

Report

Report to:	Hamilton Area Committee
Date of Meeting:	9 July 2008
Report by:	Executive Director (Enterprise Resources)

Application No	HM/08/0197
Planning Proposal:	Alterations to Existing Conservatory to Form Sunroom at 8 Arran Way, Bothwell

1. Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr O Conner
- Location : 8 Arran Way
Bothwell

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 the conditions attached)

2.2. Other Actions/Notes

- (1) The Area Committee has delegated powers to determine the application.

3. Other Information

- ◆ Applicant's Agent: Ian Reid
- ◆ Council Area/Ward: 16 Bothwell and Uddingston
- ◆ Policy Reference(s): **Hamilton District Local Plan (Adopted)**
Policy RES1-Residential Areas General
Policy DC1-Development Control General
South Lanarkshire Planning Policies
SLP6 – Development Control General
Finalised South Lanarkshire Local Plan(as modified)
Policy RES6-Residential Land Use
Policy DM1-Development Management
Policy DM4-House Extensions and Alterations

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

- ◆ Consultation(s):

◆ None

Planning Application Report

1. Application Site

- 1.1. The application site relates to an existing house at 8 Arran Way, Bothwell. The property is located within an established residential area in the Castle Avenue area consisting of six detached properties. The site is bounded by residential properties to the north, west and south with the grounds associated with Bothwell Primary School bounding the site to the east.

2. Proposal(s)

- 2.1. The applicant seeks consent to alter the existing conservatory to form a sun-room. The proposals involve the removal of the present glazed conservatory and alterations to the roof to form a solid pitched roof, to be covered with tiles. The roof height would be altered from 3.6 metres to 3.9 metres at the highest point.
- 2.2. The applicant originally sought consent for the alteration to form a sun room as well as the re-roofing of his existing house. This proposal involved removing the existing grey concrete tiles and replacing them with a red tile. Following discussions with the applicant he has agreed to remove the re-roofing of the dwelling from his proposal.

3. Background

3.1. Local Plan Status

- 3.1.1. The application site is located within the settlement boundary of Bothwell where Policy RES1 – Residential Areas and Policy DC1 – Development Control General of the adopted Hamilton District Local Plan apply. SLP6 Development Control General of the adopted South Lanarkshire Planning Policies is also relevant. The Finalised South Lanarkshire Local Plan (as modified) constitutes a material consideration in the determination of this proposal and Policies RES6 – Residential Land Use, DM1 Development Management and DM4 House Extensions and alterations all apply in this respect.

3.2. Relevant government advice/ policy

- 3.2.1. None relevant.

3.3. Previous Planning History- development brief for Arran Way

- 3.3.1. The properties in Arran Way were developed as a result of a planning application approved by Hamilton District Council (reference HN-93-0567). As part of this approval, a development brief was submitted to and approved by the Council. This brief included a common palette of materials to be used on all properties within the development and specified that the roofs of the dwellings should have a grey interlocking concrete roof tile.

4. Consultation(s)

- 4.1. No consultations were required in connection with this application.

5. Representation(s)

- 5.1. As a result of the statutory neighbour notification process, six letters of objection have been received, the grounds of which can be summarised below.

- (a) **There is no objection to the replacement of the conservatory with a sun-room, however there is objection to the use of red roof tiles in respect of the re-roofing of the sun room and the existing house. The use of red roof tiles would have an adverse impact on the cohesive design appearance of the cul-de-sac given that all the properties have grey**

coloured tiles. The use of grey roof tiles was a stipulation of the development brief for the site.

Response- Complete reroofing of the property is no longer being considered as part of this application, therefore the matters raised by the objectors have been addressed. Conditions will be attached to ensure that the roof tiles used for the proposed sun room match the tiles on the existing dwelling in colour and profile.

(b) Concern is raised about the timing of the validation of the application in relation to the neighbour notification process.

Response- The original notification of neighbours was carried out a considerable time before the planning application was actually lodged. As such the applicant was asked to re-notify neighbours, which he subsequently carried out. I am satisfied that the neighbour notification and validation process has been undertaken appropriately.

5.2. These letters have been copied and are available for inspection in the usual manner.

6. Assessment and Conclusions

6.1. The determining issue in consideration of this application is it's compliance with local plan policy.

6.2. Policy RES1:Residential Areas General of the adopted Hamilton District Local Plan states that the Council will resist any developments which will be detrimental to the amenity of the residential area. In addition to this Policy DC1 Development Control General advises that all applications shall take fully into account the local context and built form. In particular it states that extensions for existing properties should be of a style, material and scale which relates satisfactorily to the building and to the surrounding area and properties. It further advises that the type of material chosen, colour and texture are crucial when choosing external finishes especially for brick, stone and roofing. Policy SLP6: Development Control General of the South Lanarkshire Planning Policies reinforces this and offers specific criteria against which house extensions and alterations should be assessed.

6.3. The emerging Finalised South Lanarkshire Local Plan (as modified) is a material consideration in the determination of this application and Policies RES6 Residential Land Use, DM1 Development Management and DM4 House Extensions and Alterations are all relevant. These policies all reflect the existing policies and require that any new development should enhance and make a positive contribution to the character and appearance of the environment.

6.4. The proposed sun room is considered appropriate in scale and design and is in keeping with the character and appearance of the existing property and the surrounding area. The proposed alterations are minor in nature. The sun-room sits within the same footprint of the existing conservatory and there are no overlooking issues. If committee agree to grant consent for this proposal a condition can be attached to the consent to ensure a grey roof tile to match the tiles on the existing house is used.

6.5. In view of the above, I am therefore satisfied that this proposal is acceptable and recommend approval of the application.

7. Reasons for Decision

7.1. The proposal has no adverse impact on the amenity of the area and complies with Policies RES1 and DC1 of the adopted Hamilton District Local Plan, RES6, DM1 and

DM4 of the Finalised South Lanarkshire Local Plan and guidance on house extensions contained within SLP6 of the South Lanarkshire Planning Policies.

Iain Urquhart
Executive Director (Enterprise Resources)

24 June 2008

Previous References

♦ HN-93-0567

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
- ▶ Representations

Representation from : Alexina Brown, 6 Arran Way, Bothwell, G71 8TR, DATED 06/03/2008 and 21/05/2008

Representation from : Douglas Brown FRIAS RIBA, 12 Arran Way, Bothwell, G71 8TR, DATED 06/03/2008 and 21/05/2008

Representation from : Mr & Mrs G Adams, 10 Arran Way, Bothwell, G71 8TR, DATED 07/03/2008

Representation from : Owner/Occupier, 10 Arran Way, Bothwell, G71 8TR, DATED 03/06/2008

Contact for Further Information

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

Alison McCandlish, Planning Officer, Brandon Gate, Hamilton
Ext 3513 (Tel :01698 453513)
E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

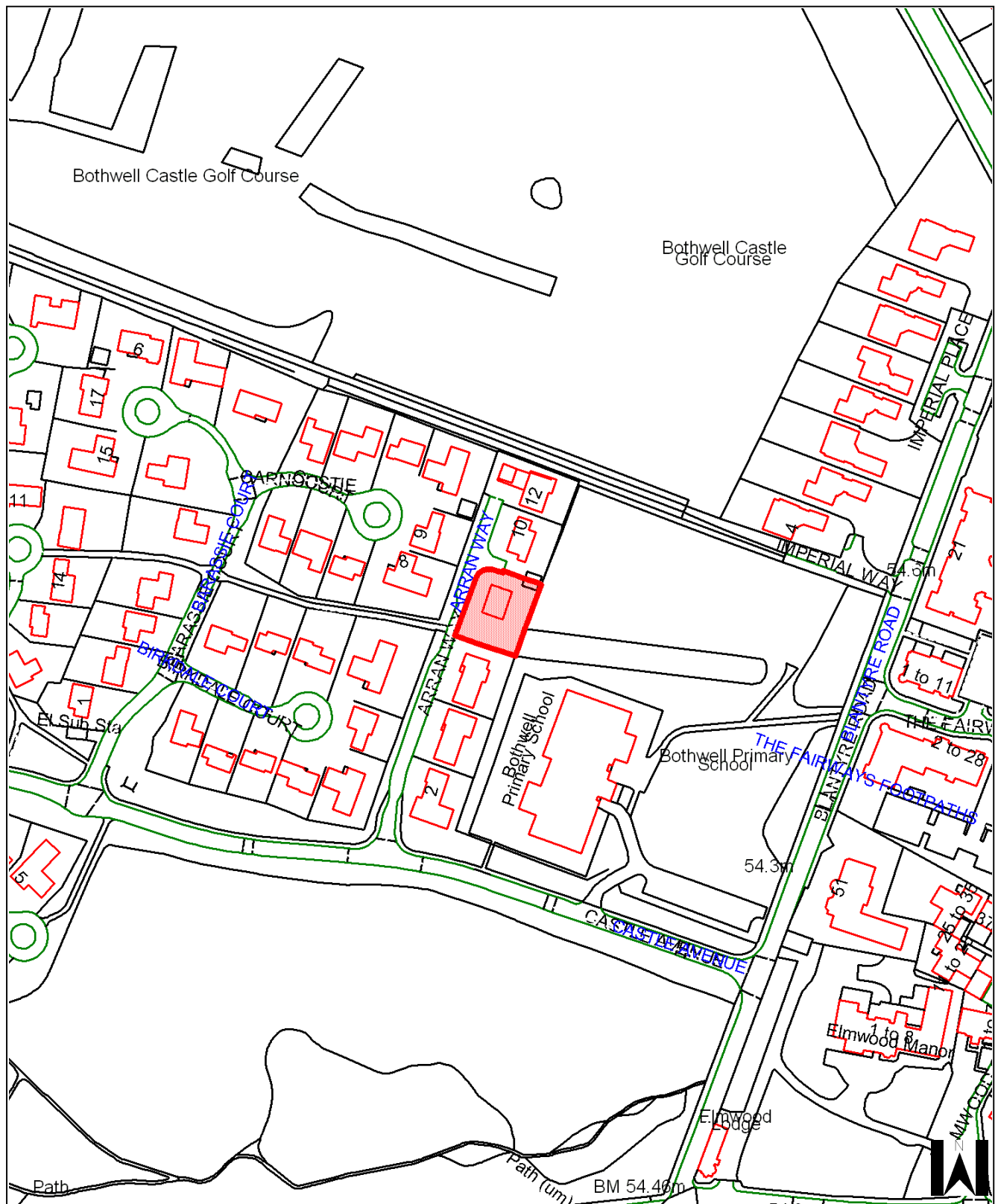
CONDITIONS

- 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 notwithstanding the terms of Condition two above, the roof of the sunroom hereby approved shall be finished in interlocking concrete Marley Mendip rooftiles in smooth grey colour and the walls finished in Ibstock Roughdales red multi rustic brick to match the existing walls on the site and that prior to work commencing on site samples of the proposed materials shall be submitted to and approved in writing by the Council as Planning Authority.
- 4 That for the avoidance of doubt this consent applies to the alteration of the existing conservatory to form a sun room only and no consent is hereby granted for the re-roofing of the existing dwelling house.

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 a satisfactory integration of the proposed development with the existing building both in terms of design and materials
- 4 In order to retain effective planning control

For information only



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