

Application No: S/06/01442/FUL

Date Registered: 6th September 2006

Applicant: Mr & Mrs Cummins
23 Strathclyde Way
Bellshill
ML4 1TQ

Agent: Gary Ballantyne
8 Farm Court
Bothwell
G71 8BU

Development: Erection of Conservatory to Rear of Dwellinghouse

Location: 23 Strathclyde Way
Bellshill
ML4 1TQ

Ward: 30 Hattonrigg Councillor Harry Curran

Grid Reference: 274265 661095

File Reference: S/PL/BF/7/82(165)/SM/MM

Site History: S/96/00622/FUL Erection of Garage granted 13 January 1997.

Development Plan: The site is zoned as Policy HSG 8 (Established Housing Development Opportunities) within the Southern Area Local Plan Finalised Draft (Modified 2001, 2004 and 2005).

Contrary to Development Plan: No

Consultations: None

Representations: 1 letter of Representation

Newspaper Advertisement: Not Required

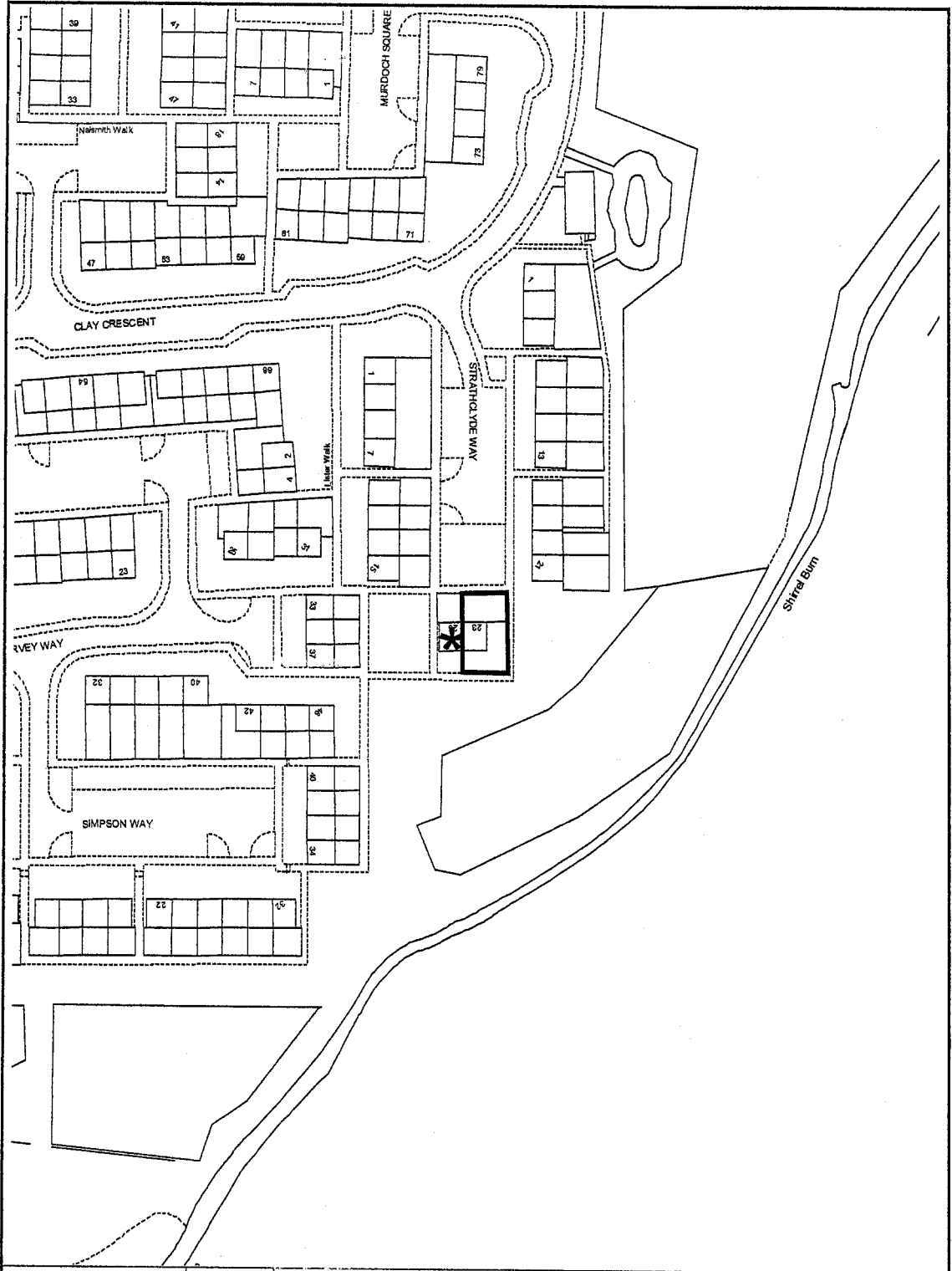
Recommendation: Grant Subject to the Following Conditions:-

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) Act 1997.

2. That the facing materials used on the external dwarf walls shall match in colour and texture those of the existing adjoining dwellinghouse.

Reason: To ensure that the materials complement those of the existing dwelling in the interests of the visual amenity of the area.



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PLANNING APPLICATION No. S / 06 / 01442 / FUL
 ERECTION OF CONSERVATORY TO REAR OF DWELLINGHOUSE
 23 STRATHCLYDE WAY, BELLSHILL.
 * Representation

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APPLICATION NO. S/06/01442/FUL

REPORT

1. Description of Site and Proposal

- 1.1 This application is for the erection a conservatory at the rear of the dwelling at 23 Strathclyde Way, Bellshill. The subject site is located within an existing residential area. The applicant's house is the eastern half of a pair of semi-detached properties. The house, alongwith many others in this estate, front onto footpaths with, in this instance, open space beyond to the east and south. To the north is a small area of open space with a parking area beyond while it is attached to another residential property to the west.
- 1.2 The conservatory would project a 3.6 metres from the rear of the house and be 3.5 metres wide reaching a height of 3.1 metres with a pitched, hipped roof. The proposed conservatory would be built 0.2 metres from the boundary with the neighbouring property with a fire wall adjacent to that house.

2. Development Plan

- 2.1 The proposal raises no strategic issues in terms of the Glasgow and Clyde Valley Joint Structure Plan 2000 and can therefore be assessed against Local Plan Policies.
- 2.2 The site is zoned as Policy H2 (Housing – No Change) in the Bellshill and Mossend Local Plan. The site is covered by Policy HSG 8 (Established Housing Development Opportunities) of the Southern Area Local Plan Finalised Draft (Modified 2001, 2004 and 2005). Policy HSG 13 (House Extensions) is also relevant to the consideration of this application.

3. Consultations and Representations

- 3.1 No consultations were undertaken for this application
- 3.2 One Letter of objection was received as a result of the neighbour notification procedure. The points of objection are summarised as follows:
- (1) Conservatory would be built close to a bedroom window and back door and the proposed fire wall will cause overshadowing.
 - (2) The view from the objector's property and garden will be onto the firewall and it is considered that this feature will be an eyesore.

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. Policy HSG 8 (Established Housing Areas) and Policy HSG 13 (House Extensions) are relevant to the consideration of this application.
- 4.2 Policy HSG 8 seeks to protect the established character of existing and new housing areas by opposing development, which adversely affects the amenity of Established Housing Areas. Policy HSG 13 indicates that the Council when determining applications for extensions will take account the size, proportion, positioning and effect that the extension will have on garden ground and the impact of the extension on neighbouring properties in terms of privacy, daylight and sunlight and the external finish and design of the proposal. It is considered that the proposed conservatory will have a minimal impact on the surrounding properties given its

design, height and distance from neighbouring properties. The proposed conservatory projects 3.6 metres from the rear elevation along the common boundary with 25 Strathclyde Way. The rear of the houses face north resulting in virtually no sunlight reaching the windows of either property. A sunlight/daylight test has been carried out which shows that the conservatory will not adversely impact on the amount of sunlight/daylight received by the kitchen of the objector's property. In terms of residential amenity it is considered that the conservatory can be incorporated without significant detriment to the neighbouring property. It will have no in terms of privacy given the position of the windows and the fire wall. I therefore consider that this proposal satisfies the criteria of Policies HSG 8 and 13.

4.3 With regard to the concerns raised in the objection I can comment as follows:

- (1) The proposed conservatory will be built close to the back door of the neighbouring property but will have no impact on the adjacent property in terms of privacy given the position of the windows and the fire wall. The bedroom window is on the upper floor and the proposed conservatory will have no impact on this room. A sunlight/daylight test has been carried out and has shown that the conservatory will not adversely impact on the amount of sunlight/daylight received by the objector's property.
- (2) The design of the proposed conservatory is acceptable in terms of the impact on the property and the surrounding area. Firewalls such as the one proposed are a common feature of conservatories in semi-detached and terraced properties and are necessary to comply with Building Standards for conservatories within 1 metre of a boundary. It is not considered that the incorporation of a fire wall would be sufficient grounds for refusal of a planning permission.

4.4 In conclusion the proposal is acceptable and accords with Local Plan Policy. I am satisfied that the design, scale and impact of the proposed conservatory is acceptable and the proposal is therefore in compliance with the policies contained within the development plan. Therefore, notwithstanding the objections raised and for the reasons stated above taking all matters into consideration including Local Plan Policies HSG 8 and HSG 13, I recommend that planning permission be granted.

4.5 It should be noted that the objector has requested that a site visit and hearing be carried out prior to the determination of this application.

Background Papers:

Application form and plans received 29th August 2006

Letter from Ms Maureen Doherty, 25 Strathclyde Way, Bellshill, ML4 1TQ received 31st August 2006.

Southern Area Local Plan Finalised Draft (Modified 2001, 2004 and 2005)

Any person wishing to inspect these documents should contact Mr Stewart MacCallum at 01698 302085.

Date: 18 October 2006