



DEVELOPMENT MANAGEMENT COMMITTEE

Report by Head of Planning, Economic Development and Regeneration

1. DESCRIPTION

Two storey extension to house and erection of a porch at 1 Bankton Drive, Murieston.

2. DETAILS

Reference no.	0430/H/20	Owner of site	Mr David Hanratty
Applicant	Mr David Hanratty	Ward & local members	Livingston South Councillor Peter Heggie Councillor Moira Shemilt Councillor Lawrence Fitzpatrick Councillor Peter Johnston
Case officer	Rachael Lyall	Contact details	01506 281110 Rachael.Lyall@westlothian.gov.uk

Reason for referral to Development Management Committee: Local Member Request by Councillor Peter Heggie, Councillor Moira Shemilt and Councillor Lawrence Fitzpatrick.

3. RECOMMENDATION

3.1 Refuse Planning Permission

4. DETAILS OF THE PROPOSAL AND BACKGROUND

- 4.1 The proposed side extension is to measure 4.30m x 5.28m and is to measure 8.98m in overall height to the ridgeline of the proposed gable pitch roof, which sits level with the ridgeline of the existing house. The proposed porch is to be erected to the front of an existing porch and will measure 3.25m x 2.00m and 3.33m in overall height.
- 4.2 The two-storey side extension is to feature windows on both levels within the front elevation and a small window on the first floor within the side elevation. All of these proposed windows will overlook the street to the south and the west.
- 4.3 The existing house is located within a corner plot which appears prominent when entering the main street of Bankton Drive. The site is also in close proximity to the public footpath and main road, specifically to the west. The existing house sits higher than the road and verge and the extension would be on the sloping ground at the side of the house.

- 4.4 The materials proposed for the works are to match those of the existing house.

History

- 4.5 No relevant site history.

5. REPRESENTATIONS

- 5.1 No representations were received.

6. CONSULTATIONS

- 6.1 No consultations were required to be undertaken for this application.

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
- 7.3 The relevant development plan policies are listed below:

Plan and Policy	Policy Summary	Assessment	Conform?
West Lothian Local Development Plan (LDP) (2018)	This policy states that development proposals are required to integrate with their local context.	The proposed works are of an unacceptable scale and the varying levels on site add to the domineering effect of the extension.	No
Policy DES1 Design Principles	Development proposals should have no significant adverse impact on adjacent buildings or streetscape in terms of layout, scale, massing, design, external materials or amenity.	The development will not integrate with the local context in terms of massing and layout and therefore the proposed works will have an adverse impact on the streetscape due to being prominent within a corner plot adjacent to the main road. Consequently, the proposal will have a significant and adverse effect on the visual amenity of the area.	

- 7.4 The determining issues of the application are listed below:

Determining Issue 1 – Visual Impact on Street Scene

- 7.5 The proposed extension will have a detrimental impact on the visual amenity of the streetscape and surrounding properties and will not integrate with the local context and built form of the surrounding developments due to its scale, layout and overall mass in comparison to the neighbouring properties and developments.

- 7.6 West Lothian Council's House Extension and Alteration Design Guidelines 2015 state that since side extensions are usually visible from the street, care must be taken to ensure that the extension does not detract from the overall street scene. The proposed extension will be significantly visible and prominent within the street and from the main road, and will therefore have a detrimental impact upon the visual amenity of the area.

Determining Issue 2 – Overall Scale of Development

- 7.7 The proposed extension is of a detrimental scale which will appear prominent within the area and will detract significantly from the street scene. In addition, the varying levels to the west of the site add to the overall detriment as the proposed side elevation will sit approximately 1.5m below the ground level of the existing house, resulting in a large amount of underbuilding and a side elevation which dominates the existing house.
- 7.8 In addition to this, the proposed extension is not set back from the principal elevation and does not sit below the ridgeline of the existing house. As a result, the proposed works do not appear subsidiary to the existing house.
- 7.9 West Lothian Council's House Extension and Alteration Design Guidelines 2015 state that "Two storey side extensions in particular must be designed to be subsidiary in appearance to the main house. Not only should the extension be set back from the building line of the main house, the ridge line of the extension should normally be lower than the ridge of the roof of the main house.". In addition, this guidance also states that extensions should be of a scale that does not dominate the existing property or street scene.

8. CONCLUSION AND RECOMMENDATION

- 8.1 The existing property is located within a corner plot, adjacent to the main road and forming part of the entrance to the street. The proposed extension will appear prominent within the street scene and will have a significant impact on the visual amenity of the existing property and streetscape. In addition, the proposed extension is of a dominating scale which will appear as overbearing on the side (west) elevation due to the varying ground levels on site and the large basecourse that is required.
- 8.2 This proposal is therefore contrary to West Lothian Local Development Plan Policy DES 1 (Design Principles) and does not follow the appropriate guidance given in the House Extension and Alteration Design Guidelines 2015.
- 8.3 It is recommended that this application is refused planning permission.

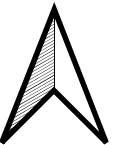
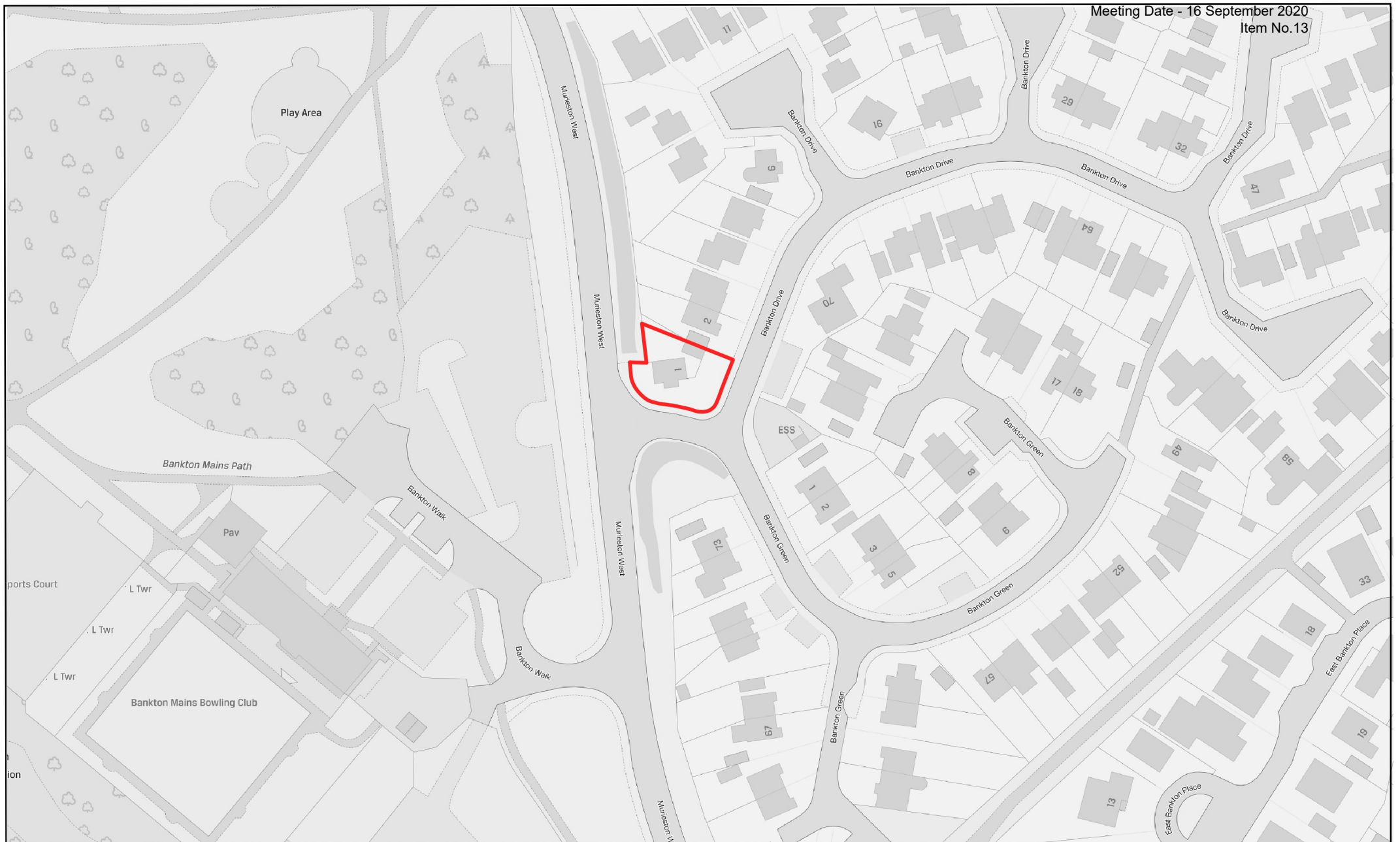
9. BACKGROUND REFERENCES & ATTACHMENTS

- Location Plan
- Draft Reasons for Refusal
- Local Member Request Form

Plans and site photos are available in the accompanying slide presentation pack.

Craig McCorriston

Head of Planning, Economic Development and Regeneration **Date: 16th Sept. 2020**



Ref: 0430/H/20

Draft Reasons for Refusal

The council in exercise of its powers under the Town and Country Planning (Scotland) Act 1997 (as amended) refuses planning permission for planning application, for the reason(s) set out as follows:

- (1) The proposed extension, by virtue of its size, scale and location, will have a significant detrimental visual impact on the amenity of the street scene and surrounding areas. In addition, the proposed will appear prominent within the site and will not appear as subsidiary to the existing property. The application is therefore, contrary to West Lothian Council's Local Development Plan's Design Principles (DES 1) Policy and does not follow the appropriate guidance given in the House Extension and Alteration Design Guide. It is recommended that this application is refused planning permission.

☒ LOCAL MEMBER REFERRAL REQUEST ☒

Members wishing a planning application to be heard at the Development Management Committee must complete and return this form to Development Management within 7 days and by 12 noon at the latest.

The planning application details are available for inspection on the council's web site at <http://planning.westlothian.gov.uk/WAM133/searchsubmit/performanceOption.do?action=search>

<u>Application Details</u>	<u>Reason For Referral Request</u> (please tick ✓)
<p>Application Reference Number</p> <p>0430/H/20</p> <p>Site Address</p> <p>1 Bankton Drive, Murieston, Livingston, West Lothian, EH54 9EH</p> <p>Title of Application</p> <p>Two storey extension to house and erection of a porch</p> <p>Member's Name</p> <p>Councillor Peter Heggie Cllr</p> <p>Date 21.08.2020</p>	<p>Applicant Request..... <input type="checkbox"/></p> <p>Constituent Request..... ✓</p> <p>Other (please specify)..... <input type="checkbox"/></p>

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<p>Title of Application</p> <p>House extension application</p> <p>.....</p>	<p>Other (please specify)..... <input type="checkbox"/></p>
<p>Member's Name</p> <p>Cllr Moira Shemilt</p> <p>.....</p>	
<p>Date</p> <p>21st August 2020</p> <p>.....</p>	