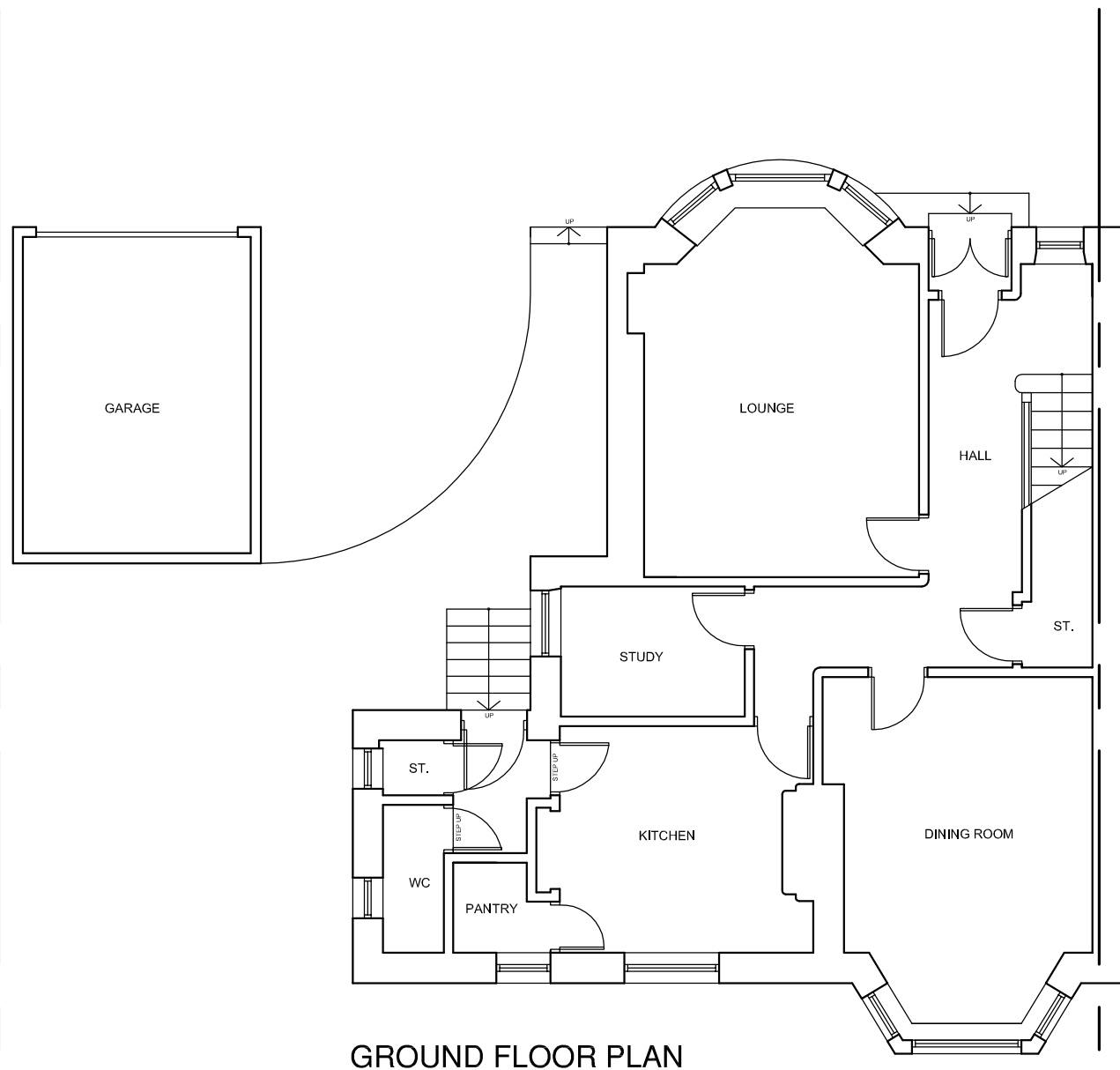


The use of this data by the recipient acts as an agreement of the following statements. Do not use this data if you do not agree with any of the following statements:-

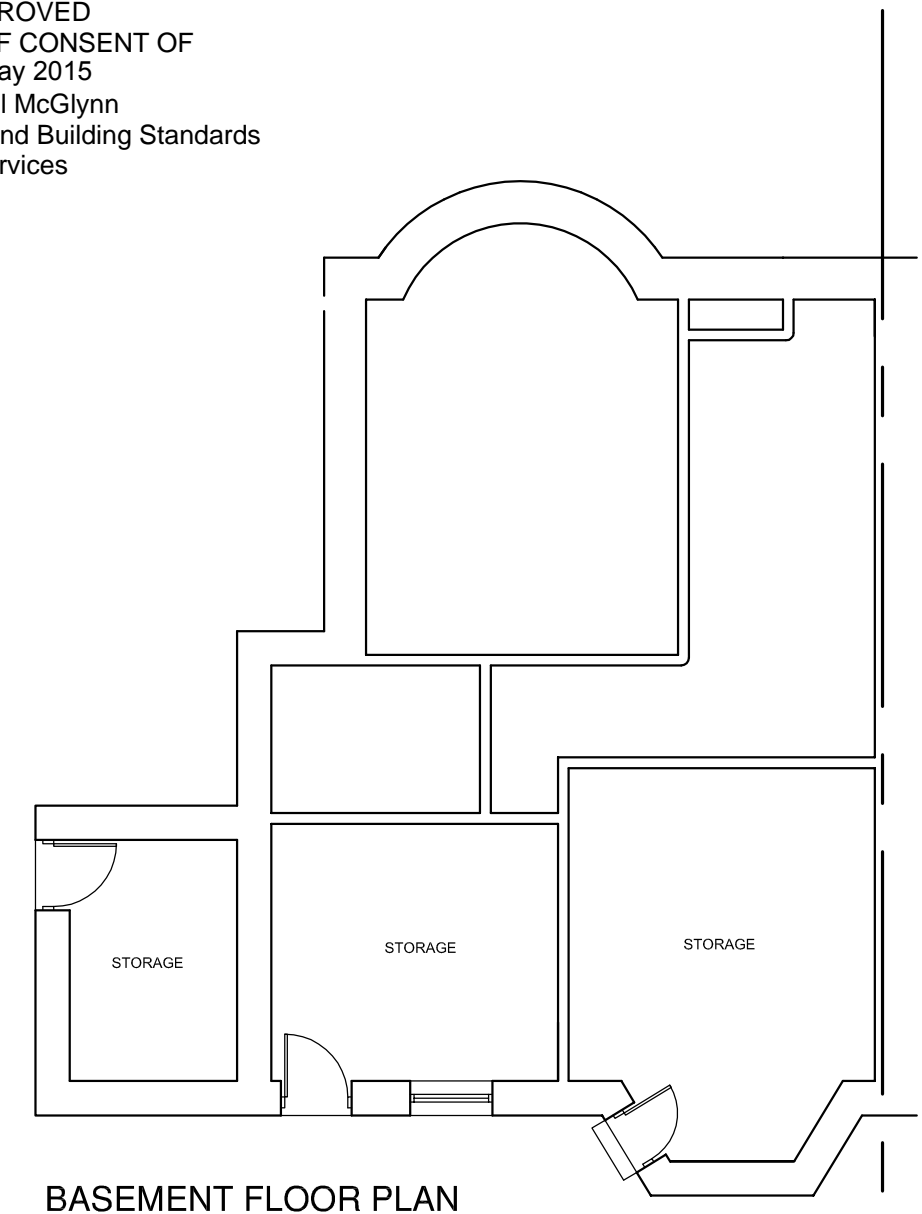
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Town & Country Planning (Scotland) Acts  
APPROVED  
IN TERMS OF CONSENT OF  
28 May 2015  
Michael McGlynn  
Head of Planning and Building Standards  
Services



GROUND FLOOR PLAN



BASEMENT FLOOR PLAN

Revision:      Date:      Drawn By:

First Issue

Amendment

Status

**Preliminary**

Project

**PROPOSED EXTENSION TO 69  
STEWARTON DRIVE, CAMBUSLANG  
MR AND MRS GALLACHER**

Drawing

**FLOORPLANS AS EXISTING**

Project No.      Drawing No.      Revision

**APL002**

Scale at A3      Drawn By

**1:100      DMacd**

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FRONT (SOUTH) ELEVATION



SIDE (EAST) ELEVATION



REAR (NORTH) ELEVATION

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IN TERMS OF CONSENT OF  
28 May 2015  
Michael McGlynn  
Head of Planning and Building Standards  
Services

Revision:      Date:      Drawn By:

First Issue

Amendment

Status

**Preliminary**

Project

**PROPOSED EXTENSION TO 69  
STEWARTON DRIVE, CAMBUSLANG  
MR AND MRS GALLACHER**

Drawing

**ELEVATIONS AS EXISTING**

Project No.      Drawing No.      Revision

**AEL001**

Scale at A3      Drawn By

**1:100      DMacd**

info@md-a.co.uk  
www.md-a.co.uk

macdonald  
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 28 May 2015  
 Michael McGlynn  
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 Services

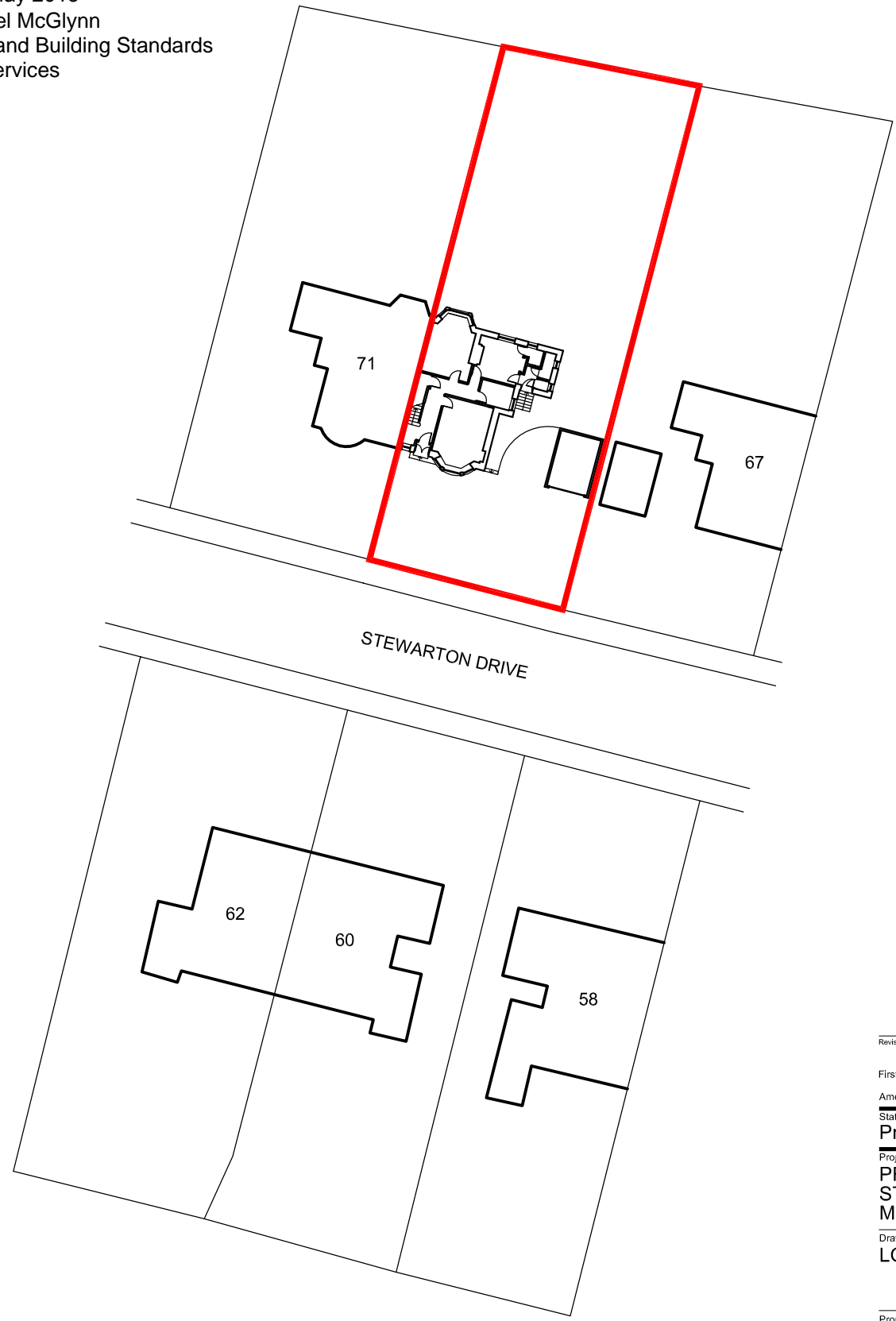
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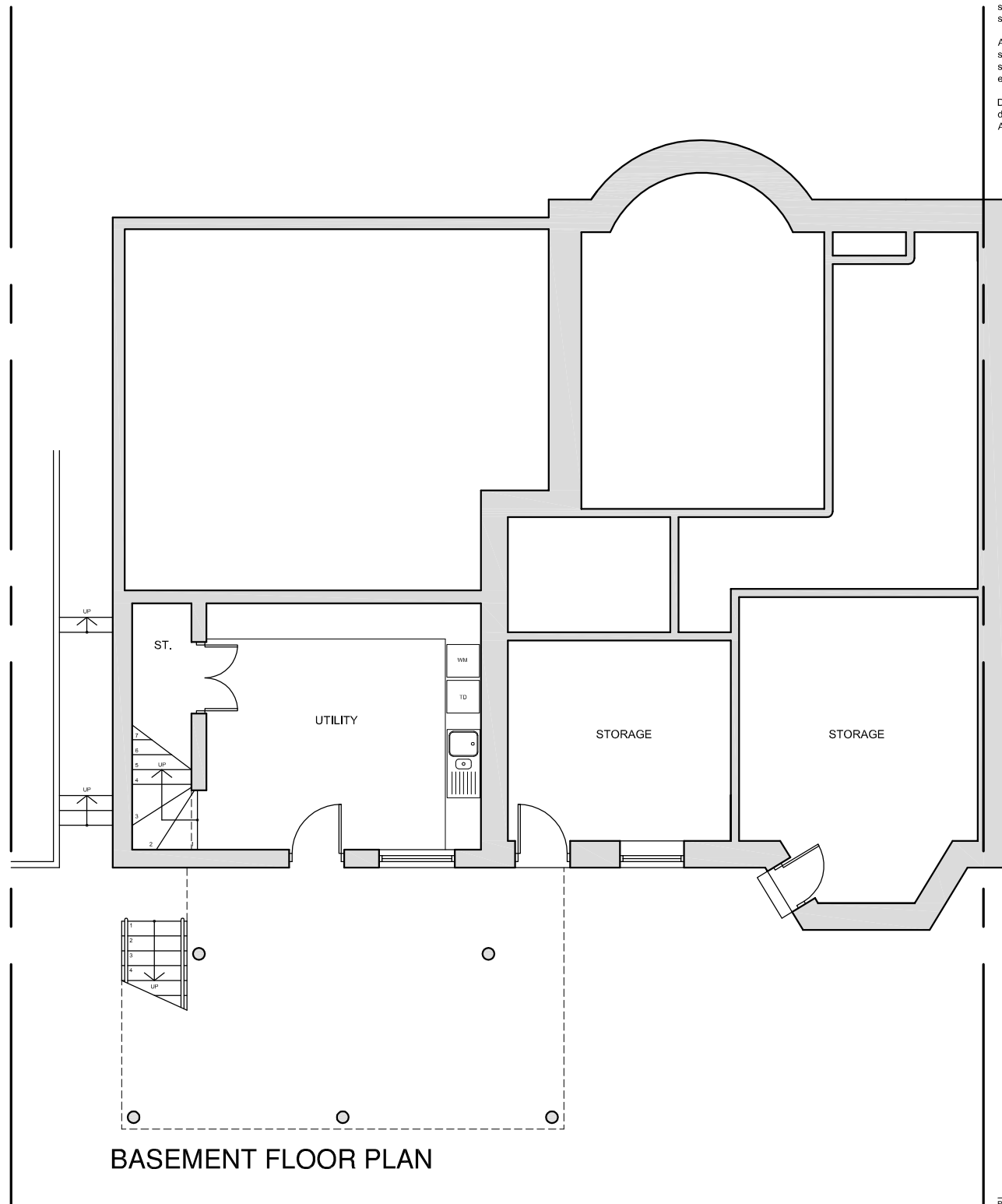
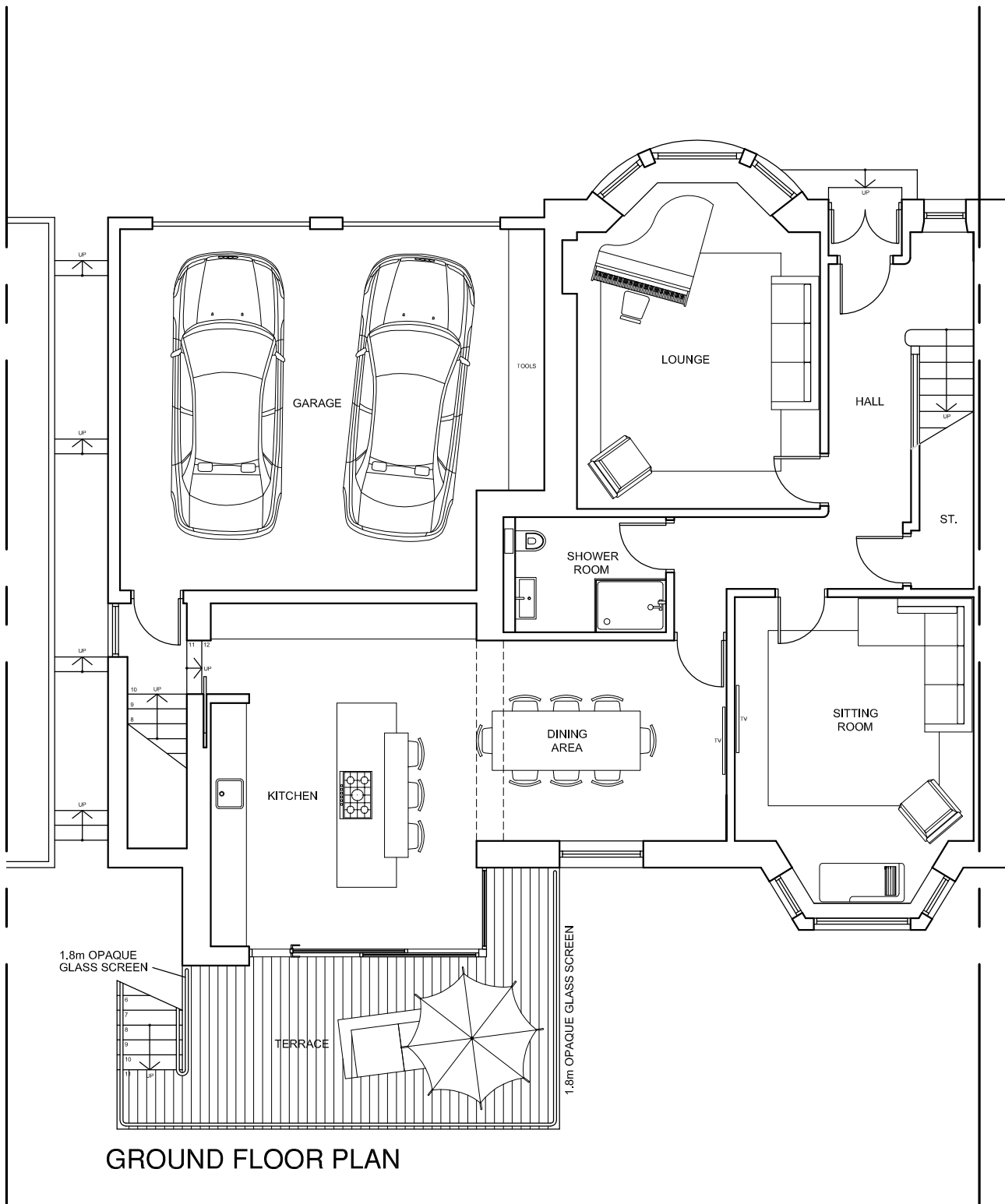


LOCATION PLAN 1:2000



BLOCK PLAN 1:500

|             |   |           |
|-------------|---|-----------|
| Revision:   | Date:   | Drawn By: |
| First Issue |   |           |
| Amendment   |   |           |
| Status      | <b>Preliminary</b>  |           |
| Project     | PROPOSED EXTENSION TO 69 STEWARTON DRIVE, CAMBUSLANG MR AND MRS GALLACHER |           |
| Drawing     | LOCATION AND BLOCK PLANS  |           |
| Project No. | Drawing No.   | Revision  |
|             | APL001  |           |
| Scale at A3 | Drawn By  |           |
| as noted    | DMacd   |           |



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 Head of Planning and Building Standards  
 Services

|   |             |           |
|---|-------------|-----------|
| Revision:   | Date:       | Drawn By: |
| First Issue   |             |           |
| Amendment   |             |           |
| Status  |             |           |
| <b>Preliminary</b>  |             |           |
| Project   |             |           |
| PROPOSED EXTENSION TO 69 STEWARTON DRIVE, CAMBUSLANG MR AND MRS GALLACHER |             |           |
| Drawing   |             |           |
| FLOORPLANS AS PROPOSED  |             |           |
| Project No.   | Drawing No. | Revision  |
|   | APL003      |           |
| Scale at A3   | Drawn By    |           |
| 1:100   | DMacd       |           |



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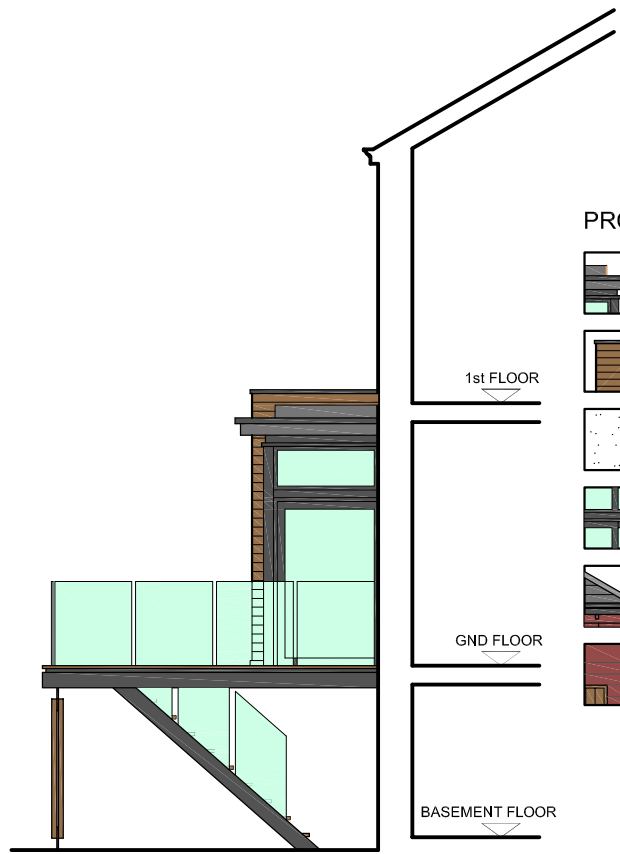
FRONT (SOUTH) ELEVATION









SIDE (EAST) ELEVATION



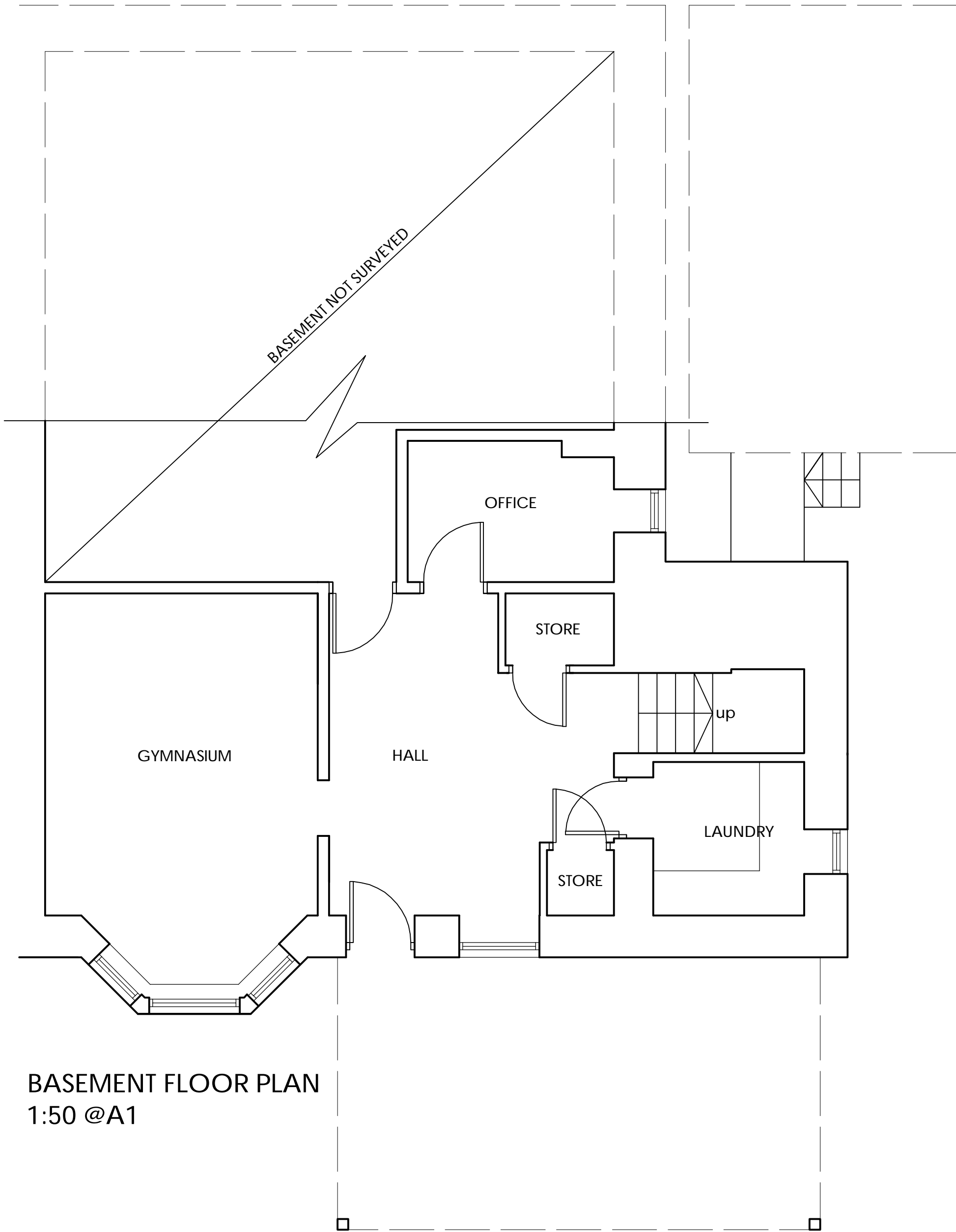
REAR (NORTH) ELEVATION



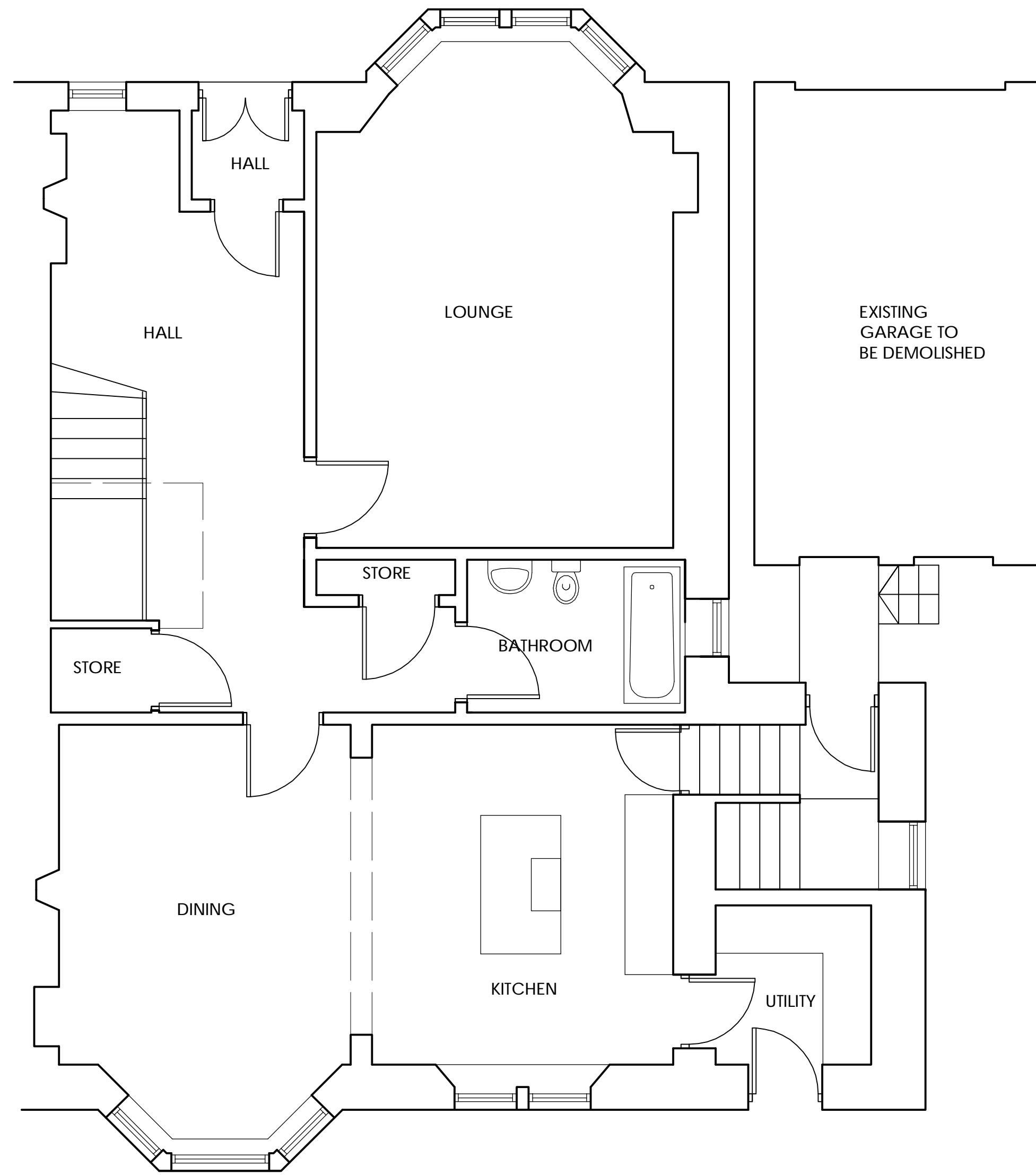
SIDE (WEST) ELEVATION

- PROPOSED MATERIALS
-  MEMBRANE ROOF WITH ALUMINIUM GUTTER & RECESSED BAND BELOW
  -  TIMBER CLADDING WITH ALUMINIUM CAPPING
  -  WHITE RENDER
  -  GREY ALUMINIUM WINDOWS AND DOORS
  -  SLATE ROOF WITH TIMBER EAVES TO MATCH EXISTING
  -  NATURAL RED SANDSTONE WITH TIMBER GARAGE DOORS

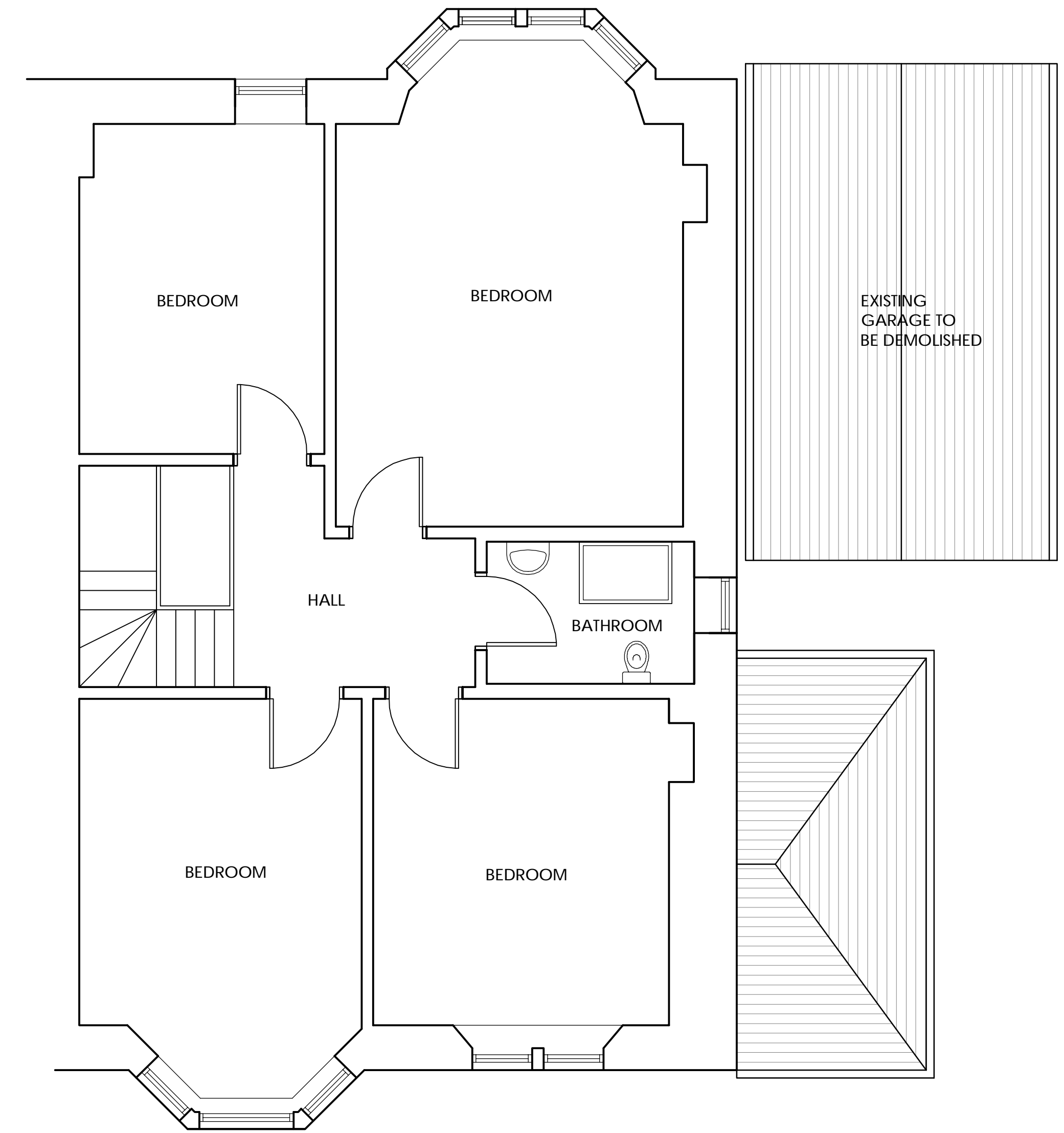
|             |   |           |
|-------------|---|-----------|
| Revision:   | Date:   | Drawn By: |
| Amendment   |   |           |
| Status      | <b>Preliminary</b>  |           |
| Project     | PROPOSED EXTENSION TO 69 STEWARTON DRIVE, CAMBUSLANG MR AND MRS GALLACHER |           |
| Drawing     | ELEVATIONS AS PROPOSED  |           |
| Project No. | Drawing No.   | Revision  |
|             | AEL002  |           |
| Scale at A3 | Drawn By  |           |
| 1:100       | DMacd   |           |



BASEMENT FLOOR PLAN  
1:50 @A1



GROUND FLOOR PLAN  
1:50 @A1



FIRST FLOOR PLAN  
1:50 @A1



SITE LOCATION PLAN  
1:1250 @ A1



REAR ELEVATION (AS EXISTING) 1:100 @A1



SIDE ELEVATION (AS EXISTING) 1:100 @A1



FRONT ELEVATION (AS EXISTING) 1:100 @A1

**SOUTH LANARKSHIRE COUNCIL**  
Town & Country Planning (Scotland) Acts  
APPROVED  
IN TERMS OF CONSENT OF  
18 May 2016  
Head of Planning and Building Standards  
Services

PROJECT  
Side Extensions  
Mr Sam Greer  
at 137 Stewarton Drive, Cambuslang, G72 8J  
South Lanarkshire

DRAWING TITLE  
Existing

DRAWING CLASSIFICATION

PROJECT TYPE  
Private  
WORK STAGE  
Outline Proposals  
ISSUE  
Planning ONLY

|        |                  |               |           |          |
|--------|------------------|---------------|-----------|----------|
| REV.   | DESCRIPTION      | DRAWN         | CHKD.     | DATE     |
| A      | site plans added | KM            | KM        | 23/02/16 |
| SCALE  | SHEET SIZE       | No. of SHEETS | SHEET No. | CAD FILE |
| Varies | A1               | 1             | 1         |          |

**16-103-GA 100**

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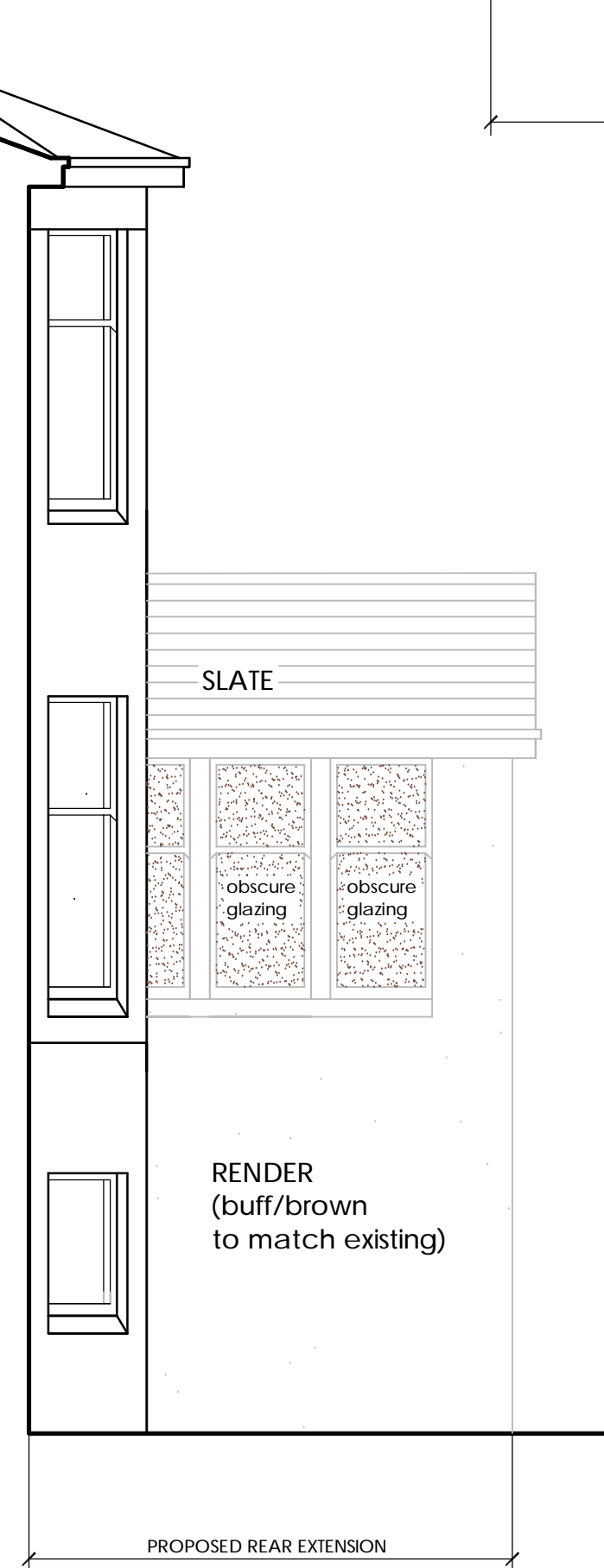
SOUTH LANARKSHIRE COUNCIL  
 Town & Country Planning (Scotland) Acts  
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 IN TERMS OF CONSENT OF  
 18 May 2016  
 Head of Planning and Building Standards  
 Services



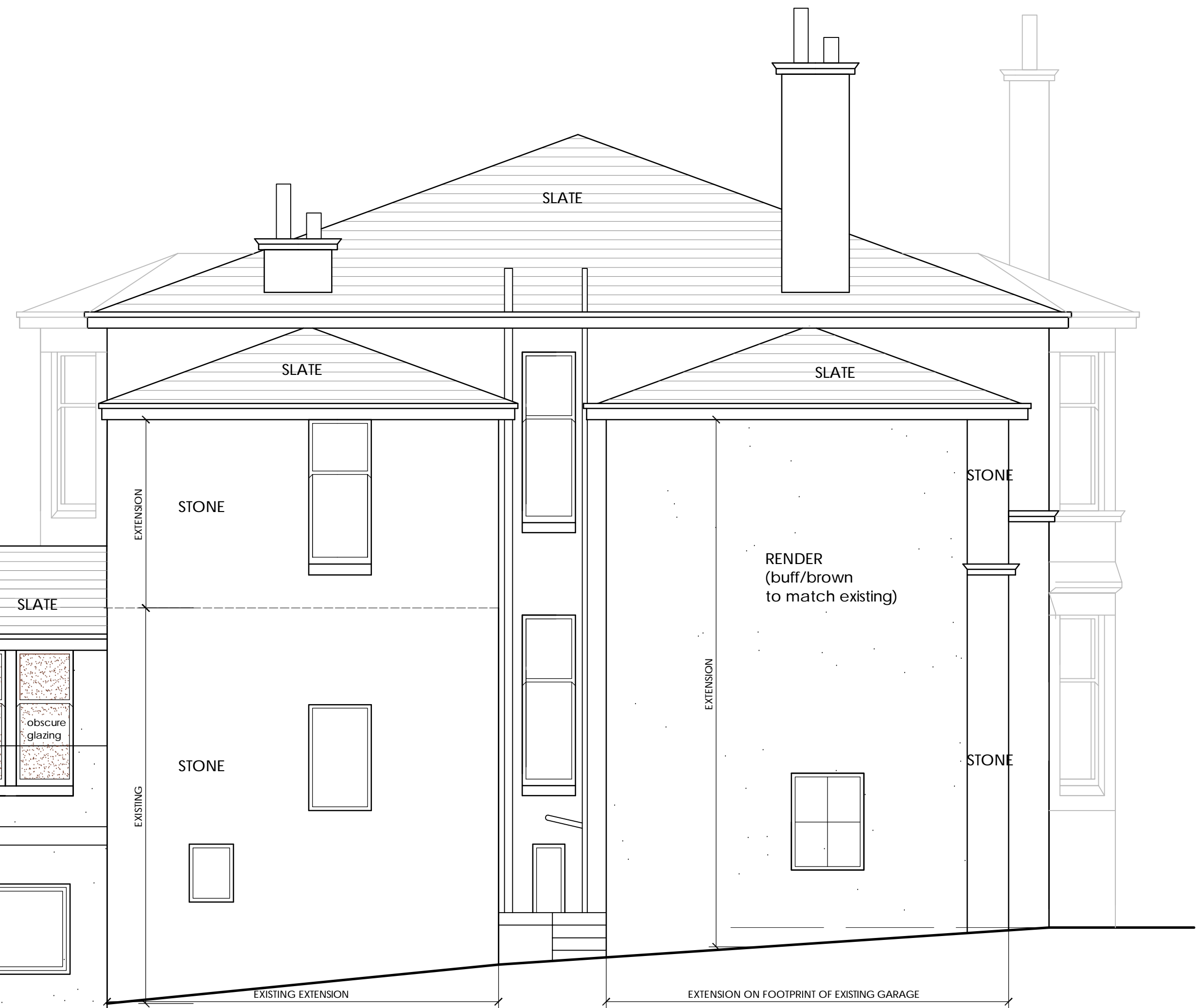
REAR ELEVATION (AS PROPOSED)  
 1:50 @A1

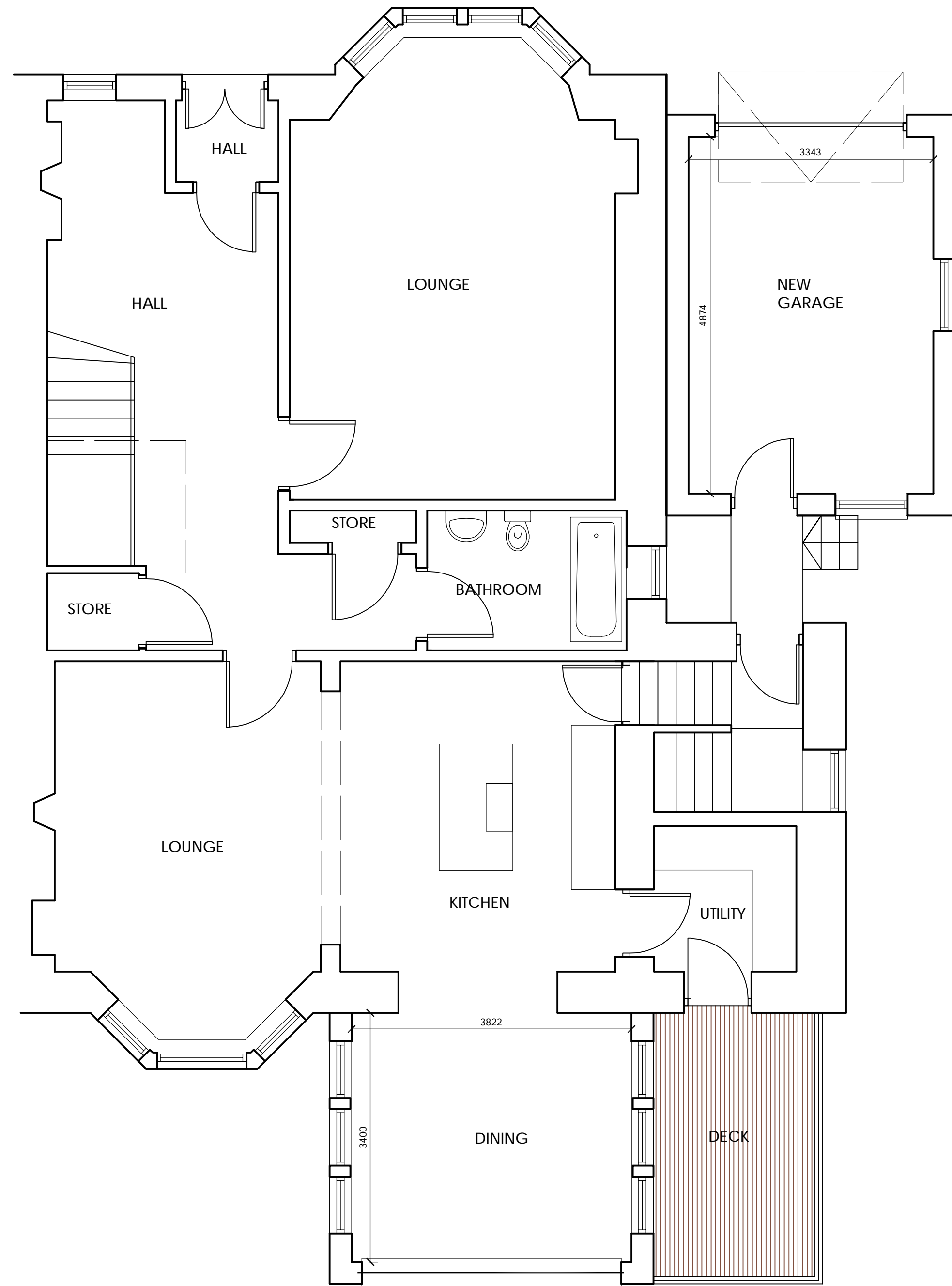


SIDE ELEVATION (AS PROPOSED)  
 1:50 @A1

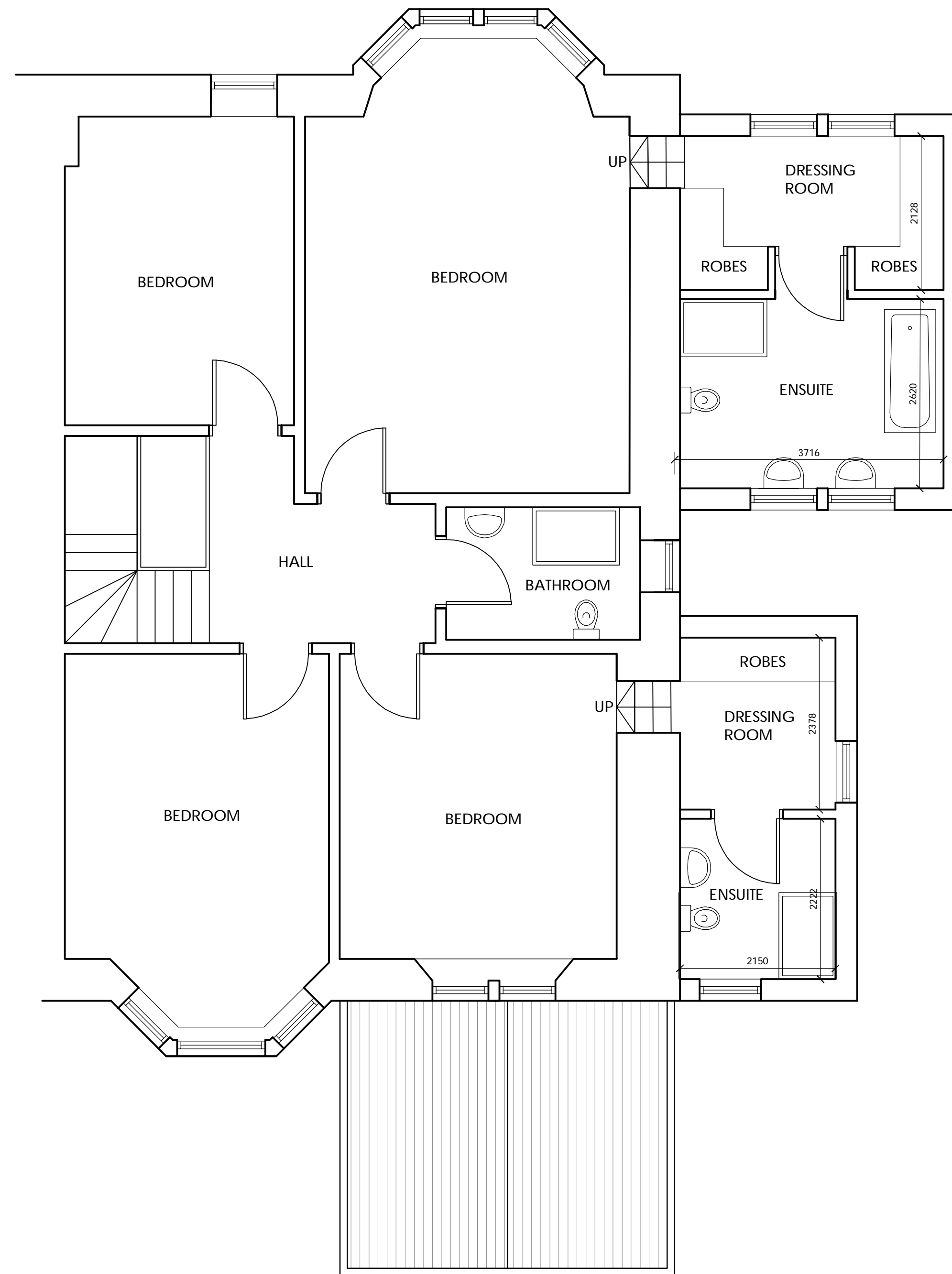


SIDE ELEVATION towards No 135  
 (AS PROPOSED)  
 1:50 @A1





GROUND FLOOR PLAN (AS PROPOSED)  
 1:50 @A1



FIRST FLOOR PLAN (AS PROPOSED)  
 1:50 @A1

PROJECT  
 Side Extensions  
 Mr Sam Greer  
 at 137 Stewarton Drive, Cambuslang, G72 8J  
 South Lanarkshire

DRAWING TITLE  
 Proposals

DRAWING CLASSIFICATION

PROJECT TYPE  
 Private  
 WORK STAGE

ISSUE

| REV.            | DESCRIPTION | SCALE | SHEET SIZE | No. of SHEETS | SHEET No. | DRAWN | CHKD. | DATE     |
|-----------------|-------------|-------|------------|---------------|-----------|-------|-------|----------|
| Initial version |             |       |            |               |           |       |       |          |
| Varies          |             |       | A1         | 1             | 1         |       |       | 31/03/16 |

DRAWING NUMBER  
**16-103-GA 103**

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|   |  |              |                 |
|---|--|--------------|-----------------|
|  | <h2 style="margin: 0;">Delegated Report</h2> | Reference No | CR/16/0079      |
|   |  |              |                 |
|   |  | Date         | 29 January 2018 |

|  |  |
|--|--|
| <p><b>Planning proposal:</b></p> <p><b>Location:</b></p> | <p>Erection of 2 no. two storey side extensions and a two storey rear extension with raised deck</p> <p>137 Stewarton Drive<br/>Cambuslang<br/>G72 8DH</p> |
|--|--|

**Application Type :** Detailed Planning Application

**Applicant :** Mr Sam Greer

**Location :** 137 Stewarton Drive  
Cambuslang  
G72 8DH

**Decision:** Grant detailed planning permission (based on the conditions overleaf)

**Report by:** Area Manager (Planning & Building Standards)

**Policy reference:**  
**South Lanarkshire Local Development Plan (adopted 2015)**

Policy 4 - Development management and placemaking  
Policy 6 - General urban area/settlements

**Development Management, Placemaking and Design Supplementary Guidance (2015)**

DM2 - House extensions and alterations

**Assessment**

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

**Representations:** No



## **1 Assessment**

The relevant local plan policies in assessing this application are Policies 4, 6 and DM2 of the South Lanarkshire Development Plan. Guidance contained in Policy DM2 advises that extensions should be designed and positioned such that no significant loss of amenity occurs to neighbouring properties through overlooking, loss of light, overshadowing or sheer physical impact. The side extensions are not considered to have a significant detrimental impact on overlooking or overshadowing, however, the Planning Service had concerns relating to possible overlooking/privacy issues from the side windows on the rear extension. The plans were amended to show obscure glazing in the side windows and condition number three of the planning approval states the requirement for obscure glazing and the ongoing maintenance of this condition. I am therefore satisfied that the proposal will not have a significant detrimental impact on privacy or overlooking and conforms to the relevant local plan policies.

## **2 Reason for decision**

- 2.1 The proposal will have no significant adverse impact on amenity and complies with the relevant policies of the adopted South Lanarkshire Local Development Plan and Supplementary Guidance (Policies 4, 6 and DM2). There are no additional material considerations which would justify refusing to grant consent.

**Delegating Officer: G Rae**

**Date: 17 May 2016**

### **List of background papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted June 2015)
- ▶ Development Management Placemaking and Design Supplementary Guidance (2013)
- ▶ Neighbour notification letter dated 6 April 2016

### **Contact for further information**

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

Evelyn-Ann Wilson

(Tel : 01355 806294 )

E-mail: [evelyn-ann.wilson@southlanarkshire.gov.uk](mailto:evelyn-ann.wilson@southlanarkshire.gov.uk)

## Detailed Planning Application

PAPER APART – APPLICATION NUMBER : CR/16/0079

### CONDITIONS

- 1 That the facing materials to be used for the external walls and roof of the extensions hereby approved shall match in colour and texture those of the existing dwellinghouse on the site to the satisfaction of the Council as Planning Authority.
- 2 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.
- 3 That the side windows on the rear extension hereby approved shall be glazed in obscure glass and thereafter shall be maintained as such to the satisfaction of the Council as Planning Authority.

### REASONS

- 1.1 To ensure satisfactory integration of the proposed extension with the existing building both in terms of design and materials.
- 2.1 In the interests of amenity and in order to retain effective planning control.
- 3.1 In the interests of amenity.

### INFORMATIVES

- 1 This decision relates to drawing numbers: Proposed rear and side elevations 16-103 GA 102 revE, Floor plans - proposed 16-103-GA 103, Site plan - existing and proposed, basement floor plan, front elevation as proposed 16-103-GA 101, Location plan. Basement, ground and first floor plan. Rear,side and front elevation as proposed 10.
- 2 Failure to comply with the conditions imposed on this planning permission can result in the planning authority serving a Breach of Condition Notice and/or Enforcement Notice. If any of the requirements set out in these notices are not then complied with, a fixed penalty notice may be served seeking the payment of the sum specified in the penalty notice to the Planning Authority. The sum will be as set by The Town and Country Planning (Amount of Fixed Penalty) (Scotland) Regulations 2009.
- 3 The person carrying out the development must give advance notice in writing to the planning authority of the date when it intended to start. Failure to do so is a breach of planning control. It could result in the planning authority taking enforcement action. [See sections 27A and 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)]
- 4 As soon as possible after it is finished, the person who completed the development must write to the planning authority to confirm the position [See section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended)]

- 5 This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. (See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).)
- 6 The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Standards approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: [www.groundstability.com](http://www.groundstability.com)

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

## Proposal Details

|                              |  |
|------------------------------|--|
| Proposal Name                | 42 Buchanan Dr Raised Deck   |
| Proposal Description         | I am proposing to build a deck extending from my kitchen on the back elevation of my house. Currently there is a window in the kitchen which would be modified to become a doorway. The deck will be elevated with stairs to garden level. |
| Address                      | 42 Buchanan Drive, Cambuslang, Glasgow, G72 8BB  |
| Local Authority              | South Lanarkshire Council  |
| Application Online Reference | 000119765-001  |


## Application Status

|                          |          |            |
|--------------------------|----------|------------|
| Location Plan            | complete |            |
| Form                     | complete |            |
| Main Details             | complete |            |
| Certificate of Ownership | complete |            |
| Checklist                | complete |            |
| Declaration              | complete |            |
| Supporting Documentation | complete |            |
| Email Notification       | complete |            |
| Fee                      | complete | £202.00    |
| Payment Method           | complete | creditcard |

## Attachment Details

|                         |           |    |
|-------------------------|-----------|----|
| 3d sketch of deck       | Attached  | A4 |
| Fees PDF                | System    |    |
| Front view of deck      | Attached  | A4 |
| GML Adjacent            | System    |    |
| GML Site                | System    |    |
| Householder Application | System    | A4 |
| Householder Application | System    | A4 |
| Location Plan           | Purchased |    |
| Plan view of deck       | Attached  | A4 |
| scotapp                 | System    | A4 |



|   |                           |              |                  |
|---|---------------------------|--------------|------------------|
|  | <h2>Delegated Report</h2> | Reference No | CR/15/0102       |
|   |                           |              |                  |
|   |                           | Date         | 22 December 2015 |

|  |  |
|--|--|
| <p><b>Planning proposal:</b></p> <p><b>Location:</b></p> | <p>Erection of first floor elevated decking to rear of property with 1.8m screening and alteration to window to form access door</p> <p>42 Buchanan Drive<br/>Cambuslang<br/>G72 8BB</p> |
|--|--|

**Application Type :** Detailed Planning Application

**Applicant :** Mr Colin Donnelly

**Location :** 42 Buchanan Drive  
Cambuslang  
G72 8BB

**Decision:** Grant detailed planning permission (based on the conditions overleaf)

**Report by:** Area Manager (Planning & Building Standards)

**Policy reference:**  
**South Lanarkshire Local Development Plan (adopted 2015)**

Policy 4 - Development management and placemaking  
Policy 6 - General Urban Area /Settlements  
DM2 - House extensions and alterations

### Development Management, Placemaking and Design Supplementary Guidance (2015)

#### Assessment

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

## Representation(s):

- ▶ 2 Objection letters
- ▶ 0 Support letters
- ▶ 0 Comments letters

## Planning Application Delegated Report

### 1.0 Application Summary

- 1.1 The applicant seeks consent for the erection of a first floor elevated deck to the rear of the property at 42 Buchanan Drive, Cambuslang. The deck area would be accessed from the kitchen door at the upper level and the basement door at the lower level.
- 1.2 When the application was initially submitted the proposed decking extended the full width of the property and projected 3 metres from the rear building line. At the site visit the Planning Officer had concerns regarding the impact to the adjoining property of the structure contiguous with the boundary. The applicant was advised of these concerns and submitted plans pulling the raised level 1.2 metres off the neighbouring boundary. The overall scale of the proposal remained a concern and the applicant agreed to reduce the projection from 3 metres to 2.5 metres.

### 2.0 Representation(s)

- 2.1 Statutory neighbour notification was carried out and two letters of objection were submitted, the contents of which are summarised below.
- a) **That the proposed decking will create overshadowing of natural light to the property and garden of the adjoining property.**
- 2.2 **Response:** The orientation of the rear gardens means any shadow cast from the structure would be in a northerly direction and the adjoining property is located to the south of the structure. There would therefore not be any impact in respect of overshadowing. The Planning Service had concerns regarding the visual impact and privacy in respect of the adjoining property. The proposal has been amended and the structure will be sited 1.2 metres away from the boundary and the projection has been reduced to 2.5 metres to reduce the overall scale. A 1.8 metre screening fence will be constructed on the elevation facing the adjoining property which will restrict direct overlooking to the neighbouring garden.
- b) **That plans are unclear how the structure will be fixed to the common back wall and there are concerns that the structure may cause damage to the stonework.**

**Response:** The ownership section of the application form states that the applicant is the sole owner within the red line application boundary. Questions relating to legal ownership or

damage to property are civil matters and legal advice should be sought. A Building Warrant will be required for the proposal which will assess the structural stability of the proposal.

- c) **That the shrub on the boundary of the two properties at the back door appears to require removal and this may cause damage to the foundations of the neighbouring property and patio as roots are likely to have spread to both.**

**Response:** The site is not within the conservation area, is not a listed building and there is no Tree Protection Order which prohibits tree works at the application site or neighbouring property. If the shrubs are on the common boundary between the properties, this would also be a legal issue which should be resolved between the parties involved.

- d) **That the foundations for the structure may cause damage/disruption to the drainage which has been a problem in the past.**

**Response:** The proposal will require a building warrant. Drainage and the structural integrity of the proposal and location of foundations will be assessed in this process.

- e) **That the structure will have a negative impact on the privacy of the adjoining property.**

**Response:** The applicant has submitted amended plans which moves the structure away from the boundary and includes the construction of a privacy screen to prevent direct overlooking from the decked area. There are windows in the rear elevation which currently overlook the rear gardens of the neighbouring properties. The decking is not considered to introduce an increased visual panorama that is currently available from the existing rear windows.

- f) **That the proposal will result in increased noise levels and cooking odours as the deck is 1.5 metres above the existing hedge.**

**Response:** The application is in relation to a residential property therefore there is no requirement for ventilation apparatus to control cooking odours. Environmental Services enforce legislation in relation to breaches of noise levels.

- g) **That the structure is not in-keeping with character of the property.**

**Response:** Condition number one of the planning approval requires the decking to be treated in a dark stain to compliment the traditional nature of the existing building. Similar forms of development have been approved for neighbouring properties and the surrounding area.

### **3.0 Assessment and Conclusions**

- 3.1 The applicant seeks consent for the erection of a first floor elevated deck to the rear of the property at 42 Buchanan Drive, Cambuslang. The deck area would be accessed from the kitchen door at the upper level and the basement door at the lower level. There is also a staircase forming access from the upper level to the rear garden.
- 3.2 In terms of the adopted South Lanarkshire Local Development Plan, Policy 4 (Development Management and Placemaking) requires all development proposals to take account of, and be integrated with, the local context and built form. Policy 6 (General Urban Area/Settlements) states that residential developments and those of an ancillary nature may be acceptable within urban areas and settlements, provided they do not have a significant adverse impact on the amenity and character of the area. Developments that will be detrimental to residential amenity will not be permitted. As the proposal relates to alterations within the garden of a residential property, Policy DM2 (House Extensions and Alterations) from the Development Management, Place Making and Design Supplementary Guidance is relevant. This policy requires the siting, form, scale, design and materials to respect the character of the existing dwelling and local area.
- 3.3 The semi-detached property is situated in Buchanan Drive, Cambuslang where the majority of the properties have split levels. Several properties in the surrounding area have constructed elevated decking to gain direct outdoor access from the main living areas. The rear garden is accessed from the basement at present and a level of decking is proposed at ground level. A set of stairs at the side of the property is proposed to access the garden from the upper deck level.
- 3.4 When the application was submitted initially the deck was contiguous with the boundary of the adjoining property, projected 3 metres from the rear building line and had no screening proposals. The Planning Service had concerns regarding the proximity to the boundary, scale and overlooking issues and the applicant was asked to amend the proposal.
- 3.5 The proposal has been amended and the structure will be moved 1.2 metres away from the neighbouring boundary. The projection has been cut to 2.5 metres to reduce the overall scale and a 1.8 metre screening fence will be constructed on the south elevation of the site which will restrict direct overlooking of the neighbouring garden. Following a detailed assessment of the amended application, I am satisfied that the proposal will have no significant adverse impact on residential or visual amenity. The decking is not considered to have a significant detrimental impact on the existing streetscape as the proposal is at the rear of the property.
- 3.6 Statutory neighbour notification was carried out and two letters of objection were received for the application. It was not considered that the points raised in the letters of objection merited refusal of the application.
- 3.7 In conclusion, it is considered that the proposed development will not significantly adversely impact on the amenity of the general area or those properties close to it. The proposal is compliant with all policy and guidance as set out in the South Lanarkshire Local

Development Plan and its associated Supplementary Guidance documents. It is therefore considered appropriate for planning permission to be granted for the proposed development subject to the attached conditions.

#### **4.0 Reason for decision**

4.1 The proposal will have no significant adverse impact on amenity and complies with the relevant policies of the adopted South Lanarkshire Local Development Plan and Supplementary Guidance (Policies 4, 6 and DM2). There are no additional material considerations which would justify refusing to grant planning permission.

**Delegating Officer: G Rae**

**Date: 22 December 2015**

#### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (2015)
- ▶ Development Management Placemaking and Design Supplementary Guidance 2013
- ▶ Neighbour notification letter dated 27 May 2015
- ▶ Consultations
  
- ▶ Representations
  - Representation from : Chris Boswell, 44 Buchanan Drive  
Cambuslang  
Glasgow  
G72 8BB, DATED 16/06/2015 11:05:40
  
  - Representation from : Jacqueline Clements, 44 Buchanan Drive  
Cambuslang  
Glasgow  
G72 8BB, DATED 16/06/2015 11:07:34

#### **Contact for further information**

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

Evelyn-Ann Wilson

(Tel : 01355 806294 )

E-mail: [planning@southlanarkshire.gov.uk](mailto:planning@southlanarkshire.gov.uk)



## Detailed Planning Application

PAPER APART – APPLICATION NUMBER : CR/15/0102

### CONDITIONS

- 1 That within 1 month of the date of construction, the decking shall be painted in a dark wood stain. A sample of the colour should be submitted to and agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 2 That the decking hereby approved shall be suitably maintained on site hereafter to the satisfaction of the Council as Planning Authority.

### REASONS

- 1.1 In the interests of amenity and in order to retain effective planning control.
- 2.1 In the interests of amenity.

### INFORMATIVES

- 1 This decision relates to drawing numbers: Location plan, Rear and side elevation showing screening fence, Rear elevation, Floor plan.
- 2 Failure to comply with the conditions imposed on this planning permission can result in the planning authority serving a Breach of Condition Notice and/or Enforcement Notice. If any of the requirements set out in these notices are not then complied with, a fixed penalty notice may be served seeking the payment of the sum specified in the penalty notice to the Planning Authority. The sum will be as set by The Town and Country Planning (Amount of Fixed Penalty) (Scotland) Regulations 2009.
- 3 The person carrying out the development must give advance notice in writing to the planning authority of the date when it intended to start. Failure to do so is a breach of planning control. It could result in the planning authority taking enforcement action. [See sections 27A and 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)]
- 4 As soon as possible after it is finished, the person who completed the development must write to the planning authority to confirm the position [See section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended)]
- 5 This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. (See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).)

- 6 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

Property specific summary information on past, current and future coal mining activity can be obtained from: [www.groundstability.com](http://www.groundstability.com)

- 7 This grant of planning permission does not grant any right of access over any adjoining property or land required for the purpose of constructing or maintaining the development.

The consent of the appropriate land owner will be required in order to carry out building work or future maintenance that requires access to a neighbour's ground.

Any disputes which arise over access or boundaries are not a planning matter. These are civil matters to be resolved between the parties involved.



Montrose House 154 Montrose Crescent Hamilton ML3 6LB

Tel: 0303 123 1015

Email: [planning@southlanarkshire.gov.uk](mailto:planning@southlanarkshire.gov.uk)

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE                      000119765-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

## Description of Proposal

Please describe accurately the work proposed: \* (Max 500 characters)

To change current kitchen window to doorway exiting on to a raised deck and stairway to garden from deck. The deck will be 5m x 3m and at a height above garden of 3m. The main frame of the deck will made from pressure treated Douglas Fir.

Has the work already been started and/or completed? \*

No    Yes - Started    Yes - Completed

## Applicant or Agent Details

Are you an applicant, or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant    Agent

## Applicant Details

Please enter Applicant details

Title: \*                     

Other Title:                     

First Name: \*                     

Last Name: \*                     

Company/Organisation:                     

Telephone Number: \*                     

Extension Number:                     

Mobile Number:                     

Fax Number:                     

Email Address: \*                     

You must enter a Building Name or Number, or both:\*

Building Name:                     

Building Number:                     

Address 1 (Street): \*                     

Address 2:                     

Town/City: \*                     

Country: \*                     

Postcode: \*

## Site Address Details

Planning Authority:

South Lanarkshire Council

Full postal address of the site (including postcode where available):

Address 1:

42 Buchanan Drive

Address 5:

Address 2:

Cambuslang

Town/City/Settlement:

Glasgow

Address 3:

Post Code:

G72 8BB

Address 4:

Please identify/describe the location of the site or sites.

Northing

660534

Easting

263495

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Pre-Application Discussion Details

In what format was the feedback given? \*

Meeting  Telephone  Letter  Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (Max 500 characters)

informal discussion with duty planning officer at East Kilbride. The enquiry was initiated to find out if planning permission was required and the process involved. The planning officer confirmed that a planning application was necessary and advised to use the e-planning. The planning officer noted that similar application had been approved in the past.

Title:

Please Select One

Other title:

First Name:

Last Name:

Correspondence Reference  
Number:

Date (dd/mm/yyyy):

Note 1. A processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Trees

Are there any trees on or adjacent to the application site? \*

Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? \*

Yes  No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land ? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed: Mr Colin Donnelly

On behalf of:

Date: 25/05/2015

Please tick here to certify this Certificate. \*



## Checklist - Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? \*  Yes  No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? \*  Yes  No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent.? \*  Yes  No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? \*. This should have a north point and be drawn to an identified scale.  Yes  No
- e) Have you provided a certificate of ownership? \*  Yes  No
- f) Have you provided the fee payable under the Fees Regulations? \*  Yes  No
- g) Have you provided any other plans as necessary? \*  Yes  No

Continued on the next page

A copy of other plans and drawings or information necessary to describe the proposals (two must be selected). \*

You can attach these electronic documents later in the process.

- Existing and proposed elevations.
- Existing and Proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. \*  Yes  No

A Supporting Statement – you may wish to provide additional background information or justification for your proposals. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. \*  Yes  No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been received by the planning authority.

## Declare - For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying plans/drawings and additional information.

Declaration Name: Mr Colin Donnelly

Declaration Date: 25/05/2015

Submission Date: 25/05/2015

## Payment Details

Online payment: IDOX00000324

Created: 25/05/2015 21:56

## Arnott, Jacqueline

---

**From:** Planning  
**Sent:** 16 June 2015 11:17  
**To:** Planning  
**Subject:** Comments on CR/15/0102 at 44 Buchanan Drive, Cambuslang, Glasgow, G72 8BB - Case Officer Evelyn-Ann Wilson

As resident of the adjoining property the proposed structure at the rear of the building has a layout and density that would create overshadowing of natural light to our kitchen, hall and, and potentially our sons playroom. It would also overshadow a significant section of our garden and our patio. The proposed structure would create a 14 sq m partition between our property and Mr Donnelly's which would lie less than 0.5m from our hall window and kitchen door. The plans do not make clear the composition of the proposed partition but it is reasonable to assume it will be opaque, hence the overshadowing. The plans are also unclear as to how the structure will be fixed to the common back wall and there are concerns, given the age of the building, that this may cause damage to the stonework. The proposal would also appear to require the removal of a tree that current forms a natural barrier between the two rear doors. The plant is well established and remove may cause damage to both the foundations of our property and our patio as the roots are likely to have spread to both. I am also concerned that any foundation work required for the structure may cause damage/disruption to the drainage of the garden which has been a problem in the past. The size and scale of the structure would not be inkeeping with the character of the surrounding Victorian sandstone buildings. At a height of 3m and extending 3m out into the garden the structure would overlook our garden, and other neighbouring gardens, entirely causing a total lack of privacy and utility, which as parents of a four year old boy would be unacceptable. Additionally, the elevation and extent of the structure is such that the existing natural screening between the properties provided by the aforementioned tree and a privet hedge running the length of the garden would provide no protection from noise and, potentially, cooking odours as the platform would stand some 1.5m above the height of the existing hedge. In summary I believe the layout and density of this structure to be both intrusive and not inkeeping with the character of this property. It would result in a total loss of privacy in my garden as well as significantly blocking the already limited natural light that we enjoy in our basement kitchen, and to the rear of our hall. The absence of natural screening could cause noise and disruption, and potentially cooking odours. We are also concerned about potential deleterious effects to drainage and infrastructure the works may cause. On this basis we wish to object in the strongest terms to this proposal.


Comments made by Jacqueline Clements of 44 Buchanan Drive, Cambuslang, Glasgow, G72 8BB  
[REDACTED] Preferred Method of Contact is Email

Comment Type is Objection

42 Buchanan Drive, Cambuslang, Glasgow, G72 8BB



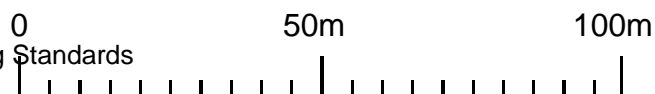
Information

|   |                      |
|---|----------------------|
|  | Application Boundary |
|  | Land in Ownership    |

|                          |
|--------------------------|
| Online Ref:<br>000119765 |
| Date: 25/5/2015          |

SOUTH LANARKSHIRE COUNCIL  
Town & Country Planning (Scotland) Acts  
APPROVED  
IN TERMS OF CONSENT OF  
23 Dec 2015  
Head of Planning and Building Standards  
Services

Scale 1:1250 (4Ha)



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Montrose House 154 Montrose Crescent Hamilton ML3 6LB

Tel: 0303 123 1015

Email: [planning@southlanarkshire.gov.uk](mailto:planning@southlanarkshire.gov.uk)

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To change current kitchen window to doorway exiting on to a raised deck and stairway to garden from deck. The deck will be 5m x 3m and at a height above garden of 3m. The main frame of the deck will made from pressure treated Douglas Fir.

Has the work already been started and/or completed? \*

No    Yes - Started    Yes - Completed

## Applicant or Agent Details

Are you an applicant, or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant    Agent

## Applicant Details

Please enter Applicant details

Title: \*                     

Other Title:                     

First Name: \*                     

Last Name: \*                     

Company/Organisation:                     

Telephone Number: \*                     

Extension Number:                     

Mobile Number:                     

Fax Number:                     

Email Address: \*                     

You must enter a Building Name or Number, or both:\*

Building Name:                     

Building Number:                     

Address 1 (Street): \*                     

Address 2:                     

Town/City: \*                     

Country: \*                     

Postcode: \*

## Site Address Details

Planning Authority:

South Lanarkshire Council

Full postal address of the site (including postcode where available):

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Address 5:

Address 2:

Cambuslang

Town/City/Settlement:

Glasgow

Address 3:

Post Code:

G72 8BB

Address 4:

Please identify/describe the location of the site or sites.

Northing

660534

Easting

263495

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

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## Pre-Application Discussion Details

In what format was the feedback given? \*

Meeting  Telephone  Letter  Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (Max 500 characters)

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Please Select One

Other title:

First Name:

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Date (dd/mm/yyyy):

Note 1. A processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

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Are there any trees on or adjacent to the application site? \*

Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

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Are you proposing a new or altered vehicle access to or from a public road? \*

Yes  No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

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Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

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One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land ? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

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## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed: Mr Colin Donnelly

On behalf of:

Date: 25/05/2015

Please tick here to certify this Certificate. \*

## Checklist - Application for Householder Application

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- e) Have you provided a certificate of ownership? \*  Yes  No
- f) Have you provided the fee payable under the Fees Regulations? \*  Yes  No
- g) Have you provided any other plans as necessary? \*  Yes  No

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You can attach these electronic documents later in the process.

- Existing and proposed elevations.
- Existing and Proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. \*  Yes  No

A Supporting Statement – you may wish to provide additional background information or justification for your proposals. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. \*  Yes  No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been received by the planning authority.

## Declare - For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying plans/drawings and additional information.

Declaration Name: Mr Colin Donnelly

Declaration Date: 25/05/2015

Submission Date: 25/05/2015

## Payment Details

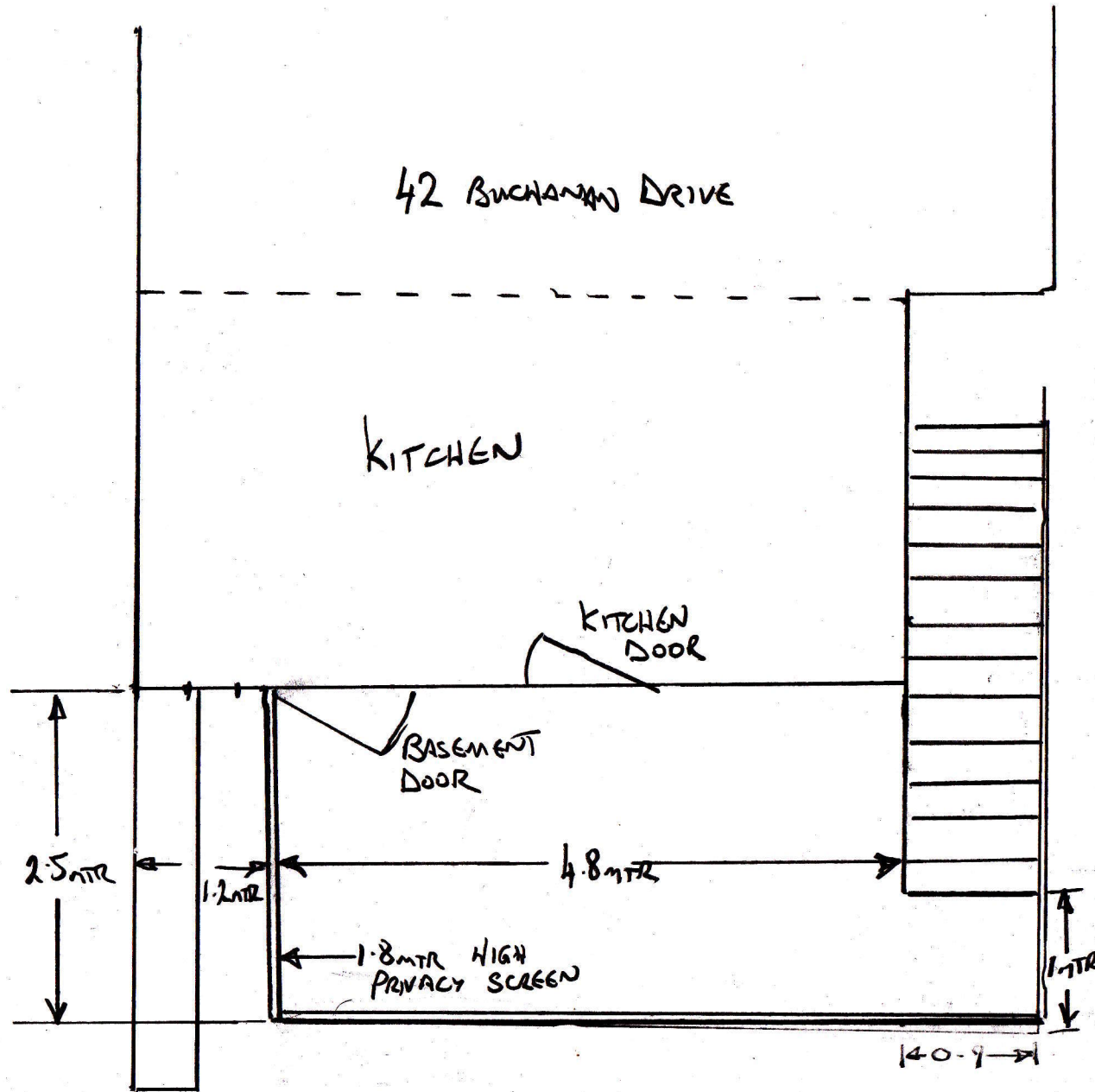
Online payment: IDOX00000324

Created: 25/05/2015 21:56

44 BUCHANAN DR

42 BUCHANAN DRIVE

SCALE 2cm/1mtr



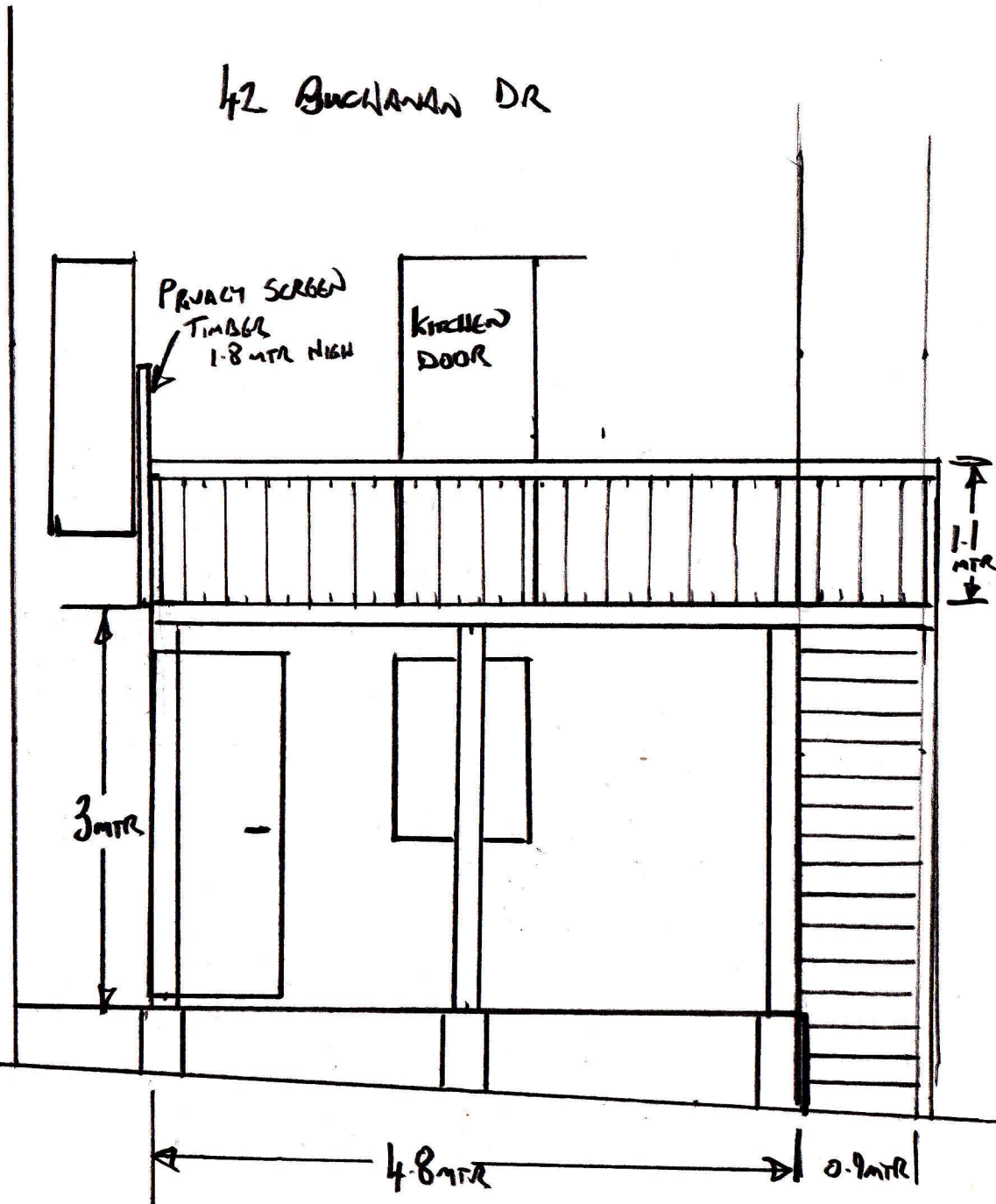
SOUTH LANARKSHIRE COUNCIL  
Town & Country Planning (Scotland) Acts  
APPROVED  
IN TERMS OF CONSENT OF  
23 Dec 2015  
Head of Planning and Building Standards  
Services



SOUTH LANARKSHIRE COUNCIL  
Town & Country Planning (Scotland) Acts  
APPROVED  
IN TERMS OF CONSENT OF  
23 Dec 2015  
Head of Planning and Building Standards  
Services

SCALE 2cm/1mTR

42 BUCHANAN DR



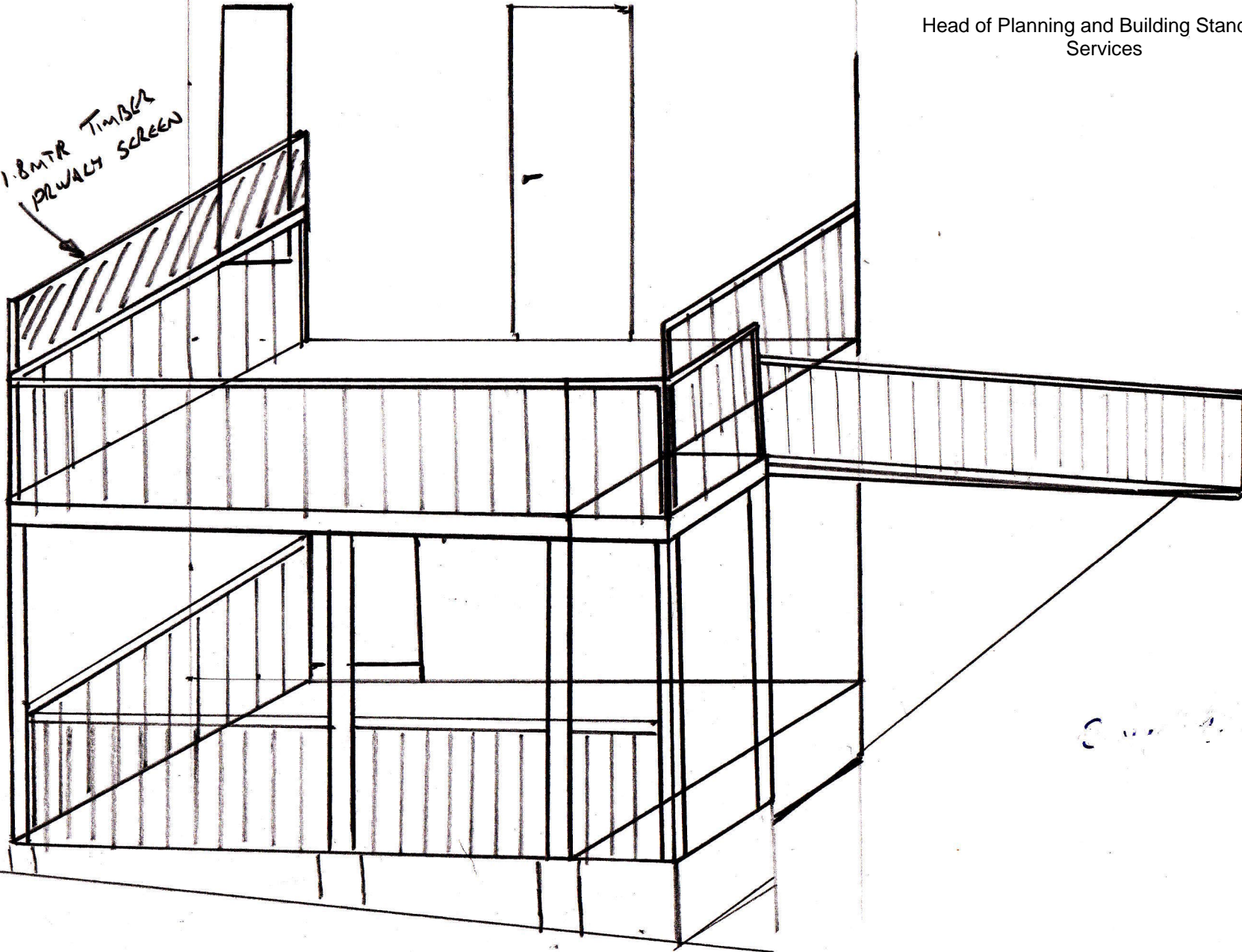
SOUTH LANARKSHIRE COUNCIL  
Town & Country Planning (Scotland) Acts  
APPROVED

IN TERMS OF CONSENT OF

23 Dec 2015

Head of Planning and Building Standards  
Services

1.8MTR TIMBER  
PERVAZ SCREEN



*Handwritten signature or initials*

|   |                           |              |                 |
|---|---------------------------|--------------|-----------------|
|  | <h2>Delegated Report</h2> | Reference No | CR/16/0154      |
|   |                           |              |                 |
|   |                           | Date         | 29 January 2018 |

|  |
|--|
| <p><b>Planning proposal:</b> Erection of raised deck (Retrospective)</p> <p><b>Location:</b> 77 Stewarton Drive<br/>Cambuslang<br/>G72 8DQ</p> |
|--|

**Application Type :** Detailed Planning Application

**Applicant :** Mr and Mrs Colquhoun

**Location :** 77 Stewarton Drive  
Cambuslang  
G72 8DQ

**Decision:** Grant detailed planning permission (based on the conditions overleaf)

**Report by:** Area Manager (Planning & Building Standards)

**Policy reference:**  
**South Lanarkshire Local Development Plan (adopted 2015)**  
 Policy 4 - Development management and placemaking  
 Policy 6 - General urban area/settlements  
**Development management, placemaking and design supplementary guidance (2015)**  
 DM2 - House extensions and alterations

### Assessment

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

**Representations:** No

## 1 Assessment and conclusion

- 1.1 This is a retrospective planning application for raised decking to the side of a semi-detached sandstone villa at 77 Stewarton Drive, Cambuslang. The determining issues of this application are its compliance with local plan policy and in particular, its impact on the amenity of the surrounding area and any adjacent properties.

- 1.2 Policy 4 Development Management and Placemaking and Policy 6 General Urban Area/Settlements of the Adopted South Lanarkshire Local Development Plan 2015 state that all planning applications will require to take account of the local context and built form and should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity.
- 1.3 DM2 House extensions and alterations states that the Council will resist any development that will be detrimental to residential areas in terms of visual impact, noise, smell, air pollution, disturbance, traffic or public safety.
- 1.4 In terms of these policies, the proposal is not considered to have a detrimental impact in terms of scale and visual amenity. However, certain sections of the raised deck on the side elevation, directly overlooks the garden of the neighbouring property. Condition one of the planning consent requires the construction of a 1.8 metre high privacy screen along 2 metres of the decking to prevent direct overlooking into the neighbouring garden. Accordingly it is considered that with the privacy screen erected, the proposal will have no significant adverse impact on residential or visual amenity and that the proposal complies with the relevant local development plan policies and guidance. The granting of planning consent is therefore considered justified.

#### **1.0 Reason for decision**

- 1.1 The proposal will have no significant adverse impact on amenity and complies with the relevant policies of the adopted South Lanarkshire Local Development Plan and Supplementary Guidance (Policies 4, 6 and DM2). There are no additional material considerations which would justify refusing to grant planning permission.

**Delegating Officer: G Rae**

**Date: 23 August 2016**

#### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Development management placemaking and design supplementary guidance (2015)
- ▶ Neighbour notification letter dated 25 July 2016

#### **Contact for further information**

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

Evelyn-Ann Wilson

(Tel : 01355 806294 )

E-mail: [evelyn-ann.wilson@southlanarkshire.gov.uk](mailto:evelyn-ann.wilson@southlanarkshire.gov.uk)

## Detailed Planning Application

PAPER APART – APPLICATION NUMBER : CR/16/0154

### CONDITIONS

- 1 That within 8 weeks from the date of this approval, a 1.8 metre screening fence shall be erected along the 2 metre line marked in blue on the screening plan. Details of this screening shall be approved in writing by the Planning Service and once erected, the screening shall be maintained to the satisfaction of the Council as Planning Authority.

### REASONS

- 1.1 In the interests of amenity and in order to retain effective planning control.

### INFORMATIVES

- 1 This decision relates to drawing numbers: Location plan, Front elevation 'as built' Colqhoun-2016-011, Rear elevation 'as built' Colqhoun-2016-010, Side elevation 'as built' Colqhoun-2016-09, Sitting room 'as built' Colqhoun-2016-08, Front elevation prior to decking being erected Colqhoun-2016-07, Rear elevation prior to decking being erected Colqhoun-2016-06, Side elevation prior to decking being erected Colqhoun-2016-05, Part floor plan before decking being erected Colqhoun-2016-03, Block plan Colqhoun-2016-02, Screening 77 Stewarton Drive, Cambuslang.
- 2 Failure to comply with the conditions imposed on this planning permission can result in the planning authority serving a Breach of Condition Notice and/or Enforcement Notice. If any of the requirements set out in these notices are not then complied with, a fixed penalty notice may be served seeking the payment of the sum specified in the penalty notice to the Planning Authority. The sum will be as set by The Town and Country Planning (Amount of Fixed Penalty) (Scotland) Regulations 2009.
- 3 The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Standards approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:  
<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

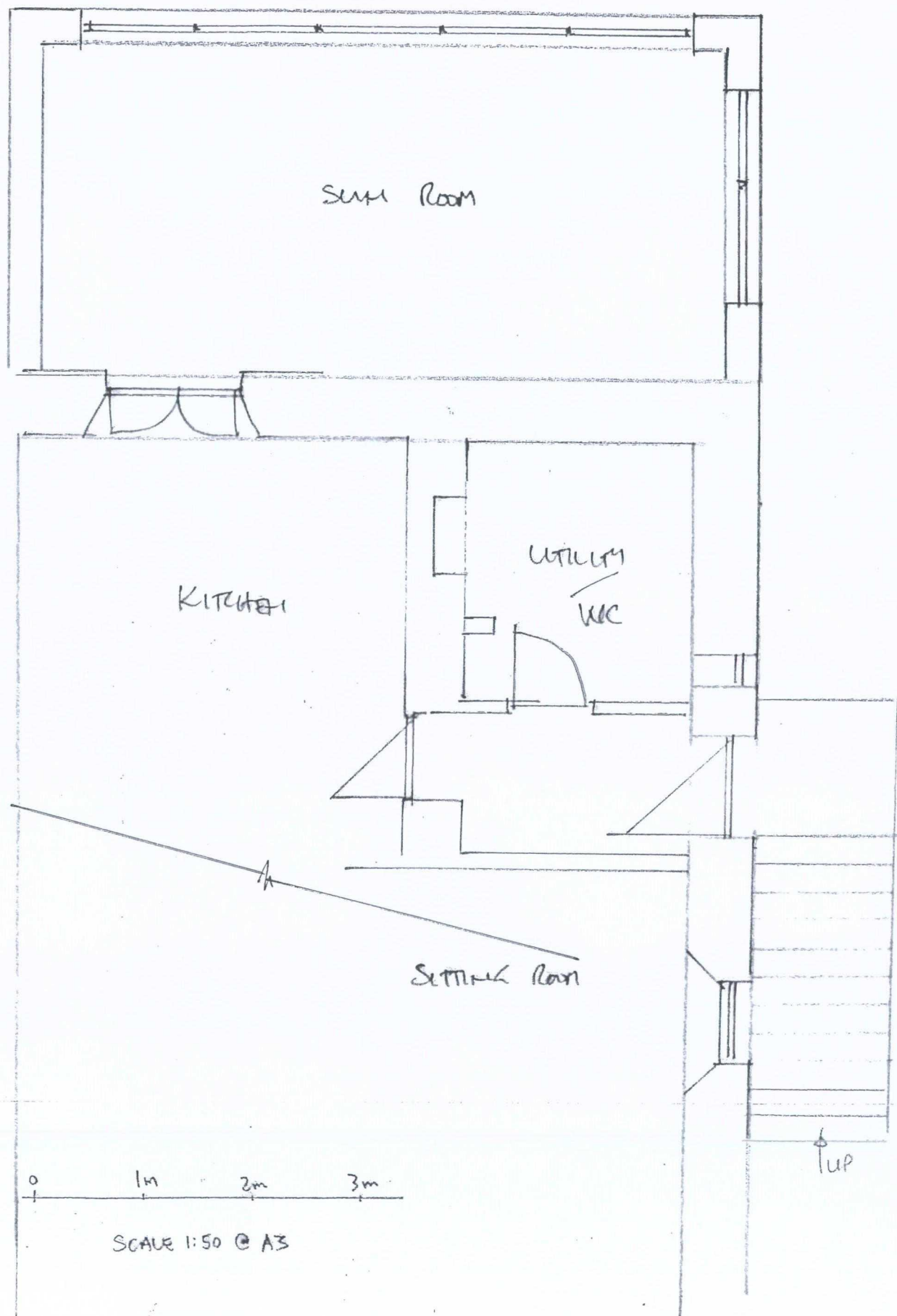
Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities,

other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: [www.groundstability.com](http://www.groundstability.com)

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)





SOUTH LANARKSHIRE COUNCIL  
 Town & Country Planning (Scotland) Acts  
 APPROVED  
 IN TERMS OF CONSENT OF  
 24 Aug 2016  
 Head of Planning  
 and

THIS IS THE PLAN REFERRED TO IN THE  
 APPLICATION BY.....

MR. AND MRS. COLQHOUN

77 STEWARTON DRIVE

CAMBUSLANG

G72 8DQ

DRAWING No COLQHOUN/2016/03

PART FLOOR PLAN BEFORE DEKING ELECTED  
 SCALE 1:50 @ A3

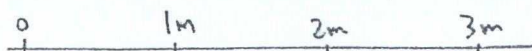


SOUTH LANARKSHIRE COUNCIL  
Town & Country Planning (Scotland) Acts  
APPROVED  
IN TERMS OF CONSENT OF  
24 Aug 2016

~~Head of Planning~~  
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FRONT ELEVATION - 'AS BUILT'  
SCALE 1:100 @ A3



SCALE 1:50 @ A3

THIS IS THE PLAN REFERRED TO IN THE  
APPLICATION BY.....

MR. AND MRS. COLQHOUN

77 STEWARTON DRIVE

CAMBUSLANG

G72 8DQ

DRAWING No COLQHOUN/2016/011

SOUTH LANARKSHIRE COUNCIL  
Town & Country Planning (Scotland) Acts  
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IN TERMS OF CONSENT OF  
24 AUG 2016  
Head of Planning  
and



SIDE ELEVATION BEFORE DECKING ERECTED  
SCALE 1:100 @ A3



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APPLICATION BY.....

MR. AND MRS. COLQHOUN

77 STEWARTON DRIVE

CAMBUSLANG

G72 8DQ

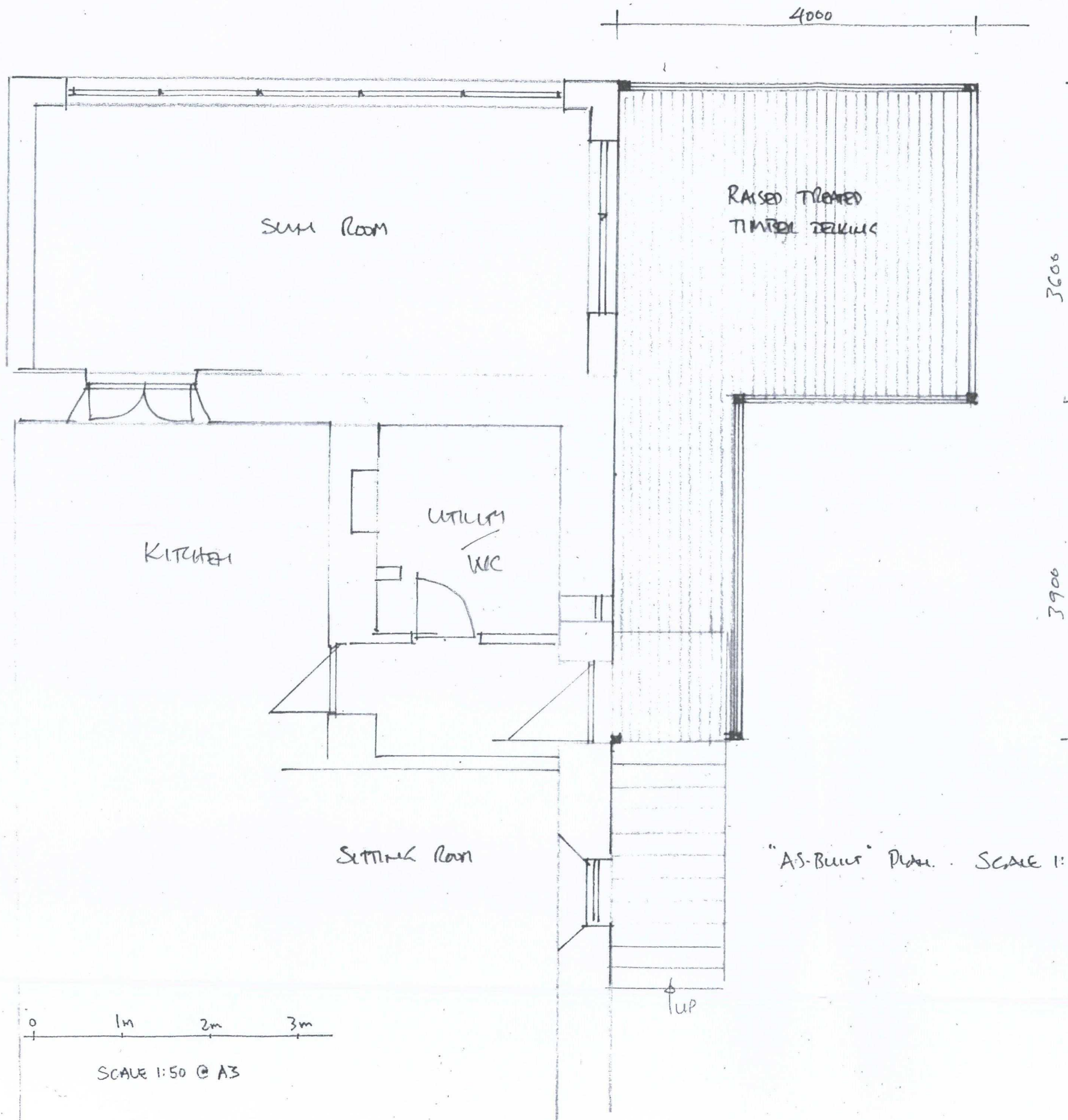
DRAWING No COLQHOUN/2016/05











RAISED TREATED  
TIMBER DECKING

SUN ROOM

KITCHEN

UTILITY  
WC

SITTING ROOM

UP

"AS-BUILT" Plan. SCALE 1:50 @ A3

SCALE 1:50 @ A3

SOUTH LANARKSHIRE COUNCIL  
Town & Country Planning (Scotland) Acts  
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IN TERMS OF CONSENT OF  
24 Aug 2016  
Head of Planning  
and O&M

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MR. AND MRS. COLQHOUN  
77 STEWARTON DRIVE  
CAMBUSLANG  
G72 8DQ  
DRAWING No COLQHOUN/2016/08

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24 Aug 2016  
Head of Planning  
and



1100mm HIGH  
PROTECTIVE  
RAILING -  
OPENINGS MAX 99mm

SIDE ELEVATION - 'AS-BUILT' SCALE 1:100 @ A3

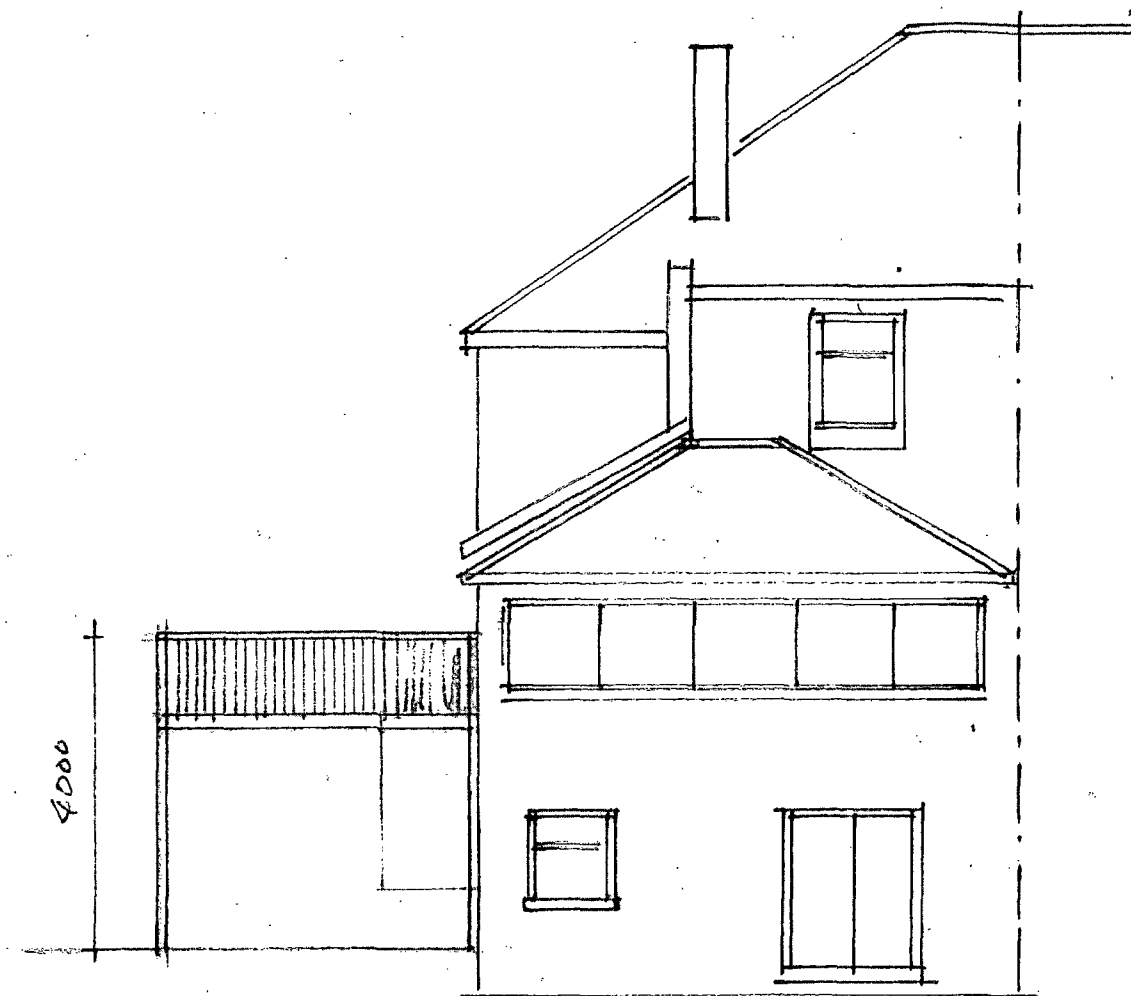
THIS IS THE PLAN REFERRED TO IN THE  
APPLICATION BY.....  
MR. AND MRS. COLQHOUN  
77 STEWARTON BRIVE  
CAMBUSLANG  
G72 8DQ  
DBAWING No CQLQHOUN/2016/09

SOUTH LANARKSHIRE COUNCIL  
Town & Country Planning (Scotland) Acts  
APPROVED

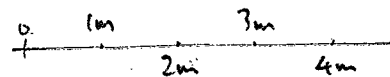
IN TERMS OF CONSENT OF

24 Aug 2016

~~Head of Planning~~  
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REAR ELEVATION - AS BUILT SCALE 1:100 @ A3



THIS IS THE PLAN REFERRED TO IN THE  
APPLICATION BY.....

MR. AND MRS. COLQHOUN

77 STEWARTON DRIVE

CAMBUSLANG

G72 8DQ

DRAWING No COLQHOUN/2016/010