



For official use: NOR/ _ _ / _ _ / _ _

Date received by PLRB: _ _ / _ _ / _ _

Notice of Review

Under Section 43A(8) of The Town and Country Planning (Scotland) Act 1997 (as amended) in respect of decisions on local developments

The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013

The Town and Country Planning (Appeals) (Scotland) Regulations 2013

This notice requires to be served on the Planning Authority within 3 months of the date of the decision notice or from the date of expiry of the period allowed for determining the application which is set as 2 months following the validation date of the application

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your Notice of Review.

Please complete in BLOCK CAPITALS

Applicant(s)

Name: Mr Gordon Hope

Address: 9 George Allan Place
Strathaven
ML10 6EH

Postcode:

Contact Telephone 1: [REDACTED]

Contact Telephone 2:

Fax No:

E-mail*: [REDACTED]

Agent (if any)

Name: Mr Scott Taylor

Address: The Black Barn
Sidehead
Lesmahagow Road
Strathaven

Postcode: ML10 6PB

Contact Telephone 1: [REDACTED]

Contact Telephone 2:

Fax No:

E-mail*: [REDACTED]

[REDACTED] this box to confirm that all contact should be through this representative: ☐

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes No
☒ ☐

Application reference number:

	P	/	2	1	/	0	9	5	9
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Site address:

9 George Allan Place, Strathaven, ML10 6EH

Description of proposed development:

Erection of front extension with associated alterations

Validation date of application:

15 June 2021

Date of decision (if any):

1 September 2021

Nature of application

1. Application for planning permission (including householder application) ☒
2. Application for planning permission in principle ☐
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for requesting review

1. Refusal of application by appointed officer ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

Review procedure

In cases where the Planning Local Review Body considers that it has sufficient information, including the Notice of Review, the decision notice, report of handling and any further representations from interested parties, it may, under Regulation 12, proceed to determine the review. It is anticipated that the majority of cases the Planning Local Review Body deals with will fall into this category.

The Planning Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable it to determine the review. Further information may be required by one or a combination of procedures, such as written submissions, the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Although the Planning Local Review Body will decide on the procedure to be used to determine your review, you can indicate what procedure (or combination of procedures) you consider most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- | | | | |
|---------------------------------|--------------------------|---|-------------------------------------|
| 1. Further written submissions | <input type="checkbox"/> | 3. Site inspection | <input checked="" type="checkbox"/> |
| 2. One or more hearing sessions | <input type="checkbox"/> | 4. Assessment of review documents only, with no further procedure | <input type="checkbox"/> |

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Planning Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement of reasons for requiring the review

You must state, in full, why you are requesting a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is, therefore, essential that you submit with your Notice of Review all necessary information and evidence that you rely on and wish the Planning Local Review Body to consider as part of the review.

If the Planning Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your Notice of Review and all matters you wish to raise. If necessary, this statement can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

In relation to the **Reason(s) for refusal**

(a) I do not believe full consideration to the current proposal has been undertaken.

I therefore would like to request a site visit in order to illustrate the comparison between the existing building line within the street scape and the little to no impact the proposal would have.

(b) Contrary to the statement - 'a significant adverse impact upon visual amenity in the local area'

I would also like to point out that the proposed extension would not obscure the existing view from any of the surrounding properties within the street.

Again, I do not believe the true impact on the street scape has been considered accurately.

In relation to the **Reason(s) for decision**

(a) The response notes 'a proposed two storey extension'. The submitted documents clearly note a single storey extension – 1 No floor plan only, with the proposed ridge and eaves lining through with the existing. This statement leads me again to question – have the drawings been reviewed correctly and responded to with a well-considered / measured response?

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes

☐

No

☒

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your Notice of Review and intend to rely on in support of your review.

The following list notes the originally submitted documents.
 XX-XX-DR-A-7060-0030_Existing Location Plan & Site Plan
 XX-XX-DR-A-7060-0040_Existing Plans & Elevations
 XX-XX-DR-A-7060-0050_Proposed Location Plan & Site Plan
 XX-XX-DR-A-7060-0060_Proposed Plans & Elevations

Note: A copy of the Notice of Review, the review documents and any notice of the procedure of the review will be made available for inspection by prior appointment (Phone: 08457 406080) at the office of Planning and Building Standards Services, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB until such time as the review is determined. It may also be made available on the Council's website.

Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ **2 copies** of all documents, materials and evidence which you intend to rely on (eg planning application form, plans and drawings, decision notice or other documents) which are now the subject of this review.

Note. Where the review relates to a further application, eg renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed:

[Redacted Signature]

Date:

1st October 2021

This form and 2 copies of all supporting documents should be sent to:-

**Planning and Building Standards Services
 Community and Enterprise Resources, Montrose House, 154 Montrose Crescent,
 Hamilton ML3 6LB**

Email: planning@southlanarkshire.gov.uk

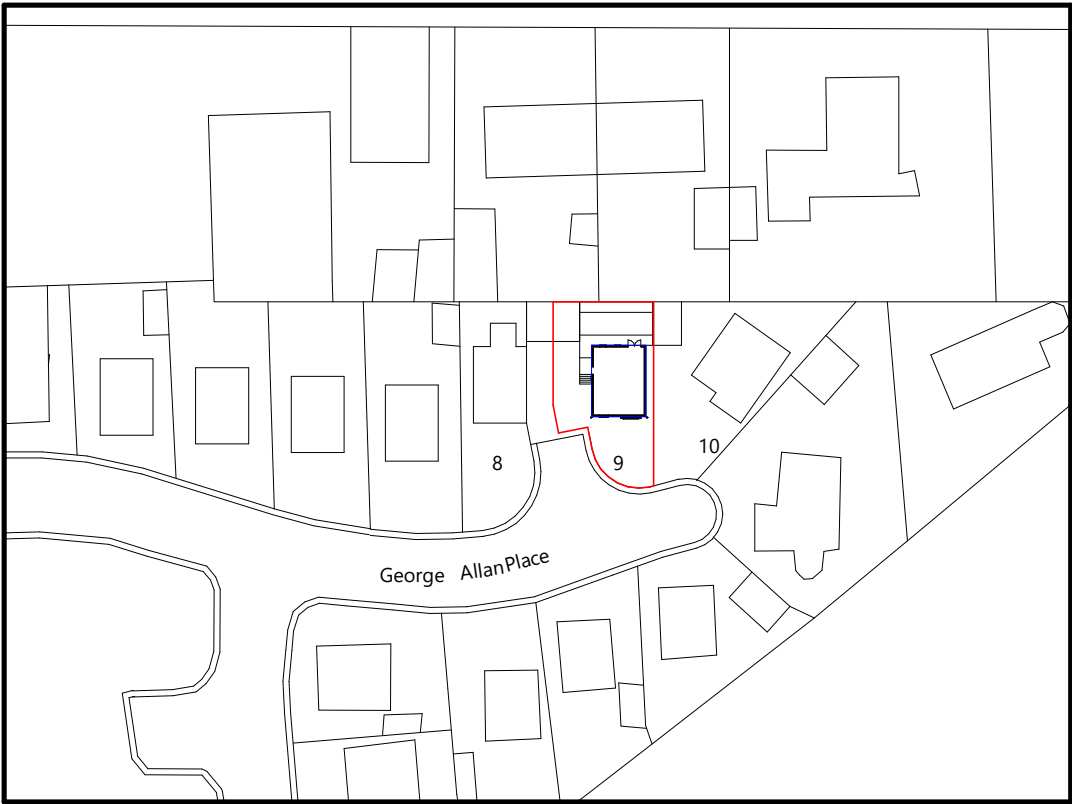
Phone: 08457 406080

For more information or if you want this information in a different format or language,
please phone 01698 455379 or send email to planning@southlanarkshire.gov.uk

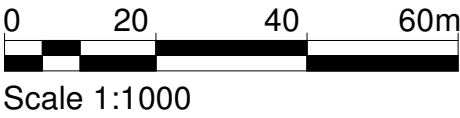
Notice of Review Form

For official use

Date stamp)

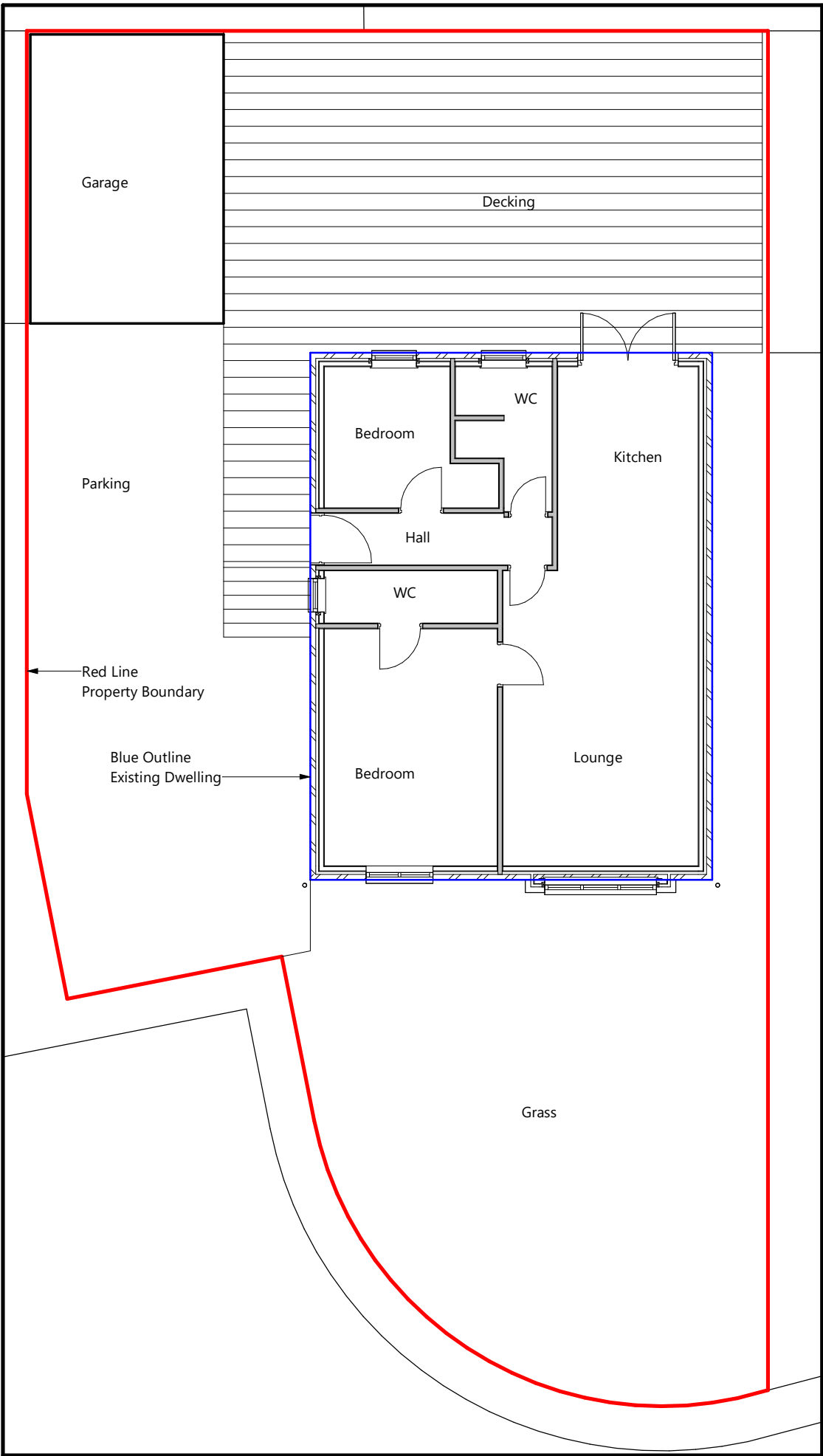


Location Plan
Scale - 1 : 1000

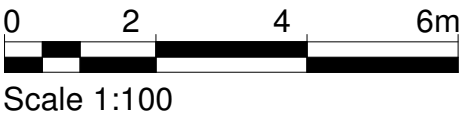


Figured dimensions only are to be taken from this drawing.
All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

CDM:
Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of "The Construction (Design and Management) Regulations 2015" and the associated "Industry Guidance for Designers"



Site Plan
Scale - 1 : 100



1	Site boundary update in red. Site plan updated to show existing parking and names/uses of the rooms.	GD	ST	050621
Rev	Description	Dr'n	Chk'd	Date

architecture • interior design • planning • urban design

Client
Mr & Mrs Hope

Project
9 George Allan Place
Strathaven
ML10 6EH

Drawing
Existing
Location Plan & Site Plan

Project No.
P012020

Drawing No.
DRG-XX-XX-DR-A-7060-0030

Status
Planning

Created	• ST	Checked	• GH
Date	• 25/07/20	Scale	• As indicated

Printed on : 05/06/2021 09:54:22
From file :

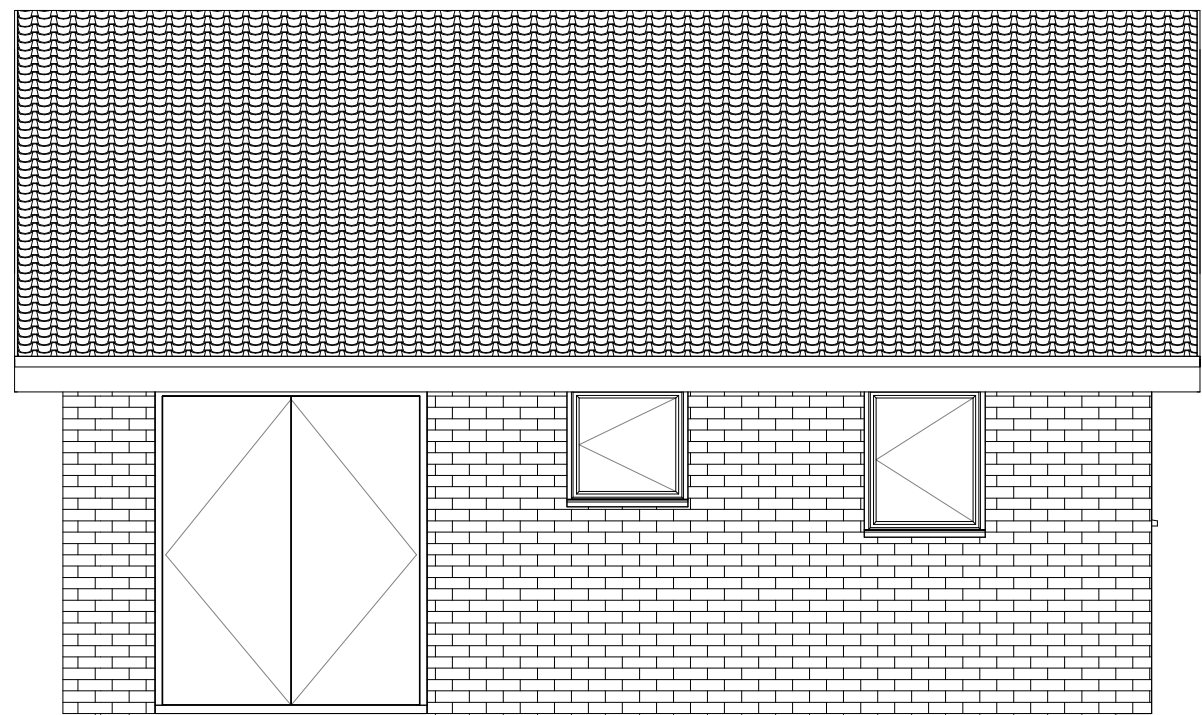
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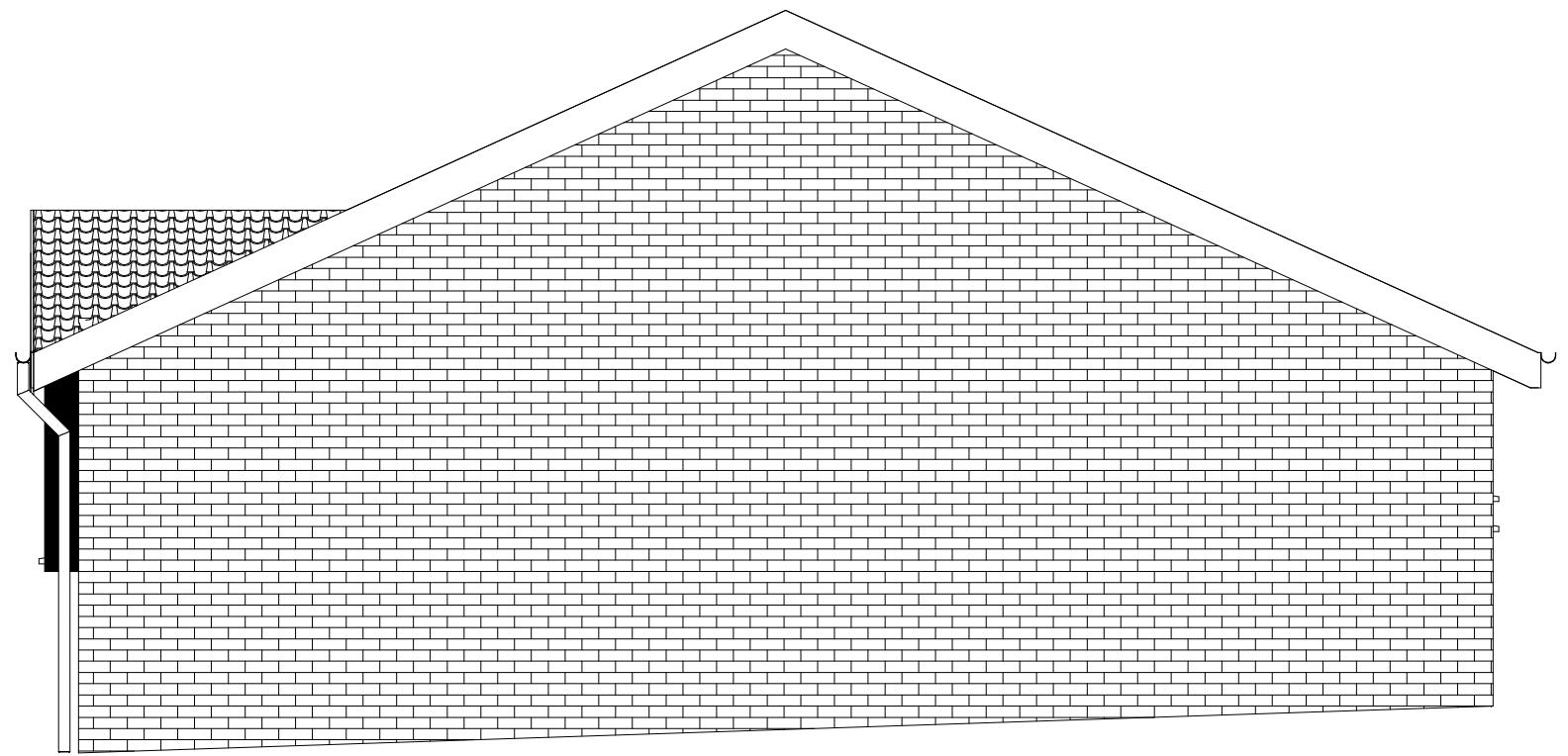
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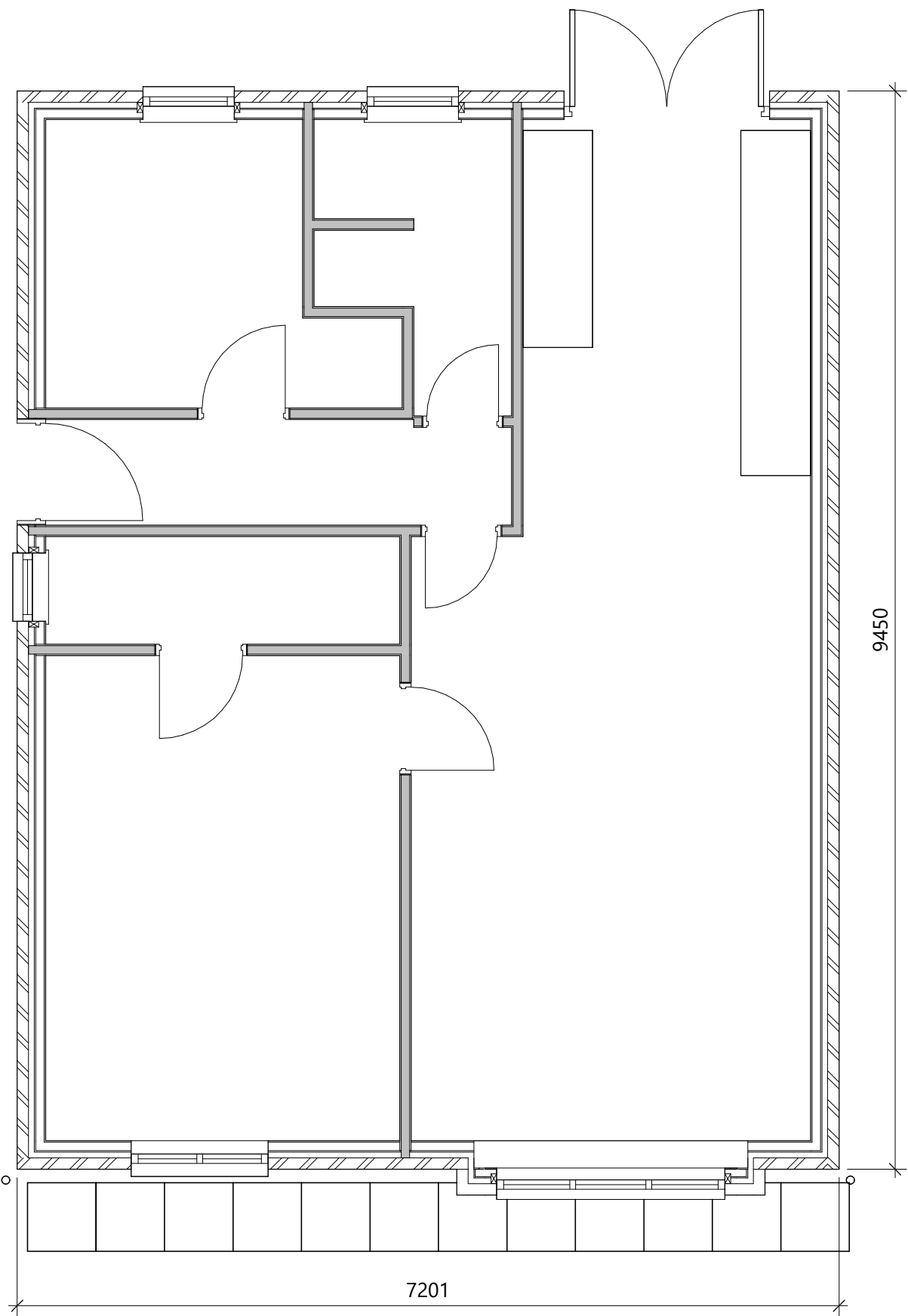
Front Elevation
Scale - 1 : 50



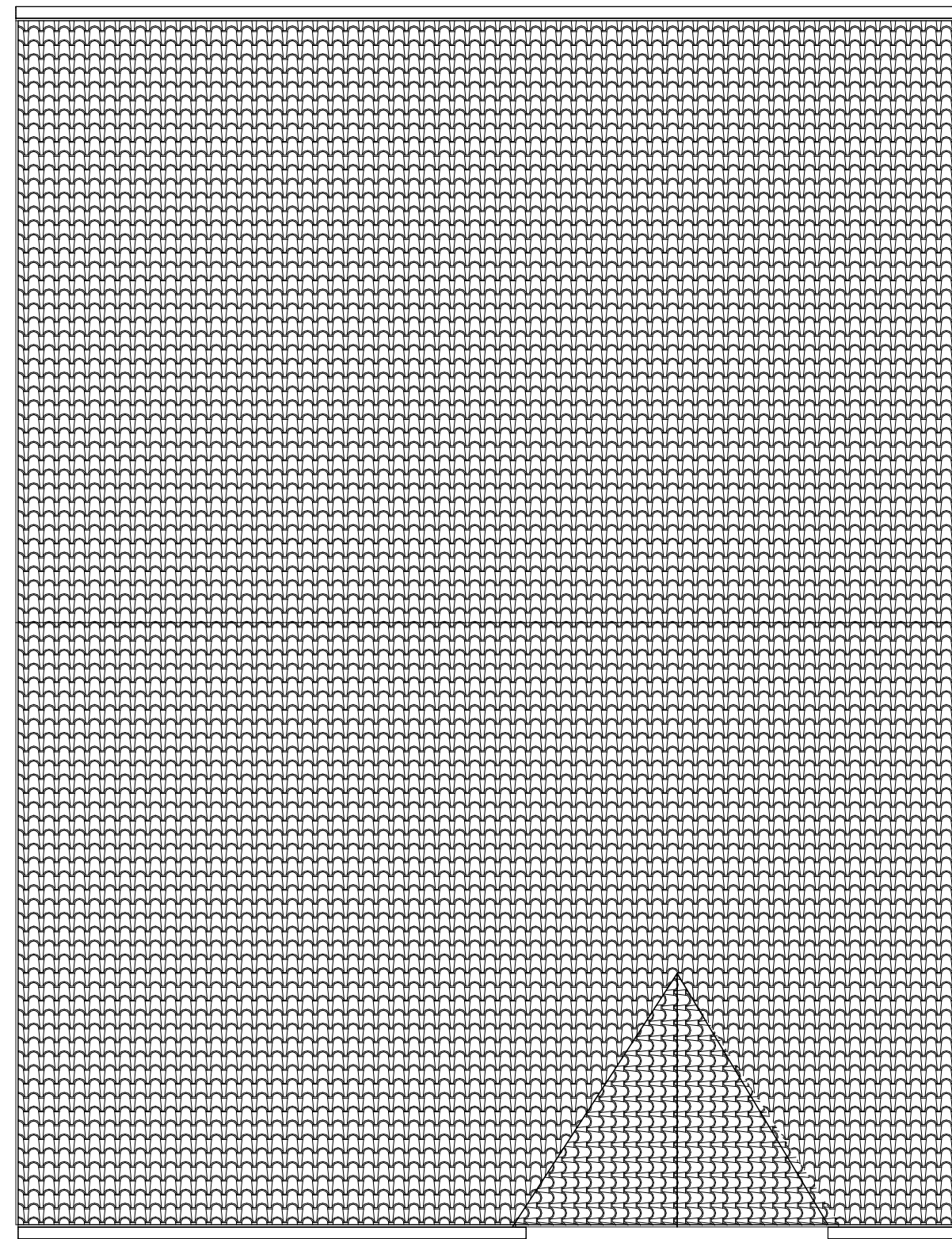
Rear Elevation
Scale - 1 : 50



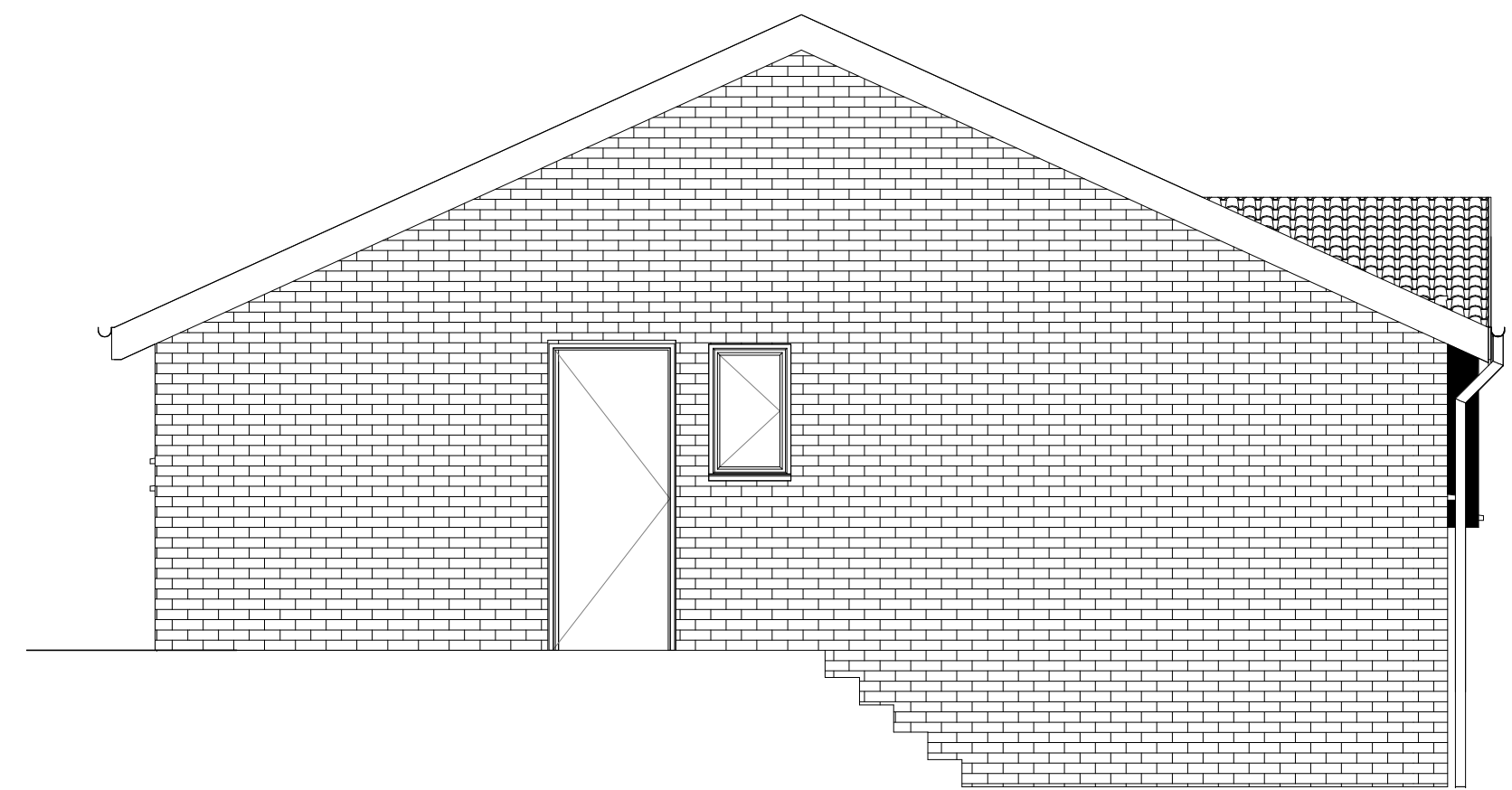
Right Side Elevation
Scale - 1 : 50



Ground Floor Plan
Scale - 1 : 50



Roof Plan
Scale - 1 : 50



Left Side Elevation
Scale - 1 : 50

Rev	Description	D'r'n	Chk'd	Date

• architecture • interior design • planning • urban design

Client
Mr & Mrs Hope

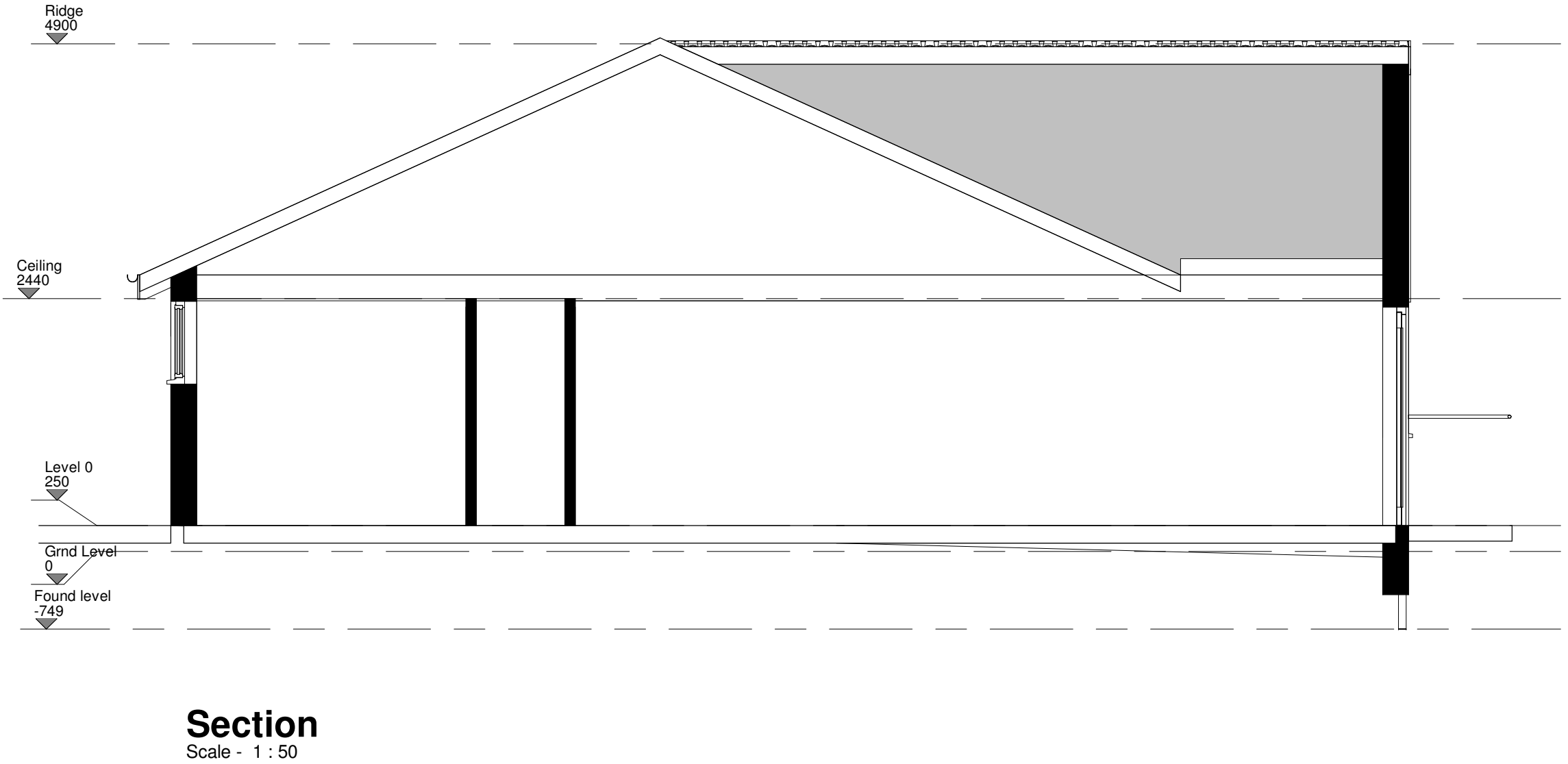
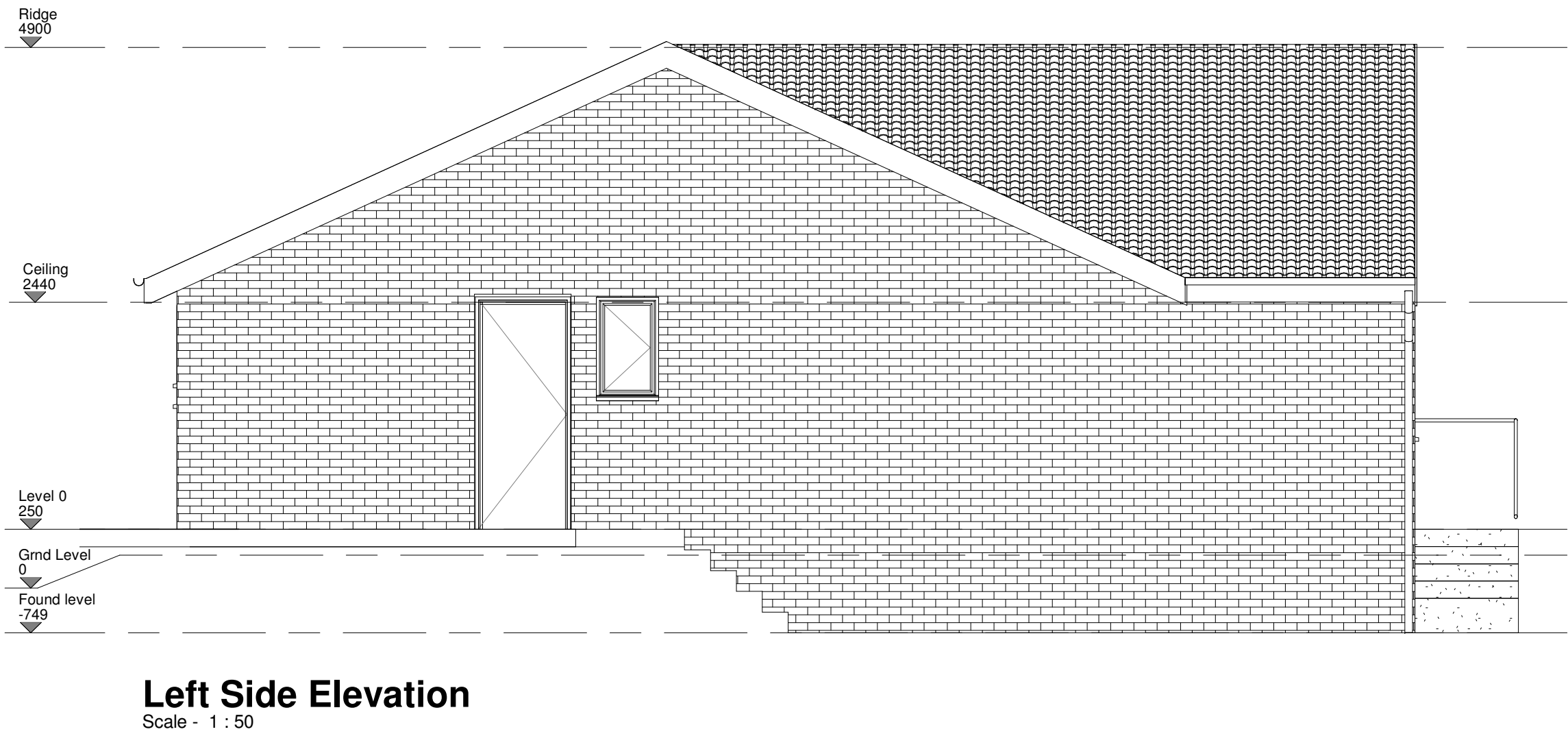
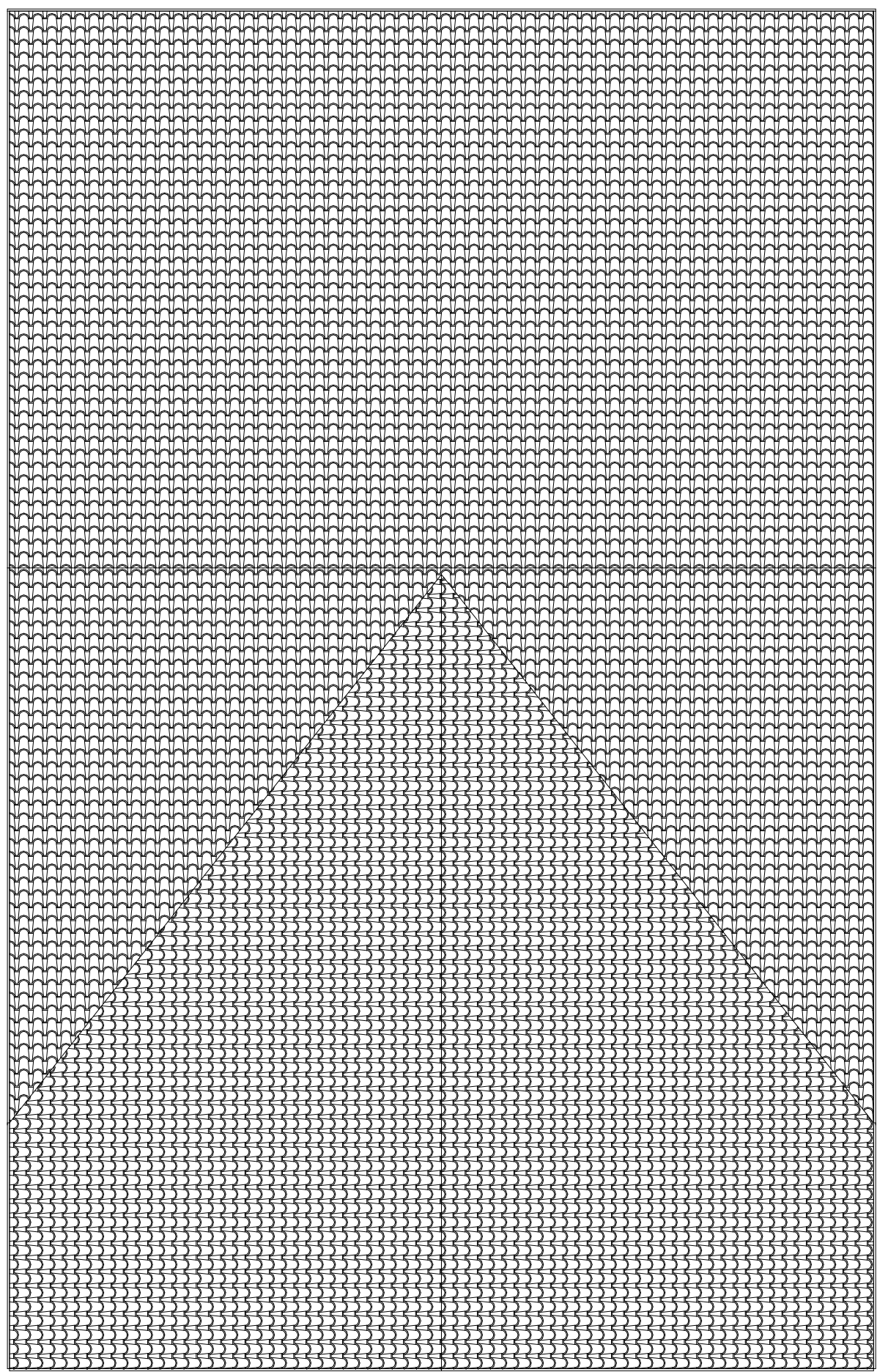
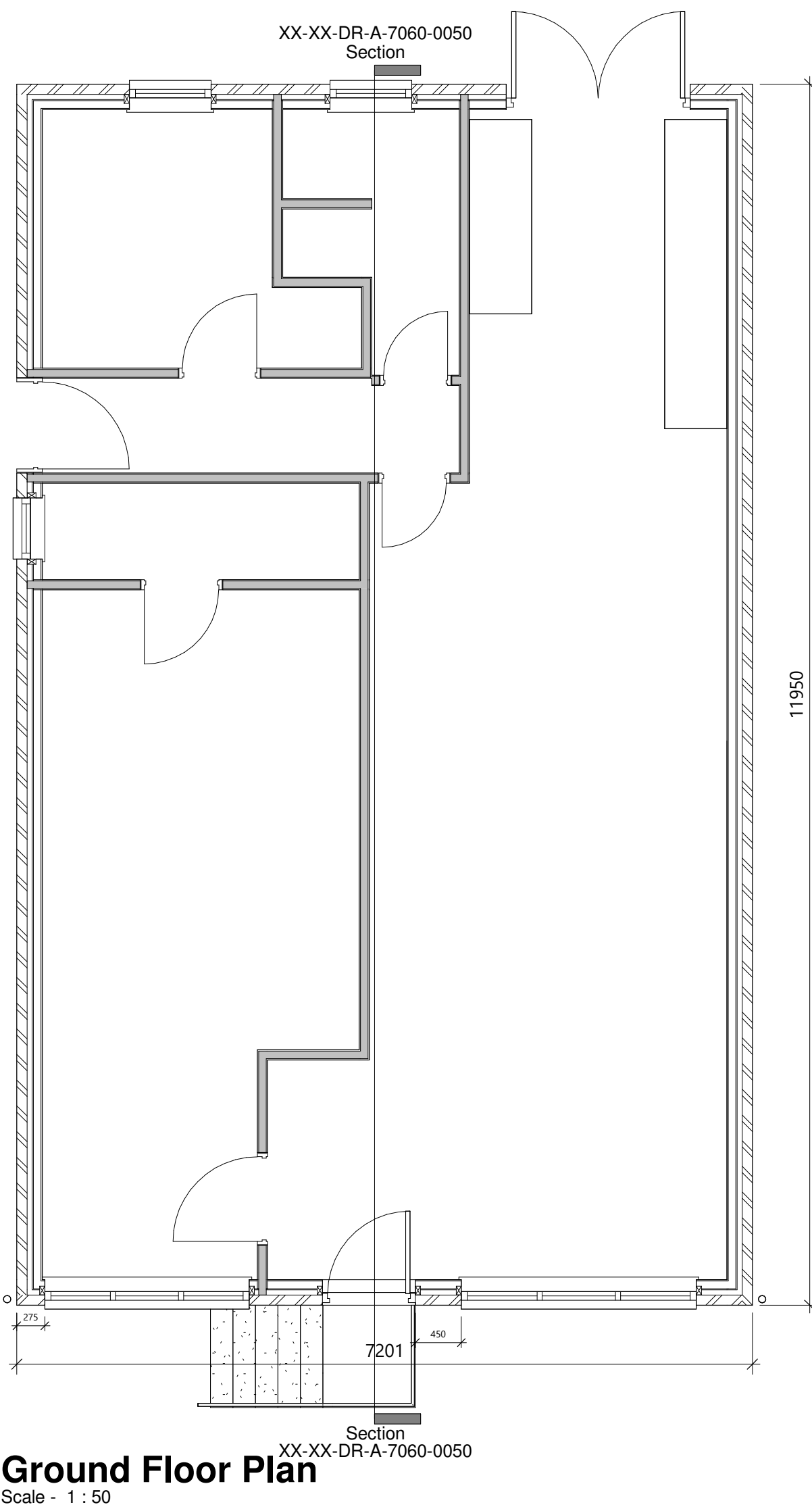
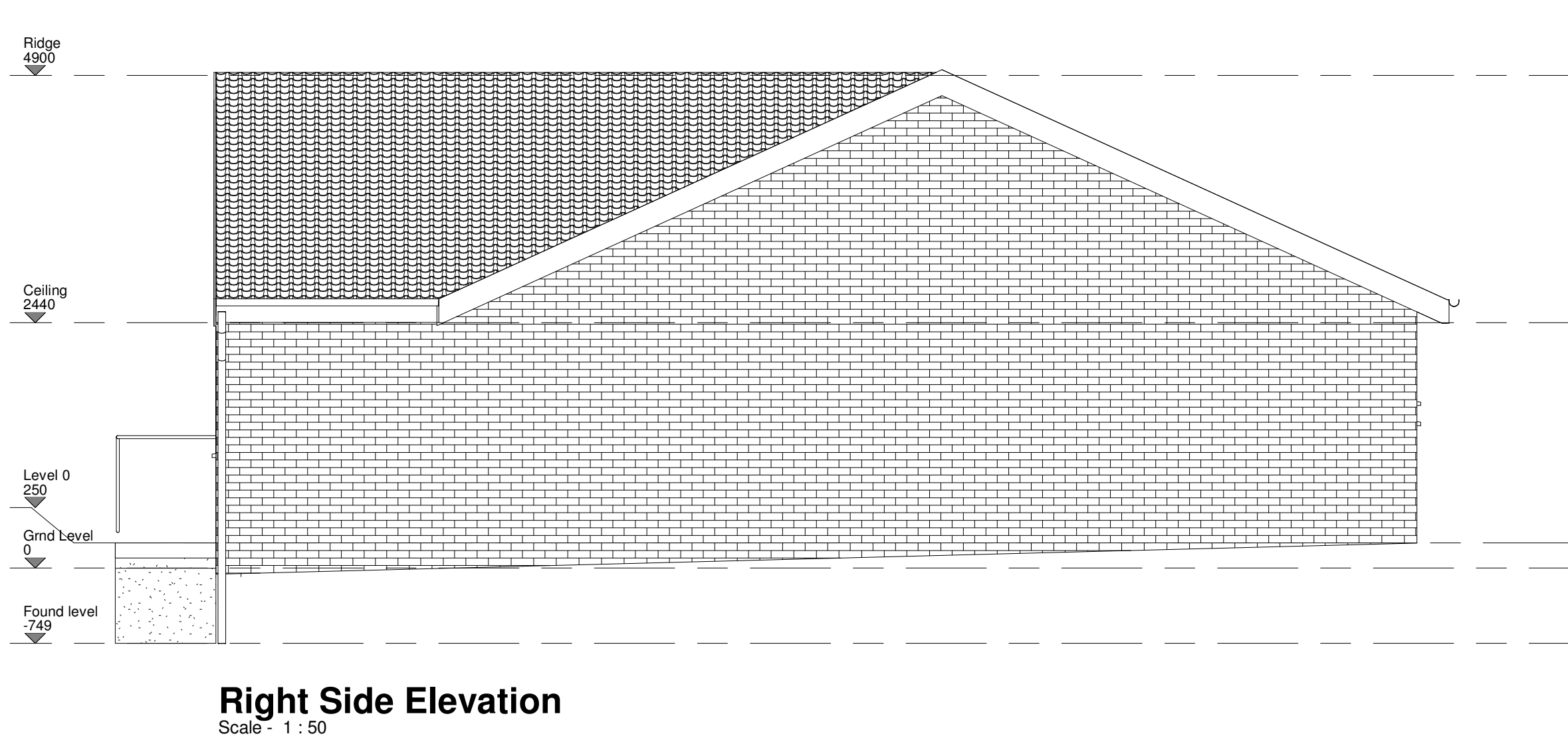
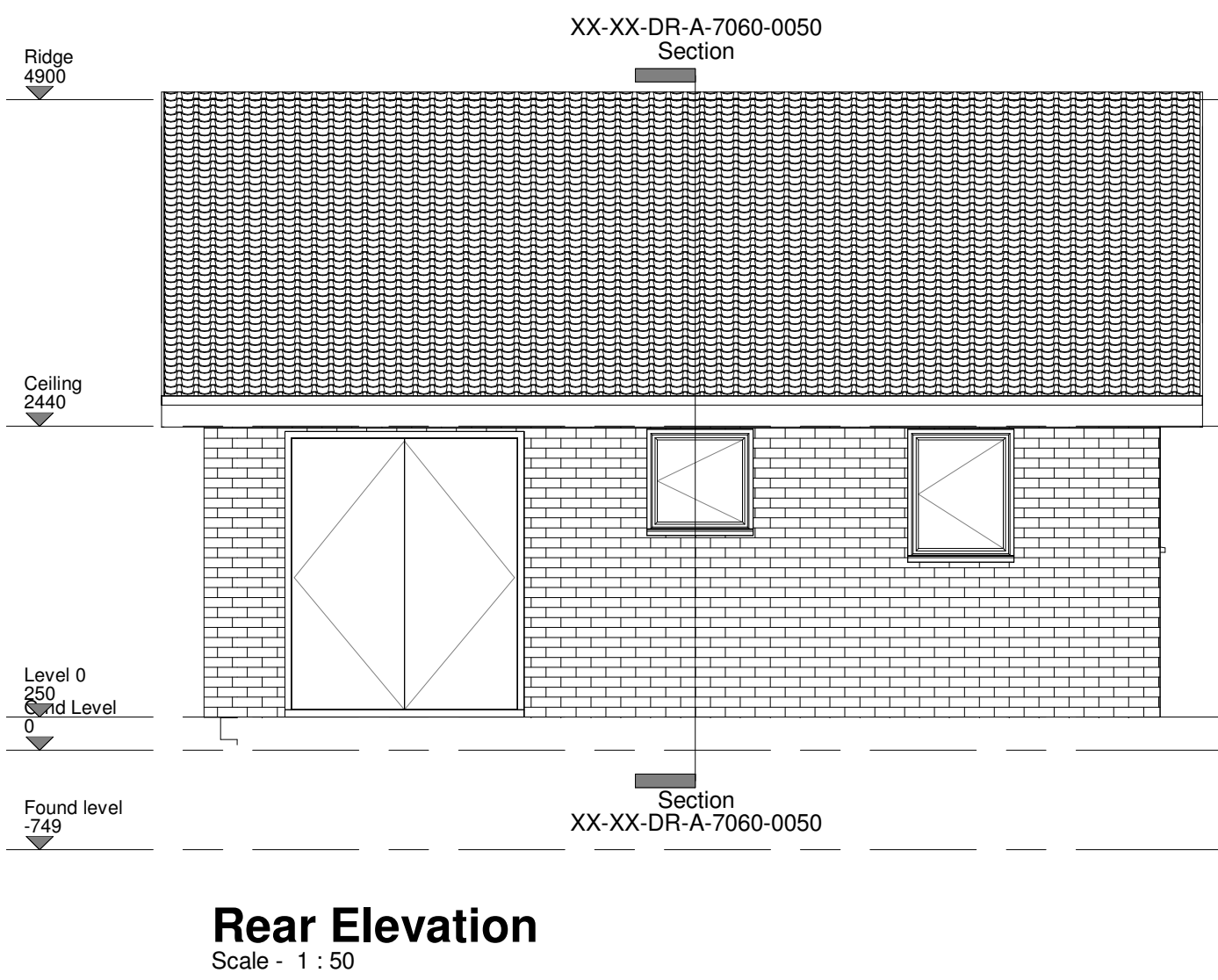
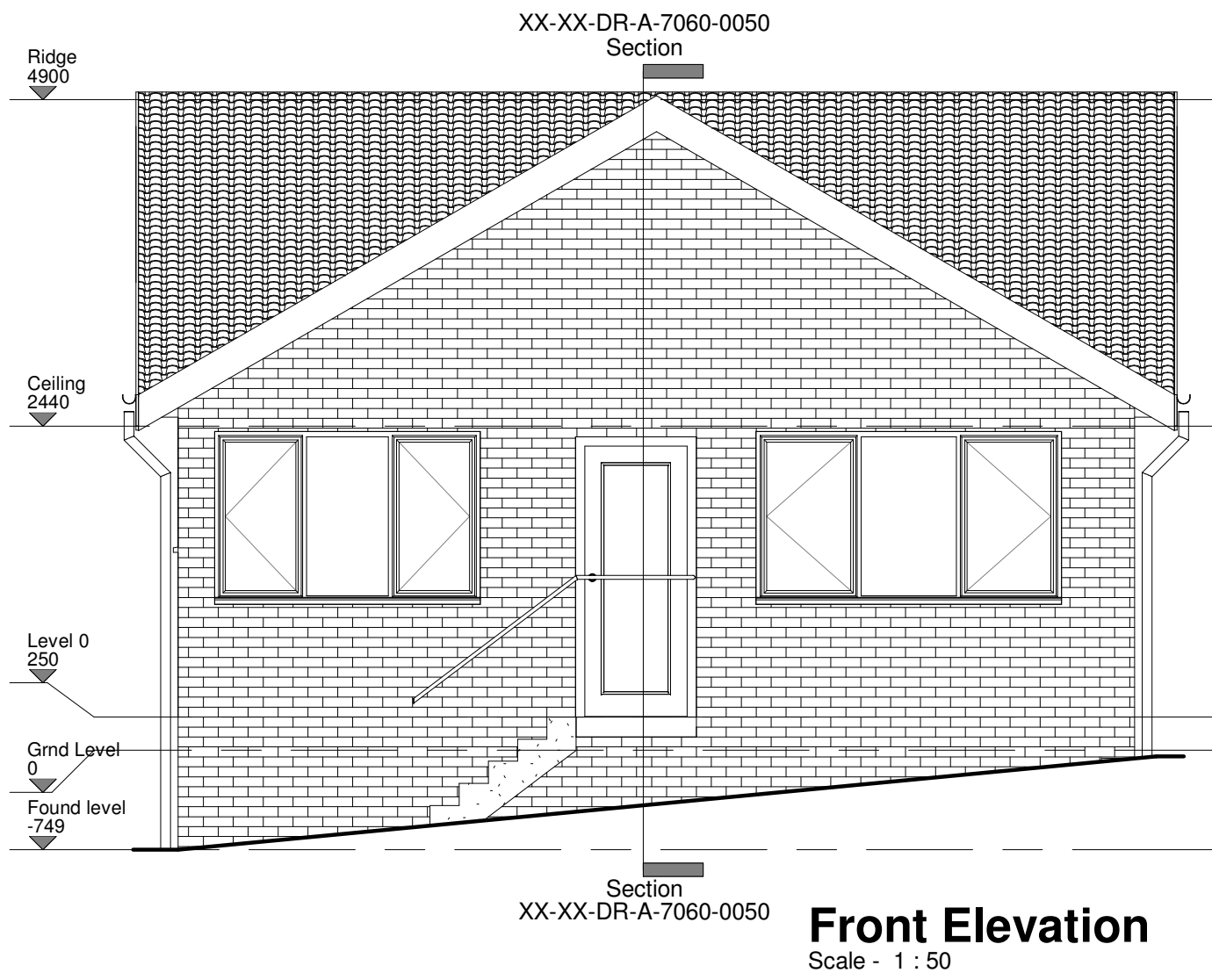
Project
9 George Allan Place
Strathaven
ML10 6EH
Drawing
Existing Plans & Elevations

Project No.
P012020
Drawing No.
DRG-XX-XX-DR-A-7060-0040
Status
Planning
Created
Date
GHI
01/05/21
Checked
Scale
GHI
1 : 50
Rev
@ A1

Figured dimensions only are to be taken from this drawing.
All dimensions are to be checked on site before any work is put
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Designers'

0 1 2 3m
Scale 1:50



Rev	Description	D'r'n	Chk'd	Date

architect • interior design • planning • urban design

Client
Mr & Mrs Hope

Project
**9 George Allan Place
Strathaven
ML10 6EH**

Drawing
Proposed Plans & Elevations

Project No.
P012020

Drawing No.
DRG-XX-XX-DR-A-7060-0050

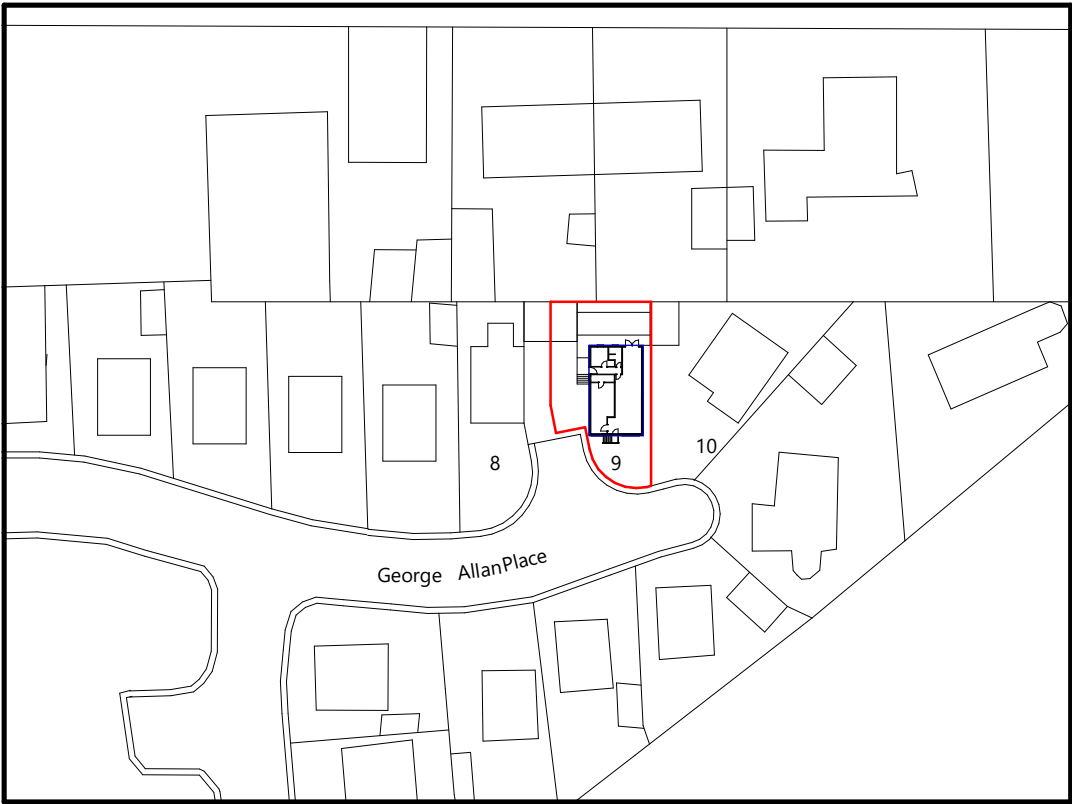
Status
Planning

Created • GH
Date • 01/05/21

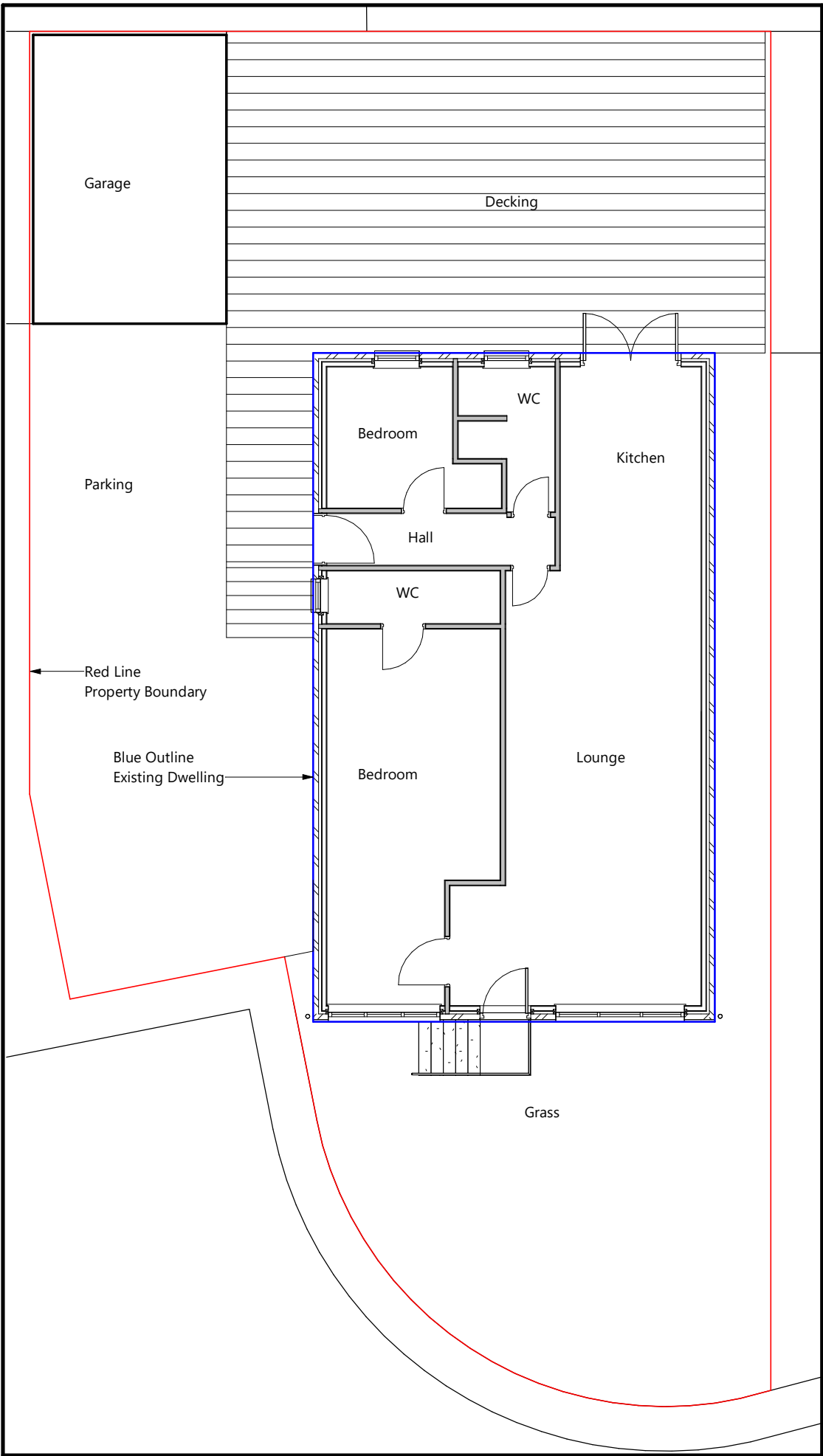
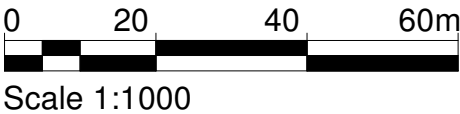
Checked • GH
Scale • 1 : 50 @ A1

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Location Plan
Scale - 1 : 1000



Site Plan
Scale - 1 : 100



1	Site boundary update in red. Site plan updated to show existing parking and names/uses of the rooms. Drawing number revised to co-ordinate with drawing series.	ST	GH	050621
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Rev	Description	Dr'n	Chk'd	Date
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architecture • interior design • planning • urban design

Client
Mr & Mrs Hope

Project
9 George Allan Place
Strathaven
ML10 6EH

Drawing
Proposed
Location Plan & Site Plan

Project No.
P012020

Drawing No.
DRG-XX-XX-DR-A-7060-0050

Status
Planning

Created
Date

• ST
• 25/07/20

Checked
Scale

• GH
• As indicated

Printed on : 05/06/2021 10:27:10

From file :