

Report to: **Planning Committee**
 Date of Meeting: **29 November 2011**
 Report by: **Executive Director (Enterprise Resources)**

Application No CR/11/0192
 Planning Proposal: **Erection of Single Storey Extension to Rear of Pharmacy**

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : The Kyle Square Pharmacy
- Location : 16 Kyle Square
Rutherglen
G73 4QG

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 attached.

2.2 Other Actions/Notes

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

3 Other Information

- ◆ Applicant's Agent: Graeme McCall
- ◆ Council Area/Ward: 11 Rutherglen South
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
RES 6 - Residential Land Use Policy
DM 1 - Development Management Policy

◆ Representation(s):

- ▶ 0 Objection Letters
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

Roads and Transportation Services (East Kilbride Area)

Planning Application Report

1 Application Site

- 1.1 The application site relates to a commercial unit operating as a pharmacy in Kyle Square, located within the Spittal area of Rutherglen. The site is bounded to the north by a hall and associated land, open land to the west, commercial units to the south and by an area of relatively unkempt open land to the east.

2 Proposal(s)

- 2.1 A detailed application has been submitted to erect a single storey rear extension to the rear of a pharmacy. The extension projects approximately 2.26m from the rear elevation and is 4.22m in width.

3 Background

3.1 Local Plan Status

- 3.1.1 The application site is located within a general residential area under Policy RES6 – Residential Land Use of the adopted South Lanarkshire Local Plan which states that the Council will seek to protect the character and amenity of these areas. In addition, Policy DM1 – Development Management also requires to be considered which states that all planning applications should take account of the local context and built form and that 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 Relevant Government Advice/Policy

- 3.2.1 None relevant.

3.3 Planning History

- 3.3.1 Detailed Planning Permission (CR/07/0283) was granted in October 2007 to change the use of the unit from a shop (Class 1) to an office (Class 4). It would appear that this consent was not implemented as the unit is currently operating as a pharmacy (Class 1).
- 3.3.2 As the Council has a landholding interest in the application site the proposal must be referred to a Committee for decision as planning legislation, which came into force in 2009, does not allow such applications to be delegated.

4 Consultation(s)

- 4.1 **Roads and Transportation Services** – no objections.
Response: Noted.

5 Representation(s)

- 5.1 Following statutory neighbour notification and advertisement in the Rutherglen Reformer for non-notification of neighbours, no letters of representation have been received for this application.

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning permission for the erection a single storey extension to the rear of a pharmacy. The main considerations in determining this

application are its compliance with local plan policy and its impact on the amenity of the surrounding area.

- 6.2 The proposed development would be located within a general residential area. Policy RES6 of the adopted South Lanarkshire Local Plan allows for development of a non-residential nature to be located in these areas so long as particular consideration is given to the impact on residential amenity and/or proposed servicing and parking. Kyle Square has a number of commercial units located within it and it is regarded that an extension would have no adverse impact on the residential amenity of nearby properties.
- 6.3 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. In this instance, it is regarded that this small scale, single storey development would integrate well with the surrounding units/properties.
- 6.4 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 Reasons for Decision

- 7.1 The proposal has no adverse impact on amenity and complies with Policies RES6 and DM1 of the South Lanarkshire Local Plan (adopted) and the guidance notes contained therein.

Colin McDowall
Executive Director (Enterprise Resources)

14 November 2011

Previous References

- ◆ CR/07/0283

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations - None

Contact for Further Information

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

Alastair McGibbon, Planning Officer, Civic Centre, East Kilbride
Ext 6386, (Tel :01355 806386)
E-mail: planning@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER: CR/11/0192

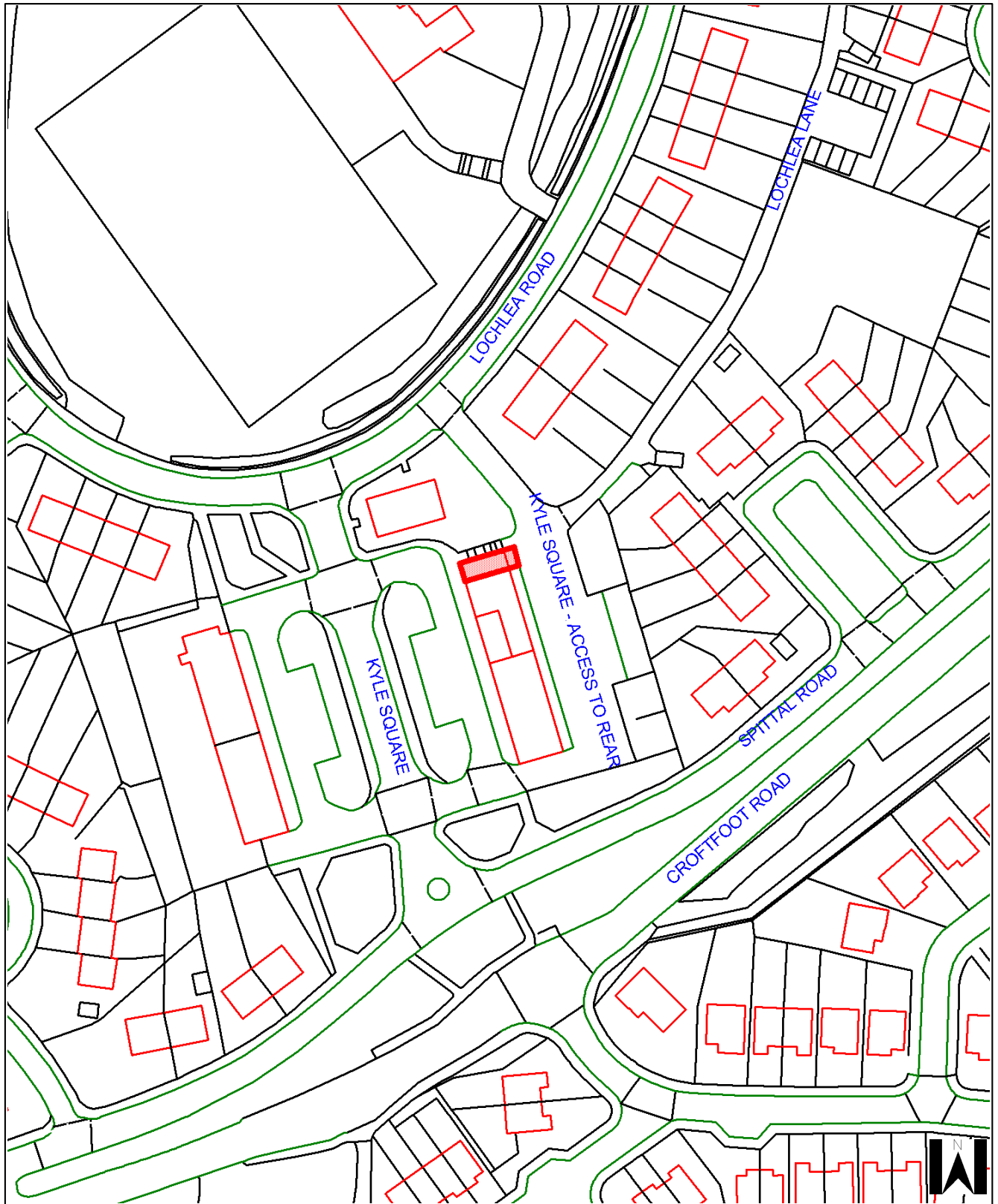
CONDITIONS

- 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 The consent shall be carried out strictly in accordance with drawing numbers: 01-PL-02 and 01-CA-01

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 For the avoidance of doubt and to specify the drawings upon which the decision was made.

For information only



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