

	<h1>Report</h1>	Agenda Item <h1>10</h1>
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Report to: **Planning Committee**
 Date of Meeting: **14 December 2010**
 Report by: **Executive Director (Enterprise Resources)**

Application No EK/10/0299
 Planning Proposal: Demolition of Existing Rear Conservatory & Double Detached Garage. Erection of two Storey Side & Rear Extension, Single Storey Front Porch & Relocated Detached Double Garage

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr & Mrs Rafiq
- Location : 11 Kellie Grove
East Kilbride
G74 4DN

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: CP Design
- ◆ Council Area/Ward: 09 East Kilbride West
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan 2009**
Policy DM1 - Development Management
Policy DM4 - House Extensions & Alterations

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

- ◆ Consultation(s):

Roads and Transportation Services (East Kilbride Area)

Planning Application Report

1 Application Site

- 1.1 The application site is located in Kellie Grove, a residential cul-de-sac in Stewartfield in the north of East Kilbride. The property consists of 5 bedrooms (one en-suite) living room, dining room, family bathroom, W.C, kitchen and conservatory and is located on the northern side of the cul-de-sac on a large plot in the corner of the street. The plot backs onto a landscape buffer between this development and the residential development to the rear. The property is fronted by a large paved driveway.

2 Proposal(s)

- 2.1 The proposal is to erect a two storey side and rear extension to the existing detached property to provide one additional bedroom, study, 3 en-suites, utility room, increasing the size of the ground floor reception rooms and the demolition and relocation of the existing detached double garage.

3 Background

3.1 Local Plan Background

The application site falls within a residential area covered by Policy RES6 – Residential Land Use in the adopted South Lanarkshire Local Plan. Policy DM1 – Development Management and Policy DM4 - House Extensions and Alterations are also relevant.

3.2 Planning Background

A planning application for a substantially larger extension was submitted in January 2010 and subsequently withdrawn by the applicant on 23rd February 2010. The current application shows a reduced proposal.

4 Consultation(s)

- 4.1 **Roads and Transportation Services** - were consulted and raised no objections to the proposed extension as the existing driveway can accommodate the required number of parking spaces, a minimum of 3, for a six bedroom house.

Response: Noted.

5 Representation(s)

- 5.1 Following the statutory neighbour notification process, 6 letters of representation were received. The content of the letters is summarised below:

- a) **The scale, siting and design of the proposed extension and detached garage are out of scale with the existing house and with the other properties in the street, results in less than 50% of the garden ground remaining undeveloped, will cause overshadowing to properties to the rear and side and side windows look into habitable rooms of properties to the rear.**

Response: The proposed extension and relocation of the detached garage meet with the requirements of Policy DM4 House Extensions and Alterations. The proposed extension represents a 54% increase from the existing footprint of the dwelling. The plot is large and as a result the scale of the extension is able to be accommodated and is in keeping with the scale and design of properties in the wider area. The proposed extension and relocation of the garage do not result in a loss of more than 50% of the garden ground. It is considered that the development does not significantly adversely affect adjacent properties in terms of overlooking, loss of privacy, daylight or sunlight. The properties to the rear are separated from this property by a mature landscaped strip which is outwith the control of the applicant

and are elevated above this property. The proposed extension meets with the minimum window to window distances being at least 18m at the closest point and being windows which are offset and at an angle. The relocation of the single storey pitched roofed garage further to the rear of the property taking into account the orientation will not have an overshadowing effect on the adjacent property at number 15.

- b) **The proposal has insufficient parking and will lead to parking congestion on the street due to the large number of vehicles parking at the property when “regular gatherings” occur and the driveway will look like a car park.**

Response: The proposed extension changes the existing dwelling from a five bedrooms to six bedrooms. The requirement for a dwelling of this size is a minimum of 3 spaces and the existing driveway can more than accommodate 3 spaces. Roads & Transportation Services raised no objections to the proposed development. There are no formal parking restrictions in this residential street and vehicles are therefore able to park in the street. A condition has been attached to ensure that construction materials and equipment are stored on site during the construction period.

- c) **The applicants intend to take the landscape strip at the rear into their garden ground and remove trees.**

Response: The planning application as submitted and considered does not include the landscape buffer to the rear. The red line application site boundary is consistent with the land registry boundary of this property and nothing has been specified in the planning application showing any intention by the applicant to incorporate additional land from the landscape buffer.

- d) **The proposed development will result in lower property values in the street.**

Response: Property values or resulting property values are not valid planning considerations.

- e) **It is understood that the previous planning application was refused planning permission.**

Response: The previous application for a substantially larger extension was withdrawn by the applicant and therefore was not determined by the Council. The current application relates to a reduced scheme which was subsequently submitted for consideration.

- f) **The proposed garage will be able to accommodate an additional upper floor providing more accommodation.**

Response: The planning application as submitted and considered does not include an upper floor in the garage or the provision of additional accommodation in the garage. A condition has been attached to ensure that the use of the garage is restricted to private use incidental to the enjoyment of the dwellinghouse and no commercial activity shall be carried out in or from the garage.

- g) **The planning application should be for a change of use from a residential property to a community hall or residential care home as it could potentially accommodate 24 bed spaces.**

Response: The planning application as submitted and considered relates to the extension of a residential property adding one bedroom and enlarging some of the ground floor reception rooms. Consent has not been sought or given for a change of use from a residential property to any other use and the extended property will only provide 6 bedrooms.

- h) **The proposed development will increase problems with the existing sewage system in the street which are being investigated by Scottish Water.**

Response: Neither Scottish Water or SEPA have placed any restrictions on household development in this area. The development is an extension to an existing property and is not an application for additional housing units.

- i) **The plans submitted are inaccurate showing incorrect roof detail.**

Response: The plans have been checked and the detail shown has been shown to be accurate as far as the level of detail submitted at the planning application stage.

These letters of representation have been copied and are available for inspection in the usual manner and on the Council's Planning Portal.

6 Assessment and Conclusions

- 6.1 This application relates to the erection of a two storey side and rear extension to the existing detached property to provide an additional bedroom, study, 3 en-suites, utility room, and increasing the size of the ground floor reception rooms resulting in a six bed dwelling and the demolition and relocation of the existing detached double garage. The proposal requires to be assessed against Policy DM1 - Development Management and Policy DM4 - House Extensions and Alterations of the Adopted South Lanarkshire Local Plan 2009.
- 6.2 Policy DM1 states that all planning applications require to take account of the local context and built form and should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. The proposed development requires to have no significant adverse impact on the local environment and to enhance its quality and appearance. Policy DM4 sets out a number of criteria which require to be considered when assessing any proposal to erect an extension.
- 6.3 The proposed development is considered to be acceptable in terms of scale, design and materials. It is also considered to be acceptable in terms of amenity and does not dominate or overwhelm the existing dwelling or other surrounding properties. It has a suitable access and sufficient off street parking and Roads and Transportation Services are satisfied with the proposal. The resulting garden for the existing dwelling is acceptable. The proposed development will not result in a reduction of privacy to or over shadow existing dwellings. The scale, massing, design and materials of the proposed extension are sympathetic to the character and pattern of development in the area. Given this, I am satisfied that the proposed development complies with Policy DM1– Development Management and meets all the criteria set out in Policy DM4 - House Extensions & Alterations.
- 6.4 In summary, I am satisfied that the proposed extension and alterations can be accommodated within the plot without adversely affecting the character or amenity of the surrounding area. Whilst there have been six objections to the proposal, these do not, in my opinion, raise any issues which would merit the refusal of the application. I would therefore recommend that planning permission be granted subject to the attached conditions.

7 Reasons for Decision

- 7.1 The proposed development is considered acceptable, will not have any adverse impact on local amenity and Roads and Transportation Services raised no road safety concerns. The proposal complies with Policies DM1 and DM4 of the South Lanarkshire Local Plan (Adopted 2009).

Colin McDowall
Executive Director (Enterprise Resources)

29 November 2010

Previous References

- ◆ Planning Application EK/10/0015 Withdrawn

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Roads and Transportation Services (East Kilbride Area) 31/08/2010
- ▶ Representations
 - Representation from : Vanessa and Peter Barber, 40 Dunrobin Crescent, Stewartfield , East Kilbride, DATED 30/08/2010
 - Representation from : David A Lee, 21 Kellie Grove, Stewartfield, East Kilbride, G74 4DN, DATED 02/11/2010
 - Representation from : Andrew & Eleanor Calderwood, 34 Dunrobin Crescent, East Kilbride, G74 4SU, DATED 09/11/2010
 - Representation from : Owner/Occupier, 15 Kellie Grove, Stewartfield, East Kilbride, G74 4DN, DATED 08/09/2010
 - Representation from : Norman Laurie, 36 Dunrobin Crescent, Stewartfield, East Kilbride, G74 4SU, DATED 17/09/2010
 - Representation from : William Gray, 38 Dunrobin Crescent, Stewartfield, East Kilbride, G74 4SU, DATED 27/08/2010

Contact for Further Information

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

Morag Neill, Planning Officer, Civic Centre
Ext 6548, (Tel :01355 806548)
E-mail: Enterprise.ek@southlanarkshire.gov.uk

CONDITIONS

- 1 This decision relates to drawing numbers:
C251/3 Location Block Plan; C251/LPF Location Block Plan Proposed; C251/1 Existing Plans & Elevations; C251/8 Proposed Plans & Elevations, C251/9 Proposed Garage
- 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 adjoining building on the site to the satisfaction of the Council as Planning Authority.
- 4 That no part of the extension hereby approved shall project above the ridge height of the existing roof.
- 5 That the use of the garage hereby permitted shall be restricted to private use incidental to the enjoyment of the dwellinghouse on the site and no commercial activity shall be carried out in or from the garage.
- 6 All construction materials and equipment must be stored within the site boundary.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 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 In the interests of the visual amenity of the area.
- 5 To retain effective planning control and safeguard the amenity of the area.
- 6 In the interest of amenity and public safety.

EK/10/0299

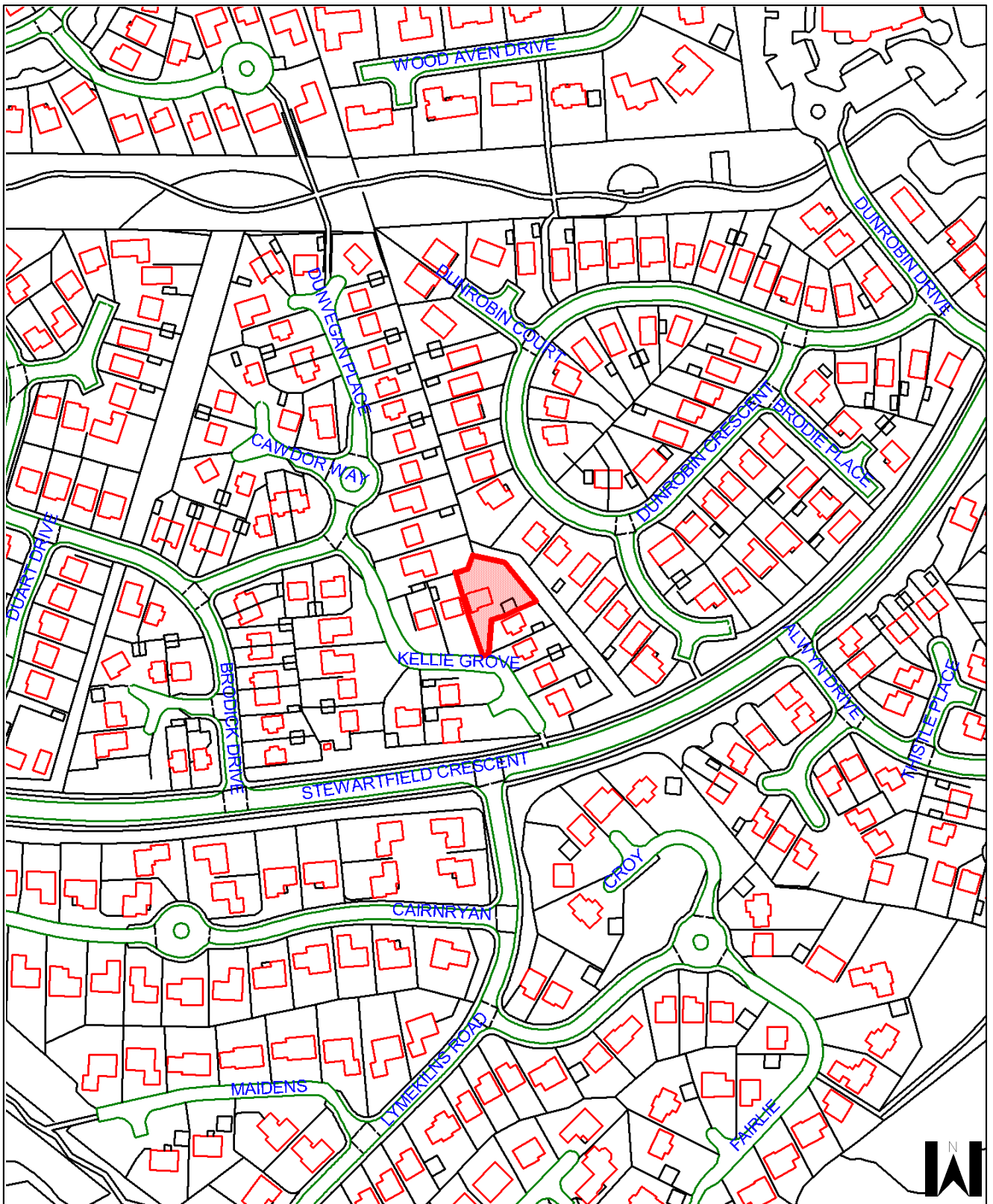
11 Kellie Grove, East Kilbride

Planning and Building Standards Services

Scale: 1: 2500

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