

# Appendix 2(a)

## Report of Handling

Report dated 3 November 2010 by the Council's Authorised Officer under the Scheme of Delegation



# Delegated Report

Report to: **Delegated Decision**  
Date of Report: **3<sup>rd</sup> November 2010**  
Report by: **Area Manager (Planning & Building Control)**

Application No EK/10/0350  
Planning Proposal: Erection of 2no. detached dwellings (amendment to EK/09/0102)

## 1 Summary Application Information

- Application Type : Detailed Planning Application (Amend)
- Applicant : Lesley McCulloch
- Location : 352 - 356 Auldhouse Road  
Auldhouse  
Glasgow  
G75 9DX

## 2 Decision

2.1 Refuse Detailed Planning Permission (for reasons stated).

## 2.2 Other Actions/Notes

None

## 3 Other Information

- ◆ Applicant's Agent: DTA Chartered Architects
- ◆ Council Area/Ward: 05 Avondale and Stonehouse
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan (2009)**

Policy CRE1 – Housing in the Countryside  
Policy ENV34 – Development in the  
Countryside  
Policy DM1 – Development Management

- ◆ Representation(s):

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

◆ Consultation(s):

None

## Planning Application Delegated Report

### 1 Material Considerations

- 1.1 The determining issues of this application are its compliance with local plan policy and in particular, its impact on the amenity of the surrounding area and any adjacent properties.
- 1.2 Policy CRE1 – Housing in the Countryside Part 5 Replacement Dwellings states that proposals will only be considered favourably if the dwelling is capable of habitation or being made habitable without works requiring planning permission and the external walls and roof are substantially intact. Justification for a new dwelling should also be submitted. The proposed dwelling should generally not result in a significant increase in the floorspace of the original dwelling and in particular should respect local design character, using materials appropriate to the rural area and must integrate satisfactorily with its surroundings.
- 1.3 Policy ENV34 – Development in the Countryside aims to conserve the natural and built environment and avoid dominating or adversely interfering with existing views in and out of the site. Development should be sympathetic to locally traditional patterns of scale, proportion and density, avoiding the introduction of suburban-style developments into the rural environment. In addition, the development should respect existing landscape form, and retain or reinstate trees, woodland and boundary features which contribute to landscape character and support wildlife
- 1.4 Policy DM1 – Development Management of the Adopted South Lanarkshire Local Plan (March 2009) 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. Development should enhance the quality and appearance of the local environment and take account of environmental, accessibility and sustainability issues.

### 2 Consultation(s)

No consultations were required as part of this application.

### 3 Representation(s)

Following neighbour notification and advertisement in the local press, 7 letters of representation have been received, the points of which are summarised below:

#### 3.1 **The road will not take an additional 2 dwellings.**

**Response:** The Roads and Transportation Service were consulted on the original application for 2 dwellings at this site under application EK/09/0102, and offered no objections to the proposal. Whilst Roads have not been consulted as part of this

application due to there being no change to the proposed access, I am satisfied their original comments still stand.

**3.2 The positioning of the houses is inappropriate for this area.**

**Response:** Whilst the size of the proposed dwellings are considered to be unacceptable, I am satisfied that, like the original proposal, at least one of the dwellings faces onto the main road to remain in keeping with the surrounding area.

**3.3 The proposed materials are not in-keeping with the surrounding area.**

**Response:** The proposed finishes include wet dash render, concrete tiles and UPVC double glazing. However, as there is a mix of materials used in the surrounding properties, I have no objection in this regard.

**4 Assessment and Conclusions**

4.1 This application is for the erection of 2 no. detached dwellings (amendment to EK/09/0102) at 352-356 Auldhouse Road, located to the south west of Auldhouse. The site, which originally housed two traditional cottages, extends to approximately 0.17 hectares; however demolition of these buildings had already begun prior to the submission of the first formal application. In this application, the proposed detached dwellings each have a floorspace of approximately 330 square metres with a height of 8.8 metres. Each dwelling would accommodate a kitchen, dining room, lounge, family room and 5no. bedrooms, each with access to an ensuite. The dwellings have been sited so as to allow one of the dwellings to front onto Auldhouse Road and the other to sit to the rear. Both properties would use the same access.

4.2 In terms of policies CRE1 and ENV34, the principle of the replacement dwellings was justified under application EK/09/0102 as it was considered that the two dwellings were suitably designed for the surrounding countryside in terms of size and scale. However, under the current application, it is considered the proposed dwellings are out of scale with the surrounding rural area. The proposed dwellings are substantially larger with an increase of around 120 square metres floor space per dwelling from the previous application. In addition, the dwellings would be approximately 1 metre higher than the previous approval. Given that the original dwellings at this site were traditional single storey cottages, it is considered, that the previous consent has maximised development appropriate to this site. It is therefore our opinion that this proposal would form an inappropriate development in the countryside.

4.3 It should also be noted that a further planning application for this address, EK/10/0082, was submitted in between the current and the original applications. EK/10/0082 was also for the larger type dwellings. Whilst the house types were the same as this current application, the orientation varied in that both houses were facing the access road. Following recommendation from Planning that the dwellings were considered to be too large, the application was then withdrawn.

4.4 Following neighbour notification and advertisement in the East Kilbride News, 7 letters of objection were received, the points of which are summarised above. No consultations were required as part of this application.

4.5 In summary, it is considered that this proposal would form an inappropriate development within the countryside and I therefore recommend that planning permission is refused.

## 5 Reason for Decision

5.1 The proposal does not comply with policies CRE1 and ENV34 of the Adopted South Lanarkshire Local Plan (March 2009), as it would constitute an inappropriate form of development in the countryside.

**Signed:** .....  
**(Council's authorised officer)**

**Date:** .....

## Previous References

- ◆ EK/09/0102
- ◆ EK/10/0082

## List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

- ▶ Representations

Representation from : Mr Gerry Fyffe, 72 Larch Drive  
Greenhills  
East Kilbride  
G75 9HG, DATED 25/10/2010

Representation from : Mr Gordon Craig, 23 Auchengilloch  
Whitehills  
East Kilbride  
G75, DATED 25/10/2010

Representation from : Mr John Agnew, 22 Loch Torridon  
East Kilbride  
G74 2ET, DATED 25/10/2010

Representation from : Mr John Russell, 30 Spey Terrace  
Mossneuk  
East Kilbride  
G75, DATED 25/10/2010

Representation from : Mr William Bunting, 9 Dove Place  
Gardenhall  
East Kilbride  
G75, DATED 25/10/2010

Representation from : Mr Allan Williamson, 55 Kirkland Park Avenue  
Strathaven  
ML10 6DY, DATED 25/10/2010

Representation from : Mr John Clark, 7 Millrig  
Whitehills  
East Kilbride  
G75, DATED 25/10/2010

**Contact for Further Information**

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

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Detailed Planning Application (Amend)

PAPER APART – APPLICATION NUMBER: EK/10/0350

**REASONS FOR REFUSAL**

- 1 This decision relates to drawing numbers:
  - L(0-) 01 - Site Location Plan
  - L(1-) 01 - Site Plan
  - L(2-) 01 - Proposed Elevations & Floor Plans
  
- 2 The proposal is contrary to Policies CRE1 and ENV34 of the Adopted South Lanarkshire Local Plan (March 2009) in that the proposed dwellings do not respect the character of and are out of scale with, the surrounding rural area.