

Application No: C/04/01914/FUL

Date Registered: 29th October 2004

Applicant: Mrs H Orr
10 Colston Road
Airdrie
ML6 7AA

Development: Conversion and extension of integral garage to form habitable room for disabled use.

Location: 10 Colston Road, Airdrie, ML6 7AA

Ward: 44: Clarkston Councillor Campbell Cameron

Grid Reference: 277403.7 665403.5

File Reference:

Site History:

Development Plan: The property is covered by policy HG9 (Existing Residential Area) in the Monklands District Local Plan 1991.

Contrary to Development Plan: No

Consultations:

Representations: 1 Representation Letter

Newspaper Advertisement: Not Required

Comments:

The application relates to the conversion and extension of an integral garage to form a habitable room to 10 Colston Road, Airdrie. One letter of representation has been received in respect of this proposal, the contents of which have been detailed in the attached report. Following assessment of the proposals against the development plan and all other material considerations, including effects on neighbouring properties, it is recommended that planning permission be granted.

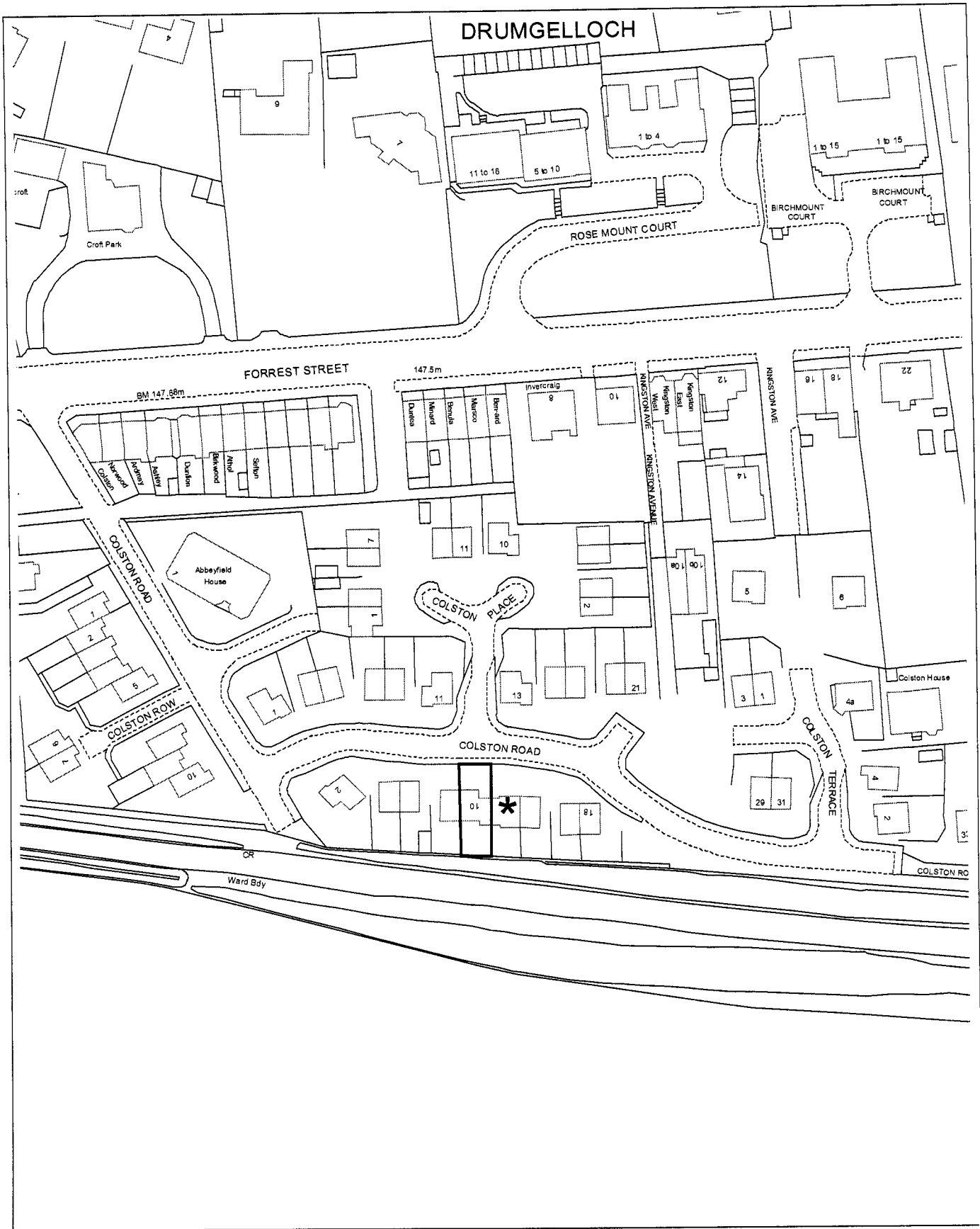
Recommendation: Approve Subject to the Following Conditions:-

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 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: To safeguard the residential amenity of the area.



Produced by
 Planning and Environment
 Headquarters
 Suite 501, Fleming House
 2 Trysil Road
 CLIMBERNAULD
 G87 1JW
 01236 616210 Fax: 01236 616232
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Planning Application No C/04/01914/FUL
 Conversion & Extension of Integral Garage to Form Habitable Room
 For Disabled Use

10 Colston Road Airdrie
 * Representative



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3. That before the development hereby approved is occupied, a 5 metre wide x 6 metre long parking area, shall be provided within the curtilage of the dwellinghouse (served by a 5 metre wide dropped kerb access) and thereafter be maintained as two parking spaces.

Reason: To ensure the provision of adequate parking facilities within the site in the interests of road safety

Background Papers:

Application form and plans received 29 October 2004.

Letter from Mr Thomas Clark, Mrs Helen Clark and Miss Victoria Clark, No 12 Colston Road, Airdrie, received on 4th November 2004.

Memo from Transportation Section received on 1st December 2004.

Any person wishing to inspect these documents should contact Charmaine Mills at 01236 812375.

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REPORT

1. Description of Site and Proposal

- 1.1 Planning permission is being sought for the conversion and extension of an existing integral garage to form a habitable room for a disabled user. The application property is a semi-detached dwellinghouse located within an existing residential area. The proposal involves converting the garage into a habitable room and a front extension to the existing garage. The converted garage will be of a flat roofed design and will be externally finished to match the main building. Dimensions of the extension will be 4.4m (height) x 2.8m (length) x 2.5m (breadth) and the new build will be constructed to the boundary line of 12 Colston Road and extended to the front to meet the original dwellinghouse.
- 1.2 There is one window proposed on the front of the garage conversion. Dimensions are 0.6m (breadth) x 1m (height) and the window is 1.5m from the ground.

2. Development Plan

- 2.1 The property is covered by residential policy HG9 (Existing Residential Area) in the Monklands District Local Plan 1991. There are no strategic issues.

3. Consultations and Representations

- 3.1 Following the submission of the application one letter of objection was received against the proposal. The grounds of objection are as follows:
- (i) The proposed extension would restrict the number of cars being able to park at No 12 Colston Road, Airdrie. Currently there are two parking spaces but the close proximity of the proposed extension would restrict this to one due to the opening of the car doors being restricted by the new wall. This may lead to on street parking.
 - (ii) As the adjoining garages currently share guttering, down pipes and a fully tiled, pitched roof, it is objected to these being cut or interfered with in any way. It is worried that this could lead to future deterioration or damage to No 12 Colston Roads property. As the planned extension would elevate above the height of No 12 Colston Roads property, any rainwater would run directly onto their property, leading to problems with drainage and flooding.
 - (iii) The elevated garage roof as outlined in the plans would reduce the natural light to No 10 Colston Road hall window, which overlooks the existing garage roof. This would also diminish natural light to No 12 Colston Road garage, which is used as the only outside access to the rear of the property.
 - (iv) Currently there are two wheelie bins and personal items outside the garage of No 10 Colston Road. There is concern over where they will be stored after the extension is built.
- 3.2 The Transportation Section have been consulted and have no objections subject to conditions.

4. Planning Assessment and Conclusions

- 4.1 Planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. In assessing this application the local plan policy HG9 for existing residential areas is relevant. This seeks to protect such areas by opposing development that adversely affects the amenity of established housing.
- 4.2 In relation to the grounds of objection these are addressed as follows:
- (i) There is sufficient space to provide a driveway 6m long x 5m wide to ensure that two car parking spaces are retained within the curtilage of the application site.
 - (ii) The applicants may legitimately build to the boundary line within their curtilage provided that there are no adverse effects on neighbouring properties in terms of overhanging guttering/eaves etc. It is the responsibility of the developer to ensure that the extension does not affect neighbouring properties in terms of disruption to drainage etc. The agent has assured the department that No 12 Colston Road will not experience adverse effects due to the new drainage plans proposed for the extension and this matter will also be addressed by Building Control at the building warrant stage.
 - (iii) The garage extension is single storey and would cause no adverse amenity effects in relation to daylight and privacy to the neighbouring property.
 - (iv) Planning legislation cannot be used to prevent residents storing wheelie bins to the front of their property if they choose to keep them there.
- 4.3 In conclusion, the points of representation have been considered and no reason found to uphold the point raised. Although there are reservations regarding the design of the roof, the proposed design is not of a standard that would justify refusal. The agent was approached and requested to amend the design but asked that the proposal be considered in its existing form. In assessing the proposal in detail, it is considered to be acceptable. While the design is not ideal it should cause no significant amenity effects or problems in relation to privacy and car parking. The application raises no strategic issues and generally accords with the policies of the Local Plan. It is therefore recommended that planning permission be granted subject to the conditions stated.