

Appendix 2(a)

Report of Handling

Report dated 26 November 2018 by the Council's Authorised Officer under the Scheme of Delegation

	Delegated Report	Reference no.	P/18/1195
		Date	26 November 2018

Planning proposal: Erection of dwellinghouse and garage.

Location: Plot 3
Hollybraes Barn
East Kilbride Road
Rutherglen
G73 5RB

Application Type : Detailed planning application

Applicant : Mrs Margo Connelly

Location : Plot 3
Hollybraes Barn
East Kilbride Road
Rutherglen
G73 5RB

Decision: Application refused

Report by: Area Manager (Planning & Building Standards)

Policy reference:

South Lanarkshire Local Development Plan (adopted 2015)

Policy 3 – Green Belt and Rural Area

Policy 4 – Development Management and Place Making

Green Belt and Rural Area Supplementary Guidance (2015)

Policy GBRA5 – Development of Gap Sites

Proposed South Lanarkshire Local Development Plan 2 (2018)

Policy 4 – Green Belt and Rural Area

Policy 5 - Development Management and Placemaking

Policy GBRA1 – Rural Design and Development

Policy GBRA8 – Development of Gap Sites

Policy DM1 – New Development Design

Assessment

Impact on privacy?	No
Impact on sunlight/daylight?	No
Impact on amenity?	Yes
Traffic issues?	No
Adheres to development plan policy?	No
Adverse comments from consultees?	No

Consultations

Environmental Services

Summary of response

No objections, subject to conditions on noise and dust mitigation.

Roads Development Management
Team

No objections, subject to conditions on provision of
appropriate parking.

Representation(s):

▶	0	Objection letters
▶	0	Support letters
▶	0	Comment letters

Planning Application Delegated Report

1 Application Summary

- 1.1 The application site relates to an area of land within the green belt, immediately adjacent to a former farm steading known as East Cathkin Farm. The site lies in close proximity to the settlement edge of Cambuslang, as defined in the adopted South Lanarkshire Local Development Plan 2015. Immediately to the west of the application site, on land also owned by the applicant, are two, recently constructed, detached properties which were granted planning permission (CR/15/0153) in 2015 following demolition of redundant agricultural building. These two dwellings sit at a higher level (over 3m at some points) than the application site which slopes down towards East Kilbride Road. The application site currently consists of rough grass and is bordered to the east by a post and wire fence and grass verge adjacent to East Kilbride Road, and to the south and west by the access route to the two detached dwellings which are accessed off East Kilbride Road. On the northern boundary there is a hedge and mature tree adjacent to East Kilbride Road.
- 1.2 The proposal is to erect a split level house, with the two-storey element positioned south, facing the access route, and the higher, two and a half storey element facing East Kilbride Road at a height of over 8m. The proposal also includes a split level, two-storey garage, which when viewed from East Kilbride Road would appear as a two-storey structure. The proposed dwelling is to have a mixture of stone and render finishes to the walls, with a tiled roof. A large area of glazing is proposed to the side elevation, which would partially face onto East Kilbride Road. Due to the split level nature of the house, the design includes an extensive area of roof to the elevation facing East Kilbride Road, which includes a mixture of flat roof dormer windows and roof lights. There is a mixture of gable, flat roof and hipped roof elements throughout the design. The submitted details also include reference to a new stone boundary wall to East Kilbride Road and landscaping. Parking is proposed to the south of the dwelling, accessed from the existing access route serving the two properties immediately adjacent. The applicant has submitted a statement of justification for the proposal, which, in summary, states that the proposal will enhance the local area and integrate successfully with the existing houses adjacent to the site.

2 Representation(s)

- 2.1 Statutory neighbour notification was undertaken in respect of this application and the proposal advertised in the local press as development potentially contrary to the development plan and non-notification of neighbours. No letters of representation have been received as a result of this publicity.

3 Assessment and Conclusions

- 3.1 In terms of the South Lanarkshire Local Development Plan 2015 (LDP), the site lies within the green belt and as such Policy 3 (Green Belt and Rural Area) applies. This policy states that the green belt and rural area functions primarily for agriculture, forestry, recreation and other uses appropriate in the countryside. Development which does not require to locate in the countryside will be expected to be accommodated within the settlements, other than in the following circumstances:

1. Where it is demonstrated that there is a specific locational requirement and established need for the proposal.
2. The proposal involves the redevelopment of derelict or redundant land and buildings where significant environmental improvement can be shown.
3. The proposal is for conversion of traditional buildings and those of a local vernacular.
4. The proposal is for limited development within clearly identifiable infill, gap sites, and existing building groups.

5. The proposal is for extension of existing properties or uses providing it is of a suitable scale and design. Any new built form should be ancillary to the main use.

- 3.2 As noted above, the proposal is for a new dwellinghouse in the green belt without any justification in terms of locational requirement or need for the proposal. Furthermore, the application site does not contain any previously developed land or buildings. In terms of criteria 4 above, it is noted that policy GBRA5 of the Green Belt and Rural Area Supplementary Guidance gives guidance on circumstances when a proposal may constitute development of a gap site. In this regard, it is stated that an extension to a building group will not normally be acceptable where it would result in ribbon development or coalescence with another building group. Exceptionally, the layout of an existing group of houses may allow the infill of a small area up to a natural boundary. In this instance, it is acknowledged that there are some natural boundaries surrounding the site in the form of East Kilbride Road and hedgerows/mature trees to the southern boundary. However, due to the significant lower level of the application site and the visually contained, square-shaped steading layout of the adjacent buildings, it is considered that the proposed dwelling would not appear as a natural extension to this building group and instead would result in a visually separate development in front of the building group that would have an adverse impact on visual amenity. It is therefore considered that the proposal does not represent limited development of an identifiable gap site, infill, or building group, as defined by Policy 3 of the LDP. The proposal is therefore contrary to the terms of Policy 3 of the LDP.
- 3.3 In terms of general design and amenity considerations, Policy 4 (Development Management and Place Making) is also relevant and states that all planning applications should take account of the local context and built form in terms of scale, massing, external materials and impact on amenity. Proposals will require to enhance the quality and appearance of the local environment and to comply with a number of criteria. In this regard, it is considered that the proposed design of the house will detract from the visual amenity of the local area. In particular, it is considered that the appearance of the building when viewed from East Kilbride Road in particular, due to the overall height and extent and number of roofs, together with a mixture of window styles and sizes, will significantly detract from the visual quality of the local area. It is further noted that the site is adjacent to a busy road and therefore when travelling from East Kilbride Road to Cambuslang and Rutherglen, the site is prominent. It is acknowledged that planning permission has been granted for a large housing development to the east of East Kilbride Road and as such the visual edge of the settlement will change in this area in the future. However, despite this, the western side of East Kilbride Road in this area has an attractive, rural nature due to the combination of mature trees and hedges, buildings set back from the road and traditional, stone buildings closer to the road. It is considered that the proposed development does not reflect or respect the rural edge to the settlement and would result in an incongruous feature in this area, due to the split level nature and design of the building in close proximity to East Kilbride Road.
- 3.4 It is noted that no representations have been submitted and no objections received from consultees, subject to the imposition of appropriate conditions and advisory notes. Despite this, it is considered that the proposed development will result in significant adverse impacts, as detailed above, which are deemed to be sufficient to merit refusal of this application.
- 3.5 On 29th May 2018 the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the Proposed Plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan. It is

considered that the proposal does not comply with Policies 4, 5, GBRA1, GBRA8 and DM1 of the Proposed Plan. In respect of policy GBRA8 (Development of Gap Sites), it is noted that the revised policy now explicitly states that any exceptional circumstances where development up to natural boundaries would be acceptable is only applicable in rural areas, i.e. not in green belt locations.

- 3.6 In summary, it is considered that the proposed development is unacceptable as it will result in development in the green belt without appropriate justification or locational need. Furthermore, the proposal will have a significant adverse visual impact on the local area. It is therefore recommended that planning permission is refused.

4 Reason for decision

- 4.1 The proposal will result in development within the green belt without appropriate justification or locational need and as such is contrary to Policy 3 of the South Lanarkshire Local Development Plan 2015. The proposal will also have a significant adverse visual impact on the locality and therefore does not comply with Policy 4 of the South Lanarkshire Local Development Plan 2015. It is also considered that the proposal does not comply with Policies 4, 5, GBRA1, GBRA8 and DM1 of the Proposed South Lanarkshire Local Development Plan 2 (2018) for the reasons stated above.

Delegating officer: G Rae

Date: 27.11.18

Previous references

- ◆ None

List of background papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 19.09.2018

- ▶ Consultations

Environmental Services 19.09.2018

Roads Development Management Team 09.10.2018

Contact for further information

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

Alan Pepler, Planning officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone:

Email: alan.pepler@southlanarkshire.gov.uk

Planning Application

Application number: P/18/1195

Reasons for refusal

1. The proposal will result in development within the green belt without appropriate justification or locational need and as such is contrary to the terms of Policy 3 of the South Lanarkshire Local Development Plan 2015 and Policy 4 of the Proposed South Lanarkshire Local Development Plan 2 (2018).
2. The proposal will have a significant adverse visual impact on the local area due to the scale, design and location of the proposed building and is therefore contrary to the terms of Policy 4 of the South Lanarkshire Local Development Plan 2015 and Policies 4, 5, GBRA1, GBRA8 and DM1 of the Proposed South Lanarkshire Local Development Plan 2 (2018).

Reason(s) for decision

The proposal will result in development within the green belt without appropriate justification or locational need and as such is contrary to Policy 3 of the South Lanarkshire Local Development Plan 2015. The proposal will also have a significant adverse visual impact on the locality and therefore does not comply with Policy 4 of the South Lanarkshire Local Development Plan 2015. It is also considered that the proposal does not comply with Policies 4, 5, GBRA1, GBRA8 and DM1 of the Proposed South Lanarkshire Local Development Plan 2 (2018) for the reasons stated above.

Informatives

01. This decision relates to drawing numbers:

Reference	Version No:	Plan Status
Location Plan		Refused
Proposed Site Plan		Refused
Proposed Side and Rear Elevations		Refused
Proposed Ground and Upper Floor Plans		Refused
Proposed Lower Ground Floor Plan		Refused
		Refused

Proposed Front Elevation
and Cross Sections

Site Plan Levels

Refused