

# Report

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Report to: **Hamilton Area Committee**  
Date of Meeting: **9 February 2010**  
Report by: **Executive Director (Enterprise Resources)**

Application No HM/10/0591  
Planning Proposal: Change of use of Public Open Space to Private Garden Ground and the Erection of Single Storey Side Extension

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mrs E Green
- Location : 91 Greenrig  
Uddingston  
G71 7TD

## 2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant detailed planning permission (subject to the following conditions)

## 2.2 Other Actions/Notes

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

## 3 Other Information

- ◆ Applicant's Agent: Kenneth Wotherspoon
- ◆ Council Area/Ward: 16 Bothwell and Uddingston
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan**  
Policy RES6-Residential Land Use  
Policy DM1-Development Management  
Policy DM4-House Extensions and Alterations

- ◆ 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 comprises the existing curtilage of the 2 storey end terraced dwelling at 91 Greenrig, Uddingston together with an area of public open space immediately adjoining the side boundary of the dwelling (measuring approximately 3.4 metres by 14.85 metres and extending to 60 square metres or thereby). The open space, which is owned by South Lanarkshire Council, is currently in the process of being purchased by the applicant.
- 1.2 The application site is located within an established residential area in close proximity to the village centre of Uddingston. To the west and north of the site are residential properties separated from the applicant's property by an existing 1.8 metre high timber fence. Immediately to the south side remains a narrow strip of grassed public open space approximately 3.5 metres wide fronting directly onto Lower Millgate. To the east the property fronts onto Greenrig Street, across from which is located an area of grassed public open space.

### **2 Proposal(s)**

- 2.1 The applicant seeks detailed planning consent for the change of use of an area of public open space to garden ground in order to facilitate the erection of a single storey pitched roof side extension to the existing dwelling. The extension will provide living accommodation for a disabled member of the family.
- 2.2 The extension will project approximately 3.4 metres from the side of the house and will extend the depth of the existing dwelling (approximately 10 metres). The extension will be finished externally in materials to match the existing dwelling and will provide the applicant with additional living, bedroom and bathroom accommodation.

### **3 Background**

#### **3.1 Local Plan Status**

- 3.1.1 In terms of the South Lanarkshire Local Plan the site is identified as being within a Residential Area therefore Policy RES6 – Residential Land Use - is relevant. Policy RES6 states that the Council will oppose the loss of houses to other uses and will resist any development that will be detrimental to the amenity of those areas. Developments should be of a good quality design and relate satisfactorily to neighbouring properties in terms of scale, materials and massing. The policy further states that in such locations there should be no resultant loss of or damage to, open and play spaces, trees, bushes or hedgerows which make a significant contribution to the amenity of the area.
- 3.1.2 Policy DM1 – Development Management - is also relevant and requires all planning applications to take account of the local context and built form. Proposals should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. Developments should enhance the quality and appearance of the local environment.
- 3.1.3 Policy DM4 – House Extensions and Alterations - provides detailed criteria with respect to house extensions and alterations. Proposals should have respect to the character of existing dwellings and the wider area in terms of their scale, design and materials. Proposals should not dominate or overwhelm the existing dwelling or neighbouring dwelling and should not adversely affect neighbouring properties in

terms of privacy, sunlight or daylight. House extensions should retain adequate off street car parking and useable garden ground.

### **3.2 Relevant Government Advice/Guidance**

3.2.1 Given the nature of the proposal there is no specific government guidance relative to the determination of this application.

### **3.3 Planning Background**

3.3.1 None

## **4 Consultation(s)**

4.1 No formal consultations were undertaken in relation to this application. However it should be noted that previous discussions have taken place between the Estates Service and the Planning Service which confirm that the Council is entering into negotiations for the disposal of the land referred to above. In a memo dated 28<sup>th</sup> April 2010 the Planning Service intimated that they had no objection in principle to the sale of this area of land.

## **5 Representation(s)**

5.1 Statutory neighbour notification was undertaken in respect of the proposal. No letters of objection have been received.

## **6 Assessment and Conclusions**

6.1 The applicant seeks detailed planning permission for the change of use of a small area of open space to private garden ground to facilitate the erection of a single storey side extension which will provide living accommodation for a disabled member of the family. The determining issues in the consideration of this application are its compliance with the adopted South Lanarkshire Local Plan and its impact on the amenity of the adjacent properties.

6.2 The application site is located within an established residential area (Policy RES6). This policy states that any development should not adversely impact on the residential nature of the area. In addition in such locations there should be no resultant loss of or damage to, open and play spaces, trees, bushes or hedgerows which make a significant contribution to the amenity of the area. Given the residential nature of the proposal and the small size and location of the open space concerned it is considered that the area in question does not make a significant contribution to the surrounding area and its loss will not adversely impact on the streetscape or amenity of the immediate area. The principle of the proposed change of use therefore raises no issues with regard to the provisions of Policy RES6 of the adopted Local Plan.

6.3 In regard to the proposed extension, Policies DM1 and DM4 are relevant. These policies state that proposals should be compatible with adjacent buildings and surrounding streetscape and should not adversely affect neighbouring properties in terms of privacy, sunlight or daylight. Given the scale of the extension and its position in relation to the adjoining residential properties located to the west and north of the existing dwelling I am satisfied that the proposal is located a sufficient distance away from neighbouring properties to ensure that it will have no material impact in terms of loss of sunlight, daylight or privacy. In addition the existing 1.8 metre high fence which separates the adjoining properties from the application site will continue to provide adequate screening to safeguard their privacy. All external finishes will match the existing dwelling and the proposal will have no adverse impact on the existing level of off street parking provision or usable rear garden ground. As such it is not considered that the proposed development will have any adverse impact on the surrounding amenity or built form.

- 6.4 In summary I am satisfied that the design, location and scale of the proposed extension reflects and maintains the integrity of the existing dwelling. The proposal is compatible with other dwellings within the locality and will have minimal impact on the streetscape. As such I am of the view that the proposal accords with the above policies.
- 6.5 No consultations were undertaken in regard to this proposal. Statutory neighbour notification procedures were carried out. No letters of representation have been received regarding the proposed development.
- 6.6 Given the scale and nature of the proposed development and given that it accords with the local plan the application would in normal circumstances have been determined under 'delegated powers'. However, as the application site is in Council ownership, the Council's approved Scheme of Delegation requires that the application be considered at Committee.
- 6.7 In view of the above it is considered that the proposal accords with Policies RES6, DM1 and DM4 of the Adopted South Lanarkshire Local Plan. It is therefore recommended that detailed planning permission be granted.

## **7 Reasons for Decision**

- 7.1 The proposal has no adverse impact on either residential or visual amenity and complies with the provisions of Policies RES6, DM1 and DM4 of the adopted South Lanarkshire Local Plan.

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

**25 January 2011**

## **Previous References**

- ◆ None

## **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan
  
- ▶ Consultations  
None
  
- ▶ Representations  
None

## **Contact for Further Information**

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

Christina Laird, Planning Officer, Brandon Gate, Hamilton  
Ext 3513 (Tel : 01698 453513 )  
E-mail: [Enterprise.hamilton@southlanarkshire.gov.uk](mailto:Enterprise.hamilton@southlanarkshire.gov.uk)

## Detailed Planning Application

PAPER APART – APPLICATION NUMBER : HM/10/0591

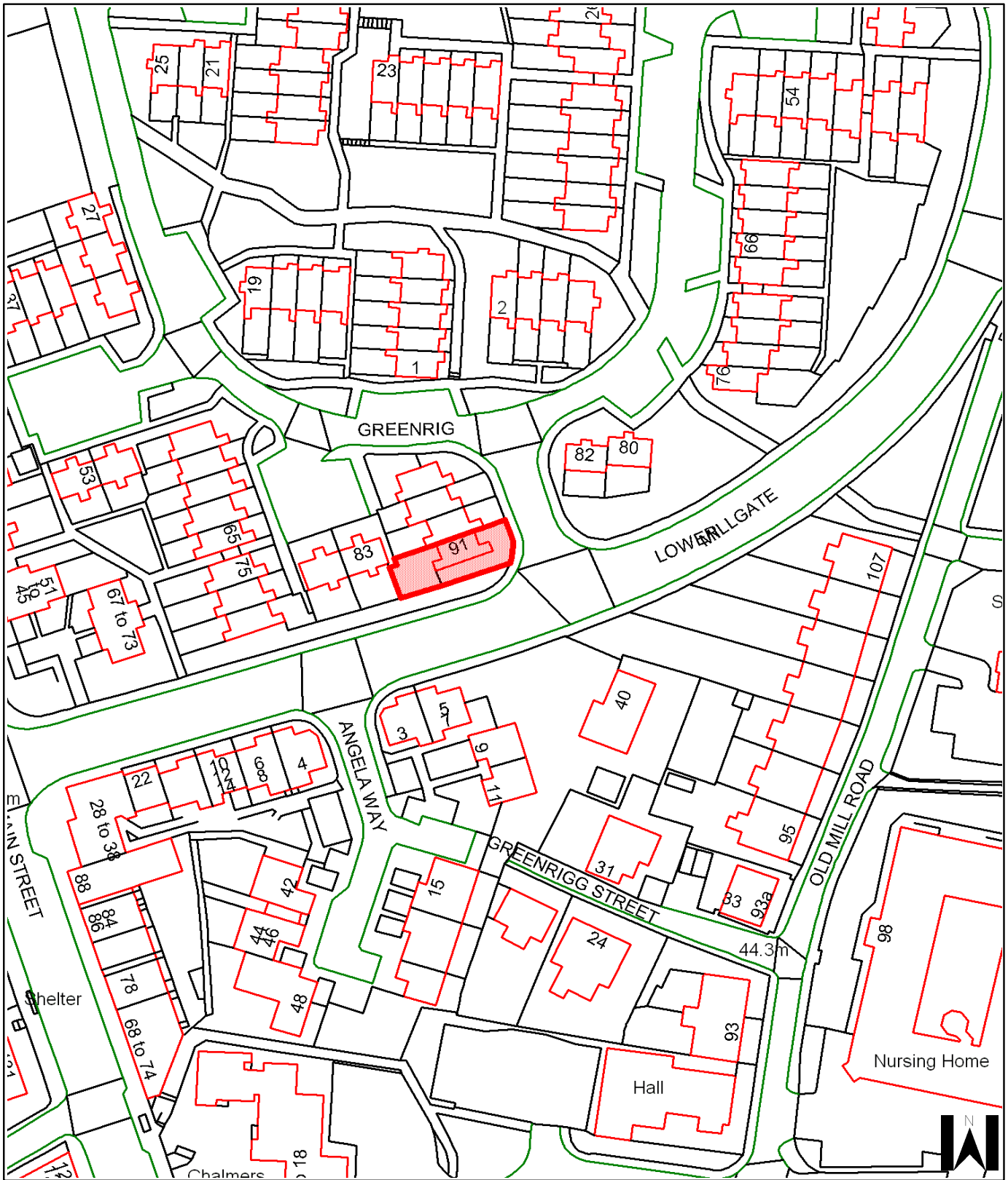
### **CONDITIONS**

- 1 This decision relates to drawing numbers: 1 of 4, 2 of 4 dated Nov 2010.
- 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 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.

### **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.

For information only



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