

**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
04.10.2017

Reference No: 2017/0526/TP

Ward: 4

Applicant:

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

Agent:

Charles Sconaplans Limited
1 Cambuskenneth Gardens
Mount Vernon
Glasgow
G32 0TS

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

Description: Erection of two storey side extension

Recommendation: Refuse

BLANK PAGE

REPORT OF HANDLING

Reference: 2017/0526/TP

Date Registered: 7th August 2017

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Clarkston, Netherlee And Williamwood

Co-ordinates: 258577/:656600

Applicant/Agent:

Applicant:

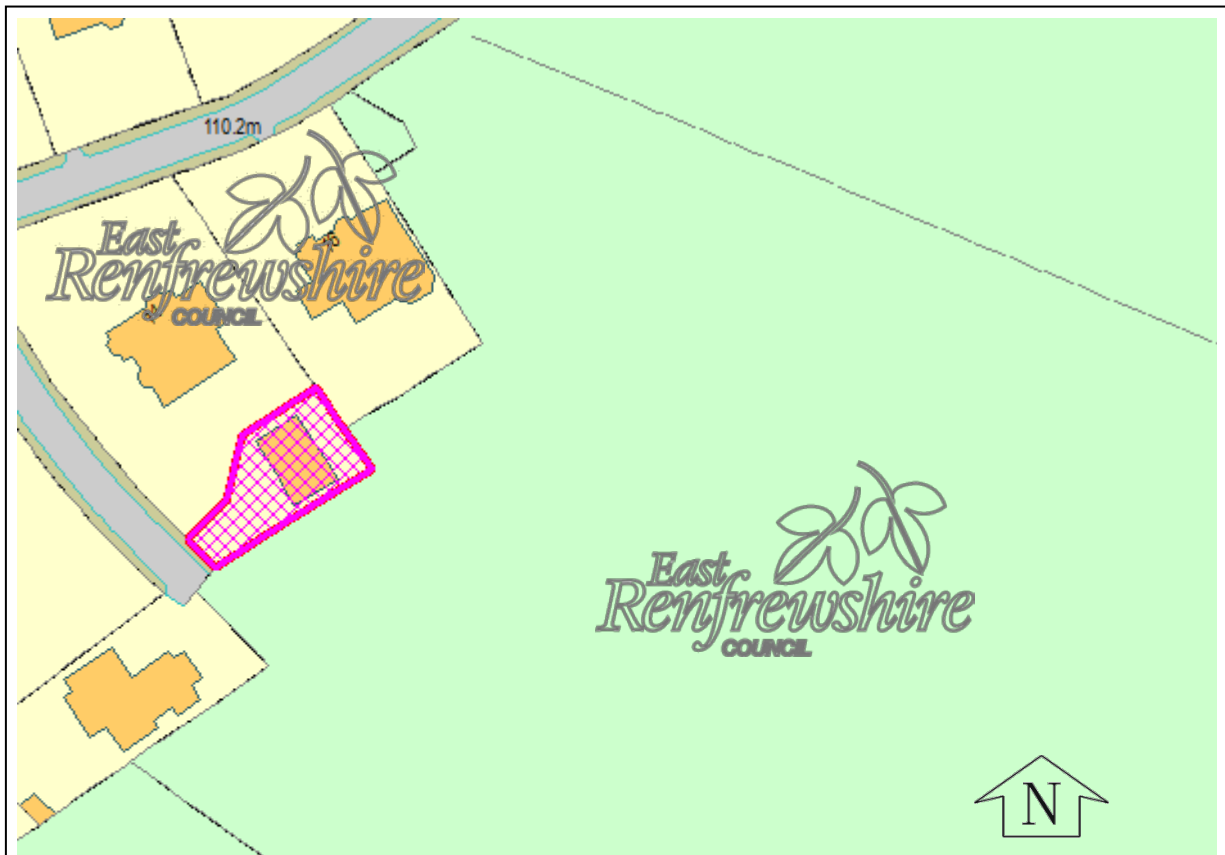
Mr Scott McEachern
14A Carmunnock Road
Busby
East Renfrewshire
G76 8SZ

Agent:

Charles Sconaplans Limited
1 Cambuskenneth Gardens
Mount Vernon
Glasgow
G32 0TS

Proposal: Erection of two storey side extension

Location: 14A Carmunnock Road
Busby
East Renfrewshire
G76 8SZ



DO NOT SCALE

Reproduced by permission of Ordnance Survey on behalf of HMSO. (C) Crown Copyright and database right 2017.
All Rights Reserved. Ordnance Survey License number 100023382 2017, East Renfrewshire Council

CONSULTATIONS/COMMENTS: None.

PUBLICITY:

18.08.2017 Glasgow and Southside Extra Expiry date 08.09.2017

SITE NOTICES:

Development within a Conservation Area Date posted 25.08.2017 Expiry date 15.09.2017

Development within a Conservation Area Date posted 18.08.2017 Expiry date 08.09.2017

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

2016/0554/TP Erection of one and a half storey side extension including dormer window at side Granted 18.01.2017

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 a two storey side extension including a dormer window to the side. The extension project approximately 4.2m from the side elevation, approximately 8.4m in depth and 5.9m in height and involves replacing an existing conservatory. The dormer windows project approximately 2.3m from the roof plane, approximately 4.4m in width and approximately 1.5m in height. Both the extension and dormer window maintain the ridge height of the existing building. However, the eaves of the proposed extension are higher than the eaves of the existing building by approximately 2metres.

This application is the same proposal that was considered last year via a pre-application process. Design concerns raised at that time were not addressed by the applicants prior to submitting a formal planning application 2016/0554/TP, referred to above. The concerns were revisited, and through negotiations the proposal was amended to a one and half storey side extension including dormer window. This amended scheme, for a one and half storey side extension including dormer window, was approved at the meeting of the Planning Applications Committee on 18th January 2017. The current proposal (2017/0526/TP) represents a reversion back to the initial pre-application submission.

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 adversely impact on the amenity of neighbouring properties by unreasonably restricting their sunlight or privacy. The policy also requires that extensions should be subservient to the original dwelling and maintain the same roof pitch and design of the existing building.

As stated above, the proposal introduces a two storey extension with eaves approx. 2 metres higher than the original building. Furthermore the proposal introduces a roof pitch which is not in keeping with the original dwelling. It is considered that the introduction of the two storey element will not be secondary in appearance and will be out of keeping with the scale and design of the existing one and half storey house. As a consequence, the proposal will dominate and detract from the character and appearance of the building, to the detriment of the visual amenity of the area, contrary to the provisions of Policies D1 & D14 of the LDP and the requirements of the SPG.

Whilst the visual impact on the Conservation Area will be localised, the proposal will be incongruous in the area, to the detriment of the character of the Conservation Area, contrary to the provisions of Policy D11 of the LDP.

The proposal is therefore considered contrary to the provisions of the LDP and the requirements of the SPG, and it is considered that there are no significant material considerations that outweigh the provisions of the Development Plan. It is recommended, therefore that planning permission is refused.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None.

REASONS FOR REFUSAL:

1. The proposal is contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and the Supplementary Planning Guidance on Householder Design Guidance as it would be out of keeping with the scale and design, and would not be secondary in appearance to the existing dwellinghouse. This will be to the detriment of the visual appearance of the existing dwellinghouse and the character and amenity of the area.
2. The proposal is contrary to Policy D11 of the East Renfrewshire Local Development Plan as, due to its incongruous appearance with the original dwellinghouse, it will have a detrimental impact on the character of the Conservation Area.

ADDITIONAL NOTES: None.

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr John Drugan on 0141 577 3175.

Ref. No.: 2017/0526/TP
(JODR)

DATE: 18th September 2017

DIRECTOR OF ENVIRONMENT

Reference: 2017/0526/TP - Appendix 1

DEVELOPMENT PLAN:

Strategic Development Plan None

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 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.

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

GOVERNMENT GUIDANCE: None