

Report

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Report to:	Cambuslang/ Rutherglen Area Committee
Date of Meeting:	1 November 2011
Report by:	Executive Director (Enterprise Resources)

Application No	CR/11/0150
Planning Proposal:	Erection of Rear Conservatory

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mrs Sarah Wilson
- Location : 84 Glenside Drive
Rutherglen
Glasgow
South Lanarkshire
G73 3LN

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

The Cambuslang/ Rutherglen Area Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: A C Services
- ◆ Council Area/Ward: 13 Cambuslang West
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
RES 6 - Residential Land Use Policy
DM 1 - Development Management Policy
DM 4 - House Extensions and Alterations Policy

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

- ◆ Consultation(s):

None

Planning Application Report

1 Application Site

- 1.1 The application site relates to a two storey four in a block cottage flat at 84 Glenside Drive, Cambuslang. The property is on the ground floor right (viewed from the front) and the garden ground directly to the front and rear is within the application site, the area to the side is within the ownership of the property above. The site is fronted by the junction of Glenside Drive and Bullionslaw Drive and there are residential properties to each side of the site. The rear of the site slopes steeply towards open ground with Eastfield Burn running through this.

2 Proposal(s)

- 2.1 The applicant seeks to erect a conservatory to the rear of the property. The conservatory measures 3.5 metres x 3.5 metres with a height of 4.7 metres. The height includes a degree of underbuilding which is required due to the ground levels in the rear garden.

3 Background

3.1 Local Plan Status

- 3.1.1 The South Lanarkshire Local Plan (adopted) provides the development plan context for this application. The site is located within a residential area, where Policy RES6 – Residential Land Use must be considered. Policy RES6 advises that any proposal should not have a negative impact on the residential amenity of the locality. In addition, Policies DM1 – Development Management and DM4 – House Extensions and Alterations also require to be considered. These state 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.

3.1.2 Planning Background

This application would usually be determined under delegated powers, however, the Council currently owns the property. As the Council has a financial interest in the property, the application must be referred to Committee.

4 Consultation(s)

- 4.1 No consultations were required given the scale of this proposal.

5 Representation(s)

- 5.1 Statutory neighbour notification was carried out and no letters of representation were received for this application. Neighbour notification was sent to South Lanarkshire Council Estates Section who informed the Planning Service that the sale of this Council property had not been concluded.

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning permission for the erection of a conservatory to the rear of the property. The determining issues of this application are its

compliance with local plan policy and in particular, its impact on the amenity of adjacent properties.

- 6.2 Policies DM1 – Development Management and DM4 – House Extensions and Alterations, of the South Lanarkshire Local Plan (adopted) state that all planning applications will be required 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.
- 6.3 The property is a ground floor cottage flat with three other properties adjoining and there is a split allocation of the surrounding land into garden ground. The garden directly to the front and rear of the property is within the ownership of the ground floor flat and the area to the side is owned by the first floor flat.
- 6.4 The Planning Service was contacted by Estates Services after statutory neighbour notification was carried out and was advised that the sale of this property to the applicant had not been concluded. The applicant had anticipated that the sale would be concluded prior to any decision on the planning application being taken.
- 6.5 The applicant was asked to amend the ownership certificate and submit the correct details. Notification was sent to the Council's Contracts Conveyancing Team, Montrose House in Hamilton on the 12th September 2011. No objection to this proposal was received from this Service.
- 6.6 The conclusion of the sale has been delayed due to discussions regarding ownership and access with the flat above. This is a legal matter and therefore is not a material planning consideration.
- 6.7 The property is still within the ownership of South Lanarkshire Council therefore a final decision is required by East Kilbride and Cambuslang/Rutherglen Area Planning Committee.
- 6.8 Policy RES6 – Residential Land Use of the South Lanarkshire Local Plan (adopted) advises that any proposal should not have a negative impact on the residential amenity of the locality. Given that the proposal is deemed to be in accordance with Policies DM1 and DM4 as outlined in paragraph 6.2 above, it is regarded that the proposal also complies with this policy.
- 6.9 In summary, I am satisfied that the proposal complies with local plan policy and the Council's guidelines on house extensions and alterations and I therefore recommend that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal has no adverse impact on residential or visual amenity and complies with Policies RES6, DM1 and DM4 of the South Lanarkshire Local Plan (adopted) and the guidance notes contained therein.

Colin McDowall
Executive Director (Enterprise Resources)

18 October 2011

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:-

Evelyn-Ann Wilson, Planning Officer, Civic Centre, East Kilbride

Ext 6315, (Tel :01355 806315)

E-mail: planning@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : CR/11/0150

CONDITIONS

- 1 This decision relates to drawing numbers: Proposed Plan Drg 11/SWB-01, Existing Plan Drg 11/SWB-02, Location and Site Plan Drg 11/SWB-03.
- 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 the facing materials to be used for the external wall and window frames of the conservatory hereby approved shall match in colour and texture those of the existing dwellinghouse on the site to the satisfaction of the Council as Planning Authority.

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 To ensure satisfactory integration of the proposed extension with the existing building both in terms of design and materials.

CR/11/0150

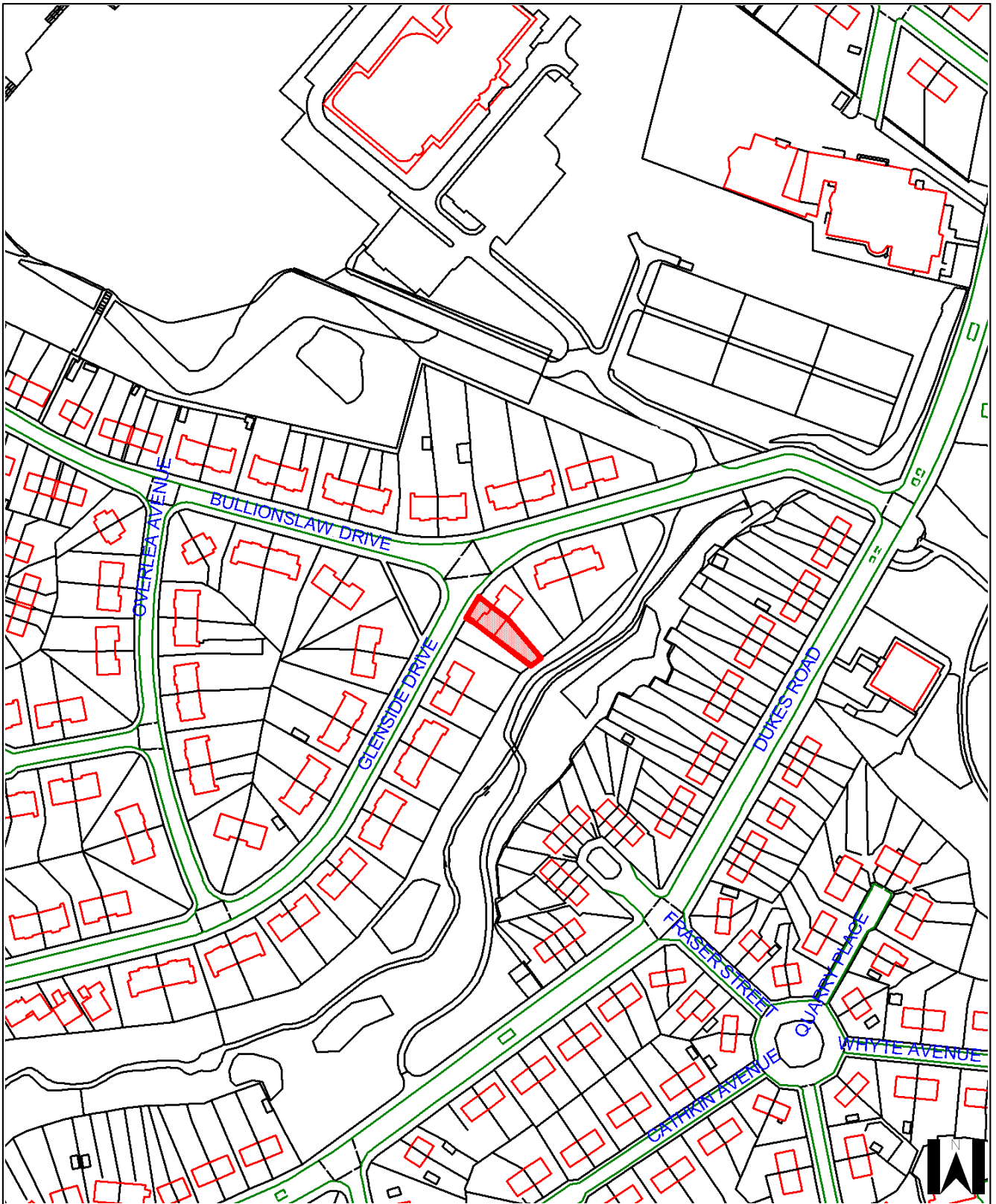
84 Glenside Drive, Rutherglen

Planning and Building Standards Services

Scale: 1: 2500

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