

Application No: N/06/01552/FUL

Date Registered: 15th September 2006

Applicant: Mr F Conn
24 Birkdale Crescent
Cumbernauld

Development: Extension to a Dwellinghouse

Location: 14 Monkton Brae
Chryston

Ward: 69 Chryston and Auchinloch Councillor Charles Gray

Grid Reference: 268215 669958

File Reference: N/06/01552/FUL

Site History: N/05/00386/FUL Residential Development (31 Dwellinghouses)

Development Plan: Northern Corridor Local Plan 2005 : Policy HG1 (Provision of housing opportunities) applies

Contrary to Development Plan: No

Consultations: None required

Representations: 2 letters of representation, including one with 11 signatures

Newspaper Advertisement: Not Required

Recommendation: Grant Subject to the Following Conditions:-

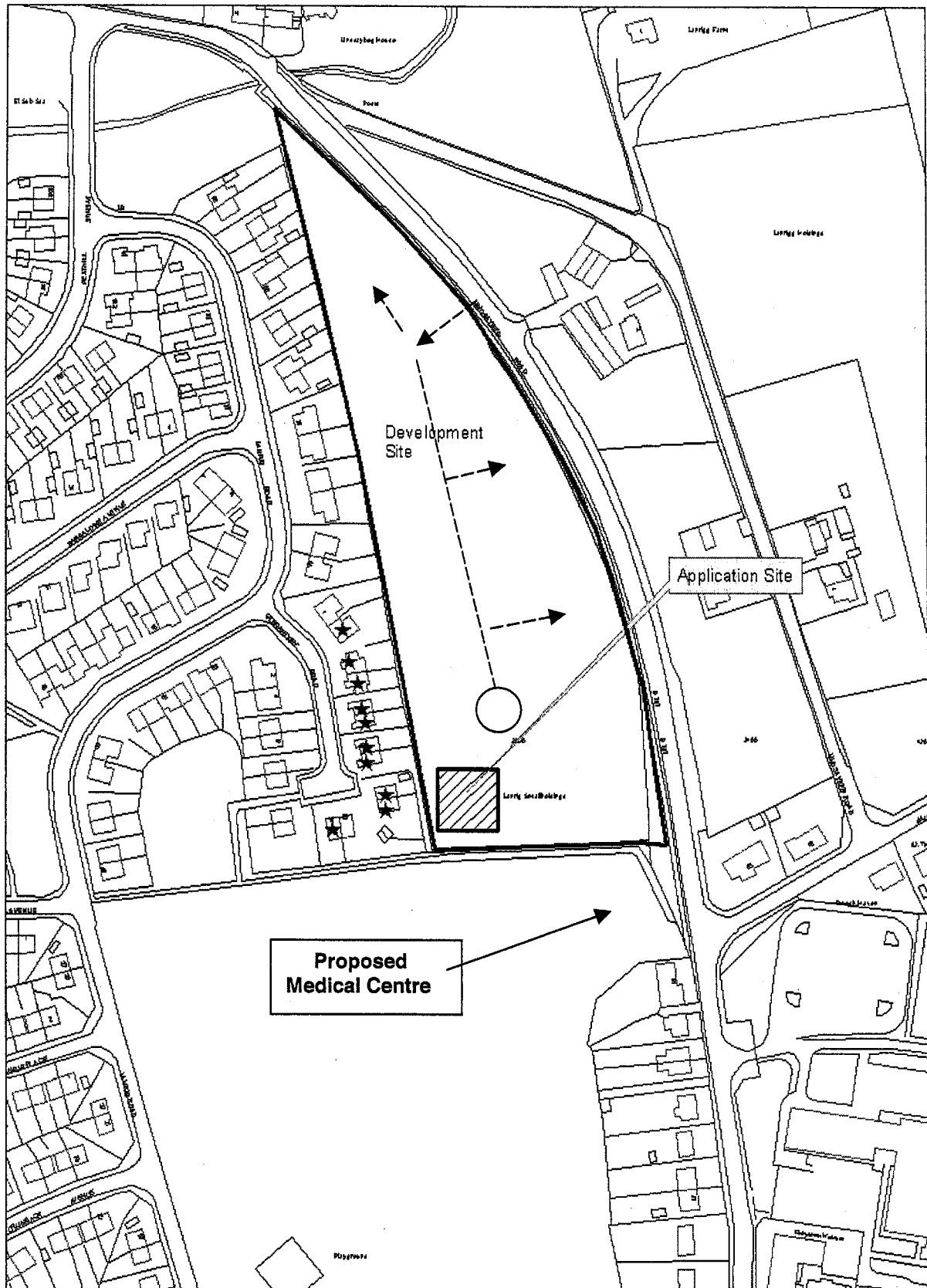
1. That the development hereby permitted shall be started within five years of the date of this permission

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 house approved for plot 14.

Reason: To safeguard the residential amenity of the area.
3. That the use of the garage hereby permitted shall be restricted to private use incidental to the enjoyment of the dwellinghouse on the site and no commercial activity shall be carried out, in, or from, the garage.

Reason: In the interest of the amenity of the site and the general area.
4. That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, the garage shall be built in accordance with the approved plans and thereafter no internal or external alterations shall be carried out without the approval of the Planning Authority.

Reason: To enable the Planning Authority to retain effective control, in order to safeguard residential amenity.



This is a preliminary plan. It is not intended to be used for any other purpose. It is subject to change without notice. It is not intended to be used for any other purpose. It is subject to change without notice.

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N/06/01552/FUL
 Mr F Conn
 14 Monkton Brae Chyston
 Extension to a Dwellinghouse
 ★ Representation



Background Papers:

Application form and plans received 15 September 2006

Letter from Mr James Hynes, 21 Glenartney Road, Chryston, G69 9NS received 2 October 2006

Letter from Chryston Community Council, C/o Miss R Anderson, Hon. Secretary, 1 Neuk Avenue, Muirhead, Chryston, G69 9EX received 5th October 2006.

Any person wishing to inspect these documents should contact Ms Erin Louise Deeley at 01236 616464.

Date: 24th October 2006

APPLICATION NO. N/06/01552/FUL

REPORT

1. Description of Site and Proposal

- 1.1 The application site is located west of Lindsaybeg Road in Chryston. Miller Homes obtained planning consent for 31 dwellinghouses at this location in November 2005. Construction has commenced on plot 14 and several of the other plots to the south of the site.
- 1.2 The permission includes a detached double garage to the south east of the dwellinghouse measuring approximately 6 metres wide x 6 metres deep with a height of approximately 5 metres. The applicant is proposing to attach a larger scale garage to the gable end of the house. The garage would measure approximately 7.1 metres wide x 10.3 metres deep, projecting approximately 1.3 metres from the rear building line of the house. The applicant proposes to use the rear of the garage as a family room and the roof space of the 6.5 metre high building as an additional bedroom with an en-suite bathroom.
- 1.3 Plot 14 is the largest plot within the 31-house Lindsaybeg Road development, and with the larger garage it will still have a rear garden of 400 m², varying in depth from 12 to 22 metres.

2. Development Plan

- 2.1 This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Joint Structure Plan 2000 and can therefore be assessed against local plan policies.
- 2.2 In the Northern Corridor Local Plan 2005, the application site lies within a defined residential area where policy HG1 (Provision of Housing Opportunities) applies.

3. Consultations and Representations

- 3.1 There have been no consultations concerning this application.
- 3.2 A petition containing 11 signatures from residents of Glenartney Road, west of the site, has been received together with similar objections from Chryston Community Council. The objections may be summarised as follows:-

- This is premature planning as the house is not yet built

Comment: It is acceptable for an application to be made at the construction period of the house. In terms of amenity, this would cause less of a disturbance to the applicant and their neighbours than if it were to be done post construction. A further benefit is that the same materials as the house will be used which will result in the garage appearing to be part of the original plan for the house rather than an extension.

- This development would start a precedent

Comment: Each planning application has to be considered on its individual merits. The proposed larger garage at plot 14 will not have a detrimental impact on the residential amenity of neighbouring properties. If any of the other Lindsaybeg (Miller) residents decide to apply for alterations or extensions to their houses, the proposals will be assessed in accordance with normal planning requirements. Some residents may also extend their properties under their 'permitted development' rights.

- Disturbance of existing membranes for the dispersion of methane gas

Comment: This issue will be addressed through the building warrant procedures.

4. Planning Assessment and Conclusions

- 4.1 In terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, planning applications must be determined in accordance with the relevant development plan unless material considerations indicate otherwise. In this case, the proposal is not contrary to policy HG1 of the Northern Corridor Local Plan 2005.
- 4.2 While it may be unusual for an individual rather than the house-builder to submit such an application, the proposal is considered acceptable from a planning perspective. It will not have a detrimental impact on the residential amenity of neighbouring properties, nor will it be a dominating feature when measured against the footprint of the house. The larger garage will not impact on the private garden ground of the property and parking provision is acceptable. Finally, it is not unusual for modern houses to have an attached double garage and useable roof space, or to construct an additional storey above an existing single storey garage.
- 4.3 Having taken account of all the relevant material planning considerations in this particular case, it is recommended that permission be granted.
- 4.4 Please note that the petitioners and the Community Council have requested that the Planning and Environment Committee carry out a site visit before determining this planning application.