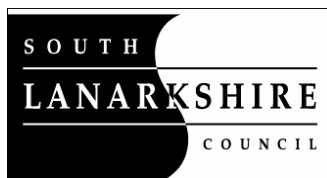


Appendix 4

Planning Decision Notice and Reasons for Refusal



Town and Country Planning (Scotland) Act 1997

To: **Mr & Mrs P Burns**
Moat House
Hawksland Road
Hawksland
ML11 9PY

Per: **W J Speirs**
2 Ramoth
Kirkfieldbank
ML11 9LA

With reference to your application dated 26 November 2007 for Planning Permission under the above mentioned Act :

Description of Proposed Development :

Conversion and alterations to outhouse to form residential dwelling

Site Location:

Moat House (Coach House)
Hawksland Road
Hawksland
ML11 9PY

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

REFUSE PLANNING PERMISSSION

for the above development in accordance with the accompanying plan(s) and particulars given in the application, for the reason(s) listed overleaf in the paper apart.

Date: 31/01/11

Michael McGlynn, Head of Planning and Building Standards Services

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.

Planning and Building Standards Services

**South Lanarkshire Council
Refuse Planning Permission**

Application Number: [CL/08/0054](#)

Reason(s) for Refusal:

- 1 This decision relates to drawing numbers: 01, 02, 03, 04, 05, 06, 07 and 08.
- 2 The proposal is contrary to Policies STRAT 4 and CRE 1 of the South Lanarkshire Local Plan and the Rural Building Conversion and New House Design Guidance in that size and scale of the alterations and extensions are excessive and are not sensitively designed resulting in the loss of the traditional and indigenous architectural character of the existing building.
- 3 The proposal would intensify vehicular use of a substandard access to the detriment of traffic and public safety.
- 4 The applicant is unable to demonstrate control of sufficient land to enable the improvements required to the existing vehicular access to an acceptable standard.