

Report

11

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

Application No	EK/05/0085
Planning Proposal:	Erection of two storey dwellinghouse

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr & Mrs G Hamilton
- Location : Bow Butts
Gilmourton
Strathaven

2 Recommendation

2.1 The Committee is asked to approve the following recommendation:-

- (1) Grant detailed Planning Permission, subject to conditions – based on the attached conditions

2.2 Other Actions/Notes

The Area Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: BSP Architects
- ◆ Council Area/Ward: 32 Avondale South
- ◆ Policy Reference(s): East Kilbride and District Local Plan (Adopted)
Policies DC1 and SLP6 –
Development Control General
The site is zoned for commercial use
- ◆ Representation(s):
 - ▶ 1 Objection Letter
- ◆ Consultation(s):

Public Protection - Environmental Health (East Kilbride)

Roads and Transportation Services (East Kilbride)

S.E.P.A. (West Region)

Power Systems

TRANSCO (Plant Location)

Scottish Water

Planning Application Report

1 Application Site

- 1.1 The application relates to a plot of land within Gilmourton to the south of Strathaven. The site is located at the edge of the Gilmourton settlement boundary within the car park of the former Bow Butts public house. The site is bounded to the north and east by dwellinghouses, to the south by open countryside and to the west by the former Bow Butts public house.

2 Proposal

- 2.1 This is a detailed planning application for the erection of a detached two and a half storey dwellinghouse which would measure approximately 197 square metres in floor area. The house would incorporate a pitched roof with three rooflights to the front elevation with two dormers and a rooflight to the rear elevation. The house would be finished with a slate roof, rendered walls and UPVC windows. The proposed accommodation comprises a lounge, kitchen, dining room, shower room and utility room on the ground floor, two bedrooms and bathrooms on the first floor and a bedroom and study in the roof-space.

3 Background

3.1 Local Plan Status

The application site is identified as within a commercial area of Gilmourton in the adopted East Kilbride and District Local Plan. It should be noted, however, that the principle of residential development within the site was accepted as a result of previous planning consents granted (see Paragraph 3.3). The relevant policies covering the site are Policies DC1 and SLP6 – Development Control General.

3.2 Relevant Government Advice/Policy

None relevant

3.3 Planning Background

- 3.1 Planning permission was granted in August 2003 for the reconfiguration of the existing car park at the Bow Butts public house and for the erection of two detached dwellings (EK/03/0266). Planning permission was also granted for a change of use of the public house to a dwellinghouse in March 2004 (EK/04/0038).

4 Consultation(s)

- 4.1 **Environmental Services**: Have no objections to the proposal subject to issues of noise and construction hours being adequately addressed in terms of their legislation.

Response: Noted and this information will be passed on to the applicant.

- 4.2 **Roads and Transportation Services**: have no objections to the proposal subject to conditions including the provision of 3 parking spaces and a 2 metre wide footway within the site.

Response: Noted and any consent granted will be conditioned to this effect (Conditions 5, 6 & 9).

- 4.3 **Scottish Power**: have no objections to the proposal however, they have submitted plans which indicate the approximate location of their apparatus in the area.
Response: Noted and this information will be passed on to the applicant.
- 4.4 **Scottish Water**: have no objections to the proposal subject to the provision of a suitable sewerage scheme within the site.
Response: Noted and any consent granted will be conditioned to this effect (Condition 12).
- 4.5 **SEPA**: have no objections to the proposal subject to the provision of a suitable sewerage scheme within the site (Condition 12).
Response: Noted and any consent granted will be conditioned to this effect.
- 4.6 **Transco**: have no objections to the proposal.
Response: Noted.

5 **Representation(s)**

Following neighbour notification one letter of objection was received. The grounds of objection are summarised below:

The height of the proposed house is excessive and will change the character of the village.

Response: The height of the proposed dwelling is considered to be acceptable and in keeping with the height of the two dwellings adjacent to the site which were recently granted planning permission.

The proposed dwellinghouse is inaccurate shown in relation to the height of the houses being constructed adjacent to the site.

Response: The applicant's agent has confirmed that the proposed dwelling has been shown accurately on the submitted drawings and that it will not be higher than those constructed adjacent to the site.

There are no pavements in the village of Gilmourton. Any children from the proposed house would have to walk on the road to get to the Primary School.

Response: Roads and Transportation Services were consulted on the application and consider the proposal to be acceptable in terms of road safety issues. A condition will be attached to any consent granted requiring the provision of a 2 metre wide footway between the carriageway and the proposed dwelling. (Condition No. 9)

This letter has been copied and is available for inspection in the usual manner.

6 **Assessment and Conclusions**

- 6.1 The determining issue that requires to be addressed in respect of this application is compliance with local plan policy.
- 6.2 The application site is located in an area zoned for commercial use in the adopted East Kilbride and District Local Plan, however, the principle of residential development within the site was accepted as a result of planning consent being granted for the change of use of the former public house to a dwellinghouse and for the erection of two detached dwellings within the former public house car park.

- 6.3 The proposal can be assessed against Policies DC1 and SLP6 – Development Control General in the adopted Local Plan. Both policies state that all planning applications should take fully into account the local context and built form and that development should be compatible in terms of scale and massing and be built incorporating quality materials.
- 6.4 Having assessed the application I am satisfied that the scale and design of the proposed dwellinghouse is acceptable and in keeping with development in the surrounding area. The proposed materials are compatible with the existing houses in the immediate area and a sufficient amount of garden ground is being provided for the dwelling. I am also satisfied that the development can be integrated successfully with adjacent housing without adversely affecting neighbouring residential amenity. Furthermore, subject to the imposition of conditions stated Roads and Transportation Services consider the proposal to be acceptable.
- 6.5 In summary, I would consider that the proposal complies with Policies DC1 and SLP6 of the adopted East Kilbride and District Local Plan. I would, therefore, raise no objection to the proposal and recommend that planning permission be granted.

Iain Urquhart
Executive Director (Enterprise Resources)

3 May 2005

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - S.E.P.A. (West Region) 17/03/05
 - Public Protection - Environmental Health (East Kilbride) 21/02/05
 - Roads and Transportation Services (East Kilbride) 10/03/05
 - Power Systems 08/04/05
 - TRANSCO (Plant Location) 05/04/05
- ▶ Representations
 - Representation from : Mrs Margaret Ramsay, 'Craiglea'
 - Gilmourton
 - Strathaven
 - ML10 6QF, DATED 28/02/05

Contact for Further Information

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

Jim Blake, Planning Officer

Ext 6315 (Tel :01355 806315)

E-mail: Enterprise.ek@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 before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 4 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 5 That before development starts, a detailed plan at a scale 1:100 or 1:200 showing the formation of a total of three parking spaces (minimum total dimensions 6m x 7.2m) within the curtilage of the dwellinghouse shall be submitted to and approved by the Council as Planning Authority.
- 6 That before the dwellinghouse hereby approved is completed or brought into use, all of the parking spaces required under Condition 5 above shall be laid out and constructed to the satisfaction of the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.
- 7 That before the dwellinghouse hereby approved is completed or occupied the first 2 metres of the driveway shall be paved across its full width.
- 8 The before the dwellinghouse hereby approved is completed or occupied the surface of the driveway shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 9 That before the dwellinghouse hereby approved is completed or brought into use, a 2 metre wide footway shall be constructed between the carriageway and the dwellinghouse to the specification and satisfaction of the Council as Roads and Planning Authority.
- 10 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 11 That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to and approved by the Council as Planning Authority.
- 12 That no dwellinghouse shall be occupied until the site is served by a sewerage

scheme constructed to the specification and satisfaction of Scottish Water as Sewerage 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 In the interests of amenity and in order to retain effective planning control.
- 4 These details have not been submitted or approved.
- 5 These details have not been submitted or approved.
- 6 To ensure the provision of adequate parking facilities within the site.
- 7 To prevent deleterious material being carried into the highway.
- 8 In the interest of public safety
- 9 In the interest of public safety
- 10 In order to retain effective planning control
- 11 These details have not been submitted or approved.
- 12 To ensure the provision of a satisfactory sewerage system

EK/05/0085

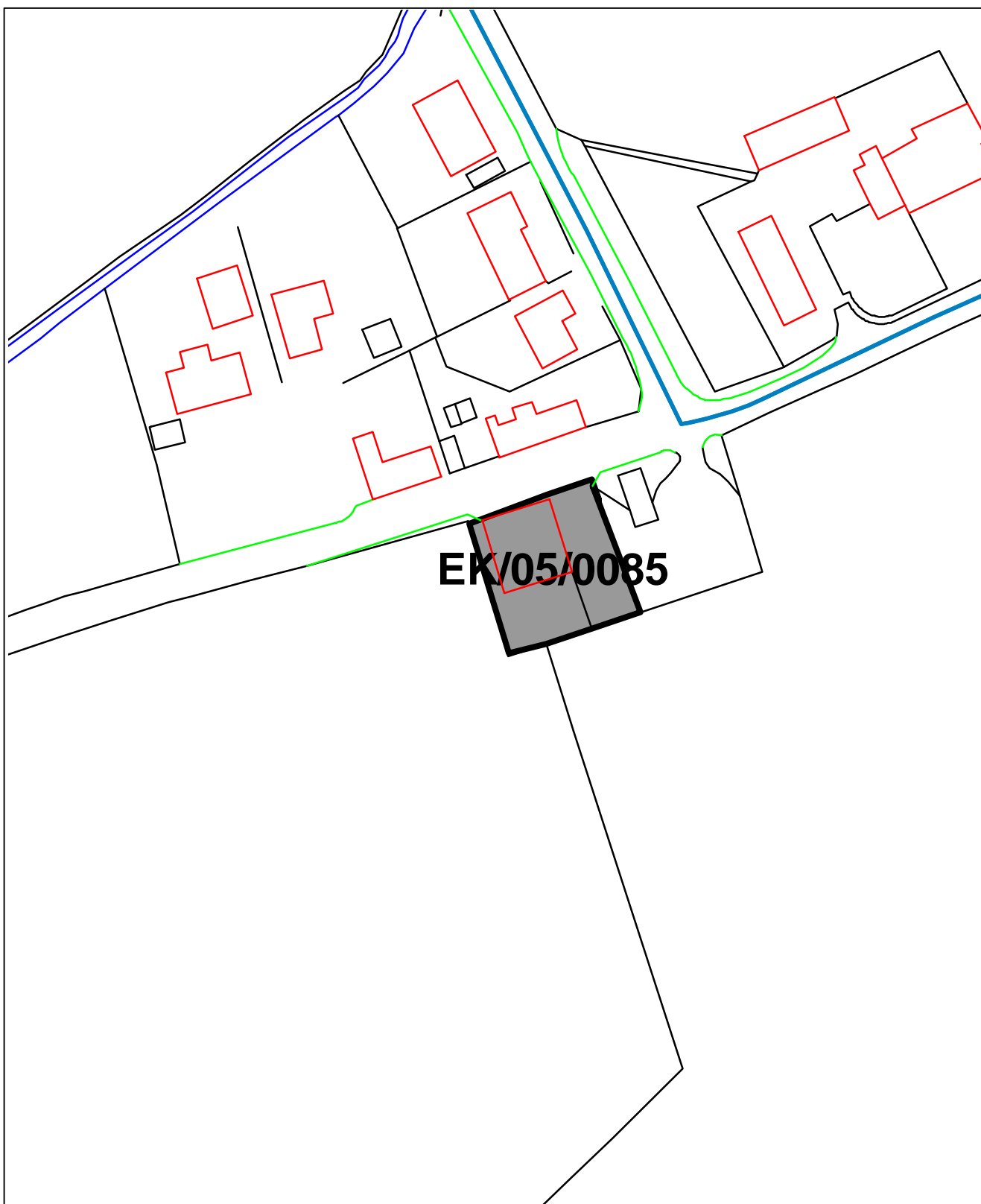
BOW BUTTS, GILMOURTON

Planning and Building Control Services

Scale: 1: 1250

For information only

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