

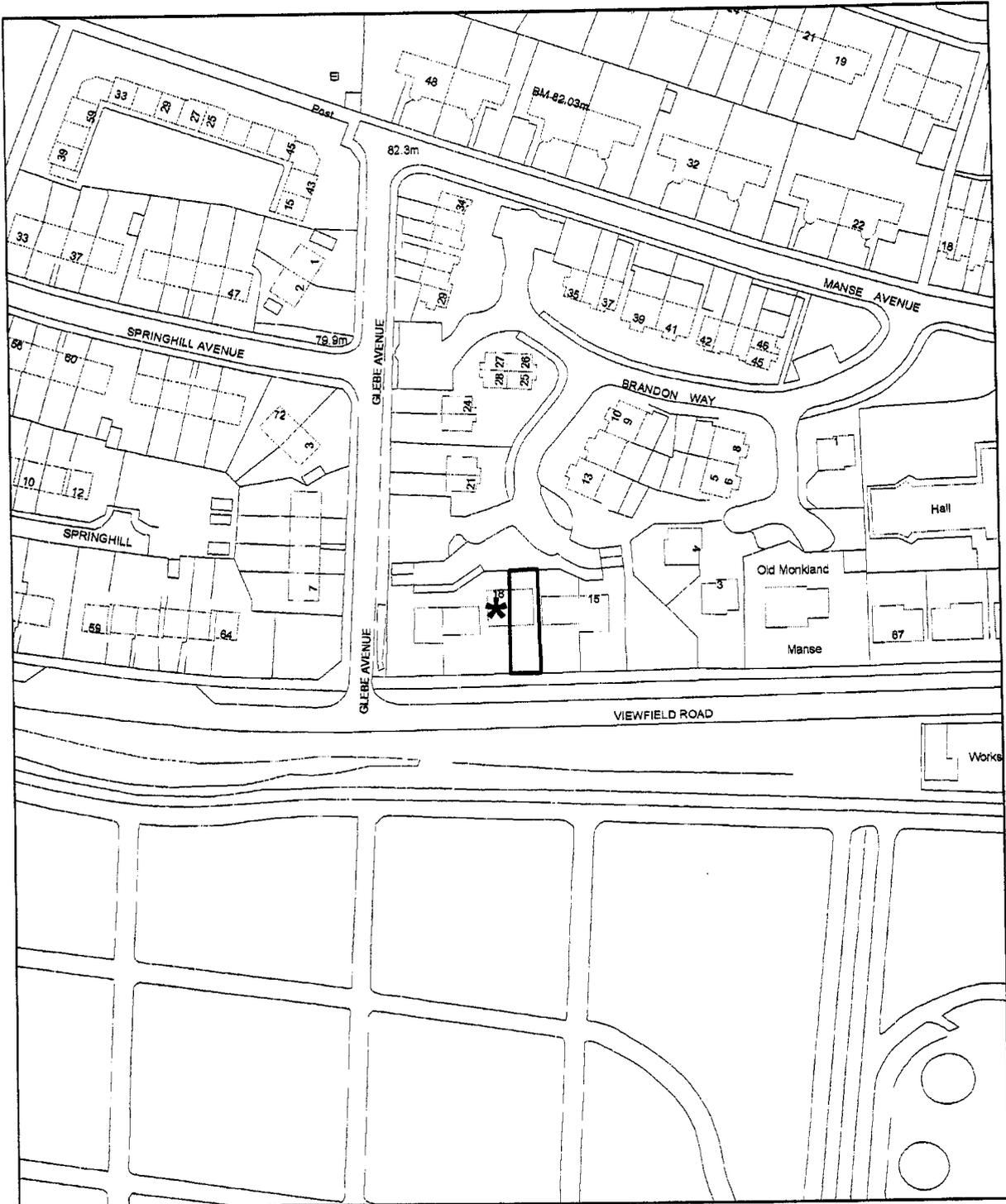
Application No: C/06/01551/FUL
Date Registered: 25th October 2006
Applicant: Mr And Mrs Kelly
17 Brandon Way
Kirkwood
Coatbridge
North Lanarkshire
ML5 5QT

Agent: Coatbridge Glass
Unit 21/23
Coatbank Street
Coatbridge
ML5 3SP

Development: Erection of Single Storey Extension to Rear of Dwellinghouse
Location: 17 Brandon Way
Kirkwood
Coatbridge
North Lanarkshire
ML5 5QT

Ward: 37 Kirkwood Councillor James Smith JP
Grid Reference: 271614 663503
File Reference: C/PL/CTB/675/017/GD/LR
Site History:
Development Plan: The Adopted Monklands District Local Plan 1991 Policy HG9 (Policy for Existing Housing) would apply.
Contrary to Development Plan: No
Consultations:
Representations: 1 Letter of Representation
Newspaper Advertisement: Not Required

Recommendation: Grant Subject to the Following Conditions:-



Produced by
North Lanarkshire Council
Planning and Environment Department
Planning House, 2 Tyndal Road
Cumbernauld, G87 1JY
Tel: 01228 818213
Fax: 01228 818217

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Planning Application No. C/06/01551/FUL

Erection of Single Storey Extension to Rear of Dwellinghouse

17 Brandon Way, Kirkwood, Coatbridge

* Representation



Not to Scale



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 existing adjoining building.

Reason: To safeguard the residential amenity of the area.

Background Papers:

Application form and plans received 18th September 2006

Letter from M. Brown, 18 Brandon Way, Kirkwood, Coatbridge, North Lanarkshire, ML5 5QT received 27th September 2006.

Any person wishing to inspect these documents should contact Mr Grant Douglas at 01236 812231.

Date: 21 November 2006

APPLICATION NO. C/06/01551/FUL

REPORT

1. Description of Site and Proposal

- 1.1 Planning permission is sought for the erection of a single storey extension to the rear of No. 17 Brandon Way, Coatbridge. The application site is a semi-detached dwellinghouse set within an existing residential area. The proposed extension would project 4.5 metres across the existing rear elevation and would accommodate a sunroom of 19.5 sq. metres.
- 1.2 The application site has an existing rear garden of approximately 12 metres in length, however this lies on a significant downhill gradient with a steep slope towards the rear of the garden. Beyond the rear garden which is bounded by palisade fencing is a public footpath, grass verge and Viewfield Road. Such proposals would be generally considered a permitted development in terms of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, however due to the position of the proposed extension in relation to Viewfield Road a planning permission was required.

2. Development Plan

- 2.1 The application is assessed against policy HG9 (Housing Policy for Existing Residential Areas) of the adopted Monklands District Local Plan 1991. This policy seeks to protect residential areas by opposing development that adversely affects the amenity of established housing. There are no strategic considerations.

3. Consultations and Representations

- 3.1 No consultations have been carried out due to the nature of the proposal.
- 3.2 One letter of objection has been received from the resident at the adjoining property, No. 18 Brandon Way. The material grounds of objection have been summarised as follows:-
- a) Loss of daylight and sunlight to property and garden ground
 - b) The existing Patio door of No. 18 would be adjacent to the gable wall of the proposed extension; this along with the possibility of a loss of light from streetlighting would lead to a loss of security.
 - c) Loss of view from kitchen and living room windows.
 - d) Impact of proposed extension on house price.
 - e) The proposed extension may cause structural damage and or drainage issues.

4. Planning Assessment and Conclusions

- 4.1 Under the Town and Country Planning (Scotland) Act 1997 development proposals require to be considered under the terms of the development plan and any other material considerations. In this instance the proposals require to be considered in line with policy HG9(C) (Existing Housing) of the Adopted Monklands District Local Plan 1991, along with the relevant design guidance on house extensions and open space.

- 4.2 Such policy maintains that house extensions will generally be permitted so long as they comply with approved Design Guidance. That guidance, entitled "House Extensions" maintains that such development should be assessed in terms of size, position and materials. The size of the proposed extension at under 20 sq. metres, even on a relatively small property such as the application site, would not be considered overly large. In fact semi-detached properties, such as the application site, have a permitted development right of up to 24 sq. metres where no planning permission would be required. The position of the proposed extension has in this case led to the requirement for a planning application. The proposed development fronts a public road, in this instance, Viewfield Road. The extension itself would have no impact upon visibility on that road and due to the position of several other similar extensions along Brandon Way would not impact upon the established building line. The proposed materials as shown on the submitted plans would be acceptable in a residential setting. In addition a recommended condition maintains that proposed materials should match the existing property.
- 4.3 In terms of amenity and the material points of objection these are addressed as follows.
- a) The relevant sunlight/daylight tests have been carried out and the "45° approach" has shown that the proposed extension would be acceptable. This test maintains that a significant amount of light is likely to be blocked if the centre of a window lies within a 45° line, taken from the mid point of the proposed roof on both plan and elevation. In this case when measured across the elevation the impact has been shown to be acceptable. Additionally the proposed extension is single storey, being only 3.9 metres in height, and is south facing. Such orientation would allow direct sunlight to both property and garden ground at 18 Brandon Way for most of the day.
 - b) The proposed development would be typical of many residential extensions. The structure would be located within the curtilage of No. 17 Brandon Way and would therefore have no impact upon the security of the adjoining property. In regard to the issue of streetlighting the primary function of such lighting would be to illuminate the public road and footpath, the proposed extension would have no impact upon the ability of the existing streetlighting to perform this function. Therefore any representation pertaining to loss of streetlighting to garden ground would not be considered a material point of objection.
 - c) The occupant of No. 18 Brandon way while maintaining the right to a view over her own garden ground does not have the same rights in terms of a view over the neighbouring property. As such the loss of view is not significant or material in this case as the objector's view over her own garden and beyond would be maintained.
 - d) The impact of the proposed extension on house prices would not be considered material in this case as objection on these grounds represents merely a subjective viewpoint.
 - e) Concerns over the structural integrity of the development and its impact upon existing drainage would be considered more appropriately as part of the necessary application for a Building Warrant.
- 4.4 In conclusion it can be seen that the proposed extension to the rear of 17 Brandon Way would be considered an acceptable development in terms of its impact upon sunlight/daylight. In terms of size and scale the development would be considered not only acceptable but within the perimeters of Permitted Development. Additionally it should be noted that a number of other properties within Brandon Way and along Viewfield Road currently have similar extensions to that being proposed, this includes Nos. 15 and 16 Brandon Way. Subsequently the proposed development would integrate satisfactorily with the surrounding area. Due consideration has been given to the material terms of objection and in light of the above it is recommended that permission be granted subject to the attached conditions.

- 4.5 **The Committee is asked to note that the representation from the resident at No. 18 Brandon Way requests that the Committee visits the site in view of the matters raised in the submitted objections.**