

To

The chairperson, Planning and Local Review Body, South Lanarkshire Council

Dear Sir/Madam

Please find my response to the Council's Statement of Observations in relation to my planning application No P/21/0959

9 George Allan Place, Strathaven, ML10 6EH

Council's Statement of Observations

2.5 The proposal failed to comply with Policies 3, 5 and DM2 of the adopted Local Development Plan 2, for the reasons set out in the report of handling associated with the application.

The proposed extension is near the neighbouring property to the east (number 10), and it is considered that it would have an adverse impact upon the neighbouring properties because of its position and scale in relation to the neighbour's front elevation. The street and, in particular, the immediate properties either side of the site have an open aspect onto the streetscape. As a result, the extension would introduce a sense of enclosure due to the proposed projection and increase of roof height.

Applicant's Response

The owner /Occupier at Number 7 has no objections or comments in relation to the proposed extension.

The property at Number 8 is also situated approximately 1.05 Metres further forward of the property at number 9.

The owner /Occupier at Number 8 has no objections or comments in relation to the proposed extension.

Due to the street being on an incline the neighbouring property at number 10 is approximately 1.7 metres higher than the property at number 9 where the proposed extension is situated and any extension to number 9 would not adversely affect the property at number 10

In addition the property at Number 10 is situated at an angle and the building line is approximately 4.1 metres further forward than the property at number 9.

The owner /Occupier at Number 10 has no objections or comments in relation to the proposed extension.

The foregoing demonstrates that a 'Sense of Enclosure' would not be created with this proposed extension.

There would be no adverse impact to any of the adjacent properties at numbers 11, 12, 13 & 14 and again, the owner occupiers at these properties have no objections or comments in relation to the proposed extension.

Councils Statement of Observations

3.1 Through their agent, the applicant has submitted a statement to support their review. This was submitted partly to respond to the matters raised in the Officer Report. The grounds are summarised below: (a) Full consideration of the proposal has not been undertaken. A site visit should be undertaken to illustrate the comparison between the existing building line with the street scape and the little impact it would have. Response: A full consideration of the proposal was taken prior to the decision of the original application being made. This included a site visit and an assessment against the properties in the locality, including those immediately to each side of the site. (b) Contrary to the statement 'a significant adverse impact upon visual amenity in the local area' in the Report of Handling, it should be clarified that the proposed extension would not obscure the existing view of any surrounding properties on the street. The true impact on the street scape has not been considered accurately.

Response: The statement quoted from the Report of Handling above, does not relate to loss of view. Loss of view is not a material planning consideration. The quote relates to how the visual impact of the extension, when viewed together with the existing properties on the street, will be detrimental to the street scape. Again, the Planning Service has fully assessed the proposal against all the relevant policies in the local development plan.

Applicants Response

The 21 existing properties in the street consist of numerous differing designs.

The properties at numbers 3,4,5,6,7,12,13,14 & 15 are of similar design

The properties at numbers 1,2,10,11,16,18,19,20,21 @ & 22 are all of individual design. There is no No17.

The roof designs of the properties in the street vary in many ways and as such changing the roof profile would not adversely effect the streetscape and in fact the proposal would be similar to that in the majority of the properties in the street.

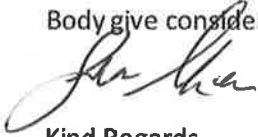
All of the properties have relatively short front gardens with the exception of numbers 8 and 9 which have the longest gardens in the street and allow scope to extend. The garden at number 9 is approximately 9 metres from wall to kerb at the longest point.

All of the properties are constructed in a similar brick and this would be adhered to.

Due to the layout of the street, the properties at numbers 1 through to 7 are each build protruding from the neighbouring property coming up the street and the property at number 9 does not come into view until passing number 7.

The foregoing demonstrates that the street scape would not be adversely affected with this proposed extension.

In summary, I feel it can be demonstrated that the proposed extension would not have an adverse effect on the street scape or the neighbouring properties and therefore I respectfully request that the Review Body give consideration to allowing the proposed extension.



Kind Regards

Gordon Hope

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Strathaven

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