

Application No: S/07/00018/FUL

Date Registered: 15th January 2007

Applicant: **Mr Robert Reid**
32 George Street
Motherwell
ML1 4NQ

Agent: W. H. Dickie
 77 Hamilton Road
 Motherwell
 ML1 3DG

Development: **Erection of Single Storey Extension to Rear of Dwellinghouse**

Location: **32 George Street**
Motherwell
North Lanarkshire
ML1 2QG

Ward: 12 Knowetop Councillor William Wilson

Grid Reference: 275479 655857

File Reference: S/PL/BF/12/21/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: 3 letters of representation received.

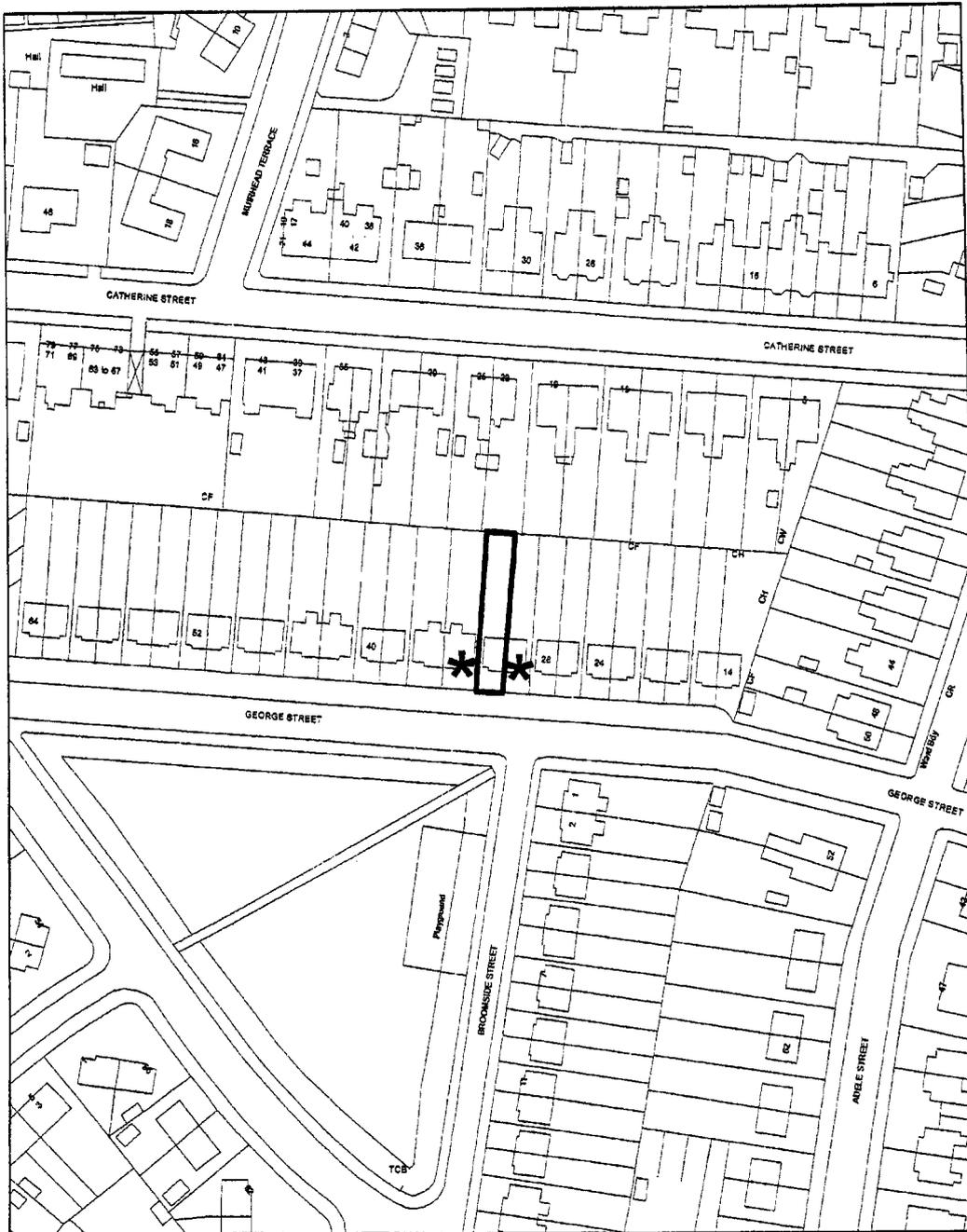
Newspaper Advertisement: Not Required

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

2. **Reason:** To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
 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 ensure that the extension matches the external appearance of the existing adjoining dwellinghouse.



Produced by
 North Lanarkshire Council
 Planning and Environment Dept
 Fleming House, 2 Tryst Road
 Cumbernauld, G87 1JW
 tel: 01238 816210
 fax: 01238 616292

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 North Lanarkshire Council 100023368 2004

Planning Application No. S / 07 / 00018 / FUL

Erection of Single Storey Extension to Rear of Dwellinghouse

32 George Street, Motherwell

* Representation



Background Papers:

Application form and plans received 8th January 2007.

2 letters from Mr & Mrs J Meikle, 30 George Street, North Lodge, Motherwell, ML1 2QG received 23rd January 2007 and 29th January 2007.

Letter from David Graham, 34 George Street, Motherwell, ML1 2QG received 24th January 2007.

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

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

Date: 27th February 2007

APPLICATION NO. S/07/00018/FUL

REPORT

1. Description of Site and Proposal

1.1 Full planning permission is sought for the erection of a single storey rear extension to the dwellinghouse at George Street, Motherwell. The property is a two storey semi-detached dwellinghouse located within an established residential area and is bound by dwellings to the north, east, west and a public park to the south.

4.1 The applicant proposes to construct a single storey extension with decking at the rear projecting 12.4 metres from the back of the property. The extension will be 8.5 metres long, 4.3 metres wide and 5.5 metres at the highest part of the hipped roof. This will create a kitchen and sun lounge with French Doors leading out to a timber decking area. The decking will extend 3 metres beyond the extension and be 3.2 metres wide by 600 mm high.

2. Development Plan

4.1 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.

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

3. Consultations and Representations

4.1 Two letters of representation were received from the owners of 30 George Street and 34 George Street, Motherwell. Their objections can be summarised as follows:

- i. The extension will have an adverse impact on the daylight and sunlight to the neighbouring buildings and gardens.
- ii. There will be a detrimental effect on the view from the windows at the rear of the neighbouring properties.
- iii. The length and size of the extension is considered to be too dominant.
- iv. The extension will have an adverse impact on privacy as it will result in overlooking from windows and door.
- v. The proposal will block access to drains which have been blocked in the past.

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 this extension does not have a significant impact on the amenity of the area and therefore complies with these policies.

4.3 On the grounds of the objections raised, my comments are as follows:

- i. The proposed extension passes the daylight/sunlight test with regard to its effect on both 30 and 34 George Street. Although there will be some overshadowing, the levels of sunlight and daylight received by these neighbouring properties will still be acceptable. The overshadowing of the neighbouring gardens is not a material planning consideration.
- ii. The loss of view is not a material planning consideration, however this is a single storey rear extension and there are already fences which partially block the view.
- iii. It is considered that due to the length of the back garden there will still be approximately 17 metres distance between the end of the extension and northern boundary. The area of garden ground being retained is in excess of 119 square metres. It is considered that the extension is an acceptable size and will not dominate the existing building.
- iv. The initial plans that were submitted contained a large window on the west elevation. It was considered that this would have had an adverse effect on the privacy of the adjacent property at 34 George Street. The applicant submitted amended plans that removed this window in the interests of the amenity of the adjacent property. It is considered that the amended proposal with the remaining window and door on the side elevation will not result in any adverse loss of privacy to neighbouring properties.
- v. Access to and blockage of drain is not a material planning consideration.

4.4 In conclusion I am satisfied that the design and impact of the extension is 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 and the local councillor has asked that this application be placed in front of the committee.