

# lucid architecture

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## **PLANNING APPLICATION FOR GARAGE CONVERSION TO ADDITIONAL RESIDENTIAL ACCOMMODATION AT 31 LADYBANK DRIVE, MOSSPARK, GLASGOW, G52 1EZ**

### **SUPPORTING STATEMENT- 4<sup>th</sup> December 2023**

#### **Main proposal.**

This is for the use of the large, vacant, undeveloped and derelict garage in the front garden of the above house to become associated (not separate) guest accommodation for family members and guests of the house owners.

#### **Background.**

The site is located between a quiet side street at Ladybank Drive and busy main road to the rear. The garage is in a poor condition at present and is not usable due to its condition plus it has been part converted already. It has existing windows and doors ready for a residential type use and is significantly larger than a standard garage, the building needs attention and a new use due to its current dilapidated state.

#### **The design.**

The proposal involves simple repairs, remodelling and renovations to the existing structure and exterior. The footprint remains exactly the same and the existing openings largely the same with new windows and doors being repaired or replaced within existing openings. There are two new conservation style rooflights on one side of the roof but other than this the exterior remains unchanged other than being repaired. The interior is obviously to be upgraded and insulated internally to make the new domestic accommodation.

#### **The use of the accommodation.**

The space formed will be used as a one bedroom guest house or side accommodation unit alongside the main house. It is not physically attached to the main house but there is no intention to separate this off from the main house legally or use it a separate dwelling in any way. It will only be used for family and guest accommodation linked to the main house to provide extra accommodation to be used in tandem with the main house and not more than that.

#### **Amenity, access, servicing and parking.**

Access will be maintained from Ladybank Drive, where the garage already has a separate entrance for pedestrian and vehicle access with one parking space in front. The house plot is very large already and provides plenty of usable garden space for the new accommodation and the existing house together. The existing bin stores and bin provision can easily provide for the new accommodation as there is a large bin store adjacent to the garage already.

#### **Conclusion.**

Overall, the proposal is positive in terms of the repair of the building and has no significant negative impacts on the immediate area. It follows the local plan in terms of a modest addition of further accommodation to a large house that is on a very large plot inner city plot.

#### **Andy Whyte**

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