

Report to:	Planning Committee
Date of Meeting:	08 June 2010
Report by:	Executive Director (Enterprise Resources)

Application No	HM/09/0624
Planning Proposal:	Demolition of Garage, Conversion of Existing Dwelling to Form 3 Flats and Erection of 9 New Build Flats Together with Associated Parking and Amenity Provision

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Chatelle Hamilton Ltd
- Location : 15 Auchingramont Road
Hamilton
ML3 6JP

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 Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Riach Partnership Ltd Architects
- ◆ Council Area/Ward: 17 Hamilton North and East
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan**
Policy RES 6 – Residential Land Use
Policy ENV31 – New Housing Development
Policy ENV4 – Protection of the Natural and Built Environment Policy
Policy ENV25 – Conservation Areas Policy
Policy ENV35 – Water Supply
Policy ENV36 – Foul Drainage and Sewerage
Policy ENV37 – Sustainable Urban Drainage Systems
Policy DM1 – Development Management Policy
South Lanarkshire Council Residential Development Guide

- ◆ Representation(s):

- ▶ 12 Objection Letters
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

Environmental Services

Roads and Transportation Services (Hamilton Area)

Scottish Water

Planning & Building Standards HQ (Conservation Officer)

Roads & Transportation Services H.Q. (Geotechnical)

Roads & Transportation Services (Flooding)

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. The property is located on the south side of Auchingramont Road Hamilton within the Hamilton Town Centre Outstanding Conservation Area.
- 1.2 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 rectangular shaped application site extends to approx 0.3 hectares The villa and parking area are located to the front (north) of the curtilage and sit level with Auchingramont Road. Moving southwards the ground behind the house is formally laid out in terraces with a line of trees at the edge of the last terrace which then slopes steeply down towards Cadzow Burn.
- 1.3 The site is bounded by Auchingramont Road to the north, with the flatted residential properties of Gramont Court and the commercial offices of Axis Scotland directly opposite. The eastern boundary is shared with an adjoining villa which has been converted and extended to accommodate flats and the western boundary is shared with a single detached residential property Cadzow Burn lies to the south.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission for the conversion of the existing sandstone villa to form 3 residential units with additional new build to the side and rear of the existing property to accommodate an additional 9 units together with associated access, parking and amenity requirements. The units will be a mix of one and two bedroomed flats,
- 2.2 The proposed development consists of 3 distinct elements:
 - a) The conversion of the existing villa
 - b) The traditional 2 storey new build onto the side elevation and
 - c) The contemporary 3 /4 storey new built block of flats.
- 2.3 The proposal will necessitate the demolition of the existing garage and the formation of a new vehicular access road to the site taken from the existing access on Auchingramont Road which will be improved.
- 2.4 The existing villa which will be converted to form 3 units will be retained with minimal changes to its external appearance. A two storey pitched roof extension of a traditional design which will provide one additional 2 bedroomed dwelling will be located on the side elevation.
- 2.5 To the rear a single 3/4 storey block of flats will be erected set well back from Auchingramont Road. The front of the block which faces onto the courtyard will be 3 storeys in height whilst to the rear the proposal will incorporate 2 flats at basement level. The height of the proposed flatted block will not exceed the original villa. The proposal will provide 8 flats. Each flat will have a private balcony to the rear. The proposed flats will be of a modern contemporary design finished externally with a combination of traditional and modern materials. This flatted element has been substantially reduced in scale in respect of previous submissions.

- 2.6 The proposal will necessitate the creation of a new access road and provision of 22 car parking spaces within the curtilage to serve the development. The new access road will be taken from the improved existing access point on Auchingramont Road. Two areas of communal amenity space will be provided. Substantial ground works will be required to be undertaken to re-configure the existing ground levels from a stepped terrace to a slope and safeguard the site's stability.
- 2.7 A revised development under this current planning reference (HM/09/0624) for a development comprising three 2 /3 storey blocks providing a total of 13 units was re-submitted. The proposal was regarded as an overdevelopment of the site.
- 2.8 As a result of further discussions with the Planning Service the applicants have submitted this revised proposal which is currently under consideration.

3 Background

3.1 Planning History

- 3.1.1 Members may recall that planning consent for the conversion and extension of 15 Auchingramont Road to form 11 flatted properties by means of a 2/3 storey development was granted consent under planning reference HM/07/0038 at the Hamilton Area Committee on the 03 September 2007. This consent established the principle of a flatted development at this site.
- 3.1.2 A modern flatted development of 4 storeys forming 13 units which involved the demolition of the villa was submitted under planning application HM/09/0118 and Conservation Area Consent HM/09/0138. Both applications were withdrawn on the 26 January 2010.

3.2 Local Plan Status

- 3.2.1 In respect of the adopted South Lanarkshire Local Plan the application site, is identified as being affected by Policy RES6 – Residential Land Use Policy which 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. Policy DM1 – Development Management should also be referred to. This policy states that all planning applications should take fully into account the local context and built form.
- 3.2.2 Policy ENV31 – New Housing Development is also relevant. This policy promotes 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.
- 3.2.3 Through Policy ENV37 – Sustainable Urban Drainage System the Council promotes the requirements for SUD's, in appropriate developments. Whereas ENV35 – Water Supply and ENV36 – Foul Drainage and Sewerage seek to ensure that any development is adequately serviced and raises no flooding issues
- 3.2.4 As Auchingramont Road lies within the Hamilton Town Centre Outstanding Conservation Area. Policies ENV4 and ENV25 of the adopted South Lanarkshire Plan must also be considered. Through these policies the Council will seek to protect and enhance the built environment within designated conservation areas. Within such areas there is a presumption in favour of retaining and converting existing buildings and all new development must be in keeping with the character of the area.

3.2.5 Additional policy guidance is contained within the Council's Residential Development Guide. This 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.

3.3 Relevant Government Advice

3.3.1 None applicable

4.0 Consultations

4.1 Roads and Transportation Services (Geotechnical) – Has 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. 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. In this regard the Geotechnical officer has advised that a number of conditions be attached to any consent if permission is to be granted.

Response: The applicant is aware that additional information in respect of the above will require to be submitted by the applicants' engineers. Appropriate conditions in respect to ensuring the stability and integrity of the site will be attached to any consent granted.

4.2 Roads and Transportation Services - Have noted that there is not sufficient space within the site to allow the turning of a refuse vehicle however they have no objection to the proposal subject to the provision of visibility splays of 2.5metres by 20 metres on both sides of the access, provision of a turning area within the site to allow vehicles to enter and leave in forward gear, and provision of a pedestrian footway. The Roads Service are satisfied that the 22 car parking spaces provided are sufficient to meet the developments requirements

Response: Noted. These requirements can be included as conditions where appropriate.

4.3 Roads and Transportation Services HQ (Flooding) – Have no objection in principle to the proposal, The Flood Prevention Unit have commented on the need to provide a flood risk and drainage assessment. The drainage system should accord with the principles of SUDS and the Council's current design criteria. **Response:** Noted. The applicant has been advised of the above requirements. Appropriate conditions to address these matters will be imposed where considered appropriate.

4.4 Environmental Services: Have offered no objections subject to the inclusion of conditions/advisory notes on any such consent relative to refuse storage and uplift, control of noise during construction, demolition and asbestos.

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

4.5 Planning and Building Standards (Conservation Officer): Raised concerns in respect of the size and scale of the original proposals which had the potential to adversely affect the character of the Outstanding Conservation Area. The scale, massing design and finishes of these proposals tended to overwhelm the existing property with a number of the design features not being characteristic of the Conservation Area. However, the Conservation Officer is satisfied that the amended scheme submitted addresses these concerns and that the contemporary design now proposed will integrate well with the established built form of the area.

Response: Noted.

- 4.6 **Scottish Water:** Scottish water raised no objections to the proposals subject to compliance with their requirements which will include the applicant submitting a Development Impact Assessment Form to allow an assessment that the proposal will have on their apparatus this may necessitate the developer making a contribution to fund any works required to service the development.

Response: Noted. The applicant has been advised of the above requirements. Any consent granted will be conditioned to ensure that no dwellings are commenced until the developer provides written agreement from Scottish Water that the site can be served by an appropriate sewerage and water scheme

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. Seven letters of representation were received in respect of the original proposals. Neighbour notification was re-served and the revised proposal re-advertised in the local press following which 5 additional letters of concern have been received.

- 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 existing access to no.15 will be improved this will allow all traffic to enter and exit the application site in forward gear. Roads and Transportation Service have raised no issue in regard to road safety.

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

Response: It is acknowledged that a significant amount of existing landscaping will be lost. A landscaping scheme will be agreed before any development commences on site.

- c) **There is already excessive traffic on Auchingramont Road and the area is overdeveloped. The proposal will result in significantly more traffic on Auchingramont Road which currently serves a primary school and a nursery, creating additional traffic congestion/safety risks.**

Response: 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 without adverse safety implications.

- d) **The proposed development at 15 Auchingramont Road would result in the communal garden area and some of the flats at 13 Auchingramont Road being overlooked affecting the privacy and amenity 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 set well back from the flatted development at 13 Auchingramont Road. There are no habitable windows located on the side gables of the development and proposed window to

window distances are well in excess of 20 metres As such there will be no overlooking of either the common amenity space of No 13 or of the adjoining properties

- e) **This is the applicant's fourth attempt at submitting an acceptable proposal. The proposed 4 storey development has been designed to maximise profit and will be too large in scale, overdominant and will adversely affect the amenity and character of the Conservation Area which is in danger of being lost completely.**

Response: It is accepted that the applicant has carried out a number of amendments reducing the scale and design of the proposal from that originally submitted. This concern will be fully considered in the Assessment and Conclusions section of the report.

- f) **The proposed buildings are located at three different positions in the site with no regard to the coherence and visual impact of the build.**

Response: The applicant has since submitted an amended proposal. These amendments will be fully considered in the Assessment and Conclusions section of the report.

- g) **The terraced nature of the area to be built on will produce building problems which will adversely affect the neighbouring housing.**

Response: No development shall commence on site until a report from a recognised firm of geotechnical engineers has been submitted to and approved by the Council as Planning Authority this will ensure the stability of the slopes of the development and safeguard the adjoining properties.

- h) **There will be a loss of the line of conifers to the rear together with a number of mature trees and existing green area. This will greatly affect the varied and thriving wildlife currently habiting the rear gardens of residents in Auchingramont Road.**

Response: The loss of the conifers and the mature garden setting has already been accepted through the previous consent. The glen area will be unaffected by this proposal mitigating the impact on local wildlife. A landscaping scheme to retain/replace the garden setting will be agreed before any development commences on site.

- i) **Another development experienced problems due to the sloping nature of the land at the rear of properties in Auchingramont Road, it is of concern that a smaller developer like the applicant would not be able to cope with potential problems should they be encountered.**

Response: No development shall commence on site until a report from a recognised firm of geotechnical engineers has been approved by the Council this will ensure the stability of the slopes of the development.

- j) **The dividing wall between 13 and 15 Auchingramont Road was constructed when the original properties were built. This wall is an important feature which would be vulnerable to damage and possible destruction should the extensive land work be undertaken at the proposed development.**

Response: The wall will be retained with minimal alterations. In addition a landscape buffer between the proposed access road and the existing wall has been established to safeguard the existing wall.

- k) **The flats have been shoehorned in and positioned solely to facilitate the required parking of 22 spaces. Due to the positioning of the proposed car parking areas there will be a considerable increase to noise pollution for the residents at 13 Auchingramont Road.**

Response: The site is considered large enough to accommodate the development. The original consent established the principle of parking to the rear and I am satisfied that there is sufficient distance between the car parking area and the flats at 13 Auchingramont Road to ensure that no material noise nuisance will occur.

- l) **The architecture of the proposed redesigned block lacks any architectural distinction and is not of a suitable design to sit alongside a red sandstone building of the first half of the 20th Century.**

Response: The objectors concerns are noted and will be fully discussed in the Assessment and Conclusion section of the report.

These letters have been copied and are available for inspection in the usual manner and on the Planning Portal

6.0 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning permission for the conversion of the existing sandstone villa (No 15 Auchingramont Road) which lies within Hamilton's Outstanding Conservation Area to form 3 residential units with additional new build within the curtilage to accommodate an additional 9 units together with associated access, parking and amenity requirements. 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, the character of the Conservation Area and road safety. Attention should also be given to site history in particular the previous grant of planning consent for the erection of 11 units at this location approved under planning ref HM/07/0038
- 6.2 In respect of the adopted South Lanarkshire Local Plan the application site, is identified as being affected by Policy RES6 – Residential Land Use. In terms of general land use designation the proposal raises no issues in this regard. Policy DM1 requires the applicant to take fully into account the area's local context and built form. The flatted block has been reduced in scale and repositioned within the rear of the site to lessen any potential impact with regard to privacy or amenity of adjacent properties and in a way which will ensure a good fit with the surrounding area. It sits well down the slope and is located a good distance from Auchingramont Road which allows the existing villa to maintain its visual setting and character and will minimise any adverse visual impact on the streetscape. All materials used will be to the satisfaction of the Council. The proposal therefore satisfies the principles set out in the above policies.
- 6.3 Policy ENV31 - New Housing Development states that developments should make a positive contribution to the character and appearance of the area. It is considered that the proposal has been positively refined in terms of scale, design and location from that originally approved. The original villa will be retained whilst the proposed 2 storey new build located on the side elevation will be of a traditional design to complement the original villa. The footprint of the flatted block has been reduced in scale from the original consent and does not exceed the height of the existing villa. The proposed flatted block is of a contemporary design which reflects, and complements the existing dwelling. It is considered that this revised development reflects the local scale, massing and height of the surrounding buildings and will

integrate well with the surrounding area. In terms of boundary treatment it is proposed that the existing stone walls will be retained and reinstated as far as possible. As such the revised proposal is considered to be a positive re-development of this site which satisfies the above criteria and is considered preferable to the developments previously submitted and the consent granted under planning reference HM/07/0038.

- 6.4 Policies ENV4 and ENV25, of the adopted South Lanarkshire Local Plan 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 form and level of development, while respecting the unique characteristics of this high amenity location. The latest scheme retains the original villa with a traditional extension located to the side, the scale of the development has been reduced to a level which can sit comfortably within the site, with the new build flatted element positioned deep within the curtilage set well back from Auchingramont Road. This will minimise the visual impact of the proposal on the streetscape and allow the villa to maintain its visual setting and character. As such it is recognised that the conversion of the existing villa and the new build element both traditional and contemporary has been designed to respect and reflect the character of the Conservation Area and is consistent with Policies ENV4 and ENV25.
- 6.5 In terms of infrastructure the proposal raises no issues in regard to Policies ENV35 – Water Supply, ENV36 – Foul Drainage and Sewerage and ENV37 – Sustainable Urban Drainage Systems. Roads and Transportation Service were consulted and raised no concerns regarding the proposed increase in traffic. They are satisfied that the proposed development is acceptable and raises no road safety issues.
- 6.6 I am also satisfied that the proposed residential development accords with guidelines expressed in the Council's Residential Development Guide.
- 6.7 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 the proposed ground works, design, scale and density of the development have now, been addressed through the submission of the amended scheme or where necessary can be adequately addressed by attaching appropriate conditions to the consent.
- 6.8 Eleven 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.
- 6.9 Having considered the design and layout of the development in detail, I am satisfied that the proposed development has been designed in a sensitive manner which incorporates a high standard of materials that will complement the character of existing residential development within the surrounding area without detriment to the Conservation Area.
- 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. 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 RES6, ENV31, ENV4, ENV25 and DM1 of the adopted South Lanarkshire Local Plan and guidance within the Council's Residential Development Guide.

Colin McDowall
Executive Director (Enterprise Resources)

1 June 2010

Previous References

- ◆ HM/07/0038
- ◆ HM/09/0118
- ◆ HM/09/0138
- ◆ HM/09/0623
- ◆ HM/09/0624

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Conservation site notice 14 December 2009
- ▶ Neighbour notification dated 14 December 2009 and 04 May 2010
- ▶ Press Adverts dated 24 December 2009 and 22 April 2010

- ▶ Consultations
 - Environmental Services 29/12/2009
 - Scottish Water 31/12/2009
 - Planning & Building Standards HQ (Conservation Officer) 19/01/2010
 - Roads and Transportation Services (Hamilton Area) 15/01/2010
 - Roads & Transportation Services H.Q. (Geotechnical) 23/04/2010
 - Environmental Services 23/04/2010

- ▶ Representations
 - Representation from : Harry Winslow and Elizabeth McCulloch, Flat 6 "The Old Rectory", 13 Auchingramont Road, Hamilton, ML3 6JP, DATED 30/12/2009 and 19/05/2010
 - Representation from : John Carrigan, 17a Auchingramont Road, Hamilton, ML3 6JP, DATED 30/12/2009
 - Representation from : Ewan A McCulloch, Flat 313 Auchingramont Road, Hamilton, ML3 6JP, DATED 30/12/2009 and 19/05/2010
 - Representation from : Agnes McAulay, 13 Auchingramont Road, Hamilton, ML3 6JP, DATED 11/01/2010 and 19/05/2010
 - Representation from : Mrs M Lees, Flat 5/13 Auchingramont Road, Hamilton, ML3

6JP, DATED 14/01/2010 and 19/05/2010

Representation from : Mrs N McCauley, Flat 1/13 Auchingramont Road, Hamilton,
ML3 6JP, DATED 14/01/2010

Representation from : Michael and Carolyn Davies, Flat 11GAuchingramont Road,
Hamilton, ML3 6JP, DATED 29/12/2009

Representation from : Mrs E Steele, The Old Rectory, 13 Auchingramont
Road,Hamilton,ML3 6JP DATED 24/05/2010

Contact for Further Information

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

Christina Laird, Planning Officer, Brandon Gate, Hamilton
Ext 3513 (Tel : 01698 453513)
E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

CONDITIONS

- 1 This decision relates to drawing numbers: D(--003 D(--005, D(--101, D(--102, D(--103, D(--104, D(--201, D(--202, D(--301 D,(--302,D(--303, D(--304, D(--305, D(--401, D(--402, D(--403, D(--404, D(--501, D(--502, D(--503, D(--504, D(--1250 E(--1250.
- 2 The development hereby permitted shall be started within three years of the date of this permission.
- 3 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.
- 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 parking spaces (2.5m x 5m modules) 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 2.5 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 That the driveway shall have a gradient in excess of 1:10.
- 11 That no development shall commence on site until a report from a recognised firm of geotechnical engineers considering the stability of the slopes has been submitted to and approved by the Council as Planning Authority. This report shall

examine the existing and proposed topography using analyses based on soil parameters obtained by investigation and testing. The report shall indicate whether or not the slopes are stable and, if not, shall recommend works to remedy the situation.

- 12 That no development shall take place until all recommendations of the slope stability report have been incorporated into the design to the satisfaction of the Council as Planning Authority and appropriate design and check certificates have been provided.
- 13 That the site shall not be occupied until any slope stabilisation work has been completed to the satisfaction of the Council as Planning Authority.
- 14 That no trees within the application site other than those previously agreed in writing with the Planning Service 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 any work commences on site details will be submitted and agreed in writing with the Council as Planning Authority to provide a safety barrier to the rear of the amenity areas hatched PURPLE on the approved plans and before any dwellinghouse is occupied this barrier shall be in place.
- 20 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.
- 21 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.

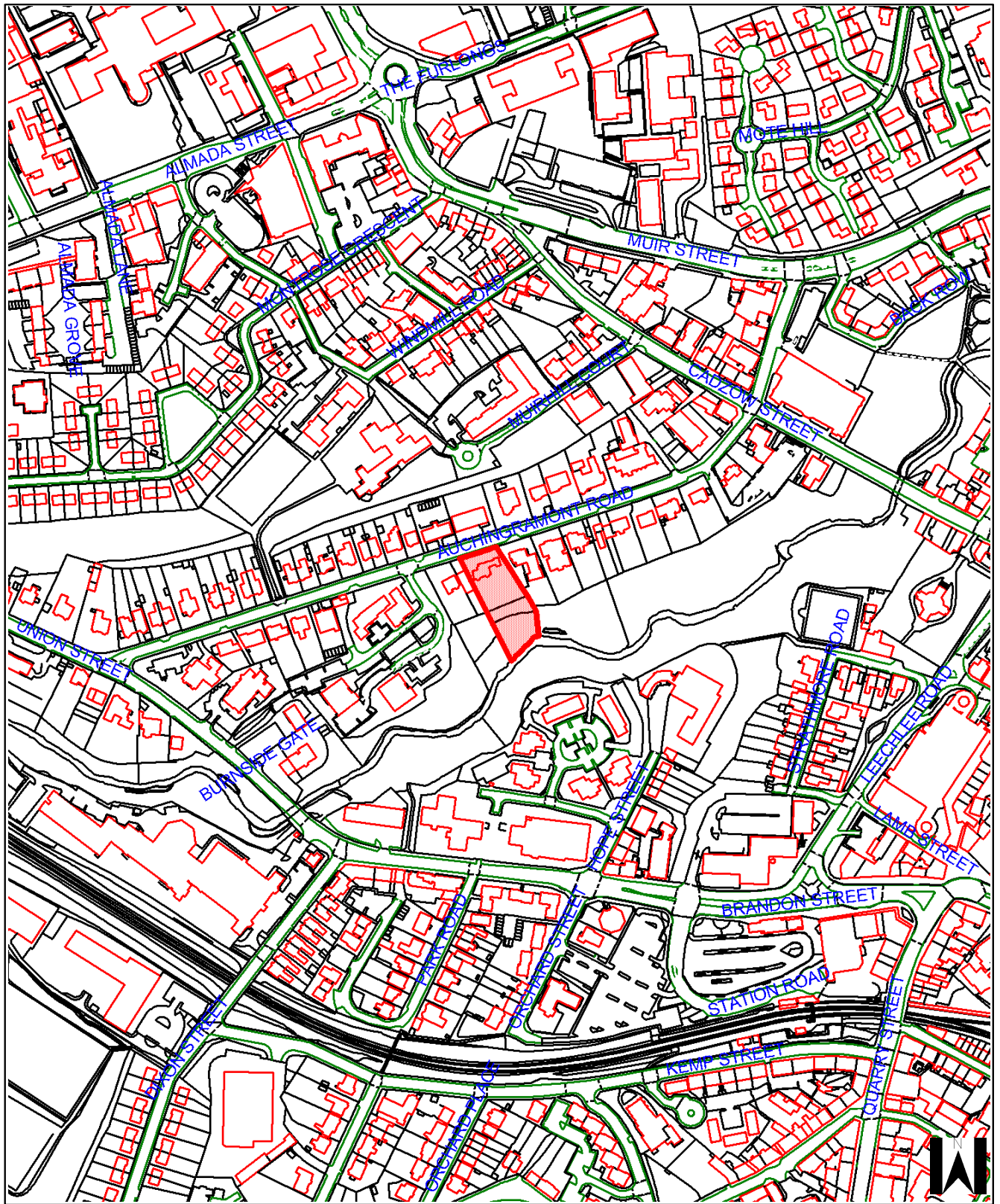
- 22 That prior to any work starting on site, a Drainage Assessment in accordance with 'Drainage Assessment - A Guide for Scotland', shall be submitted to and approved in writing by the Council as Planning and Roads Authority (and the Scottish Executive as Trunk Roads Authority).
- 23 That prior to the 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.
- 24 That no dwelling unit shall be occupied until the flood prevention measures required under Condition 23 above have been completed in accordance with the approved scheme.
- 25 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.
- 26 That before any development commences on site, details of facilities for the storage of refuse within the site, including design, location, external finishes and access for its uplift, shall be submitted to and approved in writing by the Council as Planning Authority. No dwelling unit shall be occupied until these facilities have been provided in accordance with the approved scheme or such alternative as may be agreed in writing with the Council as Planning Authority..

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 3 In the interests of amenity and in order to retain effective planning control.
- 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 To ensure stability of the slopes at the development.
- 12 To ensure stability of the slopes at the development.
- 13 To ensure stability of the slopes at the development.
- 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 interests of amenity and in order to retain effective planning control.
- 19 In the interests of amenity and in order to retain effective planning control.
- 20 In the interests of amenity and in order to retain effective planning control.
- 21 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.
- 22 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 23 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.
- 24 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.
- 25 In the interests of amenity and in order to retain effective planning control.
- 26 In the interests of amenity and in order to retain effective planning control.

For information only



For information only