



## DEVELOPMENT MANAGEMENT COMMITTEE

### Report by Head of Planning, Economic Development and Regeneration

#### 1 DESCRIPTION

Two storey extension to rear and single storey extension to side of house at  
1 Woodrush Glade, Adambrae, Livingston, West Lothian, EH54 9JY

#### 2 DETAILS

<b>Reference no.</b>	<a href="#">0903/H/22</a>	<b>Owner of site</b>	Mr Mohammad Arif
<b>Applicant</b>	Mr Mohammad Arif	<b>Ward &amp; local members</b>	<b>Livingston South</b>  Councillor Peter Heggie Councillor Moira Shemilt Councillor Lawrence Fitzpatrick Councillor Maria MacAulay
<b>Case officer</b>	Lucy Hoad	<b>Contact details</b>	01506 282560 <a href="mailto:lucy.hoad@westlothian.gov.uk">lucy.hoad@westlothian.gov.uk</a>

**Reason for referral to Development Management Committee: Referred by all four local members**

#### 3 RECOMMENDATION

3.1 Grant planning permission, subject to conditions

#### 4. DETAILS OF THE PROPOSAL AND BACKGROUND

- 4.1 The application seeks consent to extend the property at 1 Woodrush Glad to the side and rear elevations in order to provide additional and expanded living accommodation. It is intended to provide a 2-storey addition centred on the rear façade (south) to provide a ground floor kitchen and family room with a master bedroom at first floor level. The external finishes are to be render and tile to match the existing house. To the east side of the dwelling, a single storey addition for provision of a utility room will extend out to adjoin the existing garage.
- 4.2 The application site is a modern detached dwelling constructed of render with a tiled roof. The house is situated in a small residential estate of properties of a similar type and construction, within the settlement boundary of Livingston, as defined in the West Lothian Local Development Plan, 2018.
- 4.3 The house plot sits in a prominent position as you enter the street (cul-de sac). The front area of the dwelling is short/open in nature whilst the rear garden is bounded by timber fencing. The land slopes down from the rear garden to the public road at the front.

## History

4.4 No history of relevance to the planning proposal.

## EIA Development

4.5 The proposal is not EIA development.

## Equalities Impact

4.6 The application has been assessed and has no impact in terms of equalities or human rights.

## 5. REPRESENTATIONS

5.1 Eleven objections have been received from surrounding residents.

Objection Comments	Response
<ul style="list-style-type: none"> <li>Overdevelopment of the plot</li> </ul>	Noted. Taking into account the footprint of the proposed development there is ample garden ground remaining to serve the property.
<ul style="list-style-type: none"> <li>Design</li> </ul>	Noted. The mass and scale of the proposed extensions shall not overload the existing building.
<ul style="list-style-type: none"> <li>Accuracy of plans</li> </ul>	Noted. The plans provided are adequate to determine the application and use.
<ul style="list-style-type: none"> <li>Loss of privacy/amenity</li> </ul>	Noted. Whilst the distance to houses directly opposite is just under the 18m recommendation, the guidance allows flexibility in assessing window to window distances whilst considering the site context.
<ul style="list-style-type: none"> <li>Overshadow</li> </ul>	Noted. Considering the orientation of the sun any overshadowing would be minimal and at the start of the day. No new shadowing above existing.
<ul style="list-style-type: none"> <li>Overlooking</li> </ul>	Noted. There is an existing degree of mutual overlooking and the proposals do not exacerbate the current situation

## 6. CONSULTATIONS

6.1 No consultations were required to be undertaken.

## 7. PLANNING POLICIES

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:

Policy	Policy Summary	Assessment	Conform ?
West Lothian Local Development Plan (LDP) (2018)  DES1 Design Principles	This policy states that development needs to integrate with its context and the surrounding built form and have an acceptable impact on amenity.	The scale and design of the proposed development are acceptable. The assessment of any potential impacts on neighbouring properties is set out in Section 8 below.	Yes

- 7.4 The Planning Guidance *House Extension and Alteration Design Guide, 2020* is also of relevance.

## 8. ASSESSMENT

- 8.1 The determining issues in respect of this application are whether there are impacts from the development on visual amenity and on the residential amenity of neighbouring properties.

### Scale and Design

- 8.2 In terms of the scale and design, the two storey element extends 3m beyond an existing two storey central projection on the house, though extends to the east gable and to the ridge. Nevertheless, the development remains in keeping with the scale and character of the existing house and surrounding properties and is visually acceptable, with the use of appropriate materials to match the existing house. The works will provide additional accommodation for the property. There is ample garden ground remaining, covering 263 square metres.
- 8.3 Several public comments have been received to the proposals. Whilst the development will be visible from the public realm, the works will not appear visually prominent within the street scene.
- 8.4 The rear extension will be partially visible at an angle from the public road that passes the front of the dwelling and from residential properties situated on higher ground to the rear (south) of the house. The existing garage provides an element of screening of the rear addition. Overall, the proposals are visually acceptable, without having a detrimental impact on the wider street scene.

### Privacy and Overshadowing

- 8.5 The applicant has provided an amended site plan detailing distances to neighbouring properties to the rear, which shows there is just over the 18m distance between the first-floor windows of facing properties, falling just short of 18m guidelines in terms of one ground floor window only. The works do not raise any issues of privacy. No windows are now proposed to the gables of the 2-storey addition. There is an existing degree of mutual overlooking of neighbouring properties in the vicinity because of the existing level differences and the proposals do not exacerbate the current situation to a degree that would warrant refusal of the application.
- 8.6 Due to the siting of the property, which sits to the north and at a lower level than those properties to the rear; the orientation of the sun and the distance to neighbouring properties there will be minimum impact in terms of overshadowing to any neighbours.

## **9. CONCLUSION AND RECOMMENDATION**

- 9.1 To conclude, the scale, massing and materials of the proposed development are visually acceptable in relation to the main dwelling house and the proposal will not have an adverse impact on the visual amenity of the area or the residential amenity of the neighbouring properties.
- 9.2 It is recommended that planning permission be granted, subject to a condition to ensure materials are to match the main dwelling house.

## **10. BACKGROUND REFERENCES & ATTACHMENTS**

- Draft Conditions
- Location Plan
- Site Plan
- 11 Representations
- Member Referral Forms

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

Craig McCorriston  
**Head of Planning, Economic Development and Regeneration**      **Date: 18/01/2023**

### **Draft Conditions**

#### Condition 1

This planning permission will lapse on the expiration of 3 years from the date of this decision notice, unless the development has been commenced before that date.

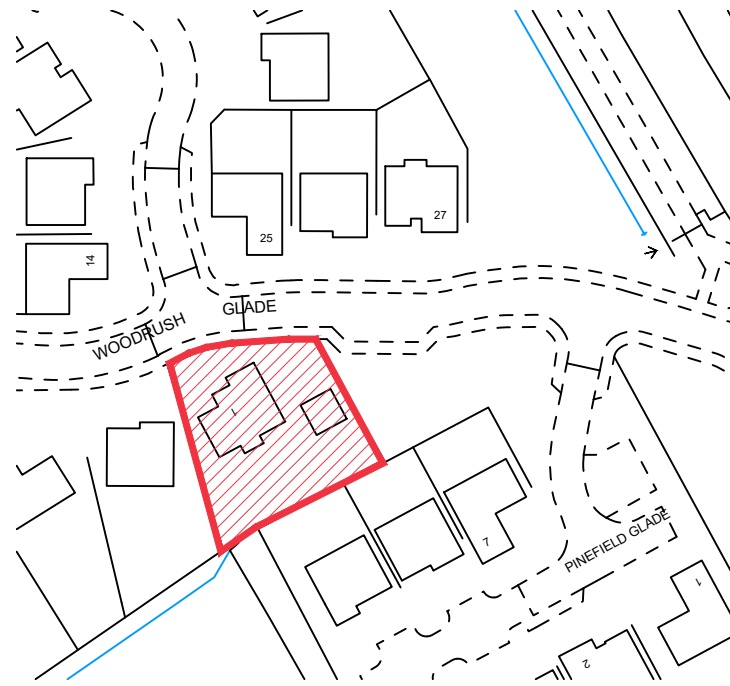
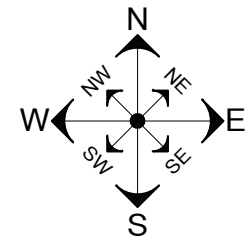
Reason: This is the standard three year period stipulated by the Town and Country Planning (Scotland) Act 1997 (as amended).

#### Condition 2

The materials to be used on the roofs and walls of the extensions 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.

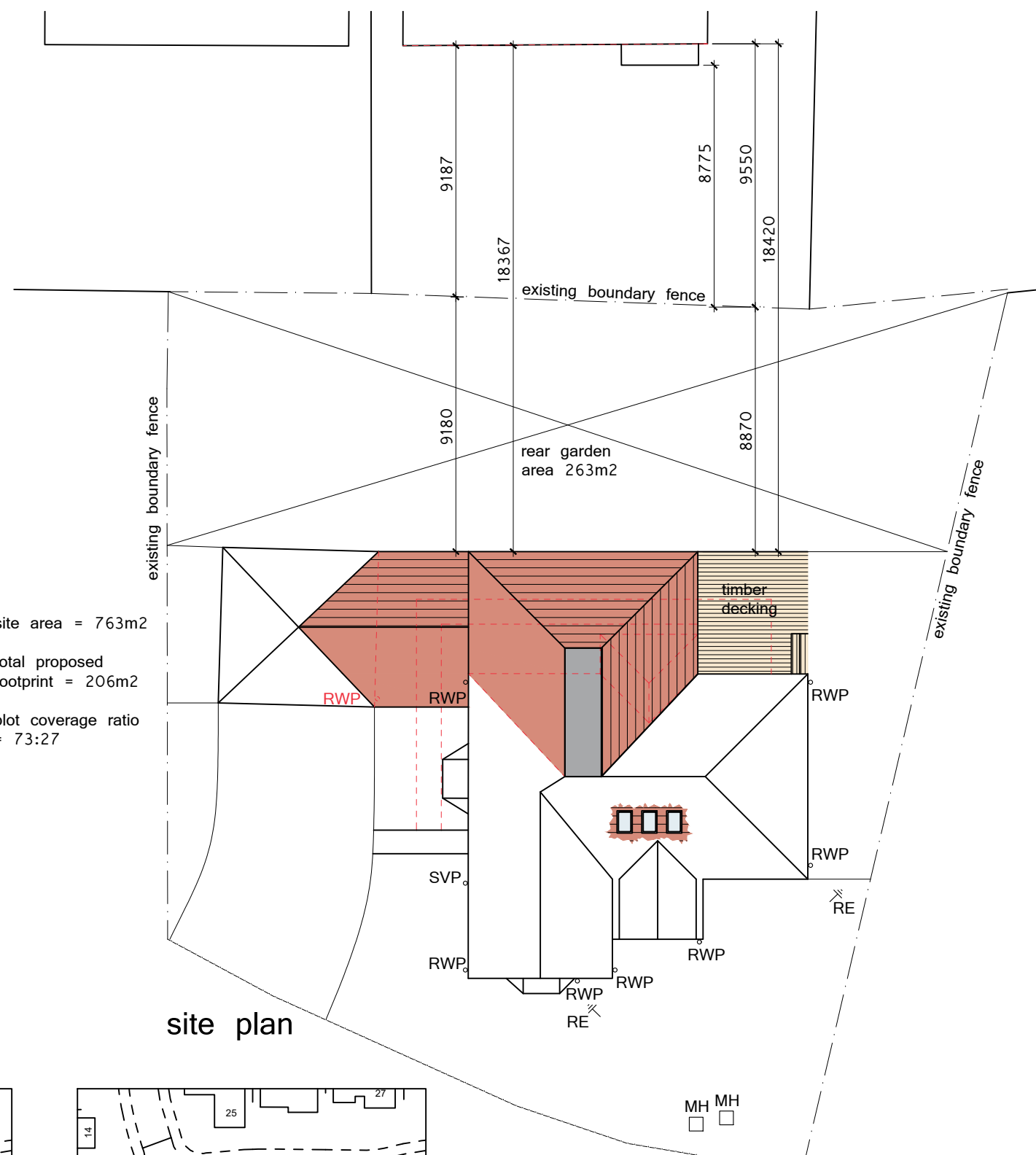




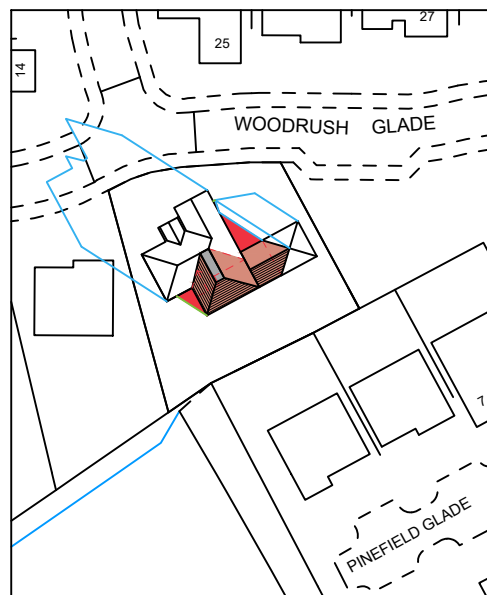
Mapping contents (c) Crown copyright and database rights 2015. Ordnance Survey 100035207.

site location

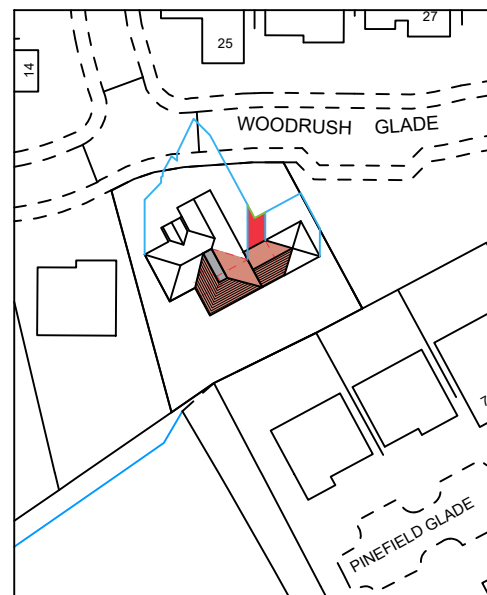
site area = 763m<sup>2</sup>  
total proposed footprint = 206m<sup>2</sup>  
plot coverage ratio = 73:27



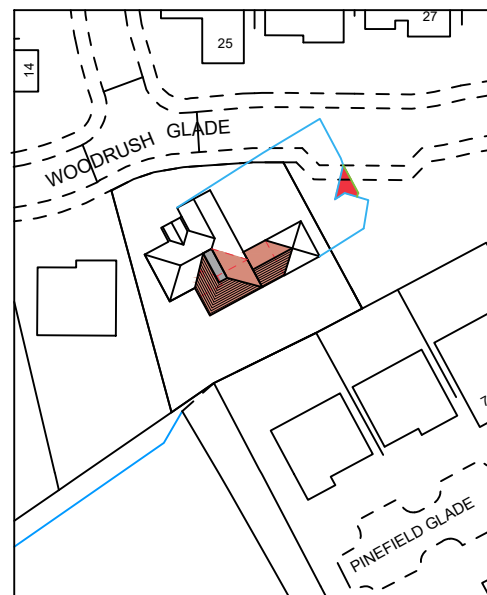
site plan



overshadowing at 8am



overshadowing at 12pm



overshadowing at 4pm

- shows existing overshadowing
- shows proposed overshadowing
- shows extent of new overshadowing

REVISIONS
A - 20.10.200 - Adjust roof height and add overshadowing calculations
B - 11.11.2022 - Adjust roof pitch
C - 25.11.2022 - Add site measured sizes

JOB TITLE  
SITE PLAN AND SITE LOCATION PLAN

PROPOSED ALTERATIONS TO  
1 WOODRUSH GLADE  
LIVINGSTON  
WEST LOTHIAN

Scale 1:200, 1:1250 14th September 2022  
Drawing Number JWAC A3 PP 01/31/2022 C

**John Watson Architectural Consultant Ltd.**

11 Market Street  
Midcalder  
Livingston  
West Lothian  
EH53 0AL  
Phone: 01506 885928  
E-mail: info.jwactld@gmail.com

# Comments for Planning Application 0903/H/22

## Application Summary

Application Number: 0903/H/22

Address: 1 Woodrush Glade Adambrae Livingston West Lothian EH54 9JY

Proposal: Two storey extension to rear and single storey extension to side of house

Case Officer: Lucy Hoad

## Customer Details

Name: Miss Audrey Johnston

Address: 2 Woodrush Glade Livingston EH54 9JY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning Application 0903/H/22

Loss of Privacy and overlooking - 2 Woodrush Glade is adjacent to property and proposed plans indicate an additional 2 bedroom windows which will overlook our property. Currently there are no windows looking on.

Proposed alterations:

1. Drains - currently there is a culvert at the top of fence which runs through 1 Woodrush Glades garden and connects via under the road to another culvert adjacent to no. 27. Looking at proposed drawings this would mean the extension being built over this drain. This is a flood concern. In past experience whereby illegal dumping of garden waste coincided with heavy rain, the drain diverts as cannot cope between my property and no. 1. Obviously concerned that alterations could divert straight to our property.
2. Alteration to the look of the property viewing from street - by adding proposed 2 velux windows you are changing the dynamic of the whole street. No other property has like windows. Extension height higher than current roof. Again, this is not keeping with any other property in the street.
3. Oversized windows to back - concern that this is not in keeping with other properties as well as concerning for neighbours in no.5 & 6 Pinefield Glade. Total loss of privacy given the closeness to boundary of plot.
4. impact on sunlight - adding such a large extension will impact a number of properties duration of sunlight.
5. Proposed size of Property after extension - this extension would make this property the biggest

in the street, as well as taking up a disproportionate amount of their plot.

Overall to conclude, I cannot support an extension of such height and size in proportion to plot and impact on the surrounding properties.



# Comments for Planning Application 0903/H/22

## Application Summary

Application Number: 0903/H/22

Address: 1 Woodrush Glade Adambrae Livingston West Lothian EH54 9JY

Proposal: Two storey extension to rear and single storey extension to side of house

Case Officer: Lucy Hoad

## Customer Details

Name: Mr Bob Potter

Address: 5 Pinefield Glade, Adambrae, Livingston, West Lothian EH54 9JX

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning application 0903/H/22, does not comply with the existing WLC Planning Policies.

Policies A & B should not be able to be eroded during the life of any property by subsequent alterations and extensions.

A. Local Development Plan, adopted 2018

B. Planning Supplementary Guidance Residential Development, April 2019, &

C. House Extension & Alteration Design Guide, October 2020

Amenity

loss of Privacy & overlooking

5 Pinefield Glade currently suffers from the closeness and overlooking aspect from the rear of 1 Woodrush Glade. The distance from south elevation of the proposed new extension to boundary is less than prescribed 9m in the planning policies. Policy B item 150, 164-168 & A Design Principles The distance rear to rear of properties, 1 Woodrush Glade extended and 5 Pinefield Glade, would be less than the 18m minimum privacy zone prescribed standards between buildings. Policy B item 146, & C item 2.10

The oversized floor to ceiling south facing windows are not in keeping or similar style, material, appearance and proportion with the existing house and all surrounding properties, particularly the second storey extension, which will also provide an increased overlooking platform <18m over the Bedrooms, Family room, Dining room, Gardens and Patio areas of my property and neighbouring Pinefield properties. The proposal does not whatsoever, ensure that windows in principal elevations, above ground level, do not directly overlook neighbouring property. Policy A Design Principles, B item 146, B items 153-156 & C items 2.10-2.11

Impact on Sunlight

The new extension overall height is 310mm higher than the roof apex on the existing building which will increase the overall height profile and consequently reduce and limit sunlight to the

bedrooms, gardens and patio areas of adjacent properties 5 Pinefield Glade and neighbours. Sunsets will be shorter and less enjoyable. Policy B item 136-141 & C items 2.12-2.13 & A Design Principles b

#### Design and Layout

1 Woodrush Glade is, proportionally, one of the largest houses in the Adambrae estate and this proposed extension will make it an outlier with respect to size and footprint to all surrounding properties. Policy B items 153-156 & A Design Principles a

The developed private garden in 1 Woodrush Glade, will be less than the minimum prescribed rear depth of 9m and overall should comply with the proportion of plot area to building footprint should be 70:30 in the WLC planning policies. Master bedroom is excessively large and not proportionate to the rest of the house. We are concerned this room will be used for other purposes, than that of a Bedroom. The three-dimensional expression of the development should not overlook, overwhelm any adjacent buildings and spaces and as such the proposal will contravene WLC planning policies. Policy B items 62-64 & C items 2.35-2.37

#### Environmental Impact on flooding and drainage

The proposals do not show or seem to cater for the existing buried culvert running from the northeast corner of the Wilderness Woods, through the rear garden of 1 Woodrush Glade. Any interference, or damage to the integrity of this buried culvert would cause major flooding to the estate. Policy B items 367-370 & C items 2.24-2.26 & A Design Principles f

The lower side extension will affect the provision for the treatment and disposal of household waste. Policy B items 482-483

#### General

I cannot support an extension of this magnitude, as it will worsen the existing privacy and overlooking aspect of my property and the closeness of the properties rear to rear.

# Comments for Planning Application 0903/H/22

## Application Summary

Application Number: 0903/H/22

Address: 1 Woodrush Glade Adambrae Livingston West Lothian EH54 9JY

Proposal: Two storey extension to rear and single storey extension to side of house

Case Officer: Lucy Hoad

## Customer Details

Name: David Graham

Address: 22 Woodrush Glade Livingston EH54 9JY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident of Woodrush Glade, I fully endorse the objections of Mr Bob Potter (No. 5 Pinefield Glade ) to the proposed development at 1 Woodrush Glade and would express my support for WLC Planning Policies which seem to have been overlooked in the application for the extension at 1 Woodrush Glade.

Further concerns regarding the extension to this property are as follows:

1. Impact of flooding on houses located downhill from No.1 Woodrush Glade.
2. Parking provision. In the event of increased occupancy at No.1, further parking will be undoubtedly be required.

Visitor parking for surrounding homes is extremely limited and an increase in motor vehicles could impinge on visitor parking bays set aside for adjacent homes.

3. Visually, the impact on the approach to Woodrush Glade would be affected by the excessive scale of the double storey extension. No1 Woodrush Glade is the first house to be seen on entry to the development and the height of the two storey extension would be out of keeping with the other homes on the development.

4. The disposal and storage of household waste at the front of the building is another concern which needs to be addressed.

# Comments for Planning Application 0903/H/22

## Application Summary

Application Number: 0903/H/22

Address: 1 Woodrush Glade Adambrae Livingston West Lothian EH54 9JY

Proposal: Two storey extension to rear and single storey extension to side of house

Case Officer: Lucy Hoad

## Customer Details

Name: Mrs Heather Altimime

Address: 7 Pinefield Glade Livingston EH54 9JX

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to raise my concerns regarding this proposed extension. My concern is due to privacy, noise and the extension being so large it is not in keeping with other properties in the area. It will not be pleasant to look at from our upstairs windows. It is hard to tell as yet if our back garden will also be deprived of sunlight. One other concern is if the house being extended so much are other people moving in then parking will be an issue.

# Comments for Planning Application 0903/H/22

## Application Summary

Application Number: 0903/H/22

Address: 1 Woodrush Glade Adambrae Livingston West Lothian EH54 9JY

Proposal: Two storey extension to rear and single storey extension to side of house

Case Officer: Lucy Hoad

## Customer Details

Name: Lynn Nevin

Address: 55 Adam Drive East Calder Livingston EH53 0PX

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to planning application 0903/H/22, 1 Woodrush Glade, EH54 9JY on the following material grounds:

The proposed extension is very large and feel it will result in a significant loss of privacy to the properties immediately behind.

The extension will also be extremely close to surrounding properties and the large proposed windows will overlook into surrounding gardens and properties. Which is a major privacy concern especially to property immediately behind which my family frequent on a daily basis. Also, due to the height of the proposal it will also restrict sunlight.

I'd also be concerned with drainage issues in connection to the surrounding woodland areas. I'm aware that large drains were created to avoid this and concerned that the proposed extension would intrude on these and cause issues to surrounding properties.

The extension design and layout also doesn't look to keep in with the surrounding properties in the area.

# Comments for Planning Application 0903/H/22

## Application Summary

Application Number: 0903/H/22

Address: 1 Woodrush Glade Adambrae Livingston West Lothian EH54 9JY

Proposal: Two storey extension to rear and single storey extension to side of house

Case Officer: Lucy Hoad

## Customer Details

Name: Mrs Margaret Ann Potter

Address: 5 Pinefield Glade Adambrae Livingston EH54 9JX

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to register the following objections to the planning application 0903/H/22, 1 Woodrush Glade EH54 9JY

Loss of our privacy in our house and garden as well as to our neighbours' properties. The proposed extension has full height windows which are enormous in comparison to the windows currently in place. Additionally, the property currently has solar panels which I assume will be relocated on the new roof making our outlook even worse. They also have security lighting which if are placed even closer to our property will become even more obtrusive.

Why do they need such a large bedroom with windows like that-do they plan to use it for another use-not a bedroom as in their plan?

1 Woodrush Glade's appearance would no longer be in keeping with the rest of the estate.

We already feel overlooked on occasion if somebody is looking out of one of their current upstairs windows. Visitors have noticed this and have commented they felt uncomfortable and have moved seat.

We love our garden and location, one of the reasons we purchased our property. Our light is going to be severely impacted by the proposed extension therefore we would be greatly disadvantaged. I am also certain that the reduction in the distance between our building and their proposed extension does not comply with planning design regulations.

Are they aware that there is a buried culvert under that property. If the drain is not kept clear, the water from the Wilderness Woods floods into all the gardens. Where is the water going to escape

to if an extension is built over it? The extension could potentially cause great environmental damage to this estate.

# Comments for Planning Application 0903/H/22

## Application Summary

Application Number: 0903/H/22

Address: 1 Woodrush Glade Adambrae Livingston West Lothian EH54 9JY

Proposal: Two storey extension to rear and single storey extension to side of house

Case Officer: Lucy Hoad

## Customer Details

Name: Mr mark nevin

Address: 55 Adam Drive East Calder EH53 0PX

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Public response

I object to planning application 0903/H/22, 1 Woodrush Glade, EH54 9JY on the following material grounds, and should not be granted. The proposed extension is obscenely large and will create a significant loss of privacy to adjacent properties to the south which back onto this property.

Notwithstanding this the 2-storey extension will be much closer to and will overlook more directly into the rooms of the properties and gardens of Pinefield Glade. As the extension is higher than the apex of the existing roof, this will also restrict sunlight into the gardens and properties in Pinefield Glade, particularly during the beautiful sunsets that our family currently enjoy.

The extension design and layout are not in keeping with the surrounding properties, especially the proposed south facing large window sizes. The new master bedroom is excessive and uncharacteristically large not to mention obtrusive to us by looking directly into our familys private space where my children play on a daily basis.



# Comments for Planning Application 0903/H/22

## Application Summary

Application Number: 0903/H/22

Address: 1 Woodrush Glade Adambrae Livingston West Lothian EH54 9JY

Proposal: Two storey extension to rear and single storey extension to side of house

Case Officer: Lucy Hoad

## Customer Details

Name: Mr Peter Wilson

Address: 7 Woodrush Glade Livingston EH54 9JY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These comments are based on the WLC Planning Guidance document for House extension and alteration design.

Paragraph 2.5 Alterations to dwellings should generally be designed as an integral part of the property and reflect its character. By changing both the style and size of windows in the proposed extension, it will not appear as an integral part.

Paragraph 2.6 states that the extension should not dominate the existing property or neighbours' houses. This is already the largest house type in the street, and by proposing to increase both the floor area and the height of the house, this will have other consequences to the surrounding properties which includes detracting from the appearance and the surroundings.

Paragraph 2.8 has not been considered, as windows and doors are not of a similar style and proportion.

Paragraph 2.10 refers to householders enjoying a reasonable level of privacy in their homes. The drawings provided do not demonstrate that the minimum distance of 18m between homes facing each other has been achieved.

Paragraphs 2.12 and 2.13 refer to sunlight/daylight and overshadowing. From the information provided, it appears adjacent properties in Pinefield Glade will be compromised in what are termed habitable rooms.

Paragraph 2.18 refers to parking. Although the number of bedrooms is not being increased, there is already an issue with the parking in Woodrush Glade at this end of the street. Parking spaces

designated for 'visitors' are currently used by homeowners, resulting in the parking of cars on footpaths. It should be a consideration of this proposed planning application to incorporate additional parking within the grounds of the property to help alleviate the existing parking issues.

Paragraph 2.22 refers to solar panels, which are already fitted to the property, and exceed 30% of the visible roof plane. I have not found a mention of them in this, or a separate application for their fitment.

Paragraphs 2.24 and 2.25. Properties in both Woodrush and Pinefield Glades are built on the edge of Wilderness Wood. There is a field drain which runs along the boundaries of numbers 1 through 9, and also 5 Pinefield Glade. The drain enters a culvert on the boundary of number 1, and this culvert passes through the rear garden. Has adequate consideration been given to the positioning of foundations for the proposed extension, and any protection both during and after (proposed) construction to this culvert? Homes in the area have been affected by flooding of this drain/culvert in the past.

Final comment relates to the proposed location of storing refuse bins. By proposing to link the house to the detached garage, footpath access to the rear of the property will be removed. As the bins are presently stored at the rear of the property, does this mean that bins will be relocated and remain in view at the front of the property?

It does not appear that requirements detailed in sections 2 and 3 of the guide have been followed/considered.

# Comments for Planning Application 0903/H/22

## Application Summary

Application Number: 0903/H/22

Address: 1 Woodrush Glade Adambrae Livingston West Lothian EH54 9JY

Proposal: Two storey extension to rear and single storey extension to side of house

Case Officer: Lucy Hoad

## Customer Details

Name: Mr Robert Potter

Address: 220 Oldwood Place Livingston EH54 6xb

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I fully object to the proposed planning application of extension on the following grounds:

1) The extension is building on to the rear of the property is excessive in design that impedes on the neighbouring houses privacy available to them their gardens and inside their own homes. The floor to ceiling windows proposed on the ground and 1st floor, and only on the rear of the property, are unnecessary and will provide a vantage point to look onto top of the gardens and into the properties in Pinefield Glade.

2) The application does not provide any documentation or security that there is no environmental impact into the proposed 75m<sup>2</sup> area to be removed from the back garden. The property is connected to the Wilderness Woods and into communal green areas and therefore the proposed extension will block any natural water drainage currently in place. I have concern that this would then have implications of bad drainage in the neighbouring properties and green areas.

3) Overall, the planned building is disproportionate in size and style of the neighbouring buildings. The proposed master bedroom including dressing room and ensuite is more than half the size of the building. In addition, the extension is advancing the rear of the property towards the neighbouring fences leaving less than 9m between the wall and fence. This distance is far too short to offer any privacy.

# Comments for Planning Application 0903/H/22

## Application Summary

Application Number: 0903/H/22

Address: 1 Woodrush Glade Adambrae Livingston West Lothian EH54 9JY

Proposal: Two storey extension to rear and single storey extension to side of house

Case Officer: Lucy Hoad

## Customer Details

Name: Mrs Tammy Seneque

Address: 6 Pinefield Glade Livingston EH54 9JX

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Regarding planning application 0903/H/22, for 1 Woodrush Glade, it does not comply with the existing WLC Planning Policies.

Highlighted below are the infractions in relation to the House Extension & Alteration Design Guide 2022.

2.6: Infraction: 1 Woodrush Glade is already the largest structure in the estate. The proposed extension increases its size significantly making it abnormally large in comparison to the surrounding houses, dominating all the neighbouring houses. The size of the proposed new master bedroom of 39 sqm, which is excluding the 13.7 sqm dressing room, is disproportionately large to any of the surrounding houses in the estate; creating concern over will the space be used as a bedroom.

2.8 Infraction: Floor to ceiling windows proposed for the 1st floor bedroom of proposed extension are not consistent with any of the surrounding houses. It creates an uncomfortable feeling of being watched all the time as those windows will be 4m closer to the two houses at the rear (incl 6 Pinefield Glade) and much larger. The size and position will feel visibly oppressive to surrounding neighbours.

2.10 Infraction: As mentioned above the windows would absolutely be overlooking two neighbouring houses and gardens, including 6 Pinefield Glade at the rear of their house, which is much used family garden space as well as looking into our own back of the house which includes family area and dining space. Due to the two floor extension pushing out a further 4 meters into the back garden, this encroaches even further into the already minimal space between the backs of the gardens.

2.12 & 2.13 Infraction: Increasing the existing roof height a further 31cm above the existing height and extending out a further 4m will significantly reduce the amount of sunlight into the much used family garden space and natural light into the dinning & family rooms of 6 Pinefield Glade, which is already limited based on the existing structure & location of 1 Woodrush Glade and the trajectory of the sun. This would therefore directly impact the mental health and well-being of our family.

2.35 Infraction: This has clearly not been considered in the plans for 1 Woodrush Glade as per above comments.

Due to all the infractions listed above, I must object to this extension proposal.

# Comments for Planning Application 0903/H/22

## Application Summary

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Address: 1 Woodrush Glade Adambrae Livingston West Lothian EH54 9JY

Proposal: Two storey extension to rear and single storey extension to side of house

Case Officer: Lucy Hoad

## Customer Details

Name: Mr Xavier Seneque

Address: 6 Pinefield Glade Livingston EH54 9JX

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Based on the published "PLANNING GUIDANCE (PG): House Extension & Alteration Design Guide" I do not think planning application 0903/H/22 adheres to it and I object to the application in its current state:

2.6: The extension should be of a scale that does not dominate the existing property or your neighbours' houses.

1 Woodrush Glade is already the largest model of house in its surroundings; the two storey extension and connection to the garage would result in a building dominating all the others by its size.

2.7 External walling and roofing materials should normally match those of the existing building. Where other materials are proposed, they should complement the existing dwelling.

2.8 The windows and doors should be of a similar style, appearance, material and proportion to those in the existing house.

The floor to ceiling windows and their width is of a style that does not exist in the neighbourhood and would be very different to the other windows on the house.

2.10 The windows of an extension should not directly overlook the private areas of a neighbouring garden.

the windows on the first floor of the extension would directly overlook the gardens of N5 and N6 Pinefield Glade, which is only aggravated by their size leading to a significant loss of privacy.

2.12 New extensions must respect the amenity of neighbours and particular care must be exercised to safeguard the natural light presently enjoyed by the occupants of adjoining residential properties.

2.13 Permission is likely to be refused if your proposed extension would lead to your neighbours suffering a significant loss of daylight to any 'habitable' room ... and also where an extension might cast a shadow over those parts of a neighbouring garden which are more intensely used, for example patios....

by bringing the property closer and raising the roof height, I believe our property at N6 Pinefield Glade would be adversely impacted by the extension in terms of reduced sunlight. Due to our exposure we already get a limited amount of sunlight in our back-garden's patio/deck, family room, kitchen and dining areas (mid-afternoon to sunset) and this is likely to be significantly impacted by the proposed plans.

2.35 ... two storey rear extensions can cause overlooking problems and loss of daylight to neighbouring properties. Particular attention should be paid to issues of privacy, overlooking, and sunlight/daylight and overshadowing.

I do not think these have been taken into account as per above items

Overall, all the concerns I have could be resolved by limiting the plans to single storey extension(s).

## PROPOSED DELEGATED PLANNING DECISIONS

### ☒ LOCAL MEMBER REFERRAL REQUEST ☒

In accordance with standing orders members wishing a planning application to be heard at the Development Management Committee have to either represent the ward in which the application site is located or be chair of Development Management Committee and complete and return this form to Development Management within 7 days and by 12 Noon.

*The planning application details are available for inspection within the Planning & Building Standards web site by clicking on the link below.*

<https://planning.westlothian.gov.uk/publicaccess/>

<u>Application Details</u>	<u>Reason For Referral Request</u> (please tick ✓)
<b>Application Reference Number</b> 0903/H/22	<b>Applicant Request</b> ..... <input type="checkbox"/>
<b>Site Address</b> 1 Woodrush Glade Adambrae Livingston	<b>Constituent Request</b> ..... <input checked="" type="checkbox"/>
<b>Title of Application</b> 2 Storey House Extension	<b>Other (please specify)</b> ..... <input type="checkbox"/>
<b>Member's Name</b> Cllr Lawrence Fitzpatrick	
<b>Date</b> 29/11/22	



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<p><b>Application Reference Number</b></p> <p>0903/H/22 .....</p> <p><b>Site Address</b></p> <p>1 Woodrush Glade, Adambrae, Livingston, West Lothian, EH54 9JY (Grid Ref: 304074,665531)</p> <p><b>Title of Application</b></p> <p>Two storey extension to rear and single storey extension to side of house</p> <p><b>Member's Name</b></p> <p>Cllr Maria MacAulay</p> <p><b>Date</b> 28/11/2022</p>	<p><b>Applicant Request</b>..... <input type="checkbox"/></p> <p><b>Constituent Request</b>..... <input checked="" type="checkbox"/></p> <p><b>Other (please specify)</b>..... <input type="checkbox"/></p>

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<b>Application Reference Number</b>  .....0903/H/22.....	<b>Applicant Request</b> ..... <input type="checkbox"/>
<b>Site Address</b>  1 Woodrush Glade, Adambrae, Livingston, West Lothian, EH54 9JY	<b>Constituent Request</b> ..... ✓
<b>Title of Application</b>  Two storey extension to rear and single storey extension to side of house	<b>Other (please specify)</b> ..... <input type="checkbox"/>
<b>Member's Name</b>  Cllr Peter Heggie	
<b>Date</b>  .....28 November 2022.....	