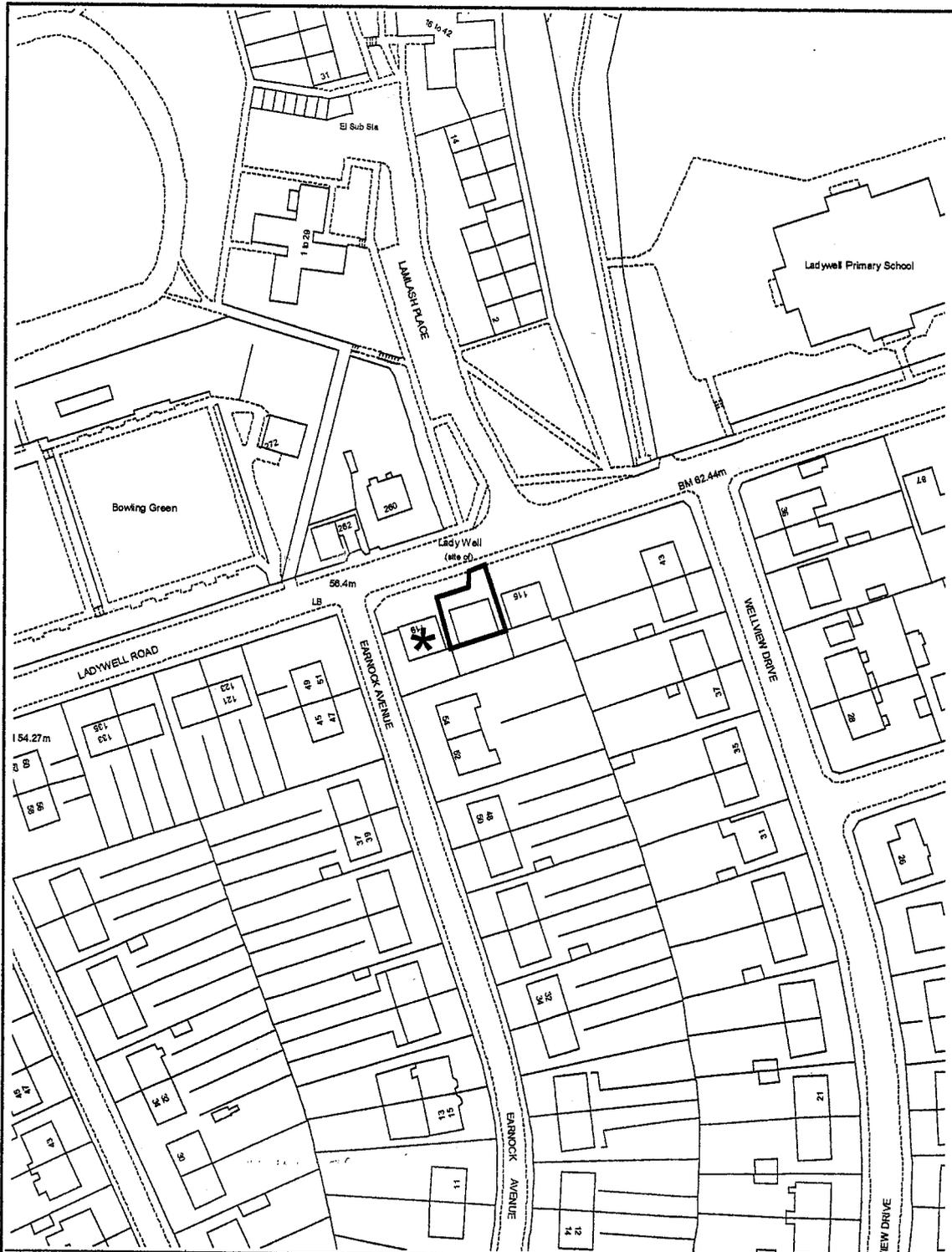


Application No: S/06/01560/FUL
Date Registered: 19th September 2006
Applicant: John Renwick
117 Ladywell Road
Motherwell
ML1 3EU
Development: Erection of Front Canopy Extension and Single Storey Side
Extension to Dwellinghouse
Location: 117 Ladywell Road
Motherwell
ML1 3EU
Ward: 1 Ladywell Councillor Michael Ross
Grid Reference: 274450 657039
File Reference: S/PL/BF/13/23/LM/MM
Site History: None Relevant
Development Plan: The site is zoned as HSG 8 (Established Housing Areas) within the
Southern Area Local Plan Finalised Draft (Modified 2001, 2004 and
2005).
Contrary to Development Plan: No
Consultations: West of Scotland Archaeology Service (No objection)
Representations: Three letters of Representation Received
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 on the external walls and roof shall match in colour and texture those of the existing dwellinghouse.
Reason: To safeguard the residential amenity of the area.



North Lanarkshire Council
 Planning and Environment
 Headquarters
 Suite 601, Fleming House
 2 Tyne Road
 CLAMBERNAULD
 G67 1JW
 Telephone 01258 610210 Fax: 01258 610232
 OS Licence 100029390 2004



PLANNING APPLICATION No. S/06/01560/FUL
ERECTION OF FRONT CANOPY EXTENSION AND SINGLE STOREY SIDE EXTENSION TO DWELLINGHOUSE
 117 LADYWELL ROAD, MOTHERWELL.
 * Representation

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 North Lanarkshire Council

Background Papers:

Application form and plans received 19th September 2006

Letter from West Of Scotland Archaeology Service received 27th October 2006

Letter from Mr & Mrs David Forson, 119 Ladywell Road, Motherwell, ML1 3EU received 26th September 2006

Letter from Mr & Mrs David Forson, 119 Ladywell Road, Motherwell, ML1 3EU received 29th September 2006

Letter from Mr & Mrs David Forson, 119 Ladywell Road, Motherwell, ML1 3EU received 6th October 2006.

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

Any person wishing to inspect these documents should contact Ms Laura Murray at 01698 302134.

Date: 1 November 2006

APPLICATION NO. S/06/01560/FUL

REPORT

1. Description of Site and Proposal

- 1.1 This application seeks planning permission for the erection of a single storey side extension and front canopy extension at 117 Ladywell Road, Motherwell. The application site contains a two-storey, detached dwellinghouse and is situated on a level site, which is surrounded by dwellings to the west, east and south, with a small retail unit to the north, on the opposite side of Ladywell Road.
- 1.2 The proposed side extension would be attached to the western gable of the house and have a mono-pitched roof. It is proposed to finish the extension in a fyfestone base wall with dry dash render above and roof tiles to match the existing dwelling. The proposed extension is approximately 2.8 metres wide and 9.8 metres long. The proposed front canopy extension will project 1 metre from the front of the dwelling and includes increasing the width of the existing stairs and entrance platform from approximately 2.9 metres to 3.7 metres. The canopy would be supported by metal railings and would be 3.85 metres in height at the highest point of the hipped and pitched roof. The canopy extension will be finished in a fyfestone base wall and roof tiles to match the existing dwelling.

2. Development Plan

- 2.1 The application site lies within an area covered by Policy HSG 8 (Established Housing Areas) in the Southern Area Local Plan Finalised Draft (Modified 2001, 2004 and 2005) which seeks to protect the established character and amenity of existing housing areas. Policy HSG 13 (House Extensions) is also of relevance to this application.

3. Consultations and Representations

- 3.1 The West of Scotland Archaeology Service requested to be consulted on this application due to the site being located next to the historic "Ladywell" which is of archaeological interest. However, they confirmed the proposed development would create little disturbance to this site as the well is located 4-5 metres away.
- 3.2 Three letters of objection have been received from the occupants at 119 Ladywell Road in relation to this application. The points of objection can be summarised as follows:
- (1) The proposed side extension would result in a tunnel like access with little sunlight;
 - (2) The proposed side extension may result in restricted access for maintenance work to the property, to utility services, for bin removal and would adversely affect use of the objectors' pedestrian access;
 - (3) Due to the past mining and flooding in the vicinity the extra weight of the extension adjacent to the objectors property may adversely affect the foundations of their house. In addition, the proposed side extension would result in restricted access for foundation works. This could affect the future value of the objectors' property;
 - (4) The side extension would result in a restricted 1metre gap between dwellings, which no other dwellings in the area have;
 - (5) The existing path to the objectors' property has recently been replaced and they do not want any works on that path;
 - (6) Concerns over gates/boundaries being left open during construction affecting the safety of the objectors' children;

- (7) The applicant has previously caused inconvenience and disruption from building projects and the objectors' do not want their enjoyment of their garden and property to be disturbed again.

4. Planning Assessment and Conclusions

- 4.1 The application raises no strategic issues and therefore only needs to be assessed against Local Plan policies and other material considerations.

- 4.2 In terms of the Local Plan, the site is located within an area zoned as HSG 8 (Established Housing Areas) within the Southern Area Local Plan Finalised Draft (Modified 2001, 2004 and 2005), which seeks to protect the established character and amenity of existing housing areas. Policy HSG 13 of the Local Plan, sets out the criteria for the assessment of applications for extensions to dwellings. In this respect, the size, proportion and positioning of the extension and its relationship to neighbouring properties, especially the potential effects on the privacy and amenity of the adjacent dwellings are relevant. The proposed side extension is of a design and scale that would be in keeping with the existing house. It would be located 0.75 metres away from the south-western boundary which is shared with the objector at 119 Ladywell Road whose property is built directly on the boundary line. The proposed extension is to be used as an extension to an existing bedroom and to create an additional new bedroom, the only window proposed is to the rear of the extension facing into the applicants rear garden area, there will therefore be no overlooking issues from this proposal. A sizeable rear garden will remain from this development of over 127 square metres. A sunlight / daylight test was carried out which concluded there would be no detrimental impact to the amount of daylight / sunlight currently enjoyed by the neighbouring proprietor at 119 Ladywell Road. The proposed front canopy extension is also of an acceptable design and scale in keeping with the existing dwelling. The canopy is proposed purely to provide a shelter to those entering the dwelling and raises no amenity issues. It is therefore considered that the proposed side extension and front canopy extension are consistent with the aims of Policy HSG 13 (House Extensions).

- 4.3 In response to the points of objection given, I would comment as follows: -

- (1) The concern relating to the loss of sunlight have been considered in paragraph 4.2 above.
- (2) Although the objectors raise concerns over the impact of the proposed side extension on the pedestrian access to the side of their property their house is built directly on their boundary and the proposed extension is entirely within the applicants land. The proposed side extension still allows space for access to continue if the applicant permits it to continue. However, the concerns relating to restricted access for maintenance work to the property and general pedestrian access are not material planning considerations and cannot be taken into account in the determination of this application.
- (3) The concerns relating to the impact of the proposed development upon adjacent foundations and to possible subsidence is not a material planning consideration.
- (4) In response to the concerns regarding the 1 metre gap between dwellings and inconsistency with others in the area I can confirm that each application must be assessed on its own individual merit. An assessment requires to be made of the impact that this proposal will have on the visual amenity of the adjacent properties and the impact on the existing streetscape. The affect of this proposal on the space between the applicants and the objectors houses is considered to be minimal as the side extension is to be single storey in height and will have a mono-pitched sloping roof. Therefore the affect on the overall appearance on the group of properties and on the street scene is considered to be insignificant.
- (5) The concerns relating to the objector not wishing any works to be carried out on a recently replaced side access path is not a material planning consideration.
- (6) Concerns relating to gates/boundaries being left open during construction work affecting the safety of the objectors' children is a matter between the neighbours concerned and is not a material planning consideration.

(7) Potential noise from disturbance from construction works is not a material planning consideration.

- 4.4 In conclusion, it is considered that the proposed side extension and front canopy extension are in accordance with the Local Plan Policies HSG 8 (Established Housing Areas) and HSG 13 (House Extensions). The design and position of the proposed extension and decking area are acceptable, and the extension will not cause any significant overshadowing issues. Despite the concerns raised by the objector it is recommended that planning permission be granted.
- 4.5 It should be noted that the objector and Local Councillor have requested that a site visit and hearing be carried out prior to the determination of the application.