



DEVELOPMENT MANAGEMENT COMMITTEE

Report by Head of Planning, Economic Development and Regeneration

1 DESCRIPTION

Application for a single storey rear extension to house at 131 Maryfield Park, Mid Calder, EH53 0SD

2 DETAILS

| | | | |
|----------------------|-----------------------------------|---------------------------------|---|
| Reference no. | 0487/H/17 | Owner of site | Mr & Mrs Phil and Jackie Caldwell |
| Applicant | Mr & Mrs Phil and Jackie Caldwell | Ward & local members | East Livingston and East Calder Councillor Frank Anderson Councillor Carl John Councillor Dave King Councillor Damian Timson |
| Case officer | Tiwaah Antwi | Contact details | Phone: Tiwaah.antwi@westlothian.gov.uk |

Reason for referral to Development Management Committee: Agent is an elected member.

3 RECOMMENDATION

Grant Planning Permission.

4. DETAILS OF THE PROPOSAL AND BACKGROUND

- 4.1 Planning permission is sought for the erection of a single storey rear extension to a mid-terraced house to form a new room within the established plot of 131 Maryfield Park. The extension will have a glass door and screen, a flat roof with roof light.
- 4.2 The proposed development would see the erection of a single storey extension, 4 metres in length, 3.7 metres wide and 2.6 metres in height within the rear garden of the dwelling house. The proposed development will be rendered to match the existing property and will not be highly visible from the street, thus, will not impact on the overall appearance of the property. The rendering material is considered to be complimentary to both the house and the wider area.
- 4.3 The property and neighbouring properties have established 2 metre high boundary fences which would screen a significant section of the extension and therefore the extension will be largely unseen by the adjoining neighbours.

5. PLANNING POLICY

| Plan | Policy | Assessment | Conform? |
|-------------------------|--|---|-----------------|
| West Lothian Local Plan | <p>Policy HOU 9 Residential Amenity</p> <p>Development proposals will be assessed against the need to protect the residential and visual amenity of existing residents and other occupiers. Developments shown to adversely impact on amenity to a significant degree will not be supported.</p> | <p>The proposal will not be detrimental to residential and visual amenity.</p> <p>The extension will not be visible from the front elevation of the property and any potential impact will be to the rear.</p> <p>Due to the single storey nature of the extension the proposal will not have a significant detrimental impact on the amenity currently enjoyed by neighboring residents.</p> | Yes |

Also of relevance is the council's House Extension and Alteration Design Guide 2015 which the proposal complies with.

6. REPRESENTATIONS

There have been no letters of representation received.

7. ASSESSMENT

- 7.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 7.2 In assessing the application the impact of the proposed development on neighbouring residents and its degree of accordance with the House Extension and Alteration Design Guide, require to be assessed.
- 7.3 The proposal will not be detrimental to residential and visual amenity. The proposal will not significantly alter the overall appearance of the property, especially from the front elevation. The alterations will be visible from the rear of the property however, due to the layout of the terraced houses and the existing boundary fences between the properties the proposed extension will not be highly visible to neighboring residents and therefore will not have a detrimental or overbearing impact on the visual or residential amenity of the surrounding area. The proposal will therefore conform to policy HOU 9 of the West Lothian Local Plan which seeks to protect residential amenity.

7.4 The council's house extension and alteration design guide 2015 supplementary guidance states that materials should match that of the existing property. The render on the extension is proposed to match that of the existing house and therefore conforms to this guidance.

The guide also states that residents are entitled to a degree of privacy within their own gardens. The large patio windows within the proposed extension will look directly onto the applicants own garden ground meaning there will be no privacy issues as a result of the extension, in accordance with the principles of the design guide.

8. CONCLUSION AND RECOMMENDATION

8.1 Whilst the extension does have a minor impact on the visual appearance to the rear elevation of the property, the alterations will not be detrimental to the appearance of the existing house. The application will not be detrimental to the visual or residential amenity enjoyed by the residents of the neighboring properties and complies with policy HOU 9 of the West Lothian Local Plan and the Council's House Extension and Alteration Design Guide 2015.

8.2 Consequently, and in view of the above, it is recommended that planning permission is granted.

9. BACKGROUND REFERENCES & ATTACHMENTS

- Location Plan
- Aerial
- Existing and Proposed Elevations

Craig McCorriston

Head of Planning, Economic Development and Regeneration

Date: 30/08/17



LAND REGISTER OF SCOTLAND



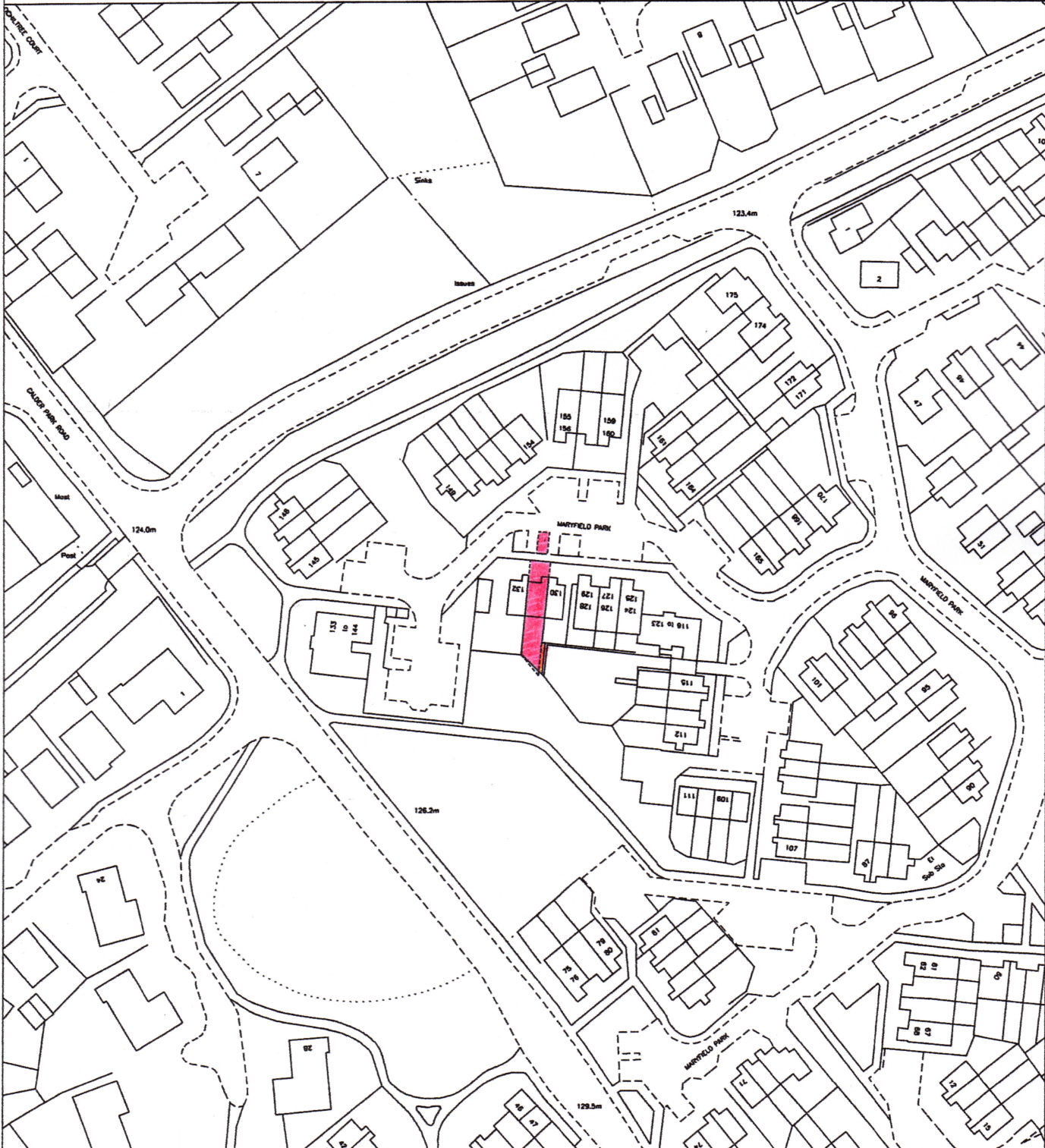
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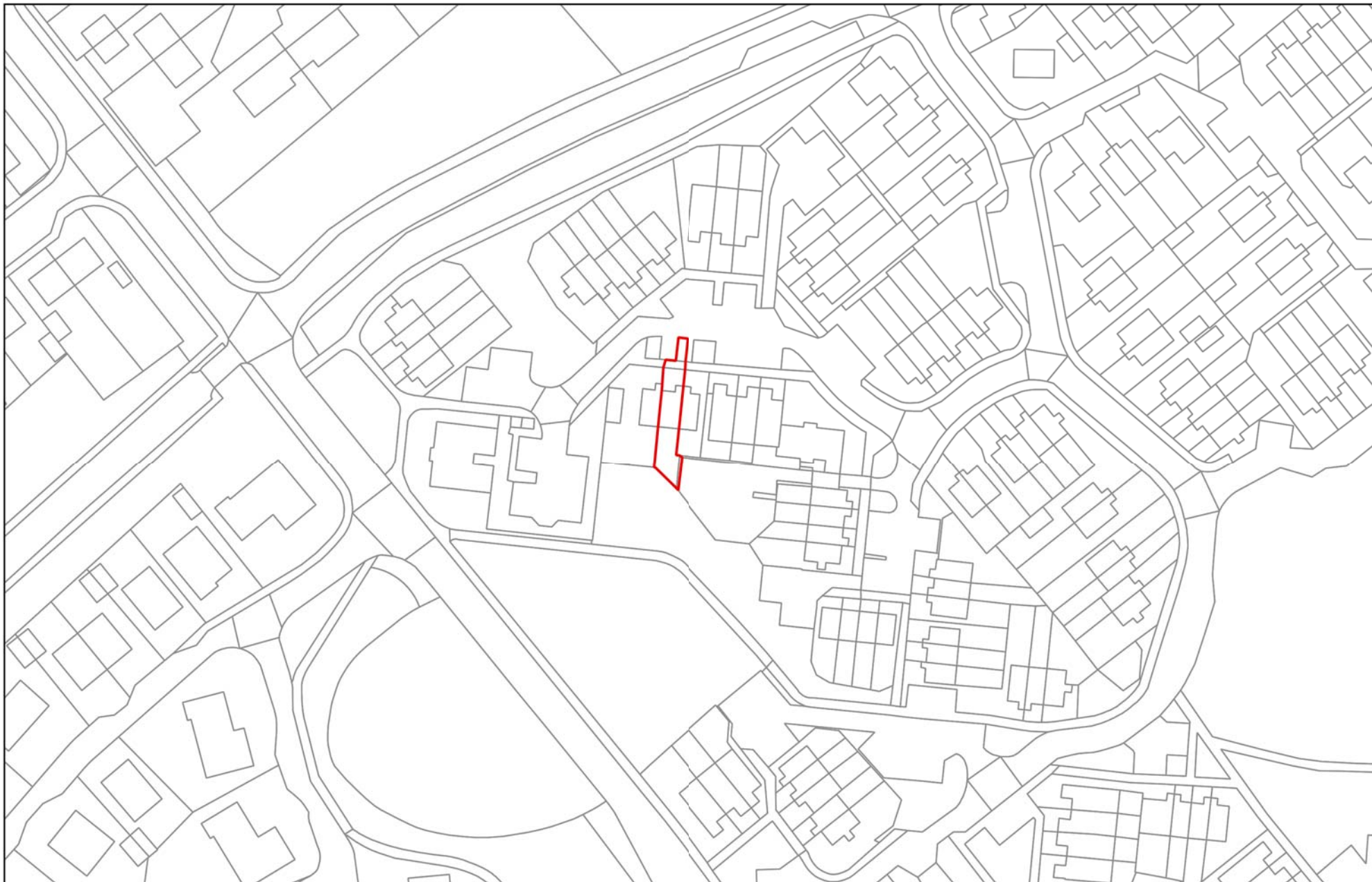
NT0666NE NT0766NW

Scale
1/1250

Survey Scale
1/1250

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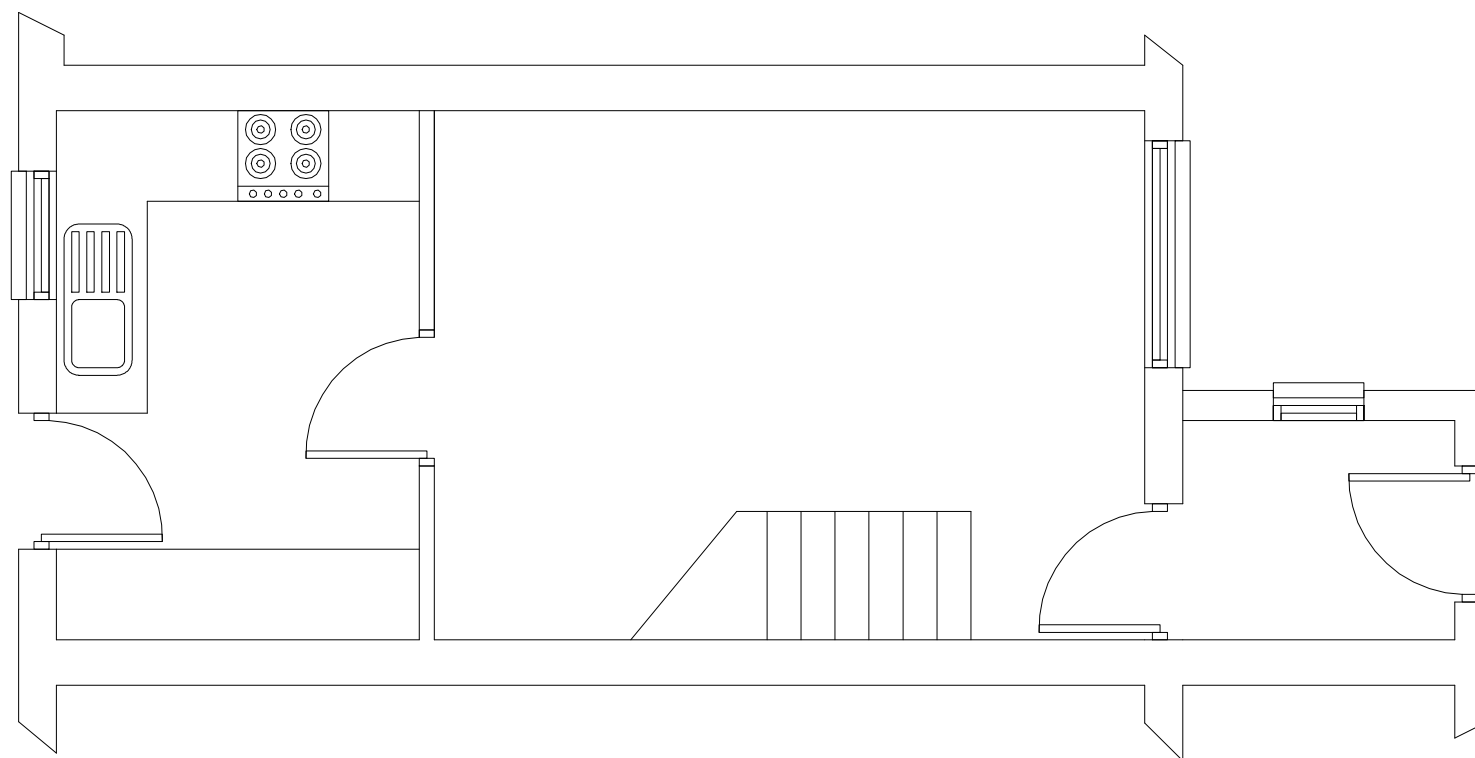
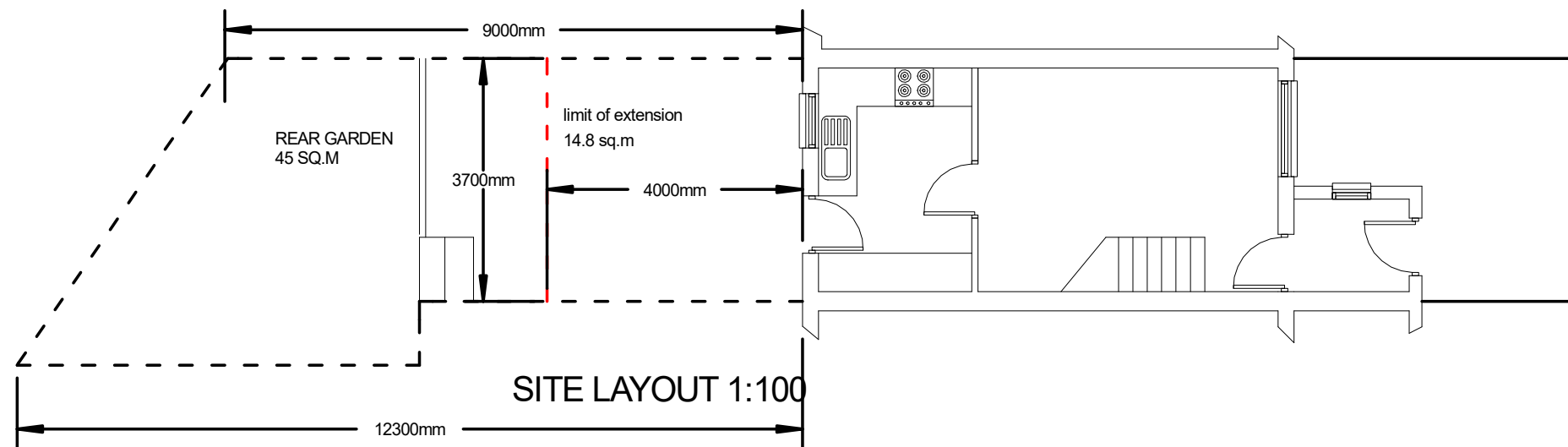


0487/H/17 - 131 Mayfield Park, Mid Calder, Livingston, EH53 0SD

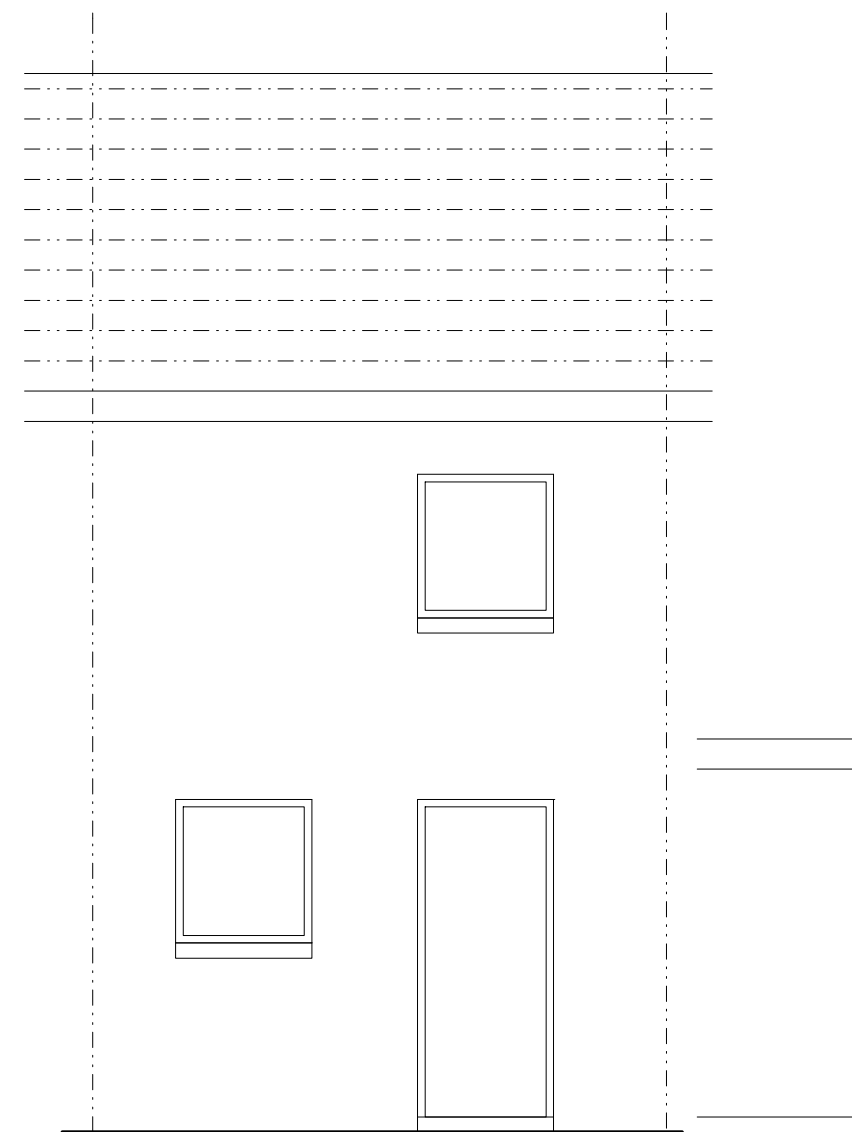
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EXISTING GROUND FLOOR PLAN 1:50



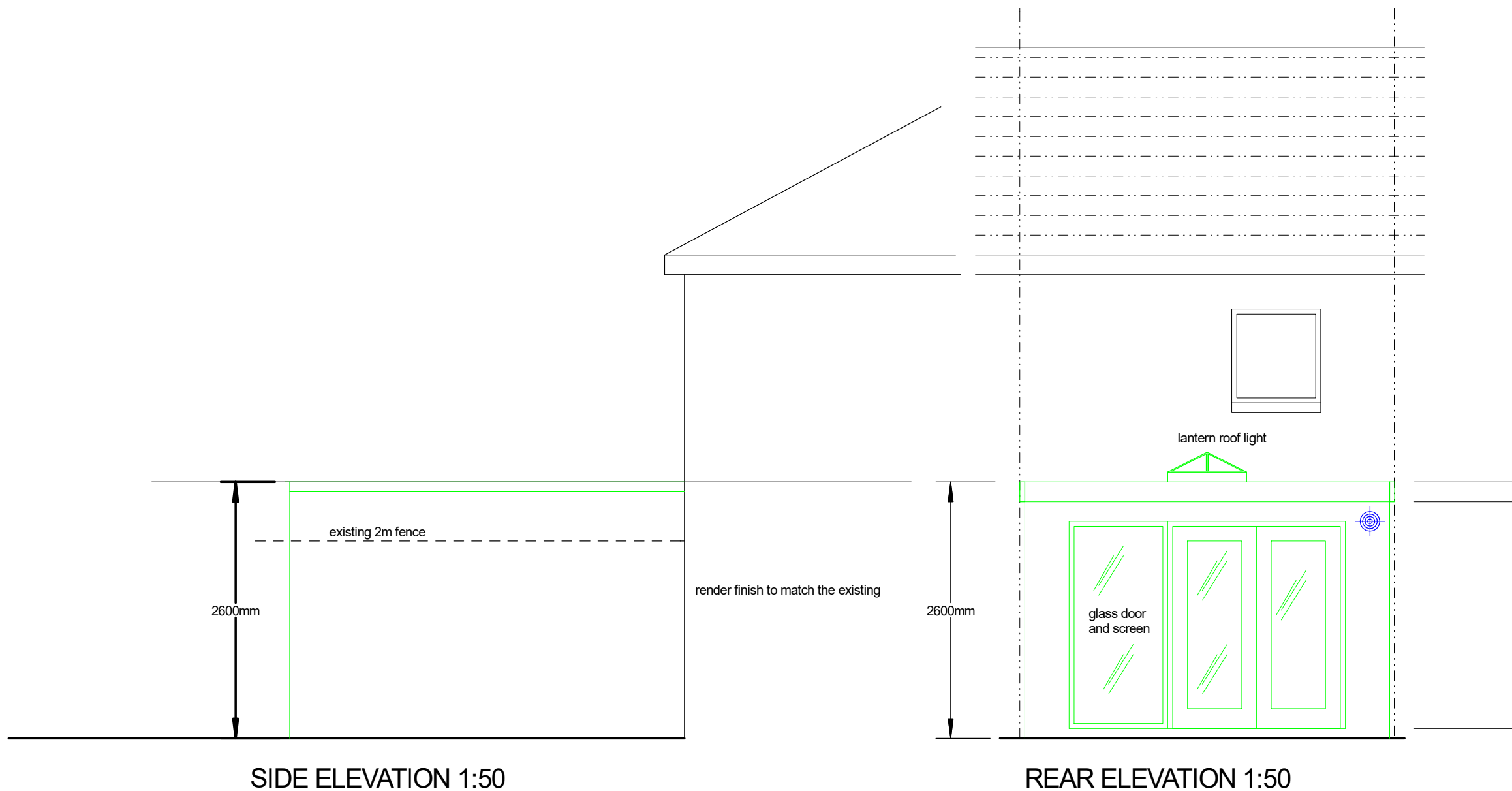
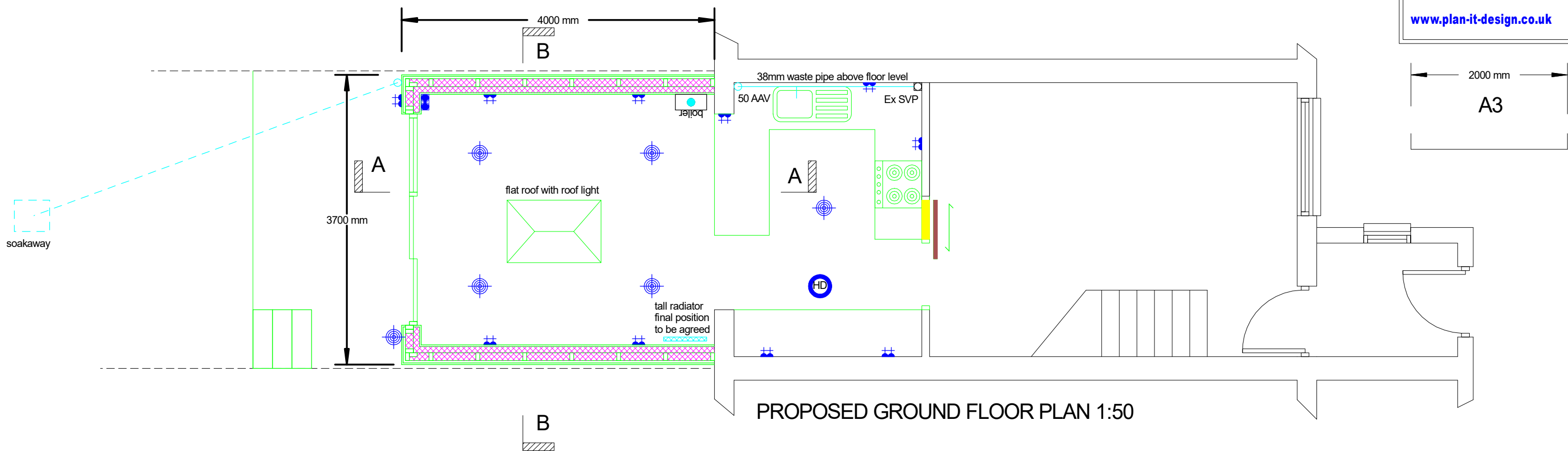
EXISTING REAR ELEVATION 1:50

Drawing Number
171246-01

proposed alterations to ...
131 Maryfield Park,
Mid Calder. EH53 0SD
for ...
Mr & Mrs Caldwell
May 2017

Plan-It
Chartered Building Surveyors

1 Broombank Birches tel/fax:
Mid Calder. EH530EA 01506 884216



Amendments:
a) parapet wall removed for planning

This drawing must be read with the written notes printed separately
 Note 0 Health & safety.
 Note 1 Preliminaries
 Note 2 Downtakings and site prep.
 Note 3 Excavating and filling.
 Note 4 Concrete, Foundations and steps
 Note 5 External Walls
 Note 6 Internal walls
 Note 7 Floor Insulation.
 Note 8 Timber Floor.
 Note 9 Roof.
 Note 10 Electrics.
 Note 11 Plumbing.
 Note 12 Finishes
 Note 13 Windows and Openings.
 Note 14 Decoration
 Note 15 External works.
 Note 16 Services.

Drawing Number
17/1246-02a

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