

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>6 June 2023</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application no.	P/22/1768
Planning proposal:	Erection of rear extension with garage on ground floor with self-contained extended family accommodation unit above

## 1 Summary application information

Application type:	Householder
Applicant:	Mr S Carroll
Location:	Logie Green 2 Glenview Larkhall ML9 1DA

## 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: EmAjine Architecture Ltd
- ◆ Council Area/Ward: 20 Larkhall
- ◆ Policy Reference(s): **National Planning Framework 4**  
Policy 1 Tackling the climate and nature crises  
Policy 2 Climate mitigation and adaptation  
Policy 16 Quality homes

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

◆ **Representation(s):**

▶ 13  
▶ 0  
▶ 0

Objection Letters  
Support Letters  
Comment Letters

◆ **Consultation(s):**

None

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site is within the settlement boundary of Larkhall and within an established residential area. The site is surrounded on three sides with a mixture of one and two storey residential dwellinghouses. There is a public park to the west of the site, on the opposite side of the road.

### **2 Proposal(s)**

- 2.1 The applicant seeks detailed planning permission for the erection of a rear extension with a garage on the ground floor and a self-contained extended family accommodation unit above. The proposed extension projects approximately 7.3m from the rear elevation of the dwellinghouse and is approximately 6.7m wide.
- 2.2 Initial drawings showed a two-storey extension which had a similar footprint to the existing house and was extremely close to the neighbouring boundary. Due to concerns regarding the mass and scale of the originally proposed extension, particularly in relation to overshadowing, revisions were sought. The agent was advised to reduce the size of the extension and move it further from the neighbouring boundary. Revised drawings were submitted which repositioned the extension 2.0m from the boundary and reduced the width and length of the extension.

### **3 Development Plan**

#### **3.1 National Planning Framework 4**

- 3.1.1 The National Planning Framework 4 (NPF4) was approved by Scottish Ministers on 13 February 2023 and now forms part of the Development Plan. The following NPF4 policies are of particular relevance in the assessment of this proposal:-

Policy 1 – Tackling the climate and nature crises  
Policy 2 – Climate mitigation and adaptation  
Policy16 - Quality homes

- 3.1.2 It is considered that the proposal accords with the general provisions and relevant policies of NPF4 and the detailed assessment is contained in Section 6 of this report.

#### **3.2 South Lanarkshire Local Development Plan 2 (2021)**

- 3.2.1 The application site is within the urban area of Larkhall in the adopted South Lanarkshire Local Development Plan 2 (SLLDP2). The relevant policies in terms of the assessment of the application are:-

Policy 2 – Climate Change  
Policy 3 – General Urban Areas  
Policy 5 – Development Management and Placemaking  
Policy DM2 – House Extensions and Alterations  
Policy DM5 - Extended Family Accommodation

- 3.2.2 It is considered that the proposal accords with the relevant policies of SLLDP2 and the detailed assessment is contained in Section 6 of this report.

#### **3.3 Planning Background**

- 3.3.1 There is no relevant planning history for this site.

### **4 Consultation(s)**

- 4.1 No consultations were required in respect of this application.

## **5 Representation(s)**

- 5.1 Statutory neighbour notification procedures were undertaken and 13 objections were received. The issues raised are summarised below:-

Objections and general comments include:-

- ◆ Overshadowing of neighbouring properties
- ◆ Potential operation of a business from the garage
- ◆ Design and scale of the proposal
- ◆ Overdevelopment of the plot
- ◆ Proximity of the extension to the boundary
- ◆ Increase in traffic as a result of the development
- ◆ Loss of daylight and sunlight at neighbouring properties

- 5.2 These letters are available for inspection on the planning portal.

## **6 Assessment and Conclusions**

- 6.1 The determining issues in the consideration of this application are its compliance with the development plan, which consists of NPF4 and SLLDP2.

- 6.2 NPF4 Policy 1 requires that when considering all development proposals significant weight will be given to the global climate and nature crises. NPF4 Policy 2 Climate Change and Mitigation expands on this, requiring all new developments to be sited and designed (1) to minimise lifecycle greenhouse gas emissions as far as possible and (2) to adapt to the current and future risks from climate change. Due to its scale and nature, the proposal does not require a qualitative assessment under NPF4 Policy 2. The SLLDP2 Policy 2 - Climate Change sets out criteria which new development should address to minimise and mitigate against climate change, which is in line with the aims and intentions of NPF4 Policy 2. The scale of the proposal means that it is more appropriate to assess the proposals climate change impact and mitigation against SLLDP2 Policy 2.

- 6.3 The proposal is for a two-storey rear extension. The Council as Planning Authority recognises its role in combating the climate crises but given the scale and nature of the proposed development, it is not considered that the impact will be unacceptable. The extension will be built to the applicable insulation requirements in terms of the Building Standard requirements and the site is located sustainably within a recognised settlement. The proposal accords with Policies 1 and 2 of NPF4 and Policy 2 of the SLLDP2.

- 6.4 Policy 16(g) of NPF4 advises that householder development proposals will be supported where they:-

- i) Do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
- ii) Do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.

- 6.5 The application site contains a large rear garden and it is noted that the main purpose of the extension is to provide a self-contained, extended family accommodation. In terms of size, design and material, the proposed extension would not have an adverse impact on the quality of the home. The proposed extension is located at the rear and sufficient garden space and parking facilities remain to serve the dwellinghouse, demonstrating the proposed extension is not detrimental to the existing house.

- 6.6 In terms of detrimental impact to neighbouring properties, concerns have been raised regarding the mass and the scale of the proposed extension and its impact on the neighbouring properties and the wider residential area.
- 6.7 The existing dwellinghouse is semi-detached and therefore the impact on the neighbouring properties is of importance. The proposed extension is approximately 2.0m from the neighbouring boundary (1 Glenview) and no windows face the neighbouring property. Due to the northerly orientation of the proposed extension, there would be no unacceptable overshadowing of the neighbouring property. Reference was also made to the possible destabilisation of the boundary wall if the extension was to be constructed. The development is approximately 2.0m from the boundary wall and it is unlikely that the erection of the extension would impact on the boundary wall.
- 6.8 Several representations also state that the extension would have an adverse impact on the wider residential area. The proposal would be located at the rear of the property and would not be visible from the public road to the front of the property. In addition, it would have a hipped roof and the ridge of the proposed extension would sit at a lower level than the original dwellinghouse. The windows on the upper floor would all be velux windows located on the roof, thus negating any overlooking of neighbouring properties. Additional concerns were raised concerning the potential for a business to operate from the proposed garage. The applicant has advised that he has an interest in vintage cars as a hobby and the proposed garage would facilitate this pursuit.
- 6.9 Policy 3 and Policy 5 of the SLLDP2 state that when assessing developments, the Council will ensure there are no significant adverse impacts on the adjacent buildings or streetscape in terms of layout, scale, massing, design, external materials or amenity and proposals must relate satisfactorily to the adjacent and surrounding developments. Policy DM2 provides specific guidance on house alterations and extensions.
- 6.10 These policies seek to ensure that extensions are not overly dominant, relate to the existing building and retain a suitable area of garden ground. There should also be no significant loss of sunlight to neighbouring properties and no unacceptable overlooking. The proposed two-storey rear extension is set at the rear of the existing dwellinghouse, within a substantial garden. There would be no unacceptable overlooking or overshadowing of neighbouring properties whilst a sufficient area of garden ground would be retained. It is considered that the extension is of an appropriate scale and design and that the site is capable of accommodating the proposal without having a detrimental impact on the amenity of the adjacent houses. In addition, a condition would ensure that appropriate finishing materials are used for the development. Therefore, the proposal accords with Policy 16(g) of NPF4 and Policy 3, 5 and DM2 of the SLLDP2.
- 6.11 Policy DM5 of the SLLPDP2 refers to extended family accommodation. The applicant has submitted a personal statement justifying the form and scale of the proposed extended accommodation. Sufficient useable rear garden and parking remains within the curtilage of the dwellinghouse. The extended accommodation would not have a significant adverse impact on the neighbouring properties and the proposal accords with Policy DM5 of the SLLDP2.

6.12 It is considered that this proposal would have no significant adverse impact upon neighbouring properties or the amenity of the wider area in terms of overlooking and overshadowing. The proposal would not have an adverse impact on the visual amenity of the residential area and complies with the relevant development plan policies and guidance. The granting of planning consent is therefore considered justified.

## **7 Reasons for Decision**

7.1 The proposed two storey rear extension will not have a significant adverse impact on the neighbouring properties and on the visual amenity of the wider residential area. The proposal complies with Policies 1, 2 and 16 of the adopted National Planning Framework 4 (2023), and Policies 2, 3, 5 and DM2 of the adopted South Lanarkshire Local Development Plan (2021).

**David Booth**

**Executive Director (Community and Enterprise Resources)**

Date: 25 May 2023

### **Previous references**

♦ None

### **List of background papers**

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Neighbour notification letter dated

### **Contact for further information**

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

David Russell, Team Leader, Floor 6, Council Offices, Almada Street, Hamilton,  
ML3 0AA

Phone: 07551 845 757

Email: [David.Russell@southlanarkshire.gov.uk](mailto:David.Russell@southlanarkshire.gov.uk)

## Detailed planning application

Paper apart – Application number: P/22/1768

### **Conditions and reasons**

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this decision notice.

Reason: To comply with Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

02. That the extended family accommodation hereby approved shall be used solely as additional family accommodation ancillary to the main dwellinghouse and shall not be occupied, let or sold as a separate dwelling unit.

Reason: The residential unit cannot provide an acceptable independent dwelling, without creating a significant detrimental impact to residential amenity.



