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

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| Application No | EK/05/0040 |
| Planning Proposal: | Erection of two storey rear extension |

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr and Mrs Pirret
- Location : 6 Machrie Green
Lindsayfield
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 attached conditions).

2.2 Other Actions/Notes

The Area Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: BM Design
- ◆ Council Area/Ward: 30 Lindsay
- ◆ Policy Reference(s):
- ◆ Representation(s):
 - ▶ 1 Objection Letter
- ◆ Consultation(s):

Roads and Transportation Services (East Kilbride)

Planning Application Report

1 Application Site

- 1.1 The application relates to a detached two storey house at 6 Machrie Green in the Lindsayfield area of East Kilbride. The site is bounded to the north and west by similar dwellinghouses and by a road and footpath to the south and west.

2 Proposal

- 2.1 This is a detailed planning application for the erection of a two storey extension to the rear of the property which would provide approximately 46 square metres of additional floorspace to the existing building. The extension will project 3.8 metres from the existing rear building line and would extend 6.5 metres wide. The extension would be the full height of the original dwellinghouse at the rear of the property and the roofline will continue the line of the original roof at the rear elevation. The roof will be of a hipped formation 1.2 metres below the original roof line at the proposed side elevation. The proposed materials for the extension are concrete roof tiles, rendered walls and UPVC windows all to match the existing house. The proposed additional accommodation comprises one public room, an extended kitchen, a utility room, an extended bedroom with en suite and dressing area.

3 Background

- 3.1 The application site is identified as lying within a residential area of East Kilbride in the adopted East Kilbride and District Local Plan. The relevant policies in this instance are DC1 and SLP6 – Development Control General.

4 Consultation(s)

- 4.1 **Roads and Transportation Services** – Offer no objections

5 Representation(s)

- 5.1 Following statutory notification one letter of objection was received. The grounds of objection have been summarised as follows:

1) That the extension would require access for construction and maintenance.

Response: The applicants agent has submitted written confirmation that construction and maintenance can be achieved from within the application site and has confirmed a facing brick finish on this elevation.

2) The extension will be directly on the boundary and will impact on the amenity of the neighbouring property.

Response: South Lanarkshire Planning Policies advises that a distance of 1meter is left from the boundary of any adjoining property, however this is guidance and development is permissible legally up to the boundary. The extension would be constructed behind the building line of the neighbouring property and I would not recommend refusal on this basis.

3) That the two proposed new windows on the existing front elevation would have a detrimental impact on amenity and privacy.

Response: The applicants agent has submitted revised plans which has addressed these issues. The applicant has altered the internal layout on the first floor, removing the proposed window and substituting this with a velux window. The utility room on the ground floor would contain obscured glazing therefore I am satisfied there will be no loss of privacy with the inclusion of these alterations to the original proposal.

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.
- 6.2 In terms of the East Kilbride Local Plan the application can be assessed against Policies DC1 and SLP6 – Two Storey Extensions. Policy states that when considering applications for all types of development, the Council will take into account the visual effect of the proposal, the impact on traffic and the effect on neighbouring properties. Policy SLP6 states that before approving an extension the Council will require to be satisfied that the resulting building will not be too large in relation to the area of its plot, is an acceptable distance from other houses, and that there will be no significant obstruction of light. The policy also states that extensions should not result in a loss of privacy to adjoining/neighbouring houses or garden ground. Policy SLP6 part (k) advises that it is desirable that the extension/alteration should be capable of being constructed and maintained from within the garden of the applicants garden and should not require access from neighbouring properties.
- 6.3 Given the above I would raise no objections to this proposal and therefore recommend that planning permission is granted.

Iain Urquhart
Executive Director (Enterprise Resources)

3 May 2005

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Roads and Transportation Services (East Kilbride) 11/02/05
- ▶ Representations
 - Representation from : Mr & Mrs Martin Howell, 8 Machrie Green
Lindasyfield
East Kilbride
G75 9NJ, DATED 11/02/05

Contact for Further Information

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

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Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/05/0040

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.

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.

EK/05/0040

6 MACHRIE GREEN, EAST KILBRIDE

Planning and Building Control Services

Scale: 1: 1250

For information only

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