

Application No: N/07/00228/FUL
Date Registered: 12th February 2007
Applicant: **Mr Stewart McCrae (for YMCA)**
Kildrum Farm
Cumbernauld
G67 2DN
Agent: Mr William Dempsey
1E Clouden Road
Kildrum
Cumbernauld
G67 2JG
Development: **Alteration and Extension of YMCA/YWCA**
Location: **YMCA**
Afton Road
Kildrum
Cumbernauld
G67 2DN
Ward: 53 Kildrum and Park: Councillor Tom Johnston
Grid Reference: 276814 675087
File Reference: N/07/00228/FUL
Site History: N/00/00808/FUL Alteration and Extension of Existing Building to Provide Greater Activity Space: Application Withdrawn
Development Plan: The site is covered by Housing Policy HG4 in the adopted Cumbernauld Local Plan 1993
Contrary to Development Plan: No
Consultations: None
Representations: One letter of representation received, signed by the owner/occupier of 6 properties
Newspaper Advertisement: Not Required

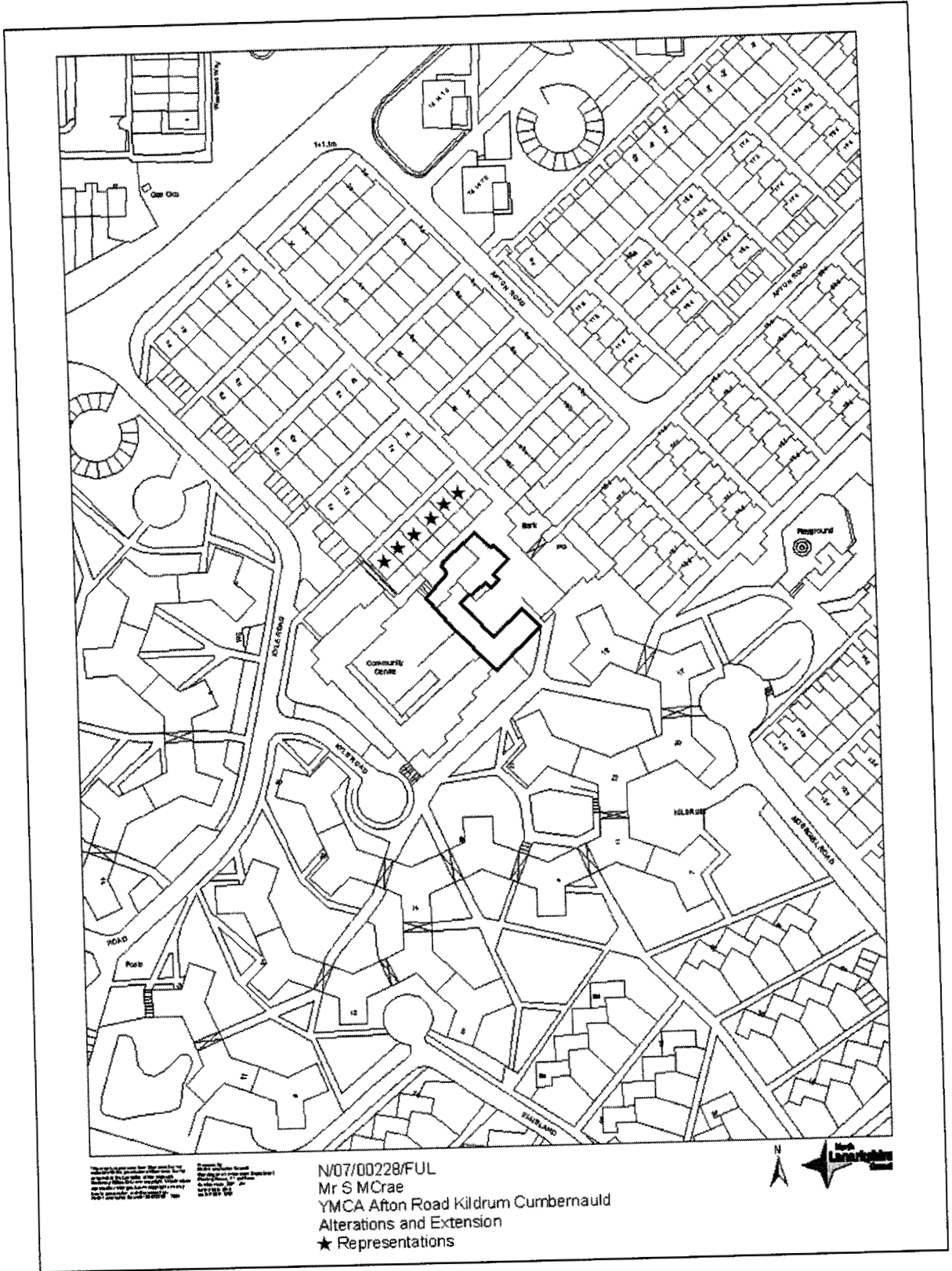
Recommendation: Approve Subject to the Following Conditions:-

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.



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N/07/00228/FUL
 Mr S MCrae
 YMCA Afton Road Kildrum Cumbernauld
 Alterations and Extension
 ★ Representations



Background Papers:

Application form and plans received 12th February 2007

Letter from Owner/Occupier, 9A Kyle Road, Kildrum, Cumbernauld, G67 received 22nd February 2007

Letter from Owner/Occupier, 9B Kyle Road, Kildrum, Cumbernauld, G67 received 22nd February 2007

Letter from Owner/Occupier, 9C Kyle Road, Kildrum, Cumbernauld, G67 received 22nd February 2007

Letter from Owner/Occupier, 9D Kyle Road, Kildrum, Cumbernauld, G67 received 22nd February 2007

Letter from Owner/Occupier, 9E Kyle Road, Kildrum, Cumbernauld, G67 received 22nd February 2007

Letter from Owner/Occupier, 9F Kyle Road, Kildrum, Cumbernauld, G67 received 22nd February 2007

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

Date: 12th March 2007

APPLICATION NO. N/07/00228/FUL

REPORT

1. Description of Site and Proposal

- 1.1 The application seeks consent to extend and carry out alterations to the YMCA/YWCA at Afton Road, Cumbernauld. The property in question comprises of three connected sections: the first is a two-storey stone section situated to the north of the site, with a pitched slated roof. The second section is single storey situated to the west of the site also made of stone with a pitched slated roof. The third section to the south of the site is a modern extension comprising of brick and roughcast with a flat roof. The building is attached to a community centre.
- 1.2 The proposal involves extending the main entrance to incorporate a reception area, new entrance steps and disabled ramp. This involves bringing the building line forward by 2.5 metres and will incorporate a pitched roof measuring 5.8 metres in height. A new porch is to be created at a second entrance measuring 3.4 metres wide, 2.2 metres long and 3.3 metres in height with a mono pitched roof. An extension is proposed to the rear of the property to provide new toilet facilities and will measure 5.9 metres wide 4.6 metres long and 5.4 metres in height with a pitched roof. New pitched and hipped roofing is proposed over a store to the south west side of the property and over the games hall situated to the south east of the building. The application proposes to create a patio area to the rear of the property incorporating a bin store along with the erection of a 2 metre wooden fence with gate. In addition to this the application proposes to erect a metal gate and fence to the front of the property measuring 2.4 metres in height.
- 1.3 The external finishes of the proposed alterations include white dry dash render for external walls and grey slate roof tiles to match existing. All existing stone is to be retained, white PVC windows are proposed along with traditional doors, metal fence and gate.

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 in terms of Local Plan Policies.
- 2.2 Within the adopted Cumbernauld Local Plan 1993 the application site is located within an area covered by Housing Policy HG4 which states that there will be a presumption against the loss of houses to other uses, and development which could be detrimental to residential amenity. There will be, however, a presumption in favour of developments of an ancillary nature which enhance the provision of local community facilities and services. The introduction or extension of a non-residential activity will not be accepted if likely to lead to a loss of amenity.

3. Consultations and Representations

- 3.1 No consultations required to be carried out in respect of this planning application.
- 3.2 One letter of representation has been received from the neighbours at 9A, 9B, 9C, 9D, 9E, 9F Kyle Road, with the following objections being raised:-

- Fence height

Comments: The height of the proposed fence is 2 metres which is considered acceptable.

- Privacy

Comments: It is the view of the Planning Department that the proposed use of the section of

land to the rear of the building as a patio area would not be detrimental to surrounding residential amenity and is therefore considered acceptable in planning terms.

- Construction noise

Comments: Whilst construction work will result in a degree of noise disturbance, I am of the opinion that the work would not have a detrimental impact on the residential amenity of the neighbouring properties in terms of noise pollution. All developments inevitably cause some short term inconvenience to neighbours.

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 Policy HG4 in the adopted Cumbernauld Local Plan 1993 as the development would not be detrimental to surrounding residential amenity and will result in the improvement of an existing local community facility.
- 4.3 Having taken account of all relevant material consideration, and notwithstanding the concerns raised by the neighbouring proprietors at 9A, 9B, 9C, 9D, 9E, 9F Kyle Road, it is recommended that planning permission be granted for extensions and alterations to the YMCA/YWCA at Afton Road, Cumbernauld.