

**PLANNING APPLICATION FOR THE CONVERSION  
TO DWELLINGHOUSE OF A DISUSED OFFICE/SALON  
BUILDING TO FORM DWELLINGHOUSE INCLUDING  
ALTERATIONS, EXTENSION & ASSOCIATED WORKS**

**WINSTON HOUSE, HYNDFORD ROAD, LANARK, ML11 9TA**

**SUPPORTING STATEMENT**



**existing front elevation**



**proposed front elevation**



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**PROPOSED CONVERSION TO DWELLING - WINSTON HOUSE LANARK**

## **SITE DETAILS AND HISTORY**

The existing building consists of an existing disused office/salon building. There have been three planning applications associated with the building;

1. **Planning Reference CL/05/0514** - This application was for the erection of the building, it was built in 2005 as a domestic garage with attic room.
2. **Planning Reference CL/10/0252** - This application was for the partial change of use from domestic garage to office. The attic floor was converted to office use.
3. **Planning Reference CL/17/0238** - This application was for the change of from domestic garage to form hairdressers/beauty therapist premises. The ground floor was converted for this use.

The commercial use of the building ceased in 2018.

The application site is located in the 'Rural Area' as defined in the South Lanarkshire Local Development Plan 2.

## **APPLICATION PROPOSAL**

This planning application is a detailed planning application for the conversion, alterations, extension of the disused building to form a dwellinghouse. The applicant has retired and if the application is successful intends to sell their existing property which is larger than they need to downsize to the proposed dwellinghouse.

## **DESIGN PRINCIPLES**

The design of the proposed house and has been carefully considered to meet the applicants brief while respecting the privacy of the existing house that they own (Winston House) and the neighbouring house (Hyndford Lodge).

The proposed dwellinghouse has been designed to incorporate an Air Source Heat Pump and Solar P.V. panels and will be highly insulated to ensure a thermally efficient building that incorporates low and zero carbon technologies.

The proposals have been designed to comply fully with the approved South Lanarkshire Council Residential Development Guide.

## **PLANNING POLICY**

The proposal is covered by Scottish National Planning Framework 4 and South Lanarkshire Local Development Plan 2.

### **NATIONAL PLANNING POLICY**

NPF4 planning policies should be applied as a whole (33 policies). However the main policies that are relevant to this application are;

- Policy 9 (brownfield, vacant and derelict land)
- Policy 15 (local living)
- Policy 17 (rural homes)
- Policy 29 (rural development)

#### **POLICY 9** (brownfield, vacant and derelict land)

Condition 4 of approved consent reference **CL/10/0252** states *“That this permission shall operate for the benefit of Dr Thom only and for no other person and on the discontinuance of the occupation of the site by the said person, the hereby approved use shall cease to the satisfaction of the Council as Planning Authority.”*

Dr. Thom has retired and as per the planning condition the use has now ceased.

Condition 1 of approved consent reference **CL/17/0238** states *“That this permission shall operate for the benefit of Mrs W Thom and her daughter only and for no other person(s) and on the discontinuance of the occupation of the site by the said person(s), the use hereby approved shall cease, to the satisfaction of the Council as Planning Authority.”*

Neither Mrs. Thom or her daughter now live at Winston house and the hair salon and beauty therapist do not operate from the premises.

Policy 9 aims to encourage the use of vacant and empty buildings. The building is located in the curtilage of an existing dwellinghouse and the creation of a new home would not adversely impact or use any greenfield land. Policy 9 (d) states that *“Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option”*

The building is vacant and has been since 2018. The proposal is to re-use an existing building and it does not involve the demolition of an existing structure and the building is suitable for conversion to residential use. This demonstrates that the proposals comply with this policy.

#### **POLICY 15** (local living)

Policy 15 (a) states that *Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to:*

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*sustainable modes of transport including local public transport and safe, high quality walking, wheeling and cycling networks;*  
*employment;*  
*shopping;*  
*health and social care facilities;*  
*childcare, schools and lifelong learning opportunities;*  
*playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities;*  
*publicly accessible toilets;*  
*affordable and accessible housing options, ability to age*

The application site is a 10 minute cycle from Lanark Town Centre, it is a two minute walk to both stops in either direction, showing that the proposal complies with this policy.

POLICY 17 (rural homes)

POLICY 17 (a) states "Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:

iii. reuses a redundant or unused building;

As this proposal proposed the re-use of an existing building it complies with this policy.

POLICY 29 (rural development)

Policy 29 (a) states "Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including:

vi. re-use of a redundant or unused building.

Policy 29 (b) states "Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location."

The building that it is proposed to convert is both redundant and un-used, well served by public transport therefore the proposal complies with this policy.

## **SOUTH LANARKSHIRE LOCAL DEVELOPMENT PLAN 2**

The LDP 2 policy that is relevant to this proposal are

- Policy DM4 Conversion of Domestic Buildings

The building that is to be converted was originally used as a domestic garage and is located within the curtilage of a residential dwelling. Policy DM4 states *“The conversion of outbuildings within residential curtilages to form a separate self-contained unit of accommodation will be considered where it can be demonstrated that the proposal complies with the following criteria;*

- 1. A structural survey has been prepared to show that the buildings are capable of conversion. **The existing structure was only built in 2005 and has since then been converted to office and salon use. Throughout this time the building has been well maintained and is structurally sound as shown on the photographs that accompany the application.***
- 2. The buildings are capable of conversion without the need for a significant extension or alteration. **The proposals are to convert the existing building with only a small extension (15.6m<sup>2</sup> footprint area)***
- 3. The self-contained unit will have its own separate garden and amenity space comparable with that remaining attached to the existing house and to that of other dwellings in the vicinity. **There are a mix of properties on the area with flats and townhouses in the barracks development on the opposite side of the road and large detached dwellinghouses adjacent to the application site. Although the proposed dwellinghouses is smaller than the large detached properties it is a detached 3 bedroom house with adequate garden ground.***
- 4. The proposed vehicular access is of an adequate standard and will not have adverse implications for traffic safety or adversely affect the amenity of adjacent properties by virtue of noise or loss of privacy. **The proposed vehicular access complies with NRDG15***
- 5. Adequate parking for both the converted building and the existing house must be provided within the site and must not be harmful to the established character and amenity of the area. **There is adequate parking for both the proposed dwellinghouse and existing dwellinghouse (there is no change to the parking for the existing dwellinghouse)***
- 6. The converted building must not cause an unacceptable reduction in privacy or significant degree of overlooking of the donor property or adjacent houses and gardens and must, itself, enjoy a level of privacy comparable with surrounding dwellings. **The proposals have been designed to minimise any overlooking of adjacent houses and gardens***
- 7. All existing features such as trees, hedges, walls and fences that contribute to the character of the area should be retained and not adversely affected by the development, and any new boundary treatment must reflect existing features. **The existing trees on the site will be retained.***

## **CONCLUSION**

If approved, the proposals meet the brief from the client for a thermally efficient low maintenance family home while complying with the Council's Residential Development Guide. The proposals comply with the relevant policies contained in NPF4 and the Local development Plan.

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