



DEVELOPMENT MANAGEMENT COMMITTEE

Report by Head of Planning, Economic Development and Regeneration

1. DESCRIPTION

Extension to house and erection of a shed at 9 Kaimes Grove, Kirknewton.

2. DETAILS

Reference no.	1178/H/20	Owner of site	Mr & Mrs Stuart & Diane Montgomery
Applicant	Mr & Mrs Stuart & Diane Montgomery 9 Kaimes Grove, Kirknewton, West Lothian, EH27 8AY.	Ward & local members	East Livingston & East Calder Councillor Damian Timson Councillor Frank Anderson Councillor Carl John Councillor Dave King
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

3.1 Grant Planning Permission

4. DETAILS OF THE PROPOSAL AND BACKGROUND

- 4.1 This planning application proposes the erection of a side extension and garage onto the property located at 9 Kaimes Grove, Kirknewton.
- 4.2 The proposed extension is to measure 2.850m x 6.550m and will be 4.250m in overall height to the ridgeline of the proposed gable pitched roof. The side extension is to feature two rooflights and a window in both the front and rear elevations. The window proposed for the front elevation will overlook the main street and the window proposed for the rear elevation will overlook the proposed shed and the applicants rear garden. No windows are proposed for the side elevation.
- 4.3 The side extension is to be erected right up to the eastern boundary, however it is to be noted that there is no legal prohibition to extending right up to a boundary and the eastern

boundary lies adjacent to a public parking area. The proposed works will sit lower than the ridgeline of the existing property and will be set back from the front elevation in order to appear subsidiary to the existing property.

4.4 The proposed garden shed is to be erected to the rear of the existing house and will measure 2.800m x 1.700m. The shed will be 2.200m in overall height and will feature a gable pitched roof which matches the roof style of both the proposed extension and existing house.

4.5 The materials proposed for the extension are to match with those of the existing property and the shed is to be constructed from a timber which will be stained in a dark brown and will have a felt roof.

History

4.6 No relevant site history.

5. REPRESENTATIONS

5.1 No representations have been 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

7.3 The relevant development plan policies are listed below:

Plan and Policy	Policy Summary	Assessment	Conform?
West Lothian Local Development Plan (LDP) (2018) Design Principles (DES1) Policy	This policy states that development proposals are required to integrate with the 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.	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 are of an adequate scale and design which will appear subsidiary to the main property and will not be of any detrimental effect to the character or appearance of the existing house or main street scene.	Yes

7.4 This proposal also relates to the council's House Extension and Alteration Design Guidelines, 2020.

- 7.5 There are no matters of concern or determining issues for this development when considering West Lothian Council's LDP Design Principles (DES1) Policy, as stated above and the House Extension and Alteration Design Guidelines, 2020.

8. CONCLUSION AND RECOMMENDATION

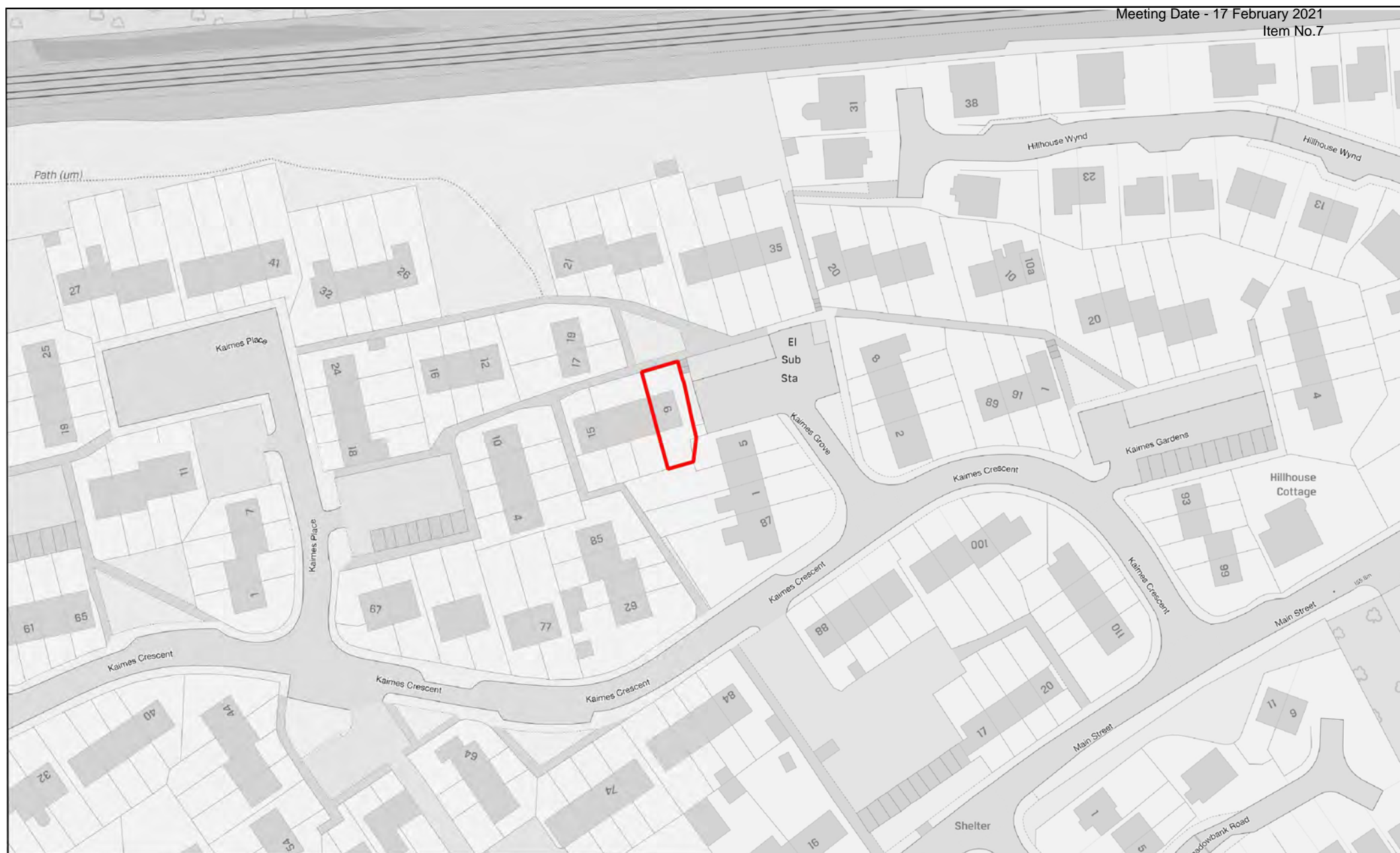
- 8.1 The proposed works is of an acceptable scale, design and finish which will not cause detriment to the visual amenity of the existing house or street. In addition. The proposed works will not overshadow, result in any loss of daylight or privacy to any neighbouring properties and therefore will not impact upon the residential amenity.
- 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 2020.
- 8.3 It is recommended that this application is granted planning permission.

9. BACKGROUND REFERENCES & ATTACHMENTS

- Location Plan
- Aerial Plan
- Draft Conditions

Craig McCorriston

Head of Planning, Economic Development and Regeneration Date: 17th Feb 2021







Development Management
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Draft Justification and Conditions:

This permission is granted subject to the following conditions: -

(1) The materials to be used on the roofs and walls of the 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.

Standard Notes: -

Notification of the start and completion of development:

It is a legal requirement that the person carrying out this development must notify the planning authority prior to work starting on site and again once the development is completed. The notification must include full details of the name and address of the person carrying out the development as well as the owner of the land and must include the reference number of the planning permission and the date it was granted. If someone is to oversee the work, the name and contact details of that person must be supplied. Failure to provide the above information may lead to enforcement action being taken. Forms which can be used for this purpose can be found using the following link:

<https://www.westlothian.gov.uk/article/33097/Initiation-of-Development>
<https://www.westlothian.gov.uk/article/33098/Completion-of-development>

Duration of consent:

This planning permission elapses on the expiry of a period of 3 year (beginning with the date on which the permission is granted) unless the development to which the permission relates is begun before that expiry.

How to challenge the council's decision

If your application was determined under delegated powers and you disagree with the council's decision on your application, or one or more of the conditions attached to the decision, you can apply for a review by the council's Local Review Body. If the application was heard at a committee, then you can appeal that decision to the Scottish Government's Directorate for Planning and Environmental Appeals. You can find information on these processes and how to apply for a review or to appeal here:

<https://www.westlothian.gov.uk/article/33128/Decisions-Reviews-and-Appeals>

Additional consents:

It is the developer's responsibility to obtain all necessary consents prior to commencing works.

Potentially Contaminated Land:

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease and the issue shall be reported in writing to the planning authority immediately. The developer is required to follow the councils Supplementary Planning Guidance Development of land potentially affected by contamination. This document provides developers and their consultants with information on dealing with the planning process in West Lothian when development is proposed on land which is suspected of being affected by contamination. This document and further guidance is provided via the Councils web pages at <https://www.westlothian.gov.uk/article/34731/Contaminated-Land>