

**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
8th June 2016

Reference No: 2016/0217/TP

Ward: 6

Applicant:

Mr Richard Hart
5 Beechwood Avenue
Clarkston
East Renfrewshire
G76 7UY

Agent:

Macdonald Dickson Architecture Ltd
21 Arthurlie Drive
Giffnock
East Renfrewshire
G46 6UR

Site: 5 Beechwood Avenue, Clarkston, East Renfrewshire, G76 7UY

Description: Erection of single storey rear extension and installation of dormer window at rear

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REPORT OF HANDLING

Reference: 2016/0217/TP

Date Registered: 7th April 2016

Application Type: Full Planning Permission

This application is a Local Development

Ward: 6 -Busby Clarkston Eaglesham

Co-ordinates: 256282/656952

Applicant/Agent:

Applicant:

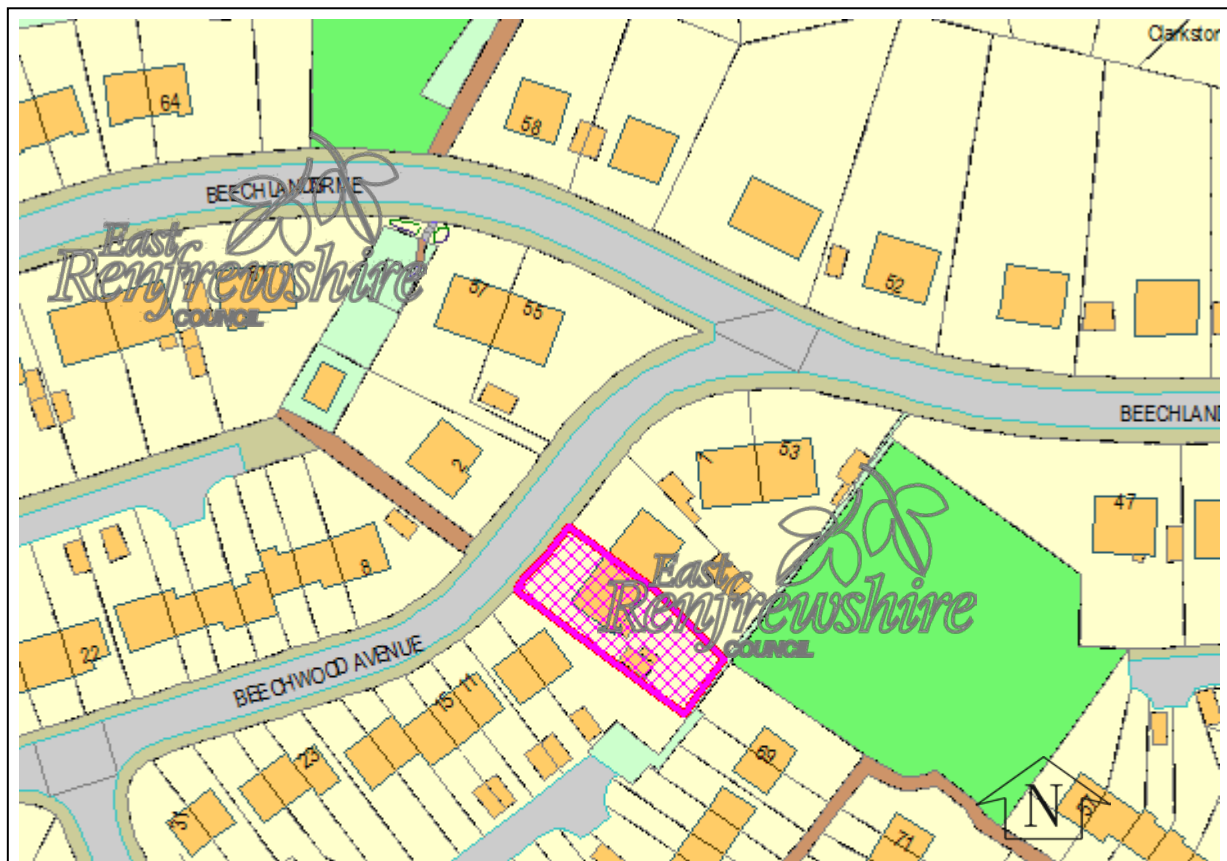
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Location: 5 Beechwood Avenue
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DO NOT SCALE

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CONSULTATIONS/COMMENTS: None

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY:

2005/0965/TP	Erection of single storey rear extension and dormer window to rear	Approved subject to conditions	23.02.2006
2015/0500/TP	Erection of single storey rear extension and installation of dormer window at rear	Granted	19.08.2015
2015/0726/TP	Erection of single storey rear extension and installation of dormer window at rear	Withdrawn	14.12.2015

REPRESENTATIONS:

A total of 13 representations have been received:

Representations can be summarised as follows:

Design and siting
 Overlooking/privacy
 The number of extensions on the property
 Blocking of the pavement at the front during construction
 Possible structural problems to neighbouring property
 Inhibit neighbouring property from any future development

A letter has also been submitted by the applicant commenting on the grounds of objection.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS: None

ASSESSMENT:

This is a local development under the terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. However as more than ten objections have been received the application has to be presented to the Planning Applications Committee for determination.

The application site is a semi-detached bungalow on the south side of Beechwood Avenue within an established residential area of Clarkston. The immediate area consists of a mix of bungalows and two storey houses. The property has existing front and rear dormer windows. The application site has a brown pebble dash render to the walls and weathered, brown coloured profiled concrete roof tiles. It has been altered in the past with the introduction of flat roofed dormer windows to the front and rear and by the addition of a single storey rear extension.

The proposal is to erect a single storey rear extension and install a dormer window at the rear. It should be noted that the current application is similar to that previously approved under 2015/0500/TP in August 2015 with the proposed dormer window being taller.

The proposed rear extension will be attached to the existing extension and will have a flat roof with a glazed lantern feature. The proposed extension will be to the same depth as the existing

extension at 2.725m and will be 3.145m wide. The combined rear extension will be approximately 6.6m wide.

The new extension will have an eaves height of approximately 3.1m and the lantern roof feature is 300mm high. The extension is for an extended kitchen/dining room. The walls of the extension will be rendered to match the existing. A set of glazed doors will be formed on the rear facing elevation of the extension.

The proposed dormer window at the rear is to have a flat roof design approximately 3m wide and 2.1m high (compared to approximately 1.75m high approved under 2015/0500/TP) and is to be positioned between the existing rear dormer and the mutual boundary with 3 Beechwood Avenue. The dormer window is to be approximately 1m off the mutual boundary. The dormer window is in association with the formation of a study room and will be tiled to match the roof finish of the house. The dormer window is to have a centrally positioned window that is approximately 0.9m wide.

The proposal is required to be assessed against the relevant policies of the adopted East Renfrewshire Local Development Plan and the Supplementary Planning Guidance - Householder Design Guidance. Policies D1 and D14 of the Local Development Plan make various references to character and scale of the development. Both the extension and the dormer window are to the rear of the property and thus will have a more limited impact on the character of the building. They will also have limited impact on the character of the wider area. The rear extension is considered to be readily accommodated at the property without resulting in overdevelopment.

The Supplementary Planning Guidance (SPG) indicates that extensions to the rear of bungalows have the same roof design as the original house. The proposed rear extension is relatively small in scale and is set below the eaves line of the house. As a consequence the flat roof proposed is considered acceptable in this instance.

The SPG also provides guidance on the siting and scale of dormer windows that includes the following: their relationship to a neighbouring property in a semi-detached situation; is set wholly within the roof plane; occupies no more than 50% of the area of the roof; be finished to match the house roof; and should have a high proportion of glazing.

It is considered that the dormer window meets these criteria with the exception that it does not have a high proportion of glazing. However it should be noted that the existing rear dormer window does not have a high proportion of glazing.

The proposed dormer window, although deeper than the existing dormer window, is located wholly within the rear roof slope and is not considered to dominate this roof. The design and position is therefore considered to be acceptable.

In terms of the representations that have been received it should be noted that the majority of are not from the immediate locality but in the main support the concerns of the adjoining neighbour. In addition none of the representations are from householders to the rear of the application site.

The proposed dormer window will allow some additional opportunity for overlooking of the garden of the adjoining property but this is considered not to be significant because of the type of room it is to serve, the size of the window and this situation is not considered to be significantly greater than in other suburban settings. The extent of overlooking is also limited by the size and position of the window.

In terms of the number of extensions to the property, it is not considered that the addition of a second dormer window to the rear elevation is an uncommon addition in the wider suburban area. Additionally it does not in combination with the existing dormer dominate the rear elevation of the house. The proposed dormer window is larger than the existing rear dormer window and it will have an impact as it is an addition to the roof. However it is sufficiently set back from the mutual boundary to mitigate this impact. The works proposed will not result in significant additional overshadowing given their scale, position and orientation.

The grounds of objection relating to blocking of the pavement at the front during construction, possible structural problems and inhibiting the neighbouring property from doing any future development are not material considerations in determining this application.

Accordingly it is considered that the proposed extension and dormer window accords with the relevant policies of the Local Development Plan and that planning permission should be granted.

RECOMMENDATION: Grant

PLANNING OBLIGATIONS: None

ADDITIONAL NOTES:

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Standards approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

ADDED VALUE: None

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 Ralph Howden on 0141 577 3694.

Ref. No.: 2016/0217/TP
(RAHO)

DATE: 1st June 2016

DIRECTOR OF ENVIRONMENT

2016/0217/TP - APPENDIX 1

DEVELOPMENT PLAN:

Strategic Development Plan

This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Strategic Development Plan and therefore the East Renfrewshire Local Plan is the relevant policy document

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.

GOVERNMENT GUIDANCE: None