

Application No. C/99/00816/AMD  
 Date registered 22 June 1999  
 APPLICANT S MAHONEY, 119B HALLCRAIG STREET, AIRDRIE

Agent Construction Design Associates, 6 Church Street, Coatbridge  
 DEVELOPMENT AMENDMENT TO PLANNING PERMISSION FOR ERECTION OF 2 SEMI-  
 DETACHED HOUSES

LOCATION 6-12 DONALDSON PLACE, AIRDRIE

Ward No. 43  
 Grid Reference 276509 665552

File Reference C/PL/13055/0612/0/000/GB/KH

Site History In 1998 outline planning permission was granted for the erection of a house at the site (App No. 98/01059/OUT). In 1999 permission was granted for the erection of 2 semi-detached house on the same site (App No. C/99/00101/REM).

Development Plan Policy ECON13/5 and ECON9 of the Monklands District Local Plan.

Contrary to Development Plan No

**CONSULTATIONS**

Objection None  
 No Objection None  
 Conditions None  
 No Reply None

**REPRESENTATIONS**

Neighbours Four and One Petition

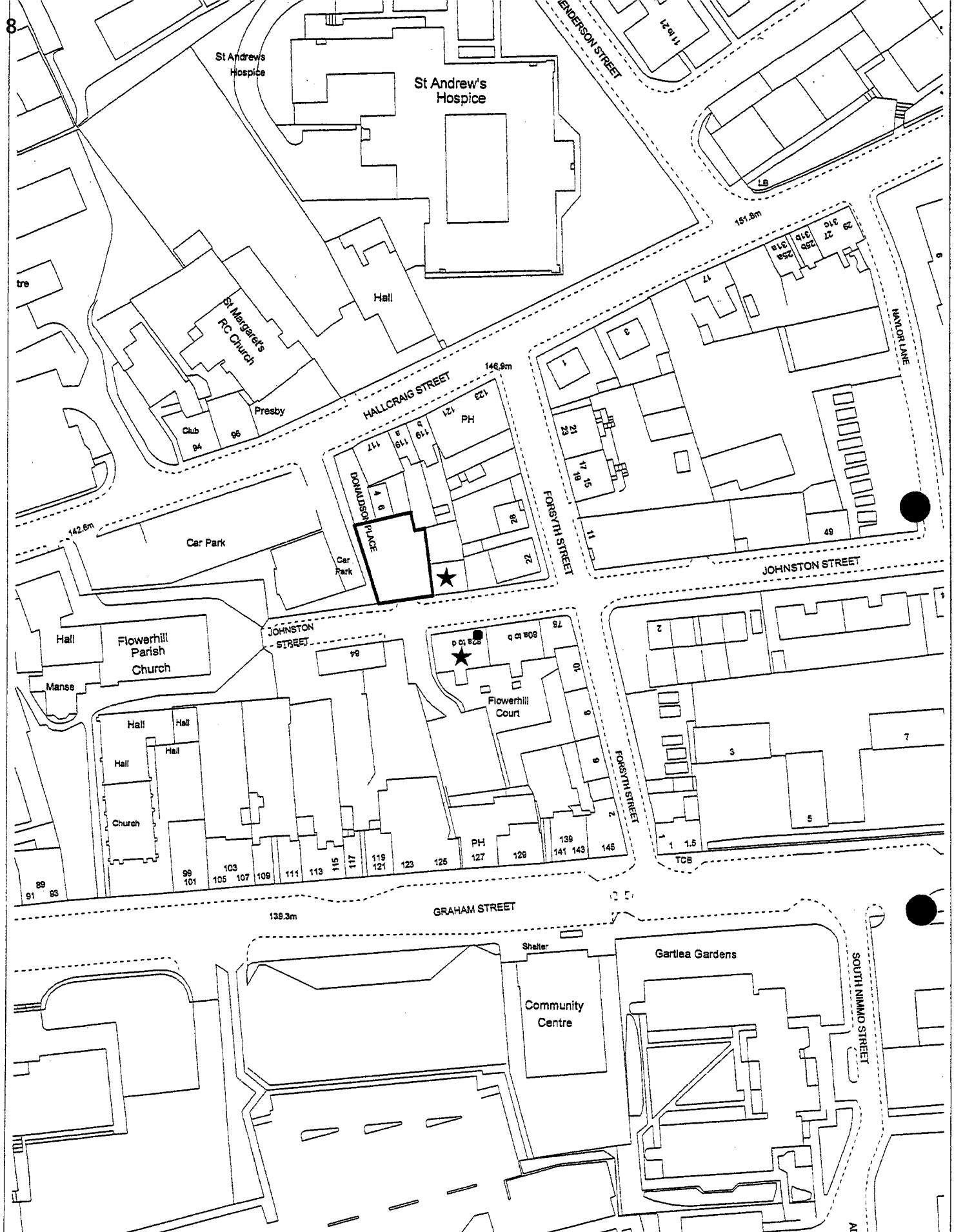
Newspaper Advertisement Not required

COMMENTS Planning permission was granted in January 1999 for the erection of two semi-detached houses on the site. The current proposal is to make them larger than was originally proposed, the width of the houses is increased by 1.0m.

Having considered the points raised by the objectors I consider the proposal to be acceptable and recommend that planning permission be granted subject to suitable conditions.

**RECOMMENDATION**

Grant, subject to the following conditions.




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 AMENDMENT TO PLANNING PERMISSION FOR ERECTION OF  
 2 SEMI-DETACHED HOUSES AT  
 6-12 DONALDSON PLACE, AIRDRIE


\* OBJECTOR'S PROPERTY

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**List of Background Papers**

- Plans and Application Form submitted on 18 June 1999.
- Monklands District Local Plan 1991.
- Letter of objection from Mr Alex Anderson, 82b Johnston Street, Airdrie dated 21 June 1999.
- Petition containing 7 signatories submitted by Mr Alex Anderson on 21 June 1999.
- Letter of objection from Graham Weir, 1 Flowerhill Court, 82 Johnston Street, Airdrie.
- Letter of objection from Jane W Bryson, 7 Flowerhill Court, Airdrie dated 22 June 1999.
- Letter of objection from Mr Hugh Murray, Sweethill House, Bore Road, Airdrie dated 29 June 1999.

Any person wishing to inspect the above background papers should telephone Coatbridge 812374 and ask for Graeme Brown.

## APPLICATION NO. C/99/00816/AMD

## REPORT

## 1. THE APPLICATION SITE

- 1.1 The application site is situated on land that was previously Donaldson Place. When the public car park at Hallcraig Street was constructed Donaldson Place was removed from the list of publicly adopted roads and became private property. The properties along Donaldson Place were all taken into the ownership off 117 Hallcraig Street, some of the buildings were demolished and the site was used as a yard.
- 1.2 The application site therefore will have a direct frontage onto Johnstone Street. On the west it is bounded by Hallcraig Street car park, to the north by the residential properties at 117 and 119a Hallcraig Street and on the east by a commercial property which is used as a builders yard.

## 2. REPRESENTATION

- 2.1 Four individual letters have been received from neighbours of the site along with a petition collated by one of the neighbours.

- 2.2 The neighbour at 82b Johnston Street has indicated that he has no objections to the erection of one house only on the site but that he objects to the development of the site for two houses. He has articulated his concerns as follows:-

- (i) a one and a half storey house on the north side of Johnston Street would be out of character with the surrounding area and that it would overlook neighbouring properties.
- (ii) that because the new houses would overlook his property he is concerned that it would devalue his own property and make it difficult to sell in the future.
- (iii) that the introduction of a three bedroomed house will change the demographics of the area and irreversibly change the residential environment.
- (iv) that the associated parking with the house will result in a loss of privacy and an increase in noise levels within neighbouring properties.
- (v) that the windows of the new house will look directly into his own property and will be less than 18.0m from his own flat.
- (vi) that the house should have an east-west orientation in line with the former Donaldson Place.

Mr Anderson has also indicated that some excavation work has been undertaken on site and that he considers that the Council should reverse its previous decision and have the house re-oriented.

He has also submitted a petition signed by 7 other neighbours expressing concern about the orientation of the houses.

- 2.3 One neighbour within Flowerhill Court has expressed concern about loss of privacy to his house as windows would face directly into his property, that as a result of the height of the new houses his house would suffer a loss of light and that Johnston Street is too narrow to accommodate this development.
- 2.4 The neighbour of the adjoining builders yard at 75 Johnston Street is concerned that the new houses will overshadow his property and make it difficult to market for a residential development should he choose to do so in the future.
- 2.5 Lastly one neighbour is concerned the work has started on site without the benefit of a Building Warrant having been approved.

### 3. POLICY CONTEXT

- 3.1 Policies ECON 13/5 and ECON9 reflect the previous use of the site as a yard promoting the "Improvement of Industrial Sites" and allocating it as being suitable for a mixture of uses.

### 4. ASSESSMENT

- 4.1 The concerns raised by the objectors all relate to the construction of the houses themselves. This matter was considered by the Planning and Development Committee at its meeting on 17th March 1999 and planning permission was granted.
- 4.2 I will, however, briefly respond to the concerns and revisit the assessment of the initial proposal.
- 4.3 Firstly, as can be seen from the attached location plan, the application site is not directly opposite the properties at 82 Johnston Street, but opposite the entrance to the parking area for the properties. I therefore do not consider there to be a significant loss of privacy to these properties that merited refusing the previous application.
- 4.4 Likewise the application site is to the north of 82 Johnston Street. There will therefore be no overshadowing of these flats.
- 4.5 The area around Johnston Street is predominantly residential in character and the addition of further houses will not change significantly the demographic (the make up of the population) character of the area.
- 4.6 Donaldson Place is no longer a public road and there is an existing vehicular access to the site from Johnston Street. Therefore in design and streetscape terms it is more appropriate to have the new properties front Johnston Street. The new postal address of the site will be Johnston Street.
- 4.7 The planning application that is being considered makes a change to the size of the houses and as such the Council can only determine the merits of those amendments. The development of the site for two semi-detached houses has been considered and approved. Many of the points raised by the objectors are therefore irrelevant in the context of this planning application.
- 4.8 What is at issue is whether the amendments to the design of the houses will have an adverse affect on the layout of the site and the neighbouring properties. In this case the applicant has applied to amend the design to increase the width of both houses by 1.0m. The main effect of this will be to increase the height of the house by 0.25m and reduce the garden area by 1.0m.
- 4.9 I do not consider that the increase in the height of the house will have any adverse effect on the neighbouring properties in relation to the proposal which currently enjoys planning permission. I am, however, concerned about the loss of garden ground. As it stands the areas of garden ground associated with the houses are acceptable. However, if the residents of the properties chose to exercise their permitted development rights and extend their property up to 24m<sup>2</sup> then the area of garden would be reduced to an unacceptable level. I therefore consider it is reasonable to allow the development to go ahead on the basis that the permitted development rights are removed.

### 5. CONCLUSIONS

- 5.1 Having assessed the proposal against the policies of the Local Plan, in terms of the previous outline and detailed planning permission and taking into consideration the objectors comments, I consider that the proposal is acceptable.