

Application No: S/05/00187/FUL

Date Registered: 17th March 2005

Applicant: **Mr & Mrs Maguire**
C/o Agent

Agent: Kanak Bose
Skirling Design Studio
21 South Back Road
Biggar
ML12 6AD

Development: **Erection of Dwellinghouse**

Location: **Plot 3**
Land East Of 23
Greenhill Road
Hareshaw, Cleland,
Motherwell
Lanarkshire

Ward: 18 Dykehead Councillor James Robertson

Grid Reference: 281321 660261

File Reference: **S/PL/B/4/49(37)**

Site History: Application S/02/00724/OUT for three house plots approved with conditions 14th August 2002.

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

Contrary to Development Plan: No

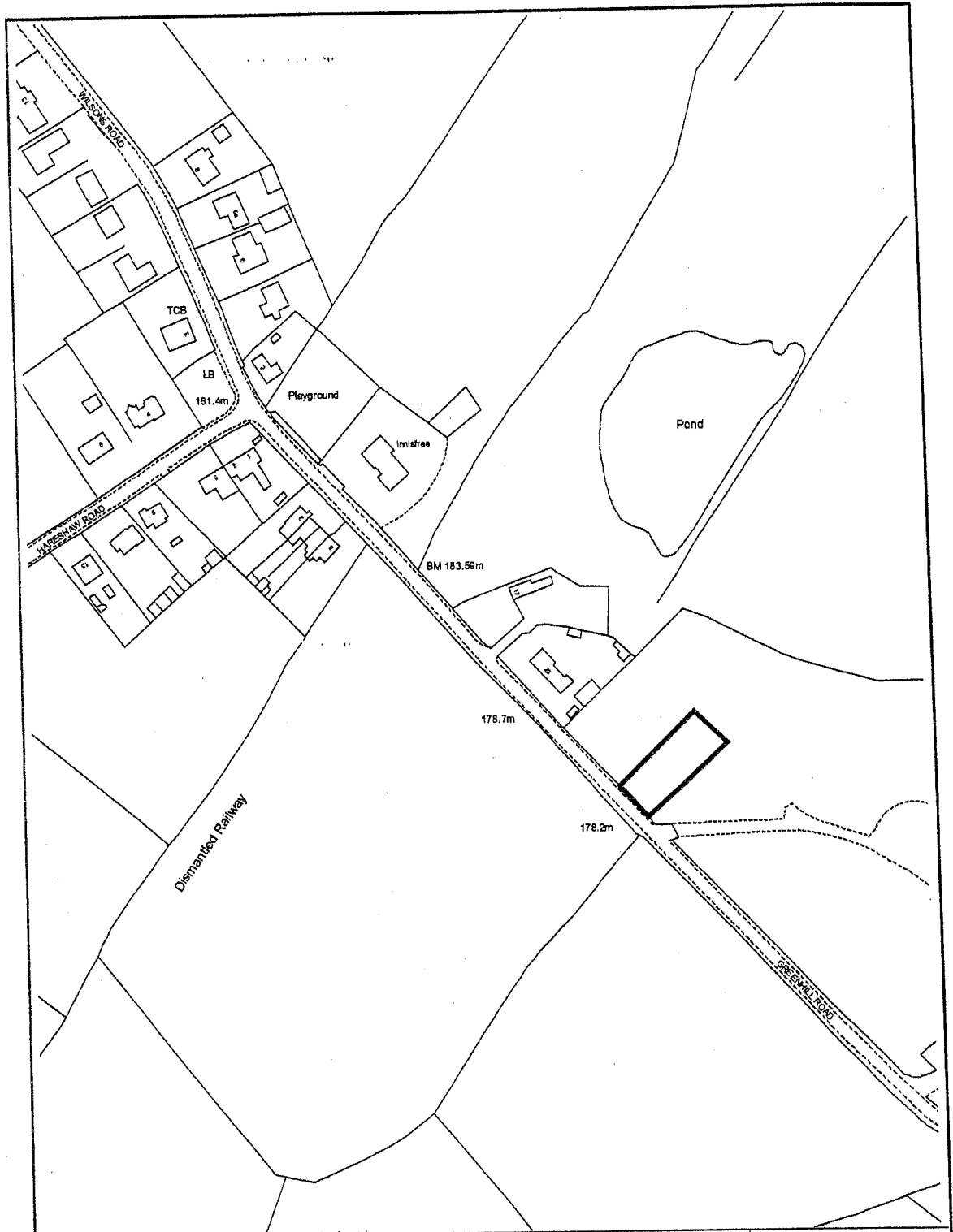
Consultations: Landscape Services Manager: No Objections

Representations: None

Newspaper Advertisement: Not Required

Permission is sought for the erection of a detached dwelling at Greenhill Road, Hareshaw. The application relates to plot 3 within a site which was granted outline consent 14th August 2002 (App No 02/00724/OUT). The proposed dwelling would be bounded by agricultural/Green Belt land on three sides, plots 1 and 2 of this site to the North West and Greenhill Farm to the South East. The proposed dwelling is a two-storey detached villa at a height of 8 metres and incorporates dormer windows over part of the front elevation and bay windows on both the ground and first floor on the other part of this elevation.

The outline planning permission was subject to a condition requiring the design and siting of the houses at this site to take cognisance of the rural location, particularly in relation to scale, massing, roof pitch, fenestration and materials and that they be in accordance with Planning Advice Note No 36. The site is situated within a site zoned as Established Housing Areas, therefore policies HSG 8 (Established



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PLANNING APPLICATION No. S / 05 / 00187 / FUL
 ERECTION OF DWELLINGHOUSE
 PLOT 3, LAND EAST OF 23 GREENHILL ROAD,
 HARESHAW, CLELAND, MOTHERWELL.
 Site Area = 0.08 ha.

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Housing Areas) and HSG10 (Assessing Applications for Housing Development) of the finalised Southern Area Local Plan are material planning considerations. Policy HSG 8 seeks to protect the established character of existing and new housing areas by opposing development which is incompatible with the residential setting or adversely affects the amenity of the established housing area. Policy HSG 10 specifies matters that should be taken into consideration in assessing housing applications, including detailed design elements such as building height, materials and positioning.

The proposed design of the house is considered unacceptable given its height at 8 metres and the two storey bay feature on the front elevation. This would not be in keeping with the other recent developments in Hareshaw and in particular the housing within the adjacent plots. The site of the three plots slopes from both front to back and from plot 1 towards plot 3. The design of plots 1 and 2 was a result of detailed negotiations to achieve houses that would appear one and a half storey from the front, to echo the others in the village, while allowing a second storey at the rear where this was hidden from view. The house on plot 1, the lowest site of the three, is 7.5 metres in height and plot 2 is 7 metres in height. Negotiations have taken place with the applicant regarding a possible compromise with respect to the height of the house and the replacement of the upper floor bay feature with a dormer window in order to reflect the terms of the outline consent and be sympathetic to the other developments in the village. Unfortunately these discussions have been unsuccessful and the applicant wishes the application to be determined on the basis of the submitted plans. The current proposal is considered to be contrary to policies HSG 8 and HSG 10 as it would not be compatible with the setting of the development in terms of height and design. It would also not comply with the terms of the outline consent as the height and design would similarly not be sympathetic to the rural setting of the site. It should be noted that the proposal includes the front elevation being completed in Aberdeen granite. This would also be inconsistent with the adjacent houses and other recent developments in the village. Should the Committee be minded to approve this application a condition should be imposed requiring materials that would be similar in colour and texture to those used on the adjacent houses and to restrict the use of stone or brick to the base course and decorative features only, rather than on the main walls of the house.

The Transportation Team Leader has been consulted as part of the application and has offered no objections subject to conditions. The Pollution Control Manager and Landscape Services Manager have both been consulted as part of this application and have offered no objections subject to conditions.

In accordance with Section 25 of the Town and Country Planning (Scotland) Act 1997, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. The proposed design of the dwelling is considered unacceptable in terms of the appropriate local plan policies and outline permission, there are no material considerations which would outweigh these factors and it is recommended that permission be refused.

Recommendation: Refuse for the Following Reasons:-

1. That the proposed development is contrary to policies HSG8 and HSG 10 of the Southern Area Local Plan Finalised Draft (Modified 2001 & 2004) as the height and design of the house is not in keeping with the terms of the outline permission for the site or the approved design of the dwellings on the adjacent plots and other developments within the village and as such is incompatible with and adversely affects the visual amenity of the Established Housing Area.

Background Papers:

Application form and plans received 7th February 2005

Memo from Transportation Manager received 29th August 2005
Memo from Leisure Services received 5th May 2005

Any person wishing to inspect these documents should contact Mr Fraser Miller at 01698 302087.