

Application No: S/04/01248/FUL

Date Registered: 9th July 2004

Applicant: Mr M Wasim
8 Lynwood Road
Bonkle
Newmains

Agent Alcad Services
90 Brownlee Road
Law
Carlisle

Development: Side & Upper Floor Extension to Shop

Location: 8 Lynwood Road, Newmains, Wishaw, Lanarkshire, ML2 9AB

Ward: 16: Newmains Councillor David McKendrick

Grid Reference: 283070 656510

File Reference: S/PL/B/3/49/MR/LR

Site History: Planning consent granted for an extension to retail premises on 12th September 1983, Ref. No. 389/83.

Development Plan: The site lies within an area zoned Residential within the Central Industrial Area Part Development Plan and as an Established Housing Area in the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004).

Contrary to Development Plan: No

Consultations:

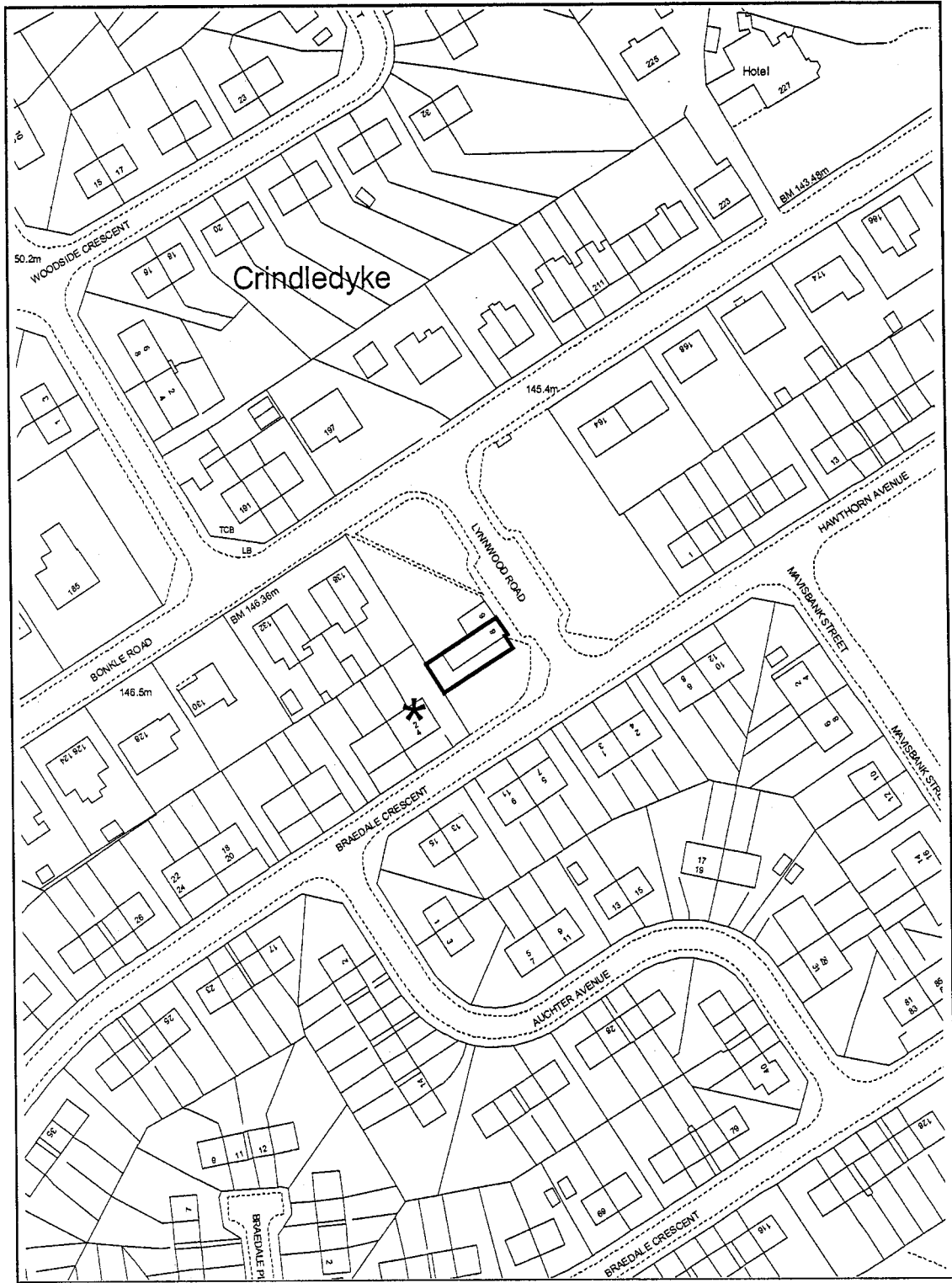
Representations: 1 Representation Letter

Newspaper Advertisement: Not Required

Comments:

This planning application seeks consent for a side and upper floor extension to the shop at 8 Lynwood Road, Newmains. The extension has a floor area of approximately 54 square metres and an overall height of approximately 5.7 metres. The existing rear section of the shop will be increased in height to match part of the side extension. This will create an upper floor storage area. One letter of representation has been received from a neighbouring resident, details of which are in my attached report.

Having taken all concerns into account, it is considered that the proposed development is acceptable in terms of its impact on neighbouring properties and accords with the development plan. I therefore recommend that planning permission be granted subject to the attached conditions.



PLANNING APPLICATION No. S / 04 / 01248 / FUL

SIDE AND REAR EXTENSION TO SHOP

8 LYNNWOOD ROAD, WISHAW

* Representation

Site Area = 0.01 ha



Produced by
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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 the facing materials to be used for the external wall and roof shall match in colour and texture to those of the existing adjoining building.

Reason: In the interests of the visual amenity of the surrounding residential building.

3. That notwithstanding the requirements of condition (2) above, before development commences full details and, or samples of the external materials to be used should be submitted to and approved in writing by the Planning Authority.

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

Background Papers:

Application form and plans received 9th July 2004

Memo from NLC Transportation Section received 28th July 2004

Memo from NLC Protective Services received 9th August 2004

Letter from Mrs I McLeod, 2 Braedale Crescent, Newmains, ML2 9AD received 28th July and 18th August 2004.

Shotts Local Plan

Southern Area Local Plan (Modified 2001 and 2004)

Any person wishing to inspect these documents should contact Murray Reid at 01698 302102.

APPLICATION NO. S/04/01248/FUL

REPORT

1. Description of Site and Proposal

- 1.1 The applicant seeks planning permission for alterations to the shop at 8 Lynwood Road, Newmains. The proposal consists of a side extension with a floor area of approximately 54 square metres and height of approximately 5.7 metres. The existing rear section of the shop will be increased in height to match part of the side extension. This will create an upper floor storage area and will not alter the distance from the existing shop to the residential property to the rear. The existing shop lies immediately adjacent to another shop, which presently operates as a hairdressers and is located within the residential area of Crindledyke, fronting onto Lynwood Road.

2. Development Plan

- 2.1 The site lies in an area zoned as Residential within the Central Industrial Area Part Development Plan and as an Established Housing Area in Southern Area Local Plan Finalised Draft (Modified 2001 and 2004). Policy HSG 8 is the relevant policy and states that facilities such as local shops are compatible within established housing areas.

3. Consultations and Representations

- 3.1 The Transportation Section has no objections to the proposal and comment that they are satisfied that the existing lay-by parking provision on Lynwood Road is suitable.
- 3.2 The Protective Services Section has no objections to the proposal.
- 3.3 One letter of representation was received from the neighbouring property at 2 Braedale Crescent, Newmains. The objection relates to antisocial behaviour of youths behind the shop at all times of the day and night. The objector has requested that a fence be erected in order to block their view of these anti-social activities.

4. Planning Assessment and Conclusions

- 4.1 The application raises no strategic issues. The site is covered by Policy HSG8 (Established Housing Area) within the Southern Area Local Plan Finalised Draft (Modified 2001) which seeks to protect the established character of existing and new housing areas by opposing development which is incompatible with a residential setting or adversely affects the amenity of Established Housing Areas. The proposed development is in accordance with the Development Plan therefore there are no objections to the principle of this development in land-use terms. The use of the shop is already established and in accordance with Policy HSG8 which identifies facilities such as local shops being compatible with established housing areas and required to serve the needs of residents. It is considered that the proposal to extend the shop will not adversely affect the residential amenity of the surrounding area.
- 4.2 The objection relates to existing problems of anti social behaviour. The proposed development will not bring the shop closer to the objector's property and it will not impact upon the amenity of that resident. The antisocial behaviour is a matter for the police and cannot be viewed to be a material consideration in this case. The request for a fence cannot be justified and would not form a reasonable or appropriate basis for a planning condition.

4.3 In conclusion despite the objection I consider the development to be acceptable. I therefore recommend that planning permission be granted subject to the attached conditions.