



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

John McLennan
Burnside House
Beech Avenue
High Burnside
Rutherglen
United Kingdom
G73 4RJ

Our Ref: P/20/1616
Your Ref:
If calling ask for: Iain Morton
Date: 5 February 2021

Dear Sir/Madam

Proposal: Erection of detached two storey dwellinghouse with detached double garage and new vehicular access (Planning permission in principle)
Site address: Burnside Bowling Club, Burnside Road, Rutherglen, G73 4RB
Application no: P/20/1616

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 Iain Morton on 01698 455048

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

Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
Email iain.morton@southlanarkshire.gov.uk Phone: 01698 455048



your opinion and your comments will help us to enhance areas where we are performing well, but will also show us where there are areas of the service that need to be improved.

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

Yours faithfully

Head of Planning and Economic Development

Enc:

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

To :

Burnside Bowling Club
Burnside Road, Beech
Avenue, Rutherglen, G73
4RJ

Per :

John McLennan

Burnside House, Beech
Avenue, High Burnside,
Rutherglen, United
Kingdom, G73 4RJ,

With reference to your application received on 16.11.2020 for planning permission in principle under the above mentioned Act :

Description of proposed development:

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

Site location:

Burnside Bowling Club, Burnside Road, Rutherglen, G73 4RB

South Lanarkshire Council in exercise of their powers under the above mentioned Act hereby:

REFUSE PLANNING PERMISSION IN PRINCIPLE

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: 5th February 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. Planning Permission, Building Warrant or Roads Construction Consent.
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South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development

South Lanarkshire Council

Refuse planning permission in principle

Paper apart - Application number: P/20/1616

Reason(s) for refusal:

01. The proposal is contrary to policies 4, 6 and DM13 of the adopted South Lanarkshire Local Development Plan 2015 and policies 3 and 5 of the proposed South Lanarkshire Local Development Plan in that:
- i) the proposed two-storey building would result in an incongruous visual intrusion into this area of established townscape, resulting in a significant loss of visual character and amenity for Blairbeth Road, Burnside Road and the wider Burnside area.
 - ii) it would result in the loss of an area of open landscaping at a significant focal point, to the detriment of visual amenity and the local townscape character.

Reason(s) for decision

The proposal will have a significant adverse visual impact on the local built environment and is contrary to policies 4, 6 and DM13 of the adopted South Lanarkshire Local Development Plan 2015 and policies 3 and 5 of the proposed South Lanarkshire Local Development Plan 2.

Notes to applicant

Application number: P/20/1616

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 information which guides you to other relevant matters that may assist in ensuring that the development is properly carried out.

01. This decision relates to drawing numbers:

Reference	Version No:	Plan Status
BCC/LP-001		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.