

Report

Report to:	Planning Committee
Date of Meeting:	24 January 2023
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/22/1492
Planning proposal:	Erection of upper floor extension and two storey extension to dwellinghouse

1 Summary application information

Application type:	Householder
Applicant:	Mr Ross Watson
Location:	1 Hillend Road Rutherglen G73 4JU

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: Calum Miller
- ◆ Council Area/Ward: 11 Rutherglen South
- ◆ Policy Reference(s): SLDP2: Policy 3 General Urban Areas and Settlements
SLDP2: Policy 5 Development Management and Placemaking
SLDP2: Policy DM2 House Extensions and Alterations

◆ Representation(s):

▶	9	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

◆ Consultation(s): None

Planning Application Report

1 Application Site

- 1.1 The application site consists of a single storey dwellinghouse with a detached single storey garage at 1 Hillend Road, Rutherglen. The site level falls from south to north and, therefore, there is a basement within the rear part of the dwellinghouse. The site is surrounded on the south, west and east by a mix of single storey and 1.5 storey dwellinghouses. The site lies on an elevated position in relation to Stirling Drive which is to the north of the site. Stirling Drive consists mainly of two storey dwellinghouses and it is noted the rear gardens of 32, 33 and 34 Stirling Drive face on to the rear of the dwellinghouse within the application site.

2 Proposal(s)

- 2.1 The applicant seeks planning permission for an upper floor extension, thus transforming the single storey dwellinghouse to a two storey dwellinghouse with basement at the rear. The proposed upper floor extension matches the current footprint of the dwellinghouse. The proposal also involves a two-storey side extension facing onto Hillend Road. The single storey garage will be demolished to allow the two-storey side extension.
- 2.2 The proposed upper floor extension will consist of 2 bedrooms with ensuite and a study room, whilst the proposed two storey side extension will consist of a garage on the lower floor and a bedroom with ensuite on the upper floor. The basement area will remain within the dwellinghouse. The plans show the existing dwellinghouse and the proposed extensions to the property will be re-cast in off white roughcast with grey cladding board. Internal alterations will replace two bedrooms at the rear of the dwellinghouse with a kitchen/dining room.
- 2.3 Plans indicate there is a small balcony measuring approximately 1.2m in width and 5.4m in length. The balcony faces onto the west of the site which consists of open garden space surrounded by semi- mature trees.

3 Background

3.1 Local Plan Status

- 3.1.1 The adopted Local Development Plan 2 identifies the site as being within a general urban area. Accordingly, policies 3 - General Urban Areas; 5 - Development Management and Placemaking; DM2 - House Extensions and Alterations are applicable to this proposal.

3.2 Relevant Government Advice/Policy

- 3.2.1 The Revised Draft National Planning Framework 4 was approved by the Scottish Parliament on 11 January 2023. The next step is its formal adoption and publication by Scottish Ministers. Due to its advanced stage, the Revised Draft NPF4 is now considered to be a material consideration in the determination of this application. However, there are not considered to be any specific implications in respect of the provisions of the draft framework relating to this application.

3.3 Planning Background

- 3.3.1 There are no planning applications associated with this site.

4 Consultation(s)

- 4.1 No formal consultations were required to be undertaken in respect of this proposal.

5 Representation(s)

5.1 Statutory neighbour notification was undertaken and 9 letters of representation have been received. The points of objection are summarised as follows:-

- a) **There would be a loss of privacy from the proposal due to the additional windows and a balcony on the second floor on the west elevation. There is also a loss of light from the increased height of the building.**

Response: The windows and a small balcony on the upper floor of the west elevation faces onto the applicant's extensive side garden. The side and rear garden is surrounded by semi- mature trees and, therefore, this minimises any overlooking from the upper windows. It is also noted the site lies on an elevated position to the properties on Stirling Drive and, therefore, views from the proposed upper floor will not increase significantly from existing views available from the ground floor of the existing dwellinghouse. Whilst the proposed upper floor extension and two storey side extension would create a two-storey dwellinghouse, the development is approximately 4.5m off the neighbouring boundary to the properties on Stirling Drive and, as such, it is considered direct light will still reach the rear gardens of 32, 33, and 34 Stirling Drive, particularly in the summer when the sun is highest in the sky. Additionally, it should be noted that a degree of overshadowing is considered to be commonplace in residential areas. Accordingly, it is not considered that the increase in height of the dwellinghouse will significantly increase overshadowing, given the orientation and elevated position of the existing dwellinghouse.

- b) **I am concerned the upper floor extension will have a significant impact to the rooms at the rear of our house.**

Response: It is noted the windows of the proposed dwellinghouse are approximately 18.5m from the neighbouring properties to the rear. Although the Council's recommendation of 20m is for windows of habitable rooms facing habitable rooms, drawings indicate the windows on the upper floor will not look directly into the rear room windows in Stirling Drive.

- c) **The proposed development represents an overdevelopment of the site replacing a 4-bedroom house on one floor with a 4-bedroom luxury house. A larger 4-bedroom house could be built on the site without building an upper floor.**

Response: As noted previously, the upper floor extension does not exceed the footprint of the original house. There is sufficient garden ground within the site and the dwellinghouse is a sufficient distance from neighbouring boundaries, therefore, it is not considered an over development of the site. It is noted there is a substantial ground level difference between the site and the properties to the north, however, there is not a significant adverse impact in terms of overshadowing or loss of privacy.

- d) **The drainage flows from the dwelling house to under the garage of 35 Stirling Drive. It is known there have been some issue with the drains being blocked. The increase of the dwellinghouse will exacerbate the issue.**

Response: The issues of blocked drains are a private matter between the applicant and the owner of number 35 Stirling Drive.

- e) **Excavations have started to the east of the site and foundations are being laid. I spoke to the foreman and he advised they are building a retaining wall to the east. This is not on the plans.**

Response: It was noted during the site visit that the garage had been demolished. The removal of the garage does not require planning consent. At the time of the site visit, the case officer was advised only internal works were being carried out. Any works which deviate from the plans may require further planning consent. It is noted there is a split-level garden at the east side of the property, with decking on the ground floor level, plans indicate this will not change and the decking will be upgraded to form a patio area.

- f) **In the evening when the sun is setting on the west this will have an impact on the light entering our house. Also, if there are any windows on the proposed two storey extension, this may impact our privacy. We wish to discuss the plans with the case officer.**

Response: Plans show the proposed two storey extension is approximately 2.3m from the neighbouring boundary on Stuart Avenue. There are no windows on the east elevation of the extension facing the neighbouring property. The proposed two storey extension is set back from the side elevation of the neighbouring property and, therefore, there would be no significant adverse impact regarding loss of light. The proposed boundary wall is approximately 1.0m in height.

5.2 These letters are available for inspection on the planning portal.

6 Assessment and Conclusions

- 6.1 Within the adopted 2021 South Lanarkshire Local Development Plan 2, the application site lies within the settlement boundary of Rutherglen. Policies 3 – General Urban Areas, 5 - Development Management and Place Making, DM2 – House Extensions and Alterations, therefore apply. Collectively, these policies seek to promote the principles of sustainability in development and aim to make a positive contribution to the character and appearance of the environment in which they are located, taking account of, and being integrated with the local context and built form.
- 6.2 The determining issues in assessing this proposal are compliance with local plan policies and in particular the impact of the proposal on the character, amenity and appearance of the residential area.
- 6.3 Overall, it is considered that the impact of the proposal will be within acceptable limits, all aspects considered, and it will not be to a significant or adverse extent. The proposed works to the property are relatively extensive, however, the upperfloor extension and two storey side extension matches the footprint to the existing dwellinghouse and the detached garage. From the public elevation, the property will be re-cast in off white smooth render, natural slate and uPVC rainwater good, thereby creating a contemporary two storey dwellinghouse. The anthracite grey uPVC windows and doors will alter the appearance of the property, mainly by virtue of their colour, but it is not considered that this will be detrimental to the streetscape. Accordingly, it is considered the upper floor extension and two storey side extension are not of a size, scale or design that would be out of keeping within the street or would significantly adversely impact upon existing levels of privacy or overshadowing in the local area. Furthermore, sufficient garden ground and off-street parking will remain.
- 6.4 In light of the above, it is considered that the proposal would have no significant adverse impact upon amenity or the character and appearance of the neighbouring properties or the wider residential area and that it reflects the spirit and thrust of the relevant local development plan policies and guidance. The granting of planning consent, subject to conditions, is therefore considered justified.

- 6.5 Nine letter of representation have been received regarding the application which have been summarised in section 5 above. The concerns raised either individually or collectively would not justify the refusal of consent and the normal presumption in favour of issuing consent for proposals that comply with Local Development Plan policy should prevail.

7 Reasons for Decision

- 7.1 The proposed erection of an upper floor extension and two storey extension to create a two storey dwellinghouse will have no significant adverse impact on either residential or visual amenity and complies with Policies 3, 5, and DM2 of the Local Development Plan 2. There are no additional material considerations which would justify refusing planning permission.

David Booth
Executive Director (Community and Enterprise Resources)

Date: 13 January 2023

Previous references

- ◆ None

List of background papers

▶ Application form	
▶ Application plans	
▶ South Lanarkshire Local Development Plan 2 (adopted 2021)	
▶ Neighbour notification letter dated 3 November 2022	
▶ Representations	Dated:
Guy Grenade, 11 Stuart Avenue, Rutherglen, Glasgow, South Lanarkshire, G73 4JL	22.11.2022
William Goldie, 31 Stirling Drive, Rutherglen, Glasgow, South Lanarkshire, G73 4JH	18.11.2022
Mr Michael Healy, 34 Stirling Drive, Rutherglen, Glasgow, G73 4JH	21.11.2022
Mrs Josee Grenade, 11 Stuart Avenue, Rutherglen, Glasgow, South Lanarkshire, G73 4JL	23.11.2022
Mr Craig Beattie, 33 Stirling Drive, Rutherglen, GLASGOW, G73 4JH	21.11.2022
Nikki Black, 32 Stirling Drive, Rutherglen, Glasgow, G73 4JH	16.11.2022
Mrs Moira Redmond, 35 Stirling Drive, Burnside, Rutherglen, G73 4JH	21.11.2022
Neil Barton, 36 Stirling Drive, Burnside, Rutherglen, G73 4JH	5.12.2022
Mr Frank Chambers, 37 Stirling Drive, Rutherglen, South Lanarkshire, G73 4JH	5.12.2022

Contact for further information

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

Mohammed Hussain, Planning Officer, Floor 6, Council Offices, Almada Street, Hamilton, ML3 0AA

Phone: 07551 845 091

Email: mohammed.hussain@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/22/1492

Conditions and reasons

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this decision notice.

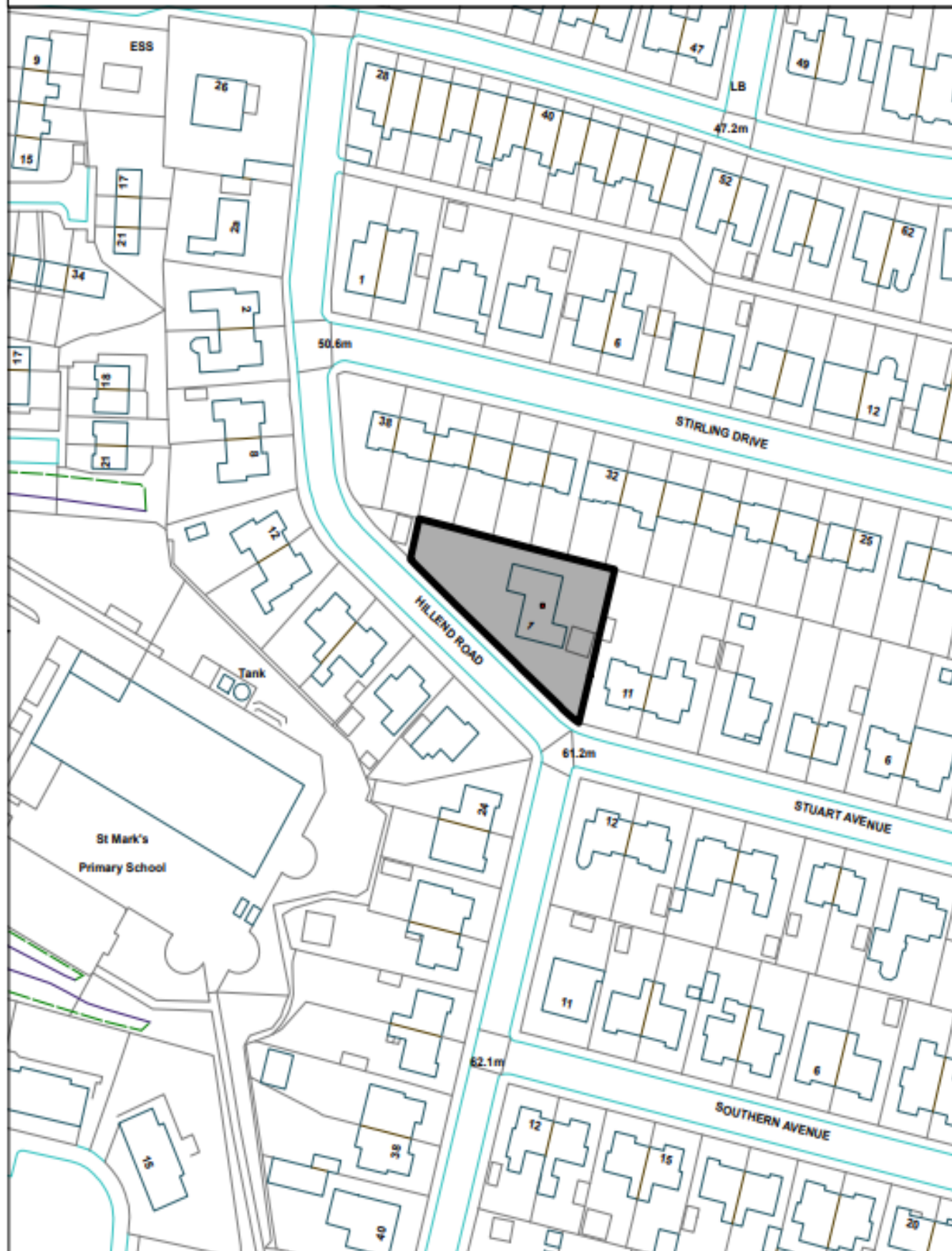
Reason: To comply with Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

02. That the facing materials to be used for the external walls and roof of the upper floor extension and two storey 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.

Reason: To ensure satisfactory integration of the proposed development with the existing building both in terms of design and materials.

P/22/1492

1 Hillend Road, Rutherglen



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Scale:
1:1,250
Date:
21/12/2022



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development