

Report

Report to:	East Kilbride Area Committee
Date of Meeting:	31 August 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/04/0726
Planning Proposal:	Erection of extension to form garage

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr Alan Brown
- Location : 43 Lavender Drive
East Kilbride

2 Recommendation(s)

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

(1) Refuse (for reasons stated)

2.2 Other Actions/Notes

3 Other Information

- ◆ Applicant's Agent: Stephen Cowie
- ◆ Council Area/Ward: 26 Whitehills
- ◆ Policy Reference(s): East Kilbride and District Local
Plan (Adopted)
Policies DC1 and SLP6
Development Control General

- ◆ Representation(s):
 - ▶ 1 Objection Letters
 - ▶ Support Letters
 - ▶ 1 Comments Letters

- ◆ Consultation(s):

Roads and Transportation Services (East Kilbride)

Planning Application Report

1 Application Site

- 1.1 The application site relates to a two storey end terraced property in Lavender Drive East Kilbride. The applicant's house sits to the side of Lavender Drive and is bound by residential properties to the north, lockup garages with related parking to the west and east of the site and Lavender Drive to the South. Access to the site is from a front and rear garden entrance off Lavender Drive

2 Proposal(s)

- 2.1 This is a detailed planning application for the erection of an attached garage in the applicant's front garden. The proposed garage projects 4.9 metres from the front of the property and measures 7.2 metres in length. The total floor area is approximately 35.8 square metres.

3 Background

- 3.1 The application site is identified as within a residential area of East Kilbride in the adopted local plans for the area. 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 recommend refusal of the application as the required sightlines in respect of road safety can not be achieved. Roads and Transportation Services require a minimum distance of 5 metres from the kerbline to the front of the garage to ensure that vehicles are not protruding onto the carriageway when accessing the garage. This standard can not be achieved in this application.

Response: Noted and accepted.

5 Representation(s)

- 5.1 Following neighbour notification, one letter of objection has been received. The grounds of objection are summarised as follows: -

- (a) **In present circumstances the existing highway, with the cars already parked there, is only wide enough for one vehicle:** The proposal is within the applicants front garden and Roads and Transportation Services assessed the parking, access and road safety implications of the proposal and recommended refusal of the application.
- (b) **Access for emergency vehicles would be affected by the proposal:** The proposal is completely contained within the applicants garden and I see no reason why this would affect the access available at present for emergency vehicles.
- (c) **That access for the garage is onto the street into parked cars:** The proposed access is onto Lavender Drive where there are no parking areas designated.
- (d) **That the applicant has sufficient parking in the surrounding area:** Roads and Transportation assessed the application unsuitable on road safety terms, not on parking allocation. Both Planning and Roads and Transportation do not consider the proposal for a garage in the curtilage of the property unacceptable but do not support the location of this proposal.

6 Assessment and Conclusions

- 6.1** The determining issue that requires to be addressed in respect of this application is compliance with existing Local Plan policy.
- 6.2** 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.
- 6.3** In terms of both of these policies, I would consider that the construction of the garage will have an adverse impact on the streetscape and on the appearance of the house and its plot. I therefore am of the opinion that the proposal does not comply with policies DC1 and SLP6 of the plan.
- 6.4** The application also requires to be assessed against the policies contained in the the East Kilbride and District Local Plan and in particular policies DC1 and SLP6 – Development Control General. I consider that the proposal does not comply with policies DC1 and SLP6 – Development Control General.
- 6.5** In summary, I consider that the proposal does not comply with policies DEV1 and DEV6 of the adopted East Kilbride Local Plan. Consequently, I recommend refusal of the application.

Iain Urquhart

Executive Director (Enterprise Resources)

12 August 2005

Previous References

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List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Roads and Transportation Services (East Kilbride) 23/12/04
- ▶ Representations
 - Representation from : Mrs Jean K Laughlin, 44 Lavender Drive
Greenhills
Easst Kilbride
G75 9JJ, DATED 09/09/04

Contact for Further Information

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

Evelyn-Ann Stewart, Planning Officer
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E-mail: Enterprise.ek@southlanarkshire.gov.uk

REASONS FOR REFUSAL

- 1 The proposal is contrary to Policy DC1 and SLP6 of the East Kilbride and District Local Plan. in that it would introduce an unacceptable use at that location.
- 2 In the interests of road safety, as the required sightlines in respect of road safety can not be achieved.
- 3 The applicant is unable to demonstrate control of sufficient land to enable the provision of a vehicular access of an acceptable standard.

For information only

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