

	<h1>Report</h1>	<b>Agenda Item</b>  <h2>5</h2>
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Report to: **Planning Committee**  
 Date of Meeting: **5 October 2010**  
 Report by: **Executive Director (Enterprise Resources)**

Application No      EK/10/0151  
 Planning Proposal:    Demolition of Existing Dwellinghouse and Erection of 4 no. 3 Bed Flats

## 1 Summary Application Information

- Application Type :      Detailed Planning Application
- Applicant :              Mr Steven Noon
- Location :                51 Colinhill Road  
Strathaven

## 2 Recommendation(s)

### 2.1 The Committee is asked to approve the following recommendation(s):-

- (1)      Grant detailed planning permission (based on conditions attached)

### 2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

## 3 Other Information

- ◆ Applicant's Agent:      DTA Chartered Architects
- ◆ Council Area/Ward:      05 Avondale and Stonehouse
- ◆ Policy Reference(s):    **South Lanarkshire Local Plan (Adopted 2009)**  
 Policy RES6: Residential land use  
 Policy ENV11: Design Quality  
 Policy ENV21: European Protected Species  
 Policy ENV24: Listed Buildings  
 Policy ENV30: New Development Design  
 Policy ENV31: New Housing Development  
 Policy DM1: Development Management  
 DM9: Demolition and Redevelopment for Residential Use

- ◆ Representation(s):
  - ▶      30      Objection Letters
  - ▶      0      Support Letters
  - ▶      0      Comments Letters
- ◆ Consultation(s):

Environmental Services

Scottish Water

Roads and Transportation Services (East Kilbride Area)

Strathaven Community Council

Conservation Officer

## Planning Application Report

### 1 Application Site

- 1.1 This application site lies within Strathaven, at the western edge of Colinhill Road. The site extends to 1130 square metres (0.113 hectares) and consists of a single storey dwellinghouse and associated car parking and garden. The site is bordered by residential properties to the south, east and west. Immediately to the north of the site is Colinhill Road with further residential properties beyond. The site includes several bushes/small trees, predominately to the southern and western boundaries. Lauder Hall, a large B listed property in extensive grounds is found to the west of the site. The existing dwellinghouse on site is of modern construction with materials of roughcast, concrete tiles and upvc windows.

### 2 Proposal(s)

- 2.1 Planning permission is sought for the demolition of the existing house and erection of four flatted dwelling units, associated parking and turning, amenity space and landscaping. The footprint of the existing bungalow is approximately 136 square metres and the proposed footprint is approximately 331 square metres. The submitted plans show the proposed flats set back approximately 8.3 metres from the footway on Colinhill Road, vehicle access to the east of the site and parking positioned to the side (eastern boundary). A one metre wide strip of landscaping has been provided between the proposed parking area on both the eastern and southern boundaries. Amenity space has been provided to the south and west of the proposed building. The building is two-storey in height, although the style to the front is one and a half storey, with dormer windows at eaves height. The frontage is also varied in terms of materials, set backs and roofline.
- 2.2 The applicant submitted a bat survey with the application. No evidence was found of bats using the building or surrounding trees.

### 3 Background

#### 3.1 Local Plan Status

The site is located within the residential area of Strathaven in the adopted South Lanarkshire Local Plan, covered by Policy RES6. Policies ENV11 Design Quality, ENV24 Listed Buildings, ENV30 New Development Design, ENV31 New Housing Development, DM1 Development Management and DM9 Demolition and Redevelopment for Residential Use are also relevant.

#### 3.2 Planning History

Planning application EK/09/0205 was submitted on 15 June 2009 for demolition of the existing dwelling house and erection of four flatted dwellings with associated car parking (Outline). This application has not been determined.

### 4 Consultation(s)

- 4.1 **Environmental Services** – have no objections, subject to the imposition of standard conditions and informatives.  
**Response:** Noted. Conditions and informatives can be added to any consent issued.
- 4.2 **Scottish Water** – have no objections.  
**Response:** Noted.
- 4.3 **Roads and Transportation Services (East Kilbride)** – have no objections, subject to the imposition of conditions.  
**Response:** Noted. Conditions can be added to any consent issued.

- 4.4 **Strathaven Community Council** - have objected for the following reasons: (1) a block of flats would be out of character with surrounding area; (2) there are no other flats in the wider area; (3) the proposal is over development and the car parking would be an eyesore; (4) the development would adversely affect the setting of Lauder Ha; (5) it would set an undesirable precedent.

**Response:** Point (1) is addressed below at paragraph 5.1 a). Points (2) and (3). The principle of a different form of housing in this area is acceptable in planning policy terms, subject to detailed assessment. It is acknowledged that the proposed footprint is larger than the existing footprint, however, it is considered that the plot can accommodate a larger development in principle, without an adverse impact on the street scene. The proposed car parking is to be located solely on the side (eastern) boundary of the site. It is considered that this is a suitable location that will not detract from visual amenity. Point 4 is addressed below in paragraph 5.1 f). Point (5) is addressed below in paragraph 5.1 c). The issues raised by the Community Council are also considered in detail in section 6 below.

- 4.5 **Conservation Officer** – has assessed the proposal in terms of its impact on the setting of Lauder Ha'. The B-listed building is well screened from the public road and the setting of Lauder Ha' will not be adversely affected by the proposal.

**Response:** Noted

## **5 Representation(s)**

- 5.1 Following the statutory neighbour notification process 30 letters of objection were received. The content of the letters is summarised as follows:

- a) **The development would result in a large building that would dominate nearby buildings in terms of scale, mass and height. It would be out of context with the surrounding area and represent gross over-development of area which consists of semi-detached and detached house with generous green areas.**

**Response:** The surrounding area already has a fairly varied pattern of house styles and plot sizes. As such, it is considered that there is not a strong, definable design character to the area. The application site is considered to be sufficiently large to accommodate a building of this type, without adversely impacting on the street scene. The building would be set back over 8 metres from the pavement edge and positioned off both side boundaries by approximately 8 metres at the front building line. As such, it is considered that the building will not dominate this plot to the detriment of the surrounding area. Furthermore, the variation to the roofline, materials and frontage depth all help to break up the mass of the building, which therefore lessens its visual impact. The fact that the building will be larger than many of the surrounding properties is not considered to be a sufficient reason to merit refusal of this application.

- b) **The proposal would occupy a significantly larger footprint than the existing building (250% greater) and the majority of adjacent dwellings. The proposed development shows a frontage of 27 metres, which far exceeds the 14 metres of the existing dwelling. The proportion of hard to soft landscaping is poor compared to adjacent house plots.**

**Response:** It is acknowledged that the proposed footprint is significantly larger than the existing footprint, however, as described in point a) above, it is considered that the plot can accommodate a larger development in principle, without an adverse impact on the street scene. The amount of soft landscaping visible on the public elevation is still considerable and this aspect is considered acceptable, taking into account the local context.

- c) **The development, if approved, would set an undesirable precedent for similar proposals, which would harm ambience of local area.**

**Response:** Each planning application is decided on its individual merits.

- d) **There is a blind spot at junction of Kirkhill Road and Colinhill Road, which would be aggravated by the extra traffic generated. In addition, it will increase the risk of accidents at a narrow corner, adjacent to site entrance of Lauder Hall.**

**Response:** It is considered that the extra number of vehicle movements that would be generated by this development is not sufficient to merit upgrading of the junction at Kirkhill Road/Colinhill Road. The Roads and Transportation Service has not objected to the application in relation to road safety.

- e) **The character of the area would be affected due to removal of trees and a large reduction in green space.**

**Response:** The proposal has been set back in the plot in order to match the character of this part of Colinhill Road, leaving a considerable area of green space to the front of the building. It is acknowledged that some vegetation (predominately bushes) will be removed to accommodate the development, however no mature trees will be lost and therefore the impact on the character of the area will be minimal. A landscaping condition will be imposed on any planning approval to ensure that an appropriate landscape setting is achieved.

- f) **The proposal will have an adverse impact on the setting of B listed Lauder Ha, which is often visited by members of the public to view the building. The present detached house is between 15 metres and 22 metres from the boundary, whereas the proposed building will be between 1m and 7m from the boundary. The proposal will therefore have an overbearing affect, resulting in a loss of amenity.**

**Response:** It is considered that a larger building on the application site will not adversely affect the setting of Lauder Ha due to the existing mature vegetation, the distance between the proposed building and Lauder Ha (approximately 50 metres), and the setting of Lauder Ha within the streetscape. The primary entrance, in terms of setting, to Lauder Ha is from the south (off the A71) and the Colinhill Road access appears to be the historic rear entrance to the house (albeit it is used now as the main entrance). Furthermore, Lauder Ha is visually not a prominent building on Colinhill Road due to the distance it is set back from the road (approximately 60 metres) and the mature landscaping within the grounds. In relation to amenity, a revised plan has been submitted, which has increased the distance between the proposed building and the boundary to Lauder Ha from 1 metre to 2 metres.

- g) **The existing area suffers from surface drainage proposals which will be exacerbated by this proposal.**

**Response:** The applicant has been advised that appropriate surface water drainage arrangements are required for the development. A relevant planning condition will be imposed on any planning permission.

- h) **The proposal would add to traffic on local roads to the detriment of amenity. Access and parking arrangements are substandard and will lead to on-street parking and exacerbate existing on-street parking problems in the street. No turning area or allowance for visitor parking is provided.**

**Response:** It is considered that the extra trips that would be generated by the proposal can be safely accommodated by the local road network. The access and parking arrangements proposed comply with the relevant guidance and policies of the Council.

- i) **Question of whether the original planning permission for the site allows for a multi-domicile building.**  
**Response:** According to records held by the Council, there are no planning restrictions of this type on the site. Each planning application is considered on its own merits.
- j) **The proposal will result in a cramped form of development.**  
**Response:** I am satisfied that the proposed building on this size of plot will be acceptable in planning terms for the reasons outlined in point a) above.
- k) **The proposal will result in direct overlooking of gardens and windows of surrounding gardens to the south, east and west and the habitable rooms of properties to the east and south, to the detriment of amenity and enjoyment of the dwellings. The building will also result in a loss of daylight.**  
**Response:** I am satisfied that no windows are proposed within a 20 metre distance of any windows on neighbouring properties. This aspect therefore complies with the relevant guidance in South Lanarkshire Council's Residential Development Guide. In relation to overlooking of garden ground, the rear elevation of the proposed building is 10 metres from the southern boundary. This distance also complies with the standard contained in the Residential Development Guide and is considered acceptable in amenity terms. I am satisfied that with appropriate boundary treatment, the occupiers to the south will not be significantly affected by the proposal in terms of privacy. This matter can be addressed by the addition of appropriate landscaping conditions. In response to concerns over privacy, the applicant has introduced high level windows to both side elevations in place of two standard windows, which originally served the kitchen/dining areas. It is considered that this arrangement will prevent any potential loss of privacy in the garden area for the residents of 2 Lochaber Road. In addition, due to the distances involved, I am satisfied that no significant loss of daylight will result for any neighbouring properties.
- l) **There are title restrictions on 51 Colinhill Road relating to the east boundary of Lauder Ha, which prevents any building within 50 feet of boundary and a maximum height of one storey. The land certificate for 4 Lochaber states that properties shall not exceed one storey and development is restricted to a single family home.**  
**Response:** This is a private legal matter and is not a material planning consideration.
- m) **If the existing dwelling requires demolition, this can only be a result of lack of maintenance. The proposal is motivated by financial gain.**  
**Response:** The motives or actions of the home owner in this respect are not relevant to the assessment of this application.
- n) **There are no shortage of flats of all sizes and standards available for Strathaven. There is no demand for flats in Strathaven at this time.**  
**Response:** The market for flats in Strathaven is not considered to be a material consideration that can be given weight in the assessment of this application.
- o) **We will be forced to live a few metres from a car park, with resultant noise disturbance and pollution.**  
**Response:** No objections have been received from Environmental Services in this regard. A strip of landscaping on the eastern boundary has been provided as a buffer between the car parking and the boundary. I am satisfied that no significant loss of amenity will result.

- p) **There will be an adverse impact on trees and vegetation on the site and in particular the trees on the shared boundary (southern) will be adversely affected by the proposal.**  
**Response:** A landscaping condition will be imposed on any planning permission, which will require details to be submitted for approval of trees/vegetation to be removed and any further proposed planting. A planning condition will also be imposed on any planning permission in relation to protection of trees within the site.
- q) **There is lack of amenity space within the site for residents.**  
**Response:** The Council's Residential Development Guide requires amenity space of 30 square metres per dwelling for flatted developments. The proposal provides approximately 180 square metres to the rear, which is in excess of the 120 square metres required to meet this standard and, as such, the amenity space is considered acceptable.
- r) **The proposal is contrary to policies RES6, DM1, DM9 and ENV30 of the local plan.**  
**Response:** The proposal is considered to comply with all relevant policies in the local plan. A full assessment against the above policies is provided in the assessment section below.
- s) **The applicant appears to have incorporated the public footpath into his site.**  
**Response:** The revised block plan submitted has removed the area in question from the application site.
- t) **The landscaping element of the proposal has not been designed to be integral to the development, but is merely ground left over once the flats and car parking have been accommodated.**  
**Response:** No detailed landscaping proposals have been provided at this stage, however, the principle of predominately grass to the front and side of the site is considered acceptable, subject to further landscaping details, which will be required by conditions on any planning permission.
- u) **No design statement has been lodged with the application. The design is not of high quality. The use of facing materials is cosmetic and not sufficient to match the surrounding area.**  
**Response:** A design statement has been submitted following a request from the Planning Authority. It is considered that the design and use of materials is acceptable, taking into account the local context.
- v) **No details of refuse disposal facilities have been provided.**  
**Response:** Revised plans have been provided, which detail the position of bin storage facilities. Further details of design and materials etc. can be required by the imposition of a condition on any planning permission.
- w) **We have been informed by the present resident that the applicant does not own the property, despite advising as such on their application.**  
**Response:** The Planning Service is not aware of any evidence to contradict the ownership information provided with the application.

These letters of representation have been copied and are available for inspection in the usual manner and on the Council's planning portal.

## **6 Assessment and Conclusions**

- 6.1 The determining issues in consideration of this application are its compliance with the development plan and any other material considerations.
- 6.2 The application site lies within the residential area of Strathaven, therefore residential use on the site is supported by policy RES6 of the Local Plan. Furthermore, it is considered that the existing building on the site is not of architectural or historic interest and as such does not merit retention. The principle of demolition and replacement for residential use is consequently deemed acceptable. The main issues for consideration in this instance therefore relate to the scale and layout of the proposed development.
- 6.3 Policy DM9 (Demolition and Re-development for Residential Use) of the Local Plan states that:

*While residential redevelopment proposals involving demolition of existing properties will require to conform to ENV 31 'New Housing Development Policy', the proposals must also comply with the following specific criteria:*

- a. There will be a general presumption against the demolition and redevelopment of sites within Conservation Areas or in the setting of a listed building where the building(s) to be demolished makes a valuable contribution to the quality and appearance of the local environment and street scene, unless the proposed development can be shown to preserve or enhance the special character of the area*
- b. The scale and design of development should be sympathetic to the scale/mass/height/materials of adjacent buildings and to development in the immediate area. It should not significantly breach any existing layout convention such as an established building line or height of adjacent buildings.*
- c. Redevelopment proposals should not be cramped, out-of-keeping with or occupy a significantly greater footprint than the demolished building or of those flanking the site, where this is to the detriment of the visual character of the area or results in other criteria of this policy being unable to be met.*
- d. Redevelopment shall not result in increased overlooking of adjoining property or garden ground, either through the formation of side windows or by virtue of the new development extending deep into a site beyond the footprint of the demolished building*
- e. Redevelopment shall not result in overshadowing of adjacent properties or garden ground. Assessment of the impact of the new development shall have regard to orientation, height, proximity to boundaries and adjacent buildings.*
- f. Vehicular access and off-street parking must be satisfactorily achieved and must not present a traffic hazard or create amenity problems for neighbours (through noise or loss of privacy). Parking provision in front or rear gardens should not adversely affect the appearance or character of the street and the major part of the surface area of the front or rear gardens should remain in use as garden ground.*

- 6.4 In respect of criterion a of DM9, above, it is considered that the proposal will not affect the setting of the adjacent B listed property due to the mature landscaping setting of Lauder Ha and the separation distance between the two properties. In this regard, the proposal is also in compliance with policy ENV24 (Listed Buildings) of the Local Plan. With regard to scale and design (criteria b and c of DM9), the proposal at



two-storeys is comparable with many of the surrounding dwellings, albeit 1.6 metres higher than the existing dwelling on site. In terms of the streetscape, it is further considered that the proposed position of the building, which is set back approximately 8.3 metres from the footway is acceptable as it closely matches the building line on the southern side of Colinhill Road. Furthermore, the front building line will be set back from both side boundaries by a minimum of 8 metres. It is acknowledged that the proposed footprint of the building is more than double the size of the existing footprint on site. Despite this difference, it is considered that the plot can accommodate a building of the size proposed without appearing cramped and without detriment to the visual character of the area.

- 6.5 In relation to criterion d of DM9, it is acknowledged that the south facing windows at first floor level increase the potential for overlooking of the neighbouring garden to the south. However, the distance from the proposed rear elevation to the boundary is 10 metres, which complies with the Council's Residential Development Guide and, as such, I consider that this arrangement will not result in a significant loss of amenity for the neighbouring occupiers. Furthermore, there is existing vegetation on the southern boundary, which provides a degree of screening at present and an opportunity exists (through a landscaping condition) to provide further screen planting. A planning condition will be attached to any consent issued in this respect. The proposed window to window positions in respect of all neighbouring properties are considered acceptable and comply with the minimum 20 metres specified in the Residential Development Guide. I am also satisfied that the proposal will not result in any overshadowing (criterion e of DM9) of neighbouring properties due to the distance from the proposed building to all boundaries. In respect of car parking and access (criterion f of DM9), sufficient car parking spaces and turning/access arrangements have been provided to comply with the Council's Residential Development Guide and no objections have been received from Roads and Transportation Services. Taking all the above into account, it is considered that the proposal is in compliance with policy DM9 of the Local Plan.
- 6.6 Policy ENV31 (New Housing Development) of the Local Plan states that new housing development will require to promote quality and sustainability in its design and layout and should make a positive contribution to the character and appearance of the urban or rural area environment in which it is located. In assessing new housing developments, the Council will seek well designed proposals which integrate successfully with their surroundings and which are well related to existing development, public transport, local services and facilities. Poorly designed developments or developments which take no account of their context, will be refused. In this respect, it is considered that the position of the building and parking areas on the plot, the proposed scale, style and materials of the building and the provision of open space within the site broadly reflect the characteristics of the surrounding area. I am therefore satisfied that the proposed flatted development can make a positive contribution to the character of this part of Strathaven.
- 6.7 Policy DM1 (Development Management) sets out general criteria to be taken in to account in the assessment of planning applications, including local context, amenity, open space, landscaping, access, parking and sustainability. Policies ENV11 and ENV24 of the Local Plan relate to design quality and impact on listed buildings. The proposal is considered to comply with policies DM1, ENV11 and ENV24 of the Local Plan for the reasons outlined in paragraphs 6.4 to 6.6, above. A bat survey report was carried out, in compliance with Policy ENV21 (European Protected Species) of the Local Plan.

- 6.8 In summary, given the existing building on the site, the principle of demolition and re-development for residential use is considered acceptable. Despite the objections received, which relate predominately to amenity, design and road safety, I am satisfied that the site can accommodate the scale of building proposed and together with car parking, open space and landscaping, the development will not harm residential or visual amenity. I therefore consider that planning permission should be granted, subject to the conditions listed.

## **7 Reasons for Decision**

- 7.1 The proposal is an appropriate use in this location, will not have an adverse impact on local amenity, public safety or sustainability objectives and complies with policies RES6, ENV11, ENV21, ENV24, ENV30, ENV31, DM1 and DM9 of the South Lanarkshire Local Plan (adopted 2009).

**Colin McDowall**  
**Executive Director (Enterprise Resources)**

**24 September 2010**

## **Previous References**

- ◆ None

## **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - Roads and Transportation Services (East Kilbride Area) 05/08/2010
  - Scottish Water 05/05/2010
  - Environmental Services 13/05/2010
  - Strathaven Community Council 10/06/2010
- ▶ Representations
  - Representation from : William W Park, 62 Colinhill Road, Strathaven, ML10 6HF, DATED 10/06/2010
  - Representation from : Owner/ Occupier, 8 Lochaber Road, Strathaven, ML10 6HZ, DATED 28/06/2010
  - Representation from : George Moffat, 64 Colinhill Road, Strathaven, ML10 6HZ, DATED 16/06/2010

Representation from : Mr and Mrs Daly, Brandon House, 81 Hamilton Road, Motherwell, ML1 3DQ, DATED 16/06/2010

Representation from : William W Park, 62 Colinhill Road, Strathaven, ML10 6HF, DATED 24/05/2010

Representation from : Ross and Eleanor Brown, 2 Lochaber Road, Strathaven, ML10 6HZ, DATED 27/05/2010 and by e-mail dated 6 September 2010

Representation from : Mrs A F West, 7 Kirkhill Road, Strathaven, ML10 6HN, DATED 28/05/2010

Representation from : Mr and Mrs Hendry, Kype House, 50 Colinhill Road, Strathaven, ML10 6HF, DATED 28/05/2010

Representation from : I and J Stark, 56 Colinhill Road, Strathaven, ML10 6HF, DATED 25/05/2010

Representation from : Dr and Mrs Murphy, 26 Kirkhill Road, Strathaven, ML10 6HP, DATED 25/05/2010

Representation from : Mr & Mrs Archibald, 4 Lochaber Road, Stathaven, ML10 6HZ, DATED 02/06/2010

Representation from : Mr & Mrs Karen Russell, 48A Colinhill Road, Strathaven, ML10 6HF, DATED 02/06/2010 and by e-mail dated 6 September 2010

Representation from : Mr G M Currie, Lauder Ha Lodge, Strathaven, ML10 6QA, DATED 26/05/2010

Representation from : Graham Jinks, Planning and Development, 28 Eriskay Avenue, Hamilton, Lanarkshire, ML3 8QB, DATED 26/05/2010

Representation from : Mr Robert RH Glen and Mrs Elizabeth G Glen, 22 Lochaber Road, Strathaven, ML10 6HZ, DATED 14/06/2010

Representation from : Sally Kennedy, 3 Lochaber Road, Strathaven, ML10 6HZ, DATED 14/06/2010

Representation from : W McLauchlan, 1 Lochaber Road, Strathaven, ML10 6HZ, DATED 14/06/2010

Representation from : Mr Frank Mackin, 12 Lochaber Road, Strathaven, ML10 6HZ, DATED 14/06/2010

Representation from : Mr David McAllister, 16 Lochaber Road, Strathaven, ML10 6HZ, DATED 17/06/2010

Representation from : Tom and Christine Hunter, 18 Lochaber Road, Strathaven, ML10 6HZ, DATED 17/06/2010

Representation from : Mr Alan C Kelly, 22 Kirkhill Road, Strathaven, ML10 6HP,  
DATED 17/06/2010

Representation from : Moira Downs, 14 Lochaber Road, Strathaven, ML10 6HZ ,  
DATED 14/06/2010

Representation from : Mr William Downs, 14 Lochaber Road, Strathaven, ML10  
6HZ, DATED 14/06/2010

Representation from : Barbara E Smith, 48 Colinhill Road, Strathaven, ML10,  
DATED

Representation from : Jeff Wright, 5 Lochaber Road, Strathaven, ML10 6HZ,  
DATED

Representation from : Mr Ian and Mrs J Dalzell, 24 Kirkhill Road, Strathaven,  
ML10 6HP, DATED 14/05/2010

Representation from : Jacqueline Hardie, 11 Woodside Walk, STRATHAVEN,  
ML10 6HL, DATED 20/05/2010

Representation from : Mr and Mrs Lochhead, 10 Lochaber Road, Strathaven,  
ML10 6HZ, DATED 24/06/2010

**Contact for Further Information**

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

Alan Pepler, Planning Officer, Civic Centre  
Ext 6652, (Tel :01355 806652 )  
E-mail: [Enterprise.ek@southlanarkshire.gov.uk](mailto:Enterprise.ek@southlanarkshire.gov.uk)

**CONDITIONS**

- 1 This decision relates to drawing numbers: L(2-)02 Rev A, L(2-)01, L(2-)03 Rev B, L(2-)04 Rev B, L(2-)05 Rev B, L(2-)06 Rev B.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That before any development commences on site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 4 That all trees to be retained within the site shall be fully protected during the period of construction and prior to any work commencing on the site, written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority.
- 5 That before any work commences on the site, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:(a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc.; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 6 That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 7 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 8 That before any of the dwellinghouses situated on the site upon which a fence is to be erected is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 7 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 9 That before any development commences on site, details of facilities for the storage of refuse within the site, including design, location, external finishes and access for its uplift, shall be submitted to and approved in writing by the Council as Planning Authority. No dwelling unit shall be occupied until these facilities have been provided in accordance with the approved scheme or such alternative as may be agreed in writing with the Council as Planning Authority.

- 10 That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 11 That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and requirements.
- 12 That the required drainage scheme shall be completed in accordance with the approved details prior to the occupation of any dwelling house hereby approved.
- 13 That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 35 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.
- 14 That before the development hereby approved is brought into use the existing driveway shall be widened to 5.5m and a dropped kerb provided to the satisfaction of the Council as Roads and Planning Authority.
- 15 That no demolition works shall commence on site until an updated bat survey is submitted to and approved in writing by the Planning Authority. Should bats be detected, no demolition works shall take place until evidence is provided that a license has been obtained from the Scottish Government to deal with the presence of bats within the existing building.

## REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 5 In the interests of the visual amenity of the area.
- 6 In the interests of amenity.
- 7 These details have not been submitted or approved.
- 8 In order to retain effective planning control
- 9 To ensure that adequate refuse arrangements are provided that do not prejudice the enjoyment of future occupiers of the development or neighbouring occupiers of their properties, to ensure that a satisfactory external appearance is achieved and to ensure that appropriate access is available to enable refuse collection.
- 10 To ensure the provision of adequate parking facilities within the site.
- 11 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.
- 12 To ensure the provision of a satisfactory land drainage system.

- 13 In the interest of road safety
- 14 To ensure the provision of satisfactory access to the site
- 15 To ensure the protection of European protected species.

EK/10/0151

51 Colinhill Road, Strathaven

Planning and Building Standards Services

Scale: 1: 2500

For information only

For information only

