

Report

Report to:	Clydesdale Area Committee
Date of Meeting:	18 November 2008
Report by:	Executive Director (Enterprise Resources)

Application No	CL/08/0410
Planning Proposal:	Formation of Replacement Roof Structure to Provide Additional Living Accommodation and Erection of Single Storey Extension to Rear of House

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Top Flight
- Location : 1 Mains Court
Lanark
ML11 7JW

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Planning Permission – Subject to Conditions (Based on the Conditions Attached)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Block Architects
- ◆ Council Area/Ward: 02 Clydesdale North
- ◆ Policy Reference(s): **Lower Clydesdale Local Plan (Adopted)**
- Policy RES1: Residential Areas

Finalised South Lanarkshire Local Plan – (As Modified)

- Policy RES6: Residential Land Use
- Policy DM1: Development Management
- Policy DM4: House Extensions and Alterations
- Policy ENV11: Design Quality

- ◆ Representation(s):
 - ▶ 8 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 0 Comments Letters

- ◆ Consultation(s):
 - None

Planning Application Report

1 Application Site

- 1.1 The application site relates to a residential property which is located at Mains Court in Lanark. The site is bounded to the east and west by housing; to the north by open field/tree line and to the south by road verge. Both sides and rear of garden area are defined by a wooden fence.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning consent for the formation of a replacement roof structure to provide additional living accommodation and the erection of a single storey extension to the rear of the dwelling.
- 2.2 The initial proposal entailed an increased roof height of 1.6 m. This has subsequently been reduced to 1.3 m.

3 Background

3.1 Local Plan Status

- 3.1.1 The site is located within the settlement boundary of Lanark where Policy RES1: Residential Areas in the adopted Lower Clydesdale Local Plan applies. Policy RES1 of the above plan seeks to resist any developments that would be detrimental to the character and amenity of the residential areas. Proposals to alter or extend existing residential properties would generally be acceptable when these would not adversely impact on the character and amenity of the area.
- 3.1.2 The Finalised South Lanarkshire Local Plan – (As Modified) Policies RES6 and DM4 seek to ensure that extensions should not be overbearing and the height, width and bulk should be kept in proportion to the existing house. In addition, the proposal(s) should not adversely affect adjacent properties in terms of scale, loss of privacy, daylight or sunlight and useable garden ground within the site.

4 Consultation(s)

- 4.1 None

5 Representation(s)

- 5.1 Following the neighbour notification procedure, 8 letters of representations were received, the details of which are summarized below:

(a) The objectors feel that this alteration would in essence make this property a two storey building even though the Council probably would not class it as such – making the property the largest in the estate with 5 bedrooms, 3 bathrooms, 1 toilet, lounge, kitchen, dining room, family room and sun room.

Response: The proposed extension and attic conversion to form additional accommodation would have a moderate visual change in appearance relative to properties adjoining the application site. However, the size and scale of the proposed alterations are such that the visual impact on the adjoining properties is considered to be within acceptable limits.

(b) By raising the pitch of this roof by 1.3 m and adding six no. velux windows it will make this property completely out of character with the surrounding estate, affect property values and will have an overbearing impact on the residential amenity of nearby properties.

Response: Disagree. The originally proposed roof height has been reduced by 300 mm in order to minimize the visual impact on the surrounding development, as shown on the amended plans.

(c) The proposed installation of velux windows would result in loss of privacy as two of these windows would enable anyone looking down to be able to see directly into the bathroom, and the third bedroom looks into the kitchen and lounge windows belonging to property No. 3 Mains Court and property No.10 Lythgow Way, respectively.

Response: Disagree. The nature of velux windows is such that the overlooking of adjoining properties is minimal. The amended roof pitch lessens this impact even further.

(d) The proposal would have a negative effect on the built environment of this area which consists of 31 bungalows of single storey and shallow roof.

Response: Disagree. I am satisfied that the steps taken by the applicant to minimize the visual impact on the residential amenity as responded to in (a) above are adequate to address the concerns raised.

(e) The road is particularly narrow at the entrance to the housing estate. Construction traffic, if consent is granted for the proposal, would impact on public safety of children/parents who regularly use the narrow entrance to access the play park and the school during the construction phase of the project.

Response: Disagree, I am satisfied the public road fronting the site is of sufficient width to accommodate construction traffic.

(f) Concern that by allowing further rooms to be built, this may add to the problem of parking within the area.

Response: Disagree. No evidence has been provided to support the claim that parking problems exist within the area and that the situation would worsen should the proposal be allowed to proceed.

(g) Objectors have concerns about the subsequent detrimental impact this proposal may have on properties and decimation to everyday life of many elderly residents in this estate.

Response: I do not anticipate that the proposal would have adverse impact on the properties and lives of residents in the estate.

(h) The proposal if allowed will create a precedent for future planning.

Response: Noted. Every planning decision is based on the merits of the proposal and a considered assessment of the impact of the proposal on the visual and residential amenity of the area, amongst other factors. If the decision is properly considered there should be no concern over precedent.

These letters have been copied and are available for inspection in the usual manner.

6 Assessment and Conclusions

6.1 The proposal involves the formation of a replacement roof structure to provide additional living accommodation, increasing the roof height by 1.3 m, and the erection of single storey extension to the rear of the dwellinghouse. The site is identified as being within a residential area in both the adopted Lower Clydesdale Local Plan and Finalised South Lanarkshire Local Plan – (As Modified) where Policies RES1 and RES6 respectively seek to protect and retain the character and amenity of such areas. Guidance in such proposals is contained in Policies DM1; DM4 and ENV11 respectively. I consider that the proposal is consistent with the above policies and that the scale of the proposal would not have an adverse impact on the residential character and amenity of the surrounding area.

- 6.2 Eight letters of objection have been received from neighbouring residents who are concerned about the visual/overbearing impact of the development on their residential amenity and its negative impact on the character of the area. However, the scale of the attic conversion and extension is such that it will not have an overbearing impact on the visual amenity of the properties in the surrounding area. Indeed, the proposed scale of extension would have a minor impact which I consider to be insignificant and within acceptable limits.
- 6.3 I am satisfied that the proposed extension is such that it will visually integrate well with the existing building and adjoining property in terms of design, scale and materials. I therefore recommend that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal would have an acceptable impact on the neighbouring property and on the character and amenity of the area, thereby complying with Policy RES1 of the adopted Upper Clydesdale Local Plan and Policies RES6; DM1; DM4 and ENV11 of the Finalised South Lanarkshire Local Plan – (As Modified).

Iain Urquhart
Executive Director (Enterprise Resources)

4 November 2008

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
None

- ▶ Representations
 - Representation from : Mr W Mundell, 3 Mains Court, Lanark, ML11 7JW, DATED 09/07/2008

 - Representation from : Mr J H Sinclair, 20 Lythgow Way, Lanark, ML11 7JA, DATED 09/07/2008

 - Representation from : Ellen Kelly, 4 Mains Court, Lanark, ML11 7JW, DATED 09/07/2008

 - Representation from : Margaret Good, 5 Mains Court, Lanark, ML11 7JW, DATED 09/07/2008

 - Representation from : James Barr Gibson, 6 Mains Court, St Leonards Estate, Lanark, ML11 7JW, DATED 09/07/2008

 - Representation from : Mr & Mrs H Lowery, 18 Lythgow Way, Lanark, ML11 7JA, DATED 09/07/2008

Representation from : Mr G Schleyer, 7 Mains Court, Lanark , ML11 7JW, DATED 09/07/2008

Representation from : W Mundell on behalf of Mr R Lennox, 2 Mains Court, Lanark, , DATED 25/07/2008

Contact for Further Information

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

Jerry Gigya, Planning Officer, Council Offices, South Vennel, Lanark ML11 7JT
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Detailed Planning Application

PAPER APART – APPLICATION NUMBER : CL/08/0410

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 rear extension and replacement roof hereby approved shall match in colour and texture those of the existing adjoining building 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.

For information only

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