

Report

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

Application No	EK/05/0013
Planning Proposal:	Erection of two storey side and single storey rear extensions

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr & Mrs E Anderson
- Location : 3 Millholm Road
Strathaven

2 Recommendation(s)

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

- (1) Grant Detailed Planning Permission (subject to conditions)

2.2 Other Actions/Notes

The Area Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Anderson Anderson Architects
- ◆ Council Area/Ward: 31 Avondale North
- ◆ Policy Reference(s): East Kilbride and District Local Plan – Policies DC1 and SLP:6 – Development Control General and ENV8 – Conservation Areas

- ◆ Representation(s):
 - ▶ 1 Objection Letter
 - ▶ 1 Comments Letter

- ◆ Consultation(s):
Avondale Civic Society

Planning Application Report

1 Application Site

- 1.1 The application site relates to a one and a half storey refurbished cottage and associated garden ground at Millholm Road in Strathaven. The house, which has previously been extended, sits on a 360 square metre site with a large partly wooded garden to the rear.
- 1.2 The house directly fronts Millholm Road itself with a small electricity sub-station, area of open space and garages\ a turning area beyond. Two residential properties are located to the western side of the house and garden. On a lower site to the east, construction is ongoing on the erection of three dwellinghouses for which planning permission was granted in June 2003.

2 Proposal

- 2.1 This is a detailed planning application for the erection of a two storey extension to the western side of the house and a single storey extension to the rear. The proposed two storey extension would measure 1.9 metres by 6.3 metres and would provide a Boot Room and Utility Room at ground floor level and a Study above. Proposed external materials would be slate to the roof and a combination of render and cedar cladding to the walls. Access to the extension would be created through the formation of doorways from the existing kitchen and shower room at ground floor level and from a stairwell at upper floor level.
- 2.2 The proposed rear extension would provide an additional livingroom and would be located between the back wall of the original house and an existing dining room extension. It would be of single storey construction and would be constructed in cedar wood cladding with a barrel roof finish.

3 Background

3.1 Structure Plan Status

None relevant

3.2 Local Plan Status

The application site is identified as a residential area of Strathaven in the adopted East Kilbride and District Local Plan. The relevant policies in this instance are DC1 and SLP6 – Development Control General, and ENV8 – Conservation Areas.

3.3 Relevant Government Advice/Policy

None relevant

3.4 Planning Background

None relevant

4 Consultation

- 4.1 **Avondale Civic Society** – have objected to the extensions on the grounds of their design and the use of a number of additional materials which differ to those on the original house.

Response: A number of discussions have taken place between the applicant and the Council on design matters and the use of materials. In this regard, the front

elevation of the side extension has been altered as have the proposed materials for parts of the extension. I am therefore satisfied that an acceptable design has been reached and would add that the house is relatively conspicuously located within the Conservation Area.

5 Representations

Following neighbour notification and press advertisement, one letter of objection and one letter of support have been received. The objections raised can be summarised as follows:

a) **The design of the extensions and the materials proposed are not in keeping with the Conservation Area.**

Response: As stated above, the Council has agreed alterations to the design of the extensions and the proposed materials with the applicants. Given the location and nature of the existing dwellinghouse and the relatively small scale nature of the extensions, I have no objections to the proposal.

The letter of support can be summarised as follows:

a) **The scale of the extensions will mean they will not be intrusive.**

Response: Noted and agreed.

b) **The proposed innovatively designed extensions will complement the “one-off” nature and design of the existing house.**

Response: Again, noted and agreed.

6 Assessment and Conclusions

- 6.1 The main issue for consideration in the assessment of this application is how the proposal relates to relevant policies contained within the adopted Local Plan for the area. Furthermore, the location of the dwelling within the Conservation Area requires to be borne in mind in considering the proposal.
- 6.2 In terms of the adopted East Kilbride and District Local Plan the site is identified as a residential area, therefore the principle of the development of the site is considered acceptable in this instance. The proposal can be assessed against DC1 and SLP6 – Development Control General. Policy DC1 states that all proposals should take fully into account the local context and built form and that development should be compatible in terms of scale, massing and the external materials of adjacent buildings and conform to policy SLP6. Policy – ENV8 – Conservation Areas is also relevant in this instance. This states that the Council will seek to promote and ensure the continued preservation and enhancement of existing Conservation Areas. It will also strictly control and presume against all development that fails to ensure that the character and appearance of Conservation Areas would be preserved or enhanced.
- 6.3 It is noted that the proposed extensions are not traditional in design and that, in part at least, the materials will not all match those on the existing house. Whilst this must be carefully considered therefore in the context of the setting in the Conservation Area, it should be noted that the house is relatively conspicuously located on Millholm Road, a small lane providing access to half a dozen or so houses from Lesmahagow Road. Furthermore, the proposed rear extension will only be visible from the bottom part of Millholm Road and the side extension, which will be finished

on its front elevation in materials to match the existing house, will only measure two metres in width. I am therefore satisfied that the proposed extensions will raise no adverse design issues.

- 6.4 The impact of the extensions on surrounding residential properties has also been considered and I am satisfied that there will be no adverse impacts given the location of the house and the extensions and the neighbouring dwellings. Taking account of the above, I therefore recommend that planning permission is granted for the proposal.

Iain Urquhart
Executive Director (Enterprise Resources)

3 May 2005

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

Avondale Civic Society

10/02/05

- ▶ Representations

Representation from : Daniel Campbell & Son (Contractors Ltd), 57-59 Kirk Street
Strathaven
Lanarkshire
ML10 6LB, DATED 26/01/05

Representation from : B & E Swaine, Widgeon
1 Millholm Road
Strathaven
ML10 6DB, DATED 26/01/05

Contact for Further Information

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

Philip Jamieson, Planning Officer

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E-mail: Enterprise.ek@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/05/0013

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 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.

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 In the interests of amenity and in order to retain effective planning control.

For information only

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