise and mitigate the effects of climate change. Given the scale and nature of the proposed development, it is not considered that any action is required within the context of the development management process.
- 10.4. Layout, Siting and Design
Policy 16 of NPF4 intends to provide quality homes and identifies that householder proposals will be supported where they do not have a detrimental impact on the character of the house or the surrounding area or a detrimental effect on neighbouring amenity by way of physical impact, overlooking or overshadowing. Policies 3 and 5 of SLLDP2 have similar aims to the NPF4 policies. Policy DM2 of the SLLDP2 provides specific guidance on residential alterations and extensions, referring to Development at a Dwellinghouse supplementary planning guidance (SPG).
- 10.5. In relation to overlooking, the existing dwelling is a sufficient distance from neighbouring properties. As such, there would be no window to window privacy failures as a result of this development. Within the surrounding area there are many two storey dwellings which have views over neighbouring garden ground. However, since all the windows proposed on the upper floors of this proposal are either screened by trees or a minimum of 20m from the site boundary, it is not considered that the proposal will lead to a detrimental impact on neighbouring properties by way of overlooking.
- 10.6. In terms of overshadowing, no unacceptable overshadowing of neighbouring properties will occur. Additionally, the proposed garage is a sufficient distance from adjacent properties such that no detrimental loss of light to neighbouring windows shall occur. Therefore, the proposal is not considered to pose a detrimental impact to neighbouring properties by way of overshadowing.
- 10.7. In relation to the scale and physical impact of the proposal, what is proposed is (at the highest point) a 3.3m increase in height to the existing building. Whilst the resulting building will be more visible from adjacent properties, it would not be detrimental to the visual amenity of the surrounding area. The building will be more than 20m away from the nearest building and a pitched roof two-storey dwelling is considered to be an appropriate scale and form in this location.
- 10.8. With regards to the appearance of the extended property, the proposed materials are a light coloured render and a grey concrete tiled roof, the same material palette that exists on the new housing development directly to the east and which is comparable to an existing house at 22A Douglas Gardens. A condition is proposed to ensure the quality of the material finish and minimise any impact upon surrounding properties.
- 10.9. The detached garage is a one and a half storey structure with rooflight windows. The only standard window is in the upper gable and would contain obscured glass as it faces into a bathroom. It is not considered that the garage is inappropriately scaled, designed or positioned, nor is it considered that it will detrimentally impact upon residential amenity.

10.10. Conservation Area

A number of objections make reference to the impact of the proposed development on the Douglas Gardens Conservation Area. The application site lies outwith the Conservation Area and is not in a position where it would be considered to impact upon key views into or from the conservation area. Furthermore, directly to the east of the site is a recently constructed residential development which consists of new semi-detached and detached homes finished in an off-white render, with concrete tile roofs. The extended house would be similar in height to these dwellings and form part of the wider view looking east from Douglas Gardens. As such, it is not considered that this proposal will have any detrimental impact upon the character of the Douglas Gardens Conservation Area.

10.11. Trees

The proposed development does not include works to trees and no trees are proposed to be felled or pruned. This application relates only to the construction of a detached garage and an extension to the existing roof.

10.12. Noise

The proposal consists of works to an existing dwelling within a residential area. Whilst there will be a degree of disruption during construction, it would only be for a temporary period of time during appropriate hours of the day. However, construction noise is outwith the scope of the planning process and is legislated by the Control of Pollution (Scotland) Act 1974. It is not anticipated that the completed development would give rise to any additional noise disturbance.

10.13. Other Matters

As an extension to an existing house, the proposal is not considered to raise any issues with regards to nature conservation or biodiversity. The issues raised by objectors regarding the suitability of the existing private access for construction traffic, or the potential for any future traffic to temporarily cause fire safety issues by obstructing the access is outwith the scope of this planning application.

10.14. Conclusion

The proposal complies with Policies 1, 2, and 16 of the National Planning Framework 4 (adopted 2023) and Policies 2, 3, 5 and DM2 of the Local Development Plan 2 (adopted 2021) and will not result in a detrimental impact on either visual or residential amenity. There are no other material considerations which would justify the refusal of planning permission.

11. **Recommendation and Conditions**

11.1. The Committee is asked to agree the following recommendation:-

Grant planning permission subject to the following conditions:-

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this decision notice.

Reason: To comply with Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

02. That the facing materials to be used for the external walls and roof of the development hereby approved shall be finished in render and concrete roof tiles.

Reason: To ensure satisfactory integration of the proposed development with the existing building both in terms of design and materials.

12. Reason for Decision

- 12.1 It is considered that the proposed extension would not result in a significant detrimental impact on the amenity and character of the house, the streetscape, or any adjacent properties. Consequently, the proposal complies with the provisions of Policies 1, 2 and 16 of the adopted National Planning Framework 4 and Policies 2, 3, 5 and DM2 of the adopted Local Development Plan 2. There are no other material considerations which would justify the refusal of planning permission.

David Booth

Executive Director (Community and Enterprise Resources)

Date: 5 February 2024

Background Papers

Further information relating to the application can be found online:

[P/23/1076 | Erection of roof extension to bungalow to add additional floor to property and erection of one and a half storey garage with ancillary accommodation. | 21B Douglas Gardens Uddingston G71 7HB \(southlanarkshire.gov.uk\)](#)

Corporate Considerations

The report raises no impacts or risks in terms of equalities or financial implications. Any implications in terms of climate change, sustainability or the environment will have been considered above in terms of the relevant national and local policies.

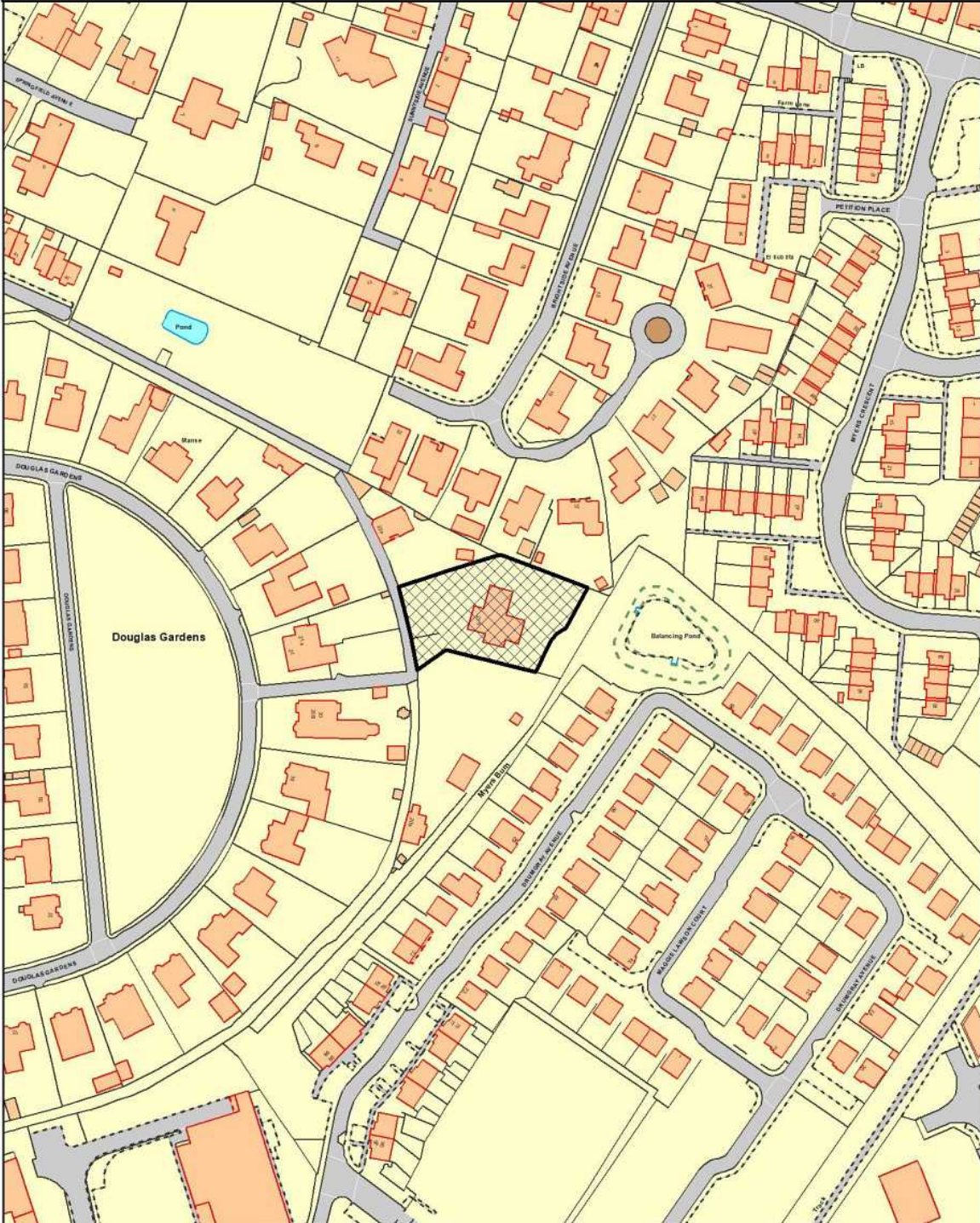
Contact for Further Information

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

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E-mail: planning@southlanarkshire.gov.uk

P/23/1076 21B Douglas Gardens, Uddingston



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Scale:
1:2,000

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17/01/2024



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