

# Report

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Report to:	<b>Hamilton Area Committee</b>
Date of Meeting:	<b>5 December 2007</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	HM/07/0741
Planning Proposal:	Sub-division of existing dwelling to 2 dwellings and erection of single storey rear extension, front & rear dormers and increase in roof height

## 1. Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr Les Ward
- Location : 122/124 Hareleeshill Road  
Larkhall

## 2. Recommendation(s)

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

- (1) Grant detailed planning permission (subject to the following conditions)

### 2.2 Other Actions/Notes

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

## 3. Other Information

- ◆ Applicant's Agent: Architectural Services
- ◆ Council Area/Ward: 20 Larkhall
- ◆ Policy Reference(s): **Hamilton District Local Plan**  
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  
Policy DM8 - Sub-division of Residential Property  
**Residential Development Guide**

- ◆ Representation(s):
  - ▶ 6 Objection Letters

- ◆ Consultation(s):
  - Roads and Transportation Services (Hamilton Area)

# Planning Application Report

## 1 Application Site

The application site is located at 122/124 Hareleeshill Road, within a residential area of Larkhall. The site accommodates a traditional cottage which is currently unoccupied.

## 2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission for the sub-division of existing dwelling and erection of a single storey rear extension, front and rear dormers and an increase in the height of the roof.
- 2.2 The proposed single storey rear extension will be approximately 5 metres wide (the entire width of the property which this application relates to and will project approximately 1 metre beyond the existing rear building line, approximately 5 square metres. The proposed rear dormer will have a flat roof and the two proposed front dormers will have a traditional pitched roof design. The existing roof is approximately 4.8 metres high with a chimney on top rising to a height of approximately 6.2 metres. The new roof height will be approximately 6.8 metres high.
- 2.3 The property is finished in predominately grey stone and concrete tiles and the proposed finishing materials for the extension are to match existing.

## 3 Background

### 3.1 Local Plan Status

- 3.1.1 In terms of the adopted Hamilton District Local Plan the site is identified as being within a general residential area (as defined in Policy RES 1). Through this policy the Council seeks to resist any developments detrimental to the amenity of these areas. Policy DC1 – Development Control General, requires that all planning applications should take fully into account the local context and built form. All new developments should aim to enhance the quality and appearance of the local environment.
- 3.1.2 In terms of the content of the Finalised South Lanarkshire Local Plan (after modifications), the site is affected by Policy RES6 – Residential Land Use Policy. This policy states that within areas identified for primarily residential use, the Council will oppose the loss of houses to other uses and resist any developments which will be detrimental to the amenity of these areas. In addition, any development proposed must satisfy the following criteria. The development must relate satisfactorily to adjacent and surrounding development in terms of scale, massing, materials and intensity of use. The character and amenity of the area must not be impaired by reason of traffic generation, parking or visual intrusion.
- 3.1.3 Policy DM1 - Development Control General – should also be referred to. This policy states that all planning applications should take fully in to account the local context and built form i.e. development should be compatible in terms of scale, massing and external materials and of adjacent buildings and streetscape. All development should aim to enhance the quality and appearance of the local environment with regard to the local context, layout, form, design and use of materials.

3.1.4 Policy DM4 of the Finalised South Lanarkshire Local Plan (after modifications) provides criteria with respect to house extensions and alterations. Proposals should have respect to the character of existing dwellings and the wider area in terms of their scale, design and materials. Proposals should not dominate or overwhelm the existing dwelling or neighbouring dwellings and should not adversely affect neighbouring properties in terms of privacy, sunlight or daylight. Dwellinghouses should retain adequate off street car parking and useable garden ground. Policy DM4 provides particular guidance with regards to single storey extensions and dormer extensions. Policy SLP6 of the South Lanarkshire Planning Policies reiterates these guidelines. Policy DM8 – Sub-division of residential property of the Finalised South Lanarkshire Local Plan (after modifications) supports the principles laid out by Policy SLP6.

3.1.5 The South Lanarkshire Council Residential Development Guide provides detailed guidance relating to residential developments. The guide sets out criteria relating to matters such as window to window distances, minimum areas and depths of rear garden ground, parking requirements and distances between properties.

### 3.2 Relevant Government Advice/Guidance

3.2.1 There is no specific government guidance relative to the determination of this application.

### 3.3 Planning Background

3.3.1 The applicant has previously applied for planning permission for the erection of a single storey rear extension, front and rear dormers and an increase in the height of the roof. (HM/07/0325 and HM/07/0326). The application was however withdrawn by the applicant, following comments from the Planning Service, due to the inappropriate design of the front dormers.

3.3.2 Two further planning applications were lodged by the applicant with an amended design for the proposed dormers. However it was brought to light that no consent had been issued for the subdivision of this property to two units and these applications were also withdrawn (HM/07/0558 and HM/07/0559) to allow a proper submission to be made.

## 4 **Consultation(s)**

4.1 **Roads and Transportation Services** – have no objections to the proposed development. Although there is no rear access to the property to allow the formation of off street parking bays as there is on street parking available to allow one car to be parked along the frontage for each property they have no objections.  
**Response:** Noted.

## 5 **Representation(s)**

5.1 Statutory neighbour notification was undertaken in respect of the proposal. Six letters of representation were received.

5.2 The grounds of objection are summarised as follows: -

- a) **Concerns over no provision for on site parking provision and therefore the need for on street parking and the adverse impact on road safety at this particular location. Potentially four additional cars could be parked on the road.**

**Response:** After consultation the Roads and Transportation Service have raised no objections to the proposed development.

- b) **The proposed dormers will not be in sympathy or keeping with the rest of the rows of cottages nearby which are of similar date and style and are all without dormers and the surrounding area. The character and heritage of the street will be spoiled.**

**Response:** Noted. The proposed front dormers will have a traditional pitched roof design, set well below the ridgeline of the roof and are considered to be in keeping with dormers in the surrounding area. The proposed rear dormer is not visible from the streetscene therefore it is considered that it's design is acceptable in this instance. The overall design, scale and position of the dormers are considered to be acceptable and would not have an adverse impact on either residential amenity or that of the built and natural environment.

- c) **The proposals are unclear as to the arrangements for refuse bins.**

**Response:** Noted. The proposed extensions will have no impact on the existing arrangement for refuse bins.

- d) **With regards to drainage the infrastructure could not handle any further demands.**

**Response:** It is not considered that an additional dwelling would have an adverse impact on the existing public drainage system. However if planning permission is granted an appropriate condition shall be imposed.

- e) **Overlooking**

**Response:** Noted. The proposed extension would be located outwith 20 metres of any habitable windows and is therefore in accordance with the Council's Residential Development Guide. It is therefore considered that it would not result in an unacceptable loss of privacy to any neighbouring properties.

- f) **Given the application site is located adjacent to a blind bend in the road and blind summit, on street parking would be detrimental to road safety. There have already been 5 accidents in recent times in this area.**

**Response:** After consultation Roads and Transportation Services had no objection to the proposal.

- g) **Kerbside parking will result in vehicles mounting the footway and causing an obstruction to pedestrians who may be forced to walk on a busy road.**

**Response:** After consultation Roads and Transportation Services had no objection to the proposal.

**h) Overshadowing**

**Response:** Noted. It is considered that the proposed extension will not result in an unacceptable loss of overshadowing to neighbouring properties.

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

**6 Assessment and Conclusions**

- 6.1 The applicant seeks detailed planning permission for the sub-division of existing dwelling and erection of a single storey rear extension, front and rear dormers and an increase in the height of the roof. The determining issues in consideration of this application are its compliance with local plan policy and its impact on road safety and the amenity of the adjacent properties.
- 6.2 In terms of the proposed development Policies DC1 of the adopted Hamilton District Local Plan, DM1, DM4 and DM8 of the Finalised South Lanarkshire Local Plan (After Modifications) and SLP6 of the South Lanarkshire Planning Policies are relevant. It is considered that the design of the proposal has taken cognizance of local context and built form in terms of finishing materials, design, massing and scale and I am satisfied that the proposed development is in accordance with these policies. Furthermore it is not considered that the proposal would result in significant loss of daylight or privacy to neighbouring properties. The scale and design of the proposed front dormer has been significantly reduced following comments from the Planning Service to ensure that it does not represent over-development or create an overbearing impact on the streetscene or neighbouring properties.
- 6.3 The existing property was formerly subdivided into two dwellings and the applicant is seeking to reinstate this former arrangement. In assessment of today's residential standards the proposed development still complies with the Council's Residential Development Guide, which requires minimum garden depths of 10m and minimum garden areas of 70m<sup>2</sup>.
- 6.4 With regard to the objectors' concerns it is considered that the design of the extensions are in accordance with local plan policy and would not be detrimental to the residential amenity of the area.
- 6.5 In terms of road safety, the Roads and Transportation Service have advised that there is on street parking available to allow one car to be parked along the frontage for each property and are satisfied that the proposed development would not be detrimental to road safety.
- 6.6 I am satisfied that the proposal complies with local plan policy and the Council's approved guidelines on the sub-division of residential properties and I therefore consider that planning permission be granted.

**7 Reasons for Decision**

- 7.1 The proposal has no adverse impact on either residential amenity or road safety and complies with Policies DC1 & RES1 of the Hamilton District Local Plan, Policies DM1, RES6, DM4 and DM8 of the Finalised South Lanarkshire Local Plan (after modifications), SLP6 contained within the South Lanarkshire Planning Policies and the Council's Residential Development Guide.

**Iain Urquhart**  
**Executive Director (Enterprise Resources)**

**20 November 2007**

**Previous References**

- ◆ HM/07/0325
- ◆ HM/07/0326
- ◆ HM/07/0558
- ◆ HM/07/0559

**List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
  
- ▶ Consultations
  - Roads and Transportation Services (Hamilton Area) 05/09/2007
- ▶ , Representations
  - Representation from : John Gilroy, Traquair Cottage, 130 Hareleeshill Road, Larkhall, DATED 17/08/2007
  
  - Representation from : Mrs J Robertson, 55 Hareleeshill Road, Larkhall, ML9 2RL, DATED 16/08/2007
  
  - Representation from : Neil C. Campbell, 57 Hareleeshill Road, Larkhall, ML9 2RL, DATED 22/08/2007
  
  - Representation from : Ruth & Derek Allan, 53 Hareleeshill Road, Larkhall, ML9, DATED 22/08/2007
  
  - Representation from : Mr & Mrs William Kirkland, 53A Hareleeshill Road, Larkhall, ML9 2RL, DATED 20/08/2007
  
  - Representation from : Mr & Mrs A J Robb, Hillview Cottage, 120 Hareleeshill Road, Larkhall, ML9 2RL, DATED 29/08/2007

**Contact for Further Information**

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

Murray Reid  
(Tel :01698 453521 )  
E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

## Detailed Planning Application

PAPER APART – APPLICATION NUMBER : HM/07/0741

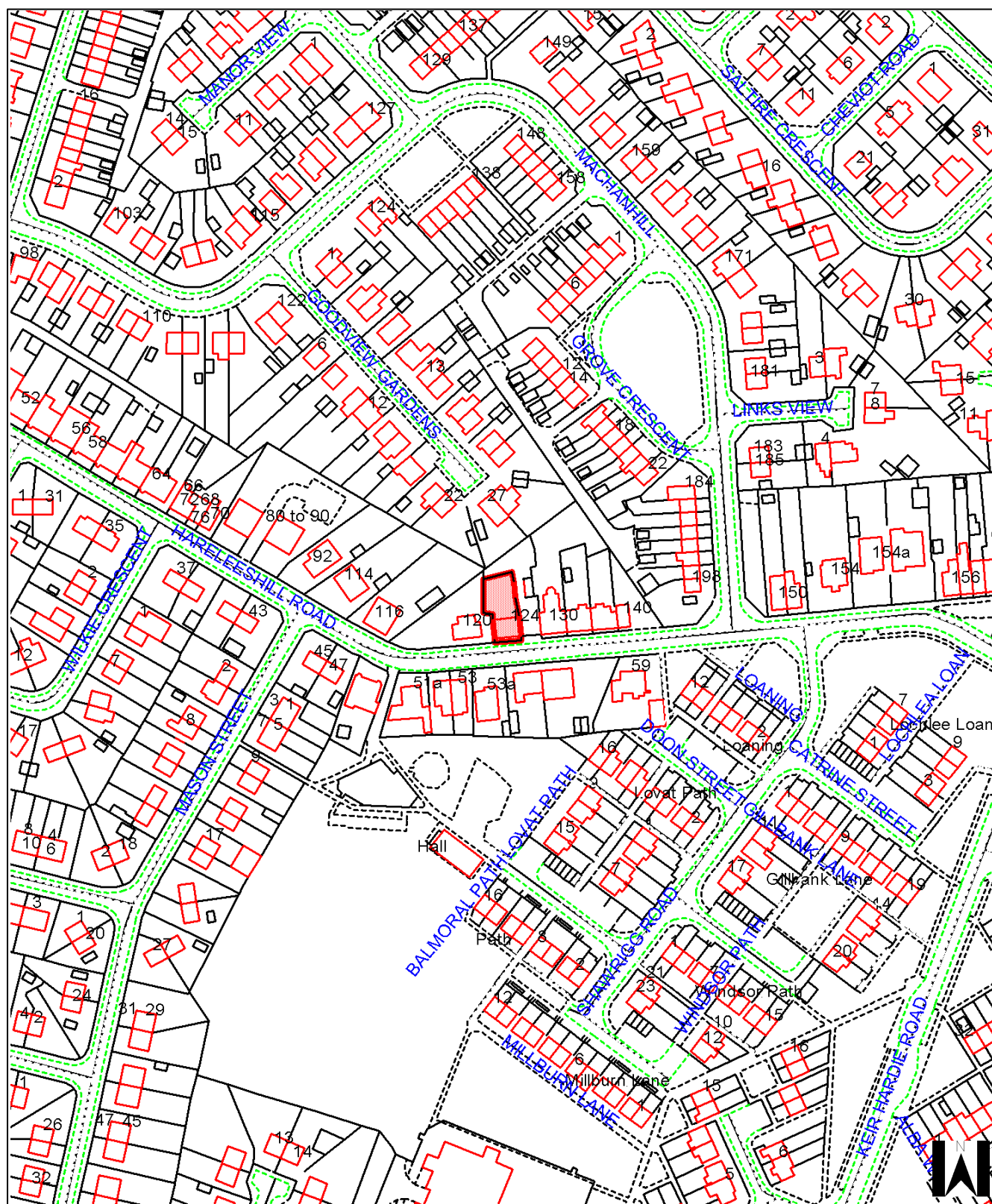
### CONDITIONS

- 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 the facing materials to be used for the external walls and roof of the 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.
- 4 That the face and cheeks of the dormer hereby approved shall be finished in tiles to match the existing roof.
- 5 That no house shall be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.

### REASONS

- 1.1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2.1 In the interests of amenity and in order to retain effective planning control.
- 3.1 To ensure satisfactory integration of the proposed extension with the existing building both in terms of design and materials.
- 4.1 In the interests of the visual amenity of the area.  
To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.
- 5.1

For information only



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