

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>1 November 2011</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/11/0199
Planning Proposal:	Erection of one and a half Storey Dwellinghouse.

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Paterson Partners
- Location : Vacant Plot adjacent to Springside Farm  
Stonehouse Road  
Sandford

## 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 overleaf)

### 2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.

## 3 Other Information

- ◆ Applicant's Agent: BSP Architects
- ◆ Council Area/Ward: 05 Avondale and Stonehouse
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**  
DM 1 - Development Management Policy  
CRE 1 - Housing in the Countryside Policy  
STRAT 3 - The Green Belt and Urban Settlements In The Green Belt Policy  
Policy ENV 34 – Development in the Countryside Policy

- ◆ Representation(s):

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

- ◆ Consultation(s):

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

Sandford & Upper Avondale Community Council

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

Environmental Services

Roads and Transportation Services (East Kilbride Area)

## Planning Application Report

### 1 Application Site

- 1.1 The application site relates to a 0.0429 hectare area of grassed land directly adjacent to the settlement boundary of the village of Sandford. It is bounded to the north by community woodland associated with the village extension; to the east by Springside Farm (which has planning permission for the development of five additional residential units); to the south by School Road and to the west by a one and a half storey dwelling house which marks the edge of the village settlement boundary.

### 2 Proposal(s)

- 2.1 The applicant seeks planning permission for the erection of a one and a half storey detached dwellinghouse. The house design is the same as the adjacent housing which was developed over ten years ago as an extension to the village of Sandford. The external finishing materials proposed are smooth rendered walls, slates roof and UPVC windows. The accommodation comprises a bathroom and three bedrooms within the roof space with dormers and rooflights and a lounge, dining room, master bedroom (with ensuite), kitchen, utility room and wc on the ground floor. On-curtilage parking is provided within the front garden area with the rear garden connecting to a rear vehicular access track which serves the row of housing along the north side of School Road. A dry stone wall is proposed on the site boundary to match the boundary walls constructed throughout the village extension area.

### 3 Background

#### 3.1 Local Plan Policy

- 3.1.1 The application site is identified as being situated within the Greenbelt. Policy STRAT 3 of the adopted local plan states that the Council will resist the encroachment of urban uses within the Green Belt unless it relates to the rehabilitation of a disused traditional building and where this consolidates existing building groups. Any housing development within the Green Belt must conform to Policy CRE 1. Policy CRE 1 states that new houses will only be permitted in the circumstances outlined in Parts 1-5 of the policy and sets out criteria where new houses will be acceptable.

### 4 Consultation(s)

- 4.1 **S.E.P.A. (West Region) (Flooding)** – raise no objection to the proposal but provide advice for the planning authority in terms of flood risk.  
**Response:** Noted. An advisory note would be attached to any approval to ensure that the developer takes cognisance of any flood risk history on the site.
- 4.2 **Sandford and Upper Avondale Community Council** – commented that the application is contrary to the boundary settlement as indicated on the Local Plan; that there is a natural spring running through the site; that drainage works for the existing development runs through this plot; that access to the community woodland has now been established via this land for over 10 years.  
**Response:** The issue of the site's status in the local plan is considered in detail in the Assessment and Conclusions Section of this report. In relation to flooding the Council's flood section have been consulted regarding the history of a natural spring running through the site and have recommended that the applicant undertakes

suitable investigation works to determine any level of flood risk or any required measures to accommodate any existing pipework etc. Access through this land to the community woodland to the north was not part of the original approved layout. Any short cuts taken through this land has been on an informal basis.

- 4.3 **Roads and Transportation Services H.Q. (Flooding)** – commented that some historical maps show a well in this area and therefore request that the applicant undertakes suitable investigation works to determine any level of flood risk or required measures to accommodate any existing pipework.  
**Response:** The applicant’s agent has confirmed that there are no services in this land associated with the existing houses. An advisory note would be attached to any approval to ensure that the applicant takes cognisance of any flood risk history on the site.
- 4.4 **Scottish Water** - no objections.  
**Response:** - Noted.
- 4.5 **Environmental Services** - no objections  
**Response:** - Noted.
- 4.6 **Roads and Transportation Services (East Kilbride Area)** - no objections subject to standard conditions relating to dropped kerb provision, sight lines, and parking with turning area.  
**Response:** - Noted. Appropriate conditions would be attached to any approval.

## 5 Representation(s)

- 5.1 Following neighbour notification of adjoining properties and advertisement in the local newspaper as Development Contrary to Development Plan one letter of support and one letter of objection were received. The points made are summarised as follows:
- a) **The proposed single new property is in a similar style to the existing properties within the street.**  
**Response:** Noted and agreed.
  - b) **A similar styled house is more appropriate than potential future applications which may not complement the existing properties in the same way.**  
**Response:** Noted and agreed.
  - c) **Concern that the proposed development has not taken into account the existing pedestrian access from the end of School Road pavement to the rear/north of the properties. This has been used by residents to access the community woodland for over 10 years.**  
**Response:** The access has been used on an informal basis. No formalised footpath exists as it did not form part of the original community woodland and footpath layout. Access to the woodland can be made via the top of the cul de sac between nos 17 and 23 School Road.
  - d) **The drainage which runs along the north of the access track runs through this site and may be made worse if not incorporated into the development.**  
**Response:** The applicant’s agent has confirmed that no services are contained within the site relating to the adjacent houses. Any approval however would

have an advisory note attached to ensure that the applicant takes cognisance of any drainage or flood risk information associated with the site.

- e) **The access track to the rear of the existing gardens would need to be extended and improved to allow safe vehicular access to the garden of the proposed house and an area to turn a vehicle provided.**

**Response:** Any approval would have a condition attached to require that this track is extended and a turning area provided.

- 5.2 The letters above have been copied and made available for inspection in the usual manner on the Planning Portal.

## **6 Assessment and Conclusions**

- 6.1 Planning permission is sought for the erection of a one and a half storey detached dwellinghouse adjacent to similar style housing on the edge of the Sandford Village settlement boundary. The site is designated Greenbelt. The determining issues in consideration of this application are compliance with local plan policy and impact on amenity of the area.
- 6.2 In terms of assessing the proposal against local plan policy, whilst STRAT 3 resists the encroachment of urban uses, the consolidation of the existing residential layout and the development of the design conform to the criteria set out in CRE 1 in that:
  - a) The development will not intensify or expand the site to the detriment of local amenity or traffic safety as it is well designed in the same style as the existing houses and located with a similar front building line as neighbouring properties. Roads & Transportation Services have raised no objections to the proposal.
  - b) The design and location of the proposal does not adversely affect the character and amenity of its surroundings as it is well designed to reflect traditional Scottish rural architecture and is finished in materials to match the existing houses.
  - c) There are no proposals for adjoining land to the rear as it is established as community woodland as part of the village extension some ten years ago.
  - d) The proposed development complements the scale and nature of the existing properties as the design is of the same architectural design and proportions as the existing dwellings. It logically sits between the row of the existing houses and next to Springside Farm which has planning permission for residential development (5 additional units). The proposal meets access and parking standards and can be provided with services.
  - e) The proposal complies with Policy ENV 34 – Development in the Countryside Policy as it reflects traditional rural developments and the design and materials are of a high standard.
- 6.3 In terms of the Greenbelt at this location, the existing Greenbelt boundary does not correspond to any feature on the ground that should provide a physical limit to the development. In fact the site has the appearance of a gap site. It is considered that the sensitive development of a modest sized house would consolidate the

surrounding development and would help to create a logical long term defensible greenbelt boundary.

6.4 The proposal was advertised as Development Contrary to Development Plan in the East Kilbride News. One objection and one letter of support were received in respect of the application. Whilst the proposal does not fully comply with Policy STRAT 3 or Policy CRE 1, it is considered in this case that a departure from the local plan can be justified and the application granted for the following reasons.

- 1 The proposal complies with the criteria for new housing set out in Policy CRE 1 of the adopted South Lanarkshire Local Plan.
- 2 The proposal conforms with the existing street pattern in Sandford and would consolidate the village settlement.
- 3 The proposal is of a high standard of design and uses quality materials.
- 4 There are no significant infrastructure implications.

## **7 Reasons for Decision**

7.1 For the reasons set out in paragraph 6.4 above.

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

**14 October 2011**

### **Previous References**

- ◆ Springside Farm residential development – EK/07/0503 - Approved 03/01/2008

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

Roads and Transportation Services (East Kilbride Area)	07/07/2011
Environmental Services [EK e-consult]	15/07/2011
Scottish Water	23/06/2011
Sandford & Upper Avondale Community Council	25/07/2011
S.E.P.A. (West Region) (Flooding)	10/08/2011
Roads and Transportation Flooding Section	20/09/2011

- ▶ Representations

Representation from : Chris Cassels, 27 School Road, Sandford, Strathaven,  
ML10 6BF, DATED 22/06/2011

Representation from : Mr Robert Rae, 39 School Road, Sandford, Strathaven,

**Contact for Further Information**

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

Maud McIntyre, Planning Officer, Civic Centre, East Kilbride  
Ext 6385, (Tel: 01355 806385)  
E-mail: [planning@southlanarkshire.gov.uk](mailto:planning@southlanarkshire.gov.uk)

**CONDITIONS**

- 1 This decision relates to drawing numbers: 10-103-1000; 10-103-1001.
- 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 the roof of the dwelling shall be clad externally in natural slate.
- 5 That before development starts, full details of the design and location of all fences and dry stone walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 6 That before development starts, details of all boundary treatment shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.
- 7 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any such order revoking or re-enacting that order), no development shall take place within the curtilage of the application site other than that expressly authorised by this permission without the submission of a further planning application to the Council as Planning Authority.
- 8 That before the development hereby approved is brought into use a dropped kerb access to the site shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 9 That before the development hereby approved is completed or brought into use, a turning space shall be provided within the front garden to enable vehicles to enter and leave the application site in forward gears at all times.
- 10 That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 60 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed, erected or constructed within these sight lines.
- 11 The first 2 metres of the driveway shall be so trapped and finished in non-deleterious material as to prevent any surface water or deleterious material from running onto or entering the highway.
- 12 That the land hatched orange on the approved plans shall be kept free of all buildings, structures and shall be formed into a common turning area at the end of



the residential rear access track.

- 13 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.

## **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 In the interests of amenity.
- 5 These details have not been submitted or approved.
- 6 These details have not been submitted or approved.
- 7 In the interests of amenity and to retain effective planning control.
- 8 In the interest of public safety
- 9 In the interest of public safety
- 10 In the interest of road safety
- 11 In the interest of public safety
- 12 In the interests of amenity and public/traffic safety.
- 13 In order to retain effective planning control

EK/1 1/0199

Planning and Building Standards Services

Vacant plot adjacent to Springside Farm, Stonehouse Road,  
Sandford

Scale: 1: 2500

For information only

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