

Report

Report to:	Planning Committee
Date of Meeting:	28 May 2024
Report by:	Executive Director (Community and Enterprise Resources)

Reference no:	P/23/1543
Proposal:	Demolition and rebuild of two storey dwellinghouse
Site Address:	9 Sunningdale Wynd Bothwell G71 8EQ
Applicant:	Mr A Waseem
Agent:	Peter Drummond Architects
Ward:	16 Bothwell and Uddingston
Application Type:	Full Planning Permission
Advert Type:	None
Development Plan Compliance:	Yes
Departures:	N/A
Recommendation:	Grant subject to conditions
Legal Agreement:	N/A
Direction to Scottish Ministers	N/A

1. Reason for Report

- 1.1. This application is being presented to the Planning Committee for determination as it has received more than 5 objections, as detailed in paragraph 3.5 (b) of the Decision Making Process April 2015.
- 1.2. The application was originally reported to the Planning Committee on 12 March 2024 and was deferred until such time as traffic management arrangements, as a result of demolition and construction activity, was adequately addressed. A Traffic Management Statement has now been submitted.

2. Site Description

- 2.1. The site is located within an established residential area of Bothwell. Sunningdale Wynd was originally built as self-build plots and as such there are a variety of house types and plot sizes within the street. The houses are accessed via a narrow public road, which is approximately 2.5 metres wide in front of the application site, with wider sections serving as passing places.
- 2.2. The application site contains a two-storey house within a large plot, with garden ground to the front and rear and a large driveway that could accommodate approximately five cars. To the southeast, there is a two-storey house, whilst to the northwest, there is a bungalow. In general, the houses immediately surrounding the application site are primarily two storeys. To the north, the property backs on to mature woodland.

3. Description of Proposed Development

- 3.1. Planning permission is sought to demolish the existing house and build a replacement two storey house, with a larger ground floor footprint, increased first floor area and an increased roof height. At the front, the proposed house will come forward by up to 4 metres. This will bring the property to the same forward building line as a neighbouring property.
- 3.2. The width of the property will be extended by varying amounts across the rear elevation, to a maximum of 5 metres. The central area of the rear elevation will extend approximately 1.5 metres beyond the rest of the elevation. The ground floor will accommodate a large hallway, study, drawing room, lounge, kitchen, utility and shower room. The first floor would contain a master bedroom with two dressing rooms and a large en-suite bathroom, with an additional four double bedrooms (two with en-suites) and a family bathroom. All first-floor windows will face to the front or rear. The house will be approximately 8 metres in height (just lower than 11 Sunningdale Wynd), finished in facing brick and concrete roof tiles to fit in with the surrounding houses. Photovoltaic panels would be placed on the front roof plane. The property would retain a large rear garden, which would be a minimum of 10 metres long, with space for four cars on the driveway.
- 3.3. Additionally, it should be noted that the description had originally stated that the works would be for an extension and alteration to the existing house. However, it was established that demolition and rebuild would be more cost effective. The description of development was revised accordingly and neighbours were re-notified of this change to allow for any further comments.

4. Relevant Planning History

- 4.1. P/23/1019 - Erection of front, rear and side two storey extensions to existing dwelling including the complete removal of existing roof to create further accommodation at first floor level. Refused.

- 4.2. P/23/0709 - Front and rear 2 storey extensions to existing dwellinghouse and raising, reprofiling of roof and associated external alterations. Withdrawn.

5. Supporting Information

- 5.1. Design Statement - this outlines the proposed siting and design of the development and addresses the previous reasons for refusal.

6. Consultations

- 6.1. Roads and Transportation Services – No objection to the proposal subject to conditions relating to a dilapidation survey, materials storage, deliveries and communication of deliveries to surrounding residential properties.

Response: These matters can be addressed either through appropriately worded planning conditions or as an informative attached to any planning decision notice. In addition, these matters have been communicated to and agreed with the agent for this application.

7. Representations

- 7.1. Following the statutory period of neighbour notification and advertisement, 28 letters of representation were received from residents of Sunningdale Wynd and Turnberry Wynd objecting to the application. The issues raised are summarised as follows:-

- ◆ The street is too narrow to accommodate construction vehicles and there is nowhere for construction workers to park without blocking the road for residents, deliveries, bin collections and emergency vehicles and therefore the works would cause serious access problems in the street.
- ◆ Pedestrians (including dog walkers and school children) and cyclists use the road as there are no pavements and extra traffic would make this dangerous and unsafe.
- ◆ Noise, dust, mess and general nuisance disturbance would disrupt and negatively impact on neighbour's lives and wellbeing for a lengthy period of time, likely at least 18 months.
- ◆ Concern that there will be loss of light and overshadowing caused to immediate neighbours by the increase in the size of the house.
- ◆ Concern over loss of privacy for immediate neighbours from upper floor windows and the large number of construction workers that will be needed on site.
- ◆ The size of the proposed house is out of keeping with the rest of the properties in the street and the scale remains too large and imposing and ultimately overdevelopment of the plot.
- ◆ Bringing the front of the house closer to the road and getting rid of the garage would reduce the property's off street parking capacity.
- ◆ In terms of protecting the environment, they should not be taking down the large old tree in the rear garden.

The above issues are considered in the assessment below and full copies are available to view on the planning portal.

8. Development Plan

- 8.1. Under Section 25 of the Town and Country Planning (Scotland) Act 1997, all applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2. National Planning Framework 4

National Planning Framework 4 (NPF4) is Scotland's national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments, and national planning policy. NPF4 supports the planning and delivery of sustainable places, liveable places, and productive places.

National Planning Framework 4 Policies

Policy 1 - Tackling the climate and nature crises

Policy 2 - Climate mitigation and adaptation

Policy 16 – Quality homes

8.3. South Lanarkshire Local Development Plan 2(2021)

For the purposes of determining planning applications the Council will, therefore, assess proposals against the policies contained within the adopted South Lanarkshire Local Development Plan 2 (SLLDP2). In this regard the application site and associated proposals are affected by the following policies contained in the SLLDP2:-

SLLDP2 Volume 1 Policies

Policy 2 - Climate Change

Policy 3 – General Urban Areas and Settlements

Policy 7 - Development Management and Placemaking

SLLDP2 Volume 2 Policies

Policy DM7 – Demolition and Redevelopment for Residential Use

South Lanarkshire Council (SLC) Supporting Planning Guidance

Development at a Dwellinghouse

9. **Guidance**

9.1. None applicable.

10. **Assessment and Discussion**

10.1. Principle of Development

The site is located within the general urban area where SLLDP2 Policy 3 applies. This policy looks to ensure that development proposals make a positive contribution to the character and appearance of the environment in which they are located, taking account of, and being integrated with, the local context and built form. The demolition of an existing house and the rebuilding of a new house is acceptable providing it does not have a detrimental impact on neighbours or the surrounding area.

10.2. Climate Change

Policies 1 and 2 of NPF4 and Policy 2 of SLLDP seek to promote developments that address the global climate emergency and nature crisis. All development should aim to minimise and mitigate the effects of climate change. Given the scale and nature of the proposed development, it is not considered that any action is required within the context of the development management process.

10.3. Layout, Siting and Design

Policy 16 of NPF4 seeks to provide quality homes and states that householders proposals will be supported where they do not have a detrimental impact on the character or environmental quality of a house or the surrounding area or a detrimental effect on neighbouring amenity in terms of physical impact, overlooking, overshadowing, size, design or materials. Similarly, policies 3 and 5 of the SLLDP2 also look to promote quality residential developments that take account of their locality.

In particular, SLLDP2 Policy DM7 provides specific guidance for demolition of existing buildings which any redevelopment must comply with.

- 10.4. In relation to overlooking and loss of privacy, the proposed dwelling will be a sufficient distance from neighbouring properties. All upper floor windows face to the front or rear, there is only woodland to the rear and the nearest property opposite the site will have a window to window distance of approximately 22 metres. A degree of mutual overlooking is considered commonplace in residential areas but it is not considered that the new house will have any significant or detrimental impact on neighbours in terms of overlooking. In terms of loss of privacy from those working on site, if working at height, it might be possible to view into a garden or window but this will only be temporary and would not be unacceptable.
- 10.5. Due to the orientation of the houses and the large size of the plots, no unacceptable overshadowing of neighbouring properties would occur. The proposed house would be located approximately 3 metres from neighbouring properties and it is considered that any overshadowing would be minimal and only for a short part of the day, in a small area of their gardens. This is relatively normal in residential areas and, therefore, the proposal would not cause any unacceptable overshadowing.
- 10.6. In relation to the scale and appearance of the house, the applicant has reduced the overall size of the proposed footprint from the previous application that was refused. The original house on the site is already much taller than the neighbouring bungalow, however, the height of the proposal only increases the height from 7.2 metres to 8 metres, which is still below the two-storey house on the other side of the site. Additionally, there are other two-storey houses within the street and it is not considered that the redeveloped house would be out of keeping with the scale of other houses within the street or that the plot would be overdeveloped. The applicant also proposes to use a similar palate of materials to the existing house.
- 10.7. The proposed house will maintain a large driveway which will accommodate up to four cars. Sufficient rear garden ground will also be provided with a minimum depth of 10 metres.
- 10.8. Trees
One large mature evergreen was proposed to be removed as part of the proposal, however, it fell down in one of the recent storms.
- 10.9. Noise and Nuisance
Neighbours have expressed concerns regarding noise, dust and mess during demolition and construction. Whilst there would be a degree of disruption during this time, it would only be for a temporary period during appropriate hours of the day. Construction noise is outwith the scope of the planning process and is legislated by the Control of Pollution (Scotland) Act 1974. It is not anticipated that the completed development would give rise to any additional noise or disturbance.
- 10.10. Road Safety
Sunningdale Wynd is a narrow road for the most part and as such the majority of objections have been in relation to access, potential blockage of the street and pedestrian safety. Whilst it is accepted that the development works may cause periods of disruption these are likely to be over very short durations and with only a small number of properties being directly affected. The existing driveway, together with the adjacent grassed area in the front garden, presents a relatively large area and with the appropriate site management, materials and plant and parking could largely be

accommodated within the plot. The applicant has also advised that, where possible, they will try and arrange for smaller lorries to be used for deliveries.

10.11. In terms of pedestrian safety, it is not considered that the development would cause any increased hazard to pedestrians or cyclists. The road is narrow but relatively open and, as such, the visibility for drivers and pedestrians is good.

10.12. Following consideration of the application by the Planning Committee at its meeting held on 12 March 2024, the application was deferred and the applicant was asked to provide further information relating to traffic management during demolition and construction.

10.13. A Traffic Management Statement has been submitted, along with associated site plans which demonstrate that all plant, compound, vehicles and materials would be stored on site. In addition, delivery arrangements have been provided. After further discussion with the Council's Roads Development Management Team and the agent for the application, the following has been agreed:-

- ◆ A dilapidation survey of Sunningdale Wynd would be undertaken prior to the commencement of development and agreed with the Council. This would be controlled through a planning condition.
- ◆ Details of anticipated skip movements and deliveries to the site have been provided. Until such time as a contractor has been appointed, these details cannot be confirmed. A condition is proposed that would require works on site to be undertaken in accordance with the details contained in the Traffic Management Statement unless this is superseded by a Construction Phase Plan.
- ◆ It has been agreed that no materials are to be stored or deposited beyond the boundary of the application site and this would be controlled through a planning condition.
- ◆ In addition, the agent has committed to notifying neighbours of any large vehicles delivering plant or materials which might cause disruption.

10.14. Following receipt of this information, it has been reviewed and the proposals considered acceptable. In addition, conditions are proposed to ensure that the Traffic Management Statement is complied with whilst development is being undertaken on site and other roads related matters are addressed.

10.15. Conclusion

The proposal complies with Policies 1, 2, and 16 of the National Planning Framework 4 (adopted 2023) and Policies 2, 3, 5 and DM7 of the Local Development Plan 2 (adopted 2021) and would not result in a detrimental impact on either visual or residential amenity. There are no other material considerations which would justify the refusal of planning permission.

11. Recommendation and Conditions

11.1. The Committee is asked to agree the following recommendation:-

Grant Full Planning Permission subject to the following conditions:-

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this decision notice.

Reason: To comply with Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

02. That the type and distribution of external finishes shall be as shown on the approved plan, but prior to the commencement of any work on site, samples of the materials to be used shall be submitted to and approved in writing by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

03. That all construction activities, deliveries and traffic to and from the site shall be managed in accordance with the mitigation measures identified in the Traffic Management Statement (dated 3 April 2024) for the duration of construction works, to the satisfaction of the Council as Roads and Planning Authority.

Should any changes be proposed to the Traffic Management Statement prior to the commencement of development or should it be superseded by a Construction Phase Plan, the updated document shall be submitted for the written approval of the Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details.

Reason: In the interest of road and pedestrian safety.

04. Prior to the commencement of development on site, a dilapidation survey shall be conducted on Sunningdale Wynd. The scope of the dilapidation survey shall be agreed in writing with the Planning Authority and thereafter the findings shall be submitted to and agreed with the Planning Authority. The access road shall be maintained and/or repaired by the developer in accordance with the agreed details.

Reason: In the interest of road and pedestrian safety.

05. For the avoidance of doubt, no materials associated with this development shall be stored or deposited out with the boundary of the application site.

Reason: In the interest of road and pedestrian safety.

12. Reason for Decision

- 12.1. The proposed development is of an appropriate scale and design within a residential area and would not have an unacceptable impact on the amenity of the surrounding residential area. Technical matters have also been met or could be addressed through condition. Consequently, the proposal is considered to comply with Policies 1, 2 and 16 of the National Planning Framework 4 and Policies 2, 3, 7 and DM7 of the adopted South Lanarkshire Local Development Plan 2.

David Booth
Executive Director (Community and Enterprise Resources)

Date: 20 May 2024

Background Papers

Further information relating to the application can be found online:-

[P/23/1543 | Demolition and rebuild of two storey dwellinghouse | 9 Sunningdale Wynd Bothwell G71 8EQ \(southlanarkshire.gov.uk\)](#)

Corporate Considerations

The report raises no impacts or risks in terms of equalities or financial implications. Any implications in terms of climate change, sustainability or the environment will have been considered above in terms of the relevant national and local policies.

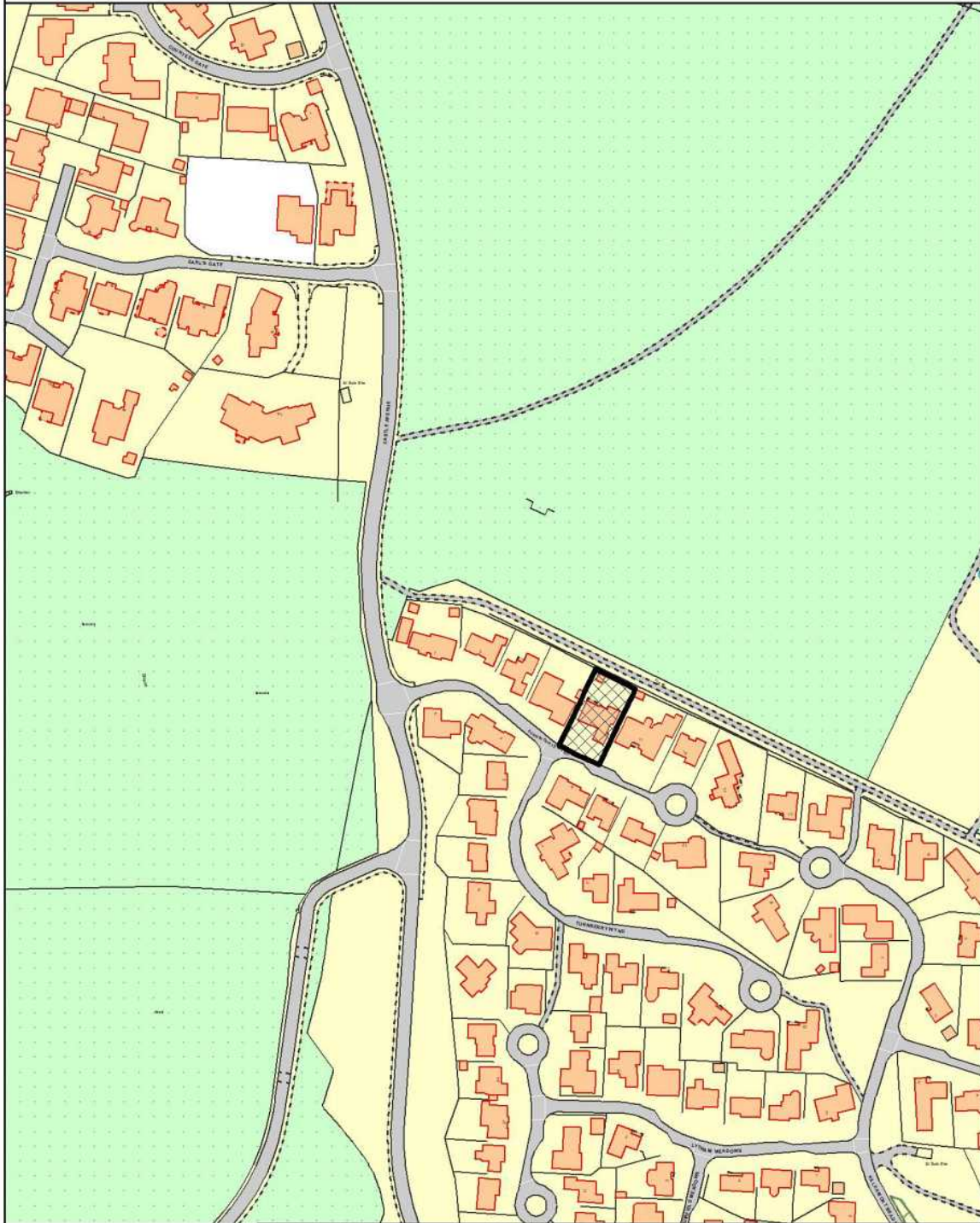
Contact for Further Information

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

Tel: 01698 454867

E-mail: planning@southlanarkshire.gov.uk

P/23/1543, 9 Sunningdale Wynd, Bothwell
Demolition and rebuild of two storey dwellinghouse



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Scale:
1:2,500
Date:
12/02/2024



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