

TMC Planning

Permitted development notification

Tillan Burn Cottage, Wilson Road, Hareshaw, ML1 5NE

Philip M Landa

8-9-2022

CONTENTS

1	Introduction	2
2	Site Background	3
3	Proposal.....	6
3.1	Current Use	6
3.2	Change of Use	7
3.3	Design	8
4	Relevant Policy.....	11
4.1	North Lanarkshire Local Plan 2012	11
5	Summary.....	12

1. INTRODUCTION

The site is in rural investment area which means that changing a site's use from agricultural to residential is included within a landowners permitted development rights and therefore the applicant must notify the council of what their plans for development are.

The client is proposing using their permitted development rights to develop a pig stie on their property, which is currently unused, into a one-bedroom dwellinghouse.

The following report will detail the background of the site and its suitability for the applicant's proposed development.

2. SITE BACKGROUND



Figure 1: Site location, Google Earth

Figure 1: shown above, the proposed development site is 3.7 miles from Motherwell town centre.



Shown above is the location plan of the proposed development.

The site was deemed by a Flood Risk Assessment carried out Kaya Consulting to not to be a significant flood risk through either groundwater or reservoir flooding. Any risk that it posed could be reduced through the site's design.

Permitted development notification



Figure 3: Front elevation, Google Earth

The above image shows where the proposed development is taking place. The client is proposing developing the L shaped building to the rear of the property into a dwellinghouse. The building was previously used as a pig pen for a pig farm but has since become derelict and is unused.

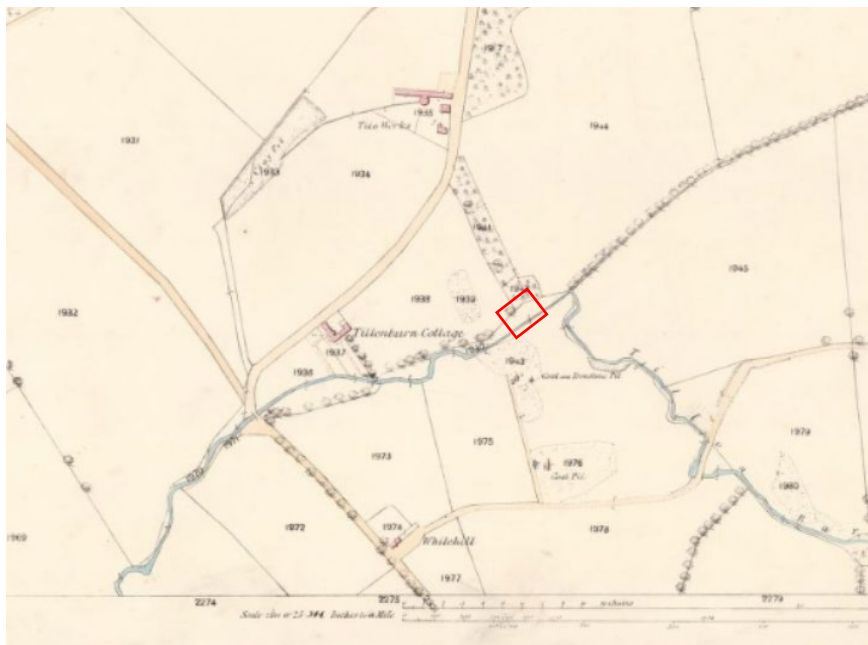


Figure 4: OS Map 1855-1882

Permitted development notification

The site on which the development is being proposed has been in use since at least 1855. Shown above in figure 3 is Tillanburn Cottage on the ordnance survey map from 1855-1882. This demonstrates that the building has been used for agricultural purposes on and prior to November 4th, 2019, and that it was also constructed before this time; meaning that class 18b applies to this proposal.

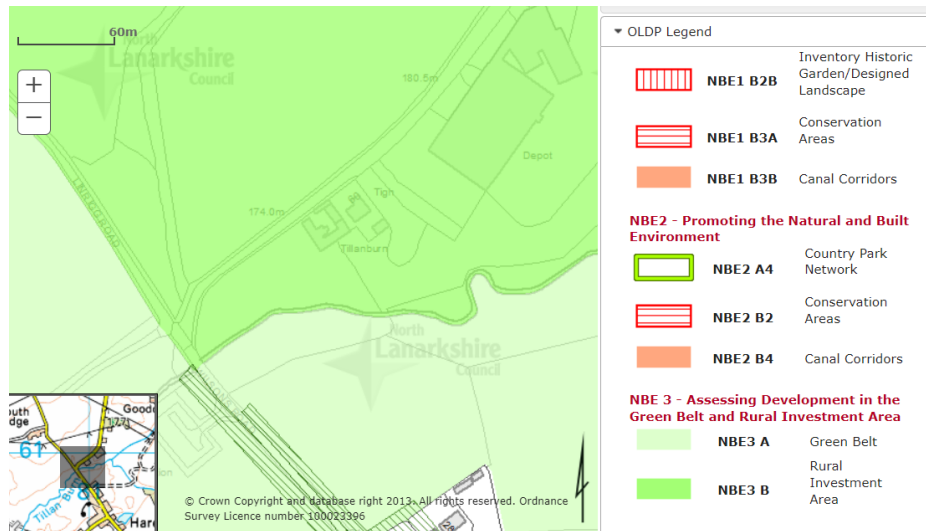


Figure 5: North Lanarkshire Local Plan 2012

Figure 5: shows that North Lanarkshire Local Plan policy NBE3 B (rural investment area)¹ applies to development on this site.

¹ North Lanarkshire Local Plan 2012 interactive map: <https://maps.northlanarkshire.gov.uk/public/oldp/>

3. PROPOSAL

3.1 CURRENT USE

The structure was built on or around 1855, as seen on the ordnance survey from this time. Up until X the building was used as a pig stie. The building has fallen into disrepair because of disuse. It would describe as a disuse piggery. The adjacent properties are currently use as dwelling house. The client has no plans to renovate for its pervious use and instead wishes to change it into a dwellinghouse.

Shown below are images of the property in its current state.



Figure 6: Proposal site

The building to the rear with the red doors is the building which is being altered. Up until the gable end is where the alterations will end. The proposal does not include the building in front of the proposal site or past the gable end.

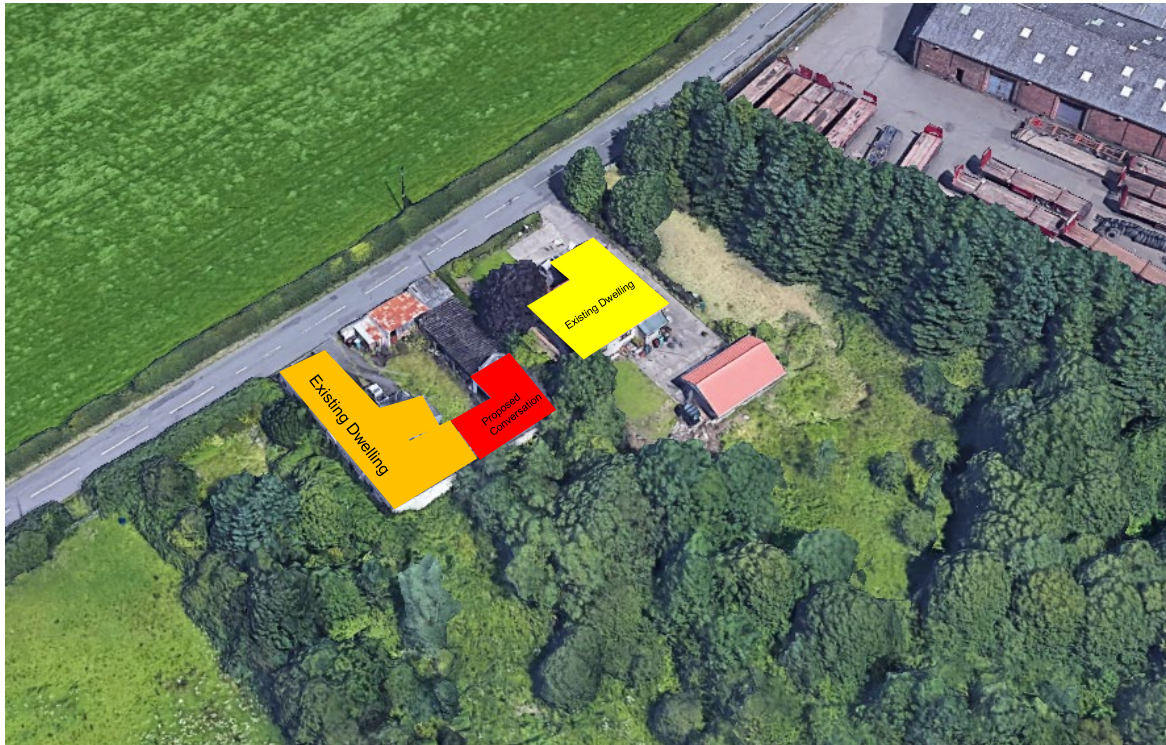


Figure 7: Existing use

3.2 CHANGE OF USE

The client is proposing a permitted change of use to the structure to the rear of their property. Class 18B applies here as:

(1) Development consisting of a change of use of a building and any land within its curtilage from use as an agricultural building to use as a dwelling together with the following building operations to the extent which they are reasonably necessary to convert the building to use as a dwelling:

- A. the installation or replacement of:
 - i. windows, doors, roofs, or exterior walls.
 - ii. water, drainage, sewerage, electricity, gas, or other services,
 - iii. to the extent reasonably necessary for the building to function as a dwelling,
- B. Partial demolition to the extent reasonably necessary to carry out building operations allowed by subparagraph (A)(i); and
- C. The provision of access to the dwelling and of a hard surface for the purpose of the parking of vehicles incidental to the enjoyment of the dwelling.

3.3 DESIGN

The client is proposing the following design. The ground floor existing plan refer to figure 7. The renovation will go no further than the gable end pictured in figure 8, to the left of the image.

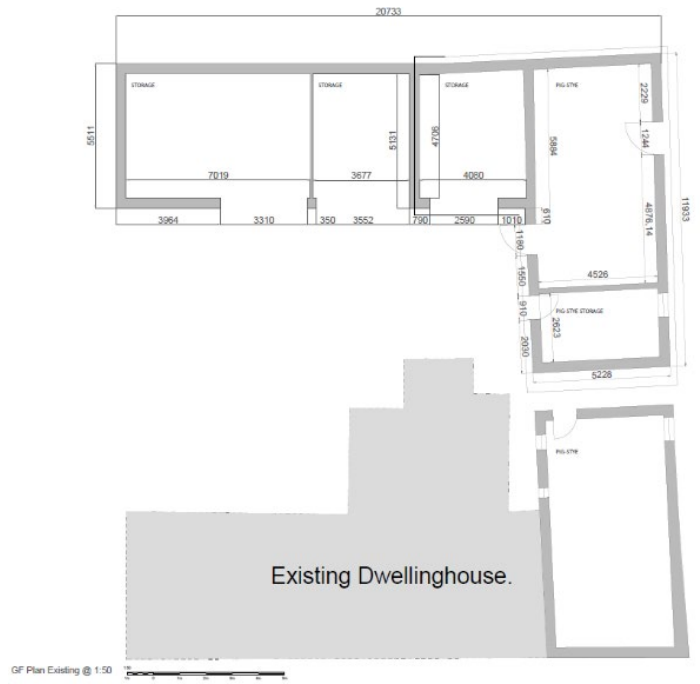


Figure 8: Ground floor existing

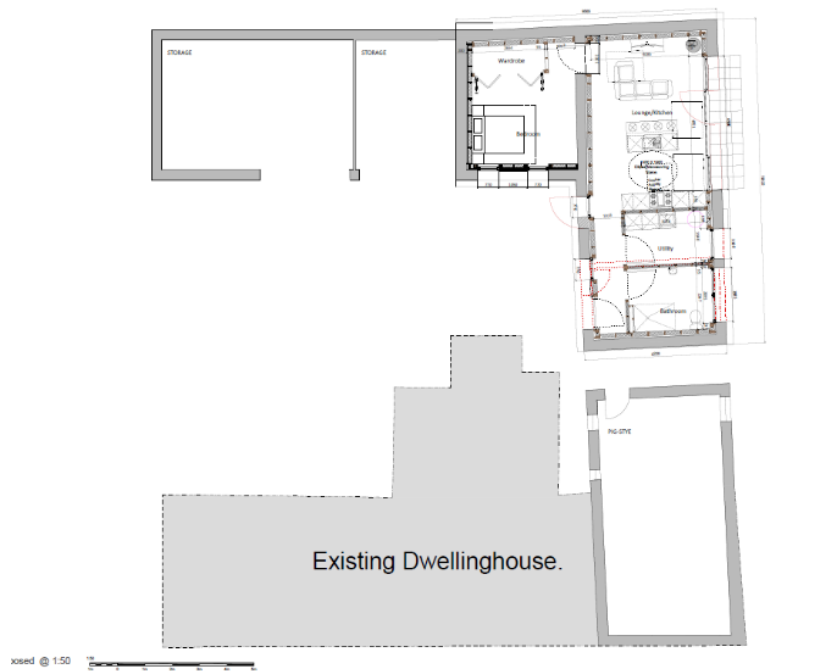


Figure 9: Proposed plan

Permitted development notification

The renovation will include one bedroom, 1 bathroom, a living room, and kitchen. There will be no change to the roof height, but the renovation will include a renewal of the roof stays. Additionally, the fenestration will be replaced to ensure the dwelling is wind and watertight.

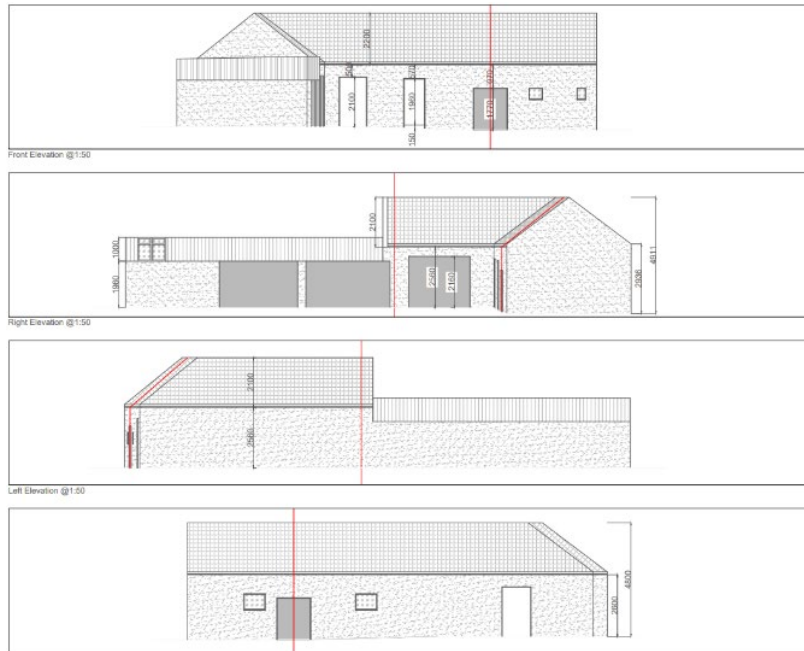


Figure 10: Existing elevations and proposed elevations

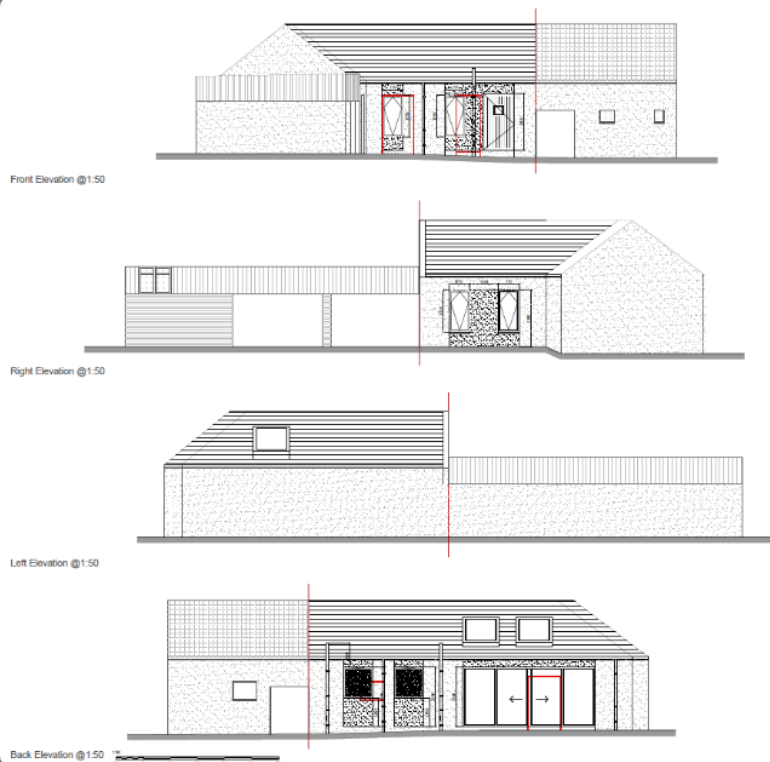


Figure 11: Proposed elevations

Permitted development notification

The elevations show where additional windows are being added to the fabric of the building to create natural light and establish a modern, retrofitted feel to the original structure. The elevations also show how the proposed design uses just what already exists and is not proposing any extensions to the fabric of the structure.

4. RELEVANT POLICY

4.1 NORTH LANARKSHIRE LOCAL PLAN 2012

Policy NBE3

North Lanarkshire Local Development Plan states that **“The Council will protect the character and promote development in the Green Belt and the Rural Investment Area by restricting development to acceptable types and operating assessment criteria as follows:**

2. limited extension or alteration of existing buildings, provided it does not result in disproportionate additions over and above the size of the original buildings and extensions are of appropriate scale, design, and materials.”

The above is relevant to this proposal; therefore, the following criteria must apply to ensure it is acceptable:

B – Rural Investment Area

1 Types of acceptable development:

developments considered appropriate in the Green Belt (and meeting NBE 3A assessment criteria) up to 4 housing units’ business, industry, or tourism up to 1,000 sqm gross floorspace, demonstrating economic benefit

Response: As the development is to make alterations to the interior of an existing structure that was used agriculturally prior to 2019 to make it acceptable for use as a dwellinghouse, there will be no disproportionate additions that are over and above the size of the original and surrounding buildings. There will be no visual impact on the amenity of the greenbelt through the development of this proposal.

5. SUMMARY

In summary, this notification summarises the appropriateness of this development to the character of the area it is being proposed in, as well as its adherence to Class 18B regulations. The proposal will enliven a building which has not been able to be used for its original conception for some time and will financially benefit both the client and the wider area by providing essential housing.

Philip M. Landa, MSc. BSc.

Senior Planning Consultant

Thomas Cochrane BSc, Director



Suite 112, Stadium House

Alderstone Road

Livingston

EH54 7DN

Telephone: 07949311567

Email philip@tmcplanning.co.uk