

DEVELOPMENT MANAGEMENT COMMITTEE

Report by Head of Planning, Economic Development and Regeneration

1 DESCRIPTION

Single storey extension to the property located at 94 Braeside Park, Mid Calder.

2 DETAILS

Reference no.	1272/H/19	Owner of site	Mr & Mrs Simon & Julie Igoe
Applicant	Mr & Mrs Simon & Julie Igoe	Ward & local members	Mid Calder Frank Anderson Carl John Dave King Damian Timson
Case officer	Rachael Lyall	Contact details	01506 281110 Rachael.Lyall@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 This planning application seeks permission for a house extension on the property located at 94 Braeside Park, Mid Calder.
- 4.2 The proposed extension is single storey and is to be erected on the South-West elevation. It has a gabled pitch roof to match that of the existing house and will extend forward from the front elevation in order to form a small porch on the South-East elevation. The proposed extension measures 9.250m in length and will be 2.650m in height to the proposed eaves and 5.436m to the proposed ridgeline.
- 4.3 A new double-glazed window and doorway are to feature on both the front and rear elevations of the extension. The existing front doorway is to be removed and replaced within the front porch and the rear doorway and window will open out and overlook the applicant's private rear garden. They will not overlook directly into any neighbouring properties or gardens. Velux roof lights are proposed on the front elevation to allow for additional natural daylight within the extension.

- 4.4 The proposed materials and external finished are to match that of the existing house to allow for a considerate development which will not impact the existing property or the visual amenity of the street.

History

- 4.6 There is no relevant site history.

5. REPRESENTATIONS

- 5.1 No representations were received.

6. CONSULTATIONS

- 6.1 No consultations were required to be undertaken.

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 The development plan comprises the Strategic Development Plan for South East Scotland (SESplan) and the West Lothian Local Development Plan, 2018.
- 7.3 The relevant development plan policies are listed below:

Plan	Policy	Assessment	Conform ?
West Lothian Local Development Plan (LDP) (2018)	Design Principles (DES 1)	<p>This policy states that development proposals are required to integrate with their local context. Development proposals should have no significant adverse impact on adjacent buildings. Where appropriate proposals should include measures to enhance the environment and be of high quality in their design.</p> <p>This proposal will integrate with the local context and surrounding properties and will not significantly impact the visual or residential amenity. Additionally, the proposed works will not cause any detrimental effect to the privacy of neighbouring properties or gardens.</p>	Yes

- 7.4 There are no matters of concern for this development which complies with West Lothian Council's LDP Policy DES1 (Design Principles) as stated above.

8. CONCLUSION AND RECOMMENDATION

- 8.1 The proposed extension is of an acceptable scale and still allow for adequate usable garden space whilst increasing the size of the property. The proposed extension will not overshadow, overbear or result in a loss of daylight or privacy to any neighbouring properties will not cause detriment to the residential or visual amenity of the street.
- 8.2 This proposal adheres to West Lothian Council's Local Development Plan's Design Principles (DES1) Policy and follows the supplementary guidance given in the House Extension and Alteration Design Guide 2015.
- 8.3 It is recommended that this application is granted.

9. BACKGROUND REFERENCES & ATTACHMENTS

- Location Plan
- Aerial Plan
- Existing Floor Plans and Elevations
- Proposed Floor Plans
- Proposed Elevations
- Site Visit Photos
- Draft Conditions

Craig McCorriston
Head of Planning, Economic Development and Regeneration

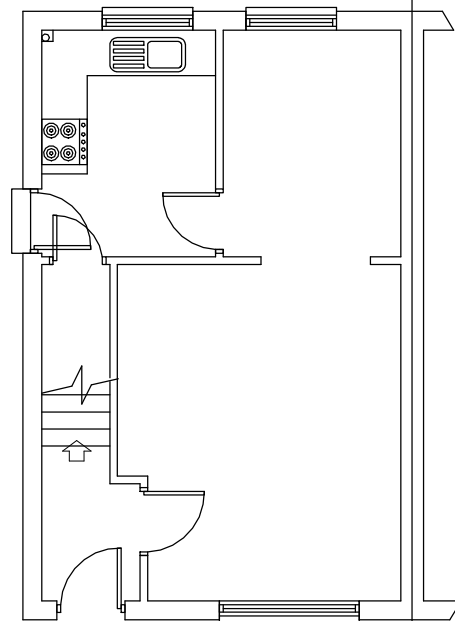
Date: 19.02.2020



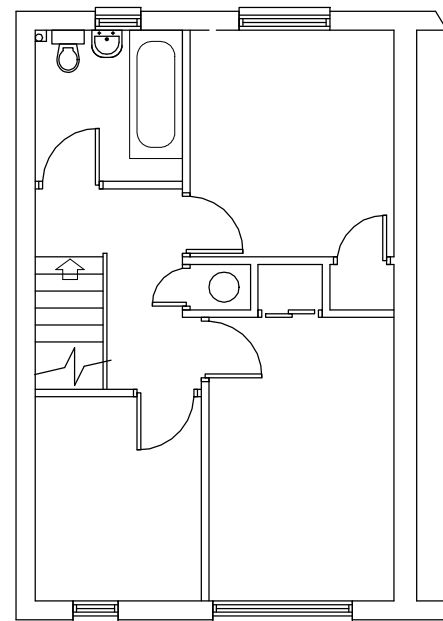




EXISTING ELEVATIONS 1:100



EXISTING GROUND
FLOOR PLAN 1:100



EXISTING FIRST
FLOOR PLAN 1:100

SITE LAYOUT 1:100

Drawing Number

19/1292-01

proposed extension to . . .

94 Braeside Terrace
Mid Calder. EH53 0TA

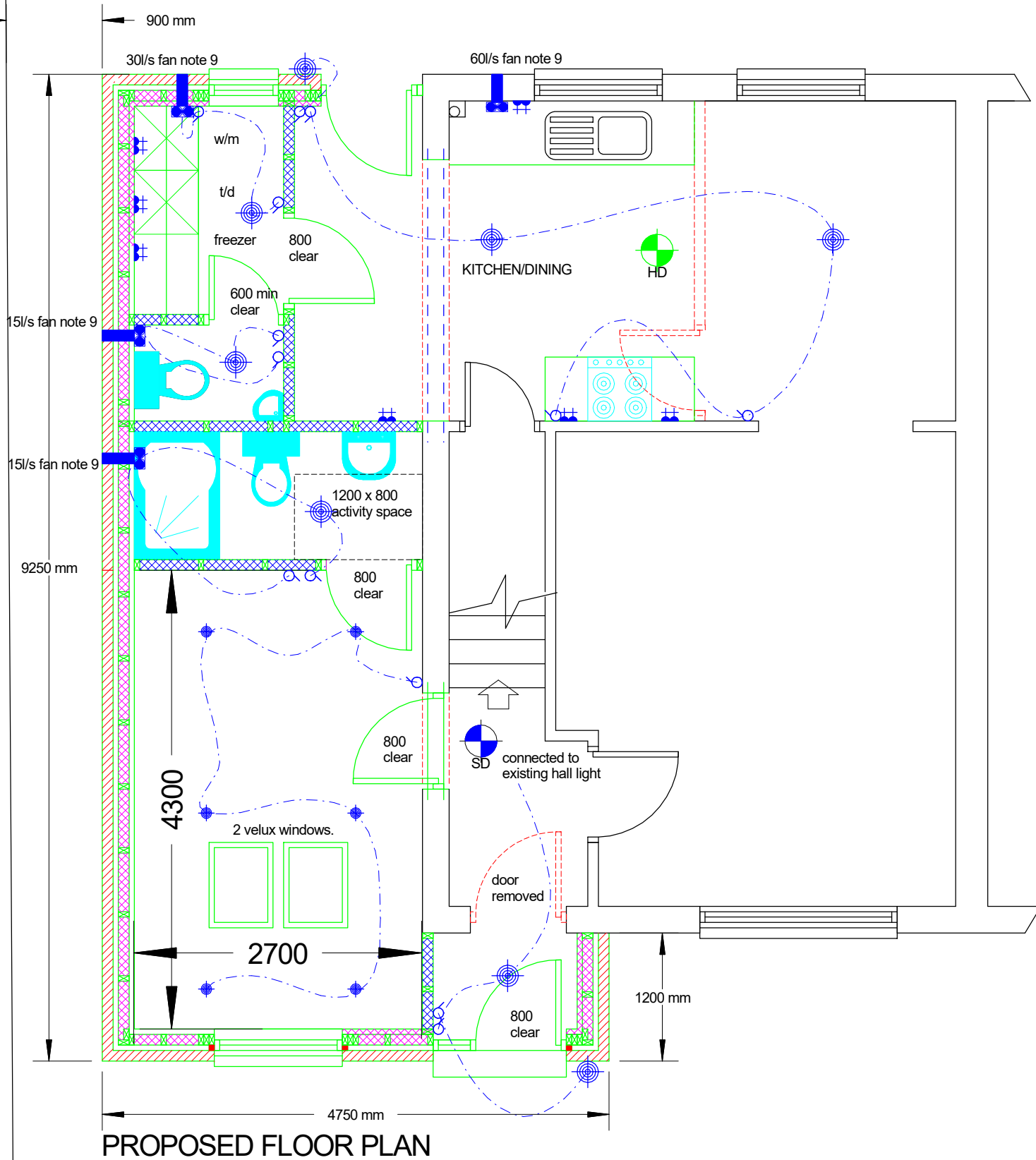
for . . .

Mr. & Mrs. Igoe

December 2019

Plan-It
Chartered Building Surveyors

1a Broombank Birches tel:
Mid Calder. EH53 0EA 01506 884216



PLANNING NOTES:
1. Roof tiles to match existing.
2. Face brick to match existing.
3. Upvc Doors and windows.
4. Upvc Facias and soffits

Drawing Number

19/1292-02

proposed extension to . . .

94 Braeside Terrace
Mid Calder. EH53 0TA

for . . .

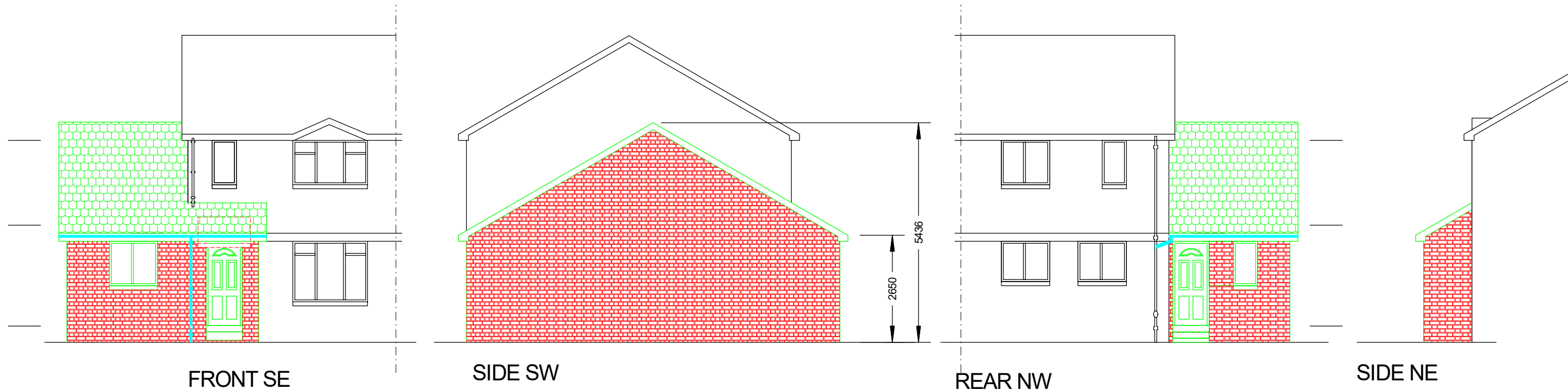
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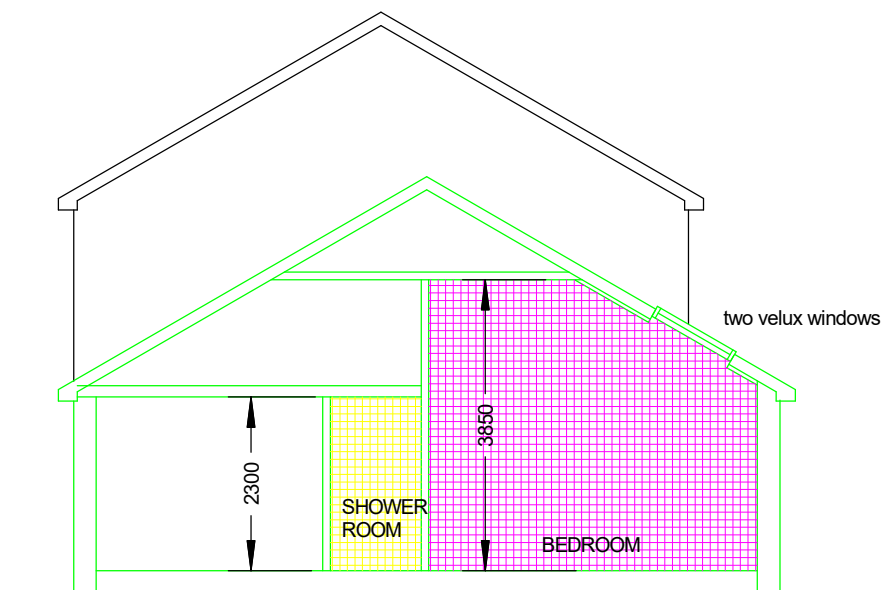
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Boundary



PROPOSED ELEVATIONS 1:100



PROFILE OF ROOM

Amendments:
a) NE elevation added

PLANNING NOTES:
1. Roof tiles to match existing.
2. Face brick to match existing.
3. Upvc Doors and windows.
4. Upvc Facias and soffits

All dimensions are approximate and must be remeasured and checked as the work proceeds.

Drawing Number
19/1292-03a

proposed extension to . . .

94 Braeside Park
Mid Calder. EH53 0TA

for . . .

Mr. & Mrs. Igoe

December 2019

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Draft Justification and Conditions

The reason(s) why the council made this decision is (are) as follows:

The proposal accords with the terms of the development plan and there are no material considerations to indicate that the application should not be granted.

This permission is granted subject to the following conditions:

(1) The materials to be used on the roofs and walls of the side extension hereby approved shall match those on the existing house unless otherwise agreed in writing with the planning authority.

Reason: To integrate the development with the surrounding area, in the interests of visual amenity.