



DEVELOPMENT MANAGEMENT COMMITTEE

Report by Head of Planning, Economic Development and Regeneration

1. DESCRIPTION

Extension to house at 20 Tennent Park, Mid Calder.

2. DETAILS

Reference no.	0918/H/21	Owner of site	Mr & Ms Andrew & Laura Sutherland and Fairgrieve
Applicant	Mr & Ms Andrew & Laura Sutherland and Fairgrieve	Ward & local members	East Livingston & East Calder Councillor Damian Doran-Timson Councillor Frank Anderson Councillor Carl John
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 a single storey rear extension at the above address. The property is situated within Mid Calder Conservation Area.
- 4.2 The proposed extension is to measure 2.500m x 4.000m and is to measure 3.350m in overall height from ground level to the ridgeline of the proposed gable pitch roof.
- 4.3 The proposed rear extension is to feature folding patio doors on the rear elevation and a tall fixed pane window on the side (southern) elevation.
- 4.4 The external finishing materials, for both the walls and roof, are to match those of the existing property.

History

- 4.5 No relevant site history.

5. REPRESENTATIONS

5.1 No representation comments 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) Policy DES1 (Design Principles)	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 existing property, the local context and surrounding properties. The proposed works will not be significantly visible from the street and will therefore not have a detrimental impact on either the street scene or the wider area. Additionally, the proposed works will not cause any detrimental effect to the residential amenity or the privacy of any neighbouring properties or gardens.	Yes
Policy ENV24 (Conservation Areas)	This policy states that new development will not be permitted which would have an adverse effect on the character and appearance of conservation areas.	The proposed extension is to the rear of the house and respects the scale and character of the property and the surrounding area. The proposal will not be detrimental to the character and appearance of the conservation area.	Yes

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

7.5 The determining issues of the application are listed below:

Visual Amenity

7.6 The proposed works will not be significantly visible from the main street, therefore will not have a detrimental impact upon the visual amenity of the street scene or conservation area. In addition, the proposed materials will integrate with the materials of the existing property and the works will appear subsidiary.

Residential Amenity

- 7.8 The proposed works will not result in any additional overshadowing which would be considered significant or will detrimentally impact upon any neighbouring garden, property or habitable room.
- 7.9 The proposed rear patio doors, will open out into and directly overlook the applicants' rear garden area. The proposed side window, will be screened by a high boundary hedge and therefore will not directly overlook into the neighbouring property located to the south.
- 7.10 The proposed works will be well screened on each side and therefore will not significantly impact upon the residential amenity in terms of privacy, overlooking or overshadowing.

8. CONCLUSION AND RECOMMENDATION

- 8.1 The proposed works are of an acceptable scale which will appear subservient to the existing property and will not directly overlook or overshadow any neighbouring property to a significant extent. The development will not be visible from the street scene and relates to the existing house in terms of layout and massing. The proposed works will therefore not have any detrimental effect on visual or residential amenity.
- 8.2 This proposal adheres to West Lothian Local Development Plan's DES1 (Design Principles) and ENV24 (Conservation Areas) policies and follows the appropriate guidance given in the House Extension and Alteration Design Guidelines, 2020.
- 8.3 It is recommended that the application is granted planning permission.

9. BACKGROUND REFERENCES & ATTACHMENTS

- Location Plan
- Draft Conditions

Craig McCorriston

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



Development Management

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Livingston
EH54 6FF

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28 October 2021
Tel: 01506 280000

Draft Justification and Conditions:

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

The application has been assessed against the policies and provisions of the development plan. The proposals accord with DES1 (Design Principles) of the adopted West Lothian Local Development Plan, 2018 and the requirements of the council's House Extension and Alteration Design Guide, 2020 and are therefore acceptable. 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 proposed 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 for a local development and was determined by an officer appointed by the council and you disagree with the decision or with conditions which have been

attached, you can apply for a review of the decision/conditions by the council's Local Review Body. In all other cases, if you disagree with the decision you can seek an appeal of the decision/conditions to the Scottish Government Planning and Environmental Appeals Division. You can find information on these processes at <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>