

Report

Report to:	Planning Committee
Date of Meeting:	4 December 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/18/0847
Planning proposal:	Erection of single storey side and rear extension and formation of front and rear dormer windows

1 Summary application information

Application type:	Householder
Applicant:	Mr Steven Cullie
Location:	12 Stephenson Terrace East Kilbride G75 0AN

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

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

3 Other information

- ♦ Applicant's Agent: Brian McAteer
- ♦ Council Area/Ward: 07 East Kilbride Central South
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 4 - Development management and placemaking
Policy 6 - General urban area/settlements

Development management, placemaking and design supplementary guidance (2015)
Policy DM2 - House extensions and alterations

Proposed South Lanarkshire Local Development Plan 2
Policy 3 - General Urban Areas and Settlements
Policy 5 - Development Management and Placemaking
Policy DM2 - House Extensions and Alterations

- ♦ **Representation(s):**

▶ 6
▶ 1
▶ 2

Objection Letters
Support Letter
Comment Letters

◆ **Consultation(s):**

None

Planning Application Report

1 Application Site

- 1.1 The application site relates to the semi-detached residential property at 12 Stephenson Terrace, East Kilbride and its associated garden and parking areas. The site, which extends to approximately 0.025 hectares in size, is bounded to the north-west and north-east by residential properties, to the south-west by Carnegie Hill with residential properties opposite and to the south-east by Stephenson Terrace with an area of green space opposite.
- 1.2 The site is predominantly flat throughout, however, there is a general upward slope towards the adjacent dwellinghouse to the north-west. Access to the site is taken from Stephenson Terrace.

2 Proposal(s)

- 2.1 The applicant proposes to erect a single storey extension to the rear and side of the existing dwellinghouse and proposes to convert the existing roof space to form a dormer extension. The proposed extensions would be finished in materials to match the existing dwellinghouse. Additional parking space is proposed to be provided at the front of the property to facilitate the enlarged dwellinghouse.

3 Background

3.1 Local Plan Status

- 3.1.1 With regard to the South Lanarkshire Local Development Plan (adopted 2015), the site falls within the general urban area where Policy 6 – General urban area/settlements applies. Policy 4 – Development Management and Placemaking is also of relevance to the proposal. In addition, the guidance contained within the supplementary guidance document relating to development management, placemaking and design is of relevance to the proposed development.
- 3.1.2 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications, the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. In this instance Policy 3 - General urban areas and settlements, Policy 5 - Development management and placemaking and Policy DM2 – House extensions and alterations are relevant to the proposal.

3.2 Planning Background

- 3.2.1 The applicant previously submitted a planning application in November 2017 seeking permission to erect a two storey side extension, a single storey rear extension and a dormer extension to the dwellinghouse (Planning Ref: EK/18/0028). However, this application was subsequently withdrawn and the current application was submitted in its place. The plans initially submitted as part of this application showed the provision of a two storey and single storey side extension to the existing dwellinghouse. However, following discussions with the Planning Service, the plans were amended to the current proposal which is of a significantly reduced scale.

4 Consultation(s)

- 4.1 No consultations were required to be undertaken in respect of this planning application.

5 Representation(s)

- 5.1 Statutory neighbour notification procedures were undertaken in respect of the application. In response, six letters of objection, two letters of comment and one letter of support were received in respect of the proposals, the points of which are summarised below:

- a) **The proposed development could cause a loss of privacy to adjacent properties, particularly as a result of overlooking from the proposed rear facing dormer window.**

Response: It is not considered that the single storey elements of the proposed extension would have any adverse impact on surrounding properties in terms of overlooking. In addition, it is noted that the front facing dormer window would not front onto any residential properties as there is an area of greenspace located directly opposite the front of the dwellinghouse. While the rear facing dormer would front towards the adjacent property at 111 Carnegie Hill, it is noted that the window is proposed to be finished in opaque glazing to ensure that no overlooking issues occur. A condition would be attached to any consent issued requiring the window to be finished in opaque glazing and maintained as opaque glazing thereafter, to the satisfaction of the Council. Subject to this condition, it is considered that no loss of privacy would occur as a result of the proposed development.

- b) **The proposed development may create parking issues in the surrounding area, particularly due to the loss of on street parking resulting from the formation of a dropped kerb.**

Response: It is noted that three off street car parking spaces would be provided within the curtilage of the dwellinghouse to facilitate the extended property. This is considered to be sufficient to cater for the needs of a single dwellinghouse. It is considered that sufficient on street car parking space would remain available to serve the needs of the area.

- c) **The extension could cause a road safety issue in terms of visibility at the adjacent street corner.**

Response: The proposed extension would be located a significant distance from the junction of Stephenson Place and Carnegie Hill and would not interfere with any vehicular or pedestrian visibility splays. There are, therefore, no concerns in this regard.

- d) **The proposed development could create noise, parking and road safety issues during the construction phase. The writer also requests clarification regarding who would be liable if a parked car is damaged during the construction works.**

Response: While it is likely that some disruption would occur during the construction phase associated with the proposed development, this is the case with all development proposals. Any disruption would be expected to occur for a temporary period only and any specific issues relating to noise, parking or road safety could be raised with the Council's Environmental Services and Roads and Transportation Services, as appropriate. Any damage to personal property arising from the development would be a civil matter which would require to be resolved outside the planning process.

- e) **The proposal amounts to overdevelopment of the existing dwellinghouse, which would be out of keeping with surrounding properties.**
Response: Concerns were raised by the Council with regard to the original proposal to erect a two storey extension which was considered to be out of keeping with the existing dwellinghouse and its surroundings. However, the revised proposal currently under consideration, which comprises the erection of a single storey and dormer extension to the property, is considered to be compatible with the dwelling and its surroundings. There are, therefore, no concerns in this regard.
- f) **The proposed development could create issues in terms of Building Standards regulations, particularly with regard to head heights in the proposed dormer extension.**
Response: Any specific issues with regard to Building Standards regulations would require to be considered as part of the building warrant application for the development rather than as part of the planning process. However, it is not considered likely that there would be any significant issues in this regard and it is noted that similar developments have been successfully undertaken at other properties nearby.
- g) **The proposed extension would reduce the provision of light and would cast a shadow over nearby properties.**
Response: Concerns were raised with regard to the originally submitted proposal for the erection of a two storey extension in terms of the potential impact on the adjacent property to the north-west in terms of loss of light. However, following discussions with the Planning Service, the proposed extension was significantly reduced in scale. It is not considered that the amended proposal, which comprises the erection of a single storey and dormer extension to the property, would have any significant impact on any adjacent properties in terms of loss of daylight or sunlight.
- h) **The proposed extension could adversely affect the boundary hedge located adjacent to the proposed extension. The writer also requests clarification as to whether the Council would provide compensation in the event that the hedge is damaged as a result of the development.**
Response: It is noted that the proposed extension would be set back from the property boundary on which the hedge is located. As such, it is unlikely that there would be any impact on the hedge in question in this instance. Any disputes which arise relating to damage to private property are not a planning matter. These are civil matters to be resolved privately between the parties involved.
- i) **The writer requests clarification as to whether local councillors have been advised of the concerns of local residents and also whether the Council will accept responsibility for any road traffic accidents that occur as a result of the proposed development.**
Response: All representations received have been made available to elected representatives in the usual manner and on the planning portal. As previously noted, it is not considered that the proposed development would have any impact in terms of road safety issues.
- j) **The proposed extension would impinge on the open plan nature of the street corner where the development is proposed to be undertaken.**
Response: The proposed extension would be located a significant distance from the junction of Stephenson Place and Carnegie Hill and would not have

any adverse impact on the local streetscape. There are, therefore, no concerns in this regard.

k) The proposal may cause drainage issues to surrounding properties.

Response: It is not considered that this relatively small scale householder development would have any significant impact in this regard.

l) The extension could be utilised as a separate dwellinghouse.

Response: Given the layout of the proposed development, it is extremely unlikely that the extended development could be utilised as a separate dwellinghouse to the existing property. In any case, planning consent would be granted for a house extension only and any future proposals to sub-divide the property would require separate planning permission to be obtained from the Council.

m) The proposed extension could allow up to eight people to live in the dwellinghouse as the proposed new rooms could be converted to bedrooms.

Response: The scale of the proposed development would be consistent with that of a large family sized dwellinghouse. As such, there are no specific planning concerns with regard to the scale of the development proposed in this instance.

n) The proposed extension reduces the available rear garden space associated with the property.

Response: Although the rear garden would be reduced in size as a result of the proposed extension it is considered that there would be ample garden and amenity space provided at the rear and the side of the property to serve the dwellinghouse in this instance.

o) The proposal could result in additional monoblocking work being undertaken within the property in future.

Response: The plans submitted show the provision of a driveway to facilitate three car parking spaces to the front of the property with the remainder of the external areas retained as grass. Any future changes to the external layout of the property would require to be assessed against relevant planning policy or householder permitted development rights at that time, as appropriate.

p) The proposed development will make a positive contribution to the local area by modernising a dwellinghouse that currently has a very dated appearance. The available space to the side of the dwellinghouse would allow the proposed improvement works to be carried out without adversely affecting surrounding properties.

Response: The writer's comments are noted. Concerns were raised by the Council with regard to the originally proposed extension which was considered to be out of keeping with the existing dwellinghouse and its surroundings. However, the amended proposal currently under consideration is considered to be acceptable in planning terms.

5.2 These letters have been copied and are available for inspection in the usual manner and on the planning portal.

6 Assessment and Conclusions

6.1 Planning consent is sought to erect a single storey extension to the rear and side of the existing dwellinghouse and to convert the existing roof space to form a dormer

extension at 12 Stephenson Terrace, East Kilbride. The determining issues in the assessment of this application are its compliance with local development plan policy as well as its impact on surrounding amenity. Under the terms of 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. In this case, the development plan framework against which the proposal requires to be assessed comprises the South Lanarkshire Local Development Plan (adopted 2015), its associated supplementary guidance and the Proposed South Lanarkshire Local Development Plan 2 (2018).

- 6.2 With regard to adopted planning policy as set out in the South Lanarkshire Local Development Plan (adopted 2015), Policy 4 – Development management and placemaking requires all proposals to take account of and be integrated with the local context and built form. The policy advises that proposed developments should not have any significant adverse impact on adjacent buildings or the surrounding streetscape in terms of layout, scale, massing, design, materials or amenity. Policy DM2 - House extensions and alterations of the associated supplementary guidance relating to development management, placemaking and design expands on Policy 4 and, in particular, advises that proposals should have no significant amenity impact in terms of overlooking or loss of privacy, daylight or sunlight. In addition, Policy 6 – General urban area/settlements is also of relevance and states that, while the principle of residential developments will be supported within the general urban area, ‘bad neighbour’ developments will not be permitted if they are detrimental to the amenity of existing residents.
- 6.3 The applicant originally sought planning permission to erect a large two storey side extension to the dwellinghouse, with a single storey rear extension and a dormer extension also proposed to be constructed (Planning Ref: EK/18/0028). This application was subsequently withdrawn and an alternative proposal was submitted seeking to erect a two storey and single storey side extension to the dwellinghouse. The Planning Service raised significant concerns with regard to both of these proposals relating to the likely impact of the developments on the streetscape and on surrounding amenity. Following discussions between the applicant and the Planning Service a further revised submission was made for the currently proposed development, which involved a significant reduction to the proposed extension. The current proposal relates to the erection of a single storey and dormer extension only, with the two storey element of the proposal removed entirely from the submission.
- 6.4 In this instance, following a detailed assessment of the application, the view is taken that the revised proposal would not have a significant adverse impact on the surrounding streetscape or on local residential amenity. It is noted that the proposed side and rear extension would be single storey in height, would be constructed at a lower level than the adjacent property to the north-west and would be finished in materials to match the existing dwellinghouse. It is noted that the proposed dormer extension would involve the formation of two dormer windows, one on the front elevation and one on the rear elevation. The proposed dormer extension is therefore relatively small in terms of scale. While the front facing dormer window would not create any adverse amenity impact, it is noted that the rear facing dormer window could potentially overlook the adjacent property to the north-west. However, the applicants have advised that the proposed rear facing dormer window would be finished in opaque glazing and would be retained in this form thereafter. A condition would be attached to any consent issued to ensure the use of opaque glazing on this window at all times. Subject to this condition the view is taken that the proposed extension would not have any significant adverse impact on adjacent properties in terms of overlooking or any other amenity issues. As such, the view is taken that the

proposed extension would be fully compliant with the relevant provisions of the South Lanarkshire Local Development Plan, with specific regard to Policies 4, 6 and DM2.

- 6.5 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan. It is considered that the proposal accords with Policies 3, 5 and DM2 in the proposed plan.
- 6.6 Statutory neighbour notification was undertaken in respect of the application, following which nine letters of representation were received. The points raised have been addressed in Section 5 above. It is not considered that the application should be refused consent based on the points of objection raised.
- 6.7 In conclusion, following detailed consideration of the proposed extension as set out above, it has been determined that the proposal is fully compliant with Policies 4 and 6 of the South Lanarkshire Local Development Plan (adopted 2015) and with Policy DM2 of the associated supplementary guidance relating to development management, placemaking and design. The proposal is also considered to be compliant with the relevant policies of the Proposed South Lanarkshire Local Development Plan 2, specifically Policies 3, 5 and DM2. It is, therefore, recommended that planning permission is granted for the proposed extension in this instance.

7 Reasons for Decision

- 7.1 The proposal will have no significant adverse impact on amenity and complies with the relevant policies of the adopted South Lanarkshire Local Development Plan and Supplementary Guidance (Policies 4, 6 and DM2) and the proposed South Lanarkshire Local Development Plan 2 (Policies 3, 5 and DM2).

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 9 November 2018

Previous references

- ◆ EK/18/0028

List of background papers

- ▶ Application form
 - ▶ Application plans
 - ▶ South Lanarkshire Local Development Plan 2015 (adopted)
 - ▶ Proposed South Lanarkshire Development Plan 2
 - ▶ Neighbour notification letter dated 29 June 2018
 - ▶ Neighbour notification letter dated 25 September 2018
 - ▶ Representations
- | | |
|---|----------------------|
| Terry McGeary, 108 Carnegie Hill, The Murray, East Kilbride,
G75 0AE | Dated:
30.07.2018 |
| Alex And Joan McLean, 111 Carnegie Hill, East Kilbride, G75
0AQ | 25.07.2018 |

Mr David Cullie, 8 Stephenson Terrace, East Kilbride, Glasgow, South Lanarkshire, G75 0AN	19.07.2018
Mrs Michelle Bingham	03.07.2018
Alexandrina Hay, Via Email	26.07.2018
Terry McGeary, 108 Carnegie Hill, East Kilbride, Glasgow, South Lanarkshire, G75 0AE	13.10.2018
Alex And Joan McLean, Received Via E-mail	08.10.2018
Alex And Joan McLean, Received Via E-mail	09.10.2018
Alex And Joan McLean, Received Via E-mail	12.10.2018

Contact for further information

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

Declan King, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
 Phone: 01698 455049
 Email: declan.king@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/18/0847

Conditions and reasons

01. 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.

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

02. That the windows of the rear facing dormer window hereby approved shall be finished in opaque glazing and shall be maintained in opaque glazing thereafter, to the satisfaction of the Council as Planning Authority.

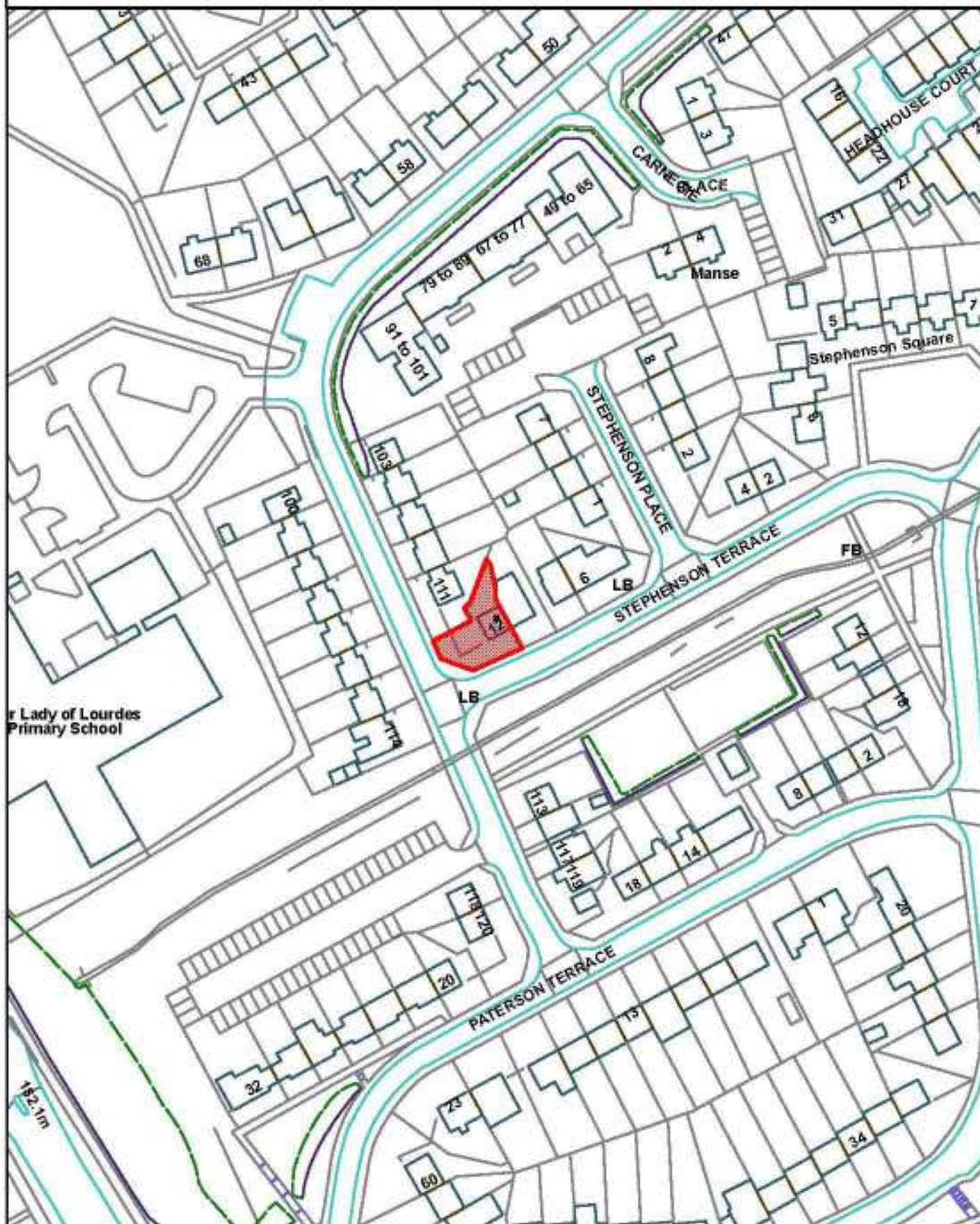
Reason: To safeguard the residential amenity of the area.

03. That, before the development hereby approved is completed or brought into use, all of the off street car parking spaces shown on Drawing 3 Revision A of the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.

Reason: To ensure the provision of adequate parking facilities within the site.

P/18/0847

12 Stephenson Terrace, East Kilbride



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Scale:
1:1,250
Date:
08/11/2018



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development