

Application No: S/04/01947/FUL

Date Registered: 18th November 2004

Applicant: Mr & Mrs G Park
2 Pandora Way
Uddingston
G71 6QL

Agent Alistair McFarlane
84 Buchanan Drive
Cambuslang
G72 8BA

Development: Erection of 2 Storey Extension to Rear and Side of Dwellinghouse

Location: 2 Pandora Way Uddingston Glasgow G71 6QL

Ward: 22: Fallside Councillor Robert Burrows

Grid Reference: 270394. 661285.

File Reference: S/PL/B/9/80(681)/JD

Site History: None relevant

Development Plan: Zoned as Residential in the Uddingston - Tannochside Town Map.
Zoned as Established Housing Area in the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004).

Contrary to Development Plan: No

Consultations:

Representations: 4 Representation Letters

Newspaper Advertisement: Not Required

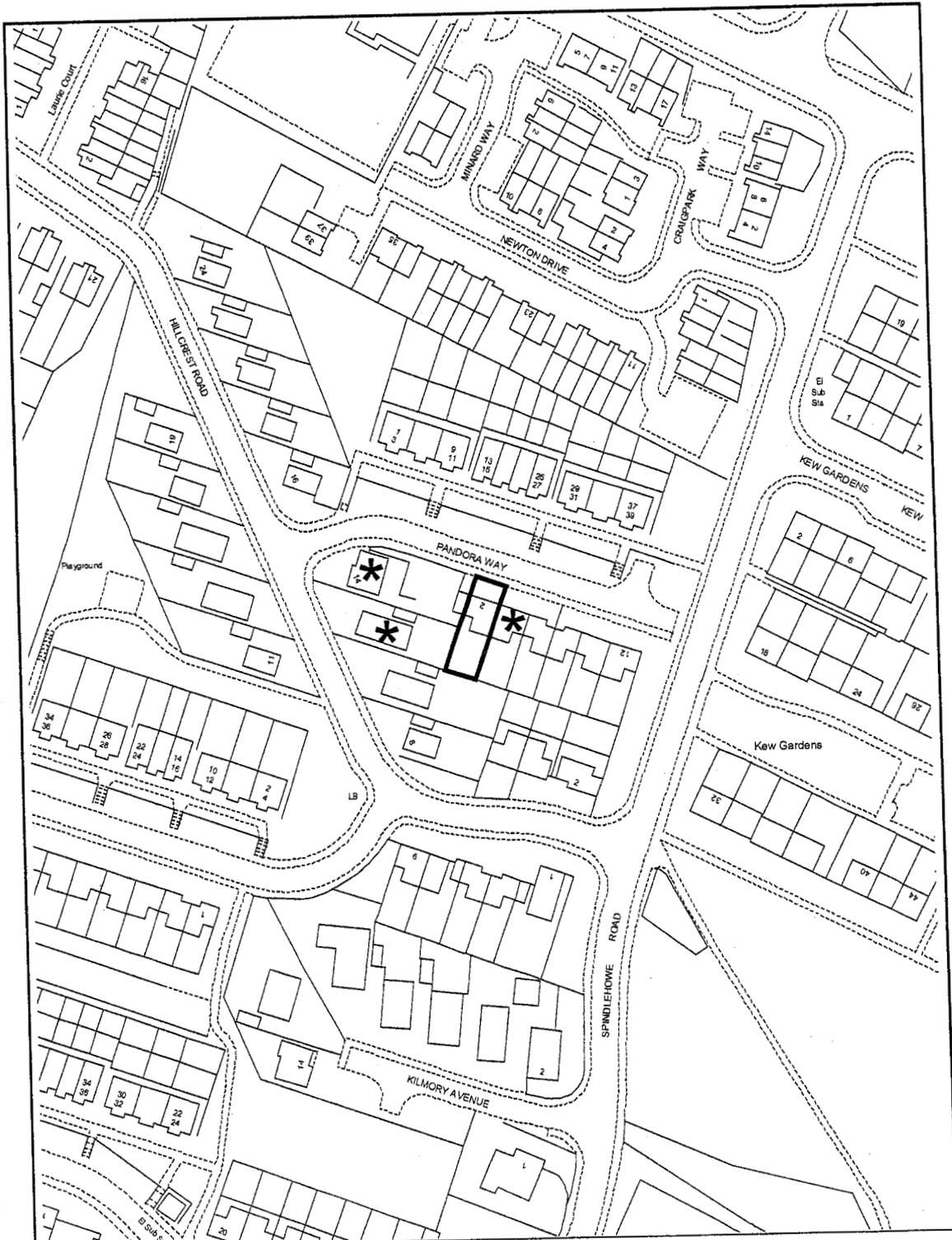
Recommendation: Grant Subject to the Following Conditions:-

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 walls and roof shall match in colour and texture those of the existing adjoining building.

Reason: In the interests of the visual amenity of the dwellinghouse and surrounding area.



PLANNING APPLICATION No. S / 04 / 01947 / FUL

ERECTION OF TWO STOREY EXTENSION
TO REAR AND SIDE OF DWELLINGHOUSE

2 PANDORA WAY, UDDINGSTON.

* Representations

Produced by
Planning and Environment
Headquarters
Suite 501, Planning House
2 Tross Road
CLIMBERNAULD
087 130
01235 010210 Fax: 01235 010232
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3. That before the extension hereby permitted is started, a 2nd parking space measuring 2.5 metres wide x 5 metres long shall be provided within the front garden and the existing and new space shall thereafter be maintained as parking spaces.

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

4. That the first 2 metres length of both the existing driveway and additional parking bay shall be surfaced across its full width.

Reason: To prevent deleterious material being carried onto the road.

Background Papers:

Application form and plans received 26th October 2004

Memo from NLC Transportation Section received 14th January 2005

Letter from Maria Reilly, 4 Pandora Way, Uddingston, G71 6QL received 10th November 2004.

Letter from Carol Smith, 12 Hillcrest Road, Uddingston, G71 6QZ received 15th November 2004.

Letter from Carol Smith, 12 Hillcrest Road, Uddingston, Glasgow, G71 6QZ received 16th November 2004.

Letter from John Findlay, 14 Hillcrest Road, Uddingston, G71 6QZ received 16th November 2004.

Uddingston – Tannochside Town Map

Southern Area Local Plan Finalised Draft (Modified 2001 and 2004)

Any person wishing to inspect these documents should contact Joanne Delaney at 01698 302137.

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REPORT

1. Description of Site and Proposal

- 1.1 Planning consent is sought for a 2 storey extension to the side and rear of the end terraced dwellinghouse at 2 Pandora Way, Uddingston which is located within an established housing area. The existing footprint of the house is L-shaped in plan form with the attached garage forming the short leg. Another garage belonging to 14 Hillcrest Road, (the dwellinghouse of which is located separately on the corner) directly adjoins the garage such that it appears as though 2 Pandora Way possesses a double garage in elevation terms.
- 1.2 It is proposed to form a 2 storey side and rear extension which wraps around the house thereby filling the gap behind the garage, creating a 2nd floor above the garage and projecting a further 2.5 metres from the rear elevation. Amended plans were submitted to address encroachment previously presented by the roof and eaves of the extension such that it will now run in line with the legal boundary where it adjoins 14 Hillcrest Road. However, it will be recessed 2.4 metres from the boundary with no. 4 Pandora Way on the opposite side. Lastly, the existing garage will be reduced in length by the formation of a utility room. The extension will accommodate a utility room and extended kitchen with breakfast room on the ground floor and 2 bedrooms with a shared bathroom on the upper floor.
- 1.3 It should be noted that one of the objectors has requested that a site visit be undertaken by Committee prior to a decision being made.

2. Development Plan

- 2.1 The application raises no strategic issues and can therefore be assessed in terms of the local plan policies. The site is zoned Residential on the adopted Uddingston-Tannochside Town Map and an Established Housing Area on the emerging Southern Area Local Plan Finalised Draft (Modified 2001 & 2004. Policy HSG13 'House Extensions' of the emerging plan provides criteria upon which proposals for house extensions should be assessed. These include the size, proportion and positioning of the extension, the effect on remaining garden ground, the relationship to neighbouring properties in terms of privacy and sunlight/daylight, and the effect on parking provision and access.

3. Consultations and Representations

- 3.1 NLC Transportation Section confirmed that the house should be served by 2 off-street parking spaces. As the existing garage length will be reduced by the formation of a utility room, a second space would need to be formed within the front garden as compensation, which is achievable.
- 3.2 4 letters of objection were received from 3 adjoining neighbours and raised the following concerns:-
- The roof and eaves of the extension encroach on adjoining property;
 - Structural damage may be caused to the adjoining garage and another shared boundary wall during construction of the extension;
 - The works may deny use of a common drain shared by both garages and affect guttering arrangements to the adjoining dwellinghouse;
 - The refuse bin is currently left at the front of the dwelling and will continue to do so;
 - The supply and storing of building materials will cause disruption;

- Noise disruption during construction works;
- There is insufficient off-street parking provision to serve the dwellinghouse;
- The extension will result in a loss of sunlight/daylight; and
- The positioning of windows to the side and rear will result in a loss of privacy;

4. Planning Assessment and Conclusions

- 4.1 The application raises no strategic issues and can therefore be assessed in terms of the local plan policies. Policy HSG13 (House Extensions) lists the criteria upon which proposals for house extensions should be assessed. Some of these are mirrored in the objections and so can be dealt with jointly and discussed in turn.
- 4.2 With regard to the first 6 points, I would comment as follows. Amended drawings were received which addressed the previous encroachment of the extension on the property of 14 Hillcrest Road such that the extension now runs in line with the legal boundary. Structural damage as a result of the extension is not a matter to be governed by the Planning Authority but would be a legal matter between both neighbours. Drainage arrangements are a matter dealt with via Building Regulations and are not therefore a material consideration. The storing of refuse bins and building materials are not matters which can be controlled by the Planning Authority. Noise disruption during construction works is inherent in the development process but is generally short lived. In any case, noise pollution is a matter to be dealt with by the Pollution Control Section not Planning.
- 4.3 With regard to the objection on parking arrangements, 2 off-street parking spaces are required to serve the dwellinghouse. As 1 is to be removed by the reduction in length of the garage, NLC Transportation Section advised that a 2nd space should be formed in the front garden as compensation. This arrangement is achievable and a condition has been imposed to enforce this requirement. I am therefore satisfied with the parking arrangements for the site.
- 4.4 With regard to issues of overshadowing, there will be a small reduction in sunlight/daylight levels to nos. 12 & 14 Hillcrest Road but it will only affect the rear corner of their garden boundaries in the morning, which is not considered significant. No. 4 Pandora Way will be affected to a greater degree and thus a sunlight/daylight test was undertaken to assess the resulting effect of the extension on the levels received by the neighbour. The results confirmed that levels fell well within acceptable standards given the orientation of the property facing southwest.
- 4.5 With regard to privacy issues raised by the extension, the resident at 12 Hillcrest Road raised concerns with windows on the rear elevation which will look directly into her bedroom, whilst the neighbour at 4 Pandora Way is concerned with patio doors on the ground floor and a velux window in the roof on the side of the extension which will look directly onto her garden. Firstly, the windows on the rear elevation are positioned at an oblique angle from those at 12 Hillcrest Road and thus there will be no direct sightline to internal rooms thereby maintaining privacy levels. Secondly, the garden of no. 4 Pandora Way is overlooked at present by adjoining neighbours and the positioning of windows are oblique such that privacy will also be retained between these parties.
- 4.6 Finally, I consider the scale and design of the extension complementary to the existing dwellinghouse and that sufficient garden ground is being retained. The impact on adjoining neighbours is considered acceptable thus, I hereby recommend that consent be granted.

It should be noted that one of the objectors has requested that a site visit be undertaken by Committee prior to a decision being made.