

Report to:	Planning Committee
Date of Meeting:	13 December 2011
Report by:	Executive Director (Enterprise Resources)

Application No	EK/11/0300
Planning Proposal:	Erection of 1.5 Storey Dwelling

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr Harry Barnshaw
- Location : East Browncastle
Strathaven

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: Block Architects Ltd
- ◆ Council Area/Ward: 05 Avondale and Stonehouse
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
DM 1 - Development Management Policy
STRAT 4 - Accessible Rural Area Policy
CRE 1 - Housing in the Countryside Policy
ENV 34 - Development in the Countryside Policy

- ◆ Representation(s):

- ▶ 7 Objection Letters
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

- ◆ Consultation(s):

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

Scottish Water

Environmental Services

Roads and Transportation Services (East Kilbride Area)

Planning Application Report

1 Application Site

- 1.1 This application sites relates to a plot of land between two residential properties at East Browncastle, located to the south of East Kilbride and the west of Strathaven. The development at East Browncastle is made up of 7 units; formerly a farm and associated farm buildings. The site is accessed off Browncastle Highway.

2 Proposal(s)

- 2.1 The proposal is for the erection of a 1.5 storey dwelling on a vacant piece of land between The Mill, an existing residential property and The Hayloft, an original building at East Browncastle due to be converted under recent planning approval EK/11/0285. The proposed dwelling is approximately 220 square metres in floor space across the ground floor and upper level. It is noted that planning permission in principle for a dwelling at this site was approved under EK/09/0266 in June 2010.

3 Background

3.1 Local Plan Status

- 3.1.1 The Adopted South Lanarkshire Local Plan provides the development plan context for this application. The application site is located within the Accessible Rural Area therefore Policy STRAT4 – Accessible Rural Area is applicable and specifies that new building development outwith settlement boundaries will only be permitted where this forms part of a larger proposal for the rehabilitation or change of use of disused or redundant traditional buildings where this consolidates such groups. Furthermore, new build development unrelated to the rehabilitation or change of use of disused or redundant traditional buildings will only be permitted on gap sites within existing building groups.
- 3.1.2 Policy CRE1 – Housing in the Countryside (I) New Houses details the criteria where an individual house in the countryside may be acceptable. This includes where:
- The development will not extend, expand or intensify the grouping to the detriment of local amenity or traffic safety
 - The design and location of the proposal does not adversely affect the character and amenity of the surrounding area
 - The proposal integrates with the adjoining buildings
 - The proposal complements the scale and character of the existing buildings
 - The proposal meets access and parking standards and can be provided with services such as water, drainage, sewerage etc
- 3.1.3 Policy ENV 34 – Development in the Countryside is also applicable and aims to conserve the natural and built environment and avoid dominating or adversely interfering with existing views in and out of the site. In addition, the development should respect existing landscape form, and retain or reinstate trees, woodland and boundary features which contribute to landscape character and support wildlife.
- 3.1.4 Policy DM1 – Development Management states that all planning applications will require to take account of the local context and built form and should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. Development should enhance the

quality and appearance of the local environment and take account of environmental, accessibility and sustainability issues.

3.2 **Planning History**

3.2.1 Planning permission was granted in 2004 for the alterations and extension to the farmhouse and outbuildings to form 7 no. dwellings at East Browncastle under planning application EK/04/0443. All buildings were converted a number of years ago other than one known as The Hayloft, which has fallen into a state of disrepair. As mentioned above, there is an existing planning permission in principle for a dwelling at the current application site (EK/09/0266).

4 **Consultation(s)**

4.1 **Roads and Transportation** – no objections.

Response: Noted.

4.2 **Environmental Services** – no objections subject to the attachment of a condition and advisory notes.

Response: Noted. Any planning consent will include the requested condition and advisory notes.

4.3 **SEPA** – no objections subject to applicant providing further drainage information.

Response: Noted. Any planning consent would include the requested condition.

4.4 **Scottish Water** – no objections.

Response: Noted.

5 **Representation(s)**

5.1 Following neighbour notification and advertisement in the local press, 7 letters of representation have been received, the points of which are summarised below.

a) **The proposed dwelling is not in keeping with its surroundings and the size of the house in comparison to the plot size appears to be considerably over developed.**

Response: The size of this plot extends to 2100 square metres. The proposed floor area of the proposed dwelling is approximately 220 square metres. The proposed garage takes up a further 41 square metres. As this is a large plot and the dwellings at East Browncastle vary in size and style, I am satisfied this dwelling will be incorporated with the surrounding properties and not appear over developed.

b) **The original outline planning that was granted was on a much smaller scale and in a completely different position.**

Response: It is noted that the dwelling approved at the outline stage was on a smaller scale and sat in line with the front of The Hayloft compared to this current proposal which sits further back. However, the application site boundary remains the same and as this is a large plot and the proposed dwelling is on a par with other properties at East Browncastle in terms of scale, it is not considered that this is a reason for refusal.

c) **The property at The Saddlery will be over-looked by five windows in two habitable rooms. Furthermore, rear views will be blocked and there will be privacy issues.**

Response: Whilst it is noted that the front elevation of the new dwelling will be west facing towards The Saddlery, given that there is at least 70 metres between the two properties I do not consider there will be any unacceptable over looking issues. Furthermore, as the ground floor level will be screened by a proposed boundary hedge and the only window on the upper level facing towards The Saddlery will be obscured glazing as it is a bathroom, therefore there will be no loss of privacy. Finally, loss of view is not a valid planning consideration.

- 5.2 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 seeks detailed planning permission for the erection of a 1.5 storey dwelling. It is noted that a planning permission in principle was granted for a dwelling on this plot under application EK/09/0266. The main considerations in determining this application are its compliance with the relevant local plan policies. In this case, the relevant South Lanarkshire Local Plan policies are STRAT4 – Accessible Rural Area, CRE1 – Housing in the Countryside (i) New Houses, ENV34 – Development in the Countryside and DM1 – Development Management.
- 6.2 In terms of STRAT4, it has already been established under planning permission in principle EK/09/0266 that this plot is suitable for a new dwelling as it is considered that this additional dwelling will consolidate the grouping, therefore the principle of development here has been established.
- 6.3 In terms of Policies CRE1, ENV34 and DM1, the proposed 1.5 storey dwelling is of a traditional design with three dormers on the rear elevation, single storey front porch and attached single storey garage. The proposal also includes an attached garage at approximately 41 square metres. It is considered that the chosen design, with a render finish, is appropriate in the countryside and will respect the existing development at East Browncastle and the wider rural area. Whilst this proposed dwelling is larger than the dwelling approved under the planning permission in principle, it is not considered that the dwelling is out of scale with the plot size or adjacent properties given that East Browncastle consists of a mix of house designs and sizes. On this basis the new dwelling can be satisfactorily integrated with the existing properties at East Browncastle. Furthermore, the dwelling can be provided with the relevant services.
- 6.4 The Council's Roads and Transportation Services and Environmental Services were both consulted on this application and offered no objections. Scottish Water also raised no objections. SEPA initially objected to this proposal due to insufficient information in relation to foul drainage. However they have removed their objection subject a condition requiring the applicant to provide further information on drainage. A suitable condition has been attached.
- 6.5 Following neighbour notification and advertisement in the local press, seven letters of objection were received, the points of which are summarised above however it is not considered that the objections raised merit refusal of the application.
- 6.6 In summary, it is considered that the proposed dwelling will have no adverse impact on residential amenity or on the character of the countryside. It is therefore recommended that planning permission is granted subject to the conditions attached.

7 Reasons for Decision

- 7.1 The proposal complies with Policies STRAT4, CRE1, ENV34 and DM1 of the Adopted South Lanarkshire Local Plan (March 2009) and related guidance on development in the countryside.

Colin McDowall
Executive Director (Enterprise Resources)

28 November 2011

Previous References

- ◆ EK/09/0266
- ◆ EK/04/0443

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 - Scottish Water 27/09/2011
 - Roads and Transportation Services (East Kilbride Area) 30/09/2011
 - Environmental Services [e-consult] 22/09/2011
 - S.E.P.A. (West Region) (Flooding) 05/10/2011
 - S.E.P.A. (West Region) (Flooding) 25/11/2011

- ▶ Representations
 - Representation from : A Crawford, The Farmhouse, East Browncastle, Strathaven, ML10 6QW, DATED 12/10/2011
 - Representation from : A Crawford Jnr, The Farmhouse, East Browncastle, Strathaven, ML10 6QW, DATED 12/10/2011
 - Representation from : Stuart Edgar, The Saddlery, East Browncastle, Strathaven, ML10 6QW, DATED 12/10/2011
 - Representation from : M Crawford, The Farmhouse, East Browncastle, Strathaven, ML10 6QW, DATED 12/10/2011
 - Representation from : Jane McColgan, The Barn, East Browncastle, Strathaven, ML10 6QW, DATED 12/10/2011
 - Representation from : Brian McColgan, The Barn, East Browncastle, Strathaven, ML10 6QW, DATED 12/10/2011
 - Representation from : Ann Kearney, The Saddlery, East Browncastle, Strathaven, ML10 6QW, DATED 12/10/2011

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: planning@southlanarkshire.gov.uk

CONDITIONS

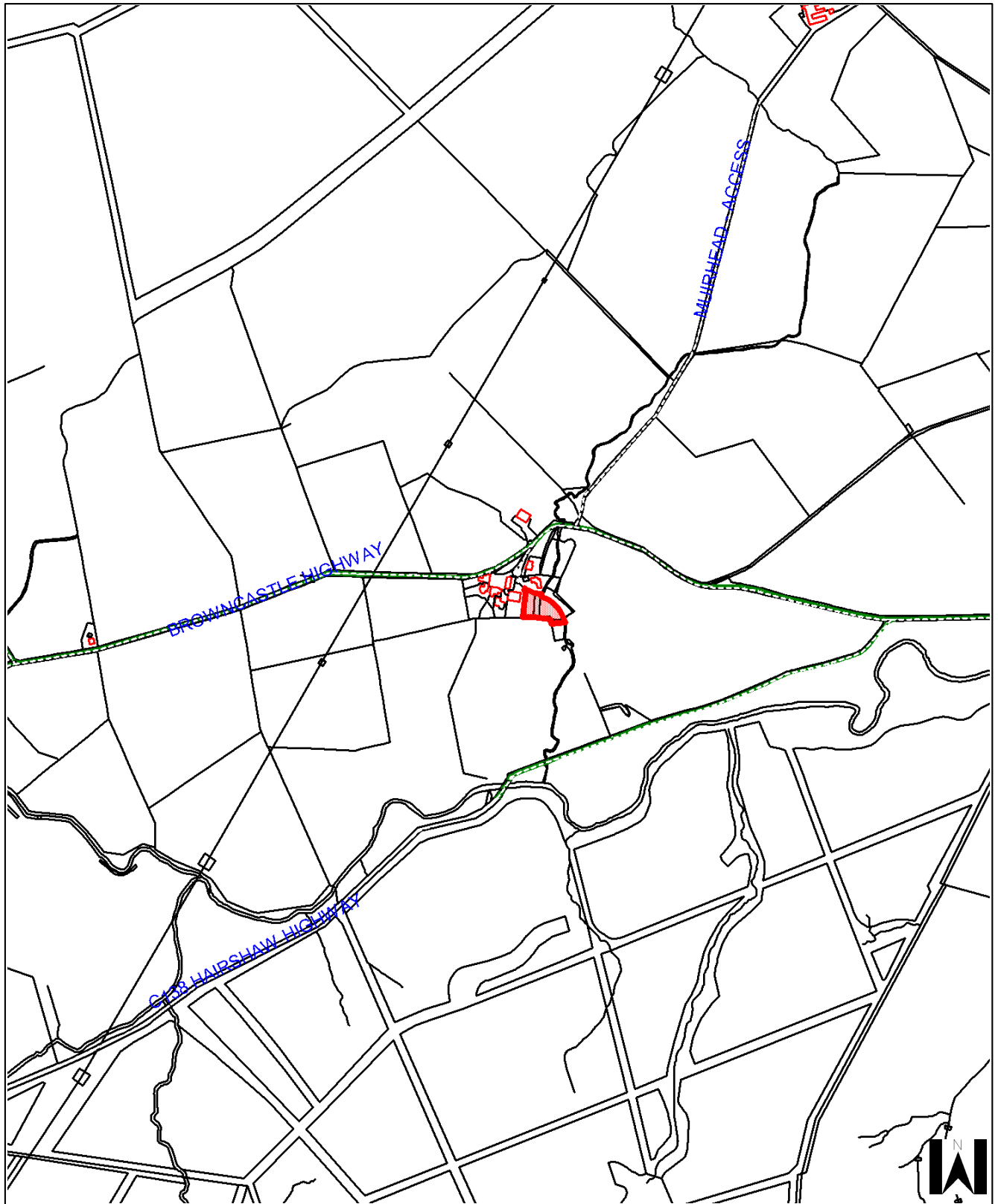
- 1 This decision relates to drawing numbers:

Proposal Drawings - 11-008-GA 001
Proposal Drawings - 11-008-GA 002
Proposed Elevations - 11-008-GA 003
- 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 the dwellinghouse hereby approved is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 4 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 6 That before any development commences on site, details of facilities for the storage of refuse within the site, including design, location, external finishes and access for its uplift, shall be submitted to and approved in writing by the Council as Planning Authority. The dwelling shall not be occupied until these facilities have been provided in accordance with the approved scheme or such alternative as may be agreed in writing with the Council as Planning Authority.
- 7 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.
- 8 That no balconies shall be erected at first floor level without the prior consent of the Council as Planning Authority.
- 9 That the use of the garage hereby permitted shall be restricted to private use incidental to the enjoyment of the dwellinghouse on the site and no commercial activity shall be carried out in or from the garage.
- 10 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, a change of use of the garage to living accommodation associated with the dwellinghouse on the plot shall be subject to a further planning application to the Council as Planning Authority.
- 11 That prior to works starting on site, details of the proposed drainage shall be submitted to and approved by the Council as Planning Authority, in consultation with SEPA.

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 In the interests of amenity and in order to retain effective planning control.
- 4 These details have not been submitted or approved.
- 5 In order to retain effective planning control.
- 6 To ensure that adequate refuse arrangements are provided that do not prejudice the enjoyment of future occupiers of the development or neighbouring occupiers of their properties, to ensure that a satisfactory external appearance is achieved and to ensure that appropriate access is available to enable refuse collection.
- 7 In order to retain effective planning control.
- 8 In the interests of amenity.
- 9 To retain effective planning control and safeguard the amenity of the area.
- 10 In order to retain effective planning control.
- 11 To ensure the provision of a satisfactory sewerage system.

For information only



For information only