

Application No: C/05/00059/FUL

Date Registered: 31st January 2005

**Applicant:** J Thomson Esq  
27 Main Street  
Plains  
Airdrie  
ML6 7JE

**Development:** Erection of Single Storey Dwellinghouse

**Location:** 27 Main Street Plains Airdrie Lanarkshire ML6 7JE

Ward: 46: Plains And Caldercruix Councillor Thomas Morgan

Grid Reference: 279338. 666700.

File Reference: C/PL/PLM030027/LW/EL

Site History:

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

Contrary to Development Plan: No

**Consultations:** S.E.P.A.(West) (No objections)  
British Gas Transco (No objections)  
Scottish Power (No objections)

**Representations:** None Received

Newspaper Advertisement: Not Required

**Recommendation: Refuse for the Following Reasons:-**

1. That the proposal is contrary to the provisions of the Monklands District Local Plan 1991 approved Design Guidance on "Infill Housing" in respect that the proposal represents a backland development which would be detrimental to the amenity of the area.

Produced by  
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Planning Application No. C/05/00059/FUL  
Erection of Single Storey Dwellinghouse  
27 Main Street, Plains  
Site Area 0.16 HA

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Not to Scale



**Background Papers:**

Application form and plans received 17<sup>th</sup> January 2005

Memo from Transportation Department received 18<sup>th</sup> March 2005

Letter from S.E.P.A.(West) received 3<sup>rd</sup> March 2005

Letter from British Gas Transco received 28<sup>th</sup> February 2005

Letter from Scottish Power received 18<sup>th</sup> February 2005

Any person wishing to inspect these documents should contact Lesley Ward at 01236 812374.

## **APPLICATION NO. C/05/00059/FUL**

### **REPORT**

#### **1. Description of Site and Proposal**

- 1.1 The application site is 15 metres wide by 32 metres long and currently forms part of the rear garden ground of a detached property at 27 Main Street, Plains, Airdrie. The site is located on the north side of Main Street, is a gradually sloping grassed area and is currently maintained as amenity garden ground of no.27 Main Street. The existing dwellinghouse has a large front garden which fronts onto Main Street and is located within an area of mixed land uses including residential, industrial and commercial.
- 1.2 This proposal seeks to erect a dwellinghouse within the rear garden area of the existing detached property. The application site would be accessed from the driveway that currently serves the existing property. The dwellinghouse is proposed to be a single storey property, of traditional pitched roof design and externally finished in render with grey concrete roof tiles. Internally the dwelling will accommodate a Lounge, Dining area, Kitchen, and two bedrooms.

#### **2. Development Plan**

- 2.1 The site is covered by policy HG9 (Existing Residential Areas) in the Monklands District Local Plan 1991.

#### **3. Consultations and Representations**

- 3.1 Following the standard neighbour notification procedures no objections were received against this proposal.
- 3.2 None of the statutory consultees offered any objections to the proposal.

#### **4. Planning Assessment and Conclusions**

- 4.1 This application requires to be assessed against the Development Plan including the Design Guidance, and any other material considerations. In this instance the proposal requires to be considered in terms of the approved design guidance on "Infill housing" which provides detailed guidance on building a house within the curtilage of another dwellinghouse.
- 4.2 With regard to the layout of the application site, the proposed dwellinghouse would be positioned within the rear part of the site behind the building line of the existing detached property and would share a vehicular driveway onto Main Street. The proposal is clearly defined as "backland" development in terms of the design guidance since the new build would have no clear road frontage and would be positioned to the rear of the front building line of the forward most house on the original plot.
- 4.3 I therefore consider the proposal to be unacceptable in that it is backland development and therefore contrary to the provisions as set out in the approved Design Guidance on "Infill Housing" contained in the Monklands District Local Plan 1991. I therefore recommend that planning permission be refused for the stated reasons.