

Application No. S/99/00901/FUL
Date registered 14 July 1999
APPLICANT PAUL GRACIE
Agent Allan McEwan Architects, 214 Bath Street, Glasgow, G2 4HR
DEVELOPMENT EXTENSION TO DWELLING AND ERECTION OF GARAGE
LOCATION 47 DOUGLAS STREET, MOTHERWELL ML1 3JQ

Ward No. 1
Grid Reference 276365 664751

File Reference S/PL/B/13/22(302)/AM/AB

Site History No previous applications

Development Plan Southern Area Local Plan Finalised Draft

Contrary to Development Plan No

CONSULTATIONS

Objection
No Objection Coal Authority
Conditions
No Reply

REPRESENTATIONS

Neighbours 6 letters of objection (from 3 addresses)
Newspaper
Advertisement No Response

COMMENTS

The application is for a two storey extension incorporating a garage and living accommodation at the side and rear of the subject property. Objections have been received from neighbours, however, I consider the proposed development is appropriate to the area, subject to conditions, and recommend that the application be granted.

One of the objectors has asked for a hearing in order to put his case to the Committee prior to a decision being made on this application.

RECOMMENDATION

Grant, subject to the following conditions:-

1. That the development hereby permitted shall be started within five years of the date of this permission

Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.



Produced by
 Department of Planning and Environment
 Southern Division
 303 Brandon Street
 MOTHERWELL
 ML1 1RS

Telephone 01695 302100 Fax: 01698 3021012
 OS Licence LA 08041L

Planning Application No. S/99/00901/FUL
 Extension to Dwelling and Erection of Garage
 47 Douglas Street, Motherwell

★ Location of Objectors



1:1250



Reproduced from the Ordnance Survey mapping with
 the permission of the Controller of Her Majesty's
 Stationery Office. © Crown copyright.
 Unauthorised reproduction infringes Crown copyright
 and may lead to prosecution or civil proceedings.

2. That the facing materials to be used for the external walls and roof shall match in colour and texture those of the existing adjoining building.

Reason: In the interests of amenity of the building and the Conservation Area.

3. That before the development hereby permitted starts, full details of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required.

Reason: In the interests of amenity of the building and the Conservation Area.

List of Background Papers

Application form and plans received 14/7/99

Southern Area Local Plan Finalised Draft

Letter dated 10/8/99 from The Coal Authority

Letters dated 1/7/99, 27/7/99, 30/7/99 and 4/8/99 from Mr & Mrs Devanny, 49 Douglas Street, Motherwell

Letter dated 5/7/99 from Mr McGinness and H Reynolds, 45 Douglas Street, Motherwell

Letter dated 27/7/99 from Mr & Mrs Rodgers, 53 Douglas Street, Motherwell

Any person wishing to inspect the above background papers should telephone Motherwell 302093 and ask for Alistair Maclean.

APPLICATION NO. S/99/00901/FUL

REPORT

1. SITE AND PROPOSAL

- 1.1 The application is for an extension to an existing dwelling at 47 Douglas Street which is a substantial red sandstone semi-detached property built around the turn of the century. The front of the property is two storey plus pitched roof. The ground floor is approximately 1.5 metres above ground level at the front. As the site slopes downwards to the rear there is an existing basement, making the house three storey at the rear. There is an existing concrete sectional garage with pitched roof located at the rear/side of the house. There is an existing grey sandstone wall 1.5 to 2 metres high along the boundaries of the applicant's property.
- 1.2 The proposal is to demolish the existing garage and build an extension incorporating a garage, living accommodation and a balcony at the rear of the present dwelling. From the rear, the extension will be two storey plus pitched roof which will take the roof apex to the upper floor rear window. The proposed roof will be asymmetric providing room space above the garage. Due to the sloping site and the position of the extension the appearance of the development when viewed from the road will not be excessive or out of scale with the application property.

2. OBJECTIONS

- 2.1 Objections have been received from three neighbouring properties. Several points have been raised which can be fairly summarised as follows:
- 2.2 Size - The extension will dominate the rear of the property and will be overdevelopment of the site.

Sunlight/Daylight - The extension will restrict sunlight and daylight to rooms and gardens of adjoining properties.

Amenity - It would be detrimental to the amenity of the Conservation Area, would be clearly visible from Douglas Street and Elvan Street, would reduce open views to Hamilton and rear gardens, and would devalue surrounding properties.

Privacy - The extension would invade privacy, in particular with regard to the balcony area and the velux window looking into a bedroom.

Design - Would not be in keeping with area, by creating the appearance, from the street, of a lean-to extension. The rear extension is modern in character. No details of materials on the front and side elevations have been given.

Location - The development close to the boundary wall may undermine the wall's foundations, especially as the area has a history of mine workings. This would cause maintenance problems. The extension will dominate the rear of adjoining houses.

Others - The development would create a precedent and could lead to proliferation of like extensions, there is a need to protect interests of occupiers and the public as a whole. There is no stated need for the extension and it could lead to noise from a future bad neighbour because of the high balcony.

3. OBSERVATIONS

3.1 I shall deal with the points raised in the objections individually.

3.2 Size - In terms of the footprint and floorspace of the house the extension will increase the size of the dwelling by approximately 25 per cent. With the proposed extension the house will occupy approximately 25% of the plot area. NLC's open space guidelines recommend that a minimum of 70% of the plot area, in large plots, remains as garden ground, therefore the proposal is acceptable in terms of the Council's normally applied space standards.

Sunlight/Daylight - The Council's adopted test for sunlight and daylight was carried out on the adjoining properties. The proposed extension has satisfied these tests.

Amenity - The proposed extension is to the rear of the property but can only be seen by passers-by on Douglas Street who make a conscious effort to look down the side of the building. It is possible it may be seen from the upper floors of some houses on Elvan Street but no objections have been received from these property occupiers. The development would have little impact from Elvan Street given the slope and existing development. Views to Hamilton will be little restricted and I do not feel it would devalue the area.

Privacy - The property is surrounded at the rear by substantial sandstone walls, however, the upper floor of the extension will overlook gardens and some windows of neighbouring properties. I do not feel, however, that this issue would be sufficient to recommend refusal of the application.

Design - I have carefully considered the appearance of the proposed extension. Douglas Street consists mainly of old houses. One of its strong features is the individuality of the properties with many roofs at varied angles. I am of the opinion that the extension, as viewed from Douglas Street, will not look out of place. The only window in this elevation will be vertical in appearance, in keeping with the existing house. The rear will be modern in character but its design, with pitched roof, is adequate. Conditions with regard to finishes are appended to the recommendation. The applicant and agent have stated that appropriate materials will be used and the plans show that natural slate will be used on the roof.

Location - Any damage caused to the wall by the development would require to be made good by the developer. The Coal Authority has stated that the last record of mine workings in the area was 1925 and that ground movement from these workings should have ceased. While the proposed extension will be large it will be lower in height than the existing house and will not be out of scale with houses in the area.

Others - There have been few applications for extensions in Douglas Street and there is no reason to suppose that it would lead to a proliferation of like extensions. Planning applications within the Conservation Area are looked at carefully with regard to design, materials and finishes to maintain the amenity of the area. Need is not an issue that would be addressed as a planning matter in this instance. Noise from future bad neighbours is not a planning consideration.

3.3 In view of the objections from the neighbours I have asked the applicant to consider reducing the scale of the development, however, he is unwilling to do this and requires a decision on this proposal.

4. RECOMMENDATION

- 4.1 I have considered this proposal carefully and paid particular attention to its design and impact in its location within the Conservation Area. The design, viewed from Douglas Street is not obtrusive nor inappropriate. I have recommended that a condition be appended with regard to materials and finishes to be used and will pay particular attention when these are submitted.
- 4.2 I can accept that the proposed extension will have some impact on adjoining houses but I am satisfied that this will not be of such a scale as to justify a recommendation of refusal.
- 4.3 I therefore recommend that the application be granted subject to conditions.