



DEVELOPMENT MANAGEMENT COMMITTEE

Report by Head of Planning, Economic Development and Regeneration

DESCRIPTION

Erection of a single domestic garage and repositioning of front boundary line in connection with planning permission 0622/FUL/18, at 8 East Main Street, Uphall.

DETAILS

Reference no.	0633/FUL/20	Owners of site	Mr A Marcantonio
Applicant	Mr A Marcantonio	Ward & local Members	Broxburn, Uphall & Winburgh Councillor Calder Councillor Campbell Councillor Doran-Timson Councillor Horne
Case officer	Steven McLaren	Contact details	01506 282404 steve.mclaren@westlothian.gov.uk

Reason for referral to Development Management Committee: Councillor Fairbairn is the agent for the application.

RECOMMENDATION

Grant conditional planning permission.

4 DETAILS OF THE PROPOSALS AND BACKGROUND

- 4.1 Planning permission was granted for the construction of 2 semi-detached houses on land at the rear of 8 East Main Street, Uphall on 11 July 2019. The current proposal is to construct a single domestic garage on the east side of the development area, between the proposed houses and the rear of 2a Alexander Street and to make a minor modification to the front boundary of the development site.
- 4.2 The proposed garage will be 3m wide by 5.5m long and 2.95m high. It will be located 1m off the neighbouring boundary to the east and 7.6m from the rear boundary and no further back in the plot than the rear building line of the proposed houses.
- 4.3 The revised front boundary line for the development is pulled 2.4m closer to the approved houses to provide improved circulation space for visitors at the rear of 8 East Main Street but the approved position of the houses does not change.

4.4 A list of previous planning applications at the site is tabled below.

Reference	Description	Decision	Date
0267/FUL/14	Erection of 5 flats with associated car parking	Refused	26 June 2014
0874/FUL/14	Erection of 3 houses	Refused	11 March 2015
0732/LBC/15	Conservation Area Consent for the demolition of scout hall	Withdrawn	27 November 2015
0741/FUL/15	Demolition of an existing scout hall and erection of a house	Withdrawn	27 November 2015
0254/LBC/16	Conservation area consent for the demolition of a hut	Granted	11 July 2019
0255/FUL/16	Demolition of existing scout hall and erection of a house	withdrawn	18 October 2018
0622/FUL/18	Erection of 2 semi-detached houses	Granted	11 July 2019

5 REPRESENTATIONS

5.1 There have been no representations received on this application.

CONSULTATIONS

6.1 A summary of consultations received is provided in the table below. The full documents are contained in the application file:

Consultee	Objection	Comments	Planning Response
Transportation	No	Acceptable without conditions.	Noted.
West of Scotland Archaeology Service	No	Written scheme of investigation required	Noted. This can be covered by condition

7 ASSESSMENT

7.1 Section 25 of The Town and Country Planning (Scotland) Act 1997 (as amended) 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:

Policy	Policy Summary	Assessment	Conform
West Lothian Local Development Plan, 2018 DES1 (design principles)	All development proposals will require to take account of and be integrated within the local context and built form. Amongst other criteria there should be no significant adverse impact on landscape character and development	The scale and design of the proposed garage is acceptable for a domestic setting and does not impact adversely on the adjacent residential properties. Subject to appropriate materials	Yes

Policy	Policy Summary	Assessment	Conform
	proposals must also accord with other relevant policies in the development plan	the proposed garage is acceptable. The alteration to the front boundary line has no impact on the nature of the previous approval for the site.	
West Lothian Local Development Plan, 2018 ENV24 (conservation areas)	Within Conservation Areas, new development will not be permitted which would have any adverse effect on their character and appearance. Proposals must have regard to the desirability of preserving or enhancing the character and appearance of the Conservation Area and will require appropriate high standards of design, materials, siting and implementation.	The scale and design of the proposed garage is acceptable within this conservation area. Subject to appropriate materials the proposed garage is acceptable. The alteration to the front boundary line has no impact on the nature of the conservation area.	Yes

7.4 The determining issues in relation to this application are set out below:

Scale and design

7.5 The proposed garage will lie 1m from the closest boundary and approximately 3.5m from the rear of 2a Alexander Street. 2a Alexander Street has one window on the rear elevation at first floor level which looks out over the application site. The height and location of the proposed garage will not therefore impact on the residential amenity of this property or result in a loss of daylight to any habitable rooms. The size and location of the garage would be classed as permitted development under other circumstances but due to the proposals being in the conservation area and the houses having not yet been constructed, planning permission is required

7.6 The submitted drawings indicate the garage will be rendered to match the approved houses and will have a felt shingles roof and painted timber fascia and soffits. A render to match the approved houses is acceptable as is the use of painted timber fascia and soffits. The approved houses will be finished in slate and should the use of slate or slate substitute not be possible due to the shallow pitch of the roof, the proposed mineral felt would be a suitable alternative. The finishes can however be controlled through condition.

Boundary line amendments

7.7 A movement of the plot boundary line close to the front of the approved houses will allow for improved circulation space to the rear of 8 East Main Street. The movement of the boundary for these houses does result in a small reduction in the overall size of the plots, however, the plot ratios for the eastern and western plots are 80:20 and 75:25 respectively, with the minimum requirement for detached and semi-detached houses being 70:30 as set out in the approved Supplementary Guidance: Residential Development Guide, 2018. The ratio of garden ground to house footprint therefore remains at an acceptable level.

8 CONCLUSIONS AND RECOMMENDATIONS

8.1 The proposed single garage and plot boundary alterations are acceptable and do not raise any concerns with regards to the impact on the adjacent neighbour or result in a sub-standard house to garden ratio for the approved houses.

- 8.2 Recommendation is therefore to grant planning permission subject to the attached condition on the use of materials.

9 BACKGROUND REFERENCES AND ATTACHMENTS
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- Draft conditions
- Location plan
- Site plan
- Garage details

Craig McCorriston
Head of Planning, Economic Development & Regeneration

Date: 14 July 2021

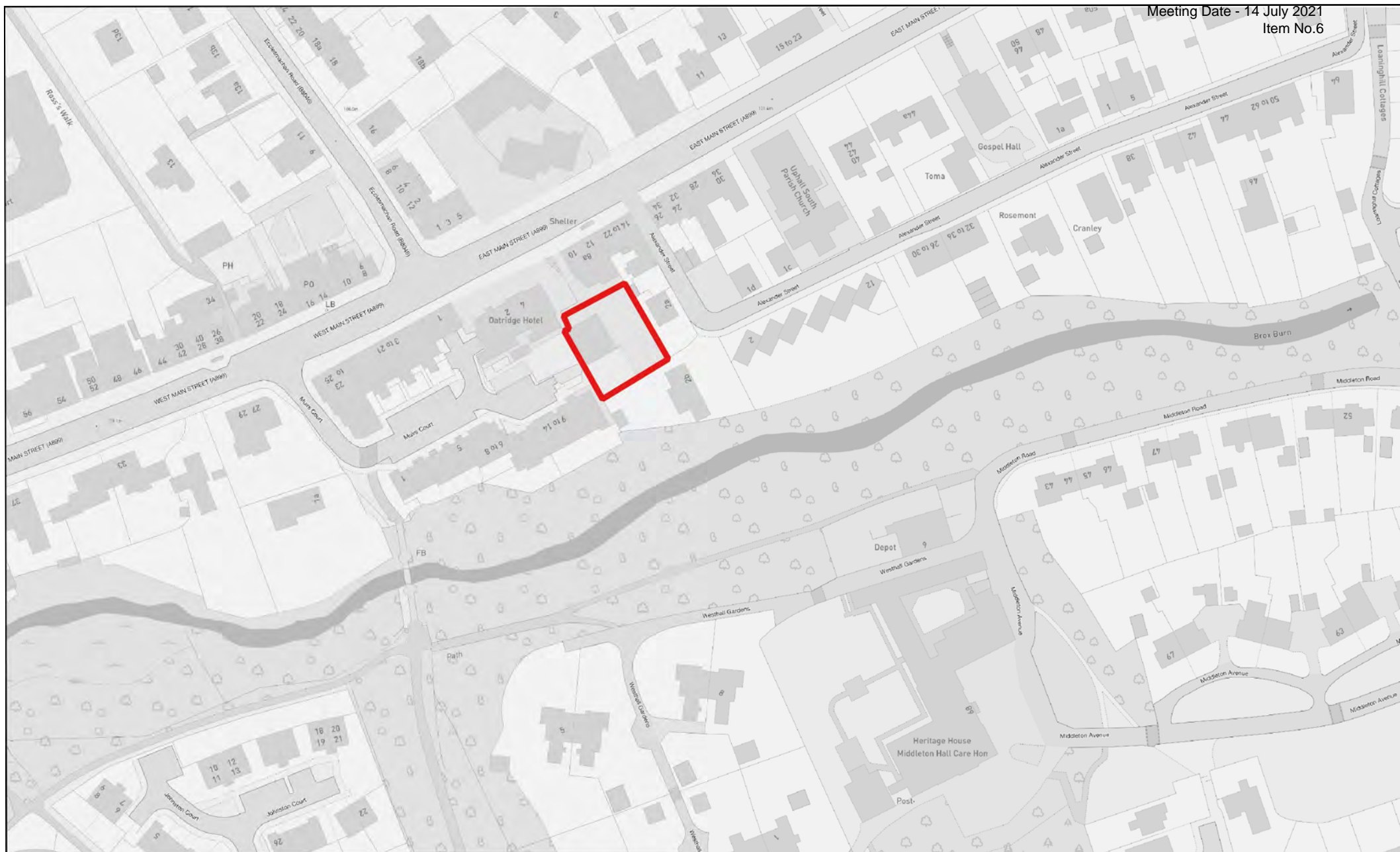
Draft conditions: 0622/FUL/20

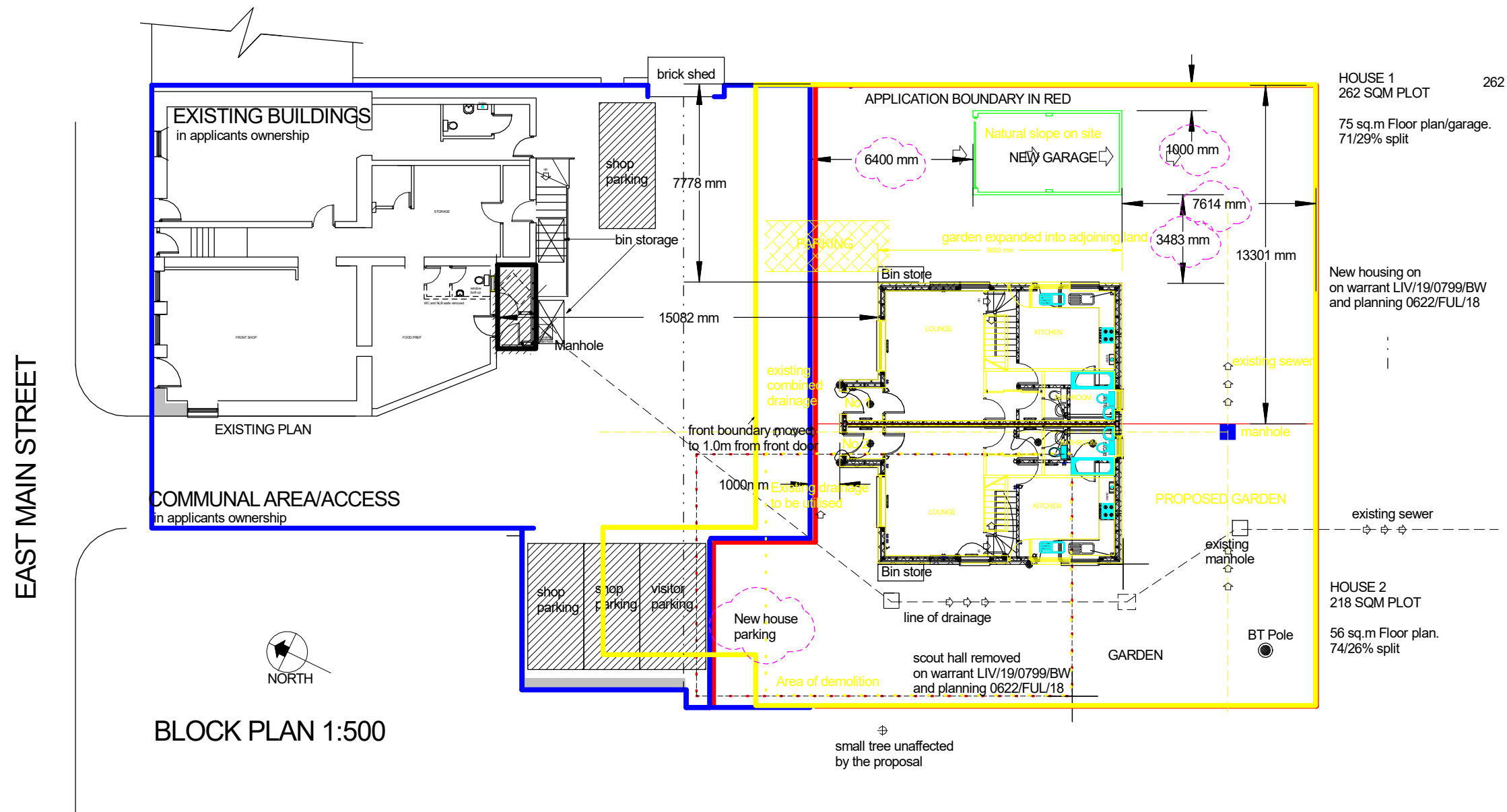
- (1) Unless otherwise agreed in writing with the planning authority, the roof of the garage hereby approved shall be finished in natural slate, the fascia, soffits and door to the side of the garage shall be painted timber to match the approved houses and the render shall also match that approved for the houses.

Reason In the interest of visual amenity and character of the conservation area

- (2) No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the planning authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the planning authority in agreement with the West of Scotland Archaeology Service

Reason To ensure any archaeology within the site is appropriately assessed and recorded in line with current best practice and guidance.





Amendments:
a) layout redesigned and front boundary repositioned.
b) approved site layout superimposed in yellow

PLANNING NOTES:
Description of works:
It is proposed that a domestic garages is erected on a site to be developed with two semi detached houses. see planning ref; 0622/FUL/18
The front boundary is also to be moved as shown to accomodate the vehicle requirements of the complete site.

- Finishes:
1. Felt shingles to pitched roof.
 2. Roughcast walls, colour to match new houses.
 3. up and over garage doors.
 4. painted timber Facias and soffits.

STATUS: PLANNING

Drawing Number
14/1175-20b

proposed alterations to . . .

8 East Main Street,
Uphall. EH52 5DA

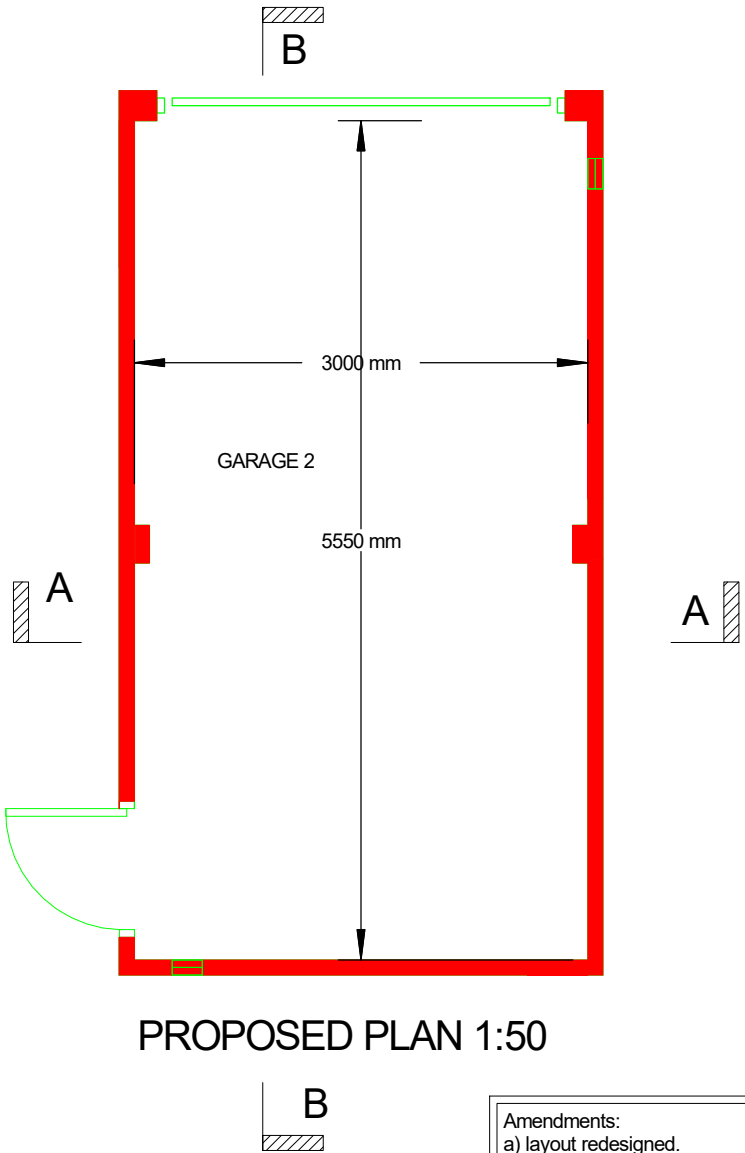
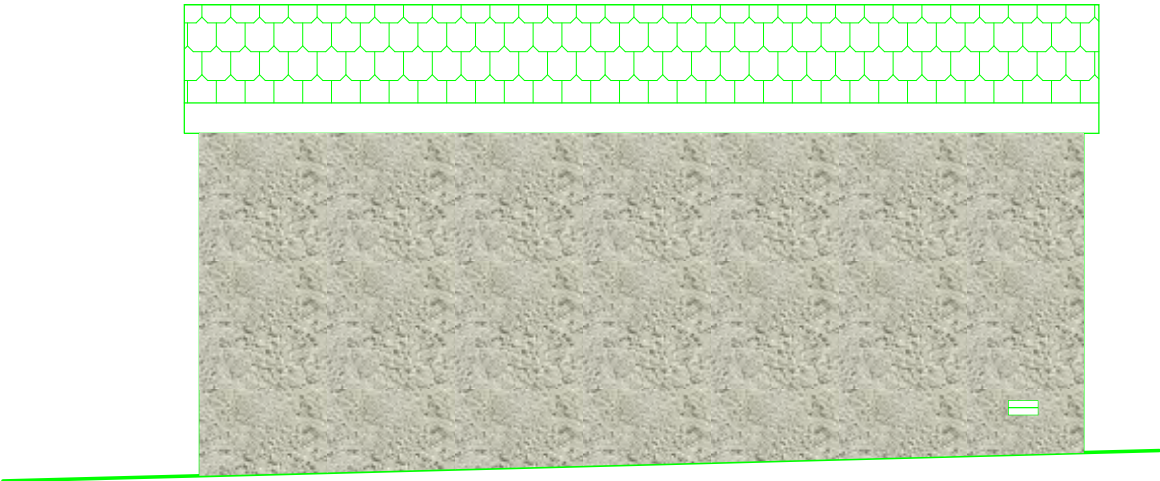
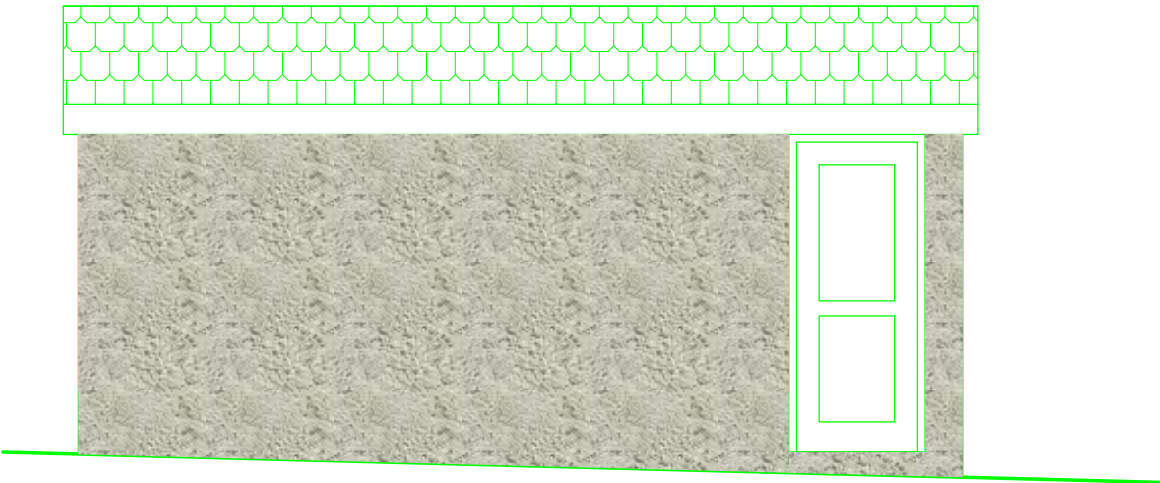
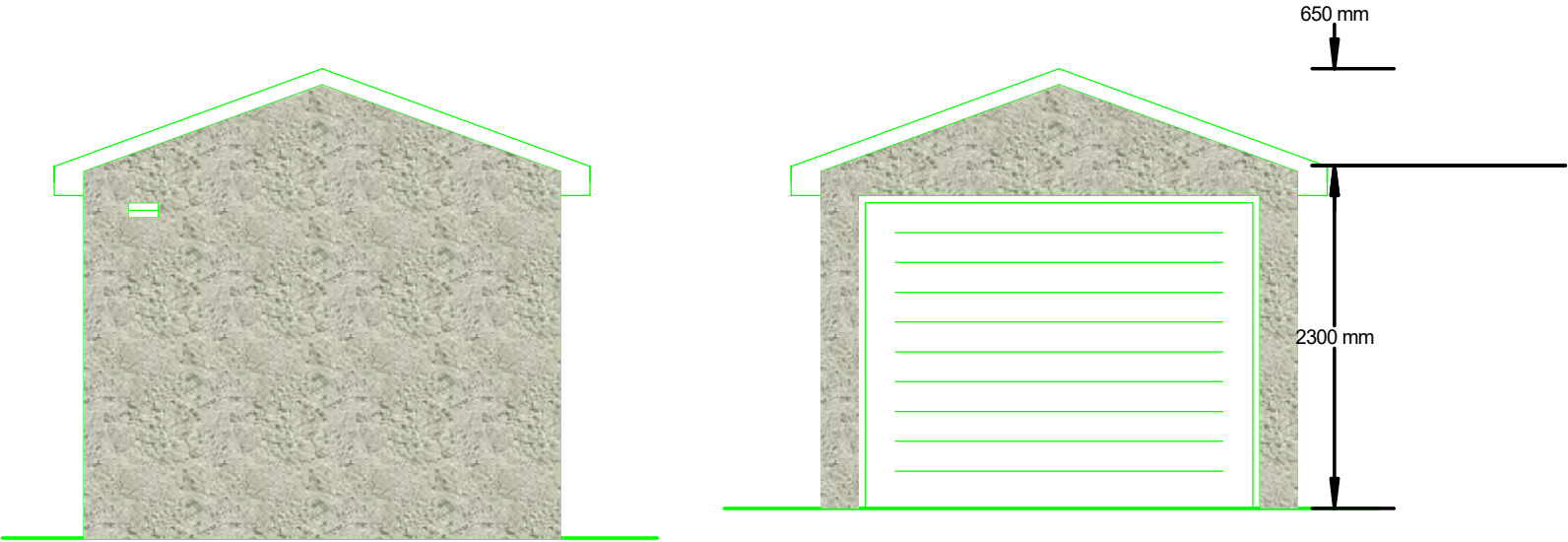
for . . .

Mr. A. Marcantonio

May 2020

Plan-It
Chartered Building Surveyors

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



PROPOSED PLAN 1:50

Amendments:
a) layout redesigned.

STATUS: PLANNING

PLANNING NOTES:
Description of works:
It is proposed that a domestic garages
is erected on a site to be developed
with two semi detached houses.
see planning ref; 0622/FUL/18

Finishes:
1. Felt shingles to roof pitch
2. Roughcast walls, colour to
match houses.
3. up and over garage doors.
4. Painted timber Facias and soffits.

Drawing Number

14/1175-21a

proposed Garages . . .

6 East Main Street,
Uphall

for . . .

Mr.A. Marcantonio

April 2020

Plan-It
Chartered Building Surveyors

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Mid Calder. EH53 0EA 01506 884216