

Application No: C/04/00353/FUL

Date Registered: 16th March 2004

Applicant: Mrs I Green
Ferguson House
Aitchison Street
Airdrie

Agent Robertson Design, Nethermill
Netherton Road
Langbank
PA14 6YG

Development: Partial Demolition, Alteration and Extension to Nursing Home,
and Formation of New Access.

Location: 107 Aitchison Street Airdrie Lanarkshire ML6 0DB

Ward: 47: North Cairnhill And Coatdyke Councillor Peter Sullivan

Grid Reference: 275497. 665398.

File Reference: C/PL/AIA300/DB/LR

Site History: The Nursing Home operates under planning permission 86/343

Development Plan: The site is covered by residential, educational and conservation policies contained in the Monklands District Local Plan 1991

Contrary to Development Plan: No

Consultations:

NLC Community Services	(No Objection)
Scottish Water	(Comments)
British Gas Transco	(Comments)
Scottish Power	(No Objection)
The Coal Authority	(Comments)

Representations: 7 Representation Letters

Newspaper Advertisement: Not Required

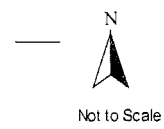
Comments:

This application is for a partial demolition, alteration and extension to Ferguson House Nursing Home 107 Aitchison Street, Airdrie. The nursing home currently has 24 residents and it is proposed to increase this to 53. Part of the site includes land that forms part of the Victoria Primary School playground which was declared surplus in February 1999. The site is within the Victoria and Airdrie Town Centre Conservation Area and zoned for both residential and educational uses in the Monklands District Local Plan 1991. Following neighbour notification 7 letters were received details of which and comments thereon are included in the attached report. There were no objections from consultees subject to the provision of appropriate access, parking and manoeuvring areas and water supply. In view of the Department's concerns over visual impact of the initial proposals, also expressed by adjacent residents the plans were revised following discussion with the applicant to reduce the visual impact, increase the level of amenity open space surrounding the building and address comments made by the Transportation Section. I now consider that subject to the proposed conditions the development would



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 & Formation of New Access

107 Aitchison Street, Airdrie
 * Representations



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Produced by
 Planning and Environment
 Headquarters
 Suite 501, Fleming House
 2 Tryst Road
 CULVERHAULD
 G67 1JW
 01236 616210 Fax 01236 616232
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not have a significant impact on amenity or traffic safety within the area and therefore recommend that planing permission is granted.

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.

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. For the avoidance of doubt these details should comply with the Design Guidance Conservation contained in the Monklands District Local Plan 1991.

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

3. That before the development hereby permitted starts, a scheme of landscaping, including boundary treatment, shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required, and it shall include:-
 - (a) details of any earth moulding and hard landscaping, grass seeding and turfing;
 - (b) a scheme of tree and shrub planting, incorporating details of the location, number, variety and size of trees and shrubs to be planted;
 - (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development
 - (d) details of the phasing of these works.

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

4. That prior to the occupation of the development hereby permitted, all planting, seeding, turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 3 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or become diseased within two years of the completion of the development, shall be replaced within the following year with others of a similar size and species.

Reason: To ensure that the development is appropriately landscaped in the interest the amenity of the Nursing Home and the Conservation Area.

5. That before the development hereby permitted starts, a management and maintenance scheme shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required, and it shall include proposals for the continuing care, maintenance and protection of:-
 - (a) the proposed internal footpaths shown on the approved plans;
 - (b) the proposed parking areas shown on the approved plans;
 - (c) the proposed external lighting within the curtilage of the site
 - (d) the proposed grassed, planted and landscaped areas as agreed under the terms of condition 3 above; and
 - (e) the proposed fences/walls along the boundaries of the site.

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

6. That before completion of the development hereby permitted, the management and maintenance scheme approved under the terms of condition 5 shall be in operation.

Reason: To ensure suitable maintenance of the access, parking and manoeuvring areas, lighting, landscaped areas and boundary treatments in the interest of traffic safety and amenity of the building and Conservation Area.

7. That before the development hereby permitted is occupied, all the parking and manoeuvring areas shown on the approved plans, shall be levelled, properly drained, surfaced in a material which the Planning Authority has approved in writing before the start of surfacing work and clearly marked out, and shall, thereafter, be maintained as parking and manoeuvring areas.

Reason: To ensure the provision of adequate parking facilities within the site.

8. That before the development hereby permitted is occupied, the means of vehicular and pedestrian access shall be constructed in accordance with the approved plans.

Reason: To ensure satisfactory vehicular and pedestrian access facilities to the nursing home in the interest of traffic safety.

Background Papers:

Application form and plans received 16th March 2004 and

Memo from Transportation Section received 29th March 2004
Memo from Protective Services Section received 5th April 2004
Memo from NLC Community Services received 23rd March 2004
Letter from Scottish Water received 29th March 2004
Letter from British Gas Transco received 24th March 2004
Letter from Scottish Power received 24th March 2004
Letter from The Coal Authority received 29th March 2004

Letter from J Carr, "Jay-Mar", 107 Aitchison Street, Airdrie, ML6 0DB received 23rd March 2004.
Letter from Mr & Mrs A Robertson, 109 Aitchison Street, Airdrie, ML6 0DB received 29th March 2004.
Letter from Mr & Mrs A Robertson, 109 Aitchison Street, Airdrie, ML6 0DB received 29th March 2004.
Letter from J & C McLean, "Roselle", 23 George Street, Airdrie, ML6 received 1st April 2004.
Letter from J McCormack, 21 George Street, Airdrie, ML6 0DJ received 26th March 2004.
Letter from William & Josephine Liston, 29 George Street, Airdrie, ML6 0DJ received 25th March 2004.
Letter from G.C. McCracken, 111 Aitchison Street, Airdrie, ML6 0DB received 5th April 2004.

Any person wishing to inspect these documents should contact David Baxter at 01236 812372.

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REPORT

1. Description of Site and Proposal

- 1.1 This application is for a partial demolition, alteration and extension to Ferguson House Nursing Home 107 Aitchison Street, Airdrie. The home currently operates from two buildings: a traditional 2 storey stone villa and a modern single storey bungalow. The proposal is to demolish the modern bungalow and construct a 2, 2 1/2 and 3 storey extension onto the rear of the villa. Initially a full three storey was proposed backing onto George Street. This was amended following discussion to reduce the visual impact of the development and now has 3 storey on the northern elevation, with 2 storey with two dormers on the south elevation and a 3 storey tower on the south-east corner. The extension incorporates design features from the existing villa including eaves detail, windows with vertical emphasis and hipped roofs.
- 1.2 The home currently has 24 beds and this will now be increased to 53 following the amended submission. The building is designed to comply with the current Care Commission standards.
- 1.3 The applicant also proposes to improve the current means of vehicular access and increase the area available for visitor and staff parking. The proposal was amended following consultation to meet the Transportation Sections requirements.
- 1.4 The development will extend the rear boundary into an area that is presently used by Victoria Primary School as a playground. This land was however declared surplus at the Education (Resources) Sub-Committee on 25 February 1999.

2. Development Plan

- 2.1 The site is covered by policies HG9 Housing policy for existing residential areas, ENV15 Conservation Areas and EDUC1 Protect and Improve Schools in the Monklands District Local Plan 1991.

3. Consultations and Representations

- 3.1 The Transportation Section has indicated no objection subject to condition related to access, sight lines, and parking and manoeuvring areas.
- 3.2 The Protective Services Section indicated that construction noise and dust should not result in a nuisance to adjoining residents and any air conditioning or ventilation equipment to be installed should not exceed Noise Rating Curve 35. The applicant will be made aware of these requirements.
- 3.3 Scottish Power indicated no objection to the proposal. Transco has indicated no objection subject to appropriate measures being taken to protect plant that crosses part of the site. The applicant will be advised of these comments. Scottish Water has requested that Developer Services should be contacted to ascertain whether the existing water supply requires upgrading. They also indicated that a separate drainage system for foul and surface water sewers be provided. The applicant will also be advised of these comments. The Coal Authority indicated that appropriate technical advice should be sought prior to works being undertaken and again this will be forwarded to the applicant.
- 3.4 NLC Community Services has requested further information in respect to landscape design. This is covered by proposed conditions.

- 3.5 Following neighbour notification 7 letters were received that made reference to the following points:
- a) loss of amenity due to size and appearance of proposed extension;
 - b) overlooking;
 - c) overshadowing;
 - d) noise nuisance;
 - e) adverse effect on drainage;
 - f) infrastructure problems;
 - g) traffic congestion, parking and access problems;
 - h) loss of trees
 - i) contrary to development plan
 - j) the existence of a mine entry in the garden of 111 Aitchison Street that may be affected by the development;
 - k) adverse effect on value of property

4. Planning Assessment and Conclusions

- 4.1 The modern bungalow to be demolished is not considered to be of any architectural merit. The amended proposal is designed in keeping with the existing traditional villa and although substantially bigger is not considered to significantly affect the character of the conservation area. The building will meet current requirements in terms of privacy by way of window to window separation and should not affect the daylight or sunlight enjoyed within adjoining properties.
- 4.2 The development will not result in noise nuisance when the construction works are carried out in accordance with BS5228 and any air conditioning or ventilation equipment complies with the requirements of the Environmental Protection Act 1990.
- 4.3 As more of the application site will connect to the surface water drainage system I do not consider that the development will have an adverse impact on drainage. Similarly if the requirements of the utility companies is adhered to there will be no adverse impact on the areas infrastructure.
- 4.4 The amended proposal will provide an improved vehicular and pedestrian access and adequate parking and manoeuvring facilities for a nursing home of the proposed size.
- 4.5 The revised proposal also enables more landscaping area to be provided including planting of replacement trees that will be lost as a result of the development.
- 4.6 Although there will be a line of mature trees removed to enable the development to proceed the amended proposal allows for additional trees to be planted along the site boundaries. This will reduce the visual impact of the development.
- 4.7 The site is partly zoned for residential purposes. The additional land to the rear within the school playground is identified for the protection and improvement of schools. This area was however declared surplus by the education department and is not therefore required for the current zoning. The proposed extension contains many of the features of the existing villa and with the use of appropriate materials will not affect the character of the Conservation Area. I do not therefore consider that the proposal is contrary to the development plan.
- 4.8 Although one of the objection letter refers to a mine entry near by the Coal Authority has indicated that there are no mine entries within 20m of the site boundary. The applicant is however advised to take appropriate technical advice prior to starting site works.

- 4.9 The final point raised by the letters of objection in respect to property values is not a material consideration.
- 4.10 In conclusion I consider that the revised plans meet the requirements of the Transportation Section and should not therefore significantly affect traffic safety. The proposal is now more appropriate in terms of scale of development and the design and mass of the building is more appropriate for the conservation area and should not therefore significantly affect its amenity. I therefore recommend approval subject to the attached conditions.