

Report

Report to:	East Kilbride Area Committee
Date of Meeting:	8 June 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/05/0201
Planning Proposal:	Erection of 2 storey extension to dwellinghouse

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr & Mrs C Macartney
- Location : 51 Fairlie
East Kilbride

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 the attached conditions

2.2 Other Actions/Notes

3 Other Information

- ◆ Applicant's Agent: Roy W. MacKay
- ◆ Council Area/Ward: 29 Stewartfield
- ◆ Policy Reference(s): East Kilbride and District Local Plan (Adopted)
Policies DC1 and SLP6 – Development Control
General

- ◆ Representation(s):
 - ▶ 2 Objection Letters
- ◆ Consultation(s):
Roads and Transportation Services (East Kilbride)

Planning Application Report

1 Application Site

- 1.1 The application site relates to a detached two storey brick house at Fairlie in the Stewartfield area of East Kilbride. The site is bounded on all sides by residential properties. Access to the site is from Fairlie.

2 Proposal(s)

- 2.1 This is a detailed planning application for the erection of a two-storey extension to the rear elevation of the property which would provide approximately 54 square metres of additional floorspace to the existing building. The extension would extend approximately 6.3 metres across the existing rear elevation of the dwellinghouse and would project 5 metres beyond this elevation into the rear garden. The extension would carry through the line of the eaves of the existing house and would incorporate a hipped roof. The proposed materials are woodgrain effect UPVC windows, concrete roof tiles and brick walls all to match the existing house. The proposed accommodation comprises an extended kitchen, utility room and family room on the ground floor and two bedrooms on the upper floor

3 Background

- 3.1 The application site is identified as within a residential area of East Kilbride in the adopted East Kilbride and District Local Plan. The relevant policies covering the site are Policies DC 1 and SLP6 - Development Control General

4 Consultation(s)

- 4.1 **Roads and Transportation Services** – have no objection to the proposal subject to conditions requiring the first two metres of the driveway to be surfaced, sealed and trapped.

Response: Noted and any consent granted will be conditioned to this effect (Condition 4).

5 Representation(s)

- 5.1 Following statutory neighbour notification procedures two letters of objection were received in respect of this application. The grounds of objection are summarised below:

- 5.2 **The scale of the proposed extension is excessive.**

Response: It is considered that the scale of the proposed extension is acceptable and that its width, height and bulk is in proportion to the existing house. The submitted drawings originally showed the roof of the extension tying into the ridge of the existing roof. However, amended drawings were submitted showing the height of the extension's roof reduced by 1.5 metres.

- 5.3 **The proposed extension will have an impact on the amount of sunlight to the house and gardens of the adjacent properties at 47 and 49 Fairlie.**

Response: It is accepted that the proposal will result in a degree of overshadowing to the garden ground of the property at 49 Fairlie. However, as the proposed location of the extension is approximately 3 metres from this house it is my opinion that any loss of daylight or overshadowing caused will be minimal and will not adversely affect neighbouring properties to any significant degree.

6 Assessment and Conclusions

6.1 The determining issue that requires to be addressed in respect of this application is compliance with existing and draft local plan policy.

In terms of the adopted East Kilbride and District Local Plan the application can be assessed against Policies DC1 and SLP6 – Development Control General. Both policies state that all planning applications should take fully into account the local context and built form and that development should be compatible in terms of scale and massing and be built incorporating quality materials.

It is considered that the scale and design of the extension is acceptable and that the extended house will not dominate adjacent properties to the extent that their amenity will be adversely affected. Furthermore, I am satisfied that the extended house will be in keeping with dwellings in the surrounding area and that the extension will not adversely affect neighbouring properties through loss of daylight or overshadowing.

In summary, I would consider that the proposal complies with Policies DC1 and SLP6 of the East Kilbride and District Local Plan. I would, therefore, raise no objection to the proposal and recommend that planning permission be granted.

Iain Urquhart
Executive Director (Enterprise Resources)

19 May 2005

Previous References

None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 - Roads and Transportation Services (East Kilbride) 20/04/05

- ▶ Representations
 - Representation from : Mr and Mrs R Clarkson, 47 Fairlie
Stewartfield
EAST KILBRIDE
G74 4SF, DATED 03/05/05

 - Representation from : Mr and Mrs J Jonston, 49 Fairlie
Stewartfield
EAST KIBRIDE
G74 4SF, DATED 03/05/05

Contact for Further Information

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

Jim Blake (Planning Officer)
Ext 6315 (Tel :01355 806315)
E-mail: Enterprise.ek@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 or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 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.
- 4 That before the extension hereby approved is completed or brought into use, the first two metres of the driveway shall be surfaced sealed and trapped to the satisfaction of the Council as Planning and Roads 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 To ensure satisfactory integration of the proposed extension with the existing building both in terms of design and materials.
- 4 To prevent deleterious material being carried into the highway.

For information only

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