

Application No: S/05/01061/FUL

Date Registered: 30th June 2005

Applicant: Mr & Mrs P Johnstone
9 Tulloch Gardens
Motherwell
Lanarkshire
ML1 2JG

Agent Purvis And Purvis
Ludpits
Ludpits Lane
Etchingham
East Sussex
TN19 7DB

Development: Erection of Two Storey Side Extension

Location: 9 Tulloch Gardens
Motherwell
Lanarkshire
ML1 2JG

Ward: 12 Knowetop Councillor William Wilson

Grid Reference: 276798 655650

File Reference: S/PL/11/17/MARLN

Site History: S/05/00824/FUL – Erection of Two-Storey Side Extension to House, 11 Tulloch Gardens, Motherwell – decision deferred for Site Visit and Hearing scheduled for 9th Sept 2005

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

Contrary to Development Plan: No

Consultations: None Required

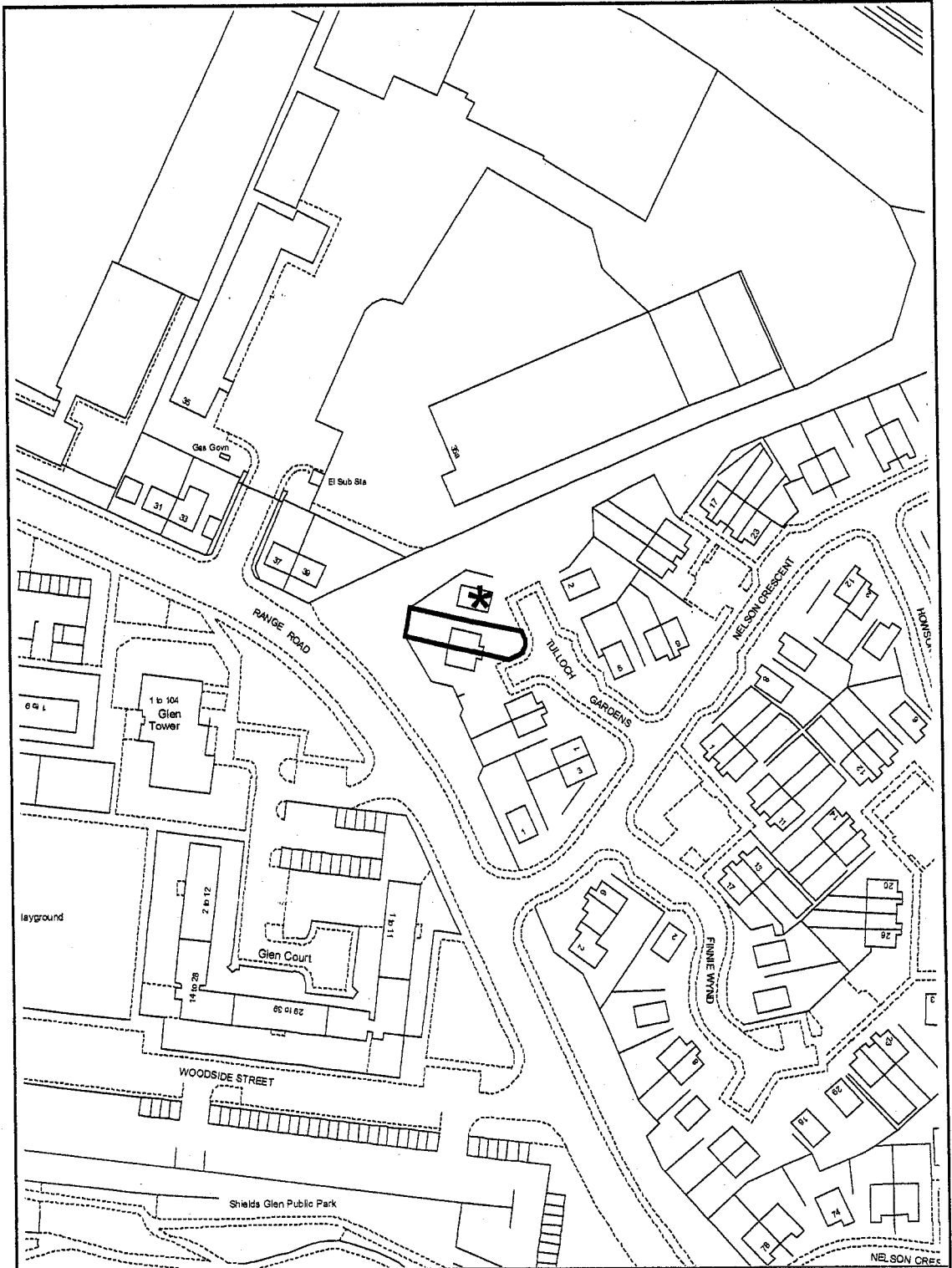
Representations: 1 Letter of Representation

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)



North Lanarkshire Council
 Planning and Environment
 Headquarters
 Suite 501, Fleming House
 2 Tynes Road
 CUMBERNAULD
 G87 1JW
 Telephone 01258 616210 Fax: 01258 616232



PLANNING APPLICATION NO. S/05/01061/FUL
 ERECTION OF TWO STOREY SIDE EXTENSION
 9 TULLOCH GARDENS, MOTHERWELL

* Representation

Reproduced from the Ordnance Survey mapping with
 the permission of the Controller of Her Majesty's
 Stationery Office. © Crown copyright.
 Unauthorised reproduction infringes Crown copyright
 and may lead to prosecution or civil proceedings.



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 17th June 2005

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

Memo from Transportation Manager received 22 July 2005

Letters from Colin Welsh, 11 Tulloch Gardens, Motherwell, ML1 2JG received 20th July 2005 and 8th August 2005.

Letter from Purvis and Purvis received 9th August 2005.

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

APPLICATION NO. S/05/01061/FUL

REPORT

1. Description of Site and Proposal

- 1.1 The application seeks permission to erect a two-storey side extension at 9 Tulloch Gardens, Motherwell. The semi-detached 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 northern elevation of the house. The extension will comprise of a garage and the first floor will provide additional bedroom space and an en-suite. The applicant has amended the plans to allow access through the garage from the rear of the property. Two parking spaces are proposed within the curtilage of the plot.
- 1.3 An application for a similar extension has been submitted by the objector at 11 Tulloch Gardens. The decision has been deferred for a Site Visit and Hearing scheduled for 9th September 2005.

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 no objection to the proposal.
- 3.2 One letter of objection was received from the neighbour at 11 Tulloch Gardens, Motherwell. Their points of objection are summarised as follows:-
- 1) The proposed extension, in its size and proportion would result in a change to the dwelling, which would not be in keeping with the street scene
 - 2) The proposed extension would reduce sunlight to the objectors patio and garden area
 - 3) The extension would be built close to the neighbours boundary and their garden would be overlooked by a window, affecting the neighbours privacy
 - 4) The extension would built close to the boundary and the applicants would have no access to rear of the property, except via an area of common ground to the rear of the property.

The objector has requested that any decision be deferred at Committee for a Site Visit and Hearing.

4. Planning Assessment and Conclusions

- 4.1 The application raises no strategic issues and therefore can 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.

I consider that this proposal satisfies the criteria of Policy HSG 8 and 13.

4.3 With regard to the concerns raised by the objector my comments are as follows:

- 1) It is considered that the proposed extension is of a design and scale which is in keeping with other properties in the area.
- 2) The extension because of its position to the side, would have has no adverse impact upon the sunlight/daylight of the neighbouring property.
- 3) There are existing windows which overlook the neighbouring property at present and therefore the windows of the extension will not have an adverse affect on the objector's privacy.
- 4) With regard to access through the dwellinghouse, the applicant has amended the proposal to allow access through the garage to the rear of the dwellinghouse.

4.4 However, as stated in para 1.3 above, the objector at No. 11 Tulloch Gardens has submitted a planning application for a similar extension, which will be considered further at a Special Meeting of the Planning and Environment Committee on 9th September 2005 to allow a site visit and hearing. If granted this is a material consideration and has implications on the acceptability of the proposal and whether or not it would comply with the criteria set out in HSG 13 above. Policy HSG 13, states that consideration should be given to the impact on the street scene and the relationship to neighbouring properties. In this instance, if both extensions were to be constructed it would create a terraced effect and the impact on the street scene would have to be considered.

4.5 Such proposals which result in a terraced effect are normally discouraged as they can alter the character of the streetscape. In these specific circumstances, however, where the two neighbouring properties are at the end of a cul de sac and have a different building line from the other properties in Tulloch Gardens the effect is considered not so significant as to warrant a recommendation for refusal of the application.

4.6 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. The proposal provides two car-parking spaces within the curtilage of the dwellinghouse and it is therefore considered that the proposal is acceptable under the terms of Policy TR 13.

5. 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 in compliance with the development plan and I am satisfied that the design and scale of the proposed extension is acceptable from a planning viewpoint. Notwithstanding the objections raised by the neighbour

at 11 Tulloch Gardens, and for the reasons stated above, it is recommended that planning permission be granted subject to conditions. The objector has requested that any decision be deferred at Committee for a Site Visit and Hearing.