

Report

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Report to:	Hamilton Area Committee
Date of Meeting:	29 August 2007
Report by:	Executive Director (Enterprise Resources)

Application No	HM/07/0038
Planning Proposal:	Conversion of Existing House to Form 2 Flats and New Build Extension to Form 9 Additional Flats with Associated Infrastructure and Parking.

1. Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : WFB General Builders
- Location : 15 Auchingramont Road
Hamilton

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 Area Committee has delegated powers to determine this application

3 Other Information

- ◆ Applicant's Agent: RWW Architects
- ◆ Council Area/Ward: 17 Hamilton North and East
- ◆ Policy Reference(s): **Hamilton District Local Plan**
Policy ED16 – Small Scale Office Development
Policy EN4 – Conservation Areas
Policy DC 1 – Development Control – General
Policy DC 2 – New Residential Development
South Lanarkshire Planning Policies
SLP6 – Development Control – General
South Lanarkshire Local Plan Finalised Plan
Policy RES 6 – Residential Land Use
Policy ENV30 – New Housing Development
Policy ENV4 – Protection of the Natural and Built Environment Policy
Policy ENV24 – Conservation Areas Policy
Policy DM1 – Development Management Policy
South Lanarkshire Council Residential Development Guide

- ◆ Representation(s):
 - ▶ 5 Objection Letters

- ◆ Consultation(s):

Roads & Transportation Services H.Q. (Geotechnical)

Roads & Transportation Services H.Q. (Flooding)

Environmental Services

Roads and Transportation Services (Hamilton Area)

Planning & Building Control HQ (Conservation Officer)

Scottish Water

Power Systems

TRANSCO (Plant Location)

SEPA

Planning Application Report

1. Application Site

- 1.1 The application site relates to the curtilage of 15 Auchingramont Road, Hamilton which consists of a large detached 2 storey traditional sandstone villa with attached garage and associated garden ground. The property although currently vacant, was recently used as a private residence and is located on the south side of Auchingramont Road Hamilton which is located within the Hamilton Town Centre Outstanding Conservation Area.
- 1.2 The property has a considerable curtilage consisting of the villa which has been extended by means of a single storey side extension for the garage and a stepped terrace garden area which is extensive with mature landscaping. The total site area extends to approx 0.3 hectares.
- 1.3 The rectangular shaped site is located within a primarily residential area. The front of the property is presently hard surfaced to provide parking. The site is bounded by Auchingramont Road to the north, with the flatted residential properties of No. 14/1-14/6 Gramont Court and the commercial offices of Axis Scotland directly opposite. Mature vegetation lines both the eastern boundary, which is shared with an adjoining villa which has been converted and extended to accommodate flats and the western boundary which is shared with a single detached residential property (No17A Auchingramont Road). Cadzow Burn lies to the south.
- 1.4 Auchingramont Road is typified by a mix of residential and office uses largely contained within attractive, traditional villa style buildings set within relatively spacious grounds. The villa and parking area of 15 Auchingramont Road are located to the front (north) of the main curtilage and sit on a plateau level with Auchingramont Road. Beyond this plateau and moving southwards the ground behind the house is formally laid out in terraces with a line of trees at the edge of last terrace and then slopes steeply down towards Cadzow Burn.

2. Proposal(s)

- 2.1 Originally the applicant submitted a proposed development for a total of 12 units which was unacceptable and raised concerns in respect of the position, size, scale and massing of the proposal. It was considered that the original proposal would overwhelm the existing property and that it incorporated some design elements which affected the amenity and privacy of adjoining residents and were not considered to be characteristic of the Conservation Area.
- 2.2 As a result of ongoing discussions with the Planning Service and consultation responses the applicants have submitted an amended proposal. It is this revised proposal which is currently under consideration. The development has been refined in terms of scale, design and location and is now a combination of 1, 2 and 3 storeys consisting of 9 new build units. The block to the rear has been repositioned within the site, off the eastern boundary which will improve the proposals integration with the existing villa, adjoining properties and surrounding area. A number of modern design elements have been removed from the scheme, and minor alterations to the layout have been incorporated to comply with Roads and Transportation Services comments. In addition the total number of residential units has been reduced from 12 to 11.

- 2.3 The application also seeks detailed planning permission for the conversion of the existing villa (No 15 Auchingramont Road) to 2 residential units with the new build located to the side and rear giving an overall total of 11 units. Each of the units will have two bedrooms. The proposal will necessitate the demolition of the existing garage and the layout indicates that vehicular access to the site will be taken from the existing access point on Auchingramont Road which will be improved. Substantial ground works will be required to re-configure the existing ground levels from a stepped terrace to a slope and ensure the site's stability. A communal garden area to the rear would be provided.
- 2.4 In terms of the new build element the applicant proposes a single storey side extension to the original dwelling which would provide one additional dwelling together with an extension to the existing building which would form a "T" shaped development to the rear of the dwelling. The flats would consist of a 1½ storey block which would link the proposed 3 storey block, set to the rear of the site, to the existing dwelling, part way down the slope. The 1½ storey block would incorporate a pend opening which would provide access to the communal parking area formed to the west of the site. The proposed external finishes would be a combination of reconstituted stone, render and a slate substitute which would be complementary to the existing building.

3 Background

3.1 Local Plan Status

- 3.1.1 The property and grounds of No 15 Auchingramont Road are covered by Policy ED16 of the Hamilton District Local Plan. This policy recognises that while small scale office uses are generally acceptable within the Central Area the present level of office provision in Auchingramont Road is at its maximum. Accordingly the Council will not normally approve changes of use from residential to office use and will not approve extensions to existing office uses. Where existing office uses cease, the preferred use of the property or site shall be residential. Furthermore, the Council believes that the size and quality of the buildings in Auchingramont Road provide an opportunity for a unique type of residential development. Accordingly, it will encourage the return to a residential use.
- 3.1.2 In respect of the Finalised South Lanarkshire Local Plan (After Modifications) the application site, is identified as being affected by Policy RES6 – Residential Land Use Policy. This policy states that the Council will oppose the loss of houses to other uses and resist any development which will be detrimental to the amenity of those areas.
- 3.1.3 In addition Policies DC2 – New Residential Development of the adopted Hamilton District Local Plan and ENV30 – New Housing Development Policy of the Finalised South Lanarkshire Local Plan (after modifications) must also be taken into consideration. These policies promote quality and sustainability within the design and layout of new housing developments. Developments should make a positive contribution to the character and appearance of the area.

- 3.1.4 Policy DC1 – Development Control – General of the adopted Hamilton District Local Plan and Policy DM1 – Development Management of the Finalised South Lanarkshire Local Plan (After Modifications) - should also be referred to. These policies states that all planning applications should take fully into account the local context and built form i.e. development should be compatible in terms of scale, massing and external materials of adjacent buildings and surrounding streetscape. All new developments should aim to enhance the quality and appearance of the local environment. The Council will have regard to: the local context; layout, form and design; use of materials; accessibility; safety and security; open space and landscaping provision; energy efficient design and layout, environmentally friendly building practices and existing design guidance prepared by the Council.
- 3.1.5 In addition Auchingramont Road also lies within the Hamilton Outstanding Conservation Area as such Policy EN4 of the adopted Hamilton District Local Plan and Policies ENV4 and ENV24 of the Finalised South Lanarkshire Plan (after modifications) must be taken into consideration. Through these policies the Council will seek to protect and enhance the built environment within designated conservation areas.
- 3.1.6 Additional policy guidance is contained within both the South Lanarkshire Planning Policies Document and the Council's Residential Development Guide. SLP6 – Development Control General advises that all planning applications should take fully into account the local context and built form i.e. development should be compatible in terms of scale, massing and external materials of adjacent buildings and surroundings streetscape. The Council's Residential Development Guide provides guidance on the key development standards that applicants will require to meet in submissions for new housing development. It sets out the criteria in respect of plot ratios, garden sizes, privacy and parking that the Council aims to achieve within any new residential development. Window to window distances are to be no less than 20m between habitable rooms and the parking requirement for the proposed properties in this instance would be two parking spaces per unit.

3.2 Relevant Government Advice

- 3.2.1 Scottish Planning Policy 3 – Planning for Housing recognises that the reuse of underused, vacant and derelict sites can make an important contribution to the supply for land for housing, in preference to greenfield sites, provided a satisfactory residential environment can be created. Further, infill developments are seen as a useful contribution to the housing supply providing the character and amenity of the existing residential area is not unacceptably damaged by the effects of the development. In particular, developments within the garden areas of older houses should not compromise the amenity and environmental quality of the existing property through inadequate spacing between new and existing buildings, disregard for privacy, substandard accesses, or inappropriate scale, type and use of materials.

4.0 Consultations

- 4.1 **Roads and Transportation Services (Geotechnical)** – Have no objection in principle to the development but state that great care must be taken to ensure that the integrity of the slope is protected. Discussions have taken place with the Council's Geotechnical Engineer who has advised that further details with regard to the final proposed levels and detailed consideration in respect of the stability of the slopes above and below the development should be obtained before development commences on site.

Response: Additional information in respect of the above is currently being prepared by the applicants' engineers. After discussions with the applicants' engineers the Council's Geotechnical Officer is satisfied that the scheme is buildable and that it is appropriate to grant consent at this stage subject to the imposition of appropriate conditions in respect to ensuring the stability and integrity of the site. These conditions will be attached to any consent granted.

- 4.2 **Roads and Transportation Services** - Have no objection to the proposal subject to compliance with their guidelines in relation to access, visibility splays, pedestrian provision, details of refuse bins, car parking and minimum aisle width. In addition Roads have requested that the side door to the existing house should be removed to avoid inconsiderate parking by the owner. The maximum acceptable gradient for the access road would be 8%.

Response:- The above requirements with the exception of the removal of the side door have all been met. If planning permission is granted conditions will be attached where appropriate to any consent granted in terms of the above in order to ensure compliance. The removal of the side door was considered to be unnecessarily onerous as it was to avoid a hypothetical situation as the site provides satisfactory parking. As such it was not considered necessary that the side door be removed.

- 4.3 **Roads and Transportation Services HQ (Flooding)** – Have no objection in principle to the proposal, The Flood Prevention Unit have commented on the proposal's impact in terms of drainage assessment, water quality and quantity, amenity issues to residents and SUDS and recommend appropriate conditions are imposed. In addition advice has been given that the finished floor level of the proposal should be a minimum of 600mm above the high water level or 1m when the development is next to a watercourse.

Response: Noted. These matters will be fully addressed through the imposition of conditions and informatives where considered appropriate.

- 4.4 **Environmental Services:** Have no objections to the proposal subject to the submission of a scheme for the control and mitigation of dust; that all construction/demolition work associated with the development conforms to current standards relating to noise and that the hours of operation are controlled to minimise noise problems; in addition pest control measures should be implemented to ensure that development works do not give rise to increased pest activity

Response: Noted. These matters will be fully addressed through the imposition of conditions and informatives where considered appropriate if planning permission is granted.

- 4.5 **Planning and Building Standards (Conservation Officer):** Has raised concerns in respect of the size and scale of the proposal which he states has the potential to adversely affect the character of the Outstanding Conservation Area. It is further stated that the scale and massing of the proposal tends to overwhelm the existing property with some design characteristics not being characteristic of the Conservation Area. It is therefore advised that an amended scheme be submitted which addresses these concerns.

Response: The current proposal under consideration is a revised scheme which has been reduced and refined in terms of scale, design and location. The revised layout has taken on board the above comments and been revised accordingly. As such the above concerns have been addressed and the Conservation Officer is satisfied with the revised scheme.

- 4.6 **Scottish Water:** raised no objections to the proposals subject to the compliance with conditions and these include a totally separate drainage system for surface water and the incorporation of SUDS into the development.

Response: Noted. Appropriate conditions shall be imposed if planning permission is granted.

- 4.7 **Scottish Power:** have no objections to the proposed development in principle. Details have been submitted indicating the location of their apparatus in the area to which this application relates.

Response: Noted. An informative will be attached to the consent.

- 4.8 **TRANSCO (Plant Location):** Confirm the presence of low/medium and intermediate pressure gas mains in the vicinity of the site. Details have been submitted indicating the location of their apparatus in the area to which this application relates.

Response: Noted. An informative will be attached to the consent.

- 4.9 **SEPA:** SEPA have stated that the site is adjacent to the Cadzow Burn and SEPA has no record of it having been flooded. The site lies outwith the flood envelope so it is not likely to be subject to a significant risk of flooding. In addition, OS maps of the area indicate that the site may be around 5 to 10 metres above the burn and significantly above the watercourse. SEPA has therefore no objection to the proposal subject to the imposition of a condition that level information is provided for the site and the watercourse to demonstrate that it is significantly above the normal water level in the Cadzow Burn. In addition SEPA have also requested that the foul drainage for the site is connected to the public sewer and it does not give rise to the premature operation of consented storm overflows and a SUDS scheme is implemented.

Response: Noted. Appropriate conditions will be attached to the consent if planning permission is granted.

5.0 Representations:

- 5.1 Neighbour Notification was undertaken and the proposal advertised in the local press as Development Affecting the Character of The Conservation Area. Five letters of representation were received in respect of the proposal.

5.2 The grounds of objection have been summarised as follows:-

- a) The owners of the 7 flats at 13 Auchingramont Road currently have to reverse out onto Auchingramont Road. As the driveways of No 13 and 15 Auchingramont Road are adjacent to each other and separated by an 8 foot high wall – this will make this reversing manoeuvre even more difficult and dangerous and the wall will block all visual contact for cars entering and leaving both premises.

Response: The objectors concerns are noted. The existing access to no.15 will be improved by widening the existing access point. All alterations to the wall will reuse the existing stone. Traffic will be able to exit the application site in forward gear and the Roads and Transportation Service has no objection to the proposal so long as a condition is imposed regarding the care and maintenance of the required visibility splay, 2m x 20m. If planning permission is granted this condition shall be imposed.

- b) Separate accesses for entering and exiting 15 Auchingramont Road would help improve safety.

Response: All traffic entering and exiting the site will be able to do so in forward gear, as such separate accesses for entering and exiting the site were not considered necessary in this instance. Furthermore Roads and Transportation Services had no objection to the proposal.

- c) Whilst the building is well designed additional stonework is required to reflect the existing building and the surrounding buildings in the area. In addition a slate finish should be used on the roof.

Response: It is the applicant's intention to use a mixture of render, reconstituted stone and a mock slate. The use of these materials will be considered in the Assessment and Conclusions section of the report.

- d) The boundary trees are mature in nature and should remain to afford the adjoining residents a degree of privacy.

Response: It is the applicants' intention to retain as much boundary screening as possible. The protection of trees and the submission of a landscaping scheme will be conditioned if planning permission is granted.

- e) There is already too much traffic on Auchingramont Road and the area is already overdeveloped. The infrastructure of the area cannot support such a development.

Response: After consultation Roads and Transportation Services consider that Auchingramont Road is capable of accommodating the additional traffic that will be generated from the development of this site.

- f) The proposal would affect the privacy of adjoining residents.

Response: The amended proposal has taken into consideration the adjoining residents concerns regarding privacy. The block to the rear has been repositioned away from the mutual boundary and all French doors overlooking the adjoining properties have been replaced by traditional style windows. The proposed window to window distance is in excess of 20 metres to all habitable windows. Given the distance between the existing and proposed flats I do not consider that any material amenity or privacy issues will result.

- g) The proposed development will be too large in scale, overdominant and will adversely affect the amenity and character of the site.

Response: The applicant has carried out a number of amendments to the design of the proposal and this matter will be considered in the Assessment and Conclusions section of the report.

6. Assessment and Conclusions

- 6.1 The applicant seeks detailed planning permission for the conversion of the existing villa (No 15 Auchingramont Road) to 2 residential units with new build to accommodate an additional 9 units. In determining this application the main considerations in assessing this application relate to whether the proposal satisfies Local Plan Policy, the impact of the proposal on residential amenity and the character of the Conservation Area and road safety
- 6.2 In terms of local plan policy, the Adopted Hamilton District Local Plan identifies the policy covering the site as ED16 – Hamilton Central Area – Small Scale Office Development. This policy recognises that the present level of office provision in Auchingramont Road is at its maximum. Accordingly the Council will not normally approve changes of use from residential to office use. Where existing office uses cease, the preferred use of the property or site shall be residential. Accordingly, it will encourage the return to a residential role. For that reason, the development proposal is considered to be consistent with the land-use policy set out in ED16.
- 6.3 In respect of the Finalised South Lanarkshire Local Plan (After Modifications) the application site, is identified as being affected by Policy RES6 – Residential Land Use Policy. This policy states that the Council will oppose the loss of houses to other uses and resist any development which will be detrimental to the amenity of those areas. In addition Policy DC2 – New Residential Development of the adopted Hamilton District Local Plan and Policy ENV30 – New Housing Development Policy of the Finalised South Lanarkshire Local Plan (after modifications) must also be taken into consideration. These policies state that developments should make a positive contribution to the character and appearance of the area. In assessment the proposal to convert the existing dwelling to 2 flats and to erect a ‘T’ shaped extension to form an additional 9 flats has been refined in terms of scale, design and location as well as being re-designed to reflect traditional features and to integrate well with the surrounding area through use of complimentary external finishes. As such the proposal is considered to be a positive re-development of this site and it is considered that the revised development proposal satisfies the above criteria. The proposal therefore raises no issues in respect of these policies.
- 6.4 Policy EN4 – Conservation Areas of the Adopted Hamilton District Local Plan and Policies ENV4 and ENV24, of the Finalised South Lanarkshire Local Plan (after modifications) seek to protect conservation areas from unsatisfactory development, whilst encouraging new developments to be sensitive and responsive to the character of their locality. The applicant has attempted to reach a balance in terms of realizing an appropriate level and form of development, while respecting the unique characteristics of this high amenity location. The latest scheme has reduced the scale of the development to a level which can sit comfortably within the surrounding area and the site in general with the new extension sitting well down the

slope in order to minimise the visual impact of the property. As such it is recognised that the conversion and extension of the building has been designed to respect and reflect the character of the original property and the surrounding area. The provision of a communal garden to the rear of the development stretching towards Cadzow Glen also adds to the setting. In principle, therefore the proposal is consistent with the guidance expressed by Policies EN4, ENV4 and ENV24 identified within the Adopted Local Plan and the Finalised South Lanarkshire Local Plan (after modifications).

- 6.5 Policy DC1 – Development Control General of the adopted Hamilton District Local Plan, SLP6 of the South Lanarkshire Planning Policies and DM1- Development Management of the Finalised South Lanarkshire Local Plan (After Modifications) are applicable to all planning applications, requiring them to take fully into account the area's local context and built form. The proposal is in keeping with the scale and character of surrounding properties and the site will be suitably screened by means of existing mature vegetation which will lessen any potential impact with regard to privacy or amenity of adjacent properties. The extension has been reduced in scale and repositioned within the rear of the site in a way which will ensure a good fit with the surrounding. It sits well down the slope and will not have any adverse visual effects. The extension is well screened and located a good distance from Auchingramont Road and allows the existing building to maintain its visual setting and character. Given that the applicant can achieve the 20 metre window to window distance I am satisfied that the site is capable of being developed without any adverse impact on the amenity or privacy of adjoining neighbours. All materials used will be to the satisfaction of the Council and a condition has been attached to this effect to ensure cognisance is given to the use of high quality materials in the area. As such the applicant has satisfactorily demonstrated that due consideration has been taken of the scale, position and materials of the existing building, neighbouring properties and the surrounding streetscape. The proposal therefore satisfies the principles set out in these policies.
- 6.6 The proposal also accords with guidelines expressed in the Council's Residential Development Guide which must also be taken into consideration. The applicant has adequately demonstrated that he can achieve the 20 metre window to window distance with adequate parking and amenity space provided within the site. The proposal satisfies the policy objectives and guidelines contained within this document.
- 6.7 In terms of roads safety the Roads and Transportation Service are satisfied that the required visibility splays can be achieved with minimal alterations to the existing boundary wall and the additional traffic generated will not be detrimental to road safety. This Service is therefore satisfied that the proposal is satisfactory in terms of road safety.
- 6.8 The views of the other statutory consultees have been sought and taken into account. I am satisfied that all relevant planning issues raised by consultees in particular the concerns expressed about scale and density have now, been addressed through the submission of the amended scheme or where necessary adequately addressed by attaching appropriate conditions to the consent.

- 6.9 Five letters of objection were received and the concerns raised have been taken into consideration. It is considered that none of the concerns raised are sufficient to justify refusal of this planning application. Roads and Transportation Services are satisfied that the proposal is acceptable in terms of impact on traffic and road safety and applicable conditions shall be imposed in respect of the protection of existing natural screening and the use of the facing materials if consent is granted.
- 6.10 In view of all of the above the principle of the development is held to be consistent with local plan policy and there are no material considerations which justify the refusal of the application. The original scheme submitted involved the creation of 12 units. However, inherent in the original scheme were problems such as unsatisfactory relationships between the proposal, the existing building and adverse impacts on adjoining properties. The main planning and environmental issues however have now been addressed through negotiations with the developers and the submission of the amended proposal. The amended scheme overcomes the initial design concerns and is considered to be a positive development within the conservation area. I therefore recommend planning permission be granted subject to the conditions attached.

7 Reasons for Decision

- 7.1 The proposal has no adverse impact on residential or visual amenity, or the character of the Conservation Area and accords with Policies ED16, EN4, DC1 and DC2 of the adopted Hamilton District Local Plan, RES6, ENV30, ENV4, ENV24 and DM1 of the finalised South Lanarkshire Local Plan (after modifications) and guidance within SLP6 of the South Lanarkshire Planning Policies and the Council's Residential Development Guide.

Iain Urquhart
Executive Director (Enterprise Resources)

9 August 2007

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

TRANSCO (Plant Location)	01/02/2007
Power Systems	31/01/2007
Planning & Building Control HQ (Conservation Officer)	08/03/2007
SEPA	09/08/07
Roads & Transportation Services (Geotechnical)	10/05/07
Roads & Transportation Services (Flooding)	19/02/07
Roads & Transportation Services (Hamilton Area)	13/08/07
Environmental Services	14/02/07
Scottish Water	05/02/07
- ▶ Representations

Representation from :	John & Philomena Carrigan, 17 Auchingramont Road, Hamilton, ML3 6JP, DATED 08/02/2007
Representation from :	Mrs Mary Lees, 13 Auchingramont Road, Flat 5, HAMILTON, ML3 6JP, DATED 08/02/2007
Representation from :	Mrs M Steele, 13 Auchingramont Road, Flat 4, HAMILTON, ML3 6JP, DATED 08/02/2007
Representation from :	Mrs N McAuley, 13 Auchingramont Road, Flat 1, HAMILTON, ML3 6JP, DATED 08/02/2007
Representation from :	Elizabeth McCulloch, Flat 6, 13 Auchingramont Road, Hamilton, ML3 6JP, DATED 12/02/2007

Contact for Further Information

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

Christine Laird, Planning Officer, Brandon Gate, Hamilton
 (Tel :01698 453551)
 E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design shall take place without the prior written approval of the Council as Planning Authority.
- 3 That the facing materials to be used for the external walls and roof of the development hereby approved shall match in colour and texture those of the existing adjoining building on the site to the satisfaction of the Council as Planning Authority.
- 4 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.
- 5 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.
- 6 That before the development hereby permitted is occupied or brought into use, all the fences or walls for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 5 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 7 Development shall not commence until details of all surface finishes to parking bays, parking courts and curtilage parking areas has been submitted for the consideration and written approval of the Council as Planning Authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the Council as Planning Authority.
- 8 That before the development hereby approved is completed or brought into use, 22 no. parking spaces shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 9 That before the development hereby approved is completed or brought into use, a visibility splay of 2 metres by 20 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.
- 10 The surface of the development shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.

- 11 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 12 That the road access shall not have a gradient in excess of 8%
- 13 That no development shall commence on site until a report from a recognised firm of chartered engineers is submitted to the Council as Planning Authority confirming the mineral stability of the site. This report shall detail the stability and analysis of all existing and proposed slopes for stability both in the long term and during construction and this shall be considered and approved by the Council as Planning Authority and the development shall not be commenced until all design and check certificates and any such action as is recommended by this report has been implemented and completed to the full specification and entire satisfaction of the Council.
- 14 That no trees within the application site shall be lopped, topped, pollarded or felled, or otherwise affected, without the prior written consent of the Council as Planning Authority.
- 15 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.
- 16 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.
- 17 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.
- 18 That before the alterations to the proposed access are started, full details of the alterations to the site's boundary walls shall be submitted to and agreed in writing with the Council as Planning Authority .
- 19 That before development commences the applicant shall supply level information for the site and watercourse to clearly demonstrate that the site is sufficiently above the normal water level in the Cadzow Burn not to be at significant risk of flooding.

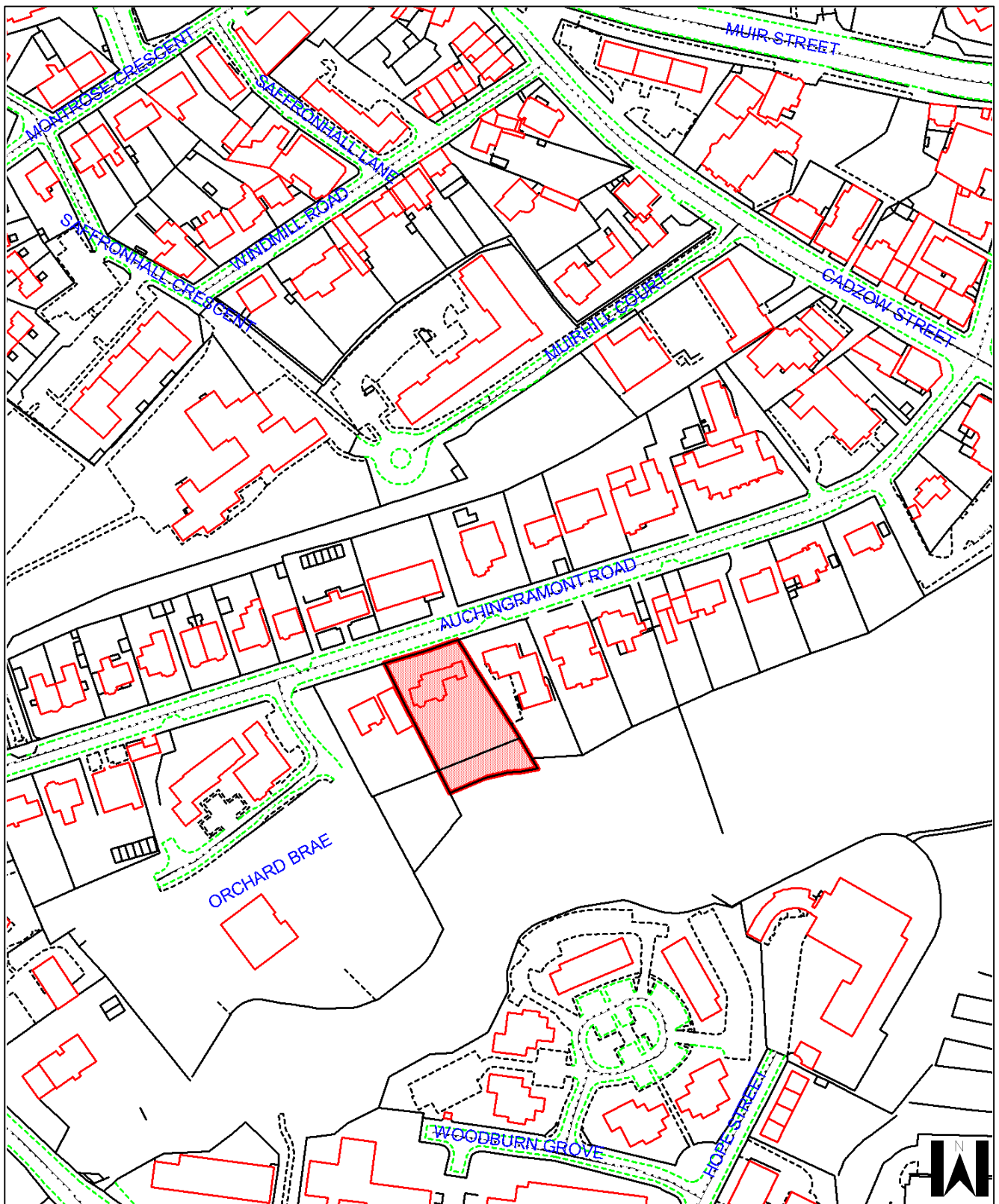
- 20 That details are submitted and agreed in writing to the Council as Planning Authority to provide a safety barrier to the rear of the parking spaces hatched PURPLE on the approved plans and before any dwellinghouse is occupied this barrier shall be in place.
- 21 That notwithstanding the terms of conditions 14 and 15 above details for the protection and maintenance of the natural screening along the boundaries marked GREEN on the approved plans shall be submitted to and approved in writing by the Council as Planning Authority.
- 22 That notwithstanding the terms of condition 3 above the roof of the front side extension marked YELLOW on the approved plans shall be clad externally in natural slate and the external walls shall be finished in a re-constituted stone or similar to be agreed in writing by the Council as Planning Authority.
- 23 That notwithstanding the terms of condition 3 above the roof of the remainder of the extension shall be clad externally in a slate substitute and the external walls in a mix of re-constituted stone and render to be agreed in writing by the Council as Planning Authority.
- 24 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.
- 25 That prior to any work starting on site, a Drainage Assessment in accordance with 'Drainage Assessment - A Guide for Scotland', shall be submitted to and approved in writing by the Council as Planning and Roads Authority (and the Scottish Executive as Trunk Roads Authority).
- 26 That prior to the commencement of development on site, details of the provision of flood prevention works, together with subsequent management and maintenance arrangements shall be submitted to and approved by the Council as Planning Authority. The works will require to comply with the Council's Sustainable Drainage Design Criteria and requirements.
- 27 That no dwelling unit shall be occupied until the flood prevention measures required under Condition 26 above have been completed in accordance with the approved scheme.
- 28 The following hours should be adopted as 'standard' for the carrying out of all works and ancillary operations which are audible at the site boundary.
Monday - Friday 8.00 am - 7.00 pm
Saturday 8.00 am - 1.00 pm
Sunday None
Any deviation from the above should only occur when:
a) The applicant has satisfied the Council that the works can only be carried out at times outwith the standard hours for operational reasons or;
b) The Council is of the opinion that the works require to be carried out at times outwith the standard hours to prevent or minimise noise problems.

- 29 That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 To ensure satisfactory integration of the proposed extension with the existing building both in terms of design and materials.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 These details have not been submitted or approved.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 These details have not been submitted or approved.
- 8 To ensure the provision of adequate parking facilities within the site.
- 9 In the interest of road safety
- 10 In the interest of public safety
- 11 In order to retain effective planning control
- 12 In the interest of public safety
- 13 To ensure the mineral stability of the site
- 14 To ensure the protection and maintenance of the existing mature trees within the site
- 15 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 16 In the interests of the visual amenity of the area.
- 17 In the interests of amenity.
- 18 In the interest of public safety
- 19 To safeguard the site from flooding.
- 20 In the interest of public safety
- 21 To safeguard the residential amenity of the area.
- 22 In the interests of amenity and in order to retain effective planning control.
- 23 In the interests of amenity and in order to retain effective planning control.
- 24 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.
- 25 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 26 To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/or reduction of flood storage capacity.
- 27 To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/or reduction of flood storage capacity.
- 28 In the interests of amenity and in order to retain effective planning control.
- 29 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.

For information only



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