

HANDLING REPORT

Ref. No.:	0710/H/18	Email:	thomas.cochrane@westlothian.gov.uk
Case Officer:	Thomas Cochrane	Tel No.:	01506 281110
Ward:	East Livingston & East Calder	Member:	Damian Timson Frank Anderson Carl John Dave King

Title	Erection of detached garage with loft storage(Grid Ref: 306183,670285) at 41 Pumpherston Road, Uphall Station, Livingston, West Lothian, EH54 5PL
Application Type	Local Application
Decision Level	Delegated List
Site Visit	31.08.2018
Recommendation	Refuse Permission
Decision	
Neighbour Notification	Neighbour notification procedures have been carried out correctly - case officer verification. YES
Advertisement	

Description of Proposals

Erection of detached garage with loft storage

Site History

LIVE/0168/P/12 Erection of a house. Refused 04/05/12

LIVE/0152/H/13 Erection of a double garage Granted 11/04/13

Representations

One objection - - Loss of daylight, - Overlooking and privacy - Out of keeping with the area

Consultations

This is a summary of the consultations received. The full documents are contained in the application file.

Consultee	Objection?	Comments	Planning Response
Enforcement Team	No	None	Noted

Policies Considered

Policy Title	Policy Text
DES1 - Design Principles	<p>All development proposals will require to take account of and be integrated with the local context and built form. Development proposals should have no significant adverse impacts on the local community and where appropriate, should include measures to enhance the environment and be of high quality in their design. Development proposals which are poorly designed will not be supported. When assessing development proposals, the developer will be required to ensure that:</p> <p>a. There is no significant adverse impact on adjacent buildings or streetscape in terms of layout, scale, massing, design, external materials or amenity; b. There is no significant adverse impact on landscape character, built heritage, habitats or species including European sites, biodiversity and Protected Species nor on amenity as a result of light, noise, odours, dust or particulates; c. The proposed development is accessible for all, provides suitable access and parking, encourages active travel and has no adverse implications for public safety; d. The proposal includes appropriate integrated and accessible infrastructure, open space, green infrastructure and landscaping; e. sustainability issues are addressed through energy efficient design, layout, site orientation and building practices; f. the development does not result in any significant adverse impact on the water environment as required by the Water Framework Directive and related regulations and as appropriate, mitigation to minimise any adverse effects is provided; g. There are no significant adverse effects on air quality (particularly in and around Air Quality Management Areas), or on water or soil quality and, as appropriate, mitigation to minimise any adverse effects is provided; and h. Risks to new development from unstable land resulting from past mining activities are fully assessed and, where necessary, mitigated prior to development. Where appropriate, developers will be required to produce masterplans, design statements and design guides in support of their proposals. Development proposals must also accord with other relevant policies and proposals in the development plan and with appropriate supplementary</p>

	guidance.
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Policy Assessment

This application has been assessed against the above policy as well as the West Lothian Household Extension and design guide.

Officer Assessment

This application is for a detached garage with storage above to the rear of the current property. The garage would have a footprint of 8.5 metres by 6 metres and would be 9.6 metres in height. An internal stair would give access to a storage area lit by Velux windows. The applicant submitted an application for a detached house in the rear garden of the property in 2011; this application was contrary to policy and was withdrawn before it could be determined. In 2012 planning permission was refused for the erection of a house in the rear garden of the applicant's property. In 2013 the applicant applied for a garage, similar to that which is purposed with this application; that application was granted but has lapsed.

Other Considerations

Conclusions and Reasons for Decision

This application is for a detached garage with storage above to the rear of the current property. The garage would have a footprint of 8.5 metres by 6 metres and would be 9.6 metres in height. An internal stair would give access to a storage area lit by Velux windows. The applicant submitted an application for a detached house in the rear garden of the property in 2011; this application was contrary to policy and was withdrawn before it could be determined. In 2012 planning permission was refused for the erection of a house in the rear garden of the application property. In 2013 the applicant applied for a garage, similar to that within this application; that application was granted but has lapsed. The proposed construction would be out of context due to its size and its location midway down the rear garden.

Two of the grounds objection that of overlooking and privacy, and being out of keeping with the surrounding area were considered to be justified.

The agent was asked to reduce the size and reposition the proposed garage; but declined to do so. The proposed building would have a detrimental impact on residential and visual amenity and is considered to be out of context with the immediate surroundings, contrary to the requirements of Policy DES 1 of the West Lothian Local Development Plan, so is recommended for refusal.

List of Review Documents

Drawings schedule:

Docquetted Number	Drawing Description	Drawing Number
1	Location Plan	FS/13/573.3
2	Sections	FS/13/573.1
3	Proposed Elevations	FS/13/573.2

Other relevant documents:

West Lothian Local Development;

Case Officer Thomas Cochrane

Date 01/10/18