

Application No: **S/06/02023/FUL**

Date Registered: 6th December 2006

Applicant: **Allan Selfridge**
20 Forgewood Road
Forgewood
Motherwell
North Lanarkshire
ML1 3TH

Development: **Erection of Pigeon Loft and Shed to Rear of Dwellinghouse (in retrospect)**

Location: **20 Forgewood Road**
Forgewood
Motherwell
North Lanarkshire
ML1 3TH

Ward: 3 Forgewood: Councillor Patrick Connelly

Grid Reference: 274367 658505

File Reference: S/PL/B/13/26/GS/MM

Site History: None

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

Contrary to Development Plan: No

Consultations: None

Representations: 4 letters of representation received.

Newspaper Advertisement: Not Required

Recommendation: Approve

Background Papers:

Application form and plans received 6th December 2006

Letters from M McPhail, 18 Forgewood Road, Motherwell, ML1 3TH received 20th December 2006 and 4th January 2007.

Letter from L Stewart, 24 Forgewood Road, Motherwell, ML1 3TH received 21st December 2006.

Letter from A and R Fisher, 22 Forgewood Road, Motherwell, ML1 3TH received 21st December 2006.

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



Produced by
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 North Lanarkshire Council 10/022396 2004

Planning Application No. S / 06 / 02023 / FUL

Erection of Pigeon Loft and Shed to Rear of Dwellinghouse (in retrospect)

20 Forgewood Road, Forgewood, Motherwell

* Representation



Any person wishing to inspect these documents should contact Mr Graham Smith at 01698 302081.

Date: 18 January 2007

APPLICATION NO. S/06/02023/FUL

REPORT

1. Description of Site and Proposal

- 1.1 The application seeks retrospective planning permission for the erection of a pigeon loft and a shed in the back garden of 20 Forgewood Road, Motherwell. The structures are each approximately 4 metres long, 1.8 metres wide and 2.5 metres high. There are presently four structures in the rear garden of the site.
- 1.2 The application site is the garden of an upstairs flat in a four in a block building located at 20 Forgewood Road, Motherwell within an established residential area. The site is surrounded by dwellings on all sides. As the subject property is a flatted dwelling which does not benefit from any permitted development rights in terms of extensions and outbuildings, planning permission is required for any outbuildings. However, two of the sheds have been in place for several years and are therefore exempt from any enforcement action.

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 covered by Policy HSG 8 (Established Housing Areas) and Policy HSG 13 (House Extensions) of the Southern Area Local Plan Finalised Draft (Modified 2001, 2004 and 2005).

3. Consultations and Representations

- 3.1 Four letters of objection have been received from the occupants at 18, 22 and 24 Forgewood Road, Motherwell. Their objections can be summarised as follows:
 - i. The additional buildings spoil views from kitchen and living room windows and spoil enjoyment of the gardens, sitting out in summertime and sunbathing.
 - ii. The pigeon loft is higher than the average garden sheds and will cause overshadowing of the neighbouring gardens.
 - iii. The outbuildings are built from an assortment of materials not standard for gardens and are an eye sore.
 - iv. Damage to washing and windows may be caused by pigeon droppings.

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) of the Southern Area Local Plan Finalised Draft (Modified 2001, 2004 and 2005) 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 that adversely affects the amenity of Established Housing Areas. Policy HSG 13 lists a number of criteria to be taken into consideration when determining applications including impact on street scene and design details. It is considered that these structures do not have a significant impact on the amenity or character of the area as several of the surrounding gardens have multiple outbuildings constructed with different materials and they do not therefore appear out of place in the immediate context.

4.3 On the grounds of the objections received, the following response is made:

- i. Although the buildings will increase from 2 to 4, they are all relatively small in size and adequate garden ground will remain. All buildings are reasonably distant from any windows and will not significantly affect enjoyment of gardens. The right to a view is not a material planning consideration.
- ii. The pigeon loft is not any higher than average garden sheds and will not cause significant overshadowing in neighbouring gardens which are large.
- iii. The buildings are constructed of wood panelling and corrugated steel roof which are typical of structures found in domestic gardens including those in neighbouring gardens.
- iv. Potential problems relating to pigeon droppings are not material planning considerations. It should be noted that if the property was not a flat the structures would be permitted development.

4.4 In conclusion I am satisfied that the design and impact of the structures are acceptable from a planning viewpoint and the proposal is therefore in compliance with the development plan. Notwithstanding the objections raised by the neighbours and for the reasons stated above, it is recommended that planning permission be granted subject to conditions.

4.5 It should be noted that an objector has requested that a site visit be conducted prior to a decision being made on the application.