

Report

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| Report to: | Planning Committee |
| Date of Meeting: | 30 August 2005 |
| Report by: | Executive Director (Enterprise Resources) |

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| Application No | CL/05/0474 |
| Planning Proposal: | Erection of 6 Semi-Detached and One Detached Dwellinghouse |

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Scott Building Services
- Location : 133A Vere Road
Kirkmuirhill

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 Listed)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application

3 Other Information

- ◆ Applicant's Agent: Architectonic (Scotland) Ltd
- ◆ Council Area/Ward: 04 Blackwood
- ◆ Policy Reference(s): Lower Clydesdale Local Plan (Adopted)
- Policy RES1: Residential Areas

- ◆ Representation(s):
 - ▶ 0 Objection Letters

◆ Consultation(s):

Environmental Services

Roads and Transportation Services (South Division)

Scottish Water

Planning Application Report

1 Application Site

- 1.1 The application site consists of a vacant area of ground at Vere Road, Kirkmuirhill. The ground level of the site is generally flat and the site currently consists of overgrown grass and weeds. The site is bounded to the north by a scrap yard, to the west by Vere Road, to the east by the rear gardens of dwellings on Scott Street and to the south by an electricity sub-station.

2 Proposal(s)

- 2.1 Detailed planning permission is sought for the erection of 6 semi-detached dwellinghouses and a single detached dwelling. Vehicular access to the dwellings would be taken directly from Vere Road. The proposed dwellings are two storeys in height and the applicant proposes to finish them in a mixture of facing brick and render.

3 Background

3.1 Local Plan Status

The adopted Lower Clydesdale Local Plan identifies the site within the residential area of Kirkmuirhill where Policy RES1: Residential Areas, applies.

3.2 Relevant Government Advice/Policy

SPP3: Planning for Housing, states that infill sites can often make a useful contribution to the supply of housing land. Infill development should respect the scale, form and density of its surroundings and enhance rather than detract from the character and amenity of existing residential areas.

3.3 Planning History

Planning permission was granted in April 2004 for a residential development in outline (CL/03/0499).

4 Consultation(s)

- 4.1 Roads and Transportation Services - offer no objections subject to conditions relating to adequate access, visibility, provision of a footway, parking and turning facilities.

Response: Noted. These requirements can be covered by conditions on any consent granted.

- 4.2 Scottish Water – object to this application, however will withdraw their objection if the Council attaches a condition to any consent granted asking the developer to demonstrate that the development will not have an adverse impact on Scottish Water's assets, or that suitable infrastructure can be put in place to support the development.

Response: The applicant has been advised of Scottish Water's comments. In order to resolve the objection, discussions are ongoing between the applicant and Scottish Water. Should committee agree to grant consent for this proposal, a suspensive condition can be placed on the consent requiring the applicant to confirm that they have resolved the position with Scottish Water regarding the provision of the necessary infrastructure.

- 4.3 **Environmental Services** – no response to date, however they were consulted and responded at the outline application stage. At that time, they offered no objections subject to conditions attached to any consent granted in relation to construction noise and contaminated land. In addition to this, they recommended a noise impact assessment be carried out to look at the suitability of the site for residential development given the location of the scrap yard adjacent to the site.

Response: Environmental Services have separate legislation to control construction noise. The requirement of investigation into possible contamination on the site can be dealt with by condition. A noise impact assessment was carried out and submitted during the processing of the outline planning application for this site. Further to the submission of the noise report, Environmental Services confirmed that they had no objections to the proposal, subject to a condition attached to the consent, to ensure the proposed dwellinghouses incorporating double glazing with a particular acoustic insulation rating. Should committee agree to grant consent for this proposal, I intend to attach a condition to the consent to ensure this glazing is installed on each dwellinghouse.

5 Representation(s)

- 5.1 Following the statutory neighbour notification procedure, no letters of objection have been received.

6 Assessment and Conclusions

- 6.1 The principle of residential development of this site is established by virtue of the existing outline planning permission. Therefore, the determining issues which require to be addressed when assessing this application relate to compliance with the Council's Residential Development Guide.
- 6.2 Indicative plans of the proposed layout and a house type were submitted at the outline application stage. These plans illustrated 3, one and a half storey dwellinghouses on the site, with the rear elevation of the dwellings situated 8 metres from the rear boundary of the site. As a consequence of this submission, 3 specific conditions were attached to the consent, namely; that the proposed dwellings should be restricted to one and a half storeys in height, that no building should have upper floor windows on the rear elevation and that the number of dwellings should be no more than 3. The submitted plans, subject of this application, show the development of 6, semi-detached dwellinghouses and one detached dwelling, each two storeys in height. The footprint of each of the dwellings is smaller in size than a one and a half storey house type, therefore, more than 3 dwellings are able to be located on the site. The layout meets the Council's Residential Development Guide in terms of plot ratios, garden sizes and parking facilities. The rear elevation of the proposed dwellings are between 9.8 and 10.2 metres from the rear boundary of the site. I am satisfied that the site can accommodate the development as currently proposed and that all proposed dwellings are situated an adequate distance from the rear boundary so as to not result in overshadowing or overlooking of the existing dwellinghouses. The Council's Roads Service has no objection to the proposal in terms of traffic safety.

6.3 After carefully considering all relevant issues, I am of the view that this is an acceptable proposal and therefore recommend that planning permission be approved.

Iain Urquhart
Executive Director (Enterprise Resources)

16 August 2005

Previous References

- ◆ CL/03/0499 (Outline)

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 - Roads and Transportation Services (South Division) 19/07/2005
 - Scottish Water 10/08/2005

- ▶ Representations
 - None received

Contact for Further Information

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

Gail Rae, Planning Officer, South Vennel, Lanark
Ext. 3205 (Tel: 01555 673205)
E-mail: Enterprise.lanark@southlanarkshire.gov.uk

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 shall take place without the prior written approval of the Council as Planning Authority.
- 3 That the type and distribution of external finishes shall be:
Roof: concrete roof tile
Walls: render and quoins
and 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.
- 4 That no trees within the application site shall be lopped, topped, pollarded or felled, and no shrubs or hedges shall be removed from the application site without the prior written consent of the Council as Planning Authority.
- 5 That the dwellinghouses to be erected shall have a double glazing specification for the proposed windows of 4/12/4 mm which have an acoustic insulation rating of Rw31dB.
- 6 That before any of the dwellinghouses hereby approved are occupied, a drainage system capable of preventing any flow of water from the site onto the public road or neighbouring land, or into the site from surrounding land shall be provided and maintained to the satisfaction of the Council as Roads and Planning Authority.
- 7 That before any of the dwellinghouses hereby approved are completed or brought into use, visibility splays of 2.5 metres by 60 metres measured from the road channel shall be provided on both sides of the vehicular accesses and everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 1.05 metres in height shall be planted, placed or erected within these sight lines.
- 8 That before any of the dwellinghouses hereby approved are completed or brought into use, the existing 2 metre wide footway along the full frontage of the site shall be resurfaced to the specification and satisfaction of the Council as Roads and Planning Authority.
- 9 That before any of the dwellinghouses hereby approved are completed or brought into use, a 3 metre wide dropped kerb footway crossing to the plots shall be constructed in accordance with the specification and to the satisfaction of the Council as Planning Authority.

- 10 That before any of the dwellinghouses hereby approved are completed or brought into use, driveways of at least 12 metres in length shall be provided and the first 2 metres of these accesses from the heel of the footpath shall be paved.
- 11 That before any of the dwellinghouses hereby approved are completed or brought into use, a turning space shall be provided within each plot to enable vehicles to enter and leave the application site in forward gears at all times.
- 12 That before any of the dwellinghouses hereby permitted are occupied, 2 car parking spaces shall be provided within the curtilage of each plot and outwith the public road or footway and shall thereafter be maintained to the satisfaction of the Council as Planning Authority.
- 13 That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 14 That no dwellinghouse shall be occupied until the site is served by a public water supply to the satisfaction of Scottish Water as Water Authority.
- 15 That before development starts a Phase 1 or Desk Study, to review all currently available information about the historical uses of this site, shall be carried out to determine any types of contamination likely to be encountered and possible pathways to sensitive receptors shall be submitted to and approved by the Council as Planning Authority. If this investigation gives any indication of the potential for contaminants to be present, development shall not begin until a full intrusive survey has been carried out and its findings submitted to and, approved by the Council as Planning Authority. This survey shall clearly document the methodology, findings and results. The risks posed by the presence of pollutants in relation to sensitive receptors shall be assessed to current guidelines and, where appropriate recommendations for further investigations or remediation options to reduce these risks identified.
- 16 That before the any of the dwellinghouses hereby approved are completed or brought into use, remediation/control measures must be fully implemented to the satisfaction of the Council as Planning Authority.
- 17 That any alterations to the remediation plan may only take place with the written approval of the Council as Planning Authority.
- 18 That on completion of all remediation works, a completion report confirming that works have been carried out to the agreed plan shall be submitted to and approved by 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 In the interests of amenity and in order to retain effective planning control.
- 4 To ensure the protection and maintenance of the existing trees and other landscape features within the site.
- 5 To ensure the internal noise levels meet the World Health Organisation guidelines.
- 6 To ensure the provision of a satisfactory drainage system.
- 7 In the interests of road safety

- 8 In the interests of public safety
- 9 In the interests of public safety
- 10 To prevent deleterious material being carried onto the highway
- 11 In the interests of public safety
- 12 To ensure the provision of adequate parking facilities within the site
- 13 To ensure the provision of a satisfactory sewerage system
- 14 To ensure the provision of a satisfactory public water supply
- 15 To ensure the site is free of contamination and suitable for development.
- 16 To ensure the site is free of contamination and suitable for development
- 17 In order to retain effective planning control
- 18 In order to retain effective planning control

For information only

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