

Application No: S/05/00824/FUL

Date Registered: 13th May 2005

Applicant: Mr & Mrs C Welsh
11 Tulloch Gardens
Motherwell
ML1 2JG

Agent June Barbour
Burnhead Builders
13 Cherry Tree Drive
Blackwood
Lanark
ML11 9TF

Development: Erection of Two-Storey Side Extension to House

Location: 11 Tulloch Gardens
Motherwell
Lanarkshire
ML1 2JG

Ward: 12 Knowetop Councillor William Wilson

Grid Reference: 276801 655661

File Reference: **S/PL/B/11/17(87)/MARLN**

Site History: None Relevant

Development Plan: The site is zoned as Policy HSG 8 Established Housing Area in the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004).

Contrary to Development Plan: No

Consultations: None

Representations: 4 Letters of Representation

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: To ensure that the development hereby approved complements the adjoining dwellinghouse in the interests of amenity.

3. That the integral garage shall not be altered for use as a habitable room without prior written consent of the Planning Authority.

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

Background Papers:

Application form and plans received 13th May 2005

Amended plans received 15 June and 8 July 2005-07-13

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

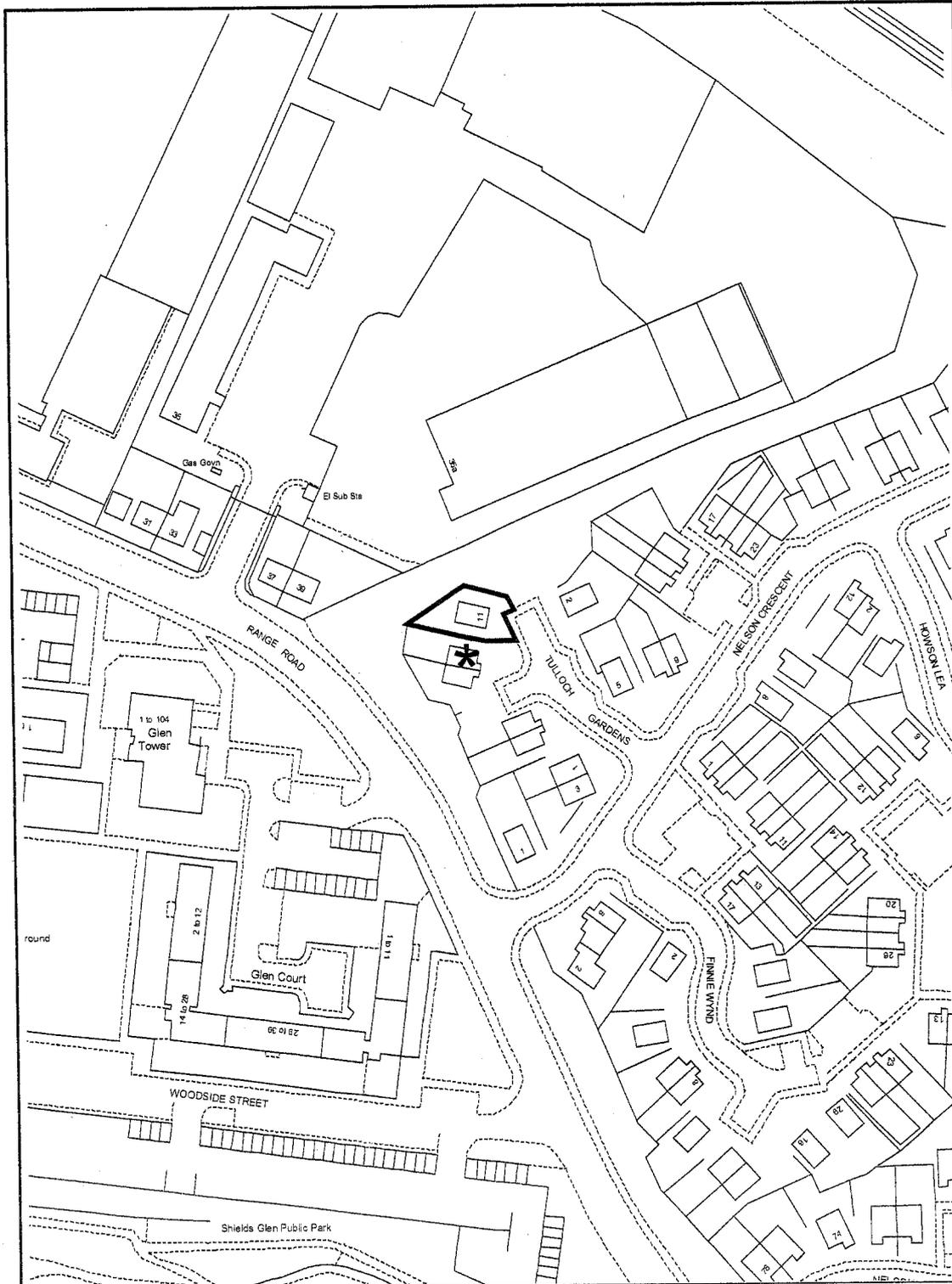
Northern Corridor Local Plan Finalised Draft October 2000

Memos from Transportation Manager received 8th June 2005 and 1st July 2005

Letters from Mr & Mrs P Johnstone, 9 Tulloch Gardens, Grangepark, Motherwell, ML1 2JG received 25th May 2005, 6th, 16th and 29th June 2005.

Letters from Purvis and Purvis dated 16th and 29th June 2005

Any person wishing to inspect these documents should contact Mrs Marlaine Lavery at 01698 302099.



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PLANNING APPLICATION NO. S/05/00824/FUL
 ERECTION OF TWO-STOREY SIDE EXTENSION TO HOUSE
 11 TULLOCH GARDENS, MOTHERWELL

Representation

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REPORT

1. Description of Site and Proposal

- 1.1 The application seeks permission to erect a two-storey side extension at 11 Tulloch Gardens, Motherwell. The detached three-bedroom dwellinghouse is located within an existing residential area and is surrounded by similar dwellinghouses.
- 1.2 The two-storey extension will be constructed on the southern elevation of the house. The original proposal comprised of a sitting room and utility room on the ground floor and an additional bedroom and en-suite on the first floor but the applicant has since amended the proposal and is now proposing an integral garage instead of a sitting room. This will provide two in-curtilage car parking spaces.

2. Development Plan

- 2.1 The site is covered by policy HSG 8 Established Housing Areas within the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004). Policy TR 13 (Assessing the Transport Implications of Development) and HSG 13 House Extensions are relevant to the consideration of this application.

3. Consultations and Representations

- 3.1 My Transportation Section has advised that two parking spaces are required within the site but the dimensions of the proposed integral garage are too small to be practical.
- 3.2 A total of four letters of objection have been received from or on behalf of the neighbours at 9 Tulloch Gardens, Motherwell. Their points of objection are summarised as follows:-
- (1) the extension would be better positioned on the other side of the dwellinghouse, where it would not adversely affect the objector's property, parking and the street scene.
 - (2) the proposed extension does not comply with the Council's adopted design criteria in that it is not set back from the front building line, the extension will not match the existing house and will look odd in the street scene and detract from the majority of the properties on the estate.
 - (3) That the proposed extension will result in the loss of two car parking spaces which is inadequate for a four bedroom house. The proposed garage is too small to be used as a parking space and there is insufficient space in the front garden for parking provision. Also the proposal to create a new car parking space will result in the loss of at least one on-street car parking space. This will also affect the layout of the turning head at this point for refuse vehicles and fire appliances.
 - (4) If this proposal were to be implemented then it would prevent the objectors' from making an application for a similar extension.

4. Planning Assessment

- 4.1 The application raises no strategic issues and can therefore be assessed in terms of the local plan policies. The primary issues to be considered here are the compliance with the relevant development plan policies and the affect the proposal will have on the neighbouring properties.
- 4.2 Policies HSG 8 (Established Housing Areas), TR 13 (Assessing the Transport Implications of Development) and HSG 13 (House Extensions) are relevant to the consideration of this application. HSG 8 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. Policy HSG 13, states that when determining applications for extensions to houses, consideration should be given to:-
- 1) the size, proportion and positioning of the extension,
 - 2) the effect on the provision of private garden ground,
 - 3) its impact within the street scene and the relationship to neighbouring properties, especially the potential effect on privacy and the amount of daylight and sunlight received,
 - 4) its effect on parking provision, access and road safety, and
 - 5) the external finish, roof pitch, window size and design details of the extension.
- 4.3 It is considered that the proposed extension is of a design and scale that is in keeping with other properties in the area. It also has no adverse impact upon the sunlight and daylight of the neighbouring property. It is further considered that the proposal meets the criteria above and therefore complies with Policies HSG 8 and HSG 13.
- 4.4 Policy TR 13 seeks to ensure that adequate off-street car parking is provided and requires assessment of developments in terms of their implications for road safety. Although the original proposal, included two off street parking spaces, the proposal was amended during the course of the application and now details an integral garage measuring 6 metres long x 2.4 metres wide. While it would be preferable for the garage to be 3 metres wide, the garage is capable of accommodating a car and other integral garages with similar dimensions have been approved. The integral garage and 8 metre driveway will allow for 2 in-curtilage car parking spaces. This is adequate for a four bedroom house. It is therefore considered that the proposal is acceptable under the terms of Policy TR 13.
- 4.5 With regard to the concerns raised by the objectors my comments are as follows:
- (1) Although it is the objectors opinion that the extension would be better placed on the northern elevation of the house, the applicant wishes to construct the extension on the southern elevation of the house so that it can be accessed from the existing hallways. The proposed location of the extension is acceptable from a planning viewpoint.
 - (2) The objectors point out that the design of the extension does not comply with the "Council's Adopted Design Criteria", which is set out in the Northern Corridor Local Plan Finalised Draft October 2000. It should be noted that the application site lies in an area which is covered by the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004). This Plan does not contain specific design guidance, however, in terms of the relevant policy in that plan (see 4.3 above) it is considered that the design of the extension is acceptable and in keeping with the scale and character of other dwellings in the surrounding area.
 - (3) The extension proposed will provide an additional bedroom, which will provide the house with 3 bedrooms and a study. The requirement for this proposal is two in-

curtilage parking spaces. The applicant has amended the proposal and there will now be an integral garage with a driveway that will not affect the existing turning head.

- (4) The objector has now submitted an application for a similar two-storey side extension. Although that proposal is a material consideration in determining this proposal that application can not be prejudged at this stage. The objector's application will be determined in due course.

5.0

Conclusion

5.1

Planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. In this case, the proposal is not contrary to the development plan and I am satisfied that the design and scale of the proposed extension are acceptable from a planning viewpoint. Notwithstanding the objections raised by the neighbour at 9 Tulloch Gardens, and for the reasons stated above, it is recommended that planning permission be granted subject to conditions.