

Appendix 4

Planning Decision Notice and Reasons for Refusal



Town and Country Planning (Scotland) Act 1997

To: **Mr George MacFarlane**
Kinrara
Strathaven Road
Stonehouse
ML9 3NU

Per: **A D Plans Ltd**
29 Millheugh
Larkhall
ML9 1QU

With reference to your application dated 16 June 2010 for Planning Permission under the above mentioned Act :

Description of Proposed Development :

Erection of 2 semi-detached dwellinghouses

Site Location :

Kinrara
Strathaven Road
Stonehouse
ML9 3NU

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

REFUSE PLANNING PERMISSION

for the above development in accordance with the accompanying plan(s) and particulars given in the application, subject to the condition(s) listed overleaf in the paper apart. The condition(s) are imposed by the Council for the reasons detailed.

Date: 24/08/10

Michael McGlynn, Head of Planning and Building Standards Services

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

South Lanarkshire Council
Enterprise Resources
Planning and Building Standards Services

**South Lanarkshire Council
Refuse Planning Permission**

Application Number: HM/10/0305

Reason(s) for Refusal:

- 1 This decision relates to drawing number: 10-114-01a
- 2 The proposal is contrary to Policy RES6 of the South Lanarkshire Local Plan in that it would not relate satisfactorily to the adjacent and surrounding development thereby establishing an adverse impact upon the existing levels of residential amenity within the local area.
- 3 The proposal is contrary to Policy ENV31 of the South Lanarkshire Local Plan in that it does not respect the existing context of the site in terms of layout.
- 4 The proposal is contrary to Policy DM1 of the South Lanarkshire Local Plan in that it does not respect the local context and would fail to make a positive contribution to the area due to the resulting layout.
- 5 The proposal is contrary to Policy DM5 of the South Lanarkshire Local Plan in that the proposed house plot and the remaining existing house plots are not comparable with those nearby in terms of size, shape and amenity. The proposal fails to accord with the established pattern of development in the surrounding area. The existing house would no longer retain its frontage and overall the proposed development would be detrimental to the amenity and character of the area in general and the neighbouring houses in particular.
- 6 The proposal is contrary to guidance contained within the Council's Residential Development Guide as it fails to provide sufficient garden depth to the rear of the existing dwelling.
- 7 If the proposal was to be approved, it would set an undesirable precedent and encourage further applications of this nature.