

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>16 August 2022</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application no.	P/21/1999
Planning proposal:	Demolition of rear conservatory and garage and the erection of (a) a one and a half storey rear/side extension and (b) extension to the rear and above vestibule (c) associated alterations (replacement of soffits, fascia's, rainwater good, windows and doors and the installation of an air source heat pump) and (d) alteration to front boundary wall to provide wider vehicular access, electric gates and garden alterations, including boundary fencing.

## 1 Summary application information

Application type:	Householder
Applicant:	Ms Stephanie Higgins
Location:	6 Brooklands Avenue Uddingston G71 7AT

## 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: Anderson Anderson Architect
- ◆ Council Area/Ward: 16 Bothwell and Uddingston
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan 2**
  - Policy 2 - Climate change
  - Policy - 3 General Urban Areas
  - Policy 5 - Development Management and Placemaking
  - Policy DM2 - House Extensions and Alterations
  - Policy NHE6 -Conservation Areas
  - SLDP2: Policy 14 Natural and Historic Environment

◆ **Representation(s):**

▶	6	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

◆ **Consultation(s):**

Roads Development Management Team

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site contains a substantial two storey detached sandstone villa with a relatively large rear garden area. The site is surrounded by other dwellinghouses with those at the rear (Rosefield Gardens) being of more modern construction.
- 1.2 The property along with the neighbouring houses in Brooklands Avenue is within the Glasgow Road, Uddingston, Conservation Area. As the proposal involves demolition operations an application for Conservation Area Consent has also been lodged (P/21/200).
- 1.3 The site is relatively level. The rear garden is enclosed by mature landscaping along mutual boundaries. The M74 motorway exists in close proximity to the north of the site.
- 1.4 The house and some others on the east side of Brooklands Avenue appear to have a relatively unusual relationship with the street in that the 'rear' of the houses generally 'face' the road, this being evidenced by a number of garage positions forward of the established building line. Accordingly the properties and area in general have a distinct character and amenity.

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

- 2.1 The proposed works relate to the demolition of an existing conservatory and attached garage (already undertaken), the erection of a side and rear extension, the partial demolition of the existing vestibule which will be rebuilt with an upper floor extension at first floor level along with an alteration to the boundary wall to allow the driveway to be widened by one metre and an electric gate installed. In addition several ancillary alterations including replacement soffits, fascia's, rainwater good, windows and doors and the installation of an air source heat pump are also proposed. Collectively these developments, along with internal alterations will result in the significant modernisation of the property.
- 2.2 The two storey rear and single side extension will project 5.3 metres from the rear elevation and 2.8 metres from the side elevation providing an 'L' shaped extension that will be 9 metres deep by 7.8 metres wide overall. The extension will have a pitched roof and has been designed such that the roof plane nearest 7 Brooklands Avenue is essentially single storey. The extension walls will be finished in burnt cedar cladding to the rear of the house, the elevation facing the boundary with 7 Brooklands Avenue being finished in grey render whilst the elevation to the front, facing Brooklands Avenue, will be finished in sandstone to match the original house with the roof finished in slate.
- 2.3 On the side of the house next to 5 Brooklands Avenue, the existing vestibule will be partially demolished, rebuilt with an extension to the rear and an upper storey provided. The side extension will therefore measure a total of 7.1 metres in depth and 1.7 metres in width. It will also have a slate roof and sandstone to the front but the side and rear elevations will be finished in burnt cedar cladding.
- 2.4 All new windows and doors will be anthracite conservation style Upvc, the fascia's and soffits will be black painted timber and the gutter and rainwater pipes will be black Upvc.

- 2.5 The removal of seven trees is also proposed as part of the work. These include two mature deciduous trees to the rear to accommodate the extension along with one tree and 4 leylandii trees along Brooklands Avenue.

### **3 Background**

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

- 3.1.1 The adopted Local Development Plan 2 identifies the site as being within a general urban area and the Glasgow Road Uddingston Conservation Area. Accordingly policies 2 - Climate change; 3 - General Urban Areas; 5 - Development Management and Placemaking; DM2 - House Extensions and Alterations and NHE6 - Conservation Areas are primarily applicable to the determination of this application

#### **3.2 Relevant Government Advice/Policy**

- 3.2.1 None directly relevant given the nature and scale (Householder development) of the proposal.

#### **3.3 Planning Background**

- 3.3.1 There are three related applications associated with this application namely:

P/21/1036 - Demolition of rear conservatory, garage and chimneys. Erection of two storey side extensions to both gables with replacement soffits, fascia's, rainwater goods, windows and doors and installation of flue. Works to front garden to provide a widened driveway, off street parking space, electric gates, 1200 high mm fencing and patio. Withdrawn August 2021.

P/21/1038 - Demolition of rear conservatory, attached garage and chimneys (Conservation area consent). Withdrawn August 2021.

P/21/2000 - Demolition of garage (in retrospect,) rear conservatory, vestibule and section of front garden wall (Conservation Area Consent). Awaiting to be determined.

### **4 Consultation(s)**

- 4.1 **Consult** – SLC Roads and Transportation Services

**Response:** No adverse comments

### **5 Representation(s)**

- 5.1 Statutory neighbour notification was undertaken and the proposal was also advertised in the Hamilton Advertiser and a site notice produced. Following this publicity, seven letters of representation have been received two of which are identical and from the same individual.

- 5.2 The issues raised can be summarised as:

**(a) The neighbours are concerned that the proposed external materials are not appropriate for the conservation area and that traditional materials should be used on all elevations, not just the front public elevation to retain the integrity and character of the group of Victorian red sandstone villas which are all of a similar age and design.**

**Response:** In most circumstances extensions are built to match the existing property and this is relatively common practice. It is however not mandatory, and scope is available to use more modern materials, sometimes contrasting materials, even in conservation areas. In this regard it must be acknowledged that properties within conservation areas are not museum pieces and must evolve in terms of modern-day standards and expectations.

The proposal will re-use sandstone for the front 'public road' elevation. Contrasting different materials are however proposed for other elevations. In design terms such an approach is modernistic/contemporary in style, the use of modern contrasting materials being purposely proposed as a design technique that is used to highlight the difference between the original building and new additions.

The use of modern external finishes, including render and timber cladding can be accommodated when there is no significant impact on the character or amenity of a conservation area. Indeed, modern design and materials have been approved in other conservation areas. The principle therefore of modern design/finishes has been accepted previously by the Council.

Other properties within the conservation area have been extended and/or altered. The agent has submitted a Supporting Statement highlighting a number of these. Individually and/or collectively such developments do have an impact on the character of the conservation area but not to a significant, material or detrimental extent. There is therefore scope to use modern contrasting finishes.

The contrasting materials will be used at the sides and rear of the house which in relation to the public road are not so prominent. The impact therefore of such materials will be proportional to their location. On balance therefore and acknowledging the scale of the extensions and related materials, the use of modern external materials will be to such an extent and degree that they would not be unacceptable and detrimental to the character of the conservation area. Indeed, many listed buildings or other properties have been extended/altered using contrasting materials in a very satisfactory, sometimes architecturally award-winning manner.

**(b) The proposed grey colour and Upvc material of the windows and doors is inappropriate for the conservation area.**

**Response:** The proposed windows will be of a conservation sash and case design and appearance and, given advances in window technology which have made window frames less bulky, it is considered that they will look (colour excluded) almost identical to traditional timber windows. In terms of the colour, the applicant could paint the existing timber windows grey and, although the house is in the conservation area, it is unlikely that planning would deem this a material change that needed consent - there are already other properties within local conservation areas where windows have been replaced in anthracite Upvc and these have had no detrimental impact on the overall character of the areas. It is therefore considered that proposed windows and doors are acceptable.

**(c) No information has been provided on the drainage capacity to enable the number of bathrooms in the house to be increased from two to four.**

**Response:** Drainage for the property is not something that is assessed as part of the planning application but will be fully addressed as part of the building warrant submission. That said just because the number of toilets and similar are being increased within a house does not automatically mean that they will all be used at once or will result in greater demand on water or significantly increase the discharge of effluent. Further technical solutions can also be adopted to address such matters should issues ever arise in the future.

**(d) A neighbour has asked the significance of the two cars shown parked in the street in the proposed block plan.**

**Response:** There is no significance to these cars, the agent has used their architectural license and shown that cars could be parked in the street.

**(e) The two-storey extension to the rear of the property will run parallel with the boundary of 7 Brooklands Avenue and block sunlight to the garden and a window in the gable wall.**

**Response:** The side wall of the rear extension will be single storey beside the mutual boundary and is approximately 5.5 metres from the neighbour's gable at the nearest point. While the extension is two-storey overall, the two storey ridge is approximately another 5 metres off the boundary and as such it is considered that as the sun comes round some direct light will still reach the garden and window, particularly in the summer when the sun is highest in the sky. Additionally, it should be noted that a degree of overshadowing is considered to be commonplace in residential areas. Indeed, the existing house will generate a shadow and as the extension is of lesser height it is likely that the shadow impact of the extension will be predominantly included within the shadow cast by the existing house. Accordingly, it is not considered that the extension will significantly increase overshadowing, given the orientation of the properties.

**(f) A number of drawings are incorrect as they show existing parts of the building and downtakings that have already been demolished. This work was presumably carried out without consent and shows a lack of openness and attention to detail.**

**Response:** Some demolition work has already been carried out. The Planning Service is aware of this and consent should have been received before such work took place notwithstanding that most demolition activity (including limited operations in conservation areas) does not require planning consent. All such unauthorised work is at the applicant's risk and given the scale of such work and the present application, the Council has to respond proportionally. That said the impact of the proposed downtakings will still be assessed retrospectively as part of application P/21/2000.

**(g) No reason or justification has been provided for the removal of the existing chimneys. This removal destroys the roof line of the building and is inappropriate within the Conservation Area where all the villas have chimneys. Chimneys are a consistent and very recognisable feature throughout the immediate neighbourhood and should not be removed.**

**Response:** The plans have been amended by the agent since the receipt of these comments and the chimneys will remain.

**(h) There are inappropriate large plate-glass windows proposed for the elevation facing Brooklands Avenue. This will be antagonistic to the Victorian-style sash windows prevailing throughout the Conservation Area.**

**Response:** The proposed patio doors will be a more modern addition to the front elevation, however they will not detract significantly from the overall appearance of the property. The openings will be finished with sandstone and they will be the same colour as the upper traditional style windows to be installed so there will be a degree of consistency. In addition, even with the increased openings, sandstone will still dominate the front elevation.

**(i) Brooklands Avenue is also designated as a tree conservation area. It is proposed to remove 7 trees, the majority for no obvious purpose. This is inappropriate since they give character to the neighbourhood, consistent with adjacent properties, and also serve to reduce noise and air pollution from the nearby motorway. Additionally, in light of COP26 we should be protecting all trees and greenery for the sake of the planet.**

**Response:** Two trees require to be removed to the rear of the property to accommodate the extension. However, it is not considered that the trees are of any particular merit, the rear garden being surrounded by trees and the loss of these two

will not have a significant detrimental impact on either the garden or the conservation area and replacement planting will be conditioned as part of consent should this be issued. To the front of the property, a sycamore and four smaller Leylandii are marked for removal. The sycamore has been significantly pollarded in the past and doesn't look overly attractive when not in leaf. It is also starting to cause damage to the boundary wall and will be replaced with an ornamental cherry tree or other native tree. Leylandii cypress is a hybrid and not a British native species. It is fast growing and therefore can be difficult to maintain and it has limited habitat and aesthetic value. It is considered that these trees give limited character to the residential amenity of the area in general or the conservation area in particular and can be replaced with one or more appropriate native trees. In total 4 trees will be replanted and it is considered that this addresses the sustainability issues raised.

**(j) The applicant also proposes to remove the bay window from the "true" front of the property and to incorporate it within the proposed new extension. However a bay window is one of the most attractive features of these "old" Victorian properties and should therefore be retained.**

**Response:** The bay window is an attractive feature to the building, but it is not located on the main public elevation. If the property were listed the Planning Service would look to retain the traditional features, but in a conservation area the main area of focus is the public elevation in terms of the character and amenity of the area. Within a conservation area it is considered that a wider degree of design preference and freedom can be accommodated at the rear of a property where the proposals will have less impact on the overall appearance of the conservation area. In this case, while the bay is on the original front elevation of the property, it is not the public elevation and therefore the removal of the bay to allow the new extension to be built is acceptable from a planning point of view.

5.3 These letters are available for inspection on the planning portal.

## **6 Assessment and Conclusions**

- 6.1 Within the adopted 2021 South Lanarkshire Local Development Plan 2, the application site lies within the settlement boundary of Uddingston. Policies 2 – Climate Change, 3 – General Urban Areas, 5 - Development Management and Place Making, DM2 – House Extensions and Alterations, 14 - Natural and Historic Environment and NHE6 - Conservation Areas therefore apply. Collectively these policies seek to minimise and mitigate against the effects of climate change, seek to promote the principles of sustainability in development and aim to make a positive contribution to the character and appearance of the environment in which they are located, taking account of, and being integrated with the local context and built form.
- 6.2 The determining issues in assessing this proposal are compliance with local plan policies and in particular the impact of the proposal on the character, amenity and appearance of the conservation area.
- 6.3 Overall it is considered that the impact of the proposal will be within acceptable limits all aspects considered and it will not be to a significant or adverse extent. The proposed works to the property are relatively extensive, however they have been designed to be sympathetic to the conservation area with the majority of modern features and materials to the sides and rear to maintain the original integrity of the sandstone villa from the streetscape. From the public elevation, the property will retain its traditional appearance with the sandstone from doughtings being reused to face all new elevations and all new roofs being finished in slate. While the materials to the sides and rear of the extension will be more modern, these are set back from the front elevation and as such will be relatively unseen from the street and in turn will have no

significant impact on the appearance of the conservation area. The anthracite grey Upvc windows and doors will alter the appearance of the property, mainly by virtue of their colour, but it is not considered that this will be detrimental to the streetscape. Accordingly, it is considered that the extensions are not of a size, scale or design that would be out of keeping within the street or conservation area or would significantly adversely impact upon existing levels of privacy or overshadowing in the local area. Furthermore sufficient garden ground and off street parking will remain.

- 6.4 In light of the above, it is considered that the proposal would have no significant adverse impact upon amenity or the character and appearance of the conservation area and that it reflects the spirit and thrust of the relevant local development plan policies and guidance. The granting of planning consent is therefore considered justified.
- 6.5 Five neighbours submitted letters of objection to the application which have been summarised in Section 2 above. The concerns raised either individually or collectively would not justify the refusal of consent and the normal presumption in favour of issuing consent for proposals that comply with Local Development Plan policy should prevail.

## **7 Reasons for Decision**

- 7.1 The proposed demolition of the existing conservatory and garage and erection of a one and a half storey rear and side extension, a rear and upper extension to the existing vestibule, associated works to replace soffits, rainwater goods, windows, doors etc and alterations to the boundary wall to widen the drive and enable the installation of electric gates will have no significant adverse impact on either residential or visual amenity and complies with Policies 2, 3, 5, 14, NHE6 and DM2 of the Local Development Plan 2. There are no additional material considerations which would justify refusing planning permission.

**David Booth**  
**Executive Director (Community and Enterprise Resources)**

26 July 2022

### **Previous references**

- ◆ None

### **List of background papers**

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (Adopted 2021)
- ▶ Neighbour notification letter dated 24 November 2021
- ▶ Press advert, Hamilton Advertiser dated 9 December 2021
- ▶ Site Notice dated 23 November 2021
- ▶ Supporting Statement, Anderson Anderson Architects (Undated).
- ▶ Consultations
  - Roads Development Management Team 02.12.2021
- ▶ Representations Dated:
  - Margaret Miller, 7 Brooklands Avenue, Uddingston, Glasgow, 02.12.2021  
South Lanarkshire, G71 7AT and 19.02.22



Mr John F Waterson, 8 Brooklands Avenue, Uddingston, Glasgow, G71 7AT	13.12.2021
Mrs Artemis Curran, 15, Brooklands Avenue, Uddingston, Glasgow, G71 7AT	18.12.2021
Mrs Mary M Waterson, 8 Brooklands Avenue, Uddingston, Glasgow, G71 7AT	13.12.2021
Dr James Curran, 15, Brooklands Avenue, Uddingston, Glasgow, G71 7AT	17.12.2021

**Contact for further information**

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

Mariona Doig, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 453648

Email: [mariona.doig@southlanarkshire.gov.uk](mailto:mariona.doig@southlanarkshire.gov.uk)

Detailed planning application

Paper apart – Application number: P/21/1999

### **Conditions and reasons**

01. That the type and distribution of external finishes shall be as shown on the approved plan and any changes shall be submitted to and approved by the Council as Planning Authority prior to ordering.

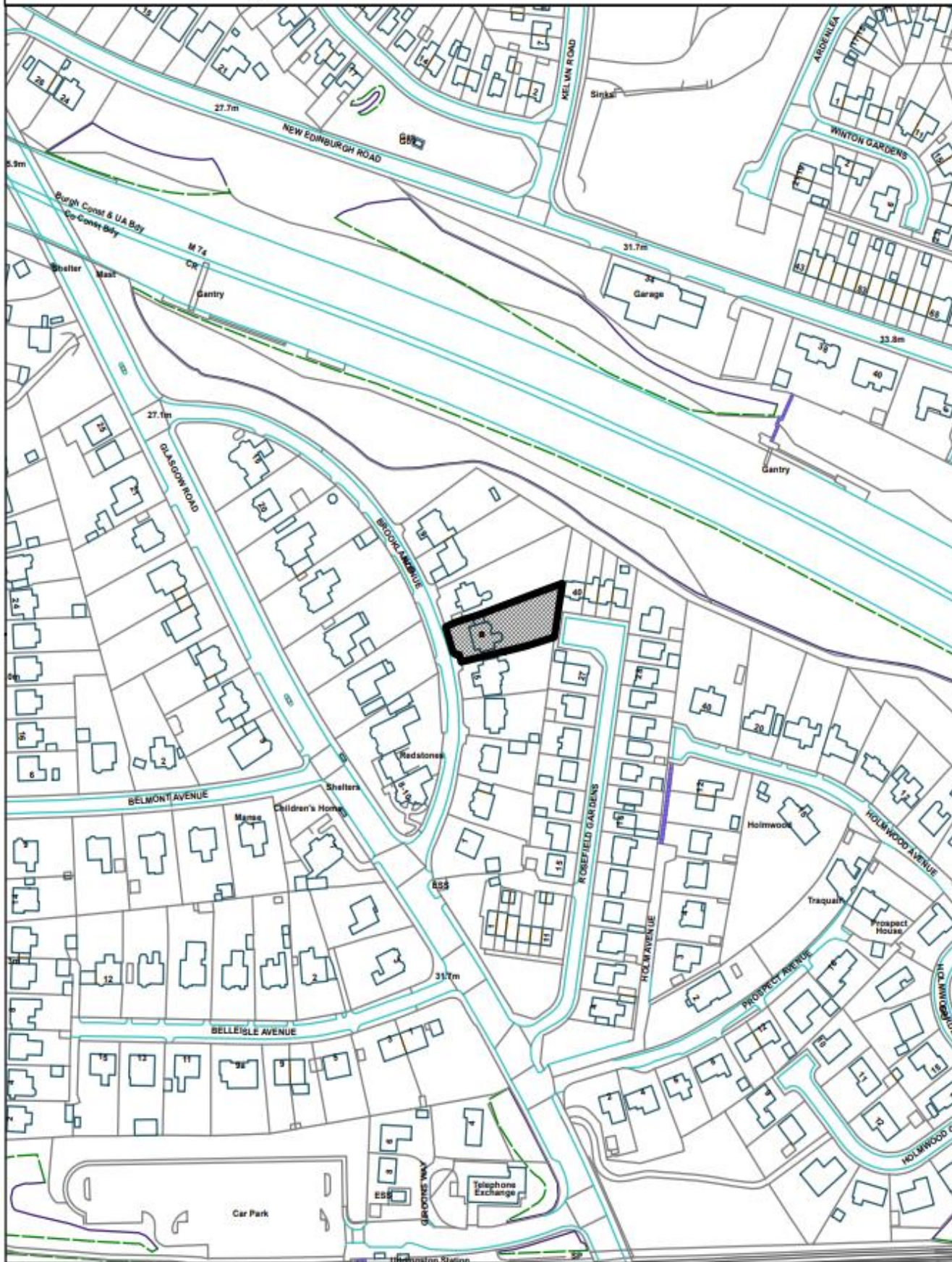
Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

02. That only the 7 trees shown in drawing no EB-01 shall be felled and these must be replaced by 4 trees (2 in the rear garden and 2 in the front garden) of a native species and semi-mature size to the satisfaction of the Council as Planning Authority.

Reason: To safeguard the amenity of the conservation area.

P/21/1999

6 Brooklands Avenue, Uddingston



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Scale:  
1:2,500  
Date:  
21/07/2022



**South Lanarkshire Council**  
**Community and Enterprise Resources**  
Planning and Economic Development

