



Council Offices, Almada Street
Hamilton, ML3 0AA

Friday, 03 December 2021

Dear Councillor

Planning Local Review Body

The Members listed below are requested to attend a meeting of the above Committee to be held as follows:-

Date: Monday, 13 December 2021
Time: 10:30
Venue: By Microsoft Teams,

The business to be considered at the meeting is listed overleaf.

Yours sincerely

Cleland Sneddon
Chief Executive

Members

Isobel Dorman (Chair), Mark Horsham (Depute Chair), Alex Allison, Maureen Devlin, Ann Le Blond, Davie McLachlan, Graham Scott, David Shearer, Jim Wardhaugh

Substitutes

John Bradley, Walter Brogan, Stephanie Callaghan, Margaret Cowie, Ian Harrow, Martin Lennon, Katy Loudon, Joe Lowe, Lynne Nailon, Collette Stevenson

BUSINESS

1 Declaration of Interests

- 2 Minutes of Previous Meeting** 3 - 4
Minutes of the meeting of the Planning Local Review Body held on 6 September 2021 submitted for approval as a correct record. (Copy attached)

Item(s) for Decision

- 3 Review of Case - P/21/0959 for Erection of Front Extension with Associated Alterations at 9 George Allan Place, Strathaven** 5 - 8
Report dated 1 December 2021 by the Executive Director (Finance and Corporate Resources). (Copy attached)
- 3a Appendix 1 Planning Application Form** 9 - 18
- 3b Appendix 2 Report of Handling** 19 - 26
- 3c Appendix 3 Site Photographs and Location Plan** 27 - 34
- 3d Appendix 4 Planning Decision Notice and Reasons for Refusal** 35 - 44
- 3e Appendix 5 Notice of Review** 45 - 56
- 3f Appendix 6 Further Representation** 57 - 62

Urgent Business

- 4 Urgent Business**
Any other items of business which the Chair decides are urgent.

For further information, please contact:-

Clerk Name:	Stuart McLeod
Clerk Telephone:	01698 454815
Clerk Email:	stuart.mcleod@southlanarkshire.gov.uk

PLANNING LOCAL REVIEW BODY (PLRB)

2

Minutes of meeting held via Microsoft Teams on 6 September 2021

Chair:

Councillor Isobel Dorman

Councillors Present:

Councillor Alex Allison, Councillor Maureen Devlin, Councillor Mark Horsham (Depute), Councillor Davie McLachlan, Councillor Graham Scott

Councillors' Apologies:

Councillor Ann Le Blond, Councillor David Shearer, Councillor Jim Wardhaugh

Attending:

Community and Enterprise Resources

G McCracken, Planning Adviser to the Planning Local Review Body

Finance and Corporate Resources

M Cannon, Legal Adviser to the Planning Local Review Body; K McLeod, Administration Assistant; S McLeod, Administration Officer

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of the Planning Local Review Body held on 9 August 2021, which had been amended and reissued to members to reflect that planning application P/20/1616 had been for planning permission in principle, were submitted for approval as a correct record.

The Committee decided: that the minutes be approved as a correct record.

3 Review of Case - P/20/1685 for Erection of Front Boundary Fence (Retrospective) at 21 to 31 Stuart Street, East Kilbride

A report dated 26 August 2021 by the Executive Director (Finance and Corporate Resources) was submitted on a request for a review of the decision taken by officers, in terms of the Scheme of Delegation, to refuse planning permission for planning application P/20/1685 by J Mullan for the erection of a front boundary fence (retrospective) at 21 to 31 Stuart Street, East Kilbride.

To assist the PLRB in its review, copies of the following information had been appended to the report:-

- ◆ planning application form
- ◆ report of handling by the planning officer under the Scheme of Delegation together with representations and responses from consultees
- ◆ site photographs and location plan
- ◆ decision notice
- ◆ notice of review, including applicant's statement of reasons for requiring the review
- ◆ further submissions from interested parties following notification of the request for the review of the case
- ◆ comments from the applicant on the further submissions received from the interested parties

The relevant drawings in relation to the review were available for inspection prior to the meeting of the PLRB.

The PLRB heard the Planning Adviser in relation to the case. The Planning Adviser also referred to the Report of Handling and advised that the letter of objection received from East Mains Community Council had been referred to as a letter of representation, instead of an objection from a consultee.

The PLRB noted that the applicant had requested a site visit, however, on the basis of the above, the PLRB considered it had sufficient information to allow it to proceed to determine the review. The options available to the PLRB were to uphold, reverse or vary the decision taken in respect of the application taken under review.

In reviewing the case, the PLRB considered:-

- ◆ the information submitted by all parties
- ◆ the relevant policies contained in the Adopted South Lanarkshire Local Development Plan 2:-
 - ◆ Policy 3 – general urban areas and settlements
 - ◆ Policy 5 – development management and placemaking
 - ◆ Policy 9 – network of centres and retailing
 - ◆ Policy 14 – natural and historic environment
 - ◆ Policy DM1 – new development design
 - ◆ Policy DM2 – house extensions and alterations
 - ◆ Policy NHE6 – Conservation Areas

Following its review of the information and after discussion, the PLRB concluded that the development was contrary to Policies 3, 5, 14, DM2 and NHE6 of the South Lanarkshire Local Development Plan 2.

The Committee decided: that the decision taken by officers, in terms of the Scheme of Delegation, to refuse planning permission for planning application P/20/1685 by J Mullan for the erection of a front boundary fence (retrospective) at 21 to 31 Stuart Street, East Kilbride be upheld.

4 Urgent Business

There were no items of urgent business.

Report

3

Report to:	Planning Local Review Body
Date of Meeting:	13 December 2021
Report by:	Executive Director (Finance and Corporate Resources)

Subject:	Review of Case – Application P/21/0959 for Erection of Front Extension with Associated Alterations
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1. Purpose of Report

1.1. The purpose of the report is to present the information currently available to allow a review of the decision taken by officers, in terms of the Scheme of Delegation, on the following application:-

1.2. *Summary Application Information*

Application Type:	Detailed Planning Permission
Applicant:	G Hope
Proposal:	Erection of Front Extension with Associated Alterations
Location:	9 George Allan Place, Strathaven, ML10 6EH
Council Area/Ward:	5 Avondale and Stonehouse

1.3. *Reason for Requesting Review*

<input checked="" type="checkbox"/> Refusal of Application	<input type="checkbox"/> Conditions imposed	<input type="checkbox"/> Failure to give decision (deemed refusal)
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2. Recommendation(s)

2.1. The Planning Local Review Body is asked to:-

(1) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-

- (a) it proceeds to determine whether the decision taken in respect of the application under review should be upheld, reversed or varied
- (b) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed

(2) in the event that further procedure is required to allow it to determine the review, consider:-

- (a) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided
- (b) what procedure or combination of procedures are to be followed in determining the review

3. Background

- 3.1. The Council operates a Scheme of Delegation that enables Council officers to determine a range of planning applications without the need for them to be referred to Area Committees or the Planning Committee for a decision.
- 3.2. In terms of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006, and the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013, where an application for planning permission relates to a proposal that falls within the category of "local development" and has been or could have been determined under the Scheme of Delegation, the applicant is entitled to request that the determination be reviewed by the Planning Local Review Body.

4. Notice of Review – Statement of Reasons for Requiring the Review

- 4.1. In submitting their Notice of Review, the applicant has stated their reasons for requiring a review of the determination in respect of their application. **(Refer Appendix 5)**
- 4.2. The applicant is entitled to state a preference for procedure (or combination of procedures) to be followed and has indicated that their stated preference is as follows:-

<input type="checkbox"/>	Further written submissions	<input checked="" type="checkbox"/>	Site inspection
<input type="checkbox"/>	Hearing session(s)	<input type="checkbox"/>	Assessment of review documents only, with no further procedure

- 4.3. However, members will be aware that it is for the Planning Local Review Body to determine how a case is reviewed.

5. Information Available to Allow Review of Application

- 5.1. Section 43B of the Planning etc (Scotland) Act 2006 restricts the ability of parties to introduce new material at the review stage. The focus of the review should, therefore, be on the material which was before the officer who dealt with the application under the Scheme of Delegation.
- 5.2. The following information is appended to this report to assist the Planning Local Review Body in its review of the decision taken by officers:-
- ◆ Planning Application Form **(Appendix 1)**
 - ◆ Report of Handling by the Planning Officer under the Scheme of Delegation **(Appendix 2)**
 - ◆ Site photographs and location plan **(Appendix 3)**
 - ◆ Decision notice **(Appendix 4)**
 - ◆ Notice of Review including statement of reasons for requiring the review **(Appendix 5)**
- 5.3. Copies of the relevant drawings are available for inspection by contacting Administration and Legal Services prior to the meeting.

6. Notice of Review Consultation Process

- 6.1. A Statement of Observations from the Planning Officer on the applicant's Notice of Review, was received in the course of the 14 day period from the date on which notification of the request for a review of the case was given. This is listed at and attached as **Appendix 6**.

- 6.2. The applicant had the opportunity to comment on the further representation received. No comments on the further representation were received from the applicant's agent. It should be noted that notification has since been received that the agent is no longer representing the applicant. Furthermore, comments have since been received from the applicant, outwith the specified period, and it will be a matter for the members of the PLRB to determine whether this submission should be considered as part of the review.

Paul Manning

Executive Director (Finance and Corporate Resources)

1 December 2021

Link(s) to Council Values/Ambitions/Objectives

- ◆ Work with communities and partners to promote high quality, thriving and sustainable communities
- ◆ Accountable, effective, efficient and transparent

Previous References

- ◆ None

List of Background Papers

- ◆ Guide to the Planning Local Review Body

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Stuart McLeod, Administration Officer

Ext: 4815 (Tel: 01698 454815)

E-mail: stuart.mcleod@southlanarkshire.gov.uk

Appendix 1

3a

Planning Application Form

Montrose House 154 Montrose Crescent Hamilton ML3 6LB Tel: 0303 123 1015 Email: planning@southlanarkshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100415877-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

House Extension

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Building Name:

Last Name: *

Building Number:

Telephone Number: *

Address 1 (Street): *

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Fax Number:

Country: *

Postcode: *

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:

You must enter a Building Name or Number, or both: *

Other Title:

Building Name:

First Name: *

Building Number:

Last Name: *

Address 1 (Street): *

Company/Organisation

Address 2:

Telephone Number: *

Town/City: *

Extension Number:

Country: *

Mobile Number:

Postcode: *

Fax Number:

Email Address: *

Site Address Details

Planning Authority:

South Lanarkshire Council

Full postal address of the site (including postcode where available):

Address 1:

9 GEORGE ALLAN PLACE

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

STRATHAVEN

Post Code:

ML10 6EH

Please identify/describe the location of the site or sites

Northing

645084

Easting

269655

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Planning Officer Evelyn Ann Wilson gave guidance with regards to the possibility of making a planning application for an extension to the front of the above property. The officer's assistance was very useful in helping Mr Hope (applicant) understand what issues may arise with the application.

Title:

Mrs

Other title:

First Name:

Evelyn Ann

Last Name:

Wilson

Correspondence Reference Number:

Date (dd/mm/yyyy):

07/07/2020

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

280.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Private Dwelling

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

2

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

2

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details: * (Max 500 characters)

The current space for the collection of waste will remain and not altered

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Scott Taylor

On behalf of: Mr Gordon Hope

Date: 19/05/2021

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

Yes N/A

A Design Statement or Design and Access Statement. *

Yes N/A

A Flood Risk Assessment. *

Yes N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

Yes N/A

Drainage/SUDS layout. *

Yes N/A

A Transport Assessment or Travel Plan

Yes N/A

Contaminated Land Assessment. *

Yes N/A

Habitat Survey. *

Yes N/A

A Processing Agreement. *

Yes N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Scott Taylor

Declaration Date: 19/05/2021

Payment Details

Online payment: IDOX00008403

Payment date: 19/05/2021 22:23:00

Created: 19/05/2021 22:23

Appendix 2

3b

Report of Handling

Report dated 23 August 2021 by the Council's Authorised Officer under the Scheme of Delegation

	<h1>Delegated Report</h1>	Reference no.	P/21/0959
			3b
		Date	23 August 2021

Planning proposal:	Erection of front extension with associated alterations
Location:	9 George Allan Place Strathaven ML10 6EH

Application Type : Detailed planning application

Applicant : Mr Gordon Hope
Location : 9 George Allan Place
 Strathaven
 ML10 6EH

Decision: Application refused

Report by: Area Manager (Planning & Building Standards)

Policy reference:

South Lanarkshire Local Development Plan 2 (adopted 2021)

Policy 3 - General Urban Areas

Policy 5 - Development Management and Placemaking

Policy DM2 - House Extensions and Alterations

Assessment

Impact on privacy?	No
Impact on sunlight/daylight?	No
Impact on amenity?	Yes
Traffic issues?	No
Adheres to development plan policy?	No
Adverse comments from consultees?	No

Representation(s):

▶	0	Objection letters
▶	0	Support letters
▶	0	Comment letters

Planning Application Delegated Report

1 Application Summary

- 1.1 The applicant seeks detailed planning consent for the erection of a front extension to an existing single storey detached dwellinghouse at 9 George Allan Place in Strathaven. The application site is located within an established residential area.
- 1.2 Pre-application discussions for the proposal were submitted for the proposal and the applicant was advised that the extension was contrary to local development plan policy and it would be unlikely to be supported by the Planning Service. The Planning Service suggested possible alternative designs for the enlargement to the property, however, the plans were not amended and a planning application was submitted for the original proposal.
- 1.3 The application site is an existing detached dwellinghouse. The property is a single storey bungalow type dwelling and is set back within the site with a large front garden and a garage to the rear of the site. The proposed extension would project approximately 2.5 metres from the original front building line and the raised roof level would extend the height of the property at the front from 3.6 metres to 5.7 metres. The proposed extension would enable an enlargement to the existing lounge and bedroom on the ground floor of the property.
- 1.4 The relevant policies to be considered in the assessment of this application in terms of the adopted Local Development Plan 2 (2021) are Policies 3, 5 and DM2. Policy 5 – Development Management and Placemaking sets out the general considerations that the Council will consider when assessing development proposals. It states that in order to ensure that development takes account of the principles of sustainable development, all proposals require to be well designed and integrated with the local area. Proposals should have no unacceptable significant adverse impacts on the local community and environment and, where appropriate, proposals should include measures to enhance the environment and address the six qualities of placemaking. When assessing proposals, the Council will ensure that, where appropriate; there is no unacceptable significant adverse impact on adjacent buildings or streetscape, the development shall not have an unacceptable significant adverse impact upon the amenity of any nearby residents, the proposal provides suitable access, parking and connection to public transport, sustainability issues are addressed, risks to new development from unstable land resulting from past mining activities are fully assessed and that the development will have no unacceptable significant impact on the natural or historic environment.
- 1.5 Policy 3 - General Urban Areas states that within such areas, residential developments on appropriate sites will generally be acceptable, whilst proposals for uses ancillary to residential areas will be assessed on their individual merits, with regards to their affect on the amenity and character of an area. Developments will not be permitted if they are detrimental to the amenity of residents and the wider community. Particular consideration will be given to likely impacts on the amenity of the area, including locally important greenspace, local services and facilities, proposed servicing, parking arrangements and access. Development proposals must also accord with the other relevant policies and proposals in the development plan.
- 1.6 Finally Policy DM2 – House Extensions and Alterations states that house extensions and alterations will be considered favourably where they comply with a set criteria. The siting, form, scale, design and materials should respect the character of the existing dwelling and wider area. High quality, innovative design is encouraged where it complements the character of the building and its surroundings. Proposals must also not dominate or

overwhelm the existing property, neighbouring properties or the streetscene; and they should not adversely affect adjacent properties in terms of overlooking or loss of privacy, daylight or sunlight. Dwellings must also retain adequate parking, useable garden ground and bin storage, and development proposals should have no adverse impact upon traffic or public safety.

1.7 In addition to the above policies, the guidance contained with the Development Management, Placemaking and Design Supplementary Guidance (2015) remains a material consideration in the assessment of applications for house extensions and alterations. Specifically on porches and front extensions, the guidance states that these should;

- It is preferable that a front porch or extension should not project more than two metres beyond the front elevation of the house unless it can be shown that a greater degree of projection would not look out of place or form an intrusive feature in the street.
- The porch should be in proportion to the size of the house and its height should relate to the front door height.
- The roof of the porch or extension should be pitched or sympathetic to the style of the existing house.
- The porch or extension should be finished in materials that match or are compatible with the existing house.
- It may be appropriate to design the porch to match one already adjacent; if possible, where properties have adjoining front doors it would be beneficial to match porches

2 Representation(s)

2.1 Statutory neighbour notification was undertaken in respect of this application and no letters of representation have been received as a result of this publicity. No formal consultations were required to be undertaken in respect of this proposal.

3 Assessment and Conclusions

3.1 Following a detailed assessment of this proposal, it is considered that the proposal would have a significant adverse impact upon both residential and visual amenity in the area. In this respect, whilst front extensions in the form of porches are a relatively common form of householder development, extensions of this scale are far less common due to their greater potential to impact upon amenity.

3.2 In this instance, the proposed extension is in close proximity to the neighbouring property and it is considered that it would have an adverse impact upon the neighbouring residents due to its position and sheer scale in relation to the neighbour's front elevation, and that it would be a visually oppressive feature. The neighbouring property currently enjoys an open aspect onto the streetscape and the extension would introduce a sense of enclosure due to the proposed projection and increase of roof height.

3.3 It is also considered that the proposal would have an adverse impact upon visual amenity in the area. In this respect, front extensions of this scale are not a common form of development and there are no examples of similar extensions in the local area. The proposed extension would project beyond the existing forward building line and it would be in close proximity to the neighbouring property. It is considered that the extension would detract from the established character of the existing house and from the surrounding built environment due to its size and scale in relation to the existing property. Therefore, it is also considered that it would adversely impact upon the established streetscape in the area, and that granting permission for such a sizeable forward projection would be likely to lead to pressure for further, out of character enlargements in the area.

- 3.4 It is accepted that there are constraints at the site and the small rear garden proves it difficult to enlarge the property to the rear. However, the applicant was advised to consider an extension to the side or within the roof space, with a small dormer which would not have the significant detrimental impact on the neighbouring property.
- 3.5 Statutory neighbour notification was undertaken in respect of this application and no letters of representation have been received in connection with this publicity. No formal consultations were required to be undertaken in respect of this proposal.
- 3.6 Given the above, it is considered that the proposal will have a significant adverse impact upon visual amenity and that it does not comply with the relevant local development plan policies and guidance. The refusal of planning consent is therefore considered justified.

4 Reason for decision

- 4.1 The proposal is contrary to Policies 3, 5 and DM2 of the adopted South Lanarkshire Local Development Plan 2 (2021) in that the size, scale and design of the proposed two storey front extension would not conform with the character of the area and that it would have a significant adverse impact upon visual amenity in the local area.

Delegating officer: Iain Morton

Date: 26 August 2021

Previous references

- ◆ None

List of background papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Neighbour notification letter dated 16.06.2022

Contact for further information

If you would like to inspect the background papers or want further information, please contact:-

Evelyn-Ann Wilson, Planning officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455059

Email: evelyn-ann.wilson@southlanarkshire.gov.uk

Planning Application

Application number: P/21/0959

Reasons for refusal

01. The proposal is contrary to Policies 3, 5 and DM2 of the adopted Local Development Plan 2 (2021) as the proposed extension projects beyond the existing forward building line and the projection of the extension at this location would detract from the established character of the surrounding built environment and adversely impact upon the established streetscape in the area. The proposal will therefore have a significant adverse impact upon visual amenity in the local area.

Reason(s) for decision

The proposal is contrary to Policies 3, 5 and DM2 of the adopted South Lanarkshire Local Development Plan 2 (2021) in that the size, scale and design of the proposed two storey front extension would not conform with the character of the area and that it would have a significant adverse impact upon visual amenity in the local area.

Informatives

01. This decision relates to drawing numbers:

Reference	Plan Status
EXISTING LOCATION PLAN AND SITE PLAN	Refused
PROPOSED LOCATION PLAN AND SITE PLAN	Refused
EXISTING PLANS AND ELEVATIONS	Refused
PROPOSED PLANS AND ELEVATIONS	Refused

Appendix 3

3c

Site photographs and location plan

Photo 1 taken from pavement outside 13 George Allan Place



Photo 2 taken from pavement in front of shared boundary of 11 and 12 George Allan Place



Photo 3 taken from end of footway next to 8 George Allan Place

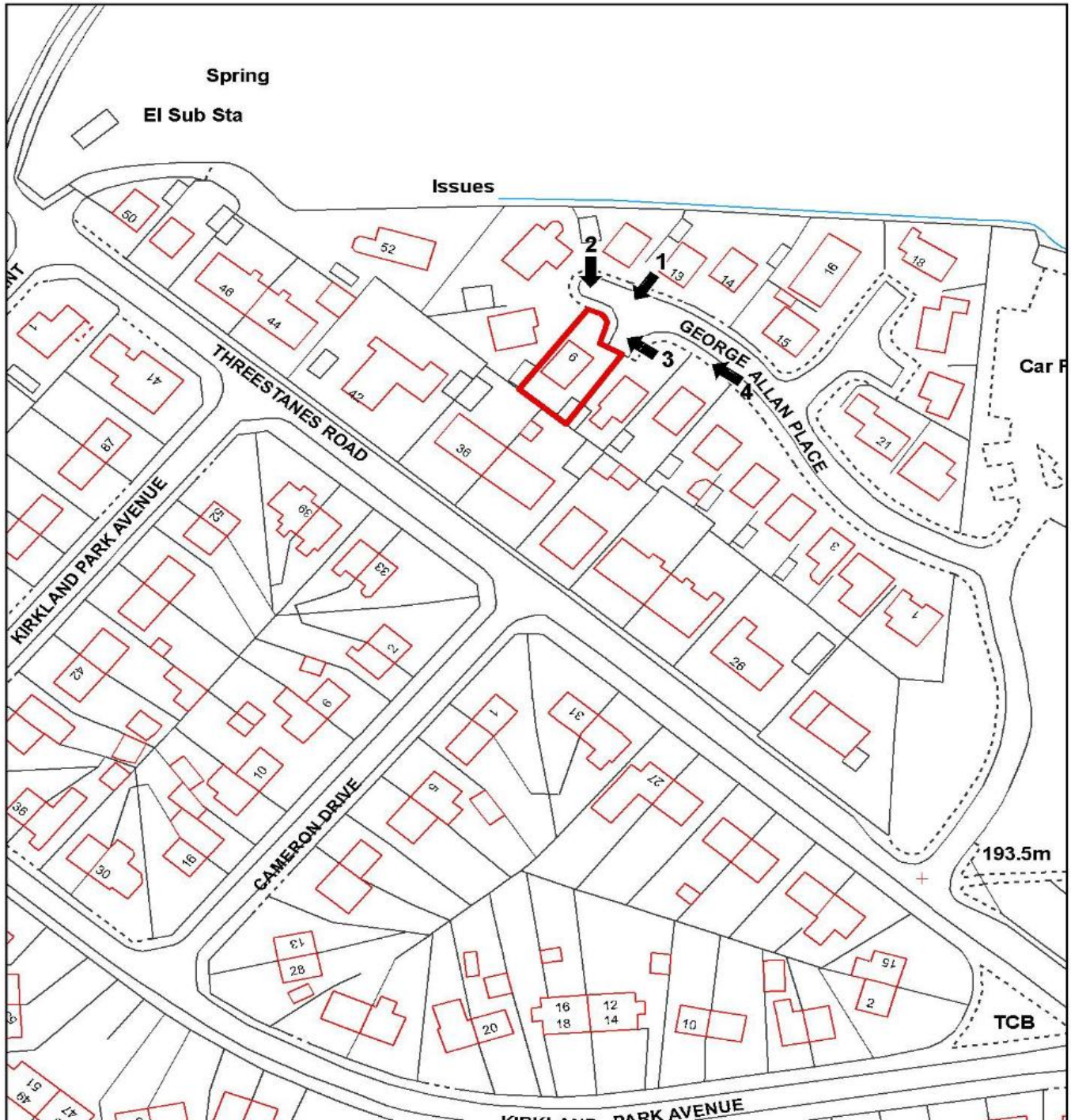


Photo 4 looking up the street to 9 George Allan Place taken from pavement outside 7 George Allan Place



Planning Review for application P/21/0959 George Allan Place, Strathaven
 Location of photographs

3c



This map indicates from where photographs were taken

-  Application site
-  Photograph viewpoints
-  Settlement Boundary

**Community and Enterprise Resources
 Planning and Economic Development**



Scale: 1:1,250

Date:

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Q:\Enterprise\Planning\Local Planning\PLRD Notice of Review Maps

Appendix 4

3d

Planning Decision Notice and Reasons for Refusal



3d

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

Scott Taylor
The Black Barn
Sidehead
Lesmahagow Road
Strathaven
ML10 6PB

Our Ref: P/21/0959
Your Ref:
If calling ask for: Evelyn-Ann Wilson
Date: 1 September 2021

Dear Sir/Madam

Proposal: Erection of front extension with associated alterations
Site address: 9 George Allan Place, Strathaven, ML10 6EH
Application no: P/21/0959

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 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 Evelyn-Ann Wilson on 01698 455059

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>

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

Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
Email evelyn-ann.wilson@southlanarkshire.gov.uk Phone: 01698 455059



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 Development

Enc:



Application no.
P/21/0959

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

To: **Mr Gordon Hope**

**9 George Allan Place,
Strathaven, ML10 6EH,**

Per: **Scott Taylor**

**The Black Barn, Sidehead,
Lesmahagow Road,
Strathaven, ML10 6PB,**

With reference to your application received on [20.05.2021](#) for planning permission under the above mentioned Act:

Description of proposed development:

[Erection of front extension with associated alterations](#)

Site location:

[9 George Allan Place, Strathaven, ML10 6EH](#)

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: 1st September 2021

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/21/0959

Reason(s) for refusal:

01. The proposal is contrary to Policies 3, 5 and DM2 of the adopted Local Development Plan 2 (2021) as the proposed extension projects beyond the existing forward building line and the projection of the extension at this location would detract from the established character of the surrounding built environment and adversely impact upon the established streetscape in the area. The proposal will therefore have a significant adverse impact upon visual amenity in the local area.

Reason(s) for decision

The proposal is contrary to Policies 3, 5 and DM2 of the adopted South Lanarkshire Local Development Plan 2 (2021) in that the size, scale and design of the proposed two storey front extension would not conform with the character of the area and that it would have a significant adverse impact upon visual amenity in the local area.

Notes to applicant

Application number: P/21/0959

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
EXISTING LOCATION PLAN AND SITE PLAN		Refused
PROPOSED LOCATION PLAN AND SITE PLAN		Refused
EXISTING PLANS AND ELEVATIONS		Refused
PROPOSED PLANS AND ELEVATIONS		Refused



COMMUNITY AND ENTERPRISE RESOURCES

EXECUTIVE DIRECTOR **Michael McGlynn**
Planning and Economic Development

Important notes

Town and Country Planning (Scotland) Act 1997

1. Compliance with conditions

Under the provisions of the Town and Country Planning (Scotland) Act 1997 (Section 145), failure to comply with any condition(s) imposed on any planning permission may result in the service by the Council of a "Breach of Condition Notice" requiring compliance with the said condition(s).

There is no right of appeal against such a Notice and failure to comply with the terms of the Notice within the specified time limit will constitute a summary offence, liable on summary conviction to a fine not exceeding £1000.

2. Procedure for appeal to the planning authority

- (a) If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997, within three months from the date of this notice. The notice of review should be addressed to:

Executive Director (Corporate Resources)
Council Headquarters
Almada Street
Hamilton
ML3 0AA

To obtain the appropriate forms:

Administrative Services at the above address.

Telephone: 01698 454108

E-mail: pauline.macrae@southlanarkshire.gov.uk

- (b) If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.
- (c)

Appendix 5

3e

Notice of Review (including Statement of Reasons for Requiring the Review) submitted by applicant Mr G Hope



For official use: NOR/ ___ / ___ / ___
Date received by PLRB: ___ / ___ / ___

Notice of Review

Under Section 43A(8) of The Town and Country Planning (Scotland) Act 1997 (as amended) in respect of decisions on local developments
The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013
The Town and Country Planning (Appeals) (Scotland) Regulations 2013

This notice requires to be served on the Planning Authority within 3 months of the date of the decision notice or from the date of expiry of the period allowed for determining the application which is set as 2 months following the validation date of the application

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your Notice of Review.

Please complete in BLOCK CAPITALS

Applicant(s)	Agent (if any)
Name: Mr Gordon Hope	Name: Mr Scott Taylor
Address: 9 George Allan Place Strathaven ML10 6EH	Address: The Black Barn Sidehead Lesmahagow Road Strathaven
Postcode:	Postcode: ML10 6PB
Contact Telephone 1: [REDACTED]	Contact Telephone 1: [REDACTED]
Contact Telephone 2:	Contact Telephone 2:
Fax No:	Fax No:
E-mail*: [REDACTED]	E-mail*: [REDACTED]

[REDACTED] this box to confirm that all contact should be through this representative:

* Do you agree to correspondence regarding your review being sent by e-mail? Yes No

Application reference number: [] P / [2] [1] / [0] [9] [5] [9]

Site address: 9 George Allan Place, Strathaven, ML10 6EH

Description of proposed development: Erection of front extension with associated alterations

Validation date of application: 15 June 2021 Date of decision (if any): 1 September 2021

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for requesting review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

In cases where the Planning Local Review Body considers that it has sufficient information, including the Notice of Review, the decision notice, report of handling and any further representations from interested parties, it may, under Regulation 12, proceed to determine the review. It is anticipated that the majority of cases the Planning Local Review Body deals with will fall into this category.

The Planning Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable it to determine the review. Further information may be required by one or a combination of procedures, such as written submissions, the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Although the Planning Local Review Body will decide on the procedure to be used to determine your review, you can indicate what procedure (or combination of procedures) you consider most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Planning Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement of reasons for requiring the review

You must state, in full, why you are requesting a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is, therefore, essential that you submit with your Notice of Review all necessary information and evidence that you rely on and wish the Planning Local Review Body to consider as part of the review.

If the Planning Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your Notice of Review and all matters you wish to raise. If necessary, this statement can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

In relation to the **Reason(s) for refusal**

(a) I do not believe full consideration to the current proposal has been undertaken. I therefore would like to request a site visit in order to illustrate the comparison between the existing building line within the street scape and the little to no impact the proposal would have.

(b) Contrary to the statement - 'a significant adverse impact upon visual amenity in the local area' I would also like to point out that the proposed extension would not obscure the existing view from any of the surrounding properties within the street. Again, I do not believe the true impact on the street scape has been considered accurately.

In relation to the **Reason(s) for decision**

(a)The response notes 'a proposed two storey extension'. The submitted documents clearly note a single storey extension – 1 No floor plan only, with the proposed ridge and eaves lining through with the existing. This statement leads me again to question – have the drawings been reviewed correctly and responded to with a well-considered / measured response?

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.



List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your Notice of Review and intend to rely on in support of your review.

The following list notes the originally submitted documents.
 XX-XX-DR-A-7060-0030_Existing Location Plan & Site Plan
 XX-XX-DR-A-7060-0040_Existing Plans & Elevations
 XX-XX-DR-A-7060-0050_Proposed Location Plan & Site Plan
 XX-XX-DR-A-7060-0060_Proposed Plans & Elevations

Note: A copy of the Notice of Review, the review documents and any notice of the procedure of the review will be made available for inspection by prior appointment (Phone: 08457 406080) at the office of Planning and Building Standards Services, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB until such time as the review is determined. It may also be made available on the Council's website.

Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- 2 copies** of all documents, materials and evidence which you intend to rely on (eg planning application form, plans and drawings, decision notice or other documents) which are now the subject of this review.

Note. Where the review relates to a further application, eg renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed: Date: 1st October 2021

This form and 2 copies of all supporting documents should be sent to:-

**Planning and Building Standards Services
 Community and Enterprise Resources, Montrose House, 154 Montrose Crescent,
 Hamilton ML3 6LB**

Email: planning@southlanarkshire.gov.uk

Phone: 08457 406080

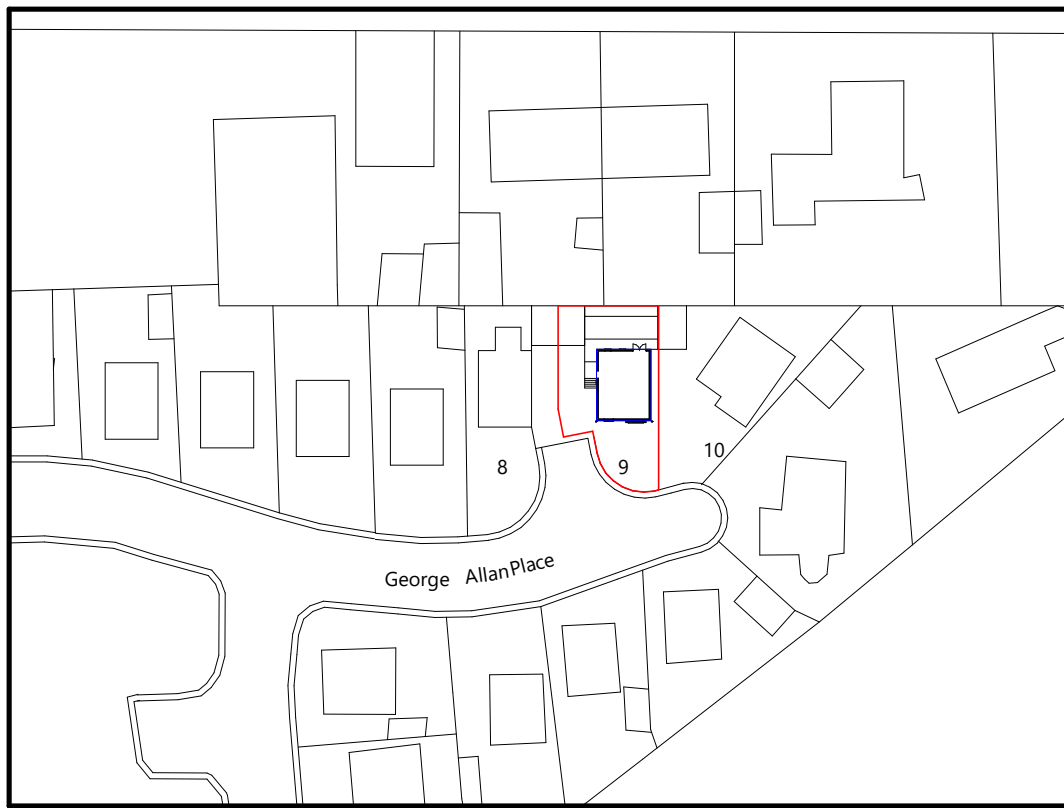
For more information or if you want this information in a different format or language, please phone 01698 455379 or send email to planning@southlanarkshire.gov.uk

Notice of Review Form

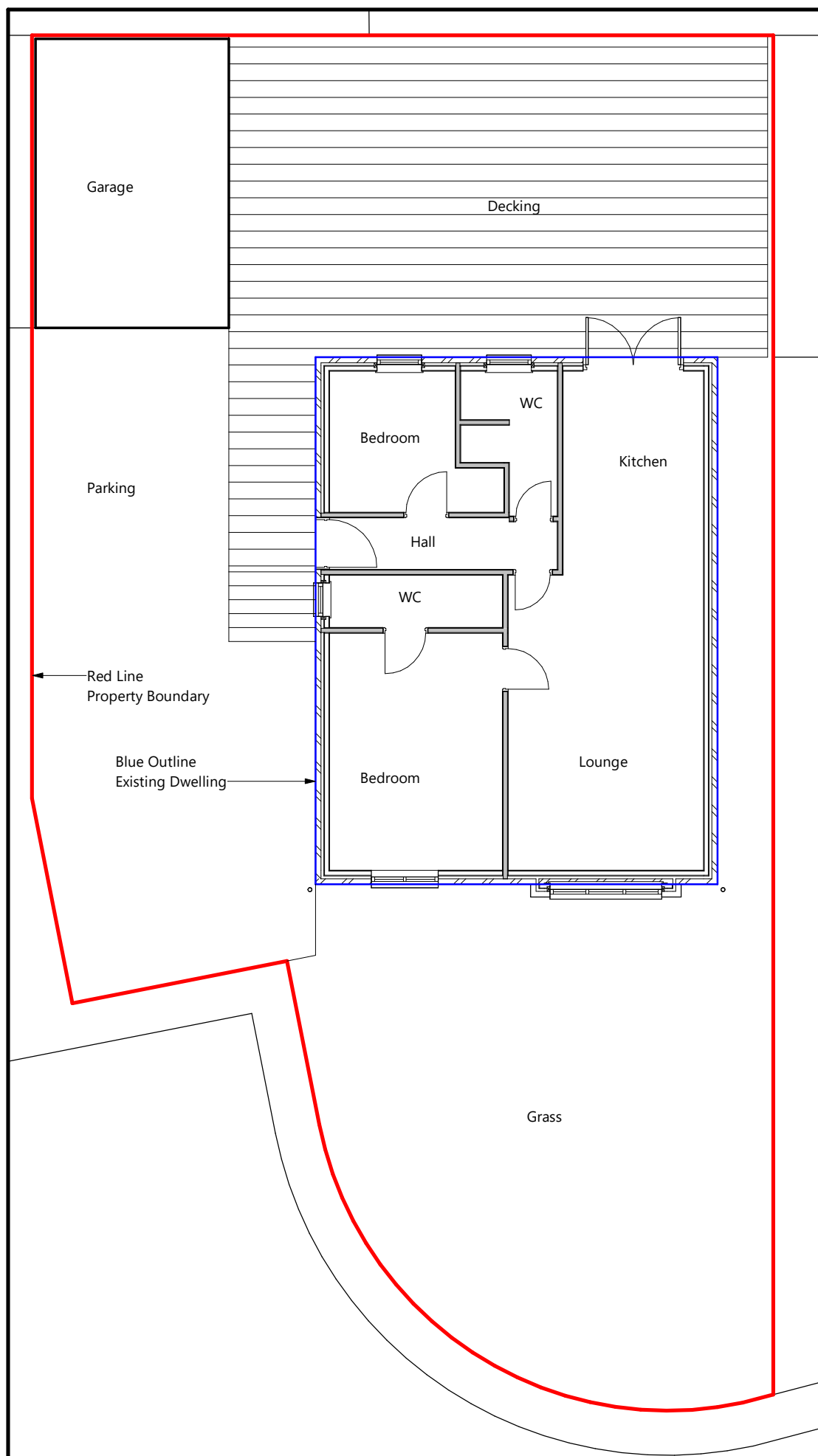
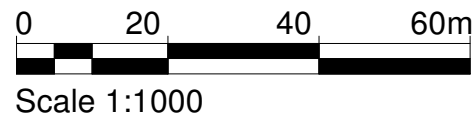
For official use
Date stamp)

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All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

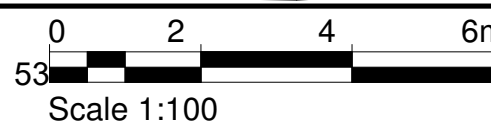
CDM:
Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of "The Construction (Design and Management) Regulations 2015" and the associated "Industry Guidance for Designers"



Location Plan
Scale - 1 : 1000



Site Plan
Scale - 1 : 100



Rev	Description	Dr'n	Chk'd	Date
1	Site boundary update in red. Site plan updated to show existing parking and names/uses of the rooms.	GD	ST	050621

architecture • interior design • planning • urban design

Client
Mr & Mrs Hope

Project
9 George Allan Place
Strathaven
ML10 6EH

Drawing
Existing
Location Plan & Site Plan

Project No.
P012020

Drawing No. DRG-XX-XX-DR-A-7060-0030 Rev 1

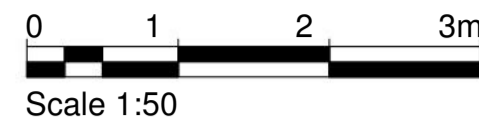
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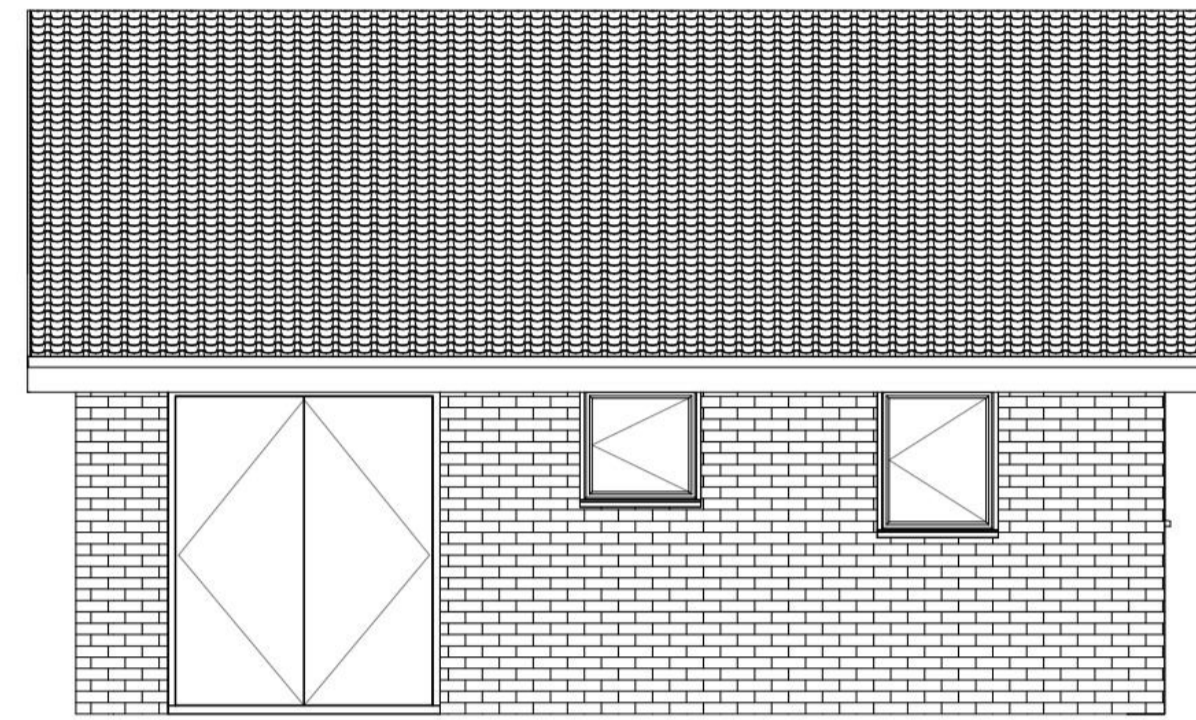
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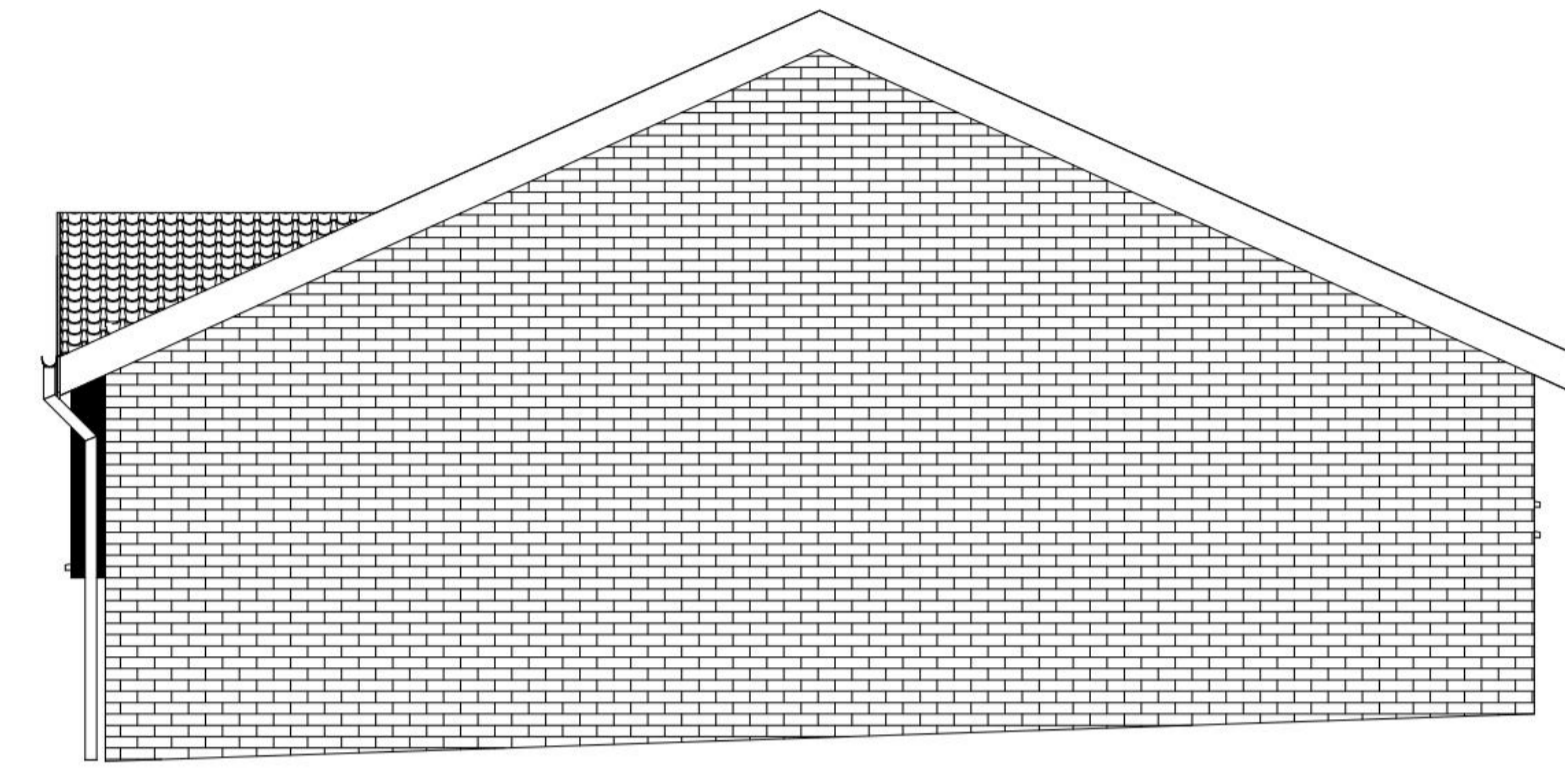
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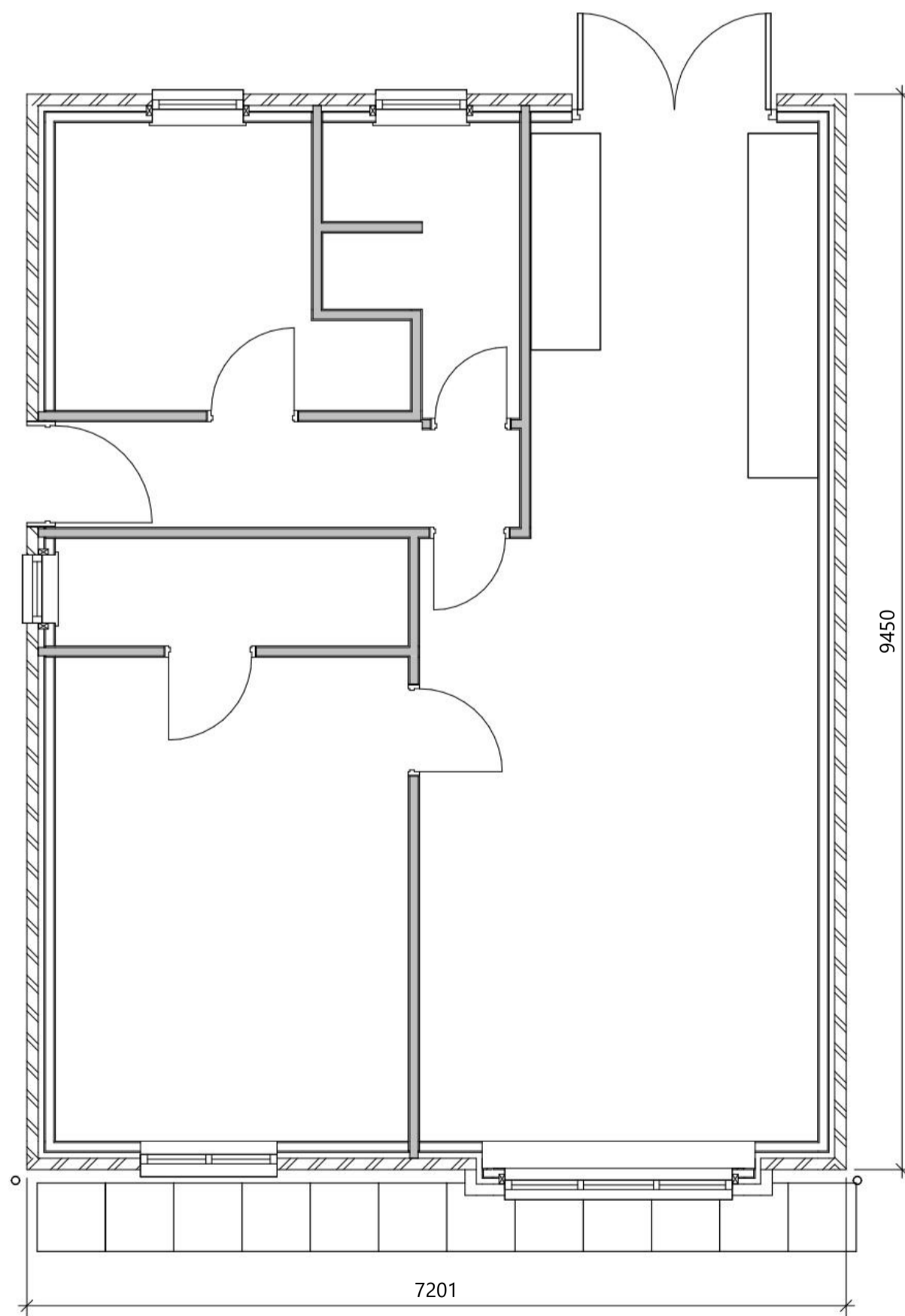
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Scale - 1 : 50



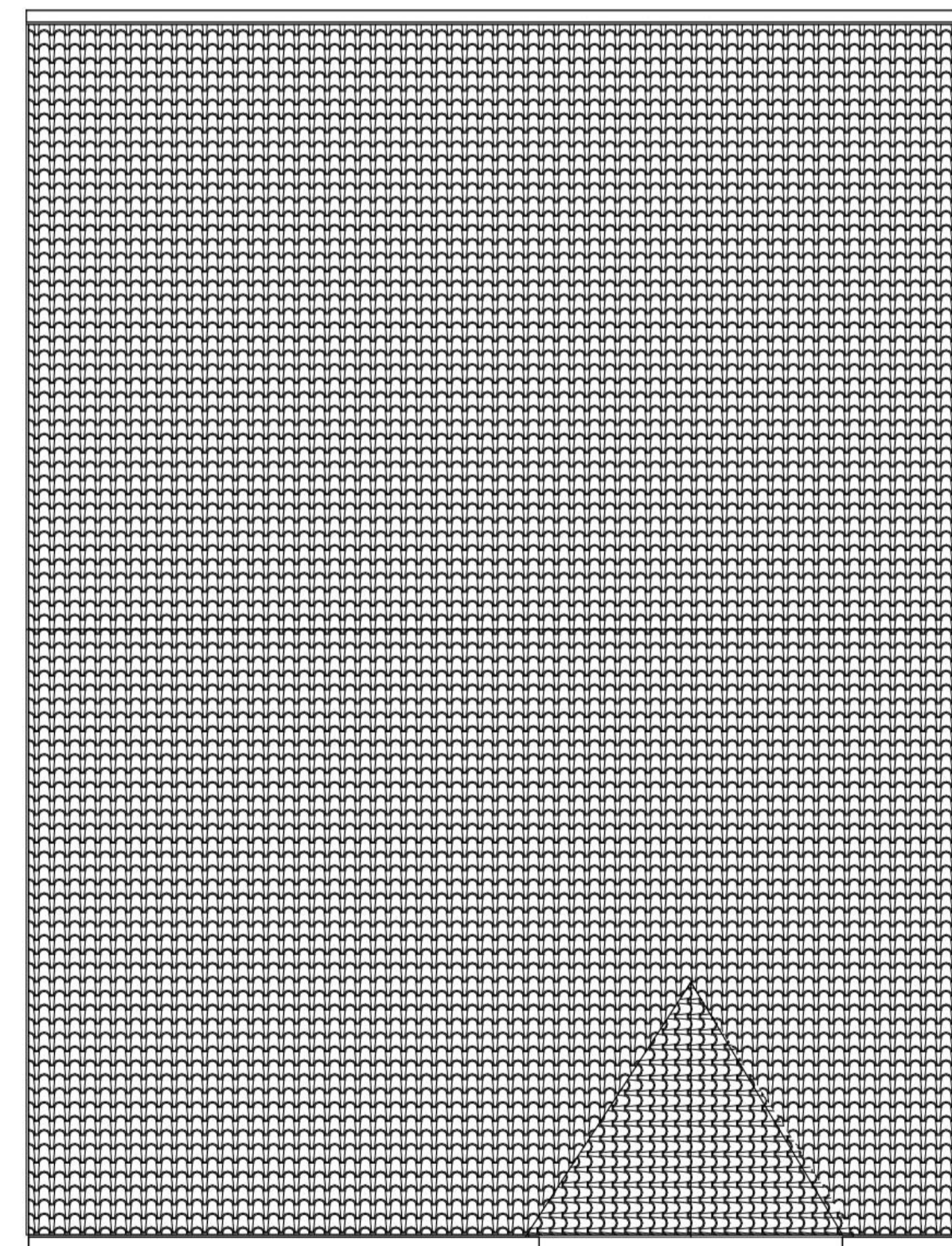
Rear Elevation
Scale - 1 : 50



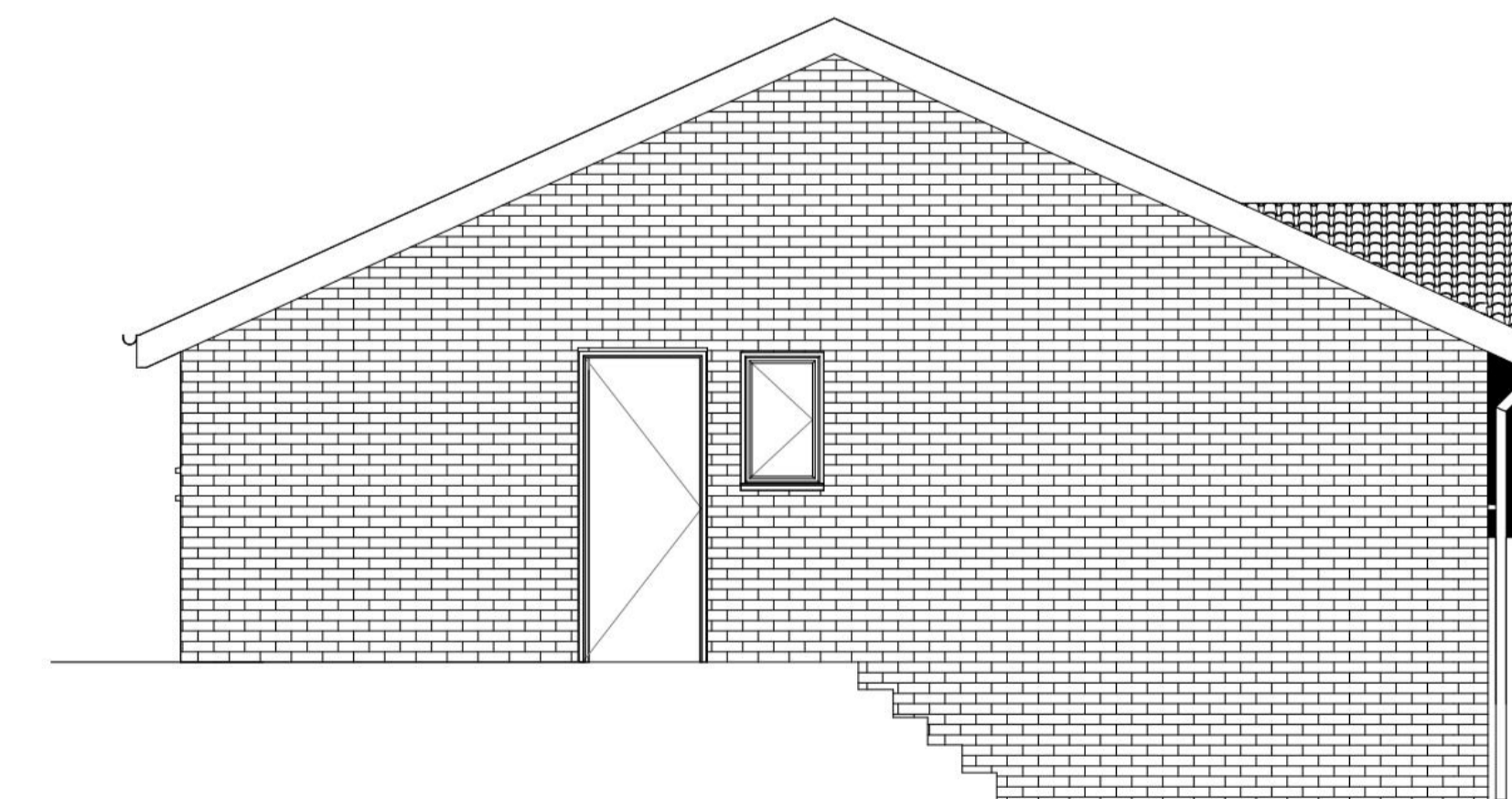
Right Side Elevation
Scale - 1 : 50



Ground Floor Plan
Scale - 1 : 50



Roof Plan
Scale - 1 : 50



Left Side Elevation
Scale - 1 : 50

Rev	Description	Dr'n	CHK'd	Date

Client

Mr & Mrs Hope

Project
9 George Allan Place
Strathaven
ML10 6EH

Drawing
Existing Plans & Elevations

Project No.
P012020

Drawing No.
DRG-XX-XX-DR-A-7060-0040

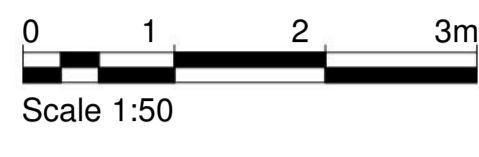
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Date • 01/05/21

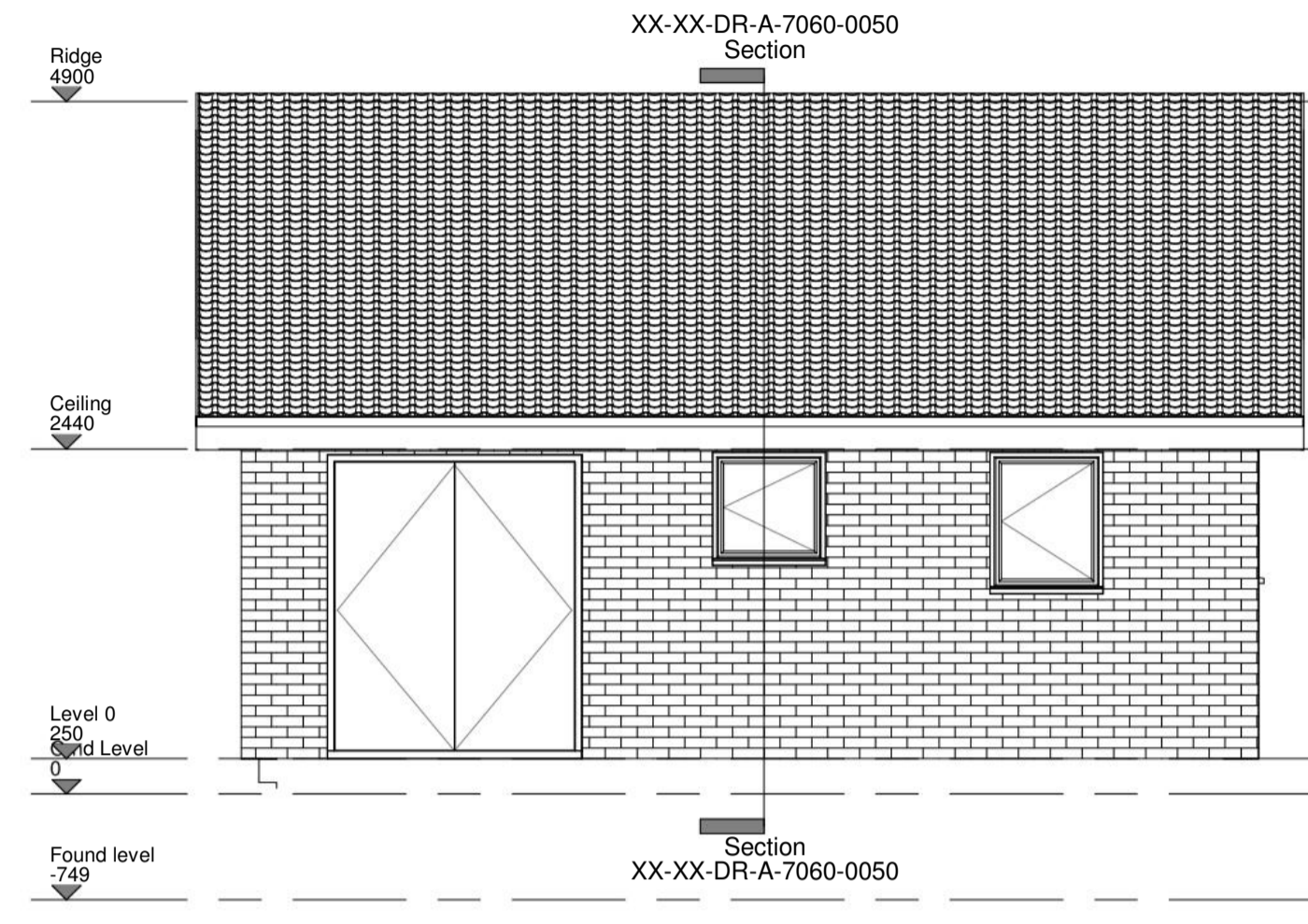
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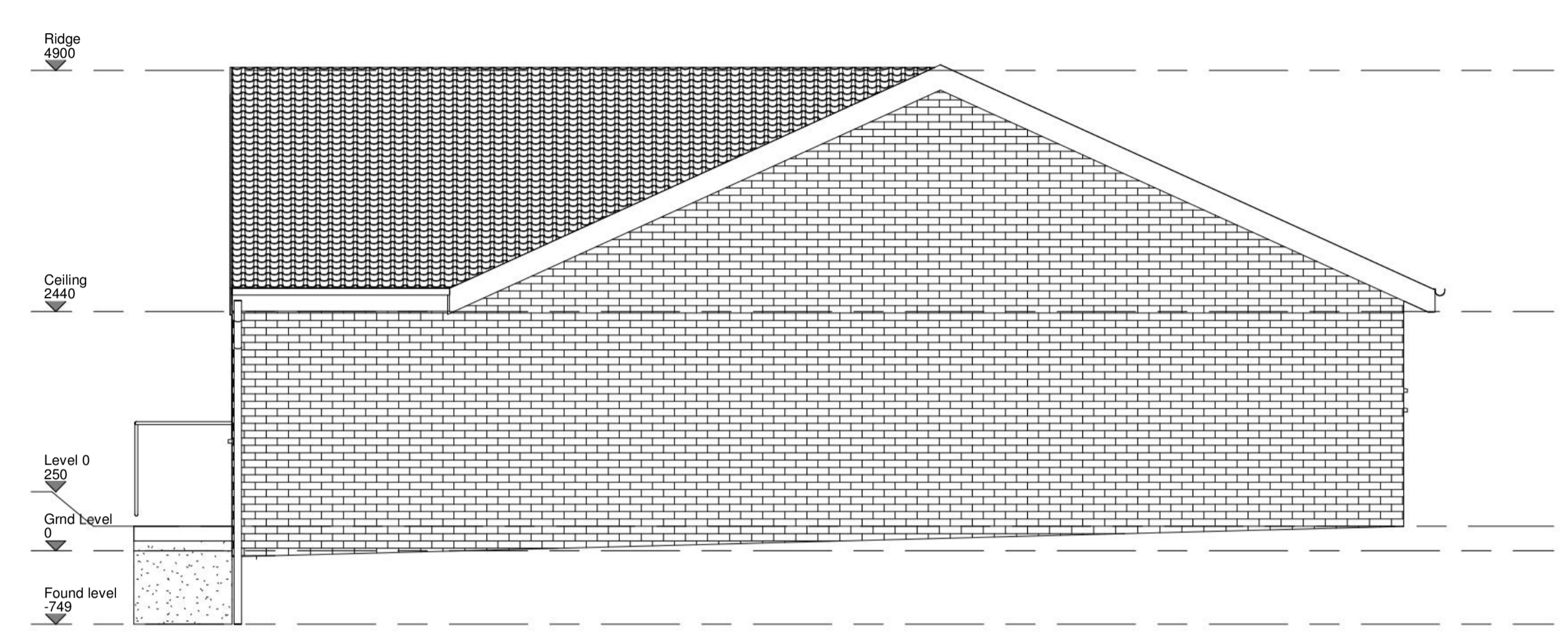
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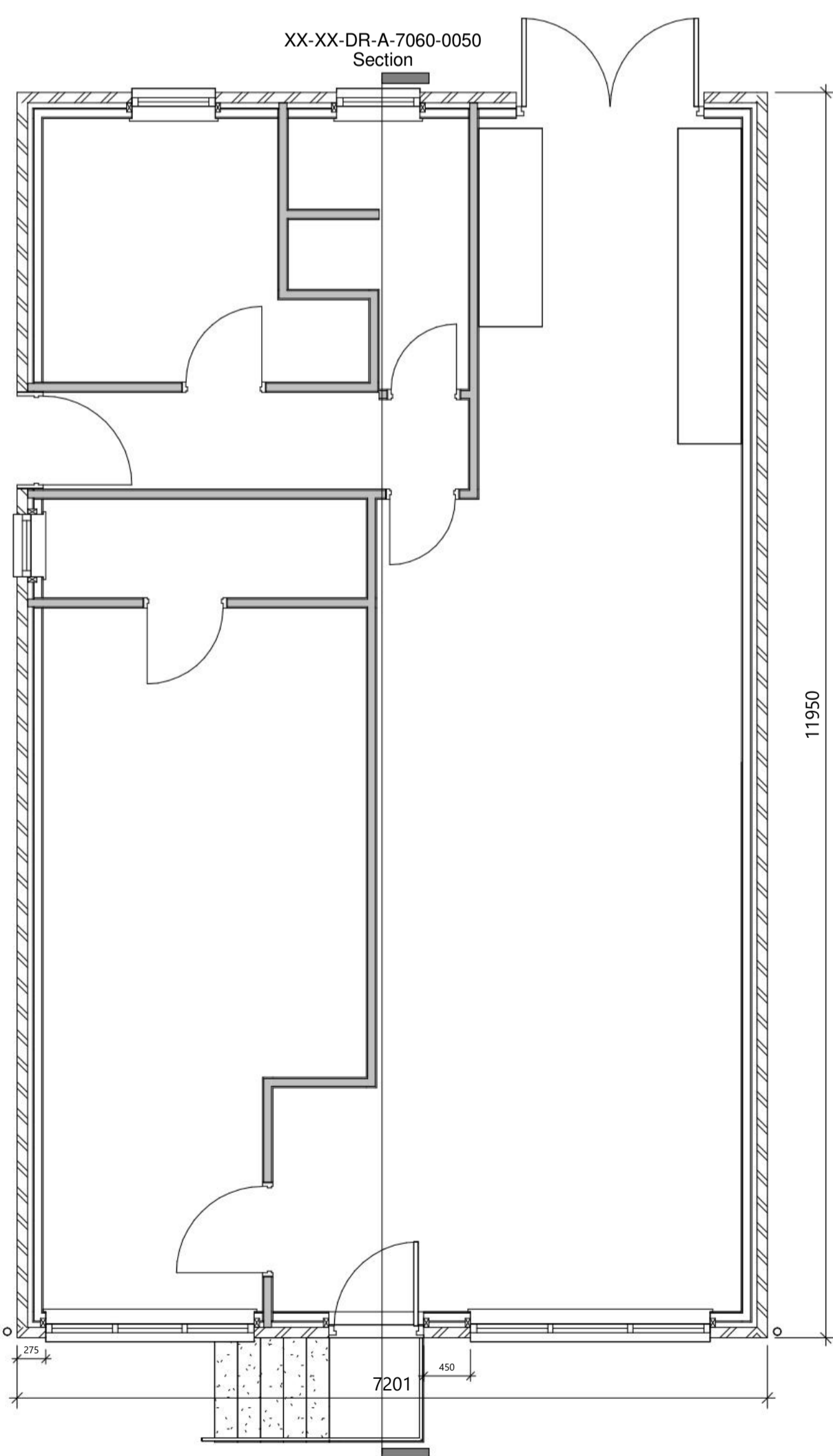
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Front Elevation
Scale - 1 : 50



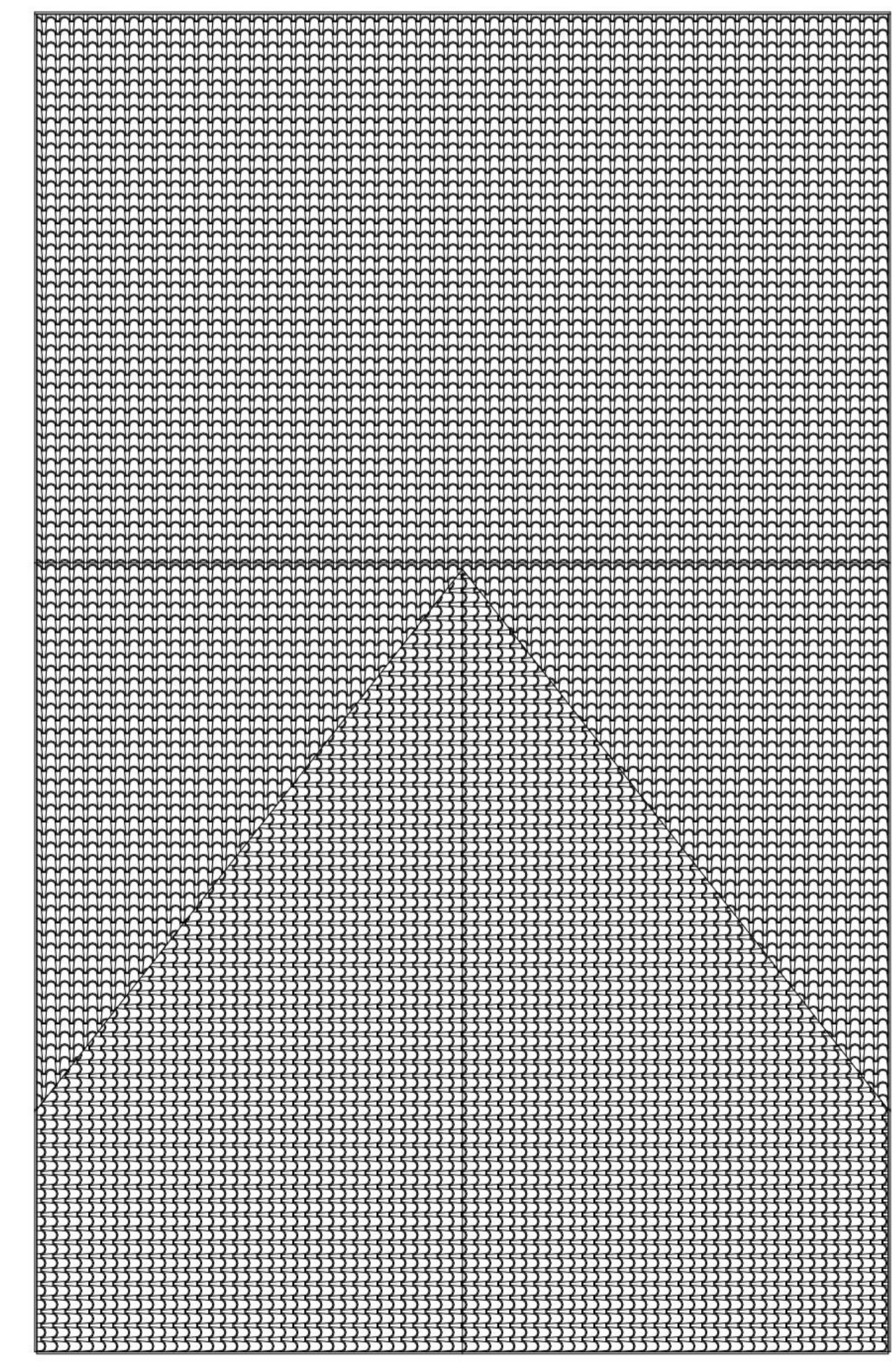
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Rear Elevation
Scale - 1 : 50



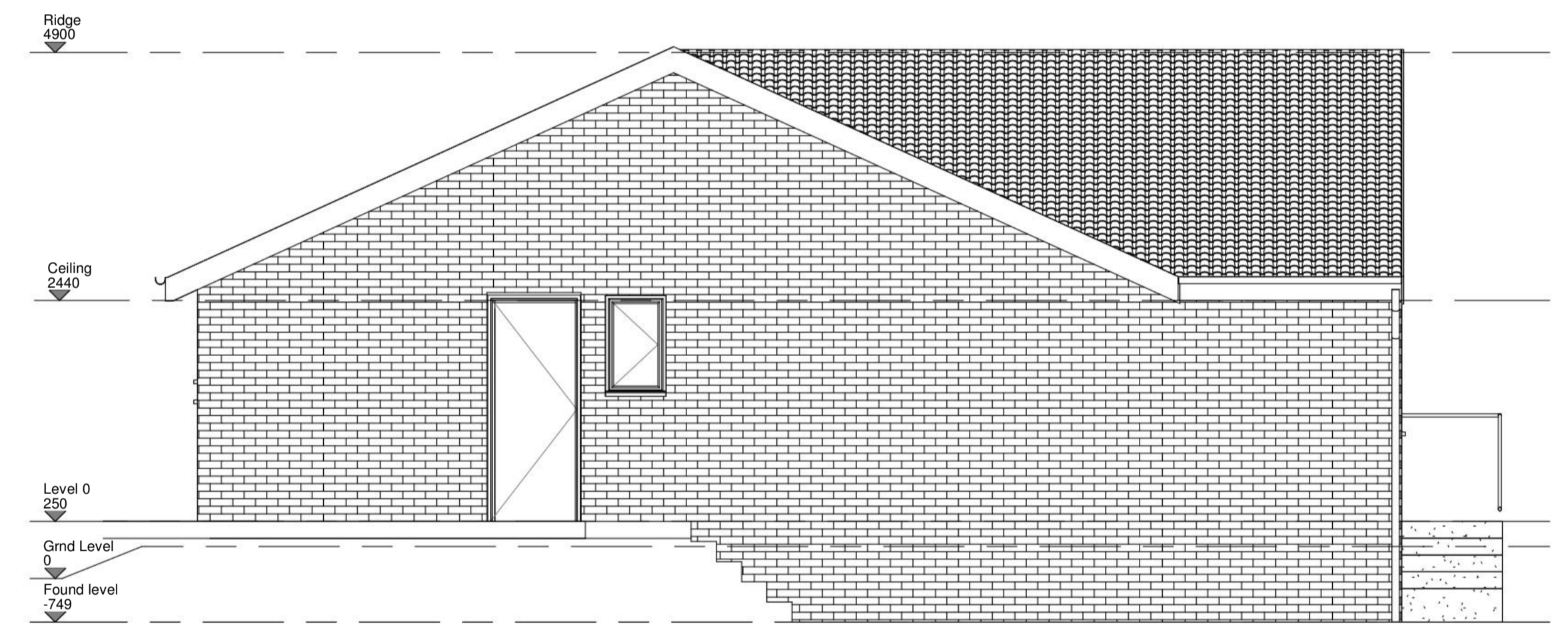
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Right Side Elevation
Scale - 1 : 50



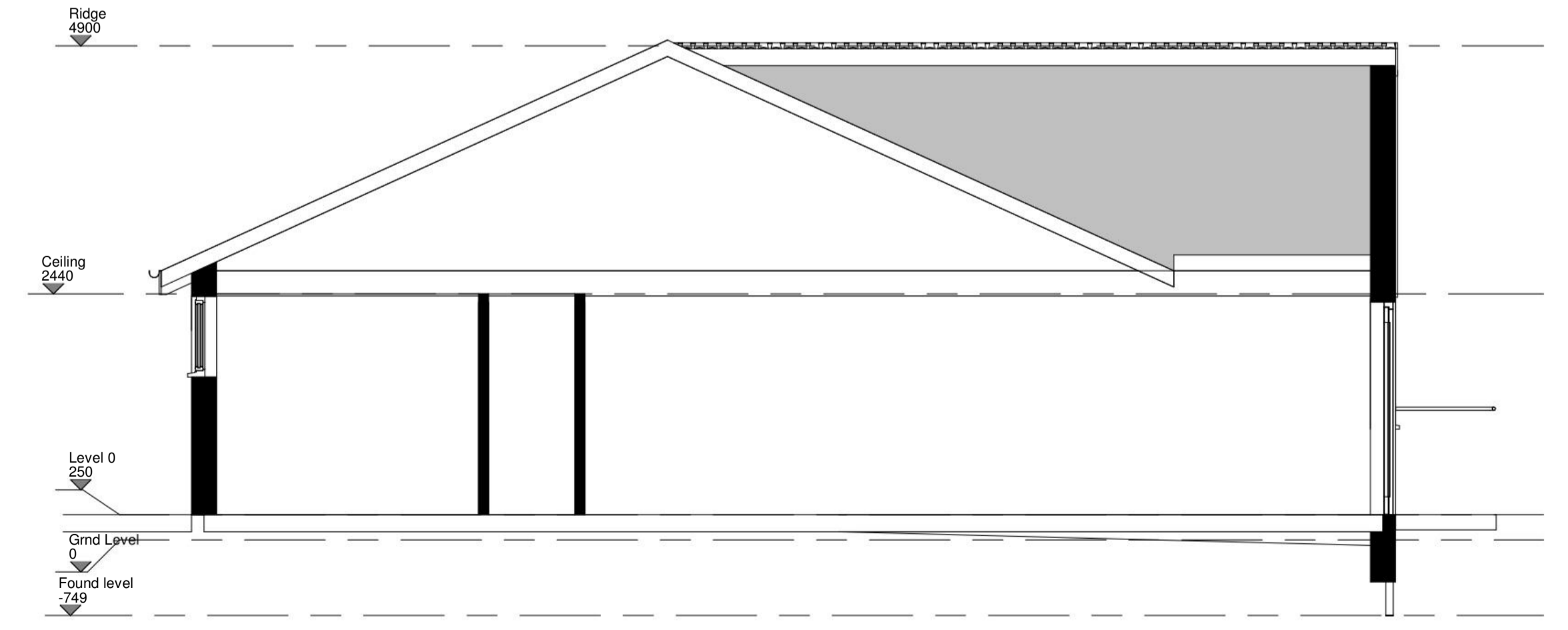
Section XX-XX-DR-A-7060-0050
Ground Floor Plan
Scale - 1 : 50



Roof Plan
Scale - 1 : 50



Section XX-XX-DR-A-7060-0050
Left Side Elevation
Scale - 1 : 50



Section XX-XX-DR-A-7060-0050
Section
Scale - 1 : 50

Rev	Description	D/n	CHK'd	Date

Architect: • interior design • architects • urban design

Client
Mr & Mrs Hope

Project
**9 George Allan Place
Strathaven
ML10 6EH**

Drawing
Proposed Plans & Elevations

Project No.
P012020

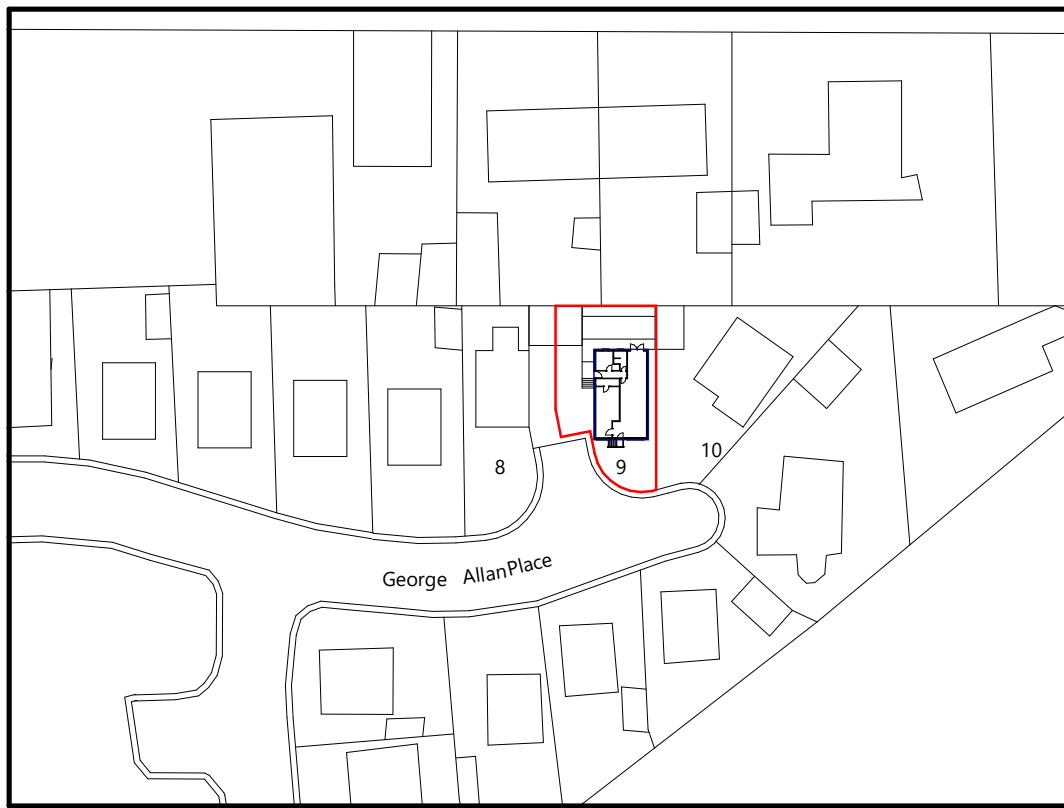
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Status
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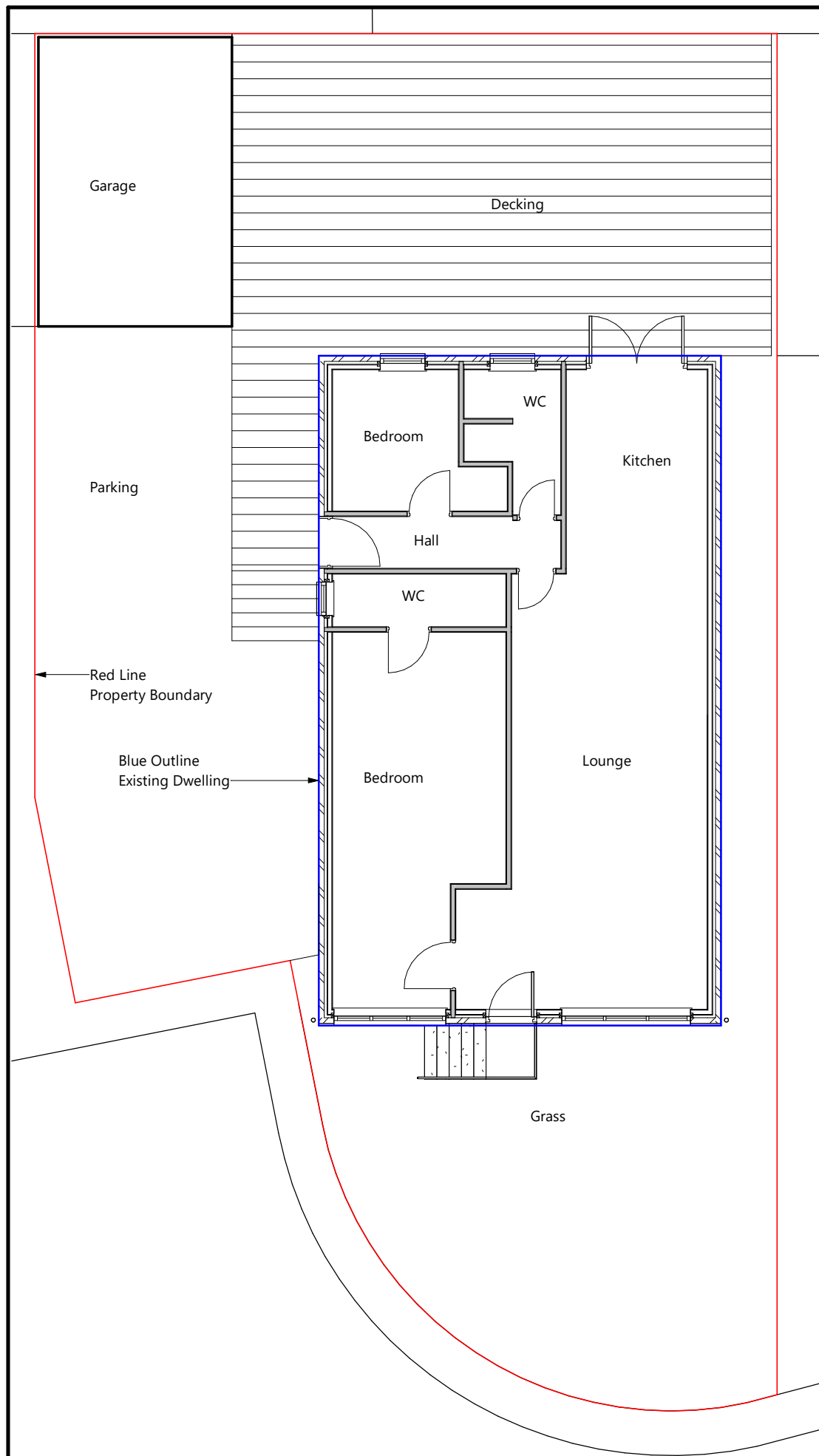
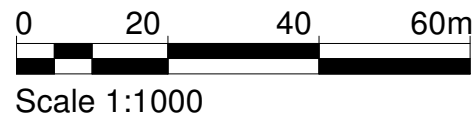
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All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

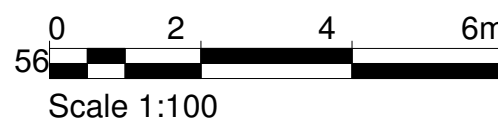
CDM:
Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of "The Construction (Design and Management) Regulations 2015" and the associated "Industry Guidance for Designers"



Location Plan
Scale - 1 : 1000



Site Plan
Scale - 1 : 100



Rev	Description	Dr'n	Chk'd	Date
1	Site boundary update in red. Site plan updated to show existing parking and names/uses of the rooms. Drawing number revised to co-ordinate with drawing series.	ST	GH	050621

architecture • interior design • planning • urban design

Client
Mr & Mrs Hope

Project
**9 George Allan Place
Strathaven
ML10 6EH**

Drawing
**Proposed
Location Plan & Site Plan**

Project No.
P012020

Drawing No. **DRG-XX-XX-DR-A-7060-0050** Rev **1**

Status
Planning

Created • ST Checked • GH
Date • 25/07/20 Scale • As indicated

Printed on : 05/06/2021 10:27:10
From file :

Appendix 6

3f

Further Representation

Further Representation From

- ◆ Statement of Observations from Planning Officer on Applicant's Notice of Review

Planning Application No. P/21/0959

Erection of front extension with associated alterations

1.0 Planning Background

1.1 A planning application was submitted by Mr Gordon Hope to South Lanarkshire Council on 25 May 2021 seeking permission for the erection of a front extension with associated alterations. The application was validated on 10 June 2021. After due consideration in terms of the Local Development Plan and all other material planning considerations, the application was refused by the Council under delegated powers on 1 September 2021. The report of handling explains the decision and the reasons for refusal are listed in the decision notice. These documents are available elsewhere in the papers.

2 Assessment against the development plan and other relevant policies

2.1 Section 25 of the Town and Country Planning (Scotland) Act 1997, as amended requires that an application for planning permission is determined in accordance with the development plan unless material considerations indicate otherwise.

2.2 The development plan comprises the South Lanarkshire Local Development Plan 2 (2021). The site was identified as being located within the General Urban Area/Settlement where Policy 3 applies. The main requirement of this policy is that any proposal must relate appropriately with its surroundings in terms of scale, massing, materials and intensity of use.

2.3 Policy 5 - Development Management and Placemaking is relevant to the assessment of this proposal, as it is to all planning applications. The policy states that all development proposals will require to take account of and be integrated with the local context and built form. Policy DM2 specifically relates to House Extensions and Alterations. The policy states that extensions should

not dominate or overwhelm the existing dwelling or street scene in terms of size or scale.

2.4 In addition to the above policies, the guidance contained with the Development Management, Placemaking and Design Supplementary Guidance (2015) remains a material consideration in the assessment of applications for house extensions and alterations. Specifically on porches and front extensions, the guidance states that;

- It is preferable that a front porch or extension should not project more than two metres beyond the front elevation of the house unless it can be shown that a greater degree of projection would not look out of place or form an intrusive feature in the street.
- The porch should be in proportion to the size of the house and its height should relate to the front door height.
- The roof of the porch or extension should be pitched or sympathetic to the style of the existing house.
- The porch or extension should be finished in materials that match or are compatible with the existing house.
- It may be appropriate to design the porch to match one already adjacent; if possible, where properties have adjoining front doors, it would be beneficial to match porches

2.5 The proposal failed to comply with Policies 3, 5 and DM2 of the adopted Local Development Plan 2, for the reasons set out in the report of handling associated with the application. The proposed extension is near the neighbouring property to the east (number 10), and it is considered that it would have an adverse impact upon the neighbouring properties because of its position and scale in relation to the neighbour's front elevation. The street and, in particular, the immediate properties either side of the site have an open aspect onto the streetscape. As a result, the extension would introduce a sense of enclosure due to the proposed projection and increase of roof height.

3 Observations on applicants Notice of Review

3.1 Through their agent, the applicant has submitted a statement to support their review. This was submitted partly to respond to the matters raised in the Officer Report. The grounds are summarised below:

- (a) **Full consideration of the proposal has not been undertaken. A site visit should be undertaken to illustrate the comparison between the existing building line with the street scape and the little impact it would have.**

Response: A full consideration of the proposal was taken prior to the decision of the original application being made. This included a site visit and an assessment against the properties in the locality, including those immediately to each side of the site.

- (b) **Contrary to the statement ‘a significant adverse impact upon visual amenity in the local area’ in the Report of Handling, it should be clarified that the proposed extension would not obscure the existing view of any surrounding properties on the street. The true impact on the street scape has not been considered accurately.**

Response: The statement quoted from the Report of Handling above, does not relate to loss of view. Loss of view is not a material planning consideration. The quote relates to how the visual impact of the extension, when viewed together with the existing properties on the street, will be detrimental to the street scape. Again, the Planning Service has fully assessed the proposal against all the relevant policies in the local development plan.

- (c) **In the Reason for Decision paragraph, the summary refers to a ‘proposed two storey extension. This statement suggests that the drawings have not been reviewed correctly and responded to with a well-considered response.**

Response: This sentence was typed in error, and it is clear from the rest of the Report of Handling and the summary of the proposal by the

case officer, that a two-storey extension is not proposed. The reason for refusal also does not refer to a two-storey extension. The reasons for refusal were that the extension projects beyond the established building line of the street and that the proposal would detract from the streetscape.

4 Conclusions

- 4.1 In summary, the proposed development does not accord with the provisions of the adopted South Lanarkshire Local Development Plan 2 in relation to house extensions, development management and development in the general urban area/settlement. In addition, there are no material considerations which outweigh the provisions of the development plan. It is therefore respectfully requested that the Review Body uphold the decision to refuse detailed planning permission for the proposed development.