

# Report

Report to:	<b>Cambuslang and Rutherglen Area Committee</b>
Date of Meeting:	<b>13 February 2007</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	CR/06/0390
Planning Proposal:	Erection of Two Storey Dwellinghouse with Detached Garage

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : GRM Developments
- Location : Buchanan Drive  
Rutherglen

## 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 Conditions Attached

### 2.2 Other Actions/Notes

Area Committee has delegated powers to determine this application

## 3 Other Information

- ◆ Applicant's Agent: Coltart Earley
- ◆ Council Area/Ward: 57 Stonelaw
- ◆ Policy Reference(s): Cambuslang/Rutherglen Local Plan Policy  
RES9 – Residential Land Use  
Policy SLP6 – Development Control General  
South Lanarkshire Local Plan (Finalised Draft)  
Policy RES6 – Residential Land Use Policy  
Policy DM5 – Sub Division of Garden Ground

- ◆ Representation(s):  
▶ 4 Objection Letters

- ◆ Consultation(s):  
Environmental Services

Roads and Transportation Services (North Division)

# Planning Application Report

## 1 Application Site

- 1.1 The application site relates to the side garden ground of 34 Buchanan Drive, Rutherglen. The site was previously granted outline planning permission in August 2005 for the erection of a detached dwellinghouse. The site is bounded on all sides by residential dwellings. The properties to the north, west and east are characterised by large plots with generously sized gardens. The properties are all detached. To the south there are terraced and flatted dwellings and an additional section of garden originally associated with number 34 Buchanan Drive which has also received outline planning permission for a dwellinghouse with vehicular access from Greystone Avenue. The site is flat and heavily vegetated. A recently improved right of way runs between the site and the property to the east – 36 Buchanan Drive. Currently, the only access into the site presently serves the existing house at 34 which has been sold separately.

## 2 Proposal(s)

- 2.1 Detailed planning permission is sought for the erection of a 2 ½ storey, 7 bedroom, detached dwellinghouse. The proposed dwelling will be located along the existing building line on Buchanan Drive. A new access will be taken from Buchanan Drive, providing a generous parking area in addition to a detached double garage. The proposed site will cover an area of 1115 sq m with the proposed dwelling having a footprint of 170 sq m. The applicants propose a buff coloured render finish on the walls and concrete roof tiles.

## 3 Background

### 3.1 Local Plan Status

The Cambuslang/Rutherglen Local Plan Policy RES9 – Residential Land Use – which seeks to protect residential amenity and resist bad neighbour uses detrimental to environmental quality – is relevant. The site is also covered by Policy SLP6 – Development Control General which seeks to ensure that all planning applications fully take account of the local context and built form. As it relates to the sub-division of garden ground, it advises that:

- ◆ The proposed house plot is comparable with those nearby in terms of size, shape and amenity and will retain an appropriate size of plot to the parent property;
- ◆ The proposed house will have a proper road frontage;
- ◆ The vehicular access is of an adequate standard and will not have implications for safety and amenity and does not negatively affect parking to the remaining house;
- ◆ The proposal will not cause an unacceptable reduction in privacy;
- ◆ The proposed house must be of a scale and massing sympathetic to the character and pattern of the development in the area and must not result in a development that appears cramped, squeezed or visually intrusive.

As the site already has outline planning permission the site complies, in principle, with these policies.

3.2 All planning applications must now be considered against the South Lanarkshire Local Plan (Finalised Draft) which is a material consideration. Policies RES6 and DM5 are relevant and are both similar in aim to the adopted Local Plan policies.

3.3 **Relevant Government Advice/Policy**  
None applicable given the scale of the proposal.

3.4 **Planning Background**  
Outline planning permission was granted in August 2005 and subject to the following requirements:

- A dwelling not exceeding 2 storeys in height
- No side windows
- A minimum rear garden depth of 10 metres
- 2 metres from each side boundary
- A minimum of 3 parking spaces
- Sitting on the existing building line on Buchanan Drive

#### **4 Consultations**

4.1 Roads and Transportation Services – no objections subject to the provision of suitable access and parking.

**Response** – Noted. These are already being proposed.

4.2 Environmental Services – advice on matters relating to construction noise, dust and potential contamination.

**Response** – noted.

#### **5 Representations**

5.1 Following neighbour notification 4 letters of objection were received. The points raised are summarised as follows:

**(a) The boundary of the site is wrong and covers land not belonging to the applicant.**

**Response** – This is a separate legal matter.

**(b) The mature trees on the site should be retained to ensure privacy.**

**Response** – The applicants are required to submit a landscaping plan describing the trees affected by the proposal, for approval, prior to construction commencing.

**(c) The existing property at 34 Buchanan Drive will be overlooked by conservatory and dining room windows.**

**Response** – The existing landscaping and the erection of a timber screen fence, together with the site being flat, will ensure that privacy to number 34 is not materially affected.

**(d) The balcony on the first floor will detrimentally affect privacy.**

**Response** – Agreed. A condition has been attached to ensure that it is not constructed.

**(e) Are there plans for a boundary fence?**

**Response** – A 1.8m high timber fence is proposed on the boundary. In order to address privacy issues effectively, a condition requiring this fence to be 2.0 metres has been imposed.

**(f) There is confusion over whether the property is 5 or 7 bedrooms.**

**Response** – The proposal is for a 7 bedroom house with two of the rooms located in the roof space.

**(g) Development of the site will remove access to a lane used to collect rubbish.**

**Response** – This is a separate legal matter.

**(h) There is a window on the upper floor of the east elevation.**

**Response** – This window is to a bathroom which is not a habitable room. As a result the window is likely to be obscure glass and a condition has been imposed requiring this to be done.

## **6 Assessment and Conclusions**

- 6.1 The main determining issue in this instance is the proposals compliance with the previously approved outline consent.
- 6.2 As discussed in paragraphs 3.1 and 3.2, the proposal, in principle, complies with adopted and proposed Local Plan policy. In terms of the previous consent, the proposed dwelling does not have any habitable windows on the upper side elevations, whilst it does have ground floor side windows these will be screened by the garden fence, it will have a rear garden depth of 25 metres and a parking provision well in excess of 3 parking spaces. Whilst the house will technically be 2 ½ storeys, this is through the development of the roof space and the house will not be any higher than what would be expected with a two storey dwelling. Furthermore the proposed dwelling, in terms of its scale, location within the plot, appearance and finishes, is in keeping with the size, design and character of the existing properties in the locality. I do not consider, therefore, that this proposal will have an adverse impact on the residential amenity of the area or the neighbouring properties.

## **7 Reasons for Decision**

- 7.1 The proposal does not conflict materially with the conditions imposed on the previously approved outline consent CR/05/0160 and satisfies the terms of Policy RES9 – Residential Land Use and Policy SLP6 – Development Control General of the approved local plan.

**Iain Urquhart**  
**Executive Director (Enterprise Resources)**

**5 February 2007**

## **Previous References**

- ♦ None

## List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - Environmental Services 28/12/06
  - Roads and Transportation Services (North Division) 20/12/06
- ▶ Representations
  - Representation from : Stephen Kinloch, 2 Belhaven Terrace  
Stonelaw Road  
Rutherglen G73 3SH, DATED 14/12/06
  - Representation from : Dr Douglas A Hutchison, 36 Buchanan Drive  
Rutherglen G73 3PE, DATED 21/12/06
  - Representations from : Mrs Donna Henry, 34 Buchanan Drive  
Rutherglen G73 3PE, DATED 29/12/06 and 08/12/06

### Contact for Further Information

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

Iain Morton  
(Tel :0141 613 5138 )  
E-mail: Enterprise.cam-ruth@southlanarkshire.gov.uk

**CONDITIONS**

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That before any work commences on the site, a scheme of landscaping for the site shall be submitted to the Council as Planning Authority for written approval and it shall include: (a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc.; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 3 That the landscaping scheme required by condition 2 above shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the dwellinghouse or the completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 4 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.
- 5 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 6 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 7 That notwithstanding condition 6 above, a 2.0 metre high boundary fence shall be erected along the boundary marked yellow on the approved plans, prior to the occupation of the dwellinghouse hereby approved.
- 8 That the window coloured green on the approved plans shall be obscure glass.
- 9 That no consent is granted for the window hereby coloured purple on the approved plans.

## REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of the visual amenity of the area.
- 3 In the interests of amenity.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 These details have not been submitted or approved.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 In the interests of amenity and in order to retain effective planning control.
- 9 In the interests of amenity and in order to retain effective planning control.

For information only

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