

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>23 August 2011</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	CR/11/0107
Planning Proposal:	Erection of Single Storey Rear Extension

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr Richard Tullett
- Location : 166 Lightburn Road  
Cambuslang

## 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 Planning Committee has delegated powers to determine this application.

## 3 Other Information

- ◆ Applicant's Agent: Vellow Wood Ltd
- ◆ Council Area/Ward: 14 Cambuslang East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**  
DM 1 - Development Management Policy  
DM 4 - House Extensions and Alterations Policy

### ◆ Representation(s):

- ▶ 0 Objection Letters
- ▶ 0 Support Letters
- ▶ 1 Comments Letter

### ◆ Consultation(s):

None required

## Planning Application Report

### 1 Application Site

- 1.1 The application site is 166 Lightburn Road, Cambuslang which lies within an established residential area. The site comprises of a detached modern dwelling with front and rear garden space. The site is bound to the north, east and west by residential properties and to the south by open land.

### 2 Proposal(s)

- 2.1 This application is for the erection of a single storey rear extension approximately 14 square metres in floor area and finished in materials similar to the existing dwelling. It is noted that the plans also show a proposed garage and attic conversion; however these are both classed as permitted development therefore not included within the description of proposed works.

### 3 Background

#### 3.1 Local Plan Status

- 3.1.1 The Adopted South Lanarkshire Local Plan (March 2009) provides the development plan context for this application. Policies DM1 – Development Management states that all planning applications should take account of the local context and built form and that all development should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity.

- 3.1.2 Policy DM4 – House Extensions and Alterations expands on this and states that such development will be permitted provided the siting, form, scale, design and materials respect the character of the existing dwelling and the wider area. Furthermore, a proposal should not over-dominate the existing dwelling or surrounding properties, have no adverse impact in terms of overlooking, privacy and loss of sunlight, and should retain adequate car parking and useable garden ground within the site.

#### 3.2 Planning Background

- 3.2.1 Normally an application of this nature would be delegated however amendments made to planning legislation which came into force in 2009, require applications made by Local Members to be determined by a Committee.

### 4 Consultation(s)

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

### 5 Representation(s)

- 5.1 Statutory neighbour notification has been carried out and one letter of comments has been received, the points of which are summarised below:

- (a) **No objection to the proposed extension however would suggest that a 6ft fence would be adequate screening as opposed to anything higher.**

**Response:** Following a site visit, it was suggested to the applicants that some form of screening should be provided on the eastern boundary in the interests of amenity for the adjacent property. It is agreed that a fence of 1.8 metres is acceptable. As such, a condition has been attached to the consent.

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

## **6 Assessment and Conclusions**

- 6.1 The applicant seeks detailed planning permission for a single storey rear extension. The determining issues of this application are its compliance with local plan policy and in particular, its impact on the amenity of the surrounding area and any adjacent properties.
- 6.2 In this case, the proposed extension is moderate in size at approximately 14 square metres in floor area. As the dwellings on Lightburn Road slope gently to the rear, the proposed extension will sit in an elevated position with steps down to the garden. Glazing is proposed on the north and east facing elevations. I am satisfied the proposed extension is of an acceptable size and scale which will have no adverse impact on the existing dwelling or surrounding properties. Furthermore, it is considered the design of the proposed extension will be in keeping with the surrounding area and will be finished in materials that compliment the existing building. In addition, adequate garden space will be retained to the rear and the parking to the front of the property will be unaltered.
- 6.3 As detailed above, in terms of amenity, it has been agreed that a 1.8m fence will be erected along the boundary with the adjacent property at 168 Lightburn Road. A condition has been attached to this effect.
- 6.4 In summary, the proposed extension will have no adverse impact on visual or residential amenity and it is therefore recommended that planning permission be granted.

## **7 Reasons for Decision**

- 7.1 The proposal complies with Policies DM1 and DM4 of the Adopted South Lanarkshire Local Plan (March 2009) and related guidance.

**Colin McDowall**  
**Executive Director (Enterprise Resources)**

**15 August 2011**

### **Previous References**

- ◆ None

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
  
- ▶ Consultations  
None
  
- ▶ Representations  
Representation from : Diane Rodger, 168 Lightburn Road, Cambuslang, G72 8XN,  
DATED 04/08/2011

**Contact for Further Information**

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

Julie Stanfield, Planning Officer, Civic Centre, East Kilbride

Ext 6327, (Tel: 01355 806327)

E-mail: [Enterprise.ek@southlanarkshire.gov.uk](mailto:Enterprise.ek@southlanarkshire.gov.uk)

## Detailed Planning Application

PAPER APART – APPLICATION NUMBER: CR/11/0107

### CONDITIONS

- 1 This decision relates to drawing numbers:  
  
Location Plan - 3004/000  
Plans As Existing - 3004/001  
Sections and Elevations As Existing - 3004/002  
Plans As Proposed - 3004/008  
Elevations As Proposed - 3004/009  
Sections and 3D Render - 3004/010
- 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 before the development hereby permitted is occupied or brought into use, a 1.8 metre high screen fence shall be erected along the boundary marked purple on the approved plans.

### REASONS

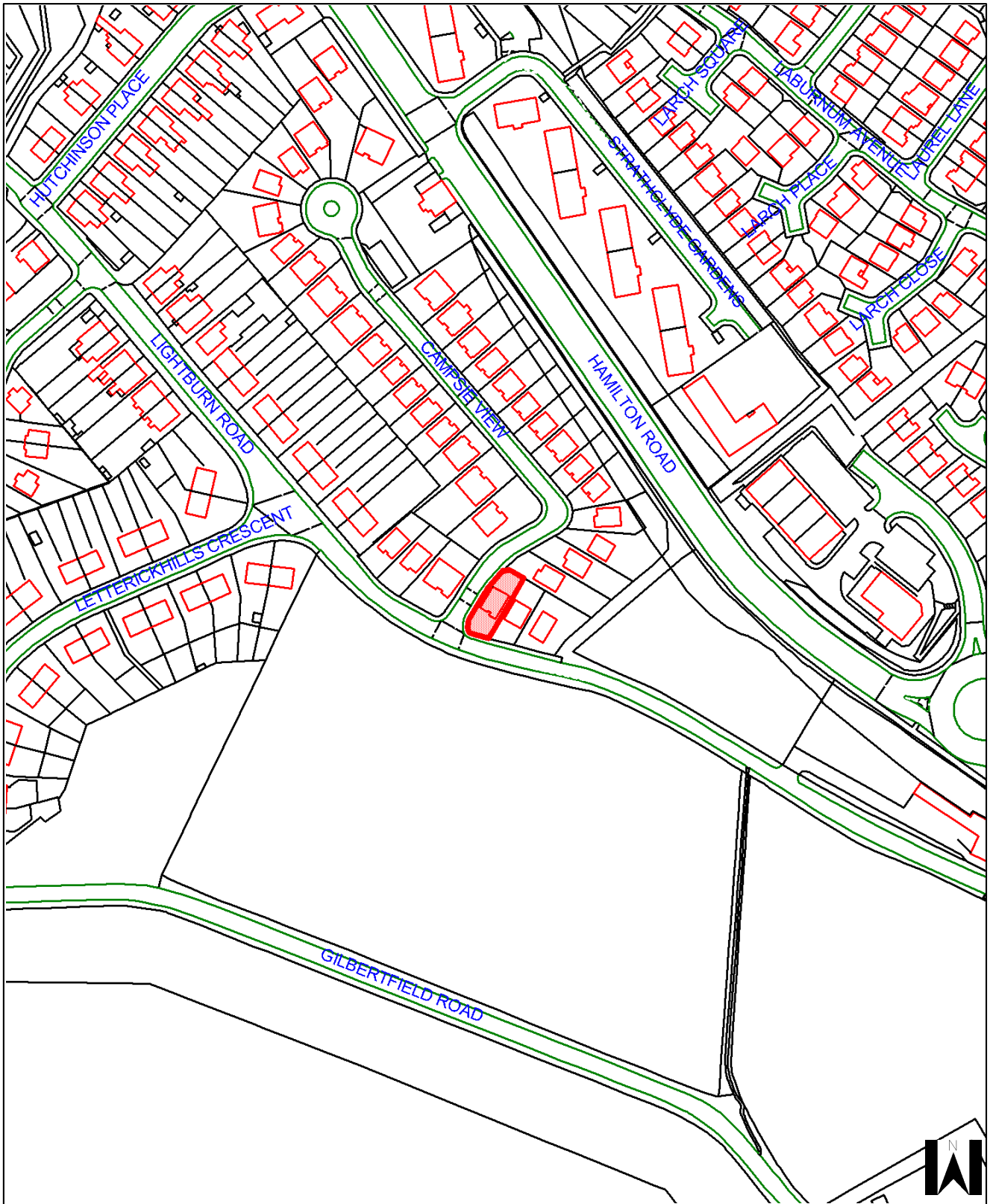
- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 To ensure satisfactory integration of the proposed extension with the existing building both in terms of design and materials.
- 4 In the interests of amenity.

CR/11/0107

166 Lightburn Road, Cambuslang

Planning and Building Standards Services

Scale: 1: 2500



For information only

For information only