

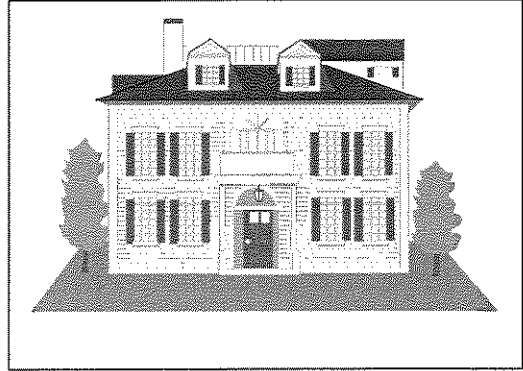
# Appendix 7

**Applicant's Comments on Further Representations  
Submitted by Interested Parties in the Course of the  
Notice of Review Consultation Process**



# A.D. PLANS LTD.

## Design & Build



### ARCHITECTURAL DESIGN DRAWINGS - DOMESTIC AND COMMERCIAL

Pauline MacRae,  
Administration Officer,  
Floor 2, SLC,  
Almada Street,  
Hamilton ML3 0AA

Our Ref: 10-114-app 02

You're Ref: PLRB/NOR/HM/10/003

16<sup>th</sup> November 2010

#### Proposed Semi Detached Dwellings at Kinrara, Strathaven Road, Stonehouse, ML9 3NU.

Dear, Sir/Madam

Further to your letter of 9<sup>th</sup> November 2010, we hereby make the following response

On the first page of the letter the only point requiring comment is the fact that the driveway to one plot requires to be a minimum of 15m from the road junction, we consider that this could easily have been achieved

Point one obviously heavily contradicts our intimations, we maintain our note of events to be accurate due to the fact that all our telephone discussions are logged electronically

Point two states that the development would not relate satisfactorily with the adjacent and surrounding development, we note that the plots obviously do not relate to the properties off the private road but that they are similar to recently approved houses on Manse Road and the existing houses outwith the immediate area, Ringwell Gardens, Secaurin Avenue and Strathaven Road

Point three states that the development would not generally comply with Policy ENV31, we comment that it would comply with the building line due to a new building line being established with Strathaven Road taking into account the approval of a new dwelling to the bottom of Manse Road and the existing house at the bottom of Secaurin Avenue. We disagree that there would be any significant loss of privacy or overlooking issues as the houses are sited 19m away from Kinrara and have no openings overlooking any other adjacent dwellings or gardens

Point four states that the development would not generally comply with Policy DM1, we reply that the houses relate to the others which are more common to the immediate area and that they are similar to the recently approved dwellings off Manse Road. The garden space and frontage remaining for the existing house would be acceptable and indeed comparable with The Shieling, Manse Road. The window to window distance of habitable windows could easily have been resolved

Point five states that the development would not generally comply with Policy DM5, we maintain that as stated above the existing and proposed houses are comparable to those in the immediate area. The garden space and frontage remaining for the existing house is similar to The Shieling and would not set an undesirable precedent for the area as the site is the only dual fronted type in the area with sufficient ground for development

Point six states that the development would not generally comply with the Council's Residential Development Guide, we respond that as above the minimum distance between habitable windows can easily be achieved and can only consider that the distance of 17.5m is being wrongly scaled off a drawing which may have stretched whilst being copied or scanned

Point seven again states that the approval of this development would set an undesirable precedent, we do not consider this to be the case as the three neighbouring dwellings off the private road do not have a dual frontage and any development would indeed create a backland issue with the existing dwellings

In summary we consider that the development is in compliance with the provisions of the South Lanarkshire Local Plan and would respectfully request that the Planning Local Review Body approve the request to overturn the refusal based on the points contained within and in our letter of 19<sup>th</sup> October 2010.

Yours faithfully

C/c Mr MacFarlane