



## PLANNING APPLICATIONS COMMITTEE

Report by Director of Development and Regeneration Services

Contact: Mr M Reid Phone: 0141 287 6052

<b>APPLICATION TYPE</b>	Full Planning Permission		
<b>RECOMMENDATION</b>	Grant Subject to Condition(s)		
<b>APPLICATION</b>	06/01800/DC	<b>DATE VALID</b>	12.06.2006
<b>SITE ADDRESS</b>	20 Dorsk Place Glasgow G13 4LH		
<b>PROPOSAL</b>	Erection of single storey front and two storey side and rear extension to dwellinghouse.		
<b>APPLICANT</b>	Colin Stewart 20 Dorsk Place Glasgow G13 4LH	<b>AGENT</b>	Architectural Design & Drawing Services 16 Laurel Street Thornwood GLASGOW G11 7QR
<b>WARD NO(S)</b>	06, Yoker	<b>COMMUNITY COUNCIL LISTED</b>	02_004, Yoker North (Inactive)
<b>CONSERVATION AREA</b>		<b>PUBLISHED</b>	
<b>ADVERT TYPE</b>			
<b>CITY PLAN</b>	Residential		

### REPRESENTATIONS/ CONSULTATIONS

One letter of representation has been received, from a neighbouring proprietor at 22 Dorsk Place, the points of which are detailed below:-

- Extreme overdevelopment for size of site
- Overshadowing
- Unacceptable view
- Decrease in market value of house

### SITE AND DESCRIPTION

The application site is located in the side and rear garden of a semi-detached property at 20 Dorsk Place, Yoker. The property is finished with white roughcast and grey tiles.

The applicant seeks planning permission for the erection of a single storey (porch) front and a 2-storey side and rear extension to facilitate a garage, bathroom and dining room on the ground floor and an en-suite bedroom and another bedroom on the first floor. The footprint will measure approximately 5.5 metres to the side and 11 metres long, protruding approximately 4.5 metres beyond the existing rear building line (ie approximately 88 square metres) and will extend to approximately 7.5 metres at the highest point of its roof.

## **POLICIES**

The Development Plan consists of The Glasgow and The Clyde Valley Joint Structure Plan and the Glasgow City Plan which was adopted in August 2003. There are not considered to be any relevant policies in the Structure Plan.

The application site lies within an area designated as a Residential development policy principle within the Glasgow City Plan, where the following policy is of particular relevance:

RES 15 - House Extensions and Alterations.

## **ASSESSMENT AND CONCLUSIONS**

Under Section 25 of The Town and Country Planning (Scotland) Act 1997, the proposal requires to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The main issues for consideration in the determination of this application are:-

1. whether the proposal accords with the Development Plan; and
2. whether any other material considerations have been satisfactorily addressed. These include the points of objection.

In respect of 1, as the works relate to the extension to a dwelling, they are consistent with the Residential Development Policy Principle.

Policy RES 15 (House Extensions and Alterations) sets out several standards which have to be met for the proposal to be considered favourably. These are design, rear access, usable private garden space, privacy/overlooking and daylighting.

### **Design**

Extensions should not dominate the existing property or its neighbours, should be finished in materials similar to existing properties and have doors and windows of similar proportions. The 2-storey rear extension will be set back approximately 1.9 metres from the front line of the existing house and will have a lower ridge line. The single-storey porch extension on front of this does not project beyond the existing front building line. This extension is, therefore, considered subsidiary to the main house. It is recommended that conditions be attached to ensure that the walls and the roof tiles match the existing dwellinghouse, in the interests of the visual amenity.

### **Rear Access**

The proposal will not interfere with rear access.

### **Garden Space**

The applicant's private rear garden space extends to approximately 195 square metres. After 50 square metres has been developed for this extension, approximately 74% will remain. RES 15 requires 66% of private amenity space to remain after all development so the proposal accords with policy in this respect. Therefore, it is considered that a reasonable garden area for normal domestic activities will remain. This will be in excess of 66% of the original usable private garden ground.

### **Privacy and Overlooking**

The proposed rear windows are located outwith 9 metres from the boundary and would not look on to any neighbouring windows within 18 metres. The proposed bathroom window at first floor level on the proposed side elevation will be conditioned to be fitted with opaque glazing.

## Daylighting

A daylighting test has been carried out in accordance with the Building Research Document 'Site Planning for Daylight and Sunlight: A Guide to Good Practice'. This shows that there will be no serious loss of daylight to the adjacent neighbouring property.

Policy RES 15 also contains specific policies for 2-storey side extensions. This states that 2-storey side extensions should have a pitched roof that ties in with and matches the existing roof, they should be set back 1.5 metres from the building line of the house and the ridgeline of the extension should be lower than the ridgeline of the existing house. In this instance, the proposal is in accordance with this policy.

Turning to point (b), material considerations, the following are a summary of the matters raised in the letter of representation, together with a response.

- **Extreme overdevelopment for size of site**

**Response:**

There will still be provision for 66% usable rear garden ground after development and the development is subsidiary to the existing house, in accordance with Policy RES 15 as discussed above. It is therefore considered that the proposed development would not result in overdevelopment of the site.

- **Overshadowing**

**Response:**

The relevant daylighting test has been conducted and there will be no significant loss of daylight to the neighbouring property. The proposed 2 storey element of the extension lies more than 6 metres from the rear side boundary with the other half of the semi-detached property. As this lies to the south east of the application site, any overshadowing of the neighbouring garden ground is considered minimal.

- **Unacceptable view**

**Response:**

This does not constitute a material planning consideration in the assessment of this planning application.

- **Decrease in market value of house**

**Response:**

This does not constitute a material planning consideration in the assessment of this planning application.

## CONCLUSION

It is considered that the proposed development is in accordance with the Residential Development Policy Principal and Policy RES 15 of the City Plan. Furthermore, material considerations have been addressed and given appropriate weight and, having considered these, there are no material considerations which would outweigh the proposal's compliance with the Development Plan on this matter.

It is therefore recommended that planning permission be granted subject to the attached conditions.

**CONDITIONS AND REASONS**

01. The development shall be implemented in accordance with drawing number(s):

06 0314/1, 6 0314/3, 06 0314/4, received 12 June 2006

06 03 14/5B, received 21 July 2006

as qualified by the undernoted condition(s), or as otherwise agreed in writing with the Planning Authority.

**Reason:** As these drawings constitute the approved development.

02. No additional window openings other than those on the approved drawings, shall be formed without the written approval of the Planning Authority.

**Reason:** In order to safeguard the property itself and the amenity of the surrounding area.

03. The extension shall be rendered to match the original house in texture and colour.

**Reason:** In order to safeguard the property itself and the amenity of the surrounding area.

04. The roof shall be tiled to match the colour of the tiles on the original house.

**Reason:** In order to safeguard the property itself and the amenity of the surrounding area.

05. The proposed bathroom window on the proposed upper floor side elevation shall be fitted with opaque glazing and remain as such thereafter.

**Reason:** In order to safeguard the property itself and the amenity of the surrounding area.

**ADVISORY NOTES TO APPLICANT**

01. The applicant is advised that the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build, or maintain, this approved development. Such consent should be obtained prior to the commencement of works on site.

for Director of Development and Regeneration Services

DC/ MRE/  
18/08/2006

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