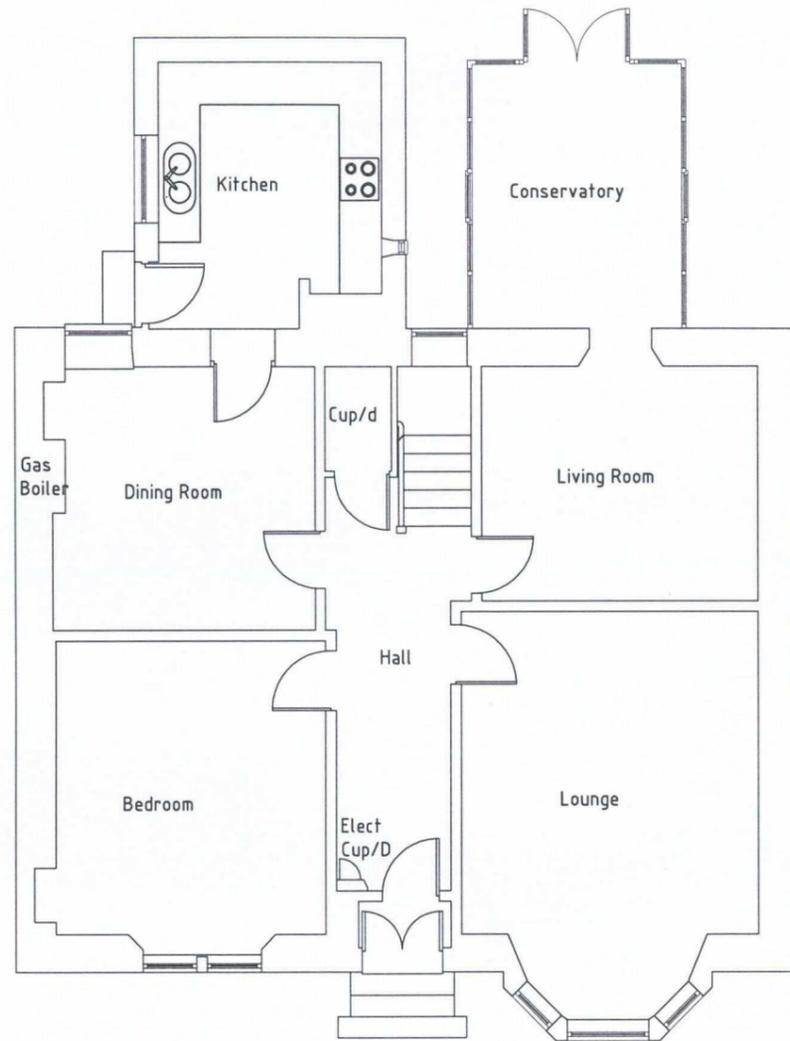
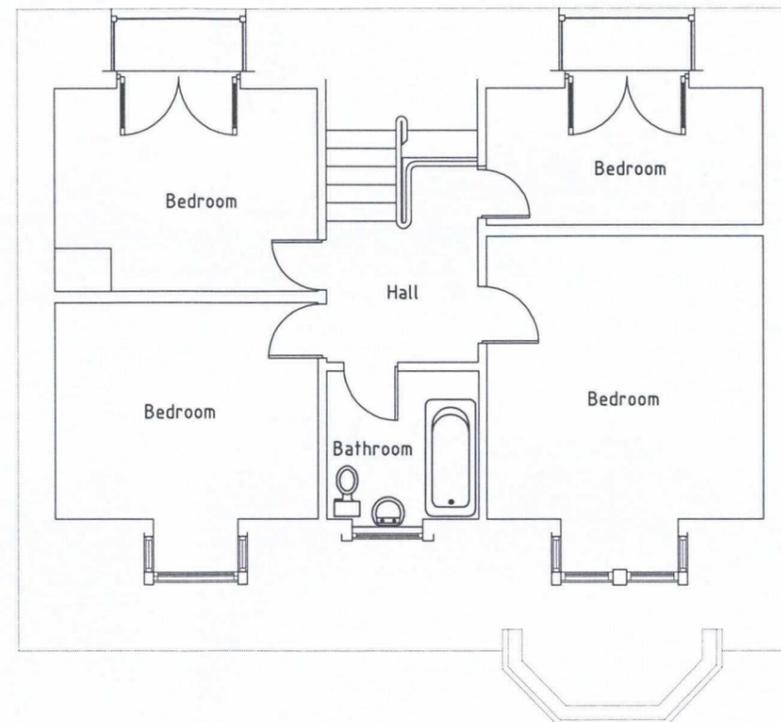


SOUTH LANARKSHIRE COUNCIL
 Town & Country Planning (Scotland) Acts
 APPROVED
 IN TERMS OF CONSENT OF
 2 Apr 2012
 Michael McGlynn
 Head of Planning and Building Standards
 Services



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

6 MAR 2012

Applicant
Mr James Docherty
 18 Buchanan Drive
 Cambuslang
 Glasgow
 G72 8BD.

Project
 Alterations and Extension to Dormer Windows
 and Extension to Rear to form a Sun Lounge at 18
 Buchanan Drive Cambuslang Glasgow G72 8BD.

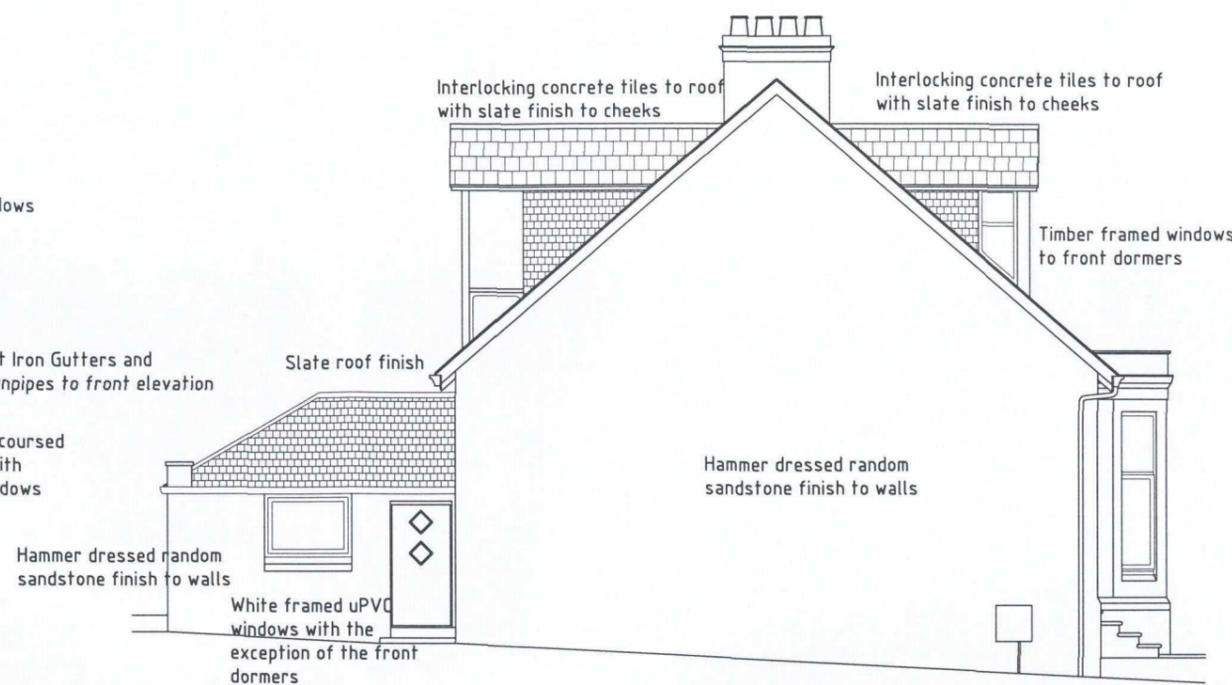
Title
 Existing Ground and First Floor Layout Plans

Scale 1:100	Plan Number JD/18BD/2012/02	Date January 2012
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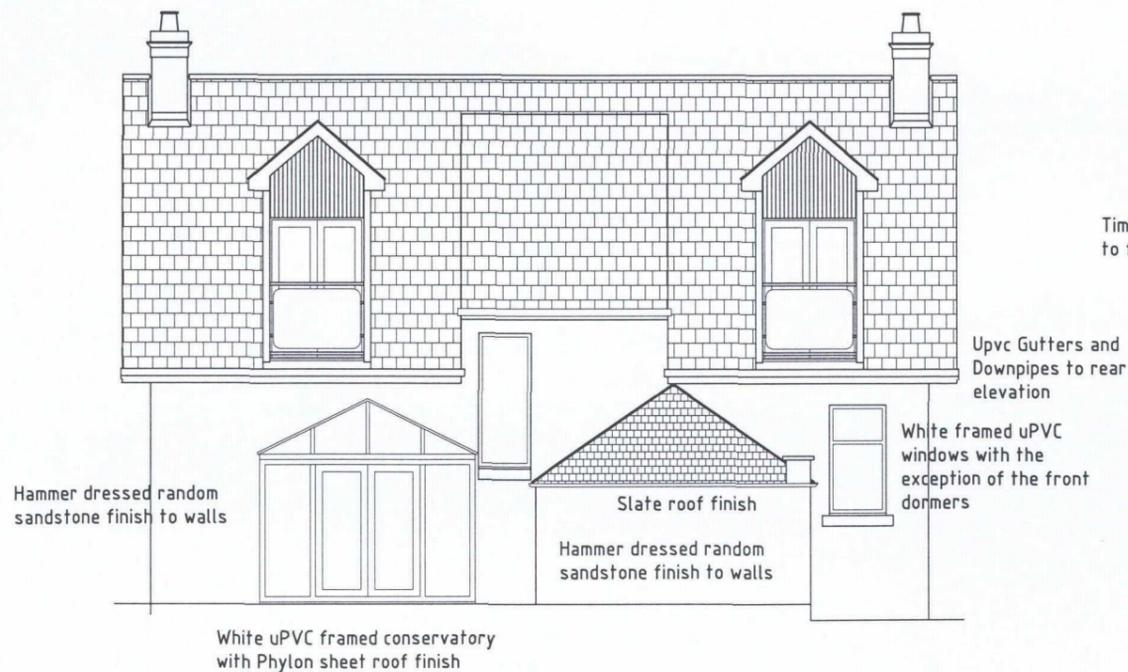
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EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION

- 6 MAR 2012

Applicant
Mr James Docherty
 18 Buchanan Drive
 Cambuslang
 Glasgow
 G72 8BD.

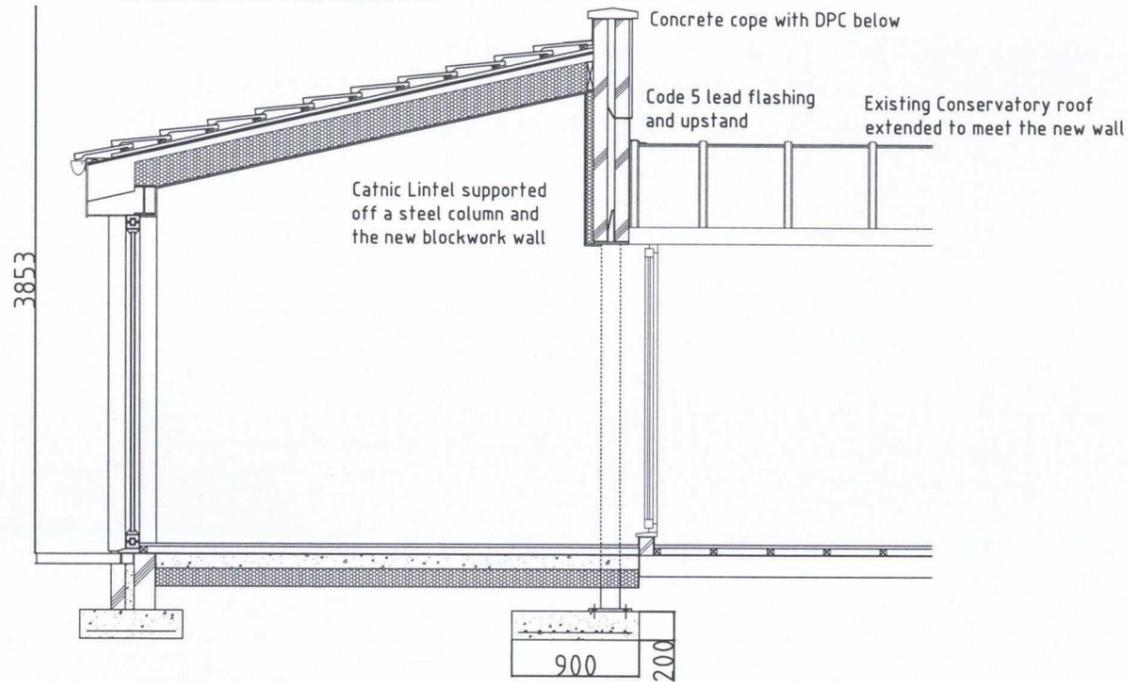
Project
 Alterations and Extension to Dormer Windows
 and Extension to Rear to form a Sun Lounge at 18
 Buchanan Drive Cambuslang Glasgow G72 8BD.

Title
 Existing Elevations

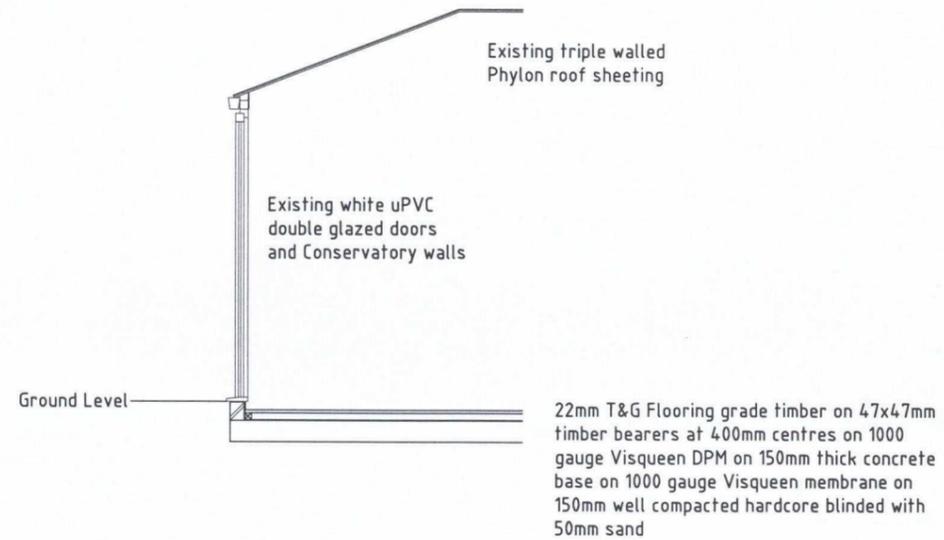
Scale	Plan Number	Date
1:100	JD/18BD/2012/03	January 2012

SOUTH LANARKSHIRE COUNCIL
 Town & Country Planning (Scotland) Acts
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 IN TERMS OF CONSENT OF
 2 Apr 2012
 Michael McGlynn
 Head of Planning and Building Standards
 Services

Roof Construction with concrete interlocking roof tiles to match existing on 25x50mm battens and counter battens on Tyvec Supra breathable membrane on 15mm plywood on 47x250mm timber joists at 400mm centers and having 200mm Celotex XR4000 insulation board between the rafters and finished with



PROPOSED SECTION



EXISTING SECTION

- 6 MAR 2012

Applicant
Mr James Docherty
18 Buchanan Drive
Cambuslang
Glasgow
G72 8BD.

Project
 Alterations and Extension to Dormer Windows and Extension to Rear to form a Sun Lounge at 18 Buchanan Drive Cambuslang Glasgow G72 8BD.

Title
 Existing and Proposed Sections and Details

Scale	Plan Number	Date
1:50	JD/18BD/2012/06	January 2012

General Notes and Specifications

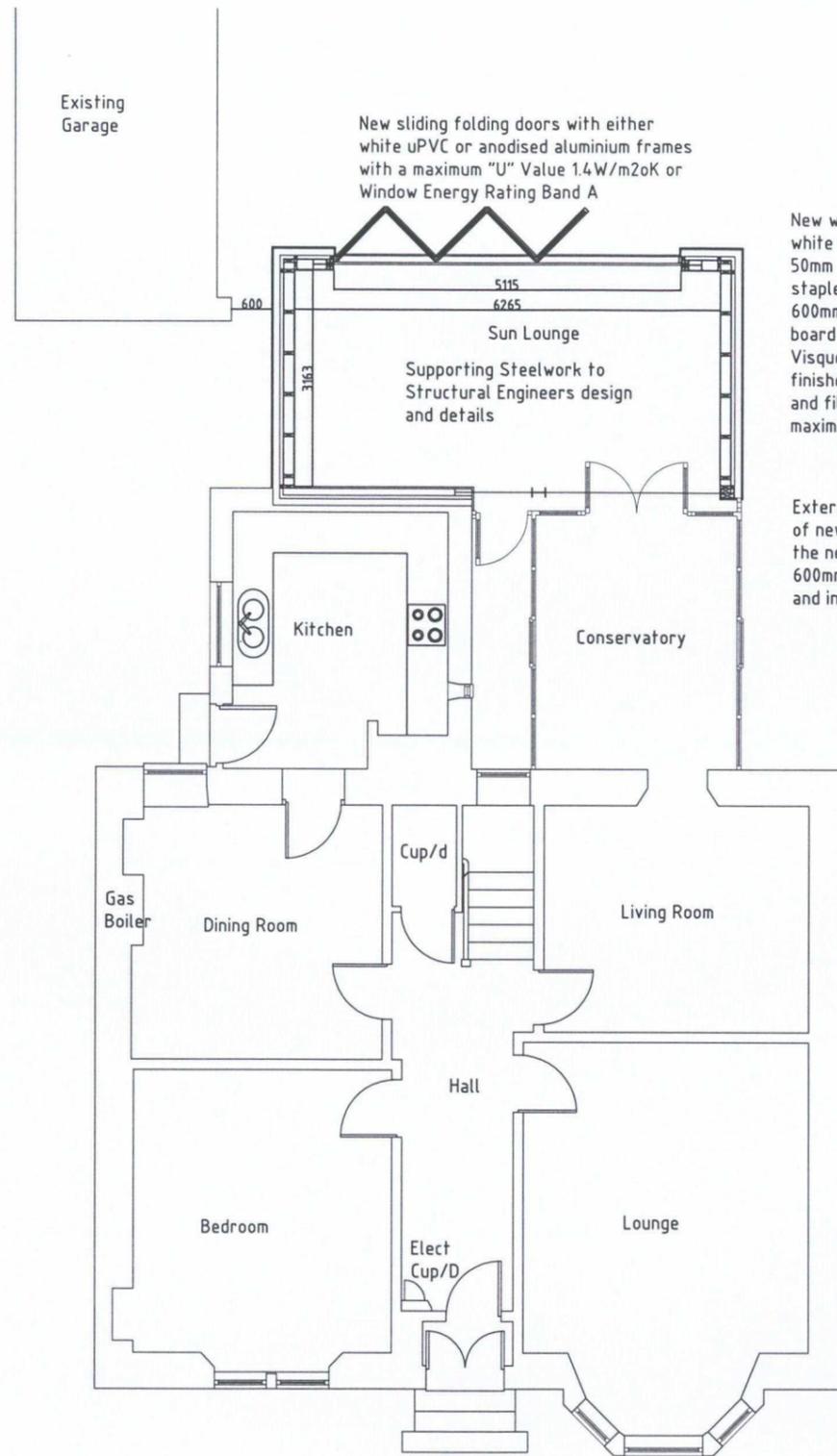
1. All sizes, widths, heights, angles etc, to be physically measured on site and NOT scaled. Any discrepancies to be reported immediately. Any changes to that indicated on the approved plans to be reported immediately and any changes must be approved before any works on alterations take place.
2. All new drainage works to be carried out in strict compliance with B.S. EN 12056-2: 2000 and will be connected to the existing drainage system and tested to the satisfaction of the Building Control/Standards Section of the Local Authority.
All new drainage pipes to be run with 100 or 50mm uPVC pipes with a maximum gradient of 1:40. All drainage below the proposed extension to be exposed and surrounded with a minimum 150mm Pea Gravel 20mm dia. Where any pipework passes through the sub-structure walls the drain will be lintelled over and toggle pieces fitted on either side of the drain. All internal pipework to be supported at 900mm centres where required. RWP,S trapped before connection to the main system All new appliances will have a minimum 75mm deep water seal trap.
3. All electrical works to be carried out in strict compliance with the 17th Edition of the I.E.E. Regulations, B.S. 7671 : 2008 and B.S. EN 60742: 1966 by a member of SELECT or other equal approved body and written confirmation to be provided when works completed.
4. All temporary propping to remain in place until the new works are capable of carrying the new loads.
5. All finishes to be made good on completion of the works.
6. No part of the extension will project beyond the existing boundaries.
7. No High Alumina cement will be used on any part of this construction.
REAR EXTENSION
8. The new foundations will be of concrete strip construction with all main wall supports being 710x200mm and incorporating an A142 reinforcing mesh with a minimum cover of 50mm all round.
The new steelwork will be bolted to the concrete pad foundations as per the Structural Engineers design and details.
The bottom of the foundation will be a minimum 600mm below the existing ground level or at the level of the existing foundations whichever is the greater to avoid frost heave.
The minimum ground bearing pressure at formation level will be 50kN/m.
9. The "U" Value of the uninsulated floor is determined by the Perimeter to Area Ratio as follows Internal Perimeter (P) of the external heat loss walls is 16.30m. Internal Area (A) is 20.16m² P/A = 0.808 To achieve a "U" Value of 0.15W/m²oK 125mm thick Celotex XR4000 will be used.
10. The new ground floor will be constructed with 22mm Flooring Grade T&G chipboard to B.S. EN 312: 2003 on 47x47mm S24 timber joists to B.S. 5268-2: 2002 at 600mm centres on 1000 Gauge Visqueen DPM on 150mm concrete slab on 125mm Celotex FF4000 on 1000 gauge Visqueen DPM on 150mm well compacted hardcore blinded with 50mm sand.
11. The new substructure external walls will be of cavity wall construction with 20mm wet cast painted white on 100mm Thermalite Shield concrete block to a level of 75mm above the existing ground level with 100mm dense concrete block below this level, 60mm clear cavity, 150mm dense concrete block.
The cavity will be backfilled to the existing ground level with a weak concrete mix.
12. The new external super-structure walls will be constructed with 20mm Wetcast to on 100mm Thermalite Shield concrete block, 50mm clear cavity, a Tyvek Supra membrane fixed to 10mm thick sheathing plywood on 47x147mm timber studs at 600mm centres with a 1000 gauge Visqueen DPM stapled to the inside face of the stud. A 120mm Celotex FR5000 Insulation board will be fixed between the studs. The internal walls will be finished with a 12.5mm plasterboard fixed to the studs with all joints taped and filled all to give a maximum "U" Value of 0.19W/m²oK.
13. The new roof will be constructed with Marley interlocking concrete tiles to match the existing on 25x50mm battens and counter battens on one layer Tyvek Supra breathable membrane on a 15mm thick sheathing ply on 47x250mm timber rafters at 400mm centers cut around the 100x38mm timber wallplate shot fired to the steel beam and fixed to the timber head binder by using Catnic Truss Clips TC50 to each side. A 200mm Celotex XR4000 insulation board will be fixed between the rafters ensuring a minimum 50mm cavity is maintained for ventilation. A 1000 gauge Visqueen DPM will be stapled to the underside of the ceiling rafters and finished with 12.5mm plasterboard with all joints taped and filled ready for decoration and all to give a minimum "U" Value of 0.15W/m²oK. The joint between the external walls and the new ceiling will be sealed with jointing compound to reduce the effects of infiltration.
14. New Marley deep-flow gutters and downpipes or similar to be connected to the existing drainage system.
The downpipes will be trapped where required.
15. All works to be carried out in strict compliance with the Health and Safety at Work Act 1974.
16. The blockwork walls will be tied to the existing by using M10 Rawbolts at 600mm centers and Catnic Stronghold wall connectors. All joints to be finished internally and externally with Silicone mastic applied as per the Manufacturers written instructions.
17. Building Classification - Domestic.
18. All sizes are in millimetres.
19. The nominated Contractor will visit the site to ensure that they are conversant with all levels, foundations, drainage, gas, electrical supplies etc.
20. The new windows and sliding folding door will be white uPVC or Anodised aluminium framed with TRIPLE glazing to be minimum low-E and en= 0.15 Argon filled) or Window Energy Rating Band A with a minimum "U" Value of 1.4W/m²oK and will provide a minimum of 1/15th and 1/30th of the room floor areas respectively for daylighting and ventilation purposes. A trickle vent will be fitted within the head rail of the windows and sliding folding door with a minimum area of 12000mm². All new windows to comply with B.S. 6262: Part 4: 1994 and B.S. 8213: Part 1: 1991 for collision and cleaning respectively.
All windows to be fitted with draught excluders to reduce infiltration.
All new doors to be a minimum 826mm width and maintain a minimum clear opening width of 775mm between the internal heel of the opened door and the opposite door check.
21. The central heating system will be extended to suit the new extensions. New radiators will be fitted with thermostatic control valves with all pipes insulated below the new floors.
22. New insulated DPC's will be fitted to the heads, imgoes and below cills around all door and window openings.
All cavity barriers will be 50x50mm and nailed directly to the timber studs at the levels indicated and will have a DPC nailed to the external face.
23. All new fittings, fitments and materials must be physically measured on site prior to ordering to ensure that depths, widths, spans etc are correct.
24. Concrete in foundations to be of grade 35 at 28 days.
25. Foundations to be reinforced with A142 mesh with lap 300mm and 50mm cover all round.
26. Foundations to be designed for a minimum bearing capacity of 50kN/m². Foundations to be checked on site to confirm ground conditions.
27. Foundations to be formed at 600mm below the ground level or at the same level as the existing whichever is the greater.
DORMER AND BAY WINDOW EXTENSIONS
28. The existing dormer window, wall etc to be removed from site and coup dumped.
29. The existing floor to be exposed to allow for the extension of floor joists to suit the extended floors. The existing joists 100x250mm to be doubled up below the new dormer cheeks and will be supported by the existing walls.
30. The new dormer walls will be constructed with slate and 20mm rendered finish to match the existing cheeks with the render being key pointed and coloured to match the existing sandstone on Rendalath or similar on 25x50mm treated timber battens with a DPC stapled to the outer face on Tyvek Supra breathable membrane on 9mm plywood on 47x147mm timber studs at 600mm centers with 120mm Celotex XR4000 between the studs a with a 1000 gauge Visqueen DPM stapled to the inner face of the stud and finished with 12.5mm plasterboard with all joints taped and filled ready for decoration and giving a maximum "U" Value of 0.19W/m²oK.
31. The new roof will be formed with Marley interlocking concrete tiles to match the existing on 25x50mm battens and counter battens on one layer Tyvek Supra breathable membrane on 15mm sarking ply on manufactured roof trusses to B.S. 5268: 2004.
A 300mm Crown wool insulation quilt will be used and laid in two layers with 100mm between the ceiling ties and 200mm over at right angles and all to give a maximum "U" Value of 0.13W/m²oK. The ceiling ties will have a 1000 gauge Visqueen DPM stapled to its inner face and will be finished with 12.5mm platerboard with all joints taped and filled ready for decoration.
A manufactures design certificate will be given to Building Satandards when the Completion request is made.
32. These plans are prepared for the purposes of a obtaining both Planning and Building Warrant approvals.

SOUTH LANARKSHIRE COUNCIL
Town & Country Planning (Scotland) Acts
APPROVED
IN TERMS OF CONSENT OF
2 Apr 2012
Michael McGlynn
Head of Planning and Building Standards
Services

- 6 MAR 2012

Applicant Mr James Docherty 18 Buchanan Drive Cambuslang Glasgow G72 8BD.		
Project Alterations and Extension to Dormer Windows and Extension to Rear to form a Sun Lounge at 18 Buchanan Drive Cambuslang Glasgow G72 8BD.		
Title General Notes and Specifications		
Scale 1:50	Plan Number JD/18BD/2012/11	Date January 2012

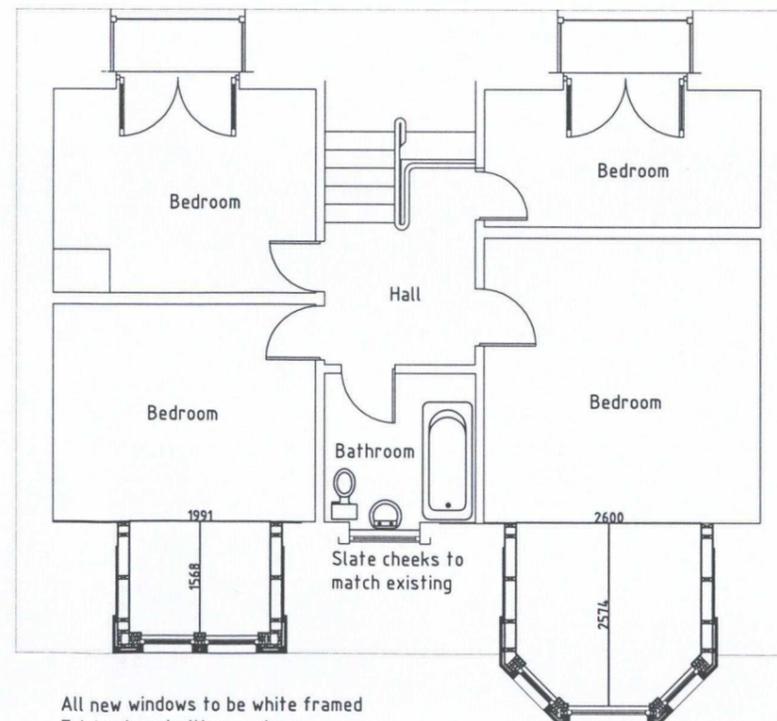
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 APPROVED
 IN TERMS OF CONSENT OF
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 Michael McGlynn
 Head of Planning and Building Standards
 Services



New walls constructed with 20mm wet cast painted white on 100mm Thermatite Shield Concrete block with 50mm clear cavity Tyvec Supra breathable membrane stapled to 9mm plywood on 145x47mm timber studs at 600mm centers with 120mm Celotex GR5000 insulation board between the studs and having a 1000 Gauge Visqueen DPM stapled to the inner face of the stud and finished with 12.5mm plasterboard with all joints taped and filled ready for decoration and all to give a maximum "U" Value of 0.16W/m2oK

External Conservatory wall extended to meet face of new extension with the frame being fixed to the new blockwork by using M10 Rawbolts at 600mm centers and the joint sealed externally and internally by Silicone mastic

PROPOSED GROUND FLOOR PLAN



All new windows to be white framed Triple glazed with a maximum "U" Value of 1.4W/m2oK or Window Energy Rating Band A

Dormer walls consisting of 30mm cement render coloured to match sandstone on wire mesh fixed to 20mm external grade plywood 47x145mm timber frame 50mm 120mm CelotexFR5000 fixed between the studs and having a 1000 gauge Visqueen stapled to the internal face of the studs and finished with 12.5mm plasterboard with all joints taped and filled and all to give a maximum "U" Value of 0.19W/m2oK

PROPOSED FIRST FLOOR PLAN

- 5 MAR 2012

Applicant
 Mr James Docherty
 18 Buchanan Drive
 Cambuslang
 Glasgow
 G72 8BD.

Project
 Alterations and Extension to Dormer Windows and Extension to Rear to form a Sun Lounge at 18 Buchanan Drive Cambuslang Glasgow G72 8BD.

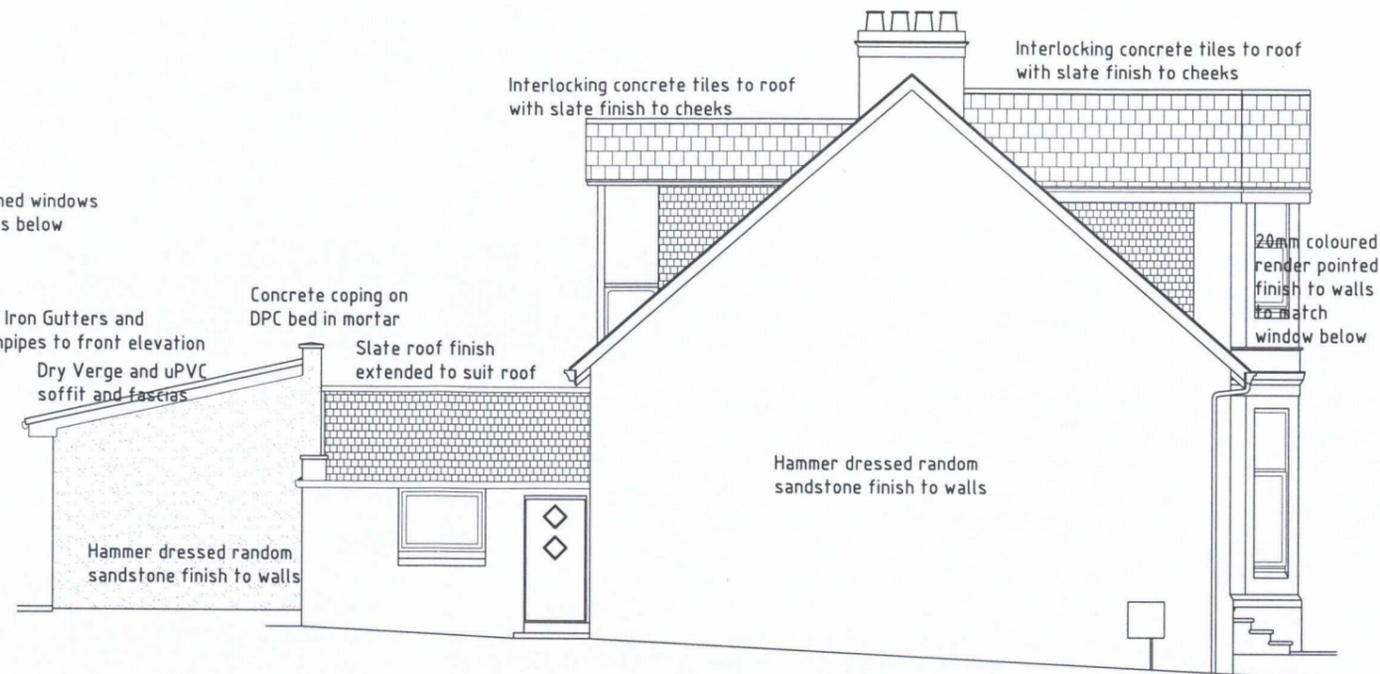
Title
 Proposed Ground and First Floor Layout Plans

Scale 1:100	Plan Number JD/18BD/2012/04	Date January 2012
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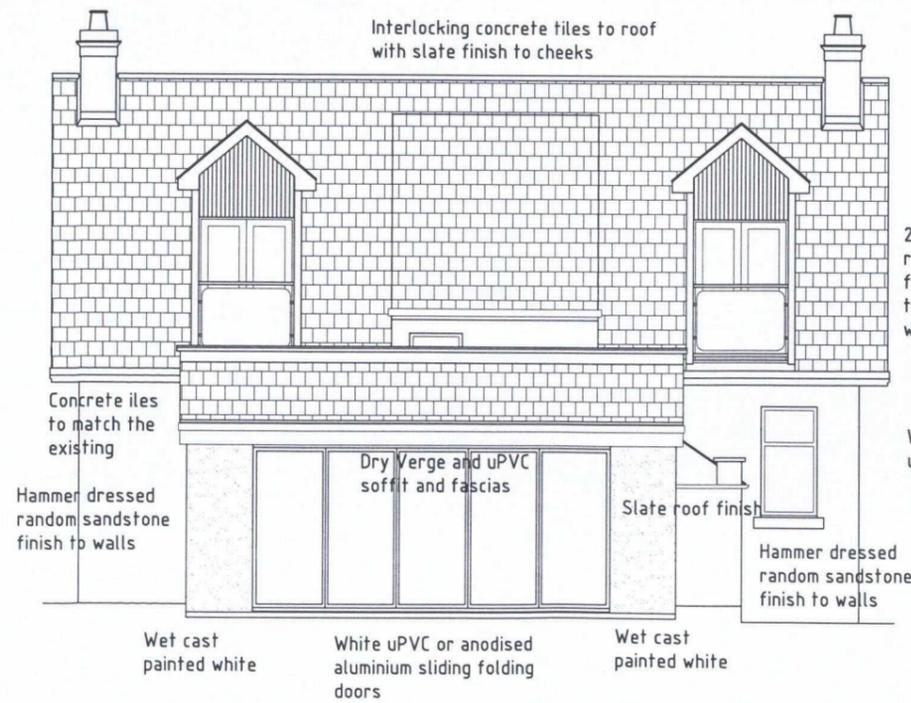
SOUTH LANARKSHIRE COUNCIL
 Town & Country Planning (Scotland) Acts
 APPROVED
 IN TERMS OF CONSENT OF
 2 Apr 2012
 Michael McGlynn
 Head of Planning and Building Standards
 Services



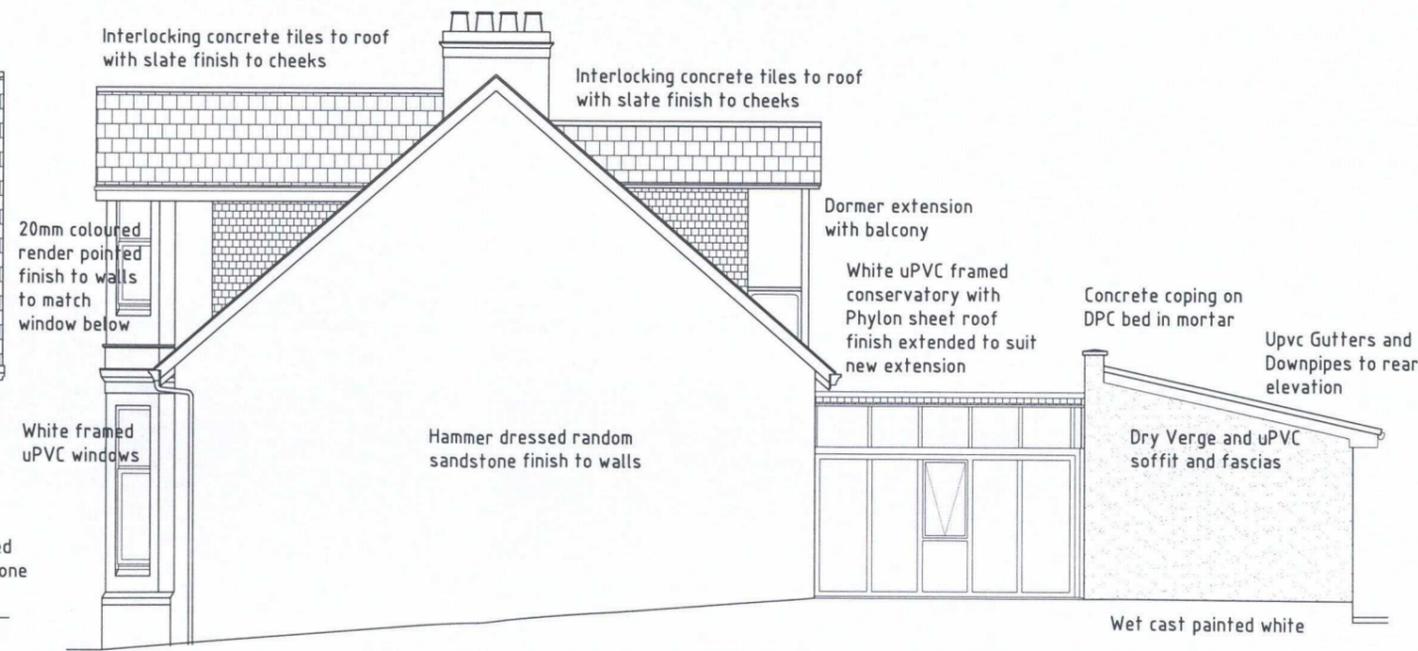
PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

- 6 MAR 2012

Applicant
Mr James Docherty
 18 Buchanan Drive
 Cambuslang
 Glasgow
 G72 8BD.

Project
 Alterations and Extension to Dormer Windows
 and Extension to Rear to form a Sun Lounge at 18
 Buchanan Drive Cambuslang Glasgow G72 8BD.

Title
 Proposed Elevations

Scale 1:100	Plan Number JD/18BD/2012/05	Date January 2012
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COMMUNITY AND ENTERPRISE RESOURCES

EXECUTIVE DIRECTOR **Colin McDowall**
Planning and Building Standards Services

Important notes

Town and Country Planning (Scotland) Act 1997

1. Compliance with conditions

Under the provisions of the Town and Country Planning (Scotland) Act 1997 (Section 145), failure to comply with any condition(s) imposed on any planning permission may result in the service by the Council of a "Breach of Condition Notice" requiring compliance with the said condition(s).

There is no right of appeal against such a Notice and failure to comply with the terms of the Notice within the specified time limit will constitute a summary offence, liable on summary conviction to a fine not exceeding £1000.

2. Procedure for appeal to the planning authority

- (a) If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997, within three months from the date of this notice. The notice of review should be addressed to:

Executive Director (Corporate Resources)
Council Headquarters
Almada Street
Hamilton
ML3 0AA

To obtain the appropriate forms:

Administrative Services at the above address.

Telephone: 01698 454108

E-mail: pauline.macrae@southlanarkshire.gov.uk

- (b) If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Correspondence address only: Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB
Civic Centre, Andrew Street, East Kilbride, G74 1AB
Telephone: 08457 406080 Fax: 01355 806410
e-mail: planning@southlanarkshire.gov.uk

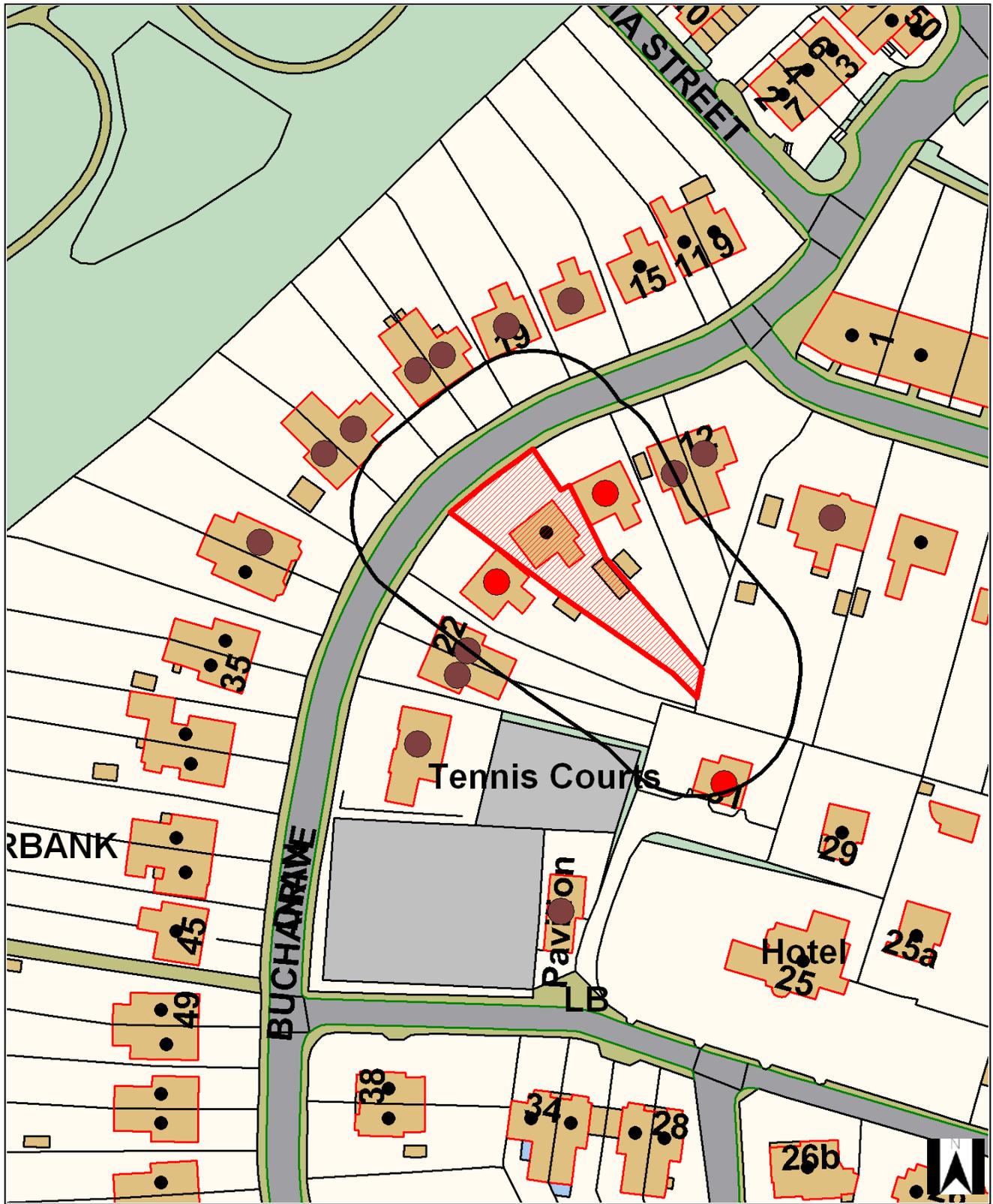
Notification of planning application under regulation 18 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Site address: 18 Buchanan Drive, Cambuslang

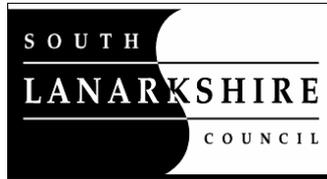
Scale: 1: 1250

For information only

For information only



KEY  Site boundary  20 metre buffer area  Neighbours notified



Community and Enterprise Resources
Executive Director **Colin McDowall**

Planning and Building Standards Services – **East Kilbride and Cambuslang/Rutherglen Area Office**

Owner / Occupier / Lessee
«PAO_Organisation»
«PAO»
«SAO_Organisation»
«SAO»
«Street»
«DDL Locality»
«Locality»
«Town» «Postcode»

Our Ref: CR/12/0032
Your Ref:
If calling ask for: Julie Stanfield
Phone: 01355 806327
Date: 12 March 2012

Neighbour notification notice

Town and Country Planning (Scotland) Act 1997 as amended by the
Planning (Scotland) etc Act 2006

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Notification and information for neighbours on application for planning permission

Planning application reference number:
CR/12/0032

Notice is hereby given that an application has been made to South Lanarkshire Council by:

Applicant:
Mr James Docherty,
18 Buchanan Drive
Cambuslang
G72 8BD

Agent:
,

For planning permission to:
Erection of extension to existing front formers and erection of rear sunroom

At the following location:
18 Buchanan Drive
Cambuslang
G72 8BD

A copy of a plan showing the location of the development is attached to this notice.

Correspondence address only: Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB
Civic Centre, Andrew Street, East Kilbride, G74 1AB Phone: 08457 406080 Fax: 01355 806410
Minicom: 01698 454039 Email: planning@southlanarkshire.gov.uk



INVESTOR IN PEOPLE



What is this notice for?

This notice and the information attached to has been served on you by the Council as the applicant has made an application for planning permission. As your land/property is adjacent to land which they wish to develop, we are legally required to inform you of their proposals.

As a neighbour you may wish to make comment on the proposed development. This is important as the development may have some effect on your land/property.

What should I do now?

Firstly, you will want to find out how the proposal may affect you, and it is therefore advisable that you see the plans. The application, plans and other documents may be inspected on line at www.southlanarkshire.gov.uk and can also be viewed electronically at the following locations:-

- Council Offices, South Vennel, Lanark ML11 7JT
- Civic Centre, Andrew Street, East Kilbride G74 1AB
- Brandon Gate, 1 Leechlee Road, Hamilton ML3 0XB

between the hours of 8.45am and 4.45pm, Monday to Thursday and 8.45am and 4.15pm on Friday (excluding public holidays)

How do I make representations?

Any person who wishes to make representations regarding this application should do so in writing to the Head of Planning and Building Standard Services, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB, or by email to

planning@southlanarkshire.gov.uk by Monday, 02 April 2012.

Invalid planning considerations

The Council can only take into account any representations made on valid planning matters. These are called "material considerations". Please note that the following examples are not material considerations and cannot be taken into consideration when assessing a planning application (these are only some examples):

- Loss in the value of your house or property as a result of the development.
- An opinion that there is no need for the development e.g. having enough hot food take-aways in the area already.
- Boundary or neighbour disputes.
- Loss of a private view.
- Health issues.
- Commercial/business competition.
- The identity of the applicant.
- Where the development has commenced or been completed (in advance of the application for planning permission).
- Moral issues in connection with, for example, betting shops, public houses, amusement arcades.

Valid planning considerations

Some examples of material considerations that are valid planning considerations and which can be taken into account are listed below (these are only some examples):

- Contrary to the Local Plan/Structure Plan
- Appearance (design, scale, materials etc)
- Traffic, parking or access problems
- Residential amenity (noise, smell, overlooking, overshadowing etc)
- Drainage/infrastructure problems
- Impact on natural or built environment

What happens if I make representation?

Any representations you make will be taken into account when assessing the application. Please note that less consideration will be given to anonymous representations because the Council has to understand the context of the representation and verify any statements made within it.

Any written comments which you make cannot be treated as confidential. Please note that all letters of objection or support for a planning application, including your name and address, require to be made publicly available, including online on the Council's website. You will be advised in writing of the Council's decision. You do not have a right of appeal against this decision.

Method of determining the application

Depending on the nature of the proposal, the scale of development and the number of objections made to an application, it will either be determined by a person appointed by South Lanarkshire Council under a Scheme of Delegation, or it will be determined by an Area or Planning Committee. The Council's Scheme of Delegation explains how particular types of application will be determined and the procedures that will be followed. A copy of this can be viewed online at www.southlanarkshire.gov.uk or obtained from your local Planning and Building Standards Area office.

Pre-application consultation

Where an application has been the subject of a pre-application consultation process (this applies to larger scale major developments), you may have made comments to the applicant prior to receiving this notice. Please note that if you wish to make any representations to the formal planning application, then these should now be made in the manner indicated overleaf.

Date of notice

12 March 2012

	<h2 style="margin: 0;">Delegated Report</h2>	Reference No	CR/12/0032
		Date	30th March 2012

Planning proposal:	Erection of extension to existing front dormers and erection of rear sunroom
Location:	18 Buchanan Drive Cambuslang G72 8BD

Application Type : Detailed Planning Application

Applicant : Mr James Docherty

Representations: No

Location : 18 Buchanan Drive
Cambuslang
G72 8BD

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

Report by: Area Manager (Planning & Building Standards)

Policy ref:

South Lanarkshire Local Plan (adopted 2009) Impact on privacy? No

DM 1 - Development Management Policy

DM 4 - House Extensions and Alterations Policy

Impact on sunlight/daylight? No

Impact on amenity? No

Traffic issues? No

Adheres to local plan policy? Yes

Adverse comments from consultees? No

Consultations

None

Summary of response

1 Reason for Decision

1.1 The proposal has no adverse impact on either residential or visual amenity and complies with policy DM1 of the Adopted South Lanarkshire Local Plan (March 2009) and related guidance on house extensions.

Signed:

(Council's authorised officer)

Date:

Previous references

- ◆ None

List of background papers

- ▶ Application Form
- ▶ Application Plans

Contact for further information

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

Julie Stanfield
(Tel: 01355 806327)
E-mail: planning@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER: CR/12/0032

CONDITIONS

- 1 This decision relates to drawing numbers:

Existing Location Plan & Existing & Proposed Block Plan - JD/18BD/2012/01
Existing Ground & First Floor Layout Plans - JD/18BD/2012/02
Existing Elevations - JD/18BD/2012/03
Proposed Ground & First Floor Layout Plans - JD/18BD/2012/04
Proposed Elevations - JD/18BD/2012/05
Existing & Proposed Sections & Details - JD/18BD/2012/06
General Notes & Specifications - JD/18BD/2012/11
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That the facing materials to be used for the external walls and roof of the extension hereby approved shall match in colour and texture those of the existing adjoining building on the site to the satisfaction of the Council as Planning Authority.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 To ensure satisfactory integration of the proposed extension with the existing building both in terms of design and materials.

INFORMATIVES

- 1 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.
- 2 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)]

- 3 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)]
- 4 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).)

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (SCOTLAND) ACT 1997
The Town and Country Planning (Development Management Procedure) (SCOTLAND) REGULATIONS 2008

Please refer to the accompanying Guidance Notes when completing this application
PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS
ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR	Ref No.	
Forename	JAMES	Forename	
Surname	DOUGHERTY	Surname	
Company Name	/	Company Name	
Building No./Name	18	Building No./Name	
Address Line 1	BUCHANAN DRIVE	Address Line 1	
Address Line 2	CAMBUSWAIN	Address Line 2	
Town/City	GLASGOW	Town/City	
Postcode	G72 8BD	Postcode	
Telephone		Telephone	
Mobile	/	Mobile	
Fax	/	Fax	
Email	/	Email	
3. Address or Location of Proposed Development (please include postcode)			
18 BUCHANAN DRIVE CAMBUSWAIN GLASGOW G72 8BD			
NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.			
4. Describe the Proposed Works			
Please describe accurately the work proposed:			
ANSWER: TO EXTEND THE DOUBLED IN LINE WITH THE FRONT WALL AND SAY WINDOW EXTENSION TO REAR TO FORM A SUND ROOM.			
Have the works already been started or completed Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
If yes, please state date of completion, or if not completed, the start date:			
Date started:		Date completed:	

If yes, please explain why work has already taken place in advance of making this application.

[Empty box for explanation]

5. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal? Yes No

If yes, please provide details about the advice below:

In what format was the advice given? Meeting Telephone call Letter Email

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes No

Please provide a description of the advice you were given and who you received the advice from:

Name: JUNE STANFIELD Date: VARIOUS. Ref No.: [Empty box]

[Empty box for description of advice]

6. Trees

Are there any trees on or adjacent to the application site? Yes No

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

7. Changes to Vehicle Access and Parking

Are you proposing a new altered vehicle access to or from a public road? Yes No 6 MAR 2012

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

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? Yes No

If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangement for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently Exist on the application site? 6

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total of existing and any new spaces or reduced number of spaces) 6

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)

8. Planning Service Employee/Elected Member Interest

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority? Yes No

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority? Yes No

If you have answered yes please provide details:

DECLARATION

I, the applicant / ~~agent~~ certify that this is an application for planning permission and that accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, the applicant/~~agent~~ hereby certify that the attached Land Ownership Certificate has been completed



quisite notice has been given to other land owners and /or agricultural Yes No N/A

Name:

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

- 6 MAR 2012

LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997
Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

CERTIFICATE A, B, C OR CERTIFICATE D MUST BE COMPLETED BY ALL APPLICANTS

- 6 MAR 2012

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than myself _____ was owner 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 application.
- (2) None of the land to which the application relates constitutes or forms part of agricultural land. _____

Signed:

On behalf of:

Date:

4/3/2012.

CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have _____ served notice on every person other than myself _____ who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are:

Name	Address	Date of Service of Notice

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

or

- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have _____ served notice on every person other than myself _____ who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:

Name	Address	Date of Service of Notice

CERTIFICATE C

Certificate C is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where it has not been possible to identify ALL or ANY owners/agricultural tenants.

(1) I have _____ been unable to serve notice on **every** person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates.

or

(2) I have _____ been unable to serve notice on **any** person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner of any part of the land to which the application relates.

(3) None of the land to which the application relates constitutes or forms part of an agricultural holding. 6 MAR 2012

or

(4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have _____ been unable to serve notice on any person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant.

or

(5) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding I have _____ served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:

Name	Address	Date of Service of Notice

(6) I have _____ taken reasonable steps, as listed below, to ascertain the names and addresses of all other owners or agricultural tenants and have _____ unable to do so.

Steps taken:

CERTIFICATE D
Certificate D

Certificate D is for use where the application is for mineral development.

(1) No person other than myself _____ was an owner 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.

or

(2) I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the accompanying application, was to the applicant's knowledge, the owner, of any part of the land to which the application relates. These persons are:

Name	Address	Date of Service of Notice

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

or

(4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the application, was an agricultural tenant.

(5) Notice of the application as set out below has been published and displayed by public notice

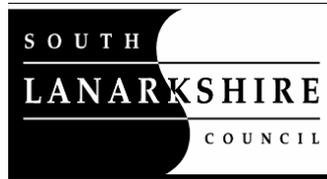
Signed:

On behalf of:*

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act

- 6 MAR 2012



Community and Enterprise Resources
Executive Director **Colin McDowall**

Planning and Building Standards Services – East Kilbride and Cambuslang/Rutherglen Area Office

Mr James Docherty
18 Buchanan Drive
Cambuslang
G72 8BD

Our Ref: CR/12/0032
Your Ref:
If calling ask for: Julie Stanfield
Phone: 01355 806327
Date: 12 March 2012

Dear Sir/Madam

Town and Country Planning (Scotland) Act 1997
Acknowledgement of Planning Application

Proposal : **Erection of extension to existing front formers and erection of rear sunroom**
Site Address : **18 Buchanan Drive**
Cambuslang
G72 8BD
Application No : **CR/12/0032**

Thank you for your recent application which was received on **06 March 2012** and has now been registered as detailed above.

Description of Proposal

Please note that the way you describe the proposal on the form might have been changed. This is to make it more precise and legally correct in terms of planning legislation. If you wish to discuss how the proposal has been described please contact us within seven days of receiving this letter. If we do not hear from you within seven days, we will assume that you agree with the description. It is important to have your agreement as it will appear on your Decision Notice when your application has been decided.

Timescale for a Decision

The Council has until **07 May 2012** to determine your application.

Right of Appeal

If a decision is not given to you within the statutory period above, then you have a right of appeal which can be exercised in two ways. You may appeal to the Scottish Ministers under section 47 of the Town and Country Planning (Scotland) Act 1997 or through a review by the Planning Local Review Body under section 43A(8) of the Act. The relevant appeal route will be dependent on whether your application is determined by a committee or whether it is a local development dealt with under delegated powers. As the application's final route of determination will not be known

Correspondence address only: Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB
Civic Centre, Andrew Street, East Kilbride, G74 1AB Phone: 08457 406080 Fax: 01355 806410
Minicom: 01698 454039 Email: planning@southlanarkshire.gov.uk



INVESTOR IN PEOPLE



until later in the process, then you should contact the case officer below if you require further information on this matter.

The appeal notice must be sent within three months of the expiry of the statutory period or the agreed extended date, unless South Lanarkshire Council had already referred the application to the Scottish Ministers.

If you wish to make an appeal to the Scottish Ministers, you should contact the Directorate for Planning and Environmental Appeals, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk FK1 1XR or alternatively, DPEA can be contacted on 01324 696 400 or at dpea@scotland.gsi.gov.uk

If your appeal is through the Planning Local Review Body, then please contact Administration Services, Council Headquarters, Almada Street, Hamilton ML3 0AA on 01698 454 198 or at pauline.macrae@southlanarkshire.gov.uk.

Important Contact Details

If calling or writing in relation to your application please contact **Julie Stanfield** on **01355 806327** and quote your planning application reference **CR/12/0032**. Please note that our office hours are 8:45 am to 4:45 pm Monday to Thursday, 4:15 pm on Fridays.

If the case officer is not available, a duty officer is always available during these hours to deal with general enquiries in relation to the planning application process. Please note Duty officers may not be able to answer specific queries in relation to your application.

If you wish to discuss your application with your case officer you should call and arrange a suitable appointment. Please do not visit our offices without pre-arranged appointment as planning officers are often on site visits. Information on your application can be viewed on the Council's planning portal on our website at www.southlanarkshire.gov.uk

Please note that if you have any general enquiries, our Customer Service Centre is open from 8am to 6pm Monday to Friday and can be contacted at our general enquiry number 08457 40 60 80. If a Customer Service Assistant is unable to answer your enquiry, they will forward details to the area office and a planning officer will contact you within one working day.

Please retain this letter for future reference as it contains important details, including the planning officer's name, address and telephone contacts and your planning application reference which will be of assistance if you need to contact us at any time.

Yours faithfully

Head of Planning and Building Standards Services

	<h2 style="margin: 0;">Delegated Report</h2>	Reference No	CR/14/0072
		Date	11 July 2014

Planning proposal:	Erection of raised decking to rear of property (retrospective)
Location:	54 Buchanan Drive Cambuslang G72 8BA

Application Type : Detailed Planning Application

Type :

Applicant : Mr Andrew Jenkins

Representations: No

Location : 54 Buchanan Drive
Cambuslang
G72 8BA

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

Report by: Area Manager (Planning & Building Standards)

Policy ref:

South Lanarkshire Local Plan (Adopted)	Impact on privacy?	No
Policy RES6: Residential Areas	Impact on sunlight/daylight?	No
Policy DM1: Development Management		
Policy DM4: House Extensions and Alterations		
Policy ENV11: Design Quality	Impact on amenity?	No
Proposed South Lanarkshire Local Development Plan (2013)		
Policy 4 : Development Management and Place Making	Traffic issues?	No
Policy 6: General Urban Area/Settlements	Adheres to local plan policy?	Yes
Proposed Development Management, Place Making and Design Supplementary Guidance (2013)	Adverse comments from consultees?	No
Design		
House Extensions and Alterations		
Development within General Urban Area/Settlement		

1 Assessment and conclusion

- 1.1 Retrospective planning permission is sought for the erection of a raised deck at the rear of 54 Buchanan Drive, which is located within an established residential area of Cambuslang.
- 1.2 Planning consent CR/10/0010 was approved for the erection of a two storey rear extension and raised decking on 21 March 2014. When this was constructed an additional area of decking was added which was not shown on the approved plans. The current application is for the additional area of decking which has been in situ for over 3 years.
- 1.2 Policy RES6 advises that the Council will resist any development that would be detrimental to the amenity of the residential area. Policies DM1, DM4 and ENV11 seek to ensure that proposals take account of the local context and built form and are compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. In particular, development should not have a significant adverse impact on adjacent properties in terms of overlooking, loss or privacy or daylight.
- 1.3 Following a detailed assessment it is considered that in terms of the scale, design, siting and use of external materials the raised deck is an acceptable form of development for the site and will not have an adverse impact on the residential amenity of the adjoining properties, or on the wider context of the area.
- 1.4 The Proposed South Lanarkshire Local Development Plan (SLLDP) and associated Supplementary Guidance (SG) was approved by Planning Committee on 16th April 2013. Therefore, the proposed SLLDP and SG are now a material consideration when determining planning applications. The development has been considered against the relevant policies in the plan and its appropriate SG, and it is noted that these policies are broadly consistent with the current local plan. It is therefore considered that the development accords with Policies 4 and 6 in the Proposed Plan. The development also accords with the policies contained in the SG on Development Management Place Making & Design dealing with; Design, House Extensions and Alterations and Development within General Urban Area/Settlement.

2 Reason for decision

- 2.1 The raised decking is of a scale and design considered to be in keeping with the existing property, has no adverse impact on either residential or visual amenity and complies with Policies RES6, DM1, DM4 & ENV11 of the South Lanarkshire Local Plan (Adopted) and Policies 4 and 6 of the Proposed South Lanarkshire Local Development Plan (2013). The proposal also accords with the policies contained in Proposed Development Management, Place Making and Design Supplementary Guidance (2013) in respect of; Design, House Extensions and Alterations and Development within General Urban Area/Settlement.

Delegating Officer: Gail Rae

Date: 14 July 2014

Previous references

- ◆ CR/10/0010

List of background papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan 2009 (adopted)
- ▶ Neighbour notification letter dated 27 May 2014

Contact for further information

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

Evelyn-Ann Wilson
(Tel : 01355 806315)
E-mail: planning@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : CR/14/0072

CONDITIONS

- 1 None.

REASONS

- 1.1 Planning permission is granted unconditionally.

INFORMATIVES

- 1 This decision relates to drawing numbers: Location Plan, Site Plan, Floor plan - existing, Floor plan, Elevations - existing, Proposed rear deck elevation.
- 2 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 0845 762 6848.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

BOUNDARY WALL

EXTERNAL
STONE
WALLS

KITCHEN

STORE

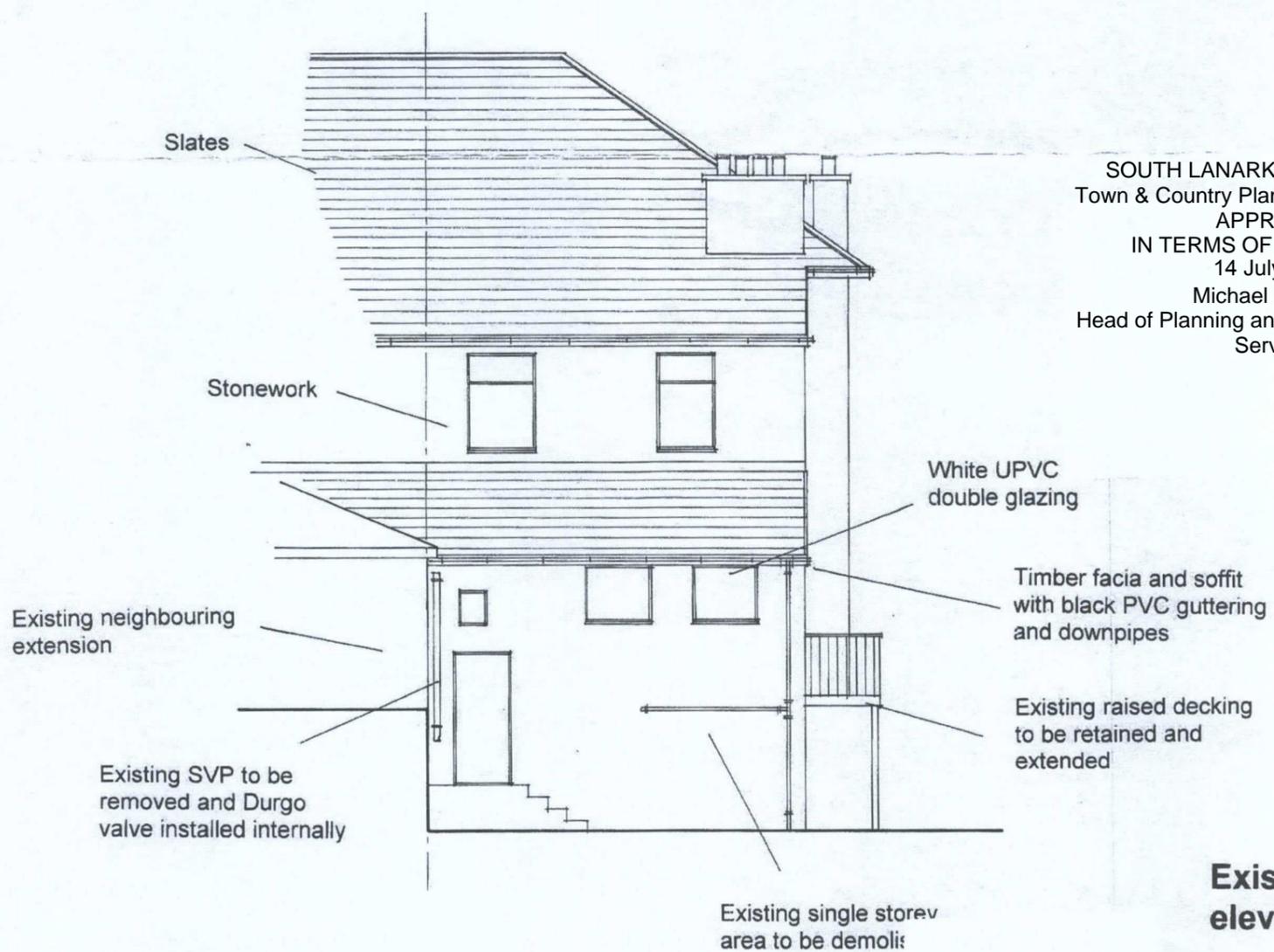
FAMILY ROOM

RAISED
DECKING

SOUTH LANARKSHIRE COUNCIL
Town & Country Planning (Scotland) Acts
APPROVED
IN TERMS OF CONSENT OF
14 July 2014
Michael McGlynn
Head of Planning and Building Standards
Services

22 MAY 2014

MR + MRS A JENKINS 54 BUCHANAN DR CAMBUSLANG GLASGOW G72 8BA	ERECTION OF RAISED DECK EXISTING	SCALE 1:50
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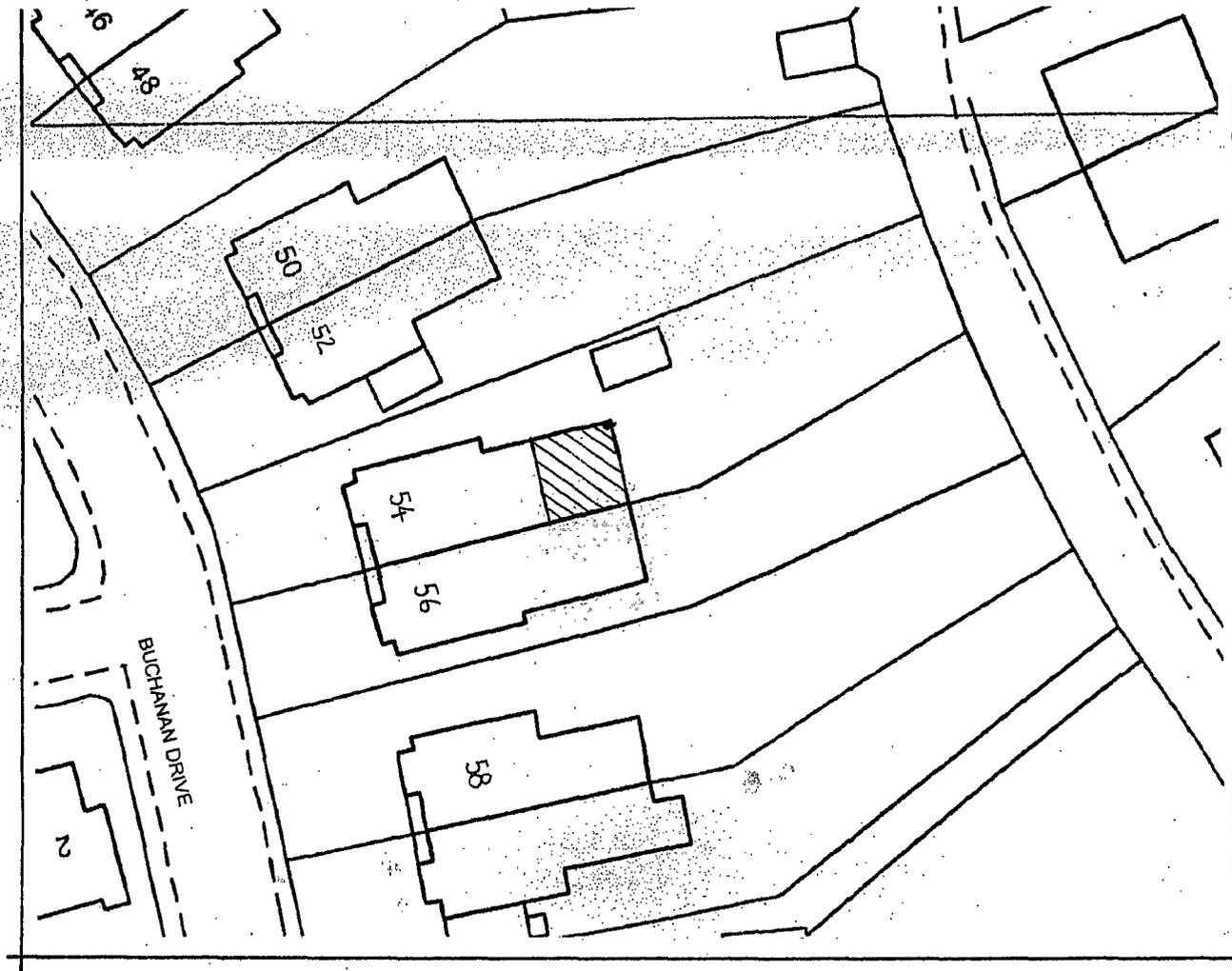
SOUTH LANARKSHIRE COUNCIL
 Town & Country Planning (Scotland) Acts
 APPROVED
 IN TERMS OF CONSENT OF
 14 July 2014
 Michael McGlynn
 Head of Planning and Building Standards
 Services

22 MAY 2014

Client MR. & MRS. A. JENKINS 54 BUCHANAN DRIVE CAMBUSLANG GLASGOW G72 8BA	Project ERECTION OF TWO STOREY REAR EXTENSION AND INTERNAL ALTERATIONS	Drawing Title EXISTING ELEVATIONS	Scale 1:100	
			Date JANUARY 2010 2009-027	
			Building Design Services T. 0141 881 8993	
			Drg. No. 3	Rev.

Site plan

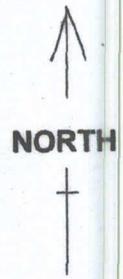
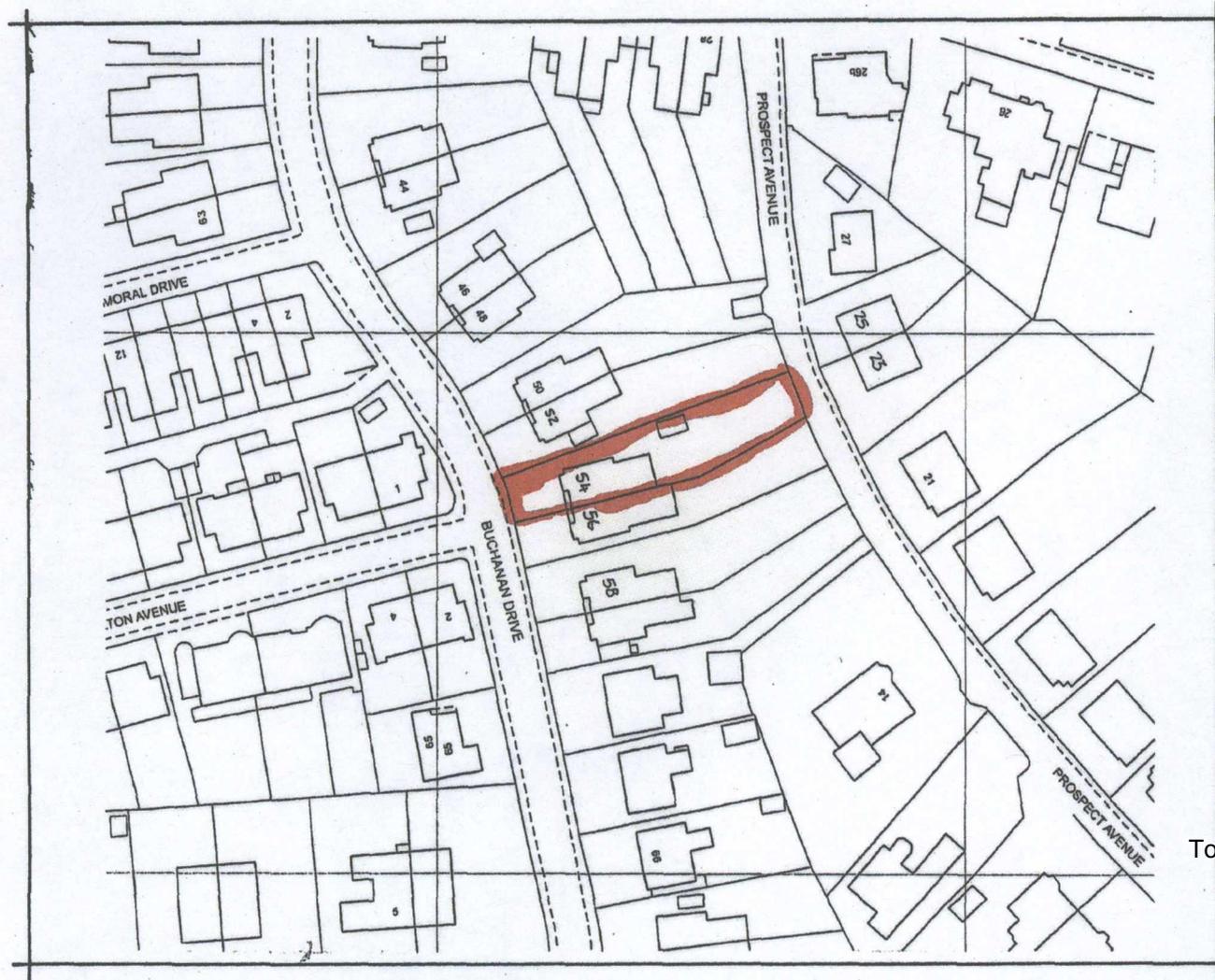
22 MAY 2014



SOUTH LANARKSHIRE COUNCIL
Town & Country Planning (Scotland) Acts
APPROVED
IN TERMS OF CONSENT OF
14 July 2014
Michael McGlynn
Head of Planning and Building Standards
Services

22 MAY 2014

Location plan



Outline of application site shown in red

SOUTH LANARKSHIRE COUNCIL
Town & Country Planning (Scotland) Acts
APPROVED
IN TERMS OF CONSENT OF
14 July 2014
Michael McGlynn
Head of Planning and Building Standards
Services

1100MM HIGH BALUSTRADE
AROUND NEW DECK

28MM DECKING BOARDS

TIMBER SUPPORT POSTS

DECK CONSISTS OF C16
TREATED FLOOR JOISTS
AT 500MM CENTRES
SUPPORTED ON HANGARS

JOISTS ARE 100x50MM
BOLTED TO PERIMETER
WALLS AT 300MM CENTRES

POSTS ARE FITTED TO
METPOST WEDGE GRIP
SUPPORT 75x75x750MM
SET IN CONCRETE

FOUNDATION OF 600x600
WIDE x 750MM EXCAVATED
TO ALLOW POURING OF
CONCRETE

SOUTH LANARKSHIRE COUNCIL
Town & Country Planning (Scotland) Acts

APPROVED

IN TERMS OF CONSENT OF

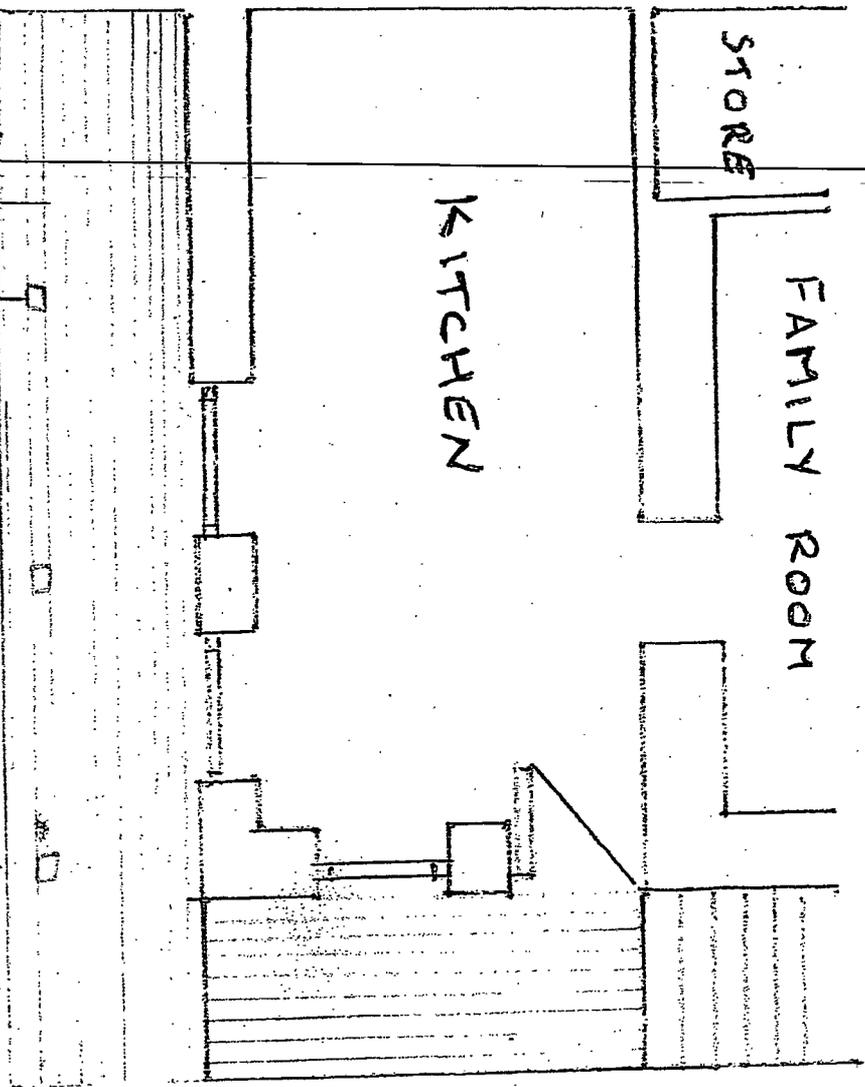
14 July 2014

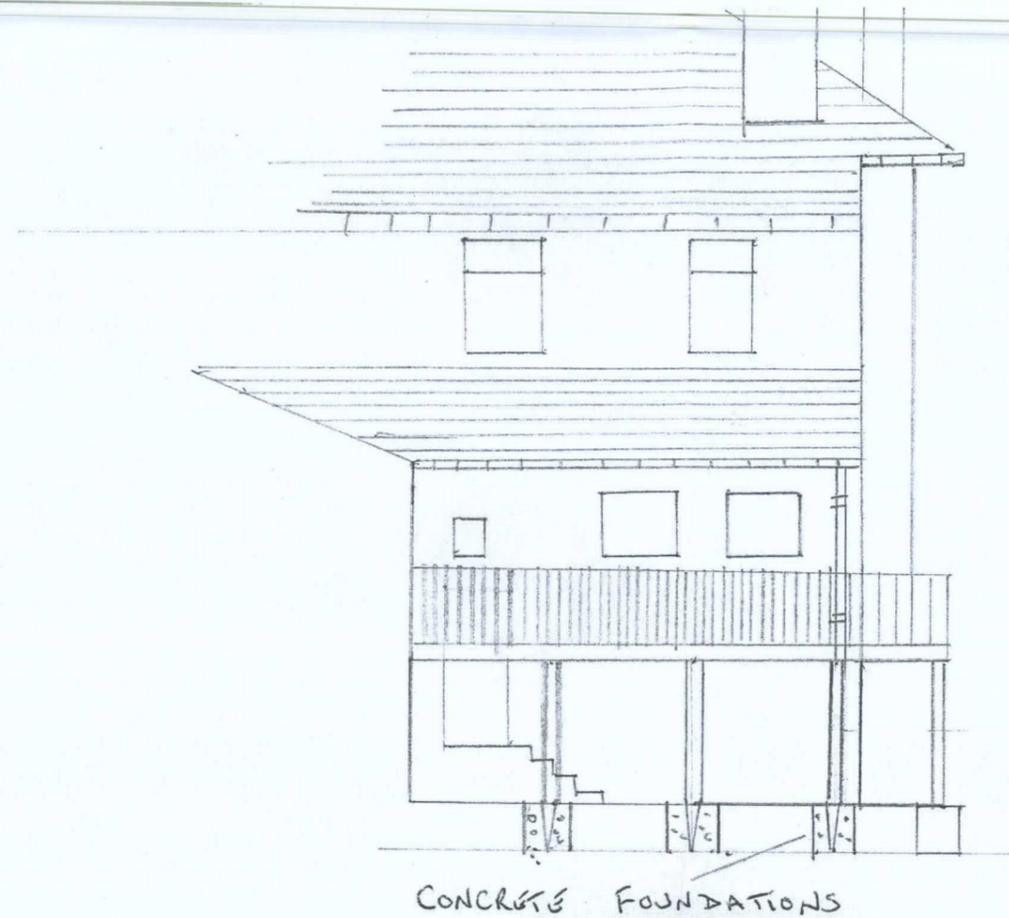
Michael McGlynn

Head of Planning and Building Standards
Services

22 MAY 2014

MR + MRS A JENKINS 54 BUCHANAN DR CAMBUSLANG GLASGOW G72 8BA	PROPOSED RAISED DECKING	SCALE 1:50
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22 MAY 2014

<p>MR + MRS A JENKINS 54 BUCHANAN DR CAMBUSLANG GLASGOW G72 8BA.</p>	<p>PROPOSED RAISED DECK REAR ELEVATION</p>	<p>SCALE 1:100</p>
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SOUTH LANARKSHIRE COUNCIL
 Town & Country Planning (Scotland) Acts
 APPROVED
 IN TERMS OF CONSENT OF
 14 July 2014
 Michael McGlynn
 Head of Planning and Building Standards
 Services

	<h2 style="margin: 0;">Delegated Report</h2>	Reference No	CR/15/0074
		Date	25 May 2015

Planning proposal:	Demolition of existing garage and side lean to. Erection of single storey double integrated garage and single storey side/rear extension with basement and elevated decking area to rear garden.
Location:	69 Stewarton Drive Cambuslang Glasgow G72 8DQ

Application Type : Detailed Planning Application

Applicant : Mr Andy Gallacher

Representations: No

Location : 69 Stewarton Drive
Cambuslang
Glasgow
G72 8DQ

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

Report by: Area Manager (Planning & Building Standards)

Policy ref:

South Lanarkshire Local Plan (Adopted) Impact on privacy? No

Policy RES6: Residential Areas Impact on sunlight/daylight? No

Policy DM1: Development Management

Policy DM4: House Extensions and Alterations

Policy ENV11: Design Quality

Proposed South Lanarkshire Local Development Plan (2013) Impact on amenity? No

Policy 4 : Development Management and Place Making Traffic issues? No

Policy 6: General Urban Area/Settlements Adheres to local plan policy? Yes

Proposed Development Management, Place Making and Design Supplementary Guidance (2013) Adverse comments from consultees? No

Design, House Extensions and

Alterations, Development within
General Urban Area/Settlement

1 Assessment and conclusion

- 1.1 The applicant seeks detailed planning permission for the demolition of an existing garage and side lean to extension and erection of single storey double integrated garage and single storey side/rear extension with basement and elevated decking area to rear garden. The property is a semi-detached red stone villa, which is located within an established residential area of Cambuslang.
- 1.2 Policy RES6 advises that the Council will resist any development that would be detrimental to the amenity of the residential area. Policies DM1, DM4 and ENV11 seek to ensure that proposals take account of the local context and built form and are compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. In particular, house extensions should not dominate or overwhelm the existing dwelling or neighbouring properties and should not have a significant adverse impact on adjacent properties in terms of overlooking, loss or privacy or daylight.
- 1.3 Following a detailed assessment it is considered that in terms of the proposed scale, design, siting and use of external materials the proposed garage and extension is an acceptable form of development for the site and will not have an adverse impact on the residential amenity of the adjoining properties, or on the wider context of the area. The proposed materials for the double garage at the front of the property are of a traditional nature which match the materials of the existing dwellinghouse. The extension and elevated deck at the rear of the property is contemporary in design and in its use of materials. This integrates successfully with the existing building and there are examples of similar extensions and balconies to the rear of the properties at this location.
- 1.4 The Proposed South Lanarkshire Local Development Plan (SLLDP) and associated Supplementary Guidance (SG) was approved by the Planning Committee on 16 April 2013. Therefore, the proposed SLLDP and SG are now a material consideration when determining planning applications. On 20th October 2014 the Directorate for Planning and Environmental Appeals issued its report of the Examination of the South Lanarkshire Local Development Plan. A number of amendments to policy were made. The Reporters amendments were ratified by the Planning Committee on 24 March 2015 and notice has been given by the Council of the Intention to Adopt the South Lanarkshire Local Development Plan. For the purposes of determining planning applications the Council will therefore assess these against the policies contained within the adopted South Lanarkshire Local Plan and those within the proposed South Lanarkshire Local Development Plan. In this regard the application site and associated proposal is affected by Policy 4 and 6. The aims of these policies are broadly similar to those of the adopted plan, highlighted above.

2.0 Reason for Decision

- 2.1 The proposed extension is of a scale and design considered to be in keeping with the existing property, will have no adverse impact on either residential or visual amenity and complies with Policies RES6, DM1, DM4 & ENV11 of the South Lanarkshire Local Plan (Adopted) and Policies 4 and 6 of the Proposed South Lanarkshire Local Development Plan (2013). The proposal also accords with the policies contained in Proposed Development Management, Place Making and Design Supplementary Guidance (2013) in respect of; Design, House Extensions and Alterations and Development within General Urban Area/Settlement.

Delegating Officer: G Rae

Date: 28 May 2015

List of background papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan 2009 (adopted)
- ▶ Neighbour notification letter dated 30 April 2015

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

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : CR/15/0074

CONDITIONS

- 1 That the facing materials to be used for the external walls and roof of the double garage 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.

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.

INFORMATIVES

- 1 This decision relates to drawing numbers: Location and block plans - APL001, Floor plans as proposed - Drg No APL003, Floor plans as existing - Drg No APL002, Elevations as proposed - Drg No AEL002, Elevations as existing- Drg No AEL001.
- 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

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