

AGENDA ITEM NO. 1

Application No: S/02/00304/FUL

Date Registered: 4th March 2002

Applicant: **Mohammed Ghaffer**
1 Glassford Street
Motherwell
ML1 2BE

Agent: Mr. Ian Keachie
72 North Orchard Street
Motherwell
ML1 3JL

Development: **Alterations and Extension to Existing Shop Unit**

Location: **Grocers 1 Glassford Street Motherwell Lanarkshire ML1 2BE**

Ward: 12: Knowetop

Grid Reference: 276504 655791.

File Reference: 11/7 (60)

Site History: S/01/00574FUL - Refused on 15th August 2001 for proposed alterations and extension to shop.

Development Plan: The site is zoned as Residential within both the Motherwell and Wishaw Development Plan 1953, and the Southern Area Local Plan Finalised Draft (Modified June 2001).

Contrary to Development Plan: No

Consultations:

Representations: 3 Letters of Objection / Representation

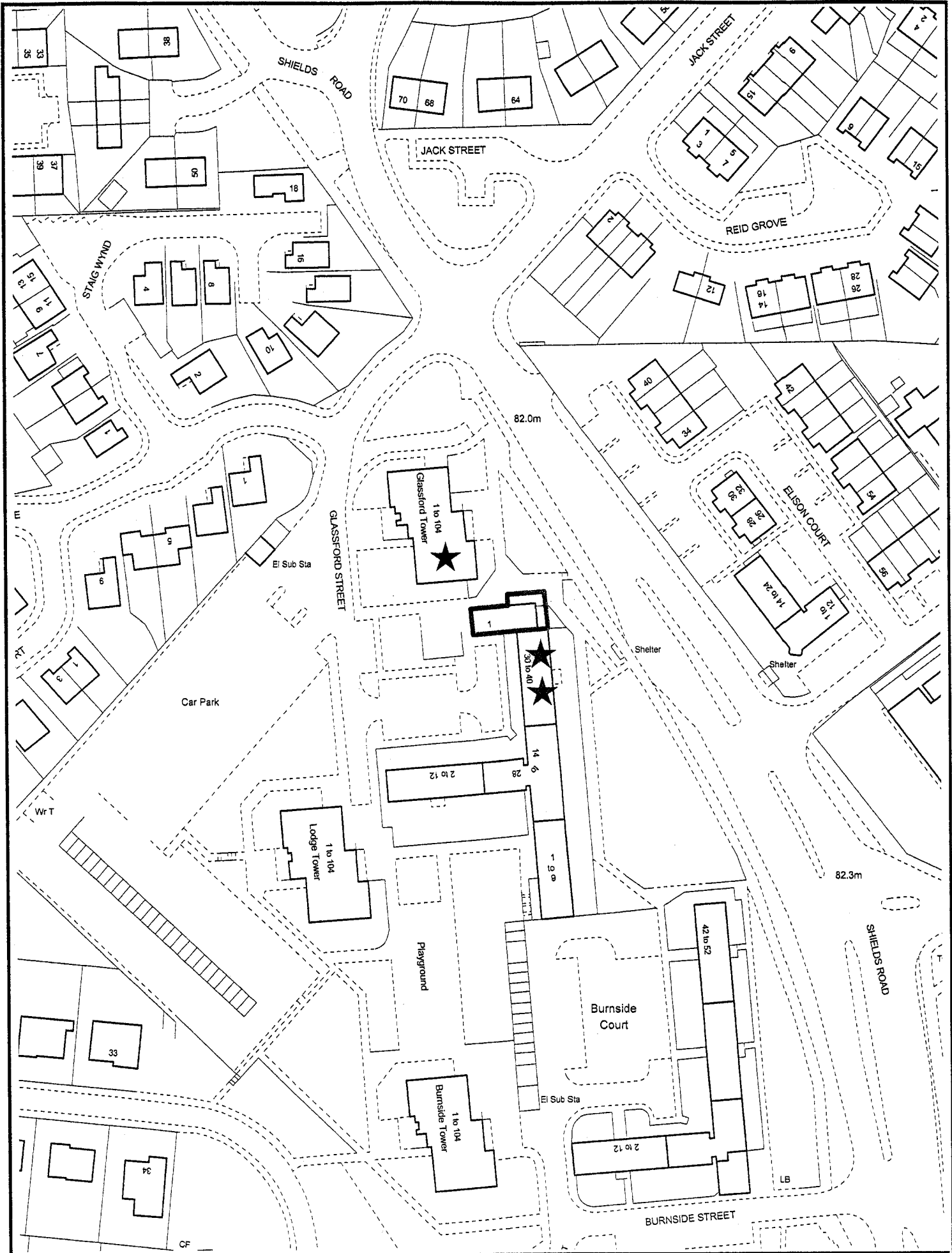
Newspaper Advertisement: Not Required

Comments:

Planning permission is sought for a single storey extension to an existing retail unit within an established residential area. The unit is situated in a prominent location at the end of a block of flats. It is proposed to build the extension onto the north and east elevations of the unit, effectively building an L-shaped wrap-around extension and increasing the floor space by an additional 45%. This increases the sales floor area by 30%. The remainder is for additional storage. The extension maintains the front building line of the adjoining flats and projects approximately 3.25 metres from the existing front elevation of the shop.

A previous application (S/01/00574/FUL) for an extension to the existing retail unit was refused. The current application is a revised proposal, which is smaller in size and does not, unlike the previous application, project forward of the front elevation of the adjoining flats.

There have been three letters of objection received from neighbours. The issues raised concerned the detrimental effect on the appearance of the area, loss of daylight to adjacent flats and loss of privacy to



PLANNING APPLICATION No. S/ 02 / 00304 / FUL

ALTERATIONS AND EXTENSION TO EXISTING SHOP FRONT

1 GLASSFORD STREET, MOTHERWELL.

★ Location of Objector

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

Telephone 01695 302100 Fax: 01698 302101

OS Licence LA 09041L



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.

front gardens. Other planning issues included increase traffic, parking and delivery, and the loss of public footpaths. Non-Planning issues included lack of refuse facilities, anti-social behaviour, and safety. These issues are addressed in the attached report.

It is considered that the extension is acceptable at this location, as it is in keeping with the scale and design of the existing building, the use is compatible with the residential nature of the area, and in terms of daylighting and privacy, the proposal will not have a detrimental effect on the adjoining residential neighbours. It is also considered that the proposal will not significantly increase the demand for parking on Shields Road or within the existing residential parking areas.

The proposed extension will, if granted, require the stopping up of existing footpaths. Notwithstanding the representations made, it is recommended that permission be granted.

Recommendation: Approve 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.

2. That before the development hereby permitted starts, full details of all external materials to be used in construction, including walls, roofs, windows, doors, gutters and downpipes, shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required.

Reason: To enable the Planning Authority to consider these aspects in detail.

3. That the development hereby approved shall not commence until the necessary road/footpath closure/diversion Orders have been confirmed and the statutory procedures specified in Schedule 16 of the Town and Country Planning (Scotland) Act 1997 completed.

Reason: To allow the necessary statutory procedures to be carried out.

Background Papers:

Application form and plans received 4th March 2002

Memo from Transportation Section received 24th April 2002

Memo from Protective Services received 2nd April 2002

Letter from M. Taylor, 32 Glassford Street, Motherwell, ML1 2BE received 14th March 2002.

Letter from Mr J. Jordan, 36 Glassford Street, Motherwell, ML1 2BE received 12th March 2002.

Letter from Mr J. Taylor, 27 Glassford Tower, Motherwell, ML1 2AU received 11th March 2002.

Any person wishing to inspect these documents should contact John Drugan at 01698 302136.

APPLICATION NO. S/02/00304/FUL

REPORT

1. Description of Site and Proposal

- 1.1 The application site is an existing retail unit on the north gable of No. 30-40 Glassford Street, adjacent to Shields Road. The unit is a single storey building abutting the neighbouring flats, set back from the front elevation of the flats.
- 1.2 The surrounding area is residential in nature, with residents parking areas and public open space to the immediate south west of the site. The retail unit is situated at the junction of several segregated public footpaths.
- 1.3 It is proposed to build an L-shaped wrap-around extension onto the north and east elevations of the unit with a roof profile and height to match the existing. The extension will project forward to the front building line of the adjoining flats, and will project approximately 3.25 metres from the existing front elevation of the shop, retaining approximately 4 metres width of footpath. The proposed materials are as existing.
- 1.4 The proposal will increase the shop's overall floor space from approximately 99 sq. metres to 144 sq. metres, approximately a 45% increase. This results in an additional 30% sales floor area and additional 21.6 sq. metres of storage area.

2. Development Plan

- 2.1 It is considered that the proposal complies with the provisions of the Motherwell and Wishaw Development Plan 1953, and the Southern Area Local Plan Finalised Draft (Modified June 2001) as the site is within a residential area.

3. Consultations and Representations

- 3.1 The Transportation Section has raised concerns regarding possible additional parking on Shields Road and within the residents parking area, and the lack of servicing provision.
- 3.2 There have been three letters of objection from neighbours. The concerns raised are that the proposal will :-
 - a) intrude onto the public footpath.
 - b) cast shade on adjacent properties causing loss of light to habitable rooms.
 - c) result in loss of privacy.
 - d) have a detrimental effect on the appearance of the area.
 - e) increase traffic and cause problems with parking and deliveries.
 - f) result in additional anti-social behaviour around the shop.

In addition a question was raised asking, as the gable of the adjoining flats is not within the ownership of the applicant, can the applicant build his extension on to the gable?

4. Planning Assessment and Conclusions

- 4.1 The proposal is of a local nature and does not raise any strategic issues. It should therefore be primarily assessed against the provisions of the local plan, which seeks to protect the established character by opposing development, which is incompatible or adversely affects the amenity of the housing area.
- 4.2 The material considerations, along with the representations, in determining this application are whether the proposal would result in overshadowing or loss of privacy to adjacent residential properties, or have a detrimental effect on the character and amenity of the surrounding area, or have an impact on traffic/pedestrian safety within the area.
- 4.3 The extension will have a minor impact on the streetscape as it projects approximately 3.25 metres into the existing footpath, however approximately 4 metres of footpath width will remain to the front of the shop. It is considered this is adequate for general use within a residential area. The extension, if granted, would require the appropriate stopping up order to be undertaken prior to commencement of building works.
- 4.4 The proposed extension is located to the north of the adjoining properties and does not project forward of the elevation of the flats fronting onto Shields Road. It is considered that due to the orientation of the site, the scale of the proposal and height of surrounding buildings, no additional overshadowing will occur to residential neighbours. The extension however may result in some overshadowing to the adjacent footpath, restricted to early evening during the summer months.
- 4.5 The proposal will not result in directly opposing windows. The front garden areas of the adjacent flats are already overlooked from the public footpaths and the proposal will not exacerbate the current situation. The additional window on the east elevation will, if anything, make the area safer, as it may introduce an element of overlooking directly onto the footpath.
- 4.6 The proposed extension is in keeping with the current use, scale and design of the existing unit. The increase in floor space (an additional 24 sq. metres retail sales floor area, an increase of 30%) will not significantly change the nature of a local convenience retail unit and is compatible with the residential nature of the area.
- 4.7 There is no dedicated parking or servicing provision at present or included within the proposal. However, the extension is comparatively small and is unlikely to generate a significant increase in business which would result in additional on-street parking on Shields Road or within the existing residential parking in the area.
- 4.8 It is debatable that an extension to an existing retail facility will greatly increase the youths congregating around the shop and result in more anti-social behaviour. It is also a non-planning issue and controlled under different legislative powers.
- 4.9 The applicant, in order to build an extension onto an existing gable, will require the permission of the owner(s) of the gable. This is a legal issue between the applicant and the respective owners of the properties affected.
- 4.10 In conclusion therefore it is considered that the proposal complies with the provisions of the Development Plan and does not have a detrimental effect on the residential character and amenity of the adjacent neighbours or surrounding area. I therefore recommend it for approval.