

Application No: C/05/01968/OUT

Date Registered: 30th November 2005

Applicant: Anne Lesley Carson
62 Springfield Road
Salsburgh
Shotts
Lanarkshire
ML7 4LP

Development: Erection of Dwellinghouse

Location: 62 Springfield Road
Salsburgh
Shotts
Lanarkshire
ML7 4LP

Ward: 52 Salsburgh Councillor David Fagan

Grid Reference: 282142 662479

File Reference: SAS533/X/062/CMI/LR

Site History: Erection of Dwellinghouse – Granted 1983

Development Plan: The property is zoned as GB2 (Restrict development in countryside around towns) in the Monklands District Local Plan 1991.

Contrary to Development Plan: No

Consultations: British Gas (no objection)
Scottish Power (no objection)

Representations: 1 Letter of Representation

Newspaper Advertisement: 14th December 2005

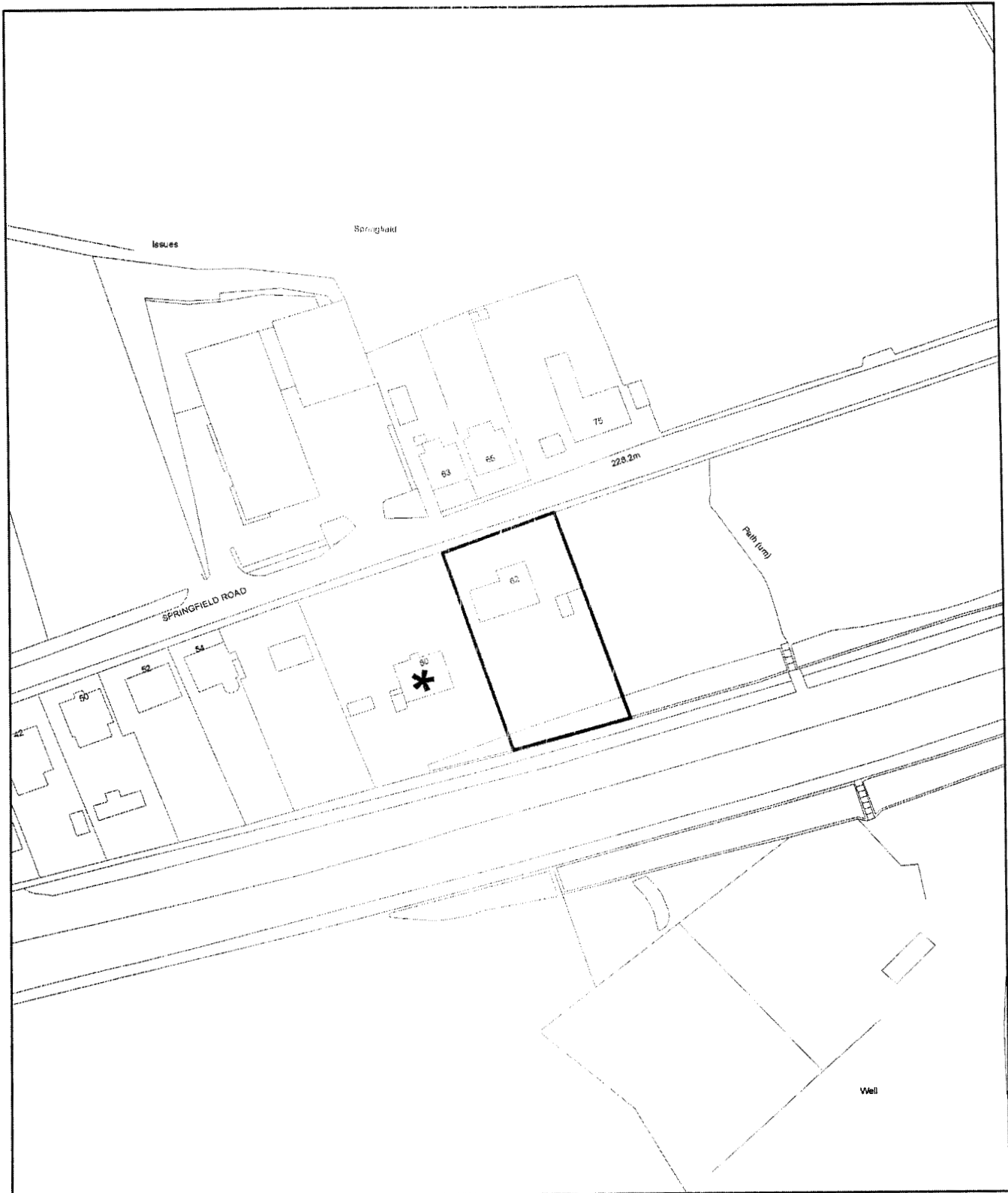
Recommendation: Grant Subject to the Following Conditions:-

1. That the development hereby permitted shall be started, either within 5 years of the date of this permission, or within 2 years of the date of which the last of the reserved matters are approved, whichever is the later.

Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. That within three years of the date of this permission, an application for approval of the reserved matters, specified in condition 1 above, shall be made to the Planning Authority.

Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.



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Erection of Dwellinghouse

62 Springfield Road, Salsburgh, Shotts

* Representation



3. That before development starts, a further planning application shall be submitted to the Planning Authority in respect of the following reserved matters:-
- (a) the siting, design and external appearance of all buildings and other structures;
 - (b) the means of access to the site;
 - (c) the layout of the site, including all roads, footways, and parking areas;
 - (d) the design and location of all boundary walls and fences;
 - (e) the provision of drainage works incorporating a SUDS drainage scheme;
 - (f) the disposal of sewage;
 - (g) details of existing trees, shrubs and hedgerows to be retained;
 - (h) details of existing and proposed site levels.

Reason: To enable the Planning Authority to consider these aspects.

4. That before development hereby permitted starts, a report describing the soil and ground conditions prevailing over the application site (including details of the nature, concentration and distribution of any contaminants), shall be submitted to the Planning Authority and the works required in order to remove or render harmless these contaminants, having regard to the proposed use of the site, shall be agreed in writing with the Planning Authority, and development shall not be commenced until these works have been completed.

Reason: To enable the Planning Authority to consider these aspects.

5. That no part of the development hereby permitted shall exceed single storey in height and the dwellinghouse shall have a traditional double pitched roof.

Reason: In the interests of visual amenity of the surrounding area.

6. Notwithstanding the details requested in condition 3 above, for the avoidance of doubt, before the dwellinghouse hereby approved is occupied, the following shall be provided:-

- (1) two parking spaces shall be provided within the curtilage of plot
- (2) a turning facility shall be provided within the curtilage of the site to allow vehicles to enter and leave the site in forward gear and should not compromise the two parking spaces requested
- (3) the first 2 metres of the access, beyond the limit of the adjoining road, shall be surfaced in an impervious material

Reason: In the interests of traffic safety

7. For the avoidance of doubt, the layout plan submitted is regarded as indicative only and shall not form part of the permission hereby granted.

Reason: To define the permission

8. The dwellinghouse hereby permitted should have garden sizes as indicated on the Council's "Developers Guide to Open Space."

Reason: In the interests of residential amenity

9. Notwithstanding the details requested in condition 3 above, details of any retaining walls required as a result of site levelling shall be submitted to, and approved in writing by the Planning Authority before the development hereby permitted starts.

Reason: To allow the Authority to consider these matters

10. For the avoidance of doubt, the front elevation of the dwellinghouse hereby permitted shall face

Springfield Road, Salsburgh.

Reason: To define the permission

Background Papers:

Application form and plans received 30th November 2005

Memo from Transportation received

Letter from British Gas received 13th December 2005

Letter from Scottish Power received 19th December 2005

Letter from Ms FJ Dolan & Mr MJ Chapman, 60 Springfield Road, Salsburgh, Shotts, ML7 4LP received 13th December 2005.

Any person wishing to inspect these documents should contact Miss Charmaine Mills at 01236 812375.

Date: 2 March 2006

APPLICATION NO. C/05/01968/OUT

REPORT

1. Description of Site and Proposal

- 1.1 Planning permission is being sought in outline for the erection of a single storey dwellinghouse to the rear garden ground of a detached property at 62 Springfield Road, Salsburgh. The site is located on the south side of Springfield Road, is a gradually sloping grassed area and is currently maintained as amenity garden ground. To the rear of site is the Glasgow to Edinburgh Road.
- 1.2 The application site measures 27 metres (wide) by 22 metres (long). The existing dwellinghouse has a front garden, which measures 11 metres in length, which fronts onto Springfield Road and a rear garden length of 10 metres if this proposal for a second dwellinghouse is granted planning permission. To the east of the proposal site is undeveloped land and to the west is a detached dwellinghouse, which sits at a lower ground level. There is a drystone dyke which runs between No 60 and No 62 Springfield Road. The application site would be accessed from the driveway that currently serves the existing property.
- 1.3 In support of the application an indicative house type design by Thomas Mitchell Homes Limited has been provided and this shows that a single storey dwellinghouse would fit onto the site.
- 1.4 The resulting side garden areas would be 10 metres to one side and 2 metres to the other along with a rear garden of 9 metres in length. The layout plan also shows an integral single garage.

2. Development Plan

- 2.1 Technically the property is zoned as G32 (Restrict Development in Countryside Around Towns) in the Monklands District Local Plan 1991. There are no strategic implications. However the Local Plan has not been drafted to recognise the permission granted in 1983 for the existing dwellinghouse.

3. Consultations and Representations

- 3.1 The Transportation Section have been consulted and have advised the access existing is substandard in width with poor visibility splays. However if the development is to be approved there are conditions, which would make the proposal more acceptable to Transportation. The applicant has agreed to these conditions.
- 3.2 Scottish Power, and Transco have been consulted and have offered no objections to the proposal.
- 3.3 The Protective Services Section had no objection but requested that before any works start on a site a full site investigation report be carried out to determine any contaminants on site and any remediation proposals.
- 3.4 One letter of representation has been received from Ms Dolan and Mr Chapman, the owners of neighbouring property at No 60 Springfield Road, Salsburgh. They have also requested that a Site visit and Hearing be taken prior to any decision being made by the Committee. The grounds of objection are:

- (1) The proposal is zoned as GB2, which requires development to be for commercial and/or agricultural purposes, therefore the development is against the development plan for the area.
- (2) The application site is pure rock and a great deal of blasting would be required in order to prepare the site for the development. This would have a detrimental effect on the objector's property and on the dry stone dyke which runs the length of the proposed site.
- (3) There are concerns over the installation of a septic tank, drainage and the problems from the present septic tank.
- (4) The access to the area does not meet with planning regulations as there is no lowered kerb and the stones transfer over to the pavement due to the number of cars entering the property. If the proposal was to go ahead the number of cars would increase resulting in more problems for passers-by.
- (5) The proposed dwellinghouse will overlook the rear garden of No 60 Springfield Road. In the past the applicant has sited horses on the side and has constructed stables without planning permission. The noise from the animals and the various people who tended them created an unpleasant environment for the objector.
- (6) There are trees running the length of the proposed site and the objector does not want them harmed. There have been problems with this issue in the past which has resulted in legal action being taken by the objectors.
- (7) There is no demand for this type of housing in Salsburgh. Strathclyde Homes are finding it difficult to sell the new development of houses recently constructed.

4. Planning Assessment and Conclusions

- 4.1 In terms of the Monklands District Local Plan 1991(adopted 1995) the application site is located within a GB2 area and isolated developments do not accord with the development plan unless there is a specific locational need. Proposals for development within GB2 areas would also require to be assessed under the following criteria: economic benefit; specific locational need; infrastructure implications and environmental impact.
- 4.2 The proposed site sits adjacent to an area designated as HG9 (Housing Policy for Existing Residential Areas) where proposals for additional housing would generally be acceptable in principle. Taken that the existing dwellinghouse was built over 20 years ago but is not shown on the local plan and due to the age of the local plan the current local plan zoning is not a true reflection of the current position on site it is therefore considered that there is justification to rebut the general presumption against development upon which the green belt policy is based.
- 4.3 Having regard to the proposed design of the dwellinghouse then the proposal requires to be considered in terms of the approved design guidance on "Infill housing" which provides detailed guidance on building a house on small sites in residential areas and the Developer's Guide to "Open Space around Dwellings". The proposal is not considered as "backland" in terms of the design guidance as the positioning of the building within that plot provides both for a prominent elevation frontage onto Springfield Road while also allowing for the communal driveway to access any proposed garage. The positioning of a new build within the plot could ensure that there will be no privacy problems with facing windows of habitable rooms on the new dwelling and those in the dwellinghouse within the adjoining curtilage. The external materials can be specified at the reserved matters stage.

4.4 With regard to the objections these are addressed as follows:

- (1) The proposal is considered acceptable and is justified accordingly in the above paragraphs 4.2 and 4.3.
- (2) (6) Any damage caused to the objector's property during the construction process is not a material planning consideration. It is the responsibility of the developer to ensure that no damage is caused to land which is not owned by themselves.
- (3) The drainage details of the proposal will be considered at the reserved matters stage.
- (4) As noted by the Transportation Section the existing road access is substandard in width with poor visibility splays. However these cannot be improved due to the applicant's limited ownership and the developer intends to improve the access and this would be conditional on any permission granted. As such the proposals would offer some improvements over the existing situation.
- (5) The proposal is for a single storey dwellinghouse and through the reserved matters application the site will be levelled to the same, if not similar, to the existing dwellinghouse. There are existing trees and hedges along the boundary line, which will protect the privacy of the objector's dwellinghouse at No 60 Springfield Road.
- (7) The property market and demand for housing in the Salsburgh area is not a material planning consideration and is not relevant in assessing this application.

4.5 In conclusion, having regard to the above it is considered that the proposal is acceptable taking into account the necessary material considerations such as the existing dwellinghouse within the proposed development site being built over 20 years ago and the zoning of the area not being a true reflection to what is on site. It is therefore recommended that planning permission be granted subject to the recommended conditions.

4.6 **The Committee is asked to note that the objectors Ms Dolan and Mr Chapman has requested that a site visit and hearing be arranged prior to any decision being made on this application.**