

# Appendix 2

## Report of Handling

Report by the Council's Authorised Officer under the Scheme of Delegation



# Delegated Report

Report to: **Delegated Decision**  
Date of Report:  
Report by: **Area Manager (Planning & Building Control)**

Application No EK/10/0309  
Planning Proposal: Erection of single storey front extension

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr & Mrs John Russell
- Location : 14 Wellington  
Newlandsmuir  
East Kilbride  
G75 8RB

## 2 Decision

### 2.1 Refuse Detailed Planning Permission (for reasons stated)

### 2.2 Other Actions/Notes

None

## 3 Other Information

- ◆ Applicant's Agent: David Napier
- ◆ 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):
  - ▶ 0 Objection Letters
  - ▶ 0 Support Letters
  - ▶ 0 Comments Letters

- ◆ Consultation(s):
  - None Required

## **Planning Application Delegated Report**

### **1 Material Considerations**

- 1.1 The application site is a semi detached property at 14 Wellington, located in the Newlandsmuir area of East Kilbride. The site lies within an established residential area. Planning consent is sought for the erection of a single storey front extension.
- 1.2 Policy DM1 – Development Management of the Adopted South Lanarkshire Local Plan 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.
- 1.3 Policy RES6 – Residential Land Use of the Adopted Plan states that the Council will resist any development that will be detrimental to residential areas in terms of visual impact, noise, smell, air pollution, disturbance, traffic or public safety.

### **2 Consultation(s)**

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

### **3 Representation(s)**

- 3.1 Following statutory neighbour notification, no letters of objections were received.

### **4 Assessment and Conclusions**

- 4.1 The determining issues of this application are its non-compliance with local plan policy and in particular, its impact on the visual amenity of the surrounding area and adjacent properties.
- 4.2 Policy RES6 – Residential Land Use of the Adopted South Lanarkshire Local Plan states that the Council will seek to resist any development that will be detrimental to residential areas. Policy DM1 – Development Management of the Adopted Plan states that all new development should aim to enhance the quality and appearance of the local environment. Additionally, Policy DM4 – House Extensions and Alterations of the Plan states that extensions should not dominate or overwhelm the existing dwelling, neighbouring properties or streetscene in terms of size, scale or height.
- 4.3 The frontages of the houses at 2-20 Wellington have remained unaltered and therefore the formation of a single storey front extension which projects beyond the building line at this location would be an incongruous addition that would not

enhance the quality and appearance of the area placing it directly at odds with Policies DM1, DM4 and RES6 of the Adopted South Lanarkshire Local Plan which seek to retain residential and visual amenity. The projection and scale of the proposed extension would dominate the streetscene, protruding out from a uniform street frontage.

- 4.4 The guidance notes on Porches and Front Extensions contained within policy DM4 state that the porch or front extension should not project more than 2 metres beyond the front elevation of the house, and whilst it is noted that the porch protrudes 2 metres from the furthest forward point of the dwelling, the remainder of the front elevation, including the front door, is set a further 2 metres back, making the extension 4 metres deep at its deepest. It is considered that this would look out of place and the projection would form an intrusive feature in the street.
- 4.5 The Planning Service has suggested an alternative of erecting all or part of the extension to the rear of the dwelling; however the applicant's agent has indicated that this is not acceptable to the applicant as they have a large area of landscaped garden to the rear of the property.
- 4.6 In conclusion, I consider this proposal to be unacceptable at this location as it does not comply with Policies DM1, DM4 and RES6 of the Adopted South Lanarkshire Local Plan in terms of impact on the existing built form and general amenity of the surrounding area and it is therefore considered that planning permission be refused.

## **5 Reason for Decision**

- 5.1 The proposal has a negative impact on both residential and visual amenity and does not comply with Policies DM1, DM4 and RES6 of the adopted South Lanarkshire Local Plan and the guidance notes contained therein.

**Signed:** .....  
**(Council's authorised officer)**

**Date:** .....

**Previous References**

◆ None

**List of Background Papers**

- ▶ Application Form
- ▶ Application Plans

**Contact for Further Information**

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

Chris McTeir  
(Tel :01355 806294 )  
E-mail: Enterprise.ek@southlanarkshire.gov.uk

## Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/10/0309

### **REASONS FOR REFUSAL**

- 1 This decision relates to drawing numbers: RUSSELL/2010/01, RUSSELL/2010/02, RUSSELL/2010/03, RUSSELL/2010/04, RUSSELL/2010/05, RUSSELL/2010/06A, RUSSELL/2010/07, RUSSELL/2010/08, RUSSELL/2010/09
- 2 In the interests of amenity in that the proposed extension by virtue of its size, scale, and design in relation to its forward projection beyond the building line would be out of character with and would constitute an obtrusive and incongruous form of development within the streetscape.
- 3 The proposal is contrary to Policy DM1 of the Adopted South Lanarkshire Local Plan and its associated Guidance Notes in that the proposed extension does not conform to a scale or design in keeping with the surrounding built form and would therefore be detrimental to the amenity of the area in general.
- 4 The proposal is contrary to Policy DM4 of the Adopted South Lanarkshire Local Plan. By virtue of its siting, size, scale and design, the proposal would be out of character with surrounding residential properties and would constitute an obtrusive and incongruous development in the locality and would be detrimental to the amenity of the area in general.
- 5 The proposal is contrary to Policy RES6 of the Adopted South Lanarkshire Local Plan and owing to its scale, size and mass, the proposal would cause a detrimental visual impact on the local residential area.