

Report

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Report to:	Hamilton Area Committee
Date of Meeting:	22 June 2016
Report by:	Executive Director (Community and Enterprise Resources)

Application No	HM/16/0149
Planning Proposal:	Erection of a Single Storey Front Extension

1. Summary Application Information

- ◆ Application Type : Detailed Planning Application
- ◆ Applicant : Mrs Adelina Loia
- ◆ Location : 6 St John's Boulevard
Uddingston
G71 7JF

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 conditions listed)

2.2. Other Actions/Notes

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

3. Other Information

- ◆ Applicant's Agent: Bare Architecture Ltd
- ◆ Council Area/Ward: 16 Bothwell and Uddingston
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 4 - Development management and placemaking
Policy 6 - General urban area/settlements
Development management, placemaking and design Supplementary Guidance

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

◆ Consultation(s): None

Planning Application Report

1 Application Site

- 1.1. The application site is located within a relatively modern residential estate at the eastern fringe of Uddingston, close to Muiredge and St John the Baptist Primary Schools.
- 1.2. The site contains a two storey dwellinghouse of modern design and materials, with a single storey integral garage at its western side, nearest to number 4. The ground level of the front garden is relatively level, the area in front of the house being mono blocked to provide off street parking.

2. Proposal(s)

- 2.1. The applicant proposes to erect a single storey extension in front of the existing integral garage to create a games room. The extension will project forward from the existing house by 3.4 metres and will be just less than 3.4 metres wide. It will have a pitched roof and be finished externally with materials to match the house. No side windows are proposed.

3. Background

3.1. Local Plan Status

- 3.1.1. In terms of the adopted South Lanarkshire Local Development Plan 2015, the site is identified as being within a general urban area, therefore, Policy 6 - General urban area/settlements is relevant. Policy 6 states that the Council will allow residential developments and those of an ancillary nature in these areas, but will resist any development that will be detrimental to the amenity of residents.
- 3.1.2. Policy 4 - Development management and placemaking is also relevant and requires all planning applications to take account of and be integrated with 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. Developments should enhance the quality and appearance of the local environment and, when assessing planning applications, the Council will require proposals to comply with a number of criteria.

3.2. Relevant Government Advice/Policy

- 3.2.1. Given the nature and scale of the proposal there is no specific government guidance relative to the determination of this application.

3.3. Planning History

- 3.3.1. The property has no previous extensions or alterations that have required planning consent.

4. Consultation(s)

- 4.1. Due to the scale and nature of the proposal no consultation was required.

5. Representation(s)

- 5.1. Statutory neighbour notification procedures were undertaken following which, 10 letters of representation were received from a neighbouring resident. The grounds of concern can be summarised as follows:-

(a) The submitted plans are incorrect as the 3 parking spaces cannot be achieved without any car overhanging the adjoining footway, which is outwith the applicant's property.

Response: The property already has a mono blocked area of hardstanding which provides at least 2 parking spaces. Nevertheless, in response to this concern, the applicant has submitted revised drawings that reduced the depth of the proposed extension by 400 mm and indicates that 3 parking spaces (5000 by 2500 mm modules) can be accommodated within the site.

(b) The neighbour is concerned that the site is very close to the mini roundabout junction for 2 primary schools and is very busy with children, parents and their cars from 08:45 to 09:15 and from 14:45 to 15:15pm and, therefore, suggests that site deliveries/site traffic during the building works are avoided during these periods as accident prevention measures.

Response: It is not common practice to restrict site traffic or deliveries for domestic forms of development. The extension is relatively small and as such the amount of site traffic and number of deliveries will not be of a scale that hours of operation restrictions would be necessary. Furthermore, as long as all road users (drivers and pedestrians) exercise due care and diligence, the likelihood of increased danger to anyone will be marginal.

(c) A plan showing the site boundaries should be provided for comment, to demonstrate that all works can be carried out without encroachment on to the neighbour's property or causing a loss of access, especially by construction traffic/materials.

Response: As previously highlighted the greatest part of the applicant's front garden is mono blocked so there should be plenty of space for the storage of materials etc on site. In terms of site traffic, the street is a public road and therefore construction vehicles will likely park on the street. While construction traffic can be a nuisance for neighbours, it is not unusual in residential areas and is temporary in duration. Accordingly, the plan as requested is not necessary, given the scale and nature of the development.

(d) The parking bay nearest 4 St John's Boulevard appears to block the existing front to rear access to the applicant's back garden, so that a person would need to access the neighbour's front drive at number 4 to traverse around a parked car for window cleaners, taking out wheelie bins etc. This would cause noise and disturbance to the neighbouring property.

Response: The parking layout drawing indicates a gap of 500 mm between the 'indicative' parking space and the mutual boundary with the neighbouring property. This is sufficient space for a person to walk around a parked car.

In terms of wheelie bins they are positioned kerb side by residents on a fortnightly (or more) basis. A parked car could inhibit or block direct access for a wheelie bin between the rear garden and the road. However the car could easily be moved to enable easy movement or be positioned further eastward to increase the 500 mm wide 'passage' (the parking spaces will not be lined on the mono block). Whilst potential encroachment onto the neighbours driveway could be possible, this would be for a very short duration and ultimately be a private issue between the parties involved. From a planning point of view, the possibility of encroachment is not of sufficient merit or justification to adversely affect the determination of the application.

(e) The existing garage has a drainage channel running the full width of the garage to drain the front driveway pavements. The pavements fall back to that

channel. The channel will be lost when the extension is built. Alternative surface water disposal should be included in the proposal to prevent surface ponding.

Response: The drainage channel in front of the garage is usually provided to prevent water entering the garage opposed to preventing surface ponding. Additionally, due to the gaps between mono blocks, it is generally a porous surface. Notwithstanding the above, the drainage of the development will be assessed as part of the building warrant submission.

6. Assessment and Conclusions

- 6.1. The application is for a front extension and alteration to an existing detached house to form a games room at 6 St John's Boulevard, Uddingston. The main considerations in the determination of this application are whether the proposal complies with adopted Local Plan Policies, and whether it will have a detrimental and significant impact on the visual or residential amenity of the surrounding area.
- 6.2. The relatively small size of the proposed extension and its acceptable design will mean that the proposal will not have an unacceptable impact on the level of amenity presently enjoyed by neighbours.
- 6.3. In terms of parking at the property, it is not considered that the small extension will have a significant impact on the current parking arrangement. The reduction in the depth of the proposed extension addresses the issues with the one space that will be affected by the proposal, so that it meets the required 5 metres depth and as such, the off street parking for the property is viewed as being acceptable.
- 6.4. Ten letters of representation were received, the contents of which have been summarised in Section 3 above. It is considered that the issues raised, either individually or collectively, are not of sufficient weight or merit to justify the refusal of consent, all aspects considered. On this basis, the normal presumption that exists in favour of issuing consent for developments that comply with the provisions of the local plan should prevail. Accordingly, the application should be viewed favourably.

7. Reasons for Decision

- 7.1. The proposed single storey front extension will have no significant adverse impact on either residential or visual amenity and complies with Policies 4 and 6 of the South Lanarkshire Local Development Plan (adopted June 2015) and the associated Supplementary Guidance. There are no additional material considerations which would justify refusing planning permission.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

7 June 2016

Links(s) to Council Values/Objectives

Previous References

None

List of Background Papers

- ◆ Application Form
- ◆ Application Plans
- ◆ South Lanarkshire Local Plan 2009 (adopted)
- ◆ Neighbour notification letter dated 6 April 2016

- ◆ Representations
 - Representation from : Mr C Horgan, 4 St John's Boulevard
Uddiingston
G71 7JF, DATED 13/04/2016

 - Representation from : Mr C Horgan, 4 St John's Boulevard
Uddiingston
G71 7JF, DATED 19/04/2016

 - Representation from : Mr C Horgan, 4 St John's Boulevard
Uddiingston
G71 7JF, DATED 20/04/2016

 - Representation from : Mr C Horgan, 4 St John's Boulevard
Uddiingston
G71 7JF, DATED 22/04/2016

 - Representation from : Mr C Horgan, 4 St John's Boulevard
Uddiingston
G71 7JF, DATED 11/04/2016

 - Representation from : Mr C Horgan, 4 St John's Boulevard
Uddiingston
G71 7JF, DATED 12/04/2016

 - Representation from : Mr C Horgan, 4 St John's Boulevard
Uddiingston
G71 7JF, DATED 14/04/2016

 - Representation from : Mr C Horgan , 4 St John's Boulevard
Uddiingston
G71 7JF, DATED 20/04/2016

 - Representation from : Mr C Horgan, 4 St John's Boulevard
Uddiingston
G71 7JF, DATED 27/04/2016

 - Representation from : Mr C Horgan, 4 St John's Boulevard
Uddiingston
G71 7JF, DATED 12/04/2016

Contact for Further Information

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

Mariona Hunter, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton.
ML3 6LB

Ext 3648 (Tel : 01698 453648)

E-mail: mariona.hunter@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : HM/16/0149

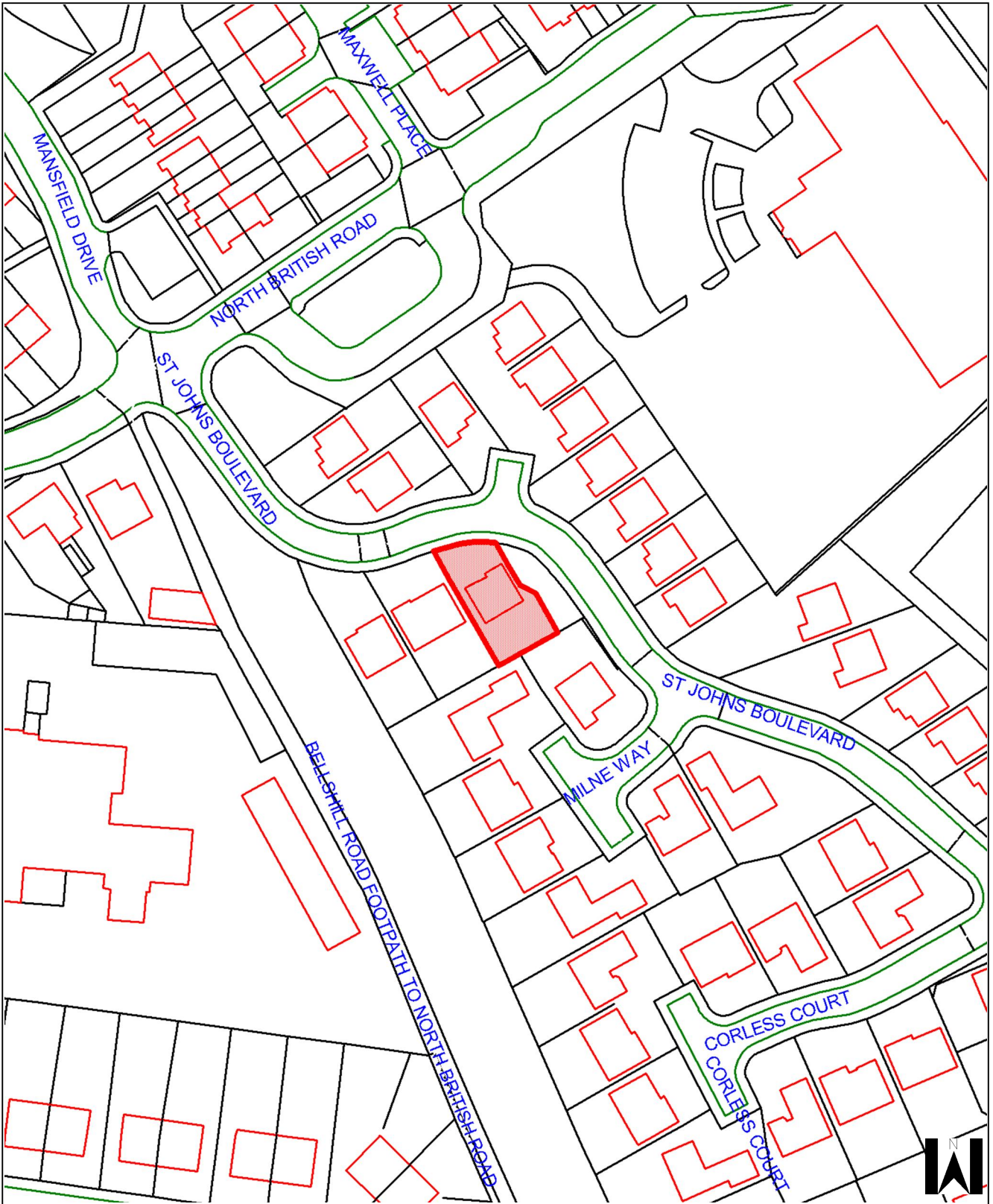
CONDITIONS

- 1 That the facing materials to be used for the external walls and roof of the single storey front extension hereby approved shall match in colour and texture those of the existing house on the site to the satisfaction of the Council as Planning Authority.
- 2 That before the single storey front extension hereby approved is completed or brought into use, 3 no. parking spaces (2.5m x 5m) shall be laid out, constructed and thereafter maintained in perpetuity to the specification of the Council as Roads and Planning Authority.

REASONS

- 1.1 To ensure satisfactory integration of the proposed extension with the existing building both in terms of design and materials.
- 2.1 To ensure the provision of adequate parking facilities within the site.

For information only



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