

Report

Report to:	Planning Committee
Date of Meeting:	10 August 2021
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/21/0802
Planning proposal:	Demolition of coal bunker and erection of pergola

1 Summary application information

Application type:	Householder
Applicant:	Councillor Alistair Fulton
Location:	42 Dryburgh Avenue Rutherglen G73 3EU

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: N/A
- ◆ Council Area/Ward: 12 Rutherglen Central and North
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan 2 (adopted 2021)**
Policy 3 - General Urban Areas
Policy 5 - Development Management and Placemaking
Policy DM2 - House Extensions and Alterations

Development Management, Placemaking and Design Supplementary Guidance (2015)

◆ Representation(s):

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

◆ **Consultation(s):**

None

Planning Application Report

1 Application Site

- 1.1 The application site is a quarter villa upper cottage flat, located at 42 Dryburgh Avenue, Rutherglen. The site is located within an established residential area within the town and the surrounding land uses are predominantly residential.

2 Proposal(s)

- 2.1 The proposals relate to the back garden of the property, which is partially shared by the lower floor neighbour, given the nature of this type of dwelling. The proposals involve the demolition and removal of an existing redundant coal bunker, located within the rear corner of the garden, and the erection of a new freestanding pergola. It is understood that the coal bunker is no longer required for storage purposes, and it is therefore intended to be removed to make space for the pergola, which would also be located to the far end of the garden and would partially overlap the site of the existing coal bunker. The pergola structure would be comprised of 4 pillars with a flat open cross-beamed roof. It is intended to measure approximately 4 metres in width by 2.3m in depth, and 2.3m in height.

3 Background

3.1 Local Plan Status

- 3.1.1 In this regard the application site and associated proposal is affected by the following policies contained in the adopted South Lanarkshire Local Development Plan 2:

Policy 3 - General Urban Area

Policy 5 - Development Management and Placemaking

Policy DM2 - House Extensions and Alterations

- 3.1.2 An assessment of the proposal against these specific policies is contained in Section 6 of this report.

3.2 Relevant Government Advice/Policy

- 3.2.1 Scottish Planning Policy (Revised 2020) (SPP) advises that proposals that accord with up-to-date plans should be considered acceptable in principle.

3.3 Planning Background

- 3.3.1 There is no recent planning history pertaining to this site.

4 Consultation(s)

- 4.1 Given the scale and nature of the proposal, no formal consultations were required to be undertaken in respect of this application.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken in respect of this application and no letters of representation have been received in connection with this publicity.

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning consent for the demolition and removal of a redundant coal bunker and for the erection of a freestanding pergola within the rear garden of an existing cottage flat at 42 Dryburgh Avenue, Rutherglen. The main determining issues in assessing this proposal are whether it accords with adopted local development plan policy and its impact upon residential and visual amenity.

- 6.2 In terms of the adopted South Lanarkshire Local Development Plan 2, the relevant policies to be considered for this application are Policies 3, 5 and DM2. Policy 3 (General Urban Area) states that within urban areas and settlements residential developments will generally be acceptable, and proposals for uses ancillary to residential areas will be assessed on their individual merits, with particular regards to their effect on the amenity and character of the area. Developments which would be detrimental to the amenity of residents and the wider community or to the character of the surrounding area will not be permitted.
- 6.3 Policy 5 (Development Management and Placemaking) seeks to ensure that development takes account of and is integrated within, the local context and built form. Proposals should have no significant adverse impacts on the local community and include where appropriate measures to enhance the environment.
- 6.4 Policy DM2 (House Extensions and Alterations) states that house extensions and alterations will be considered favourably where it can be demonstrated that the proposal complies with the following criteria:
1. The siting, form, scale, design and materials respect the character of the existing dwelling and the wider area. Within this context, high quality, innovative design will be encouraged where it complements the character of the building and its surroundings.
 2. It does not dominate or overwhelm the existing dwelling, neighbouring properties or street scene in terms of size, scale or height.
 3. It does not significantly adversely affect adjacent properties in terms of overlooking or loss of privacy, daylight or sunlight.
 4. It retains adequate car parking, usable garden ground and bin storage within the site.
 5. It does not have an adverse impact on traffic or public safety.

The guidance contained within the Development Management, Placemaking and Design Supplementary Guidance (2015) on householder alterations is also relevant to the assessment of this proposal.

- 6.5 It should be noted that planning consent is only required for this type of development as the property is a cottage flat. If the proposal was a dwellinghouse, the work likely would have been able to be undertaken under householder permitted development rights, however these permitted development rights do not extend to works within the garden of flatted dwellings. Also, this scale of planning application would normally be dealt with under delegated powers, however as the applicant is a local member, a Committee decision is required in this instance.
- 6.6 The proposed works are considered to be relatively minor in scale and they would not have a significant impact upon neighbouring residents or the character of the wider area. In this respect, the proposal relates to works ancillary to an existing flatted dwelling only and it would not introduce any new uses into this residential area. The removal of redundant outbuildings is not an uncommon form of development, and the demolition and removal of this coal bunker will have no significant impact upon the character or amenity of the area. The proposed pergola is not of a size, scale or design that would appear out of character and given its scale and position it would not result in significant overshadowing or any loss of privacy to neighbouring residents. There would also not be any material loss of useable garden ground as part of this development. As such, the proposal is considered to comply with the relevant policies of the adopted Local Development Plan 2.

- 6.7 In summary, following a full and detailed assessment of the proposed development, it is considered that it would have no significant adverse impact upon amenity and that it is in accordance with the adopted South Lanarkshire Local Development Plan 2 (2021). As such, the granting of planning permission is recommended.

7 Reasons for Decision

- 7.1 The proposal will have no significant adverse impact upon residential or visual amenity and it complies with the relevant policies of the adopted South Lanarkshire Local Development Plan 2 (2021) (Policies 3, 5 and DM2).

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 15 July 2021

Previous references

- ◆ None

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Development Management, Placemaking and Design Supplementary Guidance (2015)
- ▶ Neighbour notification letter dated 9 June 2021

Contact for further information

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

Andrew Muir, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455058

Email: andrew.muir2@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/21/0802

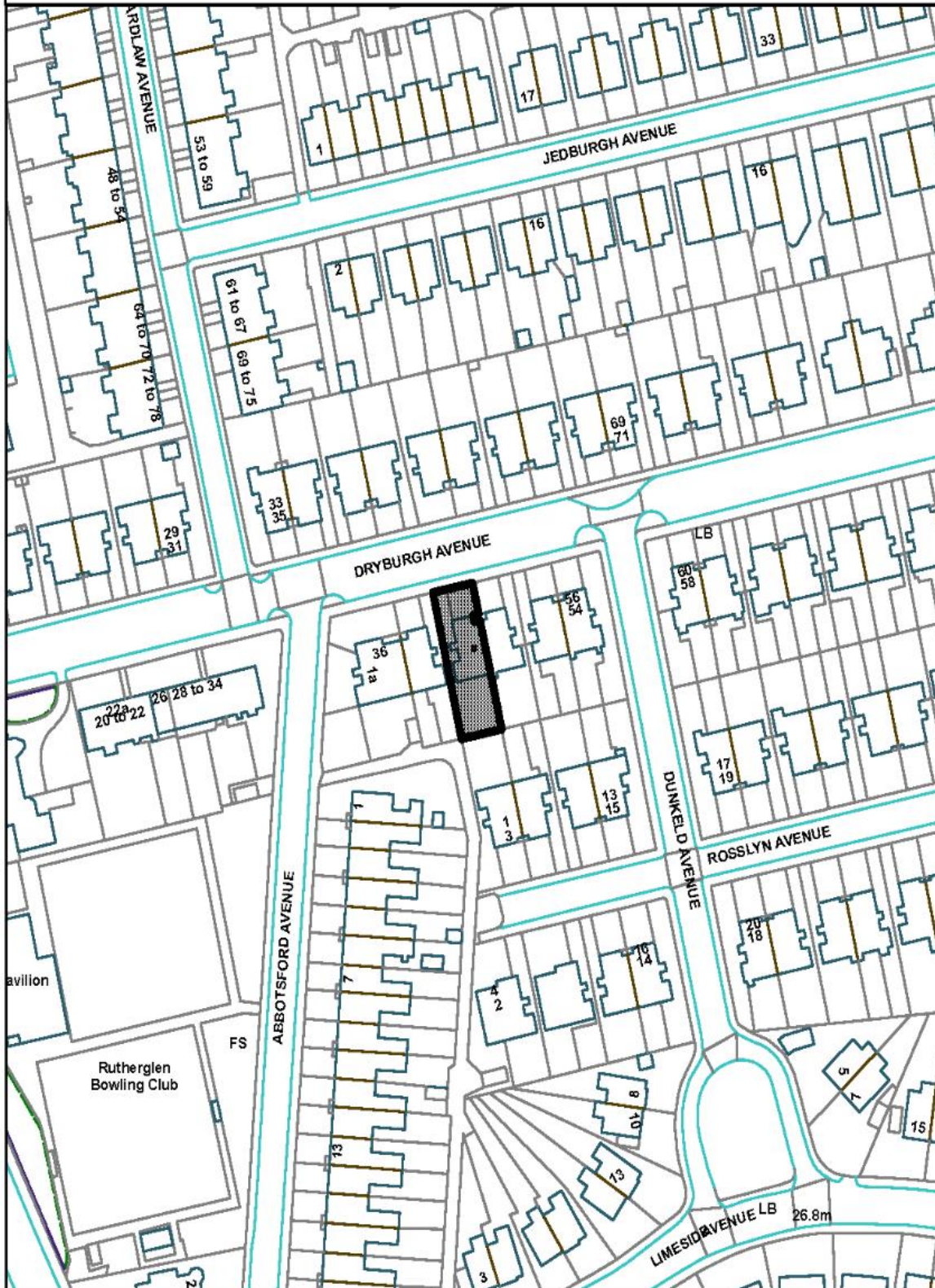
Conditions and reasons

01. No conditions to be attached.

Reason: Planning permission is granted unconditionally.

P/21/0802

42 Dryburgh Avenue, Rutherglen



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Scale:
1:1,250
Date:
07/07/2021



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development