

# Report

Report to:	<b>Cambuslang and Rutherglen Area Committee</b>
Date of Meeting:	<b>11 February 2020</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application no.	P/19/0983
Planning proposal:	Erection of single storey extension to dwellinghouse to form a 'granny annex.'

## 1 Summary application information

Application type:	Detailed planning application
Applicant:	Mr James Beek
Location:	7 Douglas Drive Cambuslang G72 8NG

## 2 Recommendation(s)

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

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

### 2.2 Other actions/notes

- (1) The Cambuslang and Rutherglen Area Committee has delegated powers to determine this application.

## 3 Other information

- ◆ Applicant's Agent: Stuart Sandilands
- ◆ Council Area/Ward: 13 Cambuslang West
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (2015)**  
Policy 4 -Development management and placemaking  
Policy 6 - General urban area/settlements

### **Supplementary Guidance 3: Development Management, Placemaking and Design**

Policy DM1 – Design  
Policy DM2 – House extensions and alterations  
Policy DM5 - Extended family accommodation

### **Proposed South Lanarkshire Local Development Plan 2 (2018)**

Policy 3 - General Urban Areas and Settlements  
Policy 5 - Development Management and Placemaking

Policy DM1 - New Development Design  
Policy DM2 – House Extensions and Alterations  
Policy DM5 Extended Family Accommodation

♦ **Representation(s):**

▶	31	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

♦ **Consultation(s):**

Roads Development Management Team

West of Scotland Archaeology Service

SEPA

Roads Flood Risk Management

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application relates to a two storey, semi-detached, sandstone dwellinghouse set within extensive garden grounds at 7 Douglas Drive, Cambuslang. The property, which extends to approximately 1150 square metres in area, is located within an established residential area.
- 1.2 The application site is bounded to the north and south by residential properties, to the east by Douglas Drive with residential properties located opposite and to the west by West Coats Road with residential properties located opposite. Vehicular and pedestrian access to the property is taken from Douglas Drive. It is noted that access can also be taken from West Coats Road to the rear garden area of the property, however, this access does not appear to be in regular use.

### **2 Proposal(s)**

- 2.1 The applicants propose to erect a single storey extension to the side and rear of the dwellinghouse, comprising additional living accommodation associated with the dwelling and a granny annex. The total floor area of the proposed extension would be 155 square metres, with 30 square metres of the extension comprising an extended kitchen associated with the main dwellinghouse and the remainder comprising the proposed granny flat. The proposed granny flat would comprise a bedroom, kitchen, living room and study, as well as bathroom facilities. The proposed extension would be finished in facing brick with a natural slate roof.
- 2.2 The applicants have provided supporting information advising that the proposed granny flat would be occupied by the parents of one of the occupants of the property. Additional medical justification demonstrating the need for the accommodation to be provided on site has also been provided.

### **3 Background**

#### **3.1 Local Plan Status**

- 3.1.1 With regard to the South Lanarkshire Local Development Plan (adopted 2015) the site falls within the general urban area as defined by Policy 6. Policy 4 – Development Management and Placemaking is also of relevance to the proposal. In addition, the guidance contained within the associated supplementary guidance document relating to development management, placemaking and design is of relevance to the proposed development.
- 3.1.2 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications, the proposed South Lanarkshire Local Development Plan 2 is now a material consideration.

#### **3.2 Planning Background**

- 3.2.1 Planning consent was sought in 2007 to sub-divide the garden ground of the property and erect a two storey dwellinghouse within the property (Planning Ref: CR/07/0387). However, it was considered necessary for planning permission to be refused for this proposed development.

#### **4 Consultation(s)**

- 4.1 **Roads and Transportation Services (Development Management Team)** – following discussions with the applicant and the submission of additional details Roads and Transportation Services have advised that they have no objections, subject to compliance with conditions relating to parking and visibility splay provision.

**Response:** Noted. Appropriate conditions would be added to any consent granted.

- 4.2 **Roads and Transportation Services (Flood Risk Management Team)** – advised that they have no objections to the proposed development.

**Response:** Noted.

- 4.3 **SEPA** – advised that they have no objections to the proposed development.

**Response:** Noted.

- 4.4 **West of Scotland Archaeology Service** – advised that they have no objections to the proposed development.

**Response:** Noted.

#### **5 Representation(s)**

- 5.1 Statutory neighbour notification was undertaken in respect of the proposed development. In response 31 letters of representation were received, the points of which are summarised below.

- a) **The proposal relates to the erection of a new dwellinghouse, rather than a granny annex as set out in the application.**

**Response:** The applicants have advised that the proposal relates to the formation of a granny annex to allow the applicant's parents-in-law to reside on site with the family. Justification has been provided in respect of the need for the accommodation to be provided on site and the Planning Service are satisfied with the details provided. The applicants have stated that they have no intention of selling or splitting the property for separate use. A suitable planning condition would be attached to any consent issued stipulating that the granny annex shall be used solely as accommodation ancillary to the main dwellinghouse and shall not be occupied, let or sold as a separate dwelling unit. On this basis I am satisfied that the application relates to the formation of a granny annex and that its use can be suitably controlled through the planning process.

- b) **The use of the proposed development has not been stated. Clarification should also be provided as to whether this would be a separate property and could be sold or rented as such, whether it would be used as an Airbnb property, whether it would be demolished in future if no longer required and whether Council Tax would be paid in respect of the development.**

**Response:** As set out in a) above, the applicants have advised that the proposal relates to the formation of a granny annex to allow the applicant's parents-in-law to reside on site with the family and that it is not intended to utilise the development for any other purpose. A suitable planning condition would be attached to any consent issued stipulating that the granny annex shall be used solely as accommodation ancillary to the main dwellinghouse and shall not be occupied, let or sold as a separate dwelling unit. There would be no requirement for the development to be demolished once the period of need ends, however it would be expected that the development would be utilised as part of the main

dwellinghouse at that stage. The issue of Council Tax payments is not a relevant planning consideration.

- c) **The development is too large in terms of scale in relation to the original house, the overall property and adjacent properties.**

**Response:** While it is noted that the footprint of the proposed granny annex is significant it is nonetheless noted that it would be single storey in terms of height and would be located within sizeable garden grounds associated with the dwellinghouse at 7 Douglas Drive. As such, it is considered that a development of this scale can be accommodated within the curtilage of the property without having any significant impacts on the property itself or the surrounding area in amenity terms.

- d) **The proposed design, appearance and finishes would not be in keeping with the existing dwellinghouse or surrounding properties and would adversely impact on the character of the area.**

**Response:** It is noted that the applicant has amended the originally proposed finishing materials and it is now proposed to finish the development in facing brick to match the existing dwellinghouse, with a slate roof and grey windows. In principle the proposed materials are considered to be acceptable, however a condition would be attached to any consent issued requiring full details of all proposed materials to be submitted to and approved by the Planning Service prior to development works taking place on site.

- e) **The loss of a large tree at the front of the property would affect the views from the properties at 9 and 10 Douglas Drive.**

**Response:** Loss of view is not a valid planning consideration.

- f) **The proposal would result in a loss of trees within the site. This would adversely affect the existing screening between the application site and adjacent properties.**

**Response:** Although some trees within the site would require to be felled to facilitate the development as proposed, it is not considered that the loss of these trees would have any significant impact on the amenity of the property itself or its surroundings. Given that the proposed development is single storey in height there are no concerns with regard to screening or overlooking associated with the proposed development.

- g) **The development could have an adverse impact on bats within the site.**

**Response:** As only very limited demolition works are proposed to be carried out to facilitate the development it is considered unlikely that there would be an adverse impact on bats as a result of the development proposed. However, for the avoidance of doubt, an informative would be attached to any consent issued advising of the appropriate procedures in the event that bats are encountered as part of the development process.

- h) **The development could cause traffic and parking issues locally.**

**Response:** The Council's Roads and Transportation Services were consulted in respect of the application and have advised that, subject to implementation of car parking and visibility splays as set out on the drawings submitted, they do not have any concerns with regard to traffic, parking or other road safety issues associated with the development. Appropriate conditions would be attached to any consent issued requiring the appropriate parking and visibility splay measures to be put in place on site before the development is brought into use.

- i) **The development could set an undesirable precedent for similar future developments in the area.**  
**Response:** Each planning application requires to be considered on its own merits and the granting of planning consent in this instance would not be considered to set a precedent for any future proposed development. As with any proposed development requiring planning permission, future proposals would require to be assessed on their own merits at the time of submission of an application to the Council.
- j) **The development could create a flood risk issue in the vicinity of the site. In particular, no details of any impact on a stream that runs under the property appear to have been provided.**  
**Response:** Both SEPA and the Council's Flood Risk Management Team have been consulted in respect of the proposed development. Both have confirmed that they have no objections to the proposed development. As such, it would not be appropriate for planning permission to be refused on flood risk grounds. Thereafter, it would be the responsibility of the applicants to ensure that the development does not create any adverse impacts in terms of affected streams, culverts or other flood risk management issues.
- k) **The development could create overlooking and privacy issues between the applicant's property and nearby properties. In addition, potential damage to shared boundary hedges could create privacy issues.**  
**Response:** Given that the proposed development would take the form of a single storey extension to a two storey dwellinghouse, it is not considered that the development would create any issues in terms of overlooking or loss of privacy. The issue of maintenance of shared boundary hedges would be a civil matter to be resolved separately between the parties involved.
- l) **Although not located within the Conservation Area these properties represent a historical part of Cambuslang and it should be ensured that the character of the area is not adversely affected by inappropriate development or loss of trees.**  
**Response:** It is noted that the proposed development would be single storey in height and would be set back from the front elevation of the property, projecting to the side and rear of the existing dwellinghouse only. Additionally, it is considered that the proposed development would be finished in materials that would suitably complement the existing dwellinghouse on site and the surrounding area. As such, it is not considered that the development would adversely affect the traditional character of the local area.
- m) **The vehicular access to the development has not been clarified in that access could be taken from Douglas Drive or West Coats Road. Use of the access point from West Coats Road may cause security issues for adjacent properties, create traffic congestion and cause damage to trees.**  
**Response:** The applicants have confirmed that the granny annex would be accessed from the front of the property via Douglas Drive, in the same manner that the dwellinghouse is accessed at this time. Details of provision of car parking space for four vehicles and appropriate vehicular and pedestrian visibility splays have been provided. The Council's Roads and Transportation Services have confirmed their satisfaction with these details and suitable planning conditions would be attached to any consent issued to ensure that the approved details are put in place on site to the Council's satisfaction.

- n) **The development could be used as business premises rather than as a granny annex.**

**Response:** Any planning consent issued would permit the use of the development as a granny annex associated with the existing dwellinghouse on site only. As such, a separate planning consent would require to be obtained if it was proposed to utilise the extension as business premises in future.

- o) **The proposal does not comply with Policy DM2 of the adopted South Lanarkshire Local Development Plan which states that developments should not dominate or overwhelm the existing dwelling, neighbouring properties or the street scene in terms of size, scale or height.**

**Response:** While it is noted that the footprint of the proposed granny annex is significant it is nonetheless noted that it would be single storey in terms of height and would be located within sizeable garden grounds associated with the dwellinghouse at 7 Douglas Drive. As such, it is not considered that the proposed development would dominate or overwhelm the existing dwelling, neighbouring properties or the street scene in terms of size, scale or height and the view is taken that the proposals fully comply with Policy DM2.

- p) **The proposal does not comply with Policy DM3 of the adopted South Lanarkshire Local Development Plan concerning sub-division of garden ground which requires that features which contribute to the character of an area be retained.**

**Response:** Policy DM3 relates to the sub-division of garden ground in order to form an additional dwellinghouse. In this instance it is not proposed to form an additional dwellinghouse and as such, this policy is not of relevance to the planning application. However, in any event, it is not considered that the development as proposed would result in the loss of any features that make a significant contribution to the character of the area in which the property is situated.

- q) **The proposal does not comply with Policy DM1 of the adopted South Lanarkshire Local Development Plan which states that proposals should be of a high quality design that is sympathetic to the local area.**

**Response:** The proposals have been considered in detail and the view is taken that the proposals would represent a high quality design that ensure that the development provides the required additional accommodation while ensuring that the character and amenity of the area is not adversely affected. As such, the proposed development is considered to be compliant with Policy DM1.

- r) **The development, if approved, may have structural impacts on adjacent properties.**

**Response:** This is not a valid planning consideration. However, a building warrant would require to be obtained for the proposed works and, through the building warrant process, it would be ensured that the development would be fully compliant with all relevant building standards. It should be noted, however, that any issues relating to damage to a neighbouring property would be a civil matter which would require to be resolved privately between the parties involved.

- s) **The creation of a narrow passage between the proposed development and the adjoining semi-detached property may create security issues.**

**Response:** It is not considered that the extension would create any additional security issues either in respect of the application site or any adjacent properties.

- t) **The ownership certificate associated with the application appears to be incorrect and shows a Mr Beek as the property owner, rather than a Mr and Mrs Kelley as identified on the Land Registry Records associated with the property.**  
**Response:** The applicants have noted that the ownership certificate was incorrectly filled in as Mr and Mrs Kelley are the owners of the property at the current time. A revised ownership certificate has been submitted to correct this error.
- u) **The proposed development would cause overshadowing issues to adjacent properties.**  
**Response:** Given that the proposed development would be single storey in height throughout and the ground on which it is situated is predominantly flat, it is not considered that there would be any significant overshadowing issues to adjacent properties created as a result of the development.
- v) **The removal of existing walls to facilitate the proposed development could have a structural impact on the property and the adjoining semi-detached dwelling.**  
**Response:** Similarly to r) above, this is not a relevant planning consideration but would form part of any future building warrant application submitted in respect of the proposed development. It should be noted, however, that any issues relating to damage to a neighbouring property would be a civil matter which would require to be resolved privately between the parties involved.
- w) **No details of drainage of rainwater from guttering has been provided.**  
**Response:** There is no requirement for these details to be provided as part of the planning application submission.
- x) **Demolition and foundation works associated with the proposed development could cause damage to the adjoining semi-detached dwelling.**  
**Response:** This is not a relevant planning consideration. Any issues relating to damage to a neighbouring property would be a civil matter which would require to be resolved privately between the parties involved.
- y) **It is noted that revised drawings have been submitted and the plans have been amended and reduced in scale. However, the previously stated objections are retained by the writer in respect of the amended proposals.**  
**Response:** The writer's comments are noted. However, as set out in Section 6 below, following a detailed assessment of the planning application the view is taken that the proposal is fully compliant with all relevant Council policies. It is, therefore, considered appropriate for planning consent to be issued in respect of the proposed development in this instance.
- z) **The objectors were not provided with written confirmation of the outcome of the original application in respect of the proposed development and feedback was not provided in respect of the points of objection raised.**  
**Response:** Although amended drawings were submitted in respect of the proposed development, the application under consideration is the original application and as such, no final decision has been taken in respect of this application at this time. Once the application is determined all representees will be provided with confirmation of the outcome of the application. Responses to



the points of objection raised are detailed in the report of handling associated with the development which can be viewed on the Council's Planning Portal.

- aa) **The development will result in a loss of green space and set a precedent for further loss of green space through future developments of a similar nature. This will create an adverse impact in terms of climate change issues.**

**Response:** While an area of garden ground associated with the dwellinghouse on site would be lost to facilitate the proposed development it is not considered that any significant loss of greenspace would occur in this instance. Each planning application requires to be considered on its own merits and the granting of planning consent in this instance would not be considered to set a precedent for any future proposed development. As with any proposed development requiring planning permission, future proposals would require to be assessed on their own merits at the time of submission of an application to the Council.

- bb) **Details have not been provided as to how the building works would be carried out on site.**

**Response:** There is no requirement for these details to be provided as part of the planning application submission. However, a building warrant would require to be obtained for the proposed works and, through the building warrant process, it would be ensured that the development would be carried out in accordance with all relevant building standards.

- cc) **Part of the stone wall at the front of the property would require to be removed to facilitate the proposed access arrangements associated with the development.**

**Response:** It is noted that a section of the wall in question would require to be removed to facilitate the development. The removal of the section of wall would not, in itself, require planning consent and this work would allow appropriate car parking space and visibility splays to be provided in respect of the development.

- 5.2 These letters have been copied and are available for inspection in the usual manner and on the planning portal.

## **6 Assessment and Conclusions**

- 6.1 Planning permission is sought to erect a single storey extension to the side and rear of the dwellinghouse at 7 Douglas Drive, Cambuslang, comprising additional living accommodation associated with the dwelling and a granny annex. The total floor area of the proposed extension would be 155 square metres, with 30 square metres of the extension comprising an extended kitchen area associated with the main dwellinghouse and the remainder comprising the proposed granny flat. The proposed granny flat would comprise a bedroom, kitchen, living room and study, as well as bathroom facilities. The proposed extension would be finished in facing brick with a natural slate roof.
- 6.2 The applicants have provided supporting information advising that the proposed granny flat would be occupied by the parents of one of the occupants of the property. Additional medical justification demonstrating the need for the accommodation to be provided on site has also been provided.
- 6.3 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that all planning applications are determined in accordance with the development plan, unless other material considerations indicate otherwise. The main determining issues,

therefore, in the assessment of this application are whether the proposed development is in compliance with local development plan policy.

- 6.4 In terms of the adopted local development plan, it is noted that the site is located in an area which forms part of the general urban area as designated by Policy 6. As such, the principle of the use of the site for residential purposes is considered to be acceptable. With regard to the specific design and layout of the proposed development Policy 4 – Development Management and Placemaking requires all proposals to take account of and be integrated with the local context and built form. The policy states that development proposals should have no significant adverse impacts on the local community and, where appropriate, should include measures to enhance the environment and the quality of placemaking. Further policy and guidance is set out in the associated supplementary guidance document relating to Development Management, Placemaking and Design.
- 6.5 Policy DM1 of the supplementary guidance document relating to development management, placemaking and design advises that the design and layout of all new development will require to be assessed against the relevant supplementary guidance policies as appropriate. In this case Policy DM2 – House extensions and alterations and Policy DM5 – Extended Family Accommodation are considered to be of specific relevance to this planning application.
- 6.6 Policy DM2 advises that proposed house extensions and alterations will be considered favourably provided that the siting, form, scale, design and materials are appropriate to the dwellinghouse itself and the wider area, the proposed development does not overwhelm the existing dwellinghouse or wider streetscene and the development does not have a significant adverse impact in terms of privacy, overlooking or loss of light. In addition, proposals should retain adequate car parking, bin storage and garden ground and should not adversely impact on traffic or public safety.
- 6.7 Policy DM5 provides specific policy and guidance with regard to extended family accommodation. The policy advises that in order for proposed extended accommodation to be considered acceptable, a social need will require to be demonstrated in support of the proposals. In addition, it will require to be demonstrated that adequate access, parking and turning facilities will continue to be provided and that no harm to the amenity of neighbouring properties through loss of privacy or overlooking will occur. Furthermore, in instances where proposals for the formation of a family annex are considered acceptable, any consent issued will require to be appropriately conditioned to ensure that the annex is not occupied, let or sold as a separate dwellinghouse.
- 6.8 In this instance it is noted that, although sizeable in terms of floor area, the proposed extension would be small in terms of height, being single storey throughout. In addition it is noted that the property is situated within extensive garden grounds and that, as such, ample garden and amenity space would remain available to serve the extended property. Furthermore, given the significant size of the plot and other adjacent properties and taking into account that the proposed extension would be significantly set back from the front elevation facing onto Douglas Drive, it is considered that an extension of this scale can be comfortably accommodated within the site without adversely impacting on the streetscape or the character of the local area.
- 6.9 Given that the proposed development would be single storey in height throughout, it is not considered that there would be any significant adverse impact on any surrounding properties in terms of overlooking, loss of privacy or overshadowing issues. Both SEPA and the Council's Roads and Transportation Services (Flood Risk Management Team) have advised that they have no objections with regard to flood

risk issues. Additionally, following the submission of further details clarifying car parking and visibility splays at the existing access point on Douglas Drive, the Council's Roads and Transportation Services (Development Management Team) have advised that they have no objections to the proposed development, subject to conditions that would be attached to any consent issued.

- 6.10 With regard to the justification of the formation of a granny flat within the site, it is noted that supporting information has been provided by the applicants advising of the social need for the extended family accommodation to be provided. The details submitted have been accepted by the Planning Service. A planning condition would be attached to any consent issued to ensure that the annex is not occupied, let or sold as a separate dwellinghouse. A condition requiring the submission of full details of all materials proposed to be used as part of the development would also be attached to any consent issued, to ensure that the development would suitably relate to the surrounding streetscape. As such, further to the detailed assessment of the proposals as outlined above, the view is taken that the proposals are compliant with the relevant policies of the Adopted South Lanarkshire Local Development Plan and its associated supplementary guidance, with specific regard to Policies 4, 6, DM1, DM2 and DM5.
- 6.11 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore, the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan 1. It is considered that the proposal accords with Policies 3, 5, DM1, DM2 and DM5 of the proposed plan.
- 6.12 In summary, while it is noted that the proposed development is sizeable in terms of scale, the view is taken that, given the single storey nature of the extension and the extensive gardens within which this property is set, the development as proposed would be fully compliant with the relevant provisions of both the South Lanarkshire Local Development Plan (adopted 2015) and the Proposed South Lanarkshire Local Development Plan 2018. It is, therefore, recommended that planning permission is granted for the proposed development, subject to the attached conditions.

## **7 Reasons for Decision**

- 7.1 The proposal would have no significant adverse impact on amenity and complies with the relevant policies of the adopted South Lanarkshire Local Development Plan and Supplementary Guidance (Policies 4, 6, DM1, DM2 and DM5) and the Proposed South Lanarkshire Local Development Plan 2 (Policies 3, 5, DM1, DM2 and DM5). There are no additional material considerations which would justify refusing to grant consent.

**Michael McGlynn**  
**Executive Director (Community and Enterprise Resources)**

24 January 2020

### **Previous references**

- ◆ CR/07/0387

### **List of background papers**

- Application form

- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 12 July 2019
- ▶ Consultations

Roads Development Management Team	05.08.2019
WOSAS	24.07.2019
SEPA Flooding	19.07.2019
Roads Flood Risk Management	16.09.2019

▶ Representations	Dated:
R Jones, 39 Brownside Road, Cambuslang, Glasgow, South Lanarkshire, G72 8NH	29.07.2019
Mr And Mrs J Myles, 61 West Coats Road, Cambuslang, Glasgow, South Lanarkshire, G72 8AE	12.08.2019
Captain David L. Beveridge, 59 West Coats Road, Cambuslang, Glasgow, South Lanarkshire, G72 8AE	12.08.2019
Mr Alexander Murrison, 53 West Coats Road, Cambuslang, Glasgow, South Lanarkshire, G72 8AE	26.07.2019
Thomas J Gillies, 51 West Coats Road, Cambuslang, Glasgow, South Lanarkshire, G72 8AE	23.07.2019
Mrs Moira Miller, 8 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NQ	30.07.2019
Mrs Leila Lindsay, 10 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	13.01.2020
Dr Stanley Grant, 9 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	12.01.2020
J K Beattie, 5 Douglas Drive, Cambuslang, G72 8NG	06.08.2019
Mr Robert Anderson, 11 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	17.01.2020
Imogen Beattie, 5 Douglas Drive, Cambuslang, G72 8NG	08.08.2019
John Beattie, Received Via Email	24.07.2019
Mr Alan Lindsay, 10 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	28.07.2019
Imogen Beattie, 5 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	06.08.2019
Mr John Anderson, 36 Cadzow Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NF	17.01.2020

Mrs Elizabeth Grant, 9 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	20.09.2019
Mr & Mrs J Anderson, 36 Cadzow Drive, Cambuslang, G72 8NF	23.09.2019
Imogen Beattie, By Email	23.09.2019
Mrs Catherine Anderson, 11 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	23.09.2019
Mr And Mrs A Lindsay, 10 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	20.09.2019
John Anderson, Received Via E-mail	15.10.2019
Mrs Imogen Beattie, 5 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	19.01.2020
Mr Robert Anderson, 11 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	29.07.2019
Dr Stanley Grant, 9 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	24.09.2019
J K Beattie, 5 Douglas Drive, Cambuslang, G72 8NG	23.09.2019
Mrs Elizabeth Grant, 9 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	13.01.2020
Mrs Leila Lindsay, 10 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	29.07.2019
Mr & Mrs J Anderson, 36 Cadzow Drive, Cambuslang, G72 8NF	31.07.2019
Mrs Elizabeth Grant, 9 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	31.07.2019
Dr Stanley Grant, 9 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	31.07.2019
Mr Robert Anderson, 11 Douglas Drive, Cambuslang, Glasgow, South Lanarkshire, G72 8NG	24.09.2020

### **Contact for further information**

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

Declan King, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455049

Email: [declan.king@southlanarkshire.gov.uk](mailto:declan.king@southlanarkshire.gov.uk)

### **Conditions and reasons**

01. That before any development commences on site or before any materials are ordered or brought to the 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. The development shall thereafter be carried out in accordance with the approved details to the satisfaction of the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

02. That the granny annex hereby approved shall be used solely as accommodation ancillary to the main dwellinghouse and shall not be occupied, let or sold as a separate dwelling unit.

Reason: In order to retain effective planning control.

03. That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved drawings shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.

Reason: To ensure the provision of adequate parking facilities within the site.

04. That, before the development hereby approved is completed or brought into use, the vehicular access to the property from Douglas Drive shall be widened to a minimum of six metres in width, to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of road safety.

05. That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 43 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.

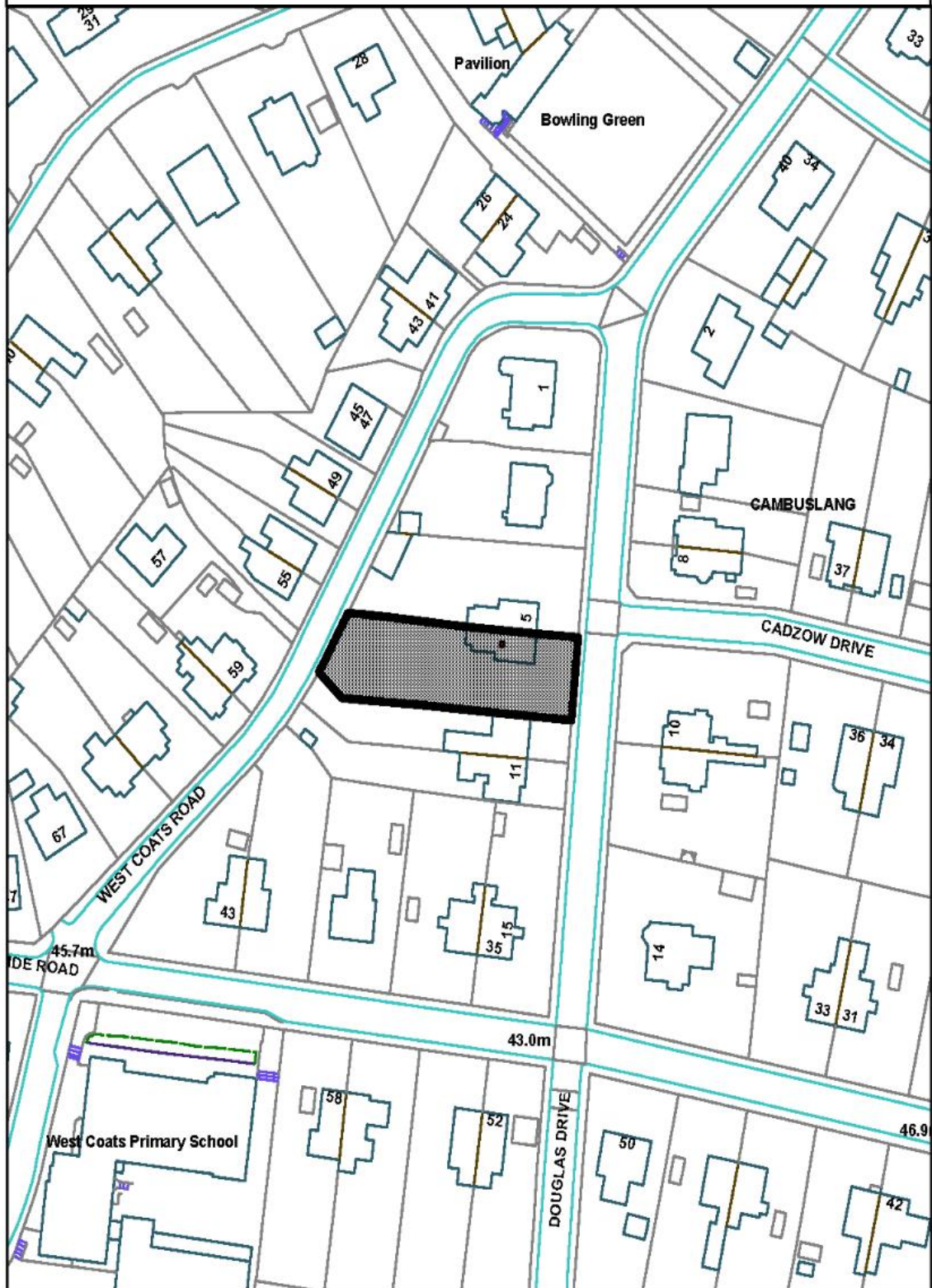
Reason: In the interests of traffic and public safety.

06. That before the development hereby approved is completed or brought into use, a visibility splay of 2.4 metres by 2.4 metres measured from the heel of the footway 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.

Reason: In the interests of public safety.

P/19/0983

7 Douglas Drive, Cambuslang



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Date:  
14/01/2020



South Lanarkshire Council  
Community and Enterprise Resources  
Planning and Economic Development