

Report

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Report to:	Cambuslang/Rutherglen Area Committee
Date of Report:	5 October 2010
Report by:	Executive Director (Enterprise Resources)

Application No	CR/10/0137
Planning Proposal:	Erection of single storey gable extension

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr Ghulam Rasul
- Location : 251 - 253 Castlemilk Road
Rutherglen
G44 4LE

2 Decision

2.1 Grant Detailed Planning Permission (subject to conditions attached).

2.2 Other Actions/Notes

None

3 Other Information

- ◆ Applicant's Agent: WRDC
- ◆ Council Area/Ward: 12 Rutherglen Central and North
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted)**
COM6 – Village/Neighbourhood Centres Policy
DM1 – Development Management

◆ Representation(s):

- ▶ 1 Objection Letter and a petition with 43 signatures
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

Environmental Services

Roads and Transportation Services (Cambuslang/Rutherglen Area)

Planning Application

1 Application Site

- 1.1 The application site relates to a commercial retail unit located at 251-253 Castlemilk Road, Rutherglen. The site is bounded to the west and north by residential dwellings, with an area of ground currently utilised as an informal car park to the immediate north of the retail unit. To the south the application site is bounded by commercial units and to the east by a commercial garage.

2 Proposal

- 2.1 The applicant seeks detailed planning permission for the erection of a single storey gable extension to form a new store for the existing retail unit at 251-253 Castlemilk Road, Rutherglen. The extension would be approximately 4 metres wide and would largely extend across the full depth of the shop. The extension would be formed within the informal parking area immediately adjacent to the unit.

3 Background

3.1 Local Plan Status

- 3.1.1 The South Lanarkshire Local Plan (adopted) provides the development plan context for this application. The application site lies within an area covered by Policy COM6 Village/Neighbourhood Centres which seeks to protect retail provision within the local area. In addition Policy DM1 – Development Management also requires to be considered which requires all planning applications to take account of the local context and built form and all development should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity.

3.2 Planning History

- 3.2.1 There has been no recent planning history at this site.

4 Consultation(s)

- 4.1 **Roads and Transportation Services** – The open area to the north of the existing building is currently being used as a car park. The pavement to the front of the application site also houses British Telecom (BT) equipment. The proposed development would encroach on this car park, removing one parking space. The parking criteria for this type of development is 4 or 5 spaces. However, the site is a local shop and there is on street parking available at the location. In consideration of the above, Roads and Transportation Services have no objections to the proposal subject to the applicant contacting BT.

Response: Noted. If planning permission is granted an informative shall be attached to the consent stating that the applicant should contact BT.

- 4.2 **Environmental Services** – No objections subject to conditions being placed on any consent relating to noise and waste control and informatives regarding the control of noise, contamination, health and safety at work and food safety.

Response: A condition relating to waste control has been placed on the consent. The requested noise condition has not been added but will be addressed as an informative. The requested informatives have been attached.

5 Representation(s)

- 5.1 Following statutory neighbour notification, one letter of objection and a petition with 43 signatures have been received. The main points raised are summarised as follows:

(a) The extension is outwith the existing building line and previous planning applications have been refused at this corner on that basis alone.

Response: The extension is set back from the front building line and extends to the rear of the building. It would be approximately 4 metres wide and therefore it would project forward of the existing garage and houses on Kingsbridge Drive. However whilst its true that the building line to Kingsbridge Drive would be breached, it is regarded that the proposal is acceptable as the principal elevation is to Castlemilk Road and the proposed extension is separated from the Kingsbridge Drive garage by a lane and the garage is already set back from existing adjoining housing. There is no record of any previous planning applications within the last ten years at this site.

(b) The east facing elevation seen from Kingsbridge Drive would appear as a continuation of the existing service lane and as such would maintain a poor visual view and have a detrimental effect on the area. The existing lane at present is in an extremely poor state and the proposed extension would not improve this.

Response: The proposal would continue along the existing building line and it is regarded that the design of the proposal would integrate well with the existing building and streetscape. The service lane remains unaltered and does not form part of this planning application.

(c) Perhaps a better proposal for all concerned would be to form the back shop extension within the lane itself thus keeping the application within the building line (whilst solving some of the present problems of loitering and anti-social behaviour within the lane), enhancing the area and preserving the integrity of the existing building. This present proposal would encourage more loitering within the lane.

Response: The planning application is assessed in relation to the plans that have been submitted. It is regarded that the proposed extension continues the natural building line of the properties along Castlemilk Road and would integrate with the surrounding streetscape. Issues relating to anti-social behaviour in the area are matters for the police.

(d) There are already existing parking problems at the shops in Castlemilk Road, with double parking and delivery vehicles often causing sightline issues. Parking issues are compounded by a school crossing at this location. The applicant generously allows customers to park on the proposed site but should the planning application be approved, customers would have to park elsewhere, further exacerbating parking problems.

Response: Roads and Transportation Services have been consulted and have no objections to the proposal. Illegal parking is a matter for the police.

(e) The proposal would lead to inconvenience to shoppers and pedestrians, along with general wear and tear of the public pavement.

Response: Unfortunately there is an element of disruption involved in any development. A condition will be attached to the consent requiring materials to be stored within the application site if consent is granted.

(f) Has any provision been made to incorporate the two existing metal containers to the side of the existing building? The containers are an eyesore and can be noisy.

Response: There is one metal container unit to the side of the existing building which provides storage for the existing shop when it is closed and deliveries are received. A condition will be attached to the consent stating that the metal container

should be removed prior to the extension being brought into use and shall not be repositioned thereafter.

All of the above 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 planning permission to erect a side extension to form a store for his existing shop at 251-253 Castlemilk Road, Rutherglen. The main considerations in determining this application are its compliance with local plan policy, road safety and its impact on the residential amenity of the surrounding area.
- 6.2 Policy COM6 – Village/Neighbourhood Centres of the South Lanarkshire Local Plan (adopted) states that proposals for changes of use in village/neighbourhood centres will be assessed with regard to the appropriate mix of uses, retaining a retail element to serve the needs of the local area, and with further regard to the amenity of the surrounding area. The principle of the proposal is considered to be in accordance with this policy as the development would extend an existing retail unit. However its impact on the residential amenity of the area will still require to be assessed.
- 6.3 Policy DM1 of the South Lanarkshire Local Plan (adopted) provides guidance on how to assess the impact of development on amenity and relates to matters such as local context, scale, massing, surrounding streetscape, accessibility, safety, layout and form, materials and landscape treatment. In assessment the proposed extension is regarded to be of a scale which suitably integrates with the existing building and surrounding streetscape. In terms of accessibility and safety, the Council's Roads and Transportation Services and Environmental Services have offered no objections to the proposal subject to the imposition of appropriate conditions and advisory notes and where appropriate these shall be attached if planning permission is granted. On this basis it is not considered that the proposed development would be detrimental to residential amenity and the proposal is in accordance with Policies COM6 and DM1 of the adopted local plan.
- 6.4 In terms of impact on road safety as stated previously Roads and Transportation Services were consulted and have no objections to the proposal. It is therefore considered that the proposed development is also acceptable in this respect.
- 6.5 Whilst one letter of objection and a 43 signature petition have been received, I am satisfied that no issue has been raised that would justify refusal of this application.
- 6.6 For the reasons detailed above the proposal is considered to comply with local plan policy and it is therefore recommended that planning permission be granted subject to the conditions attached.

7 Reason for Decision

- 7.1 The proposal is in accordance with Policies COM6 and DM1 of the South Lanarkshire Local Plan (adopted) and would not be detrimental to residential amenity or road safety.

Colin McDowall
Executive Director (Enterprise Resources)

28 September 2010

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

Environmental Services 02/07/2010

Roads and Transportation Services (Cambuslang/Rutherglen Area) 25/06/2010

- ▶ Representations

Representation from : Mr and Mrs Milne , 214 Kingsbridge Drive
Rutherglen
G73 2BL, DATED 20/07/2010

Representation from : P Sweeney , 191 Kingsbridge Drive
Rutherglen
G73 2BW, DATED 08/07/2010

Contact for Further Information

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

Alastair McGibbon, Planning Officer, 380 King Street, Rutherglen
Ext 5138, (Tel :0141 613 5138)
E-mail: Enterprise.cam-ruth@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER: CR/10/0137

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 Prior to the development being brought into use, details of the storage of waste arising from the commercial activity shall be submitted to and approved in writing by the Council as Planning Authority. The agreed details shall be in place prior to the development being brought into use.
- 4 That no materials shall be stored outwith the application site as highlighted in red on the approved plans.
- 5 That the use of the extension hereby permitted shall be restricted to use incidental to the existing commercial unit and shall not be sold, leased or rented as a separate unit.
- 6 That the metal storage container adjacent to the existing building shall be removed prior to the extension being brought into use and shall not be repositioned thereafter.
- 7 The consent shall be carried out strictly in accordance with drawing numbers: 2010-21 A:L(--)-101, 2010-21 A:L(--)-102, 2010-21 A:L(--)-103, 2010-21 A:L(--)-104, 2010-21 A:L(--)-105 and 2010-21 A:L(--)-106

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 minimise nuisance, littering and pest problems to nearby occupants.
- 4 To safeguard the amenity of the area.
- 5 To retain effective planning control and safeguard the amenity of the area.
- 6 To retain effective planning control and safeguard the amenity of the area.
- 7 For the avoidance of doubt and to specify the drawings upon which the decision was made.

CR/10/0137

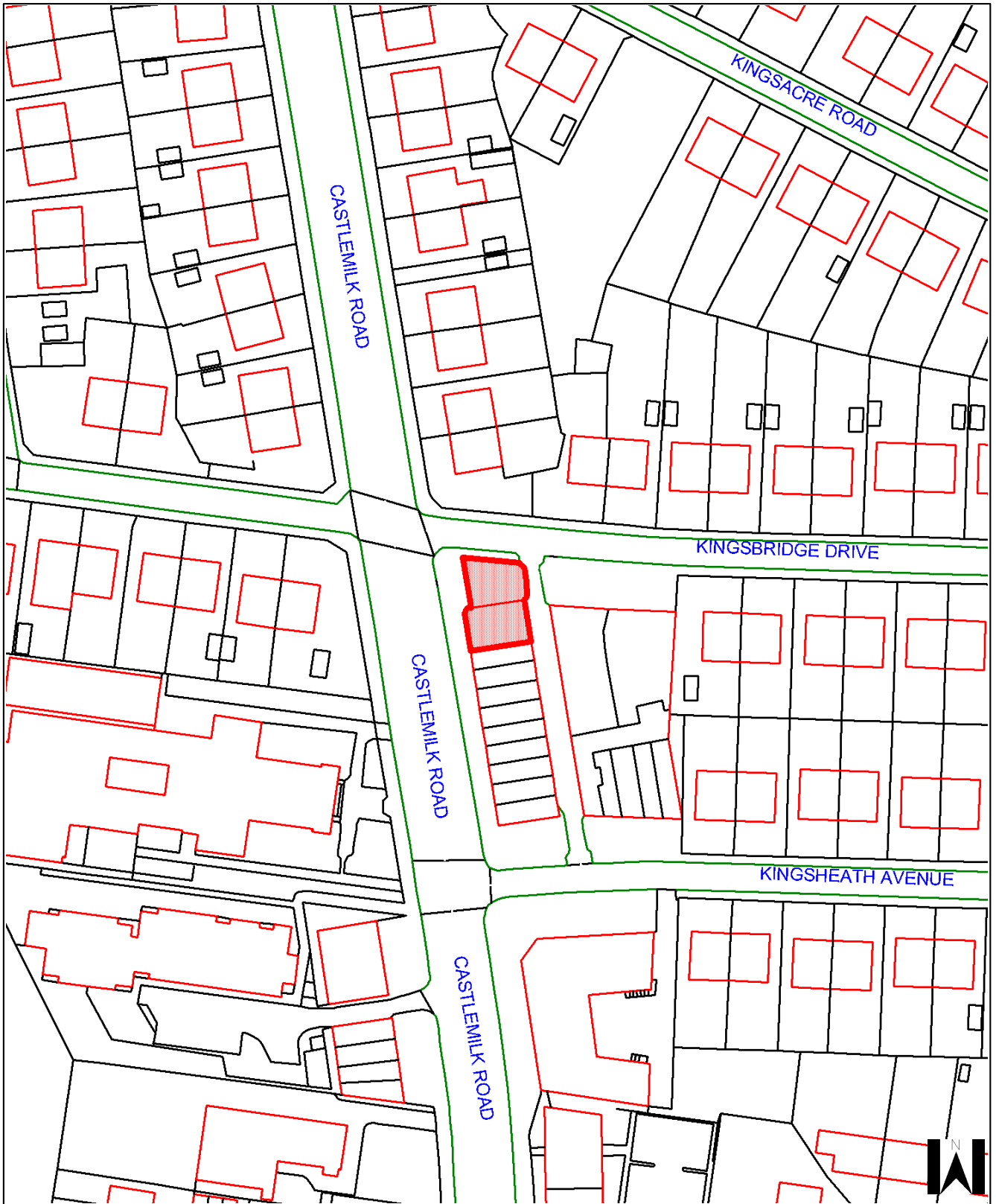
251-253 Castlemilk Road, Rutherglen

Planning and Building Standards Services

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