Appendix 4

Planning Decision Notice and Reasons for Refusal



Community and Enterprise Resources Executive Director Michael McGlynn Planning and Economic Development

Mrs Margo Connelly Plot 3 Hollybraes Barn East Kilbride Road Rutherglen G73 5RB Our Ref: P/18/1195 Your Ref: If calling ask for: Alan Pepler Date: 28 November 2018

Dear Sir/Madam

Proposal: Erection of dwellinghouse and garage.

Site address: Plot 3, Hollybraes Barn, East Kilbride Road, Rutherglen, G73 5RB

Application no: P/18/1195

I would advise you that the above application was refused by the Council and I enclose the decision notice which sets out the reasons for refusal. Please note that the Council does not issue paper plans with the decision notice. The application is refused in accordance with the plans and any other documentation listed in the reasons for refusal imposed on the accompanying decision notice and which can be viewed using the Council's online planning application search at www.southlanarkshire.gov.uk

If you require a hard copy of the refused plans, please contact us quoting the application number at planning@southlanarkshire.gov.uk.

If you consider that you can overcome the reasons for refusal and that it is not the principle of the development that is unacceptable, you may submit an amended application. If you do amend your proposals and re-apply within one year of this refusal, then you will not have to pay a fee, provided the proposal is of the same character or description as the application which has just been refused.

As your application has been refused, you may appeal against the decision within 3 months of the date of the decision notice. The attached notes explain how you may appeal.

Should you have any enquiries relating to the refusal of your application or a potential amended submission, please contact Alan Pepler on

The Planning Service is undertaking a Customer Satisfaction Survey in order to obtain feedback about how we can best improve our Service to reflect the needs of our customers. The link to the survey can be found here:

If you were the applicant: http://tinyurl.com/nrtgmy6

If you were the agent: http://tinyurl.com/od26p6g

Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB Email alan.pepler@southlanarkshire.gov.uk Phone:







We would be grateful if you would take a few minutes to answer the questions in the survey based on your experience of dealing with the Planning Service in the past 12 months. We value your opinion and your comments will help us to enhance areas where we are performing well, but will also show us where there are areas of the service that need to be improved.

I do hope you can take part in this Customer Survey and look forward to receiving your comments in the near future. If you prefer to complete a paper version of the survey, please contact us by telephone on 0303 123 1015, selecting option 7, quoting the application number. We will send you a copy of the survey and a pre-paid envelope to return it.

Yours faithfully

Head	of	Planning	and	Economic	Devel	onment
Heau	UI	Fiaililling	anu	LCOHOHIIC	Devel	obinent

Enc:



Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006

To: Mrs Margo Connelly

Per:

Plot 3, Hollybraes Barn, East Kilbride Road, Rutherglen, G73 5RB

With reference to your application received on 17.08.2018 for planning permission under the above mentioned Act:

Description of proposed development:

Erection of dwellinghouse and garage.

Site location:

Plot 3, Hollybraes Barn, East Kilbride Road, Rutherglen, G73 5RB

SOUTH LANARKSHIRE COUNCIL in exercise of their powers under the above mentioned Act hereby:

REFUSE PLANNING PERMISSION

for the above development in accordance with the plan(s) specified in this decision notice and the particulars given in the application, for the reason(s) listed overleaf in the paper apart.

Date: 28th November 2018

Head of Planning and Economic Development

This permission does not grant any consent for the development that may be required under other legislation, e.g. Building Warrant or Roads Construction Consent.

South Lanarkshire Council Community and Enterprise Resources Planning and Economic Development

South Lanarkshire Council

Refuse planning permission

Paper apart - Application number: P/18/1195

Reason(s) for refusal:

- 01. The proposal will result in development within the green belt without appropriate justification or locational need and as such is contrary to the terms of Policy 3 of the South Lanarkshire Local Development Plan 2015 and Policy 4 of the Proposed South Lanarkshire Local Development Plan 2 (2018).
- 02. The proposal will have a significant adverse visual impact on the local area due to the scale, design and location of the proposed building and is therefore contrary to the terms of Policy 4 of the South Lanarkshire Local Development Plan 2015 and Policies 4, 5, GBRA1, GBRA8 and DM1 of the Proposed South Lanarkshire Local Development Plan 2 (2018).

Reason(s) for decision

The proposal will result in development within the green belt without appropriate justification or locational need and as such is contrary to Policy 3 of the South Lanarkshire Local Development Plan 2015. The proposal will also have a significant adverse visual impact on the locality and therefore does not comply with Policy 4 of the South Lanarkshire Local Development Plan 2015. It is also considered that the proposal does not comply with Policies 4, 5, GBRA1, GBRA8 and DM1 of the Proposed South Lanarkshire Local Development Plan 2 (2018) for the reasons stated above.

Notes to applicant

Application number: P/18/1195

Important

The following notes do not form a statutory part of this decision notice. However, it is recommended that you study them closely as they contain other relevant information.

01. This decision relates to drawing numbers:

Reference	Version No:	Plan Status
Location Plan	1	Refused
Proposed Site Plan	2	Refused
Proposed Side and Rear Elevations	6	Refused
Proposed Ground and Upper Floor Plans	3	Refused
Proposed Front Elevation and Cross Sections	5	Refused
Site Plan Levels	7	Refused
Proposed Lower Ground Floor Plan	4	Refused