

Application No: N/06/01901/FUL

Date Registered: 30th November 2006

**Applicant:** **Blacktongue Developments Ltd**  
**Blacktongue Farm**  
**Greengalrs**  
**ML6 7TX**

Agent: Angus Design Associates Ltd  
The Building Design Centre  
125 Muir Street  
Hamilton

**Development:** **Construction of Two Dwellinghouses**

**Location:** **Land to the Rear of**  
**26-28 Ballalg Crescent**  
**Millerston**  
**Stepps**

Ward: 70 Stepps Councillor Brian Wallace

Grid Reference: 265440 668301

File Reference: N/06/01901/FUL

Site History: N/04/01916/OUT Construction of a Dwellinghouse  
Approved 8<sup>th</sup> June 2005

Development Plan: In terms of the Northern Corridor Local Plan 2005 the site is covered  
by policy HG3: Retention of Residential Amenity

Contrary to Development Plan: No

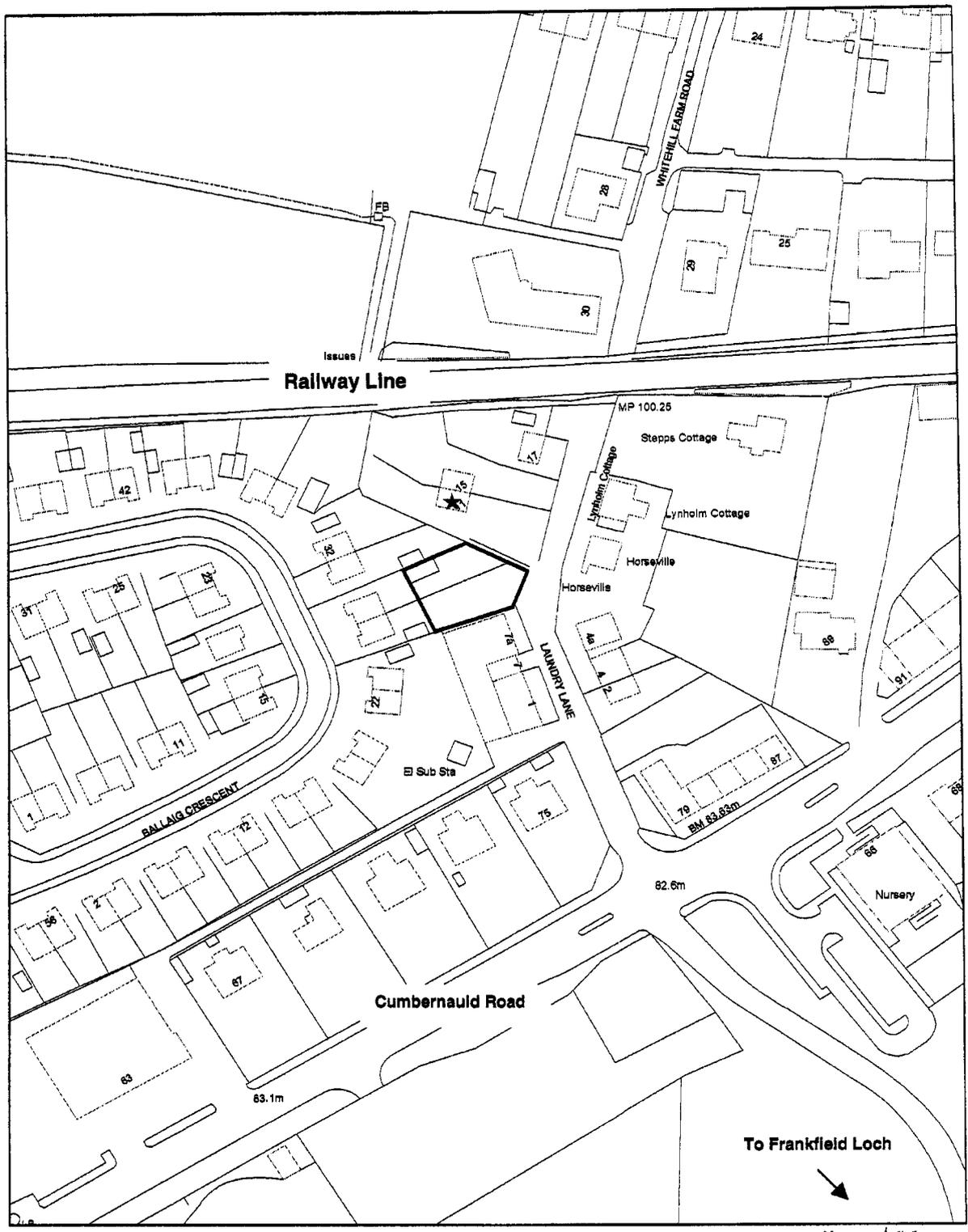
**Consultations:**

**Representations:** One letter of Representation

Newspaper Advertisement: 6<sup>th</sup> December 2006

**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 before the development hereby permitted starts, full details of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by the Planning Authority.  
**Reason:** In the interests of visual amenity of the site and the surrounding area.



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 North Lanarkshire Council  
 Planning & Environment Department  
 Planning & Environment, 20/7/08  
 Contract No. 08/07/08  
 11/01/08 11/01/08

**N/06/01901/FUL**  
**Blacktongue Developments Ltd**  
**Land to the rear of 26-28 Ballaig Crescent Steps**  
**Construction of Two Dwellinghouses**  
 ★ Representation

N  
 North Lanarkshire Council  
 1:1,250

To Frankfield Loch

3. That prior to any works commencing on site, the applicant must confirm in writing to the Planning Authority that the foul drainage can be connected to the public sewer in accordance with the requirements of Scottish Water. The surface water must be treated in accordance with the principles of the Sustainable Urban Drainage Systems design manual for Scotland and Northern Ireland published by CIRIA in March 2000.

**Reason:** To prevent groundwater or surface water contamination in the interests of environmental and amenity protection.

4. That access sightlines a minimum of 2m x 20m shall be achieved and sustained, inside which nothing higher than 900mm is built or allowed to grow.

**Reason:** In the interests of traffic and pedestrian safety.

5. That before the development hereby permitted is occupied, 3 in-curtilage parking spaces for each house shall be provided and maintained.

**Reason:** To ensure there is adequate in-curtilage parking provision in the interests of other road users.

6. That before the development hereby permitted is occupied, any gates, if erected must open into the site curtilage and the driveway shall be fully paved with a drainage facility.

**Reason:** To ensure Laundry Lane is kept clear from obstruction and deleterious material.

7. That before the development hereby permitted starts, a desk top study of the site shall be prepared by a suitably qualified person. This report shall be submitted to the Planning Authority in both written and electronic format. Depending on the findings a full site investigation survey may require to be carried out in accordance with the requirements of British Standard Code of Practice BS10175:2001 and a report of this survey shall be submitted to the Planning Authority in both written and electronic format. For the avoidance of doubt, the survey must look at all aspects of contamination of the site with particular reference to addressing the issue in terms of assessing the risk posed by the presence of pollutants in relation to sensitive receptors and, where appropriate, must include remediation proposals. Any analytical or investigatory work used to support the conclusions of the survey must include information regarding the methodology and Quality Assurance systems used.

**Reason:** In the interests of environmental and amenity protection as the site is in close proximity to two closed landfill sites.

8. That any works required in order to remove or render harmless any contaminants in connection with the site investigation survey shall be agreed in writing with the Planning Authority, and development shall not be commenced until these works have been completed.

**Reason:** In the interests of environmental and amenity protection.

#### **Background Papers:**

Application form and plans received 20th November 2006

Letters from Mr James Beattie, 11 Laundry Lane, Stepps, received 30/11/06 and 15/12/06

Any person wishing to inspect these documents should contact Mrs Kirsten Devlin at 01236 616463.

**DATE : 3<sup>rd</sup> January 2007**

## **APPLICATION NO. N/06/01901/FUL**

### **REPORT**

#### **1. Description of Site and Proposal**

- 1.1 This application is for the construction of two semi-detached dwellinghouses within the rear garden ground of Nos. 26 and 28 Ballaig Crescent, Stepps. The proposed houses face on to and will be accessed from Laundry Lane, which is privately owned.
- 1.2 Planning permission was granted in June 2005 for the construction of a single house, therefore the principle of residential development has already been established on this site.
- 1.3 The initial plans submitted indicated 2.5 storey houses with dormer windows in the roof space at the rear and velux windows on the front elevation. It was considered that 2.5 storey houses were out of keeping with the remainder of the properties in the area, which are a mix of single and two storeys. Furthermore, they were considered to be too dominant for the plot size. The position of the houses also meant that the rear garden ground was only 7 metres long, when the minimum required is 10 metres. The applicant submitted amended plans which reduced the height of the houses to two storeys and repositioned them in order to provide sufficient rear garden depths. The changes have resulted in a better balanced scheme which is more visible from Laundry Lane.

#### **2. Development Plan**

- 2.1 The application raises no strategic issues in terms of the Glasgow and the Clyde Valley Joint Structure Plan 2000 and can therefore be assessed against Local Plan policies.
- 2.2 In terms of the Northern Corridor Local Plan 2005 the application site is located within an area covered by Housing Policy HG3, which seeks to protect the established character of existing and new housing areas.

#### **3. Consultations and Representations**

- 3.1 My Traffic and Transportation Section have no objection to the proposal subject to the imposition of conditions relating to sightlines, in-curtilage parking and driveway finishes.
- 3.2 My Pollution Control Section have requested that a desk top study be submitted, and depending on the results, a site investigation survey may require to be carried out in accordance with BS10175:2001, as the site is in close proximity to two closed landfill sites.
- 3.3 One letter of representation has been received from the occupier of 11 Laundry Lane in connection with the application. The main points of objection and my comments thereon are as follows:
  - ◆ The pedestrian and vehicular entrance to the two houses is too small and is wedged between the objector's property at 11 Laundry Lane and a factory building. The factory has no designated parking other than to the front of the building on Laundry Lane. There is concern that the parked factory vehicles will block the access to the proposed houses thus resulting in access difficulties on Laundry Lane.

**Comment:** The access width to the proposed houses is acceptable. Furthermore, my Traffic and Transportation Section have raised no objection. It is agreed that the adjacent businesses

have little designated parking, however the introduction of two new houses, which will have adequate in-curtilage parking should make little difference to the current situation.

- ◆ The original outline application was for one house, which there was no objection to. However, two houses are too much for such a small access area.

**Comment:** It is considered that the introduction of one further house on the site will make little difference to the current parking situation. The design and siting of the proposed semi-detached building is acceptable.

#### **4. Planning Assessment and Conclusions**

- 4.1 Under Section 25 of the Town and Country Planning (Scotland) Act 1997 planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. The development accords with the housing policies of the Northern Corridor Local Plan 2005.
- 4.2 While Laundry Lane is not a publicly adopted road and is of a poor standard, and notwithstanding the objections received, outlined in Section 3 above, it is recommended that planning permission be granted for two semi-detached houses.
- 4.3 It should be noted that Mr James Beattie of 11 Laundry Lane has requested that the Planning and Environment Committee visit the site prior to determining the application.