

Application No: C/06/01357/FUL

Date Registered: 10th August 2006

Applicant: Mr Hughes
2 Locher Walk
Coatbridge
ML5 4AP

Agent J McGoldrick
115 Earliston Crescent
Coatbridge
ML5 4UJ

Development: Two Storey Side Extension to Dwellinghouse

Location: 2 Locher Walk
Carnbroe
Coatbridge
North Lanarkshire
ML5 4AP

Ward: 35 Sikeside And Carnbroe Councillor John Cassidy

Grid Reference: 274538 663220

File Reference: C/PL/TL6490002/GA/LR

Site History: 99/01636/AMD Erection Of 40 No Dwellinghouses - Amendment To
Planning Consent 95028

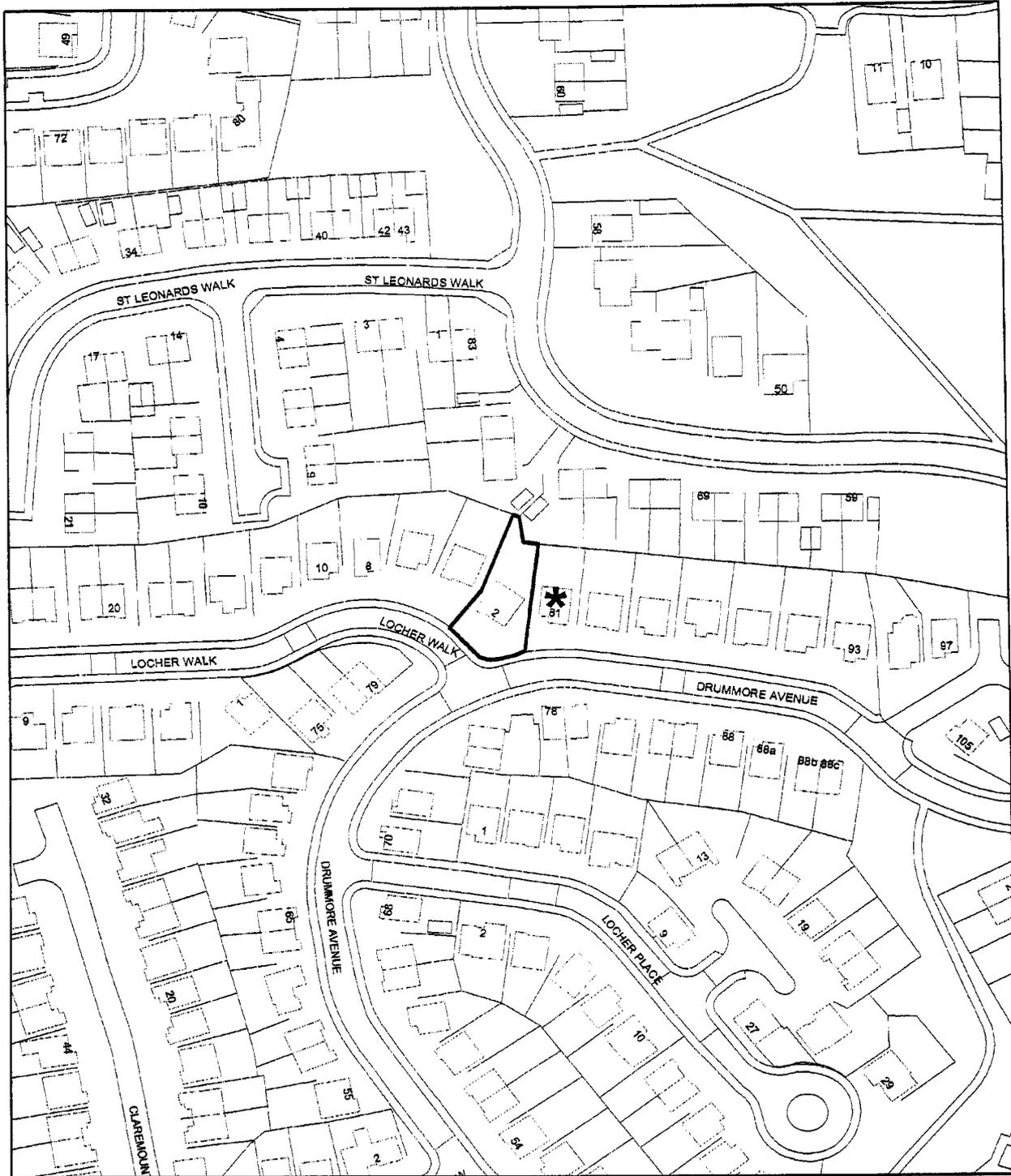
Development Plan: Policy HG9 (Existing Residential Areas) in the Monklands District
Local Plan 1991

Contrary to Development Plan: No

Consultations:

Representations: 1 Letter of Representation

Newspaper Advertisement: Not Required



Produced by
 North Lanarkshire Council
 Planning and Environment Department
 Planning House, 2, 70th Road
 Cumbernauld, G67 1JW
 Tel: 01236 816210
 Fax: 01236 816212

This map is reproduced from Ordnance Survey
 material with the permission of Ordnance Survey
 on behalf of the Controller of Her Majesty's
 Stationery Office. © Crown copyright. Unauthorised
 reproduction in any form is prohibited. It may
 also be produced or otherwise processed
 North Lanarkshire Council 100021358 2/04

Planning Application No. C/06/01357/FUL

Two Storey Side Extension to Dwellinghouse

2 Locher Walk, Coatbridge

* Representation



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 existing adjoining building.

Reason: To safeguard the residential amenity of the area.

Background Papers:

Monklands District Local Plan 1991
Application form and plans received 10th August 2006

Letter from K McGoldrick, 81 Drummore Avenue, Carnbroe, Coatbridge, North Lanarkshire, ML5 4AW
received 23rd October 2006.

Any person wishing to inspect these documents should contact Mr Gordon Arthur at 01236 812375.

Date: 15 November 2006

APPLICATION NO. C/06/01357/FUL

REPORT

1. Description of Site and Proposal

- 1.1 The application site is 2 Locher Walk Coatbridge which is bounded to the sides by 4 Locher Walk and 81 Drummore Avenue and to the rear by houses on Leonard's Walk. The property is a two storey semi detached dwelling house. This application seeks permission for a two storey side extension to the dwelling which will incorporate extended bedrooms on the upper floor and larger public rooms on the ground floor.

2. Development Plan

- 2.1 In this instance the proposals require to be assessed under policy HG9 (Existing Residential Areas) in the Monklands District Local Plan 1991 and its associated design guidance on domestic extensions. There are no strategic implications.

3. Consultations and Representations

- 3.1 One letter of representation was received from neighbouring residents at No.81 Drummore Avenue and can be summarised as follows;

- (a) Loss of sunlight to rear garden area at certain times of the day.
- (b) Loss of light to property.
- (c) Extension will overbear neighbouring property.
- (d) Loss of light to rear conservatory.
- (e) Loss of house type definition.

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 assessed under policy HG9 (Existing Residential Areas) in the Monklands District Local Plan 1991 and design guidance domestic extensions. The principle of extending this property is acceptable. The acceptability or otherwise is therefore related to scale, design, materials, parking and impact of the proposal on neighbouring properties.
- 4.2 In response to the points of objection raised;
- (a,b,d) In the determination of this application sunlight daylight tests were carried out in accordance with the guidance in considering harmful loss of sunlight/ daylight. The guide indicated that the development did not fail either test and would therefore not give rise to harmful loss of daylight.
 - (c) The property is not being increased in height nor does it extend to the boundary with the objector's property. Due its orientation towards Lochaber Walk the extension impacts only marginally on no.81 and is not assessed as being overbearing.
 - (e) It is an accepted fact that as housing estates develop the original house types will be

altered by residents wishing to customise the original accommodation provided. If the alteration is otherwise acceptable, this is not a reason to recommend refusal of planning permission.

- 4.3 It is considered that the plot can comfortably accommodate a development of this scale. External access to the rear garden is not affected . While the side extension extends close to the common property boundary with No.81 at a single point the property is angled away from No. 81 reducing the impact of the development on the neighbouring property. In terms of design the proposals are considered acceptable. The design generally complements the original dwellinghouse and it is a recommended condition that matching materials are used on the extension. There is no unreasonable adverse impact on the objector's property or surrounding dwellinghouses. The garden area can still accommodate two car parking spaces. It is therefore recommended that planning permission be granted subject to the recommended conditions.
- 4.4 **The committee is requested to note that the resident at Number 81 Drummore Avenue, Coatbridge has requested a site visit and hearing.**