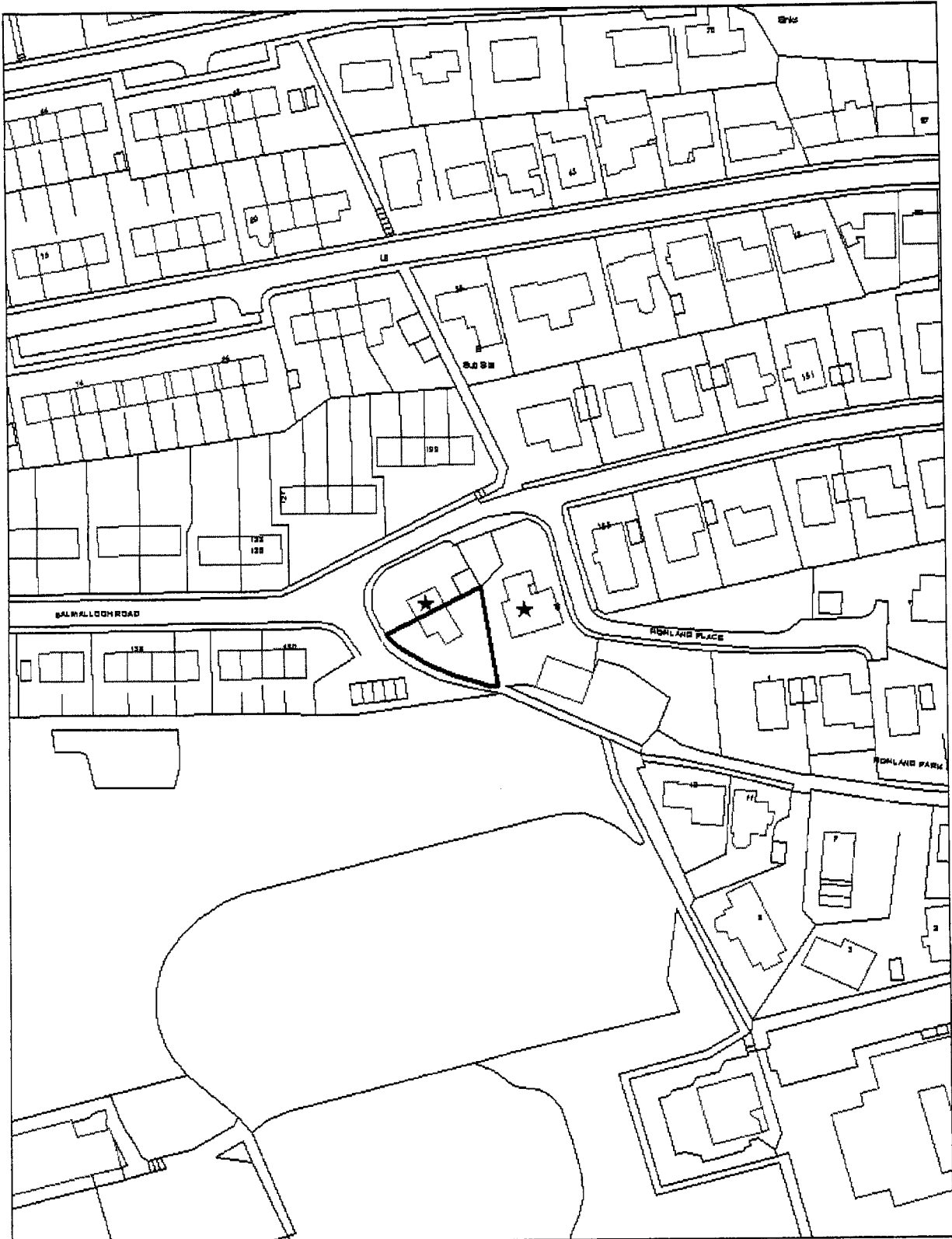


Application No: N/07/00053/FUL
Date Registered: 15th January 2007
Applicant: **Mr & Mrs J Clinton**
152 Balmalloch Road
Kilsyth
G65 9PJ
Agent: Martin Eaglesham
126 Union Place
Brightons
Falkirk
FK2 0FH
Development: **Alterations and Extensions to a Dwellinghouse**
Location: **152 Balmalloch Road**
Kilsyth
G65 9PJ
Ward: 65 Queenzieburn And Kilsyth West: Councillor Jean Jones
Grid Reference: 271376 678520
File Reference: N/07/00053/FUL
Site History: None
Development Plan: The site is covered by Housing Policies HG 3 – 5 in the adopted Kilsyth Local Plan 1999
Contrary to Development Plan: No
Consultations: No external consultations required
Representations: Two letters of representation received
Newspaper Advertisement: Not Required

Recommendation: Approve 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 visual amenity of the area.
3. That before development starts, details of a scheme, which provides sufficient space within the curtilage of the application site for the parking and manoeuvring of two cars shall be submitted to and approved in writing by the Planning Authority, including any modifications as may be required.



This is a preliminary plan. It is not intended to be used for any other purpose than the one for which it is prepared. It is not to be used for any other purpose than the one for which it is prepared. It is not to be used for any other purpose than the one for which it is prepared.

As shown on the plan, the area is bounded by Balmalloch Road to the north, Highland Place to the east, and Highland Park to the south. The area is bounded by Balmalloch Road to the north, Highland Place to the east, and Highland Park to the south.

N/07/00053/FUL
 Mr & Mrs J Clinton
 152 Balmalloch Road Kilsyth
 Alterations and Extensions to a Dwellinghouse
 ★ Representations



Reason: To ensure the provision of adequate parking facilities within the site.

Background Papers:

Application form and plans received 15th January 2007

Memo from Traffic & Transportation Team Leader (Northern) received 22nd January 2007

Letter from Mr & Mrs E. Cox, 154 Balmalloch Road, Kilsyth, Glasgow, G65 9PJ received 18th January 2007.

Letter from Mr & Mrs McKernon, 1A Highland Place, Kilsyth, G65 9PP received 26th January 2007.

Any person wishing to inspect these documents should contact Mr Alan Graham at 01236 616394.

Date: 8th February 2007

APPLICATION NO. N/07/00053/FUL

REPORT

1. Description of Site and Proposal

- 1.1 The application seeks consent for a two-storey rear extension at 152 Balmalloch Road, Kilsyth. The property is a two-storey semi-detached dwellinghouse and is located within an established residential area. The extension will measure 4.5 metres wide, 4 metres long and 7.3 metres in height with a pitched and hipped roof. The extension is proposed within the flat rear garden of the property.

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 Within the adopted Kilsyth Local Plan 1999 the application site is located within an area covered by Housing Policies HG 3 - 5. These policies state that alterations and extensions to existing residential properties will be in keeping with the scale and character of the surrounding area.

3. Consultations and Representations

- 3.1 My Transportation Section have no objections to the proposed works.
- 3.2 Two letters of representation have been received, one from the neighbours at 154 Balmalloch Road, the other from the neighbours at 1A Highland Place, with the following objections being raised:-

- Daylight and sunlight

Comments: While No.152 lies to the south of No.154, the relevant sunlight calculations have been carried out in order to assess the impact of the proposed extension and it was found that any overshadowing would be minimal and would have a limited detriment to the amenity currently enjoyed by No.154. Nevertheless, in order to reduce the impact, the applicant has agreed to reduce the length of the extension from 4.75 metres to 4 metres.

- Overlooking

Comments: Dense planting approximately 8 metres high along the rear boundary of No.152 will prevent any potential overlooking between No.152 and No.1A Highland Place.

4. Planning Assessment and Conclusions

- 4.1 In accordance with 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.
- 4.2 The application is considered acceptable as it complies with Housing Policy HG 3 - 5 of the adopted Kilsyth Local Plan 1999 in that the proposal is neither incompatible with a residential setting nor adversely affects the amenity of an established housing area.
- 4.3 Whilst it is acknowledged that the proposal is for a large extension, notwithstanding the fact that the property has previously been extended, the current proposal is considered to be within the limits of acceptability and would not be detrimental to surrounding residential amenity, in turn

complying with local plan policy.

- 4.4 Having taken account of all relevant material considerations, and notwithstanding the concerns raised by the neighbouring proprietors at 154 Balmalloch Road and 1A Highland Place, it is recommended that planning permission be granted for a two-storey extension to the rear of 152 Balmalloch Road, Kilsyth, subject to conditions.
- 4.5 Please note that the objector has requested that the Committee carry out a site visit before determining this planning application.