

Appendix 2(c)

Representations

Representation From	Dated
◆ Stonehouse Community Council	13/07/10
◆ Moore Macdonald Solicitors and Notaries Public, 2 Scott Street, Motherwell	14/07/10



P-consultation
HM10/0305
MR
M3 ✓

Enterprise Resources
Executive Director Iain Urquhart
Planning and Building Standards Services – Hamilton Area Office

Planning application consultation
Please reply within 14 days

Date :

Applicant : **Mr George MacFarlane**

Proposal : **Erection of 2 semi-detached dwellinghouses**

Site Address : **Kinrara
Strathaven Road
Stonehouse**

Application No : **HM/10/0305**

Request for observation of :-

Stonehouse Community Council

Please use additional sheets if required.

ENTERPRISE RESOURCES HAMILTON AREA OFFICE RECEIVED	
13 JUL 2010	
REFERENCE	
ALLOCATED TO	

No OBJECTIONS PLANS RETURNED

4/7/2010

4th Floor Brandon Gate, Leechlee Road, Hamilton, ML3 0XB Phone: 01698 453521 Fax: 01698 453527
Minicom: 01698 454039 Email: Enterprise.hamilton@southlanarkshire.gov.uk



INVESTOR IN PEOPLE





Moore Macdonald

Solicitors & Notaries Public

2 Scott Street
Motherwell
ML1 1PN

P- Represent
HM-10-0305
MR

L.P.4 Motherwell

Tel: 01698 262111
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ENTERPRISE RESOURCES HAMILTON AREA OFFICE RECEIVED	
14 JUL 2010	
REFERENCE	M3
ALLOCATED TO	

South Lanarkshire Council
Planning and Development Control Dept
Brandon Gate
1 Leachlee Road
Hamilton
FAX 01698 453527
Enterprise.hamilton@southlanarkshire.gov
.uk

Our Ref JGM/HD
Your Ref HM/10/0305
Please Ask For
Email
Date

13th July 2010

Dear Sirs

William Lawley and Agnes Brown
Proprietors of Westerlea, Strathaven Road, Stonehouse
Objection to Planning Application HM/10/0305 (Kinrara, Strathaven Road, Stonehouse)

We act on behalf of Mr Lawley and Miss Brown the proprietors of Westerlea, Strathaven Road, Stonehouse. Our clients property lies immediately to the east and adjoining with the subjects known as Kinrara for which there is a planning application for the erection of two semi-detached four bedroom houses. Our clients wish to object to the planning application on the following grounds namely: -

1. Loss of Light/ Over Shadowing.

Our clients property is the adjoining property to the subjects of which the planning application has been lodged. Our clients property lies immediately to the east of the property. The planning application is for two semi-detached properties of one and a half stories high. The proposed properties consist of two semi-detached houses which lie perpendicular to the boundary with our clients property. The distance from the gable of the proposed semi-detached houses to the boundary with our clients property is only 3 metres. As our clients property lies to the east, this will have the result that in the afternoon the two houses which are to be erected will cast a considerable shadow over our clients property and will result in a substantial loss of light to our clients property.

The position would be lessened if the application was for one house which was situated centrally within the available plot. However, the current application is for two semi-detached houses, the proposed position of which are off centre and veering towards the boundary with our clients property. Given the height of the proposed buildings and the small distance proposed to be left between the proposed development and the boundary with our clients subjects, the over shadowing and loss of light to our clients property is inevitable.

2. Over Looking/ Loss of Privacy.

The planning application is in respect of two semi-detached dwellinghouses which lie perpendicular to the boundary with our clients property. The result is that the rear aspect of both

houses will face towards the north (i.e. the front) of our clients property. There are a substantial number of windows proposed on the rear of the two proposed dwellinghouses. At the front of our clients property there is a bedroom, front door, living room with large window and a dining room. The aspect of the two houses which are proposed will overlook the front of our clients property resulting in a substantial loss of privacy in what are the main living accommodation within our clients property.

3. Visual Amenity/ Congestion.

The current position on the ground is that there are two substantial houses with garden areas lying to the front of both houses. The current planning application is for the erection of two semi-detached houses on the front garden area of Kinrara. This will have a detrimental effect on the visual amenity of the two houses and will severely impact on the visual suitability of the property. If the planning application is granted this will lead to a congested view of the area immediately adjacent to Strathaven Road.

4. Highway Safety/ Traffic Generation.

We enclose a copy of the location plan showing both Kinrara and Westerlea. Both properties are serviced at the front of the property by a small privately maintained access road. This access road gives both vehicular and pedestrian access to the publicly maintained road of Manse Road. Importantly, this private access road is the only access available to our clients as proprietors of Westerlea.

The planning application is in respect of two semi-detached four bedroom, three toilets and two public room substantial houses with large patio areas to the front. It is possible therefore that at least two or three cars for each house could require to take access from Manse Road along the private access road and indeed will require to park on the patio areas. This will result in a substantial increase in the use of the privately maintained access road. In addition, there is the real and substantial possibility that given the substantial nature of the two proposed houses that cars may park on the service road thereby defeating and denying our clients access to their property at least for vehicular access.

There is also the very real possibility that if people come to visit the proprietors of the two proposed dwellinghouses that if they do not park on the service road then this will require park at a busy junction being the junction between Manse Road and the main Strathaven Road. You will see from the location plan that there is a small verge located at the most southerly part of the applicants submission. This area is used by pedestrians crossing from Strathaven Road to Manse Road. The erection of two substantial dwellinghouses with the consequent parking of vehicles both for residents and for visitors will lead to a loss of sight lines for both pedestrians and of course the drivers of vehicular traffic accessing either across the private access road or along the access road. This will pose a safety issue.

5. Noise and Disturbance Resulting from Use

The erection of two substantial dwellinghouses at the front of the Kinrara subjects will cause substantial disturbance to the visual amenity of our clients property and severe noise disturbance

to our clients and the adjoining proprietors. The erection of the properties could also lead to the creation of a substantial amount of dust and ash onto our clients property.

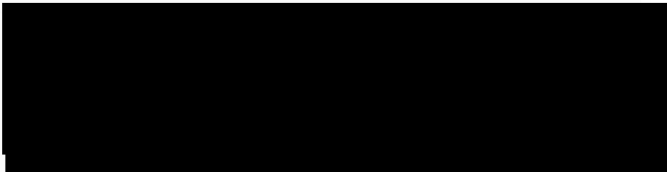
6. Loss of Trees

We understand from our client that there are several trees located in the front garden of the Kinrara subjects which will require to be removed in order to complete the development. The consequent result is obviously a loss of tress and of visual amenity in respect of this particular area.

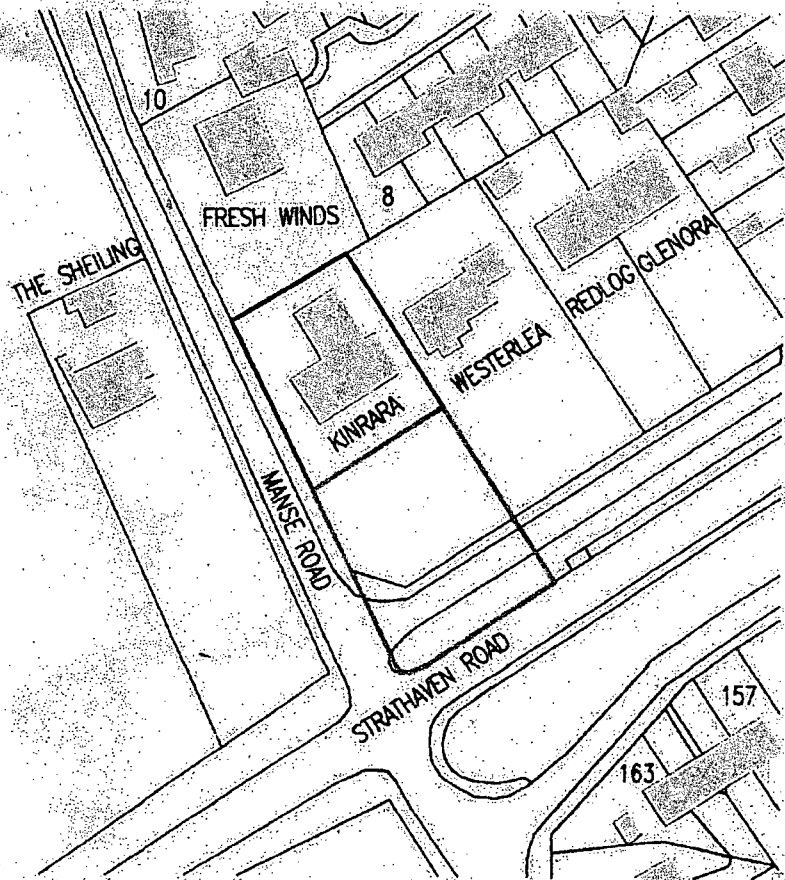
7. Layout and Density of Proposed Buildings

The application is for two substantial semi-detached dwellinghouses comprising two public rooms, three toilets and four bedrooms. This represents a substantial increase in the density of the existing properties in the area and is out of kilter in respect of what is currently on site.

Yours faithfully



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Location Plan

ALL SIZES TO BE CHECKED ON SITE PRIOR TO ORDERING OR MANUFACTURING ANY MATERIALS.

All works and finishes to entire satisfaction of Client.
All works to be in accordance with Building Regulations (Scotland) Act and all other legislation applicable in Scotland.
No deviation to specification, structural or otherwise without consent from