

	<b>Delegated Report</b>	Reference no.	P/21/0959
		Date	23 August 2021

<b>Planning proposal:</b>	Erection of front extension with associated alterations
<b>Location:</b>	9 George Allan Place Strathaven ML10 6EH

**Application Type :** Detailed planning application

**Applicant :** Mr Gordon Hope  
**Location :** 9 George Allan Place  
 Strathaven  
 ML10 6EH

**Decision:** Application refused

**Report by:** Area Manager (Planning & Building Standards)

**Policy reference:**

**South Lanarkshire Local Development Plan 2 (adopted 2021)**

Policy 3 - General Urban Areas

Policy 5 - Development Management and Placemaking

Policy DM2 - House Extensions and Alterations

**Assessment**

Impact on privacy?	No
Impact on sunlight/daylight?	No
Impact on amenity?	Yes
Traffic issues?	No
Adheres to development plan policy?	No
Adverse comments from consultees?	No

**Representation(s):**

►	0	Objection letters
►	0	Support letters
►	0	Comment letters

## **Planning Application Delegated Report**

### **1 Application Summary**

- 1.1 The applicant seeks detailed planning consent for the erection of a front extension to an existing single storey detached dwellinghouse at 9 George Allan Place in Strathaven. The application site is located within an established residential area.
- 1.2 Pre-application discussions for the proposal were submitted for the proposal and the applicant was advised that the extension was contrary to local development plan policy and it would be unlikely to be supported by the Planning Service. The Planning Service suggested possible alternative designs for the enlargement to the property, however, the plans were not amended and a planning application was submitted for the original proposal.
- 1.3 The application site is an existing detached dwellinghouse. The property is a single storey bungalow type dwelling and is set back within the site with a large front garden and a garage to the rear of the site. The proposed extension would project approximately 2.5 metres from the original front building line and the raised roof level would extend the height of the property at the front from 3.6 metres to 5.7 metres. The proposed extension would enable an enlargement to the existing lounge and bedroom on the ground floor of the property.
- 1.4 The relevant policies to be considered in the assessment of this application in terms of the adopted Local Development Plan 2 (2021) are Policies 3, 5 and DM2. Policy 5 – Development Management and Placemaking sets out the general considerations that the Council will consider when assessing development proposals. It states that in order to ensure that development takes account of the principles of sustainable development, all proposals require to be well designed and integrated with the local area. Proposals should have no unacceptable significant adverse impacts on the local community and environment and, where appropriate, proposals should include measures to enhance the environment and address the six qualities of placemaking. When assessing proposals, the Council will ensure that, where appropriate; there is no unacceptable significant adverse impact on adjacent buildings or streetscape, the development shall not have an unacceptable significant adverse impact upon the amenity of any nearby residents, the proposal provides suitable access, parking and connection to public transport, sustainability issues are addressed, risks to new development from unstable land resulting from past mining activities are fully assessed and that the development will have no unacceptable significant impact on the natural or historic environment.
- 1.5 Policy 3 - General Urban Areas states that within such areas, residential developments on appropriate sites will generally be acceptable, whilst proposals for uses ancillary to residential areas will be assessed on their individual merits, with regards to their affect on the amenity and character of an area. Developments will not be permitted if they are detrimental to the amenity of residents and the wider community. Particular consideration will be given to likely impacts on the amenity of the area, including locally important greenspace, local services and facilities, proposed servicing, parking arrangements and access. Development proposals must also accord with the other relevant policies and proposals in the development plan.
- 1.6 Finally Policy DM2 – House Extensions and Alterations states that house extensions and alterations will be considered favourably where they comply with a set criteria. The siting, form, scale, design and materials should respect the character of the existing dwelling and wider area. High quality, innovative design is encouraged where it complements the character of the building and its surroundings. Proposals must also not dominate or

overwhelm the existing property, neighbouring properties or the streetscene; and they should not adversely affect adjacent properties in terms of overlooking or loss of privacy, daylight or sunlight. Dwellings must also retain adequate parking, useable garden ground and bin storage, and development proposals should have no adverse impact upon traffic or public safety.

1.7 In addition to the above policies, the guidance contained within the Development Management, Placemaking and Design Supplementary Guidance (2015) remains a material consideration in the assessment of applications for house extensions and alterations. Specifically on porches and front extensions, the guidance states that these should;

- It is preferable that a front porch or extension should not project more than two metres beyond the front elevation of the house unless it can be shown that a greater degree of projection would not look out of place or form an intrusive feature in the street.
- The porch should be in proportion to the size of the house and its height should relate to the front door height.
- The roof of the porch or extension should be pitched or sympathetic to the style of the existing house.
- The porch or extension should be finished in materials that match or are compatible with the existing house.
- It may be appropriate to design the porch to match one already adjacent; if possible, where properties have adjoining front doors it would be beneficial to match porches

## **2 Representation(s)**

2.1 Statutory neighbour notification was undertaken in respect of this application and no letters of representation have been received as a result of this publicity. No formal consultations were required to be undertaken in respect of this proposal.

## **3 Assessment and Conclusions**

3.1 Following a detailed assessment of this proposal, it is considered that the proposal would have a significant adverse impact upon both residential and visual amenity in the area. In this respect, whilst front extensions in the form of porches are a relatively common form of householder development, extensions of this scale are far less common due to their greater potential to impact upon amenity.

3.2 In this instance, the proposed extension is in close proximity to the neighbouring property and it is considered that it would have an adverse impact upon the neighbouring residents due to its position and sheer scale in relation to the neighbour's front elevation, and that it would be a visually oppressive feature. The neighbouring property currently enjoys an open aspect onto the streetscape and the extension would introduce a sense of enclosure due to the proposed projection and increase of roof height.

3.3 It is also considered that the proposal would have an adverse impact upon visual amenity in the area. In this respect, front extensions of this scale are not a common form of development and there are no examples of similar extensions in the local area. The proposed extension would project beyond the existing forward building line and it would be in close proximity to the neighbouring property. It is considered that the extension would detract from the established character of the existing house and from the surrounding built environment due to its size and scale in relation to the existing property. Therefore, it is also considered that it would adversely impact upon the established streetscape in the area, and that granting permission for such a sizeable forward projection would be likely to lead to pressure for further, out of character enlargements in the area.

- 3.4 It is accepted that there are constraints at the site and the small rear garden proves it difficult to enlarge the property to the rear. However, the applicant was advised to consider an extension to the side or within the roof space, with a small dormer which would not have the significant detrimental impact on the neighbouring property.
- 3.5 Statutory neighbour notification was undertaken in respect of this application and no letters of representation have been received in connection with this publicity. No formal consultations were required to be undertaken in respect of this proposal.
- 3.6 Given the above, it is considered that the proposal will have a significant adverse impact upon visual amenity and that it does not comply with the relevant local development plan policies and guidance. The refusal of planning consent is therefore considered justified.

#### **4 Reason for decision**

- 4.1 The proposal is contrary to Policies 3, 5 and DM2 of the adopted South Lanarkshire Local Development Plan 2 (2021) in that the size, scale and design of the proposed two storey front extension would not conform with the character of the area and that it would have a significant adverse impact upon visual amenity in the local area.

**Delegating officer: Iain Morton**

**Date: 26 August 2021**

#### **Previous references**

- ◆ None

#### **List of background papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Neighbour notification letter dated 16.06.2022

#### **Contact for further information**

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

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## Planning Application

Application number: P/21/0959

### Reasons for refusal

01. The proposal is contrary to Policies 3, 5 and DM2 of the adopted Local Development Plan 2 (2021) as the proposed extension projects beyond the existing forward building line and the projection of the extension at this location would detract from the established character of the surrounding built environment and adversely impact upon the established streetscape in the area. The proposal will therefore have a significant adverse impact upon visual amenity in the local area.

### Reason(s) for decision

The proposal is contrary to Policies 3, 5 and DM2 of the adopted South Lanarkshire Local Development Plan 2 (2021) in that the size, scale and design of the proposed two storey front extension would not conform with the character of the area and that it would have a significant adverse impact upon visual amenity in the local area.

### Informatives

01. This decision relates to drawing numbers:

Reference	Plan Status
EXISTING LOCATION PLAN AND SITE PLAN	Refused
PROPOSED LOCATION PLAN AND SITE PLAN	Refused
EXISTING PLANS AND ELEVATIONS	Refused
PROPOSED PLANS AND ELEVATIONS	Refused