

Proposal: Erection of detached two storey dwellinghouse with detached double garage and new vehicular access (Planning permission in principle)

Site address: Burnside Bowling Club, Burnside Road, Rutherglen, G73 4RB

Application no: P/20/1616

Refusal date: 5th February 2021

Comments on Representations, Prepared by John Alan McLennan

The three representations from interested parties were supplied to me on the 2nd of June and I would comment on them in order as follows:

- 1.0 The representation from Joan Cullen is her opinion, with no actual planning reasons noted to support her comments.
- 2.0 The representation from Anne Kempself shows a lack of knowledge and understanding of the Planning Review Process. In addition, her detailed list of comments is her opinion, with no actual planning reasons noted to support her comments. I would point out that the comment, *"the land which was solely to be used for "leisure" purposes ..."* is factually inaccurate in that the titles to the land clearly state, *" ... as part of a site for a private dwelling house or private dwelling house with garden ground attached thereto..."* I would also point out that the proposed house and garage would be situated approximately 54 metres from Ms Kempself's house.
- 3.0 The Council's Statement of Observations generally consists of the personal opinion of the writer, with no actual planning reasons to support the comments. The fact that the house would sit on its own, with no other similar property adjacent, would allow for a "stand alone" design solution, appropriate to the individual uniqueness of the site

In summary, we do not consider that the representations supplied are reasons for refusal or are valid in this instance and that any concerns regarding this proposed development should be dealt with by granting the application for Planning in Principle with a list of conditions (reserved matters). Thereafter, following consultation and discussion with the Planning Department at the detailed design stage, an application for approval of these reserved matters would be submitted, thus ensuring that the proposed development complied with the various policies and reasons for refusal noted in the current Notice of Refusal.

We therefore ask the Planning Authority to review this case under section 43A of the Town and Country Planning (Scotland) Act 1997.

J. Alan McLennan – 13/06/2021