

# Appendix 7

**Applicant's Comments on Further Representations  
Submitted by Interested Parties in the Course of the  
Notice of Review Consultation Process**





**Final submission by Mr John & Mrs Anne Russell  
in support of Planning Application EK/10/0309  
to build a single storey front extension to the house at no 14 Wellington**

In the Delegated Report by Planning Officer Chris McTier and in his subsequent Statement of Observations, much was made of the fact that our proposed extension would come forward of the building line and that our row, 2 – 20 Wellington is composed of 5 semi-detached dwellings.

Since we submitted the Notice of Review of our Planning Application we have become more aware of extensions to houses in East Kilbride as we drive around on our daily business. When visiting a friend in the Murray we noticed extensions to the front of several houses and returned later to photograph some in that area. In addition to our original photographic evidence, we offer

Photographs 1 – 10:

- No 366 Telford Road – this semi-detached house has been extended to the side and into a small front garden (photo 1). This extension is beyond the building line, no less than ours would be.
- No 10 Todhills North – this semi-detached house has been extended at the front and to full height at the side. The photo was taken from Murray Road, the main road onto which it faces (photo 2). This extension is larger and more intrusive in the streetscape than ours would be.
- No.28 Livingstone Drive – this is an end terrace house which has been extended by half at the end. A further front extension is as wide as the original house (photo 3), which is wider than ours would be.
- No.2 Croft Road - a front and large side extension to the end of a terrace with no other development (photos 4, 5) – again, larger and more obtrusive than ours.
- No 50 Simpson Drive – a front extension in a small garden, the full width of the terrace house (photo 6)
- Nos 114, 118 Dicks Park – front extensions in a terrace row, looking up to the house in photo 1, in Telford Road (photo7)
- No.6 Stephenson Terrace, a half house extension plus further side extension plus porch (photo 8)
- No 50 Carnegie Hill – a side and rear extension which is so large that I noticed it when sitting in a traffic queue in Murrayhill, the main road two streets away (photos 9,10)

Compared to these extensions, the part of ours which would be forward of the building line is comparable in size or considerably smaller.

We return to the Delegated Report by Planning Officer Mr C McTier

**4.3 “The frontages at 2 – 20 Wellington have remained unaltered”**

This is a particularly ludicrous statement. If development was not allowed because no development had taken place, no development would ever take place! So there would be no porches allowed, never mind front extensions. Prior to the developments in photos 5 and 6, the frontages of the terraces remained unaltered, but these developments have taken place.

**“The formation of a single storey extension which projects beyond the building line at this location would be an incongruous addition”**

Why would our extension be any more incongruous than those in the Murray, or in Rockhampton Avenue or Chatham as cited in our first submission? As we previously pointed out, our extension would project 2 metres (allowed by the Local Plan) into a 25 metre space to the fence opposite. Nor would our extension take up a large proportion of our front garden, as is the case with the houses in Simpson Drive and Telford Road, who have neighbours facing them. Furthermore, in comparison with the houses photographed, we do not have a road in front of our house, far less a main road, as is the case in photo no 2.

**“The projection and scale of the proposed extension would dominate the streetscene protruding out from a uniform street frontage.”**

It would be difficult to argue that the extensions shown in photos 1 – 6 and 8 do not dominate the streetscene, yet they have been built. The planner’s is a subjective judgement. For the reasons given above, we do not think that our extension would dominate the streetscene and importantly, our 14 neighbours didn’t think so either.

**Response to the Statement of Observations**

1. The planner makes reference to our original photographs showing infill extensions in Coleridge, Wellington and New Plymouth. He states that as these extensions do not come forward of the building line, they do not need planning consent and “therefore the Planning Service has no control over these.” We took these photographs to question the notion of a uniform street frontage. It would seem that the Planning Service narrows/changes its definition each time it uses a term. Apparently, a “uniform street frontage” means “there is no development forward of the building line” regardless of what is built behind it and the lack of uniformity therein.

2. Similarly, the planner refers to our photographs of extensions in Wellington, Coleridge, Invercargill, New Plymouth and Rockhampton Avenue, one rear and the rest side extensions. These photographs were taken to illustrate the size, roof lines or situation of the various extensions, to question the idea of what constitutes an extension which would be considered "out of place". He does not answer the point, but merely remarks that most extensions are built at the back because this is where the most ground is. He totally ignores our point that we have a lot of unused space at our front and a huge area of grass in front of that (original photo no 3). Further, the extensions listed here do have an impact on the streetscape.
3. 'The neighbour notification process is a statutory one that the Council is legally obliged to carry out.' The tone of this paragraph suggests that the consultation process is only gone through because it is a legal requirement, and that the opinions of the local residents do not carry a lot of weight anyway.

**The planner also misrepresents us in his response:**

He claims that we argued that there is no uniform street frontage in the whole of Newlandsmuir or Westwood. What we actually stated, under the heading of 'uniform street frontage' was - "In this whole area of Newlandsmuir/Westwood, the concept of 'back' and 'front' is misleading."

**Important points that the planner chose not to comment on:**

The precedent set by the extension, beyond the building line, to the living room of the house at no 3 Wellington (original photo 8)

The 'incongruous', huge, wall area, visible from Newlands Road, of the house at no 76 New Plymouth (original photo 11)

The extension at no 168 Rockhampton Avenue, which protrudes from the front of the house by as much as ours would, but into a much smaller garden with no green in front (original photo 24)

Last, and most importantly, the planner glosses over the fact that we want to build at the front because we have good reason not to build at the back. He says that we 'later rejected' the suggestion from the Planning Service that the development be moved to the back of our property. On the contrary, we had always said that we could not build at the back because the manhole for the main drain for the street is right outside our back door – a fact which the planner omits to mention.

In conclusion, we believe that our proposed extension would be no more out of place, incongruous or obtrusive than the front extensions in Westwood and Murray as shown in our photographs. We request therefore that the Planning Local Review Body overturns the refusal of planning permission for our proposed extension.





1 No 366 Telford Road





2 No 10 Todhills North





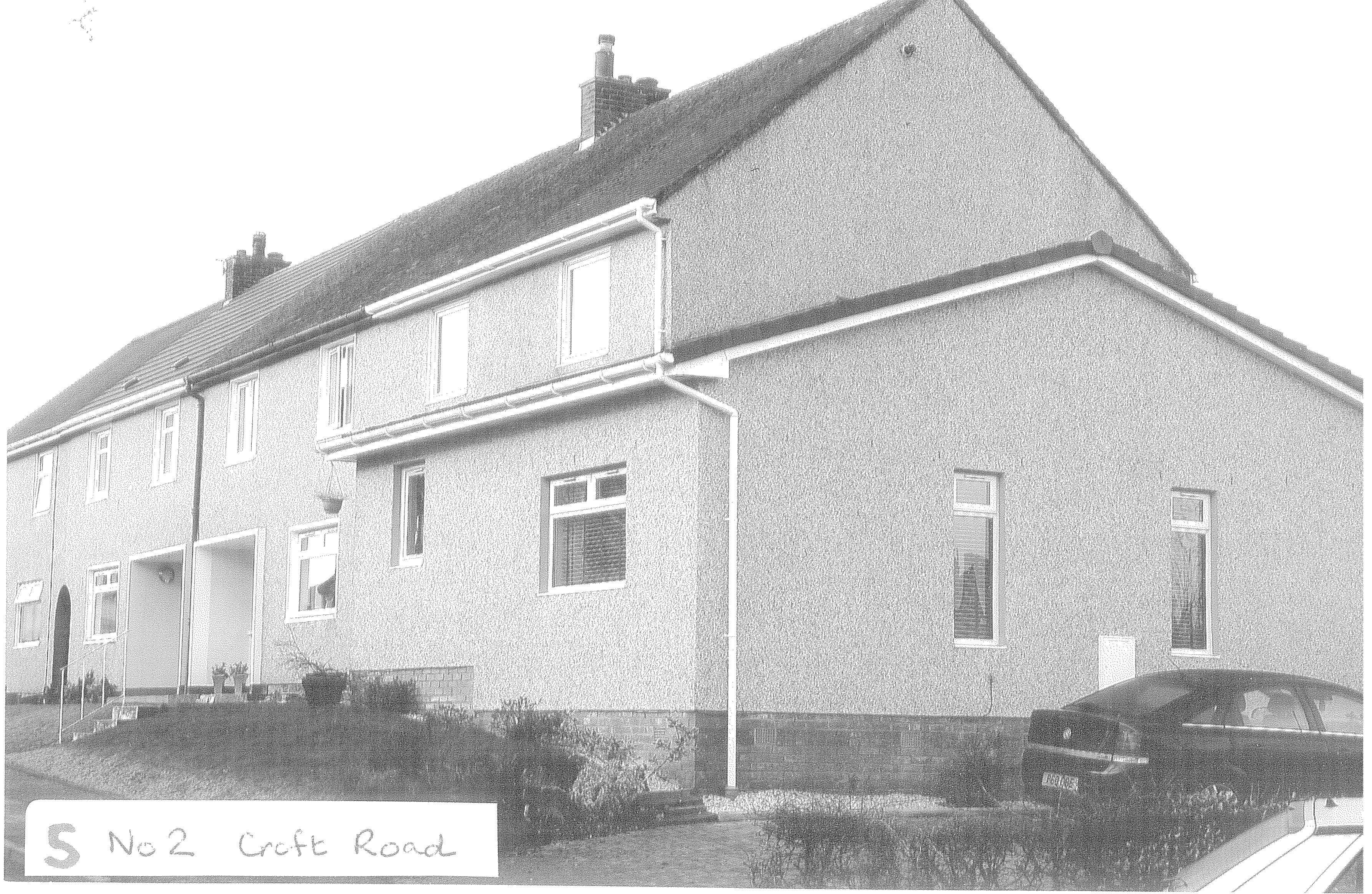
3 No 28 Livingstone Drive





4 No 2 Croft Road





5 No 2 Craft Road





6 No 50 Simpson Drive





7 Nos 114, 118 Dicks Park





8 No 6 Stephenson Terrace





9 No 50 Carnegie Hill





10 No 50 Carnegie Hill