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| Report to: | Planning Committee |
| Date of Meeting: | 7 September 2010 |
| Report by: | Executive Director (Enterprise Resources) |

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| Application No | EK/10/0202 |
| Planning Proposal: | Erection of Single Storey Rear Extension |

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : 8 Sudbury Crescent
East Kilbride

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

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: SLC Housing & Technical Resources
- ◆ Council Area/Ward: 07 East Kilbride Central South
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan (2009)**
Policy DM1 – Development Management
Policy DM4 – House Extensions and Alterations
Policy RES6 – Residential Land Use

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

- ◆ Consultation(s):
None Required

Planning Application Report

1 Application Site

- 1.1 The application site relates to a two storey, terraced dwellinghouse at Sudbury Crescent, Westwood, in the east of East Kilbride. The site lies within an established residential area. The property is bounded by dwellings to the south, east and west and by a small area of open space and public road to the north.

2 Proposal(s)

- 2.1 The applicant proposes to erect a single storey south facing rear extension to form a disability compliant bedroom and bathroom that is accessed from the main dwelling by a link corridor and by a series of wheelchair access ramps from the outside. The proposed extension will create an additional thirty two square metres of floorspace.
- 2.2 From ground level, the extension will be 3.4 metres in height at the highest point and extend some 6.3 metres from the rear elevation. The extension will be set in from the western boundary initially by 0.45 metres, falling to a minimum of 0.3 metres and from the eastern boundary by 2.4 metres initially falling to a minimum of 1.1 metres. The proposed extension is to be finished in render to match the existing dwelling with matching roof tiles.

3 Background

3.1 Local Plan Status

The site lies within a Residential Land Use Area in the adopted South Lanarkshire Local Plan and can be assessed against Policy RES6. Similarly, the application can be assessed against Policies DM1 – Development Management and DM4 – House Extensions and Alterations.

4 Consultation(s)

- 4.1 No consultations were required as part of this application.

5 Representation(s)

- 5.1 Following neighbour notification, two letters of objections were received. The main points raised are summarised as follows:

- a) **The boundary wall at number 6 may be demolished or reduced in height resulting in a loss of privacy.**

Response: There are to be no changes in height to the existing boundary wall. The only demolition is to occur on the applicant's side of the boundary to accommodate the wheelchair access ramps by removing the existing bin store. The difference in height between the top of the boundary wall and the top of the bin store will be taken up by a conditioned screen fence to ensure the privacy of both objector and applicant.

- b) **There will be a loss of light and overshadowing [to number 6] due to the size of the structure.**

Response: The main body of the proposed extension is set back from the boundary by 1.1 metres and this given the southerly aspect of the rear gardens at this location, it is considered that no significant loss of light or overshadowing will occur.

- c) **Due to the elevation of the proposed building [number 10] would be completely overshadowed, obliterating the extra light enjoyed in the small adjacent conservatory.**

Response: It is acknowledged that there will be some loss of direct sunlight with a low sun in the late afternoon sky. However it is considered that the reduction in

amenity, coupled with other material considerations do not justify the refusal of the proposed application on this basis.

- d) **The scale of the proposed building would seem to be unjustifiable and monstrous and would have a disastrous effect on the built environment.**

Response: The proposed extension is single storey in nature; whilst it appears a large addition there have been several revisions of the design to both mitigate the potential impact on the neighbouring properties and to comply with the needs of the disabled person to be accommodated as well as the current building regulations. The proposed extension has been conditioned to be finished in materials that match those of the existing dwellinghouse and it is considered that the addition of an extension at this location would not result in a significant negative impact on the amenity of the local area.

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

6 Assessment and Conclusions

- 6.1 The applicant proposes to erect a single storey rear extension to the dwellinghouse, comprising of a disability compliant bedroom and bathroom that can be accessed from the main dwelling and also from outside.
- 6.2 The determining issue in this instance is the proposals compliance with the policies of the adopted local plan. Policy RES6 of the adopted South Lanarkshire Local Plan states that when considering applications for development, the Council will resist any development that will be detrimental to the amenity of the surrounding area. In general terms, all developments should be compatible with the character of the locality, indeed policy RES6 also states that all new development must comply with policy DM1 – Development Management. In this instance policy DM4 – House Extensions and Alterations is also relevant and both these policies state that all proposals should take fully into account the local context and built form and should be compatible in terms of scale, massing and materials of adjacent buildings and surrounding streetscape.
- 6.3 Having assessed the proposal against the above policies, it is regarded that the application site falls within an established residential area, and there are no side windows to habitable rooms and no rear windows which would be within twenty metres of directly facing windows on neighbouring properties, therefore I do not consider that there will be any overlooking or privacy issues. The side walls of the extension are set back from the boundaries of the application site and the depth of the extension has undergone several revisions in order to minimise its visual impact on the immediate dwellings. Whilst it is noted that the extension is slightly larger than the average for a dwelling of this type, the current building regulations and disability living guidelines have necessitated it to be so and it is not considered to have a significant negative impact on the built amenity of this area.
- 6.4 In terms of overshadowing, it is acknowledged that the proposed extension will result in a loss of direct sunlight. However it is considered that the reduction in amenity, and as the needs of the end user in this circumstance are regarded as a material consideration, does not justify the refusal of the proposed application on this basis.
- 6.5 Given the scale and nature of the proposed development and as it accords with the local plan, this planning application would in normal circumstances have been a delegated decision. However, as the applicant is the Council and as the application

site is in Council ownership the approved Scheme of Delegation requires that the application be considered at Committee.

7 Reasons for Decision

- 7.1 The proposal had no adverse impact on either residential or visual amenity and complies with Policies DM1, DM4 and RES6 of the adopted South Lanarkshire Local Plan and the guidance notes contained therein. I therefore recommend that planning permission be granted subject to the attached conditions.

Colin McDowall
Executive Director (Enterprise Resources)

17 August 2010

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Representations

Representation from : Mrs Catherine Smith, 10 Sudbury Crescent, East Kilbride, G75 8NB, DATED 28/06/2010

Representation from : Mr Eric Brown, 6 Sudbury Crescent, East Kilbride, G75 8NB, DATED 01/07/2010

Contact for Further Information

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

Chris McTeir, Planning Officer, Civic Centre
Ext 6294, (Tel :01355 806294)
E-mail: Enterprise.ek@southlanarkshire.gov.uk

CONDITIONS

- 1 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.
- 2 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.
- 3 That before the extension shown on the approved plans is brought into use, a 1 metre high screen fence shall be erected over and above the height of the existing garden wall along the boundary marked blue on the approved plans. Prior to development commencing on site, details of the screen fence shall be submitted to and approved in writing by the Council as Planning Authority.
- 4 This decision relates to drawing numbers: AL (01) 07, AL (01) 08

REASONS

- 1 In the interests of amenity and in order to retain effective planning control.
- 2 To ensure satisfactory integration of the proposed extension with the existing building both in terms of design and materials.
- 3 To ensure that the visual quality of the area is maintained and to safeguard the privacy of occupants of the dwelling and of adjacent properties.
- 4 For the avoidance of doubt and to specify the drawings upon which the decision was made.

For information only

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