

Report

Report to:	East Kilbride Area Committee
Date of Meeting:	11 May 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/04/0731
Planning Proposal:	Erection of conservatory and screen fence, alterations to porch and roof including installation of rooflights and formation of balcony within roof (Retrospective)

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : S Young
- Location : East Overton House
Strathaven

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Detailed Planning Permission (Subject to Conditions – based upon the conditions attached)

2.2 Other Actions/Notes

The Area Committee has delegated powers to determine the application

3 Other Information

- ◆ Applicant's Agent: Mr G Jinks
- ◆ Council Area/Ward: 31 Avondale North
- ◆ Policy Reference(s): East Kilbride and District Local Plan (Adopted)
Policies DC1 and SLP6 –
Development Control General
Policy ENV10 – Listed Buildings
The site relates to a residential property within the Green Belt

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

◆ Consultation(s):

Roads and Transportation Services

Planning Application Report

1 Application Site

- 1.1 The application relates to part of East Overton House which is a Grade C listed building. The property is a two storey traditional sandstone building set within its own grounds and is located to the eastern side of Strathaven. The application site is bounded mainly by garden ground and open countryside except to the south where it is bounded directly by another residential property within the grounds.

2 Proposal(s)

- 2.1 This report relates to a detailed planning application for alterations to the existing building. The alterations include the formation of a roof terrace on the side of the building, the formation of a roof terrace on an existing entrance porch, the formation of rooflights and sunlights within the main roof of the building and the erection of a conservatory and screen fence. The application is mainly retrospective and was submitted following a complaint by the owners of the adjacent properties.
- 2.2 Three bedrooms, two shower rooms and a bathroom have been constructed within the main roof space of the building. A roof terrace has been formed on the side elevation of the building and has been constructed in a vertical slate finish with timber French doors painted black to match the materials on the building. The entrance porch has been extended by approximately 1.85 metres in height and the roof has been finished in a mixture of slate with a wrought iron up stand painted black. The additional wall area to the porch has been finished in a smooth render keyed to match the existing building. A terrace has also been formed within this roof area and is accessed via a timber door which has been formed to replace a window.
- 2.3 Several roof lights and sun lights have been formed within the main roof of the building. The roof lights are constructed in timber and the sun lights are constructed in clear polycarbonate. A screen fence is located to the rear elevation of the building and measures 1.8 metres in height and extends approximately 7.2 metres in length. The proposed conservatory would be located on the rear elevation of the building and would measure approximately 22 square metres in floor area. It would be constructed with stone walls and timber windows which would be painted black to match the windows on the existing building.

3 Background

3.1 Local Plan Status

The application site is identified as a residential property located within the Greenbelt in the adopted East Kilbride and District Local Plan. The relevant policies covering the site are Policies DC1 and SLP6 – Development Control General and Policy ENV10 – Listed Buildings.

3.2 Relevant Government Advice/Policy

None relevant

3.3 Planning Background

None relevant.

4 Consultation(s)

- 4.1 **Roads and Transportation Services**: Have verbally confirmed that they have no objection to the proposal as the applicant has sufficient ground to accommodate the required three car parking spaces for the development.

Response: Noted and agreed.

5 Representation(s)

- 5.1 Neighbour notification procedures were undertaken and the application was advertised in the Strathaven Echoe due to the property being a Grade C listed building. Three letters of objection were received in relation to the application, however, one letter was later withdrawn. The grounds of objection are summarised below

- 5.2 **No building warrant has been submitted for the application despite this being requested on several occasions. The formation of a balcony in the roof together with additional velux windows alters the structure of the common roof to the property which creates additional apertures which may cause infrastructure problems to the listed building.**

Response: The applicant has been advised that a building warrant is required for the alterations to the building. The above matters would be dealt with as part of this warrant.

- 5.3 **The works relate to a common area and any maintenance and repairs should be undertaken on a joint basis between the residents. The consent of the other residents, who own two thirds of the roof, has never been requested nor granted for the alterations.**

Response: This is strictly a legal matter which would have to be resolved between the two parties concerned.

- 5.4 **The plans submitted to the Council are inaccurate and do not take account of the alterations to the front elevation of the building.**

Response: The submitted drawings in addition to a site visit carried out at the property were considered to be accurate enough to properly assess the application.

6 Assessment and Conclusions

- 6.1 The determining issue that requires to be addressed in respect of this application is compliance with local plan policy.
- 6.2 The proposal can be assessed against Policies DC1 and SLP6 – Development Control General in the adopted Local Plan. 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. Policy ENV10 states that the Council will use its powers to ensure the continued conservation and enhancement of the listed buildings within the Plan area and will strictly control all development to ensure that the proposed works are in keeping with the age and character of the building. The Council will presume against development that will be likely to have an adverse impact on the amenity and character of the building.

- 6.3 Having assessed the application I am satisfied that the works which have been carried out to the building are acceptable and that they have been undertaken in a sensitive manner using materials which match those of the existing house. The applicant has agreed to remove the boundary fence erected to the rear of the building which is considered inappropriate in terms of its location and design. It is considered that the proposed conservatory is acceptable in terms of its design and materials. Furthermore, I am satisfied that the alterations will not have a detrimental effect on the character or appearance of this Grade C listed building.
- 6.4 In summary, I would consider that the proposal complies with Policies DC1, SLP6 and ENV10 of the adopted 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)

3 May 2005

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Roads and Transportation Services Verbal Response
- ▶ Representations
 - Representation from : Mr Jerome Oliver, The Gables
East Overton House
Strathaven
ML10 6SZ, DATED 12/01/05
 - Representation from : Cartys Solicitors, 3 Cadzow Street
Hamilton
ML3 6EE, DATED 26/01/05
 - Representation from : S & R LANGSTON-OBJECTION WITHDRAWN, , DATED
27/04/05

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 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 conservatory shall be submitted to and approved by the Council as Planning Authority.
- 4 That before the development hereby approved is completed or brought into use the screen fence erected to the rear elevation of the building shall be removed

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 In the interests of amenity and in order to retain effective planning control.

EK/04/0731

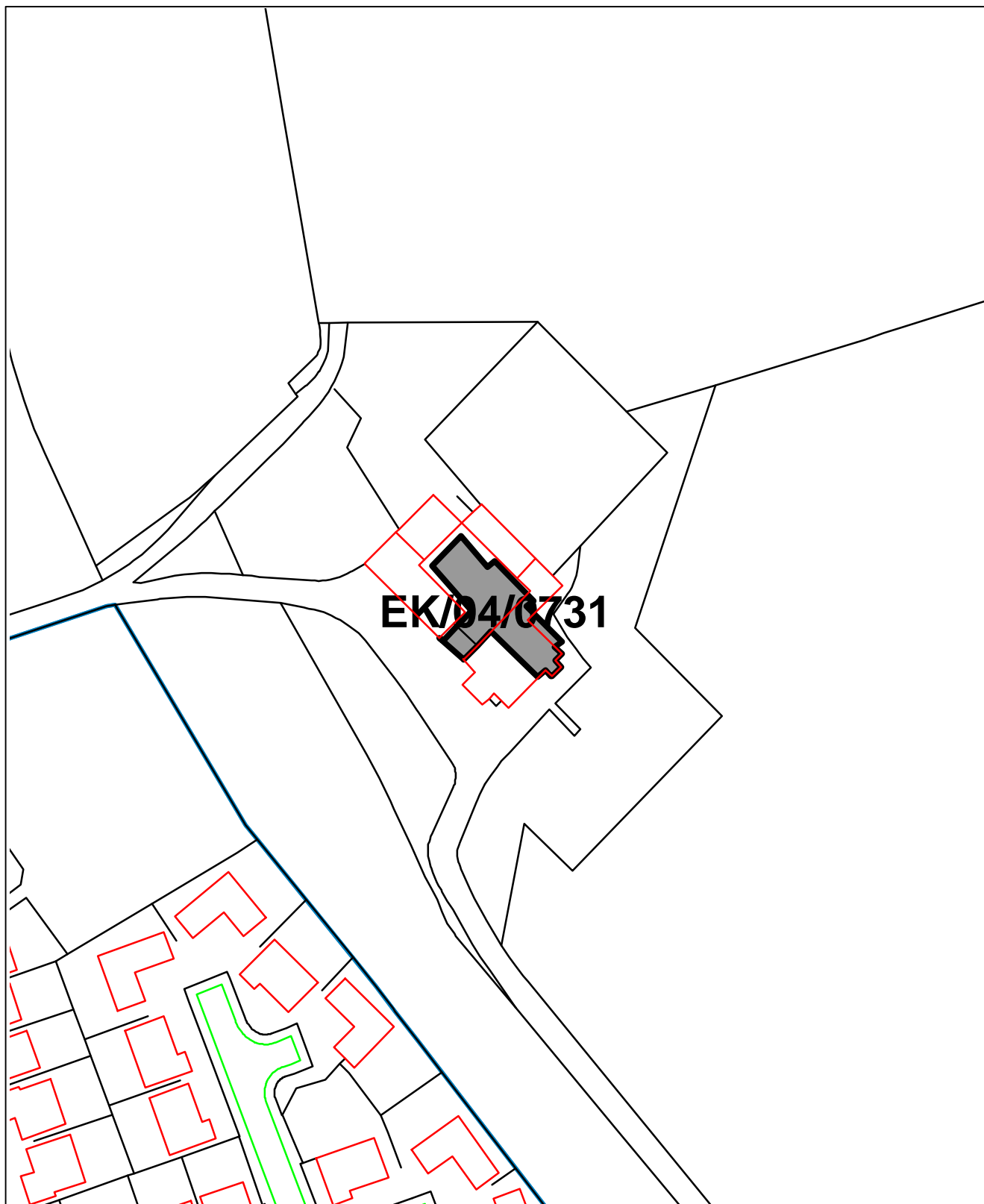
EAST OVERTON HOUSE, STRATHAVEN

Planning and Building Control Services

Scale: 1: 1250

For information only

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