

Appendix 4

Planning Decision Notice and Reasons for Refusal



Town and Country Planning (Scotland) Act 1997

To : **Mr James Docherty**
18 Buchanan Drive
Cambuslang
G72 8BD

Per : **Sconaplans Limited**
1 Cambuskenneth Gardens
Mount Vernon
Glasgow
G32 0TS

With reference to your application dated 30 April 2017 for Planning Permission under the above mentioned Act :

Description of Proposed Development :
Erection of first floor balcony (retrospective)
Site Location:
18 Buchanan Drive
Cambuslang
G72 8BD

South Lanarkshire Council in exercise of their powers under the above mentioned Act hereby:

REFUSE PLANNING PERMISSSION

for the above development in accordance with the plan(s) specified in this decision notice and the particulars given in the application, for the reason(s) listed overleaf in the paper apart.

Date: 04/09/17

Head of Planning and Economic Development

This permission does not grant any consent for the development that may be required under other Legislation, e.g. Planning Permission, Building Warrant or Roads Construction Consent.

South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development

**South Lanarkshire Council
Refuse Planning Permission**

Application Number: CR/17/0104

Reason(s) for Refusal:

- 1 The proposal is contrary to Policies 4 and 6 of the adopted South Lanarkshire Local Development Plan (2015) and Policy DM2 of Supplementary Guidance Development management, placemaking and design in that the balcony has a significant detrimental impact on neighbouring properties in terms of overlooking and loss of privacy by virtue of its scale and positioning.
- 2 The proposal is contrary to Policies 4 and 6 of the adopted South Lanarkshire Local Development Plan (2015) and Policy DM2 of Supplementary Guidance Development management, placemaking and design in that the balcony, when viewed in the context of the existing accumulation of extensions to the rear of the property, has a significant detrimental visual impact on the surrounding streetscape.

Reason(s) for Decision:

- 1 The proposal is contrary to Policies 4 and 6 of the adopted South Lanarkshire Local Development Plan (2015) and Policy DM2 of Supplementary Guidance Development management, placemaking and design in that the balcony has a significant detrimental impact on neighbouring properties in terms of overlooking and loss of privacy by virtue of its scale and positioning.
- 2 The proposal is contrary to Policies 4 and 6 of the adopted South Lanarkshire Local Development Plan (2015) and Policy DM2 of Supplementary Guidance Development management, placemaking and design in that the balcony, when viewed in the context of the existing accumulation of extensions to the rear of the property, has a significant detrimental visual impact on the surrounding streetscape.

NOTES TO APPLICANT

APPLICATION NUMBER: [CR/17/0104](#)

Important

The following notes do not form a statutory part of this Decision Notice. However, it is recommended that you study them closely as they contain information which guides you to other relevant matters that may assist in ensuring that the development is properly carried out.

1 This decision relates to drawing numbers:

Location Plan - Drw No. JD.18BD.2017.06 Balcony,
Existing and Proposed Site Plans - Drw No. JD.18BD.2017.01 Balcony,
Existing Ground and First Floor Layout Plans - Drw No. JD.18BD.2017.02 Balcony,
Existing Elevations - Drw No. JD.18BD.2047.03 Balcony,
Proposed Ground Floor and First Floor Layout Plans - Drw No. JD.18BD.2017.04 Balcony,
Proposed Elevations - Drw No. JD.18BD.2017.05 Balcony,
Block plan as existing and proposed - Drg JD-18BD-2017-01 Balcony.