

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997**

Index of applications under the above acts to be considered by Planning Applications Committee on
18th January 2017

Reference No: 2016/0554/TP

Ward: 6

Applicant:

Mr Scott McEachern
14A Carmunnock Road
Busby
East Renfrewshire
G76 8SZ

Agent:

Charles McEachern
1 Cambuskenneth Gardens
Mount Vernon
Glasgow
G32 0TS

Site: 14A Carmunnock Road, Busby, East Renfrewshire, G76 8SZ

Description: Erection of one and a half storey side extension including dormer window at side

REPORT OF HANDLING

Reference: 2016/0554/TP

Date Re-registered: 7th November 2016

Application Type: Full Planning Permission

This application is a Local Development

Ward: 6 -Busby Clarkston Eaglesham

Co-ordinates: 258577/656600

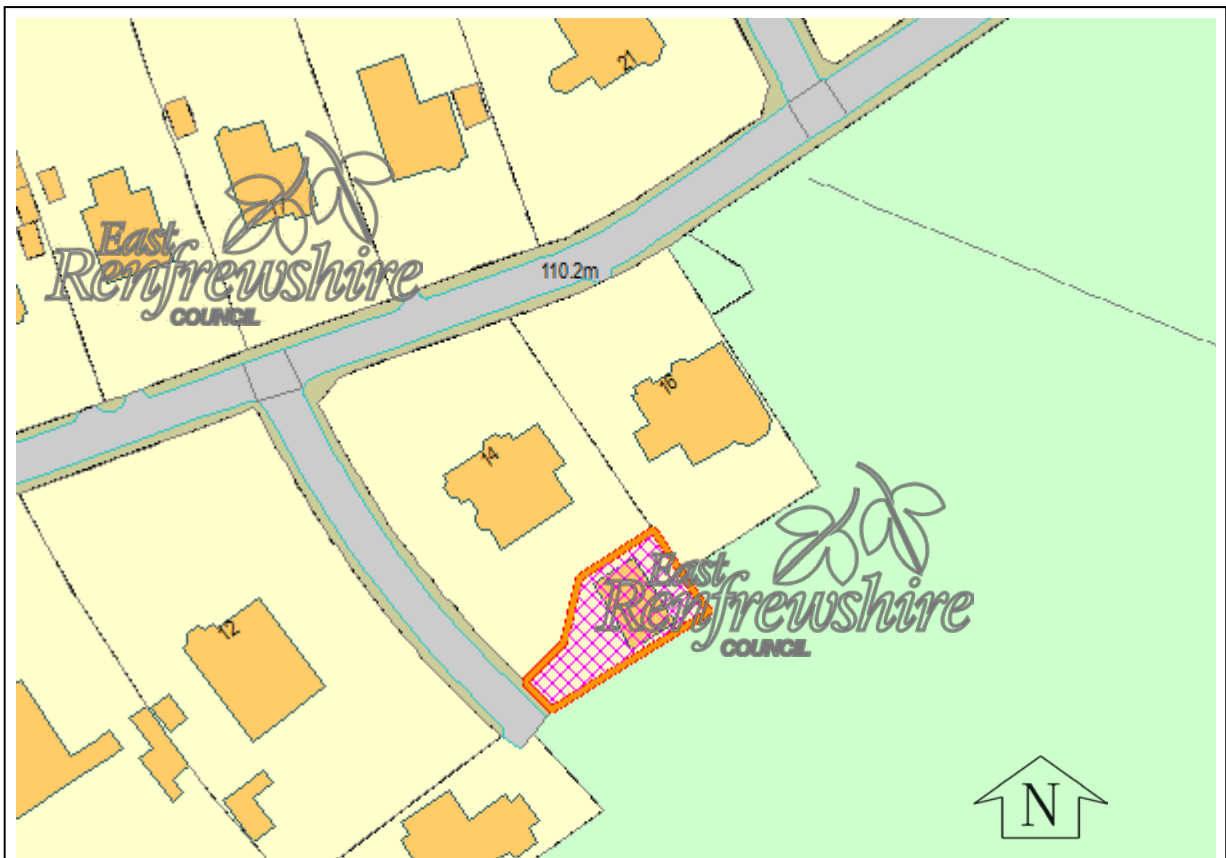
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DO NOT SCALE

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CONSULTATIONS/COMMENTS: None.

PUBLICITY:

02.09.2016	Glasgow and Southside Extra	Expiry date 23.09.2016
25.11.2016	Glasgow and Southside Extra	Expiry date 16.12.2016

SITE NOTICES:

Development within a Conservation Area	Date posted 02.09.2016	Expiry date 23.09.2016
Development within a Conservation Area	Date posted 25.11.2016	Expiry date 16.12.2016

SITE HISTORY:

2000/0049/TP	Conversion and extension of outbuilding to form dwellinghouse	Granted	05.09.2000
2004/0622/TP	Conversion and extension of outbuilding to form dwellinghouse (Amendment to planning consent 2000/0049/TP deletion of the ground floor extension and repositioning of boundary line)	Approved subject to conditions	03.09.2004
2005/0625/TP	Demolition of existing building (in retrospect) and erection of detached dwellinghouse	Approved subject to conditions	24.10.2005

REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

No reports have been submitted for consideration as part of this application.

ASSESSMENT:

This is a Local Development under the terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. However the application has to be presented to the Planning Applications Committee for determination because the applicant is related to an officer involved in the Council's Building Standards Service.

The site is an existing detached dwellinghouse on a site that was formerly part of the garden ground associated with the large house to the north west of 14 Carmunnock Road. The site is in the Busby Conservation Area. Open fields bound the site to the south and east. To the south west is a private access road that serves the site and the residential properties at 12, 12a and 14 Carmunnock Road.

Planning permission is sought for the erection of one and a half storey side extension including a dormer window to the side. The extension projects approximately 3.9m from the side elevation, approximately 8.4m in depth and 5.9m in height and involves replacing an existing conservatory. The dormer windows projects approximately 2.3m from the roof plane, approximately 4.1m in width and approximately 2.6m in height. Both the extension and dormer window maintain the ridge height of the existing building. The extension also maintains the existing eaves height. The applicant has confirmed that the materials will match the existing materials.

The applicant entered into pre-application discussions and was advised that the then two storey proposal would not be acceptable as it would be dominant and incongruous with the existing house. Originally a similar two storey extension was submitted as part of this application, however following an initial assessment the applicant was requested to further revise the proposal to reduce the height and massing of the proposal. The applicant has taken on board the issues raised and it is this revised proposal that now appears before the Planning Applications Committee for determination.

The proposal is required to be assessed against the adopted East Renfrewshire Local Development Plan (LDP), in particular Policies D1, D11 and D14, and the Supplementary Planning Guidance (SPG) - Householder Design Guide. These require that proposals are in keeping in terms of scale, size, massing and design of the original building and the locality, and that proposals do not to adversely impact on the amenity of neighbouring properties by unreasonably restricting their sunlight or privacy.

In strict terms the proposal is not in keeping with the specific requirements of Policy D14 and the SPG which requires extensions to be set back from the front elevation, stepped down from the existing ridgeline, incorporating the same roof pitch as the existing house. However, it is considered that the proposal constitutes a minor deviation from the policy as, whilst the proposal will present a slightly dominant feature to the front of the house, overall the proposed extension in terms of scale and massing is subordinate to the existing house and therefore justifiable as an exception to Policy D14 and the SPG.

There are limited views of the site which is located at the end of a cul-de-sac adjacent to fields. The area is defined by predominantly two storey large scale houses and it is considered that the proposal plus the existing house subject to this planning application will be of similar size and scale to a recently completed house across the road. Consequently, due to its location and design, the proposal will not have a significant impact on the immediate streetscape or character of the Conservation Area and therefore is considered to comply with Policies D1 and D11 of the LDP.

Furthermore, due to its position and orientation, the proposal will not prejudice the amenity of neighbouring properties through overshadowing or loss of privacy.

Consequently, the proposal will not have a detrimental impact on the character or amenity of the surrounding residential area or the Conservation Area. The proposal is considered to comply with Policies D1 and D11 and is considered to be a minor deviation from Policy D14. There are no significant material planning considerations that outweigh the provisions of the Local Development Plan and therefore it is recommended that planning permission is granted.

RECOMMENDATION: Grant

PLANNING OBLIGATIONS: None

ADDITIONAL NOTES: None.

ADDED VALUE:

Design, layout and/or external material improvements have been achieved during the processing of the application to ensure the proposal complies with the Council's Local Plan policies.

BACKGROUND PAPERS:

Any background papers referred to in this report can be viewed at www.ercplanning.eastrenfrewshire.gov.uk/eplanning, where you can enter the Reference Number listed below. Any further information can be obtained from Mr John Drugan on 0141 577 3175.

Ref. No.: 2016/0554/TP
(JODR)

DATE: 11th January 2017

DIRECTOR OF ENVIRONMENT

DEVELOPMENT PLAN:

Strategic Development Plan None relevant

Adopted East Renfrewshire Local Development Plan

Policy D1-Detailed Guidance for all Development

Proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. In some cases, where the criteria have not been met, a written justification will be required to assist with assessment.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
13. Where applicable, new development should take into account the legacy of former mining activity;
14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;

15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

Policy D11-Management and Protection of the Built Heritage

The Council will safeguard the special character of conservation areas and the Netherlee Article 4 Direction Area; sites included on the Inventory of Gardens and Designed Landscapes; scheduled monuments and archaeological sites; and listed buildings and their settings. Development likely to adversely affect these assets will be resisted.

Further detailed information and guidance is provided in the Management and Protection of the Built Heritage Supplementary Planning Guidance.

The Council will seek to secure the implementation of the environmental protection projects shown on the Proposals Map and listed in Schedule 5

Policy D14-Extensions to Existing Buildings and Erection of Outbuildings and Garages

Any extensions must complement the existing character of the property, particularly in terms of style, form and materials.

The size, scale and height of any development must be appropriate to the existing building. In most circumstances, pitched roofs utilising slates or tiles to match the existing house will be the appropriate roof type. Alternatives, such as flat roofs or green roofs, will be considered on a site specific basis.

Side extensions should not create an unbroken or terraced appearance.

The development should avoid over-development of the site by major loss of existing garden space.

Dormer windows should not in general dominate the existing roof, nor rise above or break the existing ridgeline or hip of the roof, and should be finished in materials to match existing roof finishes.

The above are broad requirements and these are further defined in the Householder Design Guide Supplementary Planning Guidance.

GOVERNMENT GUIDANCE:

Scottish Planning Policy on Conservation Areas indicates that proposals for development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character or appearance of the conservation area should be treated as preserving its character or appearance. Where the demolition of an unlisted building is proposed through Conservation Area Consent, consideration should be given to the contribution the building makes to the character and appearance of the conservation area. Where a building makes a positive contribution the presumption should be to retain it.