

11 Dunedin Drive
East Kilbride
G75 8QS
9th May 2020

Planning Application Number P/20/0469 – Objections

Dear Sir/Madam,

I am the owner of the property at 11 Dunedin Drive, East Kilbride and this letter constitutes my objections to the planning application for the property at 15 Dunedin Drive, East Kilbride, Planning Application Number P/20/0469.

Whatever the outcome of this planning application in respect of permitted development, it will certainly influence the nature of other proposals for any potential development in Dunedin Drive and surrounding areas.

OBJECTION TO THE PLANNING APPLICATION

I object on the bases below.

General

Precedent

A tour of Dunedin Drive and adjoining roads will indicate clearly that there is substantial separation between detached properties typically 6-10m between the living areas of the properties. Even where there have been extensions to the side of the properties, they have almost invariably been for garages or single storey rooms for inhabitation.

The Planning Process has the option of rejecting the proposal as it stands. However, if it is accepted then Dunedin Drive and all similar areas become an adventure playground for developers who can come in, buy up property, apply inappropriate extensions and then sell up leaving the residents cheated, resentful and with another eyesore right in their midst.

Specific

Policy DM3 "Subdivision of Garden Ground" lists requirements for this proposal to meet. It is apparent that the proposed construction scarcely meets any of the TEN requirements. I am at a loss to know why this was ever entered into the Planning Proposal System for consideration since it just wastes the time, money and resources of all those involved. When addressing my objections, I request that the suitability of the application is assessed against all 10 requirements and that any reason for acceptability is formally reported.

Specific to the requirements of Policy DM3:

- The overpowering physical appearance of the proposal in respect of size, scale and mass and subsequent loss of amenity to adjacent neighbours.
- The front of the house is extraordinarily close to the public walk. I can think of no precedent within East Kilbride for this. This is surely completely inappropriate especially within the estate of which Inglewood Crescent and Dunedin Drive are part.
- The proposed parking arrangements are simply inadequate for a 4-bedroom house, as would be clearly seen if this area is surveyed. This will result in on street parking or, more likely, on pavement parking adjacent to a sharp road corner.
- When the strip of land that ran through many properties in Dunedin Drive and Inglewood Crescent was offered to owners for purchase it was on the condition that it would form part of the garden. This was important because the land would continue to form part of a “Nature Highway” that permitted and encouraged the passage of wildlife and the development of the Natural Environment. This application is clearly at odds with that requirement. In fact, the new owner of the property has commenced cutting down trees and uprooting the flowers and shrubs of a well maintained garden. Has the Planning Department at South Lanarkshire Council already given tacit acceptance of this application?

This application is simply a development opportunity that destroys the natural environment existing in our neighbourhood.

- The detrimental effect of loss of light and privacy to adjacent properties, both home and garden, and subsequent loss of amenity to adjacent neighbours.
- The means of construction of the proposed new house is such that access will cross and disrupt the walkways in Inglewood Crescent. This will also apply to any future inspection and maintenance of the property.
- The proposed build will adversely affect the potential for adjacent properties or any future owners to extend their homes and deprives them of their rights to do this.

Summary

There appears a substantial imbalance in the planning process whereby it permits developers of property to suggest any modification to their property no matter how inappropriate and planning departments are required to set a process in motion that has those neighbours affected by it running around trying to oppose on very limited allowable criteria for opposition and within short timescales.

It allows appeal by the proposer, but none by the objectors.

It is clearly important to strike the correct balance otherwise the consequence for the quality of life, neighbour relations and the amenity of the area itself will be adversely affected.

Until a few years ago, the overwhelming precedent of properties within the area in the area was that they were done sympathetically to the architecture and neighbours. Regrettably, South Lanarkshire Council now have a reputation for permitting singularly inappropriate constructions and developments. It now has the opportunity to meet its responsibilities to current householders and its vested authority by rejecting this application.

I request that the Planning Department and Planning Committee reject the development on the basis of the above issues.

Declaration of Vested Interests

I request that all those who have any function in the assessment and approval of this application make a clear and concise statement that they have no vested interest in the application or that they know the applicants, or objectors, or any of their agents. This will include Planning Officers and Councillors, but the declaration request is not exclusive to them. I wish a clear statement to this requirement in any response to my objections and comments.

I hope and believe that good sense will prevail in the decision regarding the property development at No. 15 Dunedin Drive and that it will be rejected.

Yours faithfully,

Kenneth Gorman,