

Application No: S/05/01399/FUL

Date Registered: 22nd August 2005

Applicant: **M. Ruthven & R.Williams**
10 Catherine Street
Motherwell
Lanarkshire
ML1 2RN

Agent W.H.Dickie
 77 Hamilton Road
 Motherwell
 ML1 3YG

Development: **Erection of Rear Extension to Dwelling House**

Location: **10 Catherine Street**
Motherwell
Lanarkshire
ML1 2RN

Ward: 11 Watsonville
 Councillor Alan Valentine

Grid Reference: 275564 655953

File Reference: S/PL/B/12/22

Site History:
 97/10101/FUL Extension to Dwellinghouse

Development Plan: 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

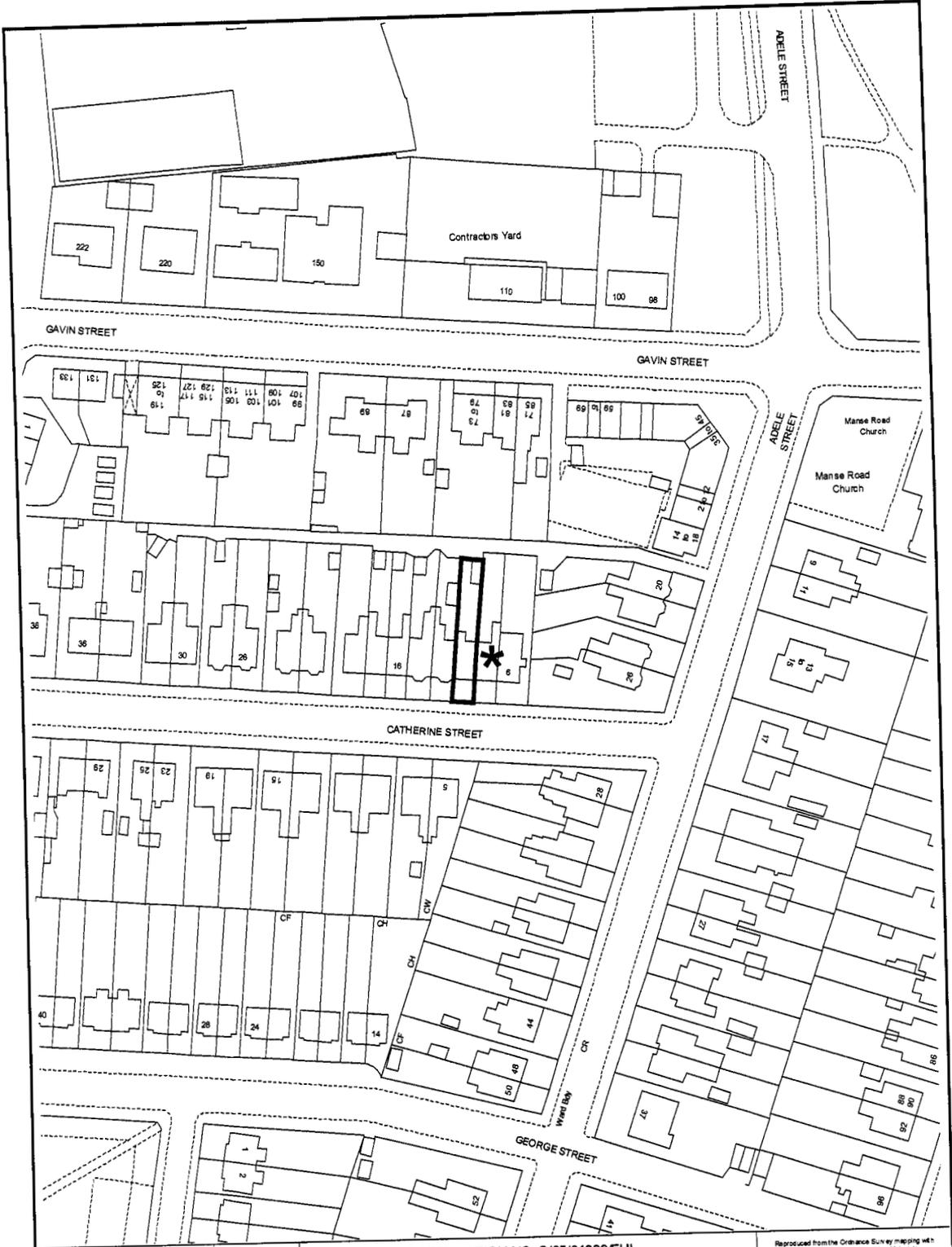
Representations: One Letter of objection from neighbour

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.



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PLANNING APPLICATION NO. S/05/01399/FUL
 ERECTION OF REAR EXTENSION TO DWELLINGHOUSE
 10 CATHERINE STREET, MOTHERWELL
 * Representation

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It should be noted that the adjoining resident at 8 Catherine Street has requested a Site Visit and Hearing.

Background Papers:

Application form and plans received 22nd August 2005

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

Letter from George Jardine, 8 Catherine Street, Motherwell, ML1 2RN received 1st September 2005.

Any person wishing to inspect these documents should contact Mrs Marlaine Lavery at 01698 302102.

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REPORT

1. Description of Site and Proposal

- 1.1 This application seeks consent for the erection of a conservatory measuring approximately 3 metres by 3 metres to the rear of 10 Catherine Street, Motherwell. The applicant proposes to build the conservatory onto the rear wall of an extension that received Planning Permission in 1997.
- 1.2 The dwelling in question is an Edwardian mid-terraced house, traditionally styled and finished in red sandstone. The previous extension is of a flat roof construction and extends out approximately 11.5 metres into the rear garden. The rear garden area extends to some 10 metres at present. The area is characterised by long narrow rear garden plots that have been developed to a greater or lesser extent with domestic extension or garages.

2. Development Plan

- 2.1 The site is zoned within an Established Residential Area in the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004). This policy 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.

3. Consultations and Representations

- 3.1 No consultations were carried out due to the straight forward nature of the proposal.
- 3.2 However, a letter of objection, including a request for a site visit and Hearing has been received from the adjoining resident at 8 Catherine Street. The objection is on the grounds of :-
- Loss of amenity caused by loss of View, Privacy and daylight
 - Extension out of keeping in size and design

4. Planning Assessment and Conclusions

- 4.1 The proposed conservatory extension is approximately 9 square metres in area, extending out 3 metres from the existing extension and is 3.15 metres wide, with 1 metre clearance to the eastern mutual boundary and 1.5 metres clearance to the western mutual boundary.
- 4.2 This means that the existing rear garden depth would be reduced from 10 metres to 7 metres. However, it is considered that this will still leave an adequate rear garden area. Furthermore, as stated in 1.2, the rear gardens of these terraced dwellings have been colonised by extensions and garages which means that the proposal and the resultant garden/building balance is not considered to be out of keeping with the existing character of the area.
- 4.3 In terms of amenity and the points of objection raised, the right to a view is not a material planning consideration. Furthermore, it is considered that sunlight and daylight of the objectors dwelling will not be affected by the proposal, as it is a single storey projection of 3 metres, approximately 11 metres out from the original rear wall of the dwelling. It is not considered that there are any privacy issues as there is an existing and adequate boundary treatment. Finally,

the proposed extension and resultant combination of existing and proposed extension is not considered to be out of keeping with the are for the reasons outlined in paragraph 4.2.

4.4 This application is therefore recommended for approval