

Appendix 5

Notice of Review (including Statement of Reasons for Requiring the Review) submitted by applicant Mr James Docherty

For official use: NOR/ _ _ / _ _ / _ _ _
 Date received by PLRB: _ _ / _ _ / _ _

Notice of Review

Under Section 43A(8) of The Town and Country Planning (Scotland) Act 1997 (as amended) in respect of decisions on local developments
 The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013
 The Town and Country Planning (Appeals) (Scotland) Regulations 2013

This notice requires to be served on the Planning Authority within 3 months of the date of the decision notice or from the date of expiry of the period allowed for determining the application which is set as 2 months following the validation date of the application

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your Notice of Review.

Please complete in BLOCK CAPITALS

Applicant(s)	Agent (if any)
Name: <input type="text" value="Mr James Docherty"/>	Name: <input type="text" value="Sconaplans Limited"/>
Address: <input type="text" value="18 Buchanan Drive
Cambuslang
Glasgow"/>	Address: <input type="text" value="1 Cambuskenneth Gardens
Mount Vernon
Glasgow"/>
Postcode: <input type="text" value="G72 8BD"/>	Postcode: <input type="text" value="G32 0TS"/>
Contact Telephone 1: <input type="text" value="REDACTED"/>	Contact Telephone 1: <input type="text" value="REDACTED"/>
Contact Telephone 2: <input type="text"/>	Contact Telephone 2: <input type="text"/>
Fax No: <input type="text"/>	Fax No: <input type="text"/>
E-mail:* <input type="text" value="REDACTED"/>	E-mail:* <input type="text" value="REDACTED"/>

Mark this box to confirm that all contact should be through this representative: X

* Do you agree to correspondence regarding your review being sent by e-mail? Yes No

Application reference number:

C	R	/	1	7	/	0	1	0	4
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Site address:

Description of proposed development:

Validation date of application: Date of decision (if any):

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for requesting review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

In cases where the Planning Local Review Body considers that it has sufficient information, including the Notice of Review, the decision notice, report of handling and any further representations from interested parties, it may, under Regulation 12, proceed to determine the review. It is anticipated that the majority of cases the Planning Local Review Body deals with will fall into this category.

The Planning Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable it to determine the review. Further information may be required by one or a combination of procedures, such as written submissions, the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Although the Planning Local Review Body will decide on the procedure to be used to determine your review, you can indicate what procedure (or combination of procedures) you consider most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Planning Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

The application site is to the rear of the existing property and I think it would be advisable to have someone at least conversant with the rear area present.

Statement of reasons for requiring the review

You must state, in full, why you are requesting a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is, therefore, essential that you submit with your Notice of Review all necessary information and evidence that you rely on and wish the Planning Local Review Body to consider as part of the review.

If the Planning Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your Notice of Review and all matters you wish to raise. If necessary, this statement can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

See Appeal Statement and Appendices

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your Notice of Review and intend to rely on in support of your review.

All relevant documents are contained within the enclosed Appendices.

Note: A copy of the Notice of Review, the review documents and any notice of the procedure of the review will be made available for inspection by prior appointment (Phone: 08457 406080) at the office of Planning and Building Standards Services, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB until such time as the review is determined. It may also be made available on the Council's website.

Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

- X Full completion of all parts of this form
- X Statement of your reasons for requiring a review
- X **2 copies** of all documents, materials and evidence which you intend to rely on (eg planning application form, plans and drawings, decision notice or other documents) which are now the subject of this review.

Note. Where the review relates to a further application, eg renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed:

[Redacted signature box]

Date:

28.11.2017

This form and 2 copies of all supporting documents should be sent to:-

**Planning and Building Standards Services
Community and Enterprise Resources, Montrose House, 154 Montrose Crescent,
Hamilton ML3 6LB**

Email: planning@southlanarkshire.gov.uk

Phone: 08457 406080

For more information or if you want this information in a different format or language, please phone 01698 455379 or send email to planning@southlanarkshire.gov.uk

For official use

Date stamp)

PLANNING REVIEW

CR/17/0104

Erection of Balcony at First Floor Level
at 18 Buchanan Drive Cambuslang Glasgow G72 8BD

Sconaplans Limited
1 Cambuskenneth Gardens
Mount Vernon
Glasgow G32 0TS

- 1.1 The site is located on the eastern side of Buchanan Drive, between Ardoch Grove and Central Avenue Cambuslang. The area contains a wide variety of predominantly residential dwellings, detached, semi-detached and flats of various ages and styles. The exception is the Tennis Club located at the junction of Buchanan Drive and Central Avenue. The property is well maintained and finished externally with predominantly sandstone walls both coursed ashlar and hammer dressed stones and both slated and tiled roofs.
- 1.2 Since the construction of the existing house, it has been extended to the front elevation by increasing the floor area of the dormer windows and an extension to the rear to form a Sun Lounge (CR/12/0032), to the rear elevation by the introduction of French doors and balcony area at first floor level (CR/06/0205) and extension to the rear to form a Conservatory (CR/00/0115). It can readily be seen that the appellant has applied for the necessary permissions required to alter or extend his premises by formal application to both Planning and Building Standards when required. (See Appendix 1)
- 1.3 The neighbouring properties are residential in nature; being detached, semi detached one and a half and two storey houses set within large mature gardens. Some neighbouring properties are new build whilst others have been altered or extended over the years thereby ensuring that there is no uniformity of design or appearance. This absence of uniform design, along with the setting of each house, mature gardens, trees etc. collectively makes a very significant and positive contribution to the attractiveness of the area without having a strict regard for the streetscape.
- 1.4 The appeal property is not listed as being of Architectural or Historic Interest nor contained within a Conservation area and does not adjoin any such a properties.
- 1.5 In general terms the character and amenity of this local area is established by detached, semi detached and flatted dwellings which have in many instances been altered and extended.
- 1.6 There are many instances where the inclusions of balcony areas are at high levels. These balconies are of various lengths and breadths with some being screened and others being left open with what appears to be random choice. (See Appendix 2)
These recent planning consents, all having differing design/appearance features which individually and collectively do have a noticeable impact on the existing streetscape, but do not detract greatly from the properties altered.

2.0 DESCRIPTION OF PROPOSAL

- 2.1 The applicant has unfortunately been remiss with regards to applying for formal permission to erect the balcony simply because he did not realise permission would be required for this type of construction.
The balcony area was erected to give additional space for his children and their friends who visit to enjoy. The existing bedrooms for both his son and daughter are very small when compared to how children use their private space and as can be seen from the plans enclosed are very cramped.
(See Appendix 3)
- 2.2 When it was pointed out to the appellant that he needed Planning Permission he entered into immediate discussion with the Councils Planning Officials on site on the 2nd September 2016, to gauge how to remedy his position with regards to the balcony. The Planners suggested that the overlooking problem was only relevant to Number 20 Buchanan Drive and that screening could be appropriate.
The Council Officials left the site to discuss matters with their Superiors and any outcome would be forthcoming. It should also be noted that the existing balconies at the dormer areas also afford 90%

of the same view as the newly constructed balcony with views of the Kitchen mentioned in the objection letter from Mr Corrie.

- The balcony area has the same footprint as the existing kitchen and conservatory but excludes the sunroom.
- Be at the same height as the existing balcony's at first floor level,
- Incorporate materials which add to the visual appearance
- Provide additional space not available within the confines of the existing bedrooms

2.3 Overall the proposed balcony has been designed to complement the existing house and had a similar design philosophy as the many others located within the authority, some of which are within sight of the property itself, and therefore not just this specific area.

2.4 The only third party representation was received from neighbours at Number 20 Buchanan Drive. Despite a total of 16 Notices being served on Neighbours only one objected. Obviously others did not accept that the balcony would be detrimental to house prices.(See Appendix 8)

2.5 The overlooking issue could and can easily be negated by the introduction of appropriate screening which as indicated in Appendix 2 has been used in many other proposals and permission granted even when objections have been received.

2.6 The Councils reaction is extreme in the least to insist that the balcony is removed in its entirety when obviously there are many others which have been approved.

3.0 PLANNING BACKGROUND/CONTEXT OF APPEAL/DELEGATED REPORT

3.1 Retrospective Planning consent had to be initiated since all Planning Officials refused to meet with the Applicant or his Agent to discuss a way forward and persisted that the only solution was to remove the balcony. Letters enclosed (See Appendix 4) substantiate this fact.

3.2 The appellant also suggested and forwarded plans (See Appendix 4) to the Council Planning Officials which would solve the position, he thought, to all parties satisfaction but again this suggestion was returned in the negative by reducing the extension to an unacceptable size without so much as an invite to discuss the merits of any such extension.

3.3 Since the site meeting of the 2nd September 2016 and the discussions which took place as mentioned in 2.2 above there has been a complete turnaround in how this balcony was viewed. There has become a full march towards its complete removal without any rational justification as to why. Why have other balconies been allowed but this one must be removed.

4.0 REASONS FOR REFUSAL

4.1 Planning application CR/17/0104 was registered on the 22nd May 2017 but unfortunately and inexplicitly, refused consent by Planning Officials using delegated powers for the following reasons on the 4 October 2017 (See Appendix 3) for the following reason:

- 1 The development fails to comply with Policies 4 and 6 of the South Lanarkshire Local Development Plan (adopted 2015) or with the relevant supplementary guidance relating to house extensions and alterations as the development has a significant amenity impact on surrounding properties in terms of loss of privacy and overlooking and detracts from the character and appearance of the streetscape.
- 2 A copy of Policies DM2, 4 and 6 the South Lanarkshire Local Development Plan (adopted 2015)

(See Appendix 6)

3 Policy DM2 has been excluded from the Reason for Decision.

5.0 RESPONSE TO REASONS FOR REFUSAL

- 5.1 It is the appellants considered opinion that the two reasons for the refusal of application CR/17/0104 do not withstand a detailed and critical examination given all material planning considerations. The refusal of consent is unjustified, unsound and in planning terms does not give due and proper weight to all material planning considerations. As a result the decision to refuse consent cannot be substantiated.
- 5.2 It should be noted immediately that the balcony has been erected over only one extension that being the Conservatory. The Kitchen outcrop is part of the original house and the Sunroom Extension stands outwith the balcony area. Perhaps this is a deliberate attempt to ensure that the worst possible picture has been presented.(See Appendix 3)
- 5.3 The balcony was constructed simply to provide a reasonable solution to the lack of space enjoyed within both bedrooms. It can be seen that the only access is by way of the children's bedrooms so was not intended to be used by the whole family or invited guests.
- 5.4 The reference to Policy 4 is noted and partly quoted, "should have no significant adverse impacts" and lists the relevant points under this influence including Streetscape. This is similar to Policy 6 which quotes high quality design, should respect the character of the existing dwelling and those surround it, should not adversely affect adjacent properties in terms of overlooking or loss of privacy, daylight or sunlight and should not have any adverse public safety issues.(See Appendix 6)
- 5.5 The first notable input is the use of significant which in this case would be caused by a balcony which at each side is formed with 1100mm high 90mm diameter anodised circular metal vertical support posts with 45mm horizontal support post with glazed inserts. The base is formed with a mixture of galvanised steel open lattice mesh flooring and Upvc decking. This open lattice work and open spacing of the decking boards allows for rain water to pass through to the roofs below and be collected to the existing drainage system. There is no significant loss of daylight or sunlight to neighbouring properties.
- 5.6 The decking frontage is finished in the same materials but the glazing is only 450mm high with the structure below being clad with the same finish boarding as the floor. The design is modern and is certainly not detrimental to the property or those surrounding it.
- 5.7 It is significant to note that the adjoining property at 20 Buchanan Drive is overlooked from the existing balconies by at least 85% including the kitchen and most of the rear garden. There was no mention what so ever when the application for this change was made either by the adjoining owner or by the planning authority. (CR/06/0205) and (Appendix 5)
- 5.8 Sixteen adjoining neighbours were notified relative to the Planning Application for the balcony but only two letters of objection were received both in relation to 20 Buchanan Drive. We can assume that no other neighbours find any intrusion, loss of privacy or the structure significantly affecting the character of the surrounding properties or the existing streetscape.(See Appendix 8)
- 5.9 Both letters of objection mention loss of privacy and I would point out as in 5.7 above the privacy of the property is already affected and by allowing the erection of a glazed privacy screen to include the

existing balcony area side would reduce the impact of overlooking of the house by approximately 70% but since the rear gardens are so large it is impossible not to overlook the rear garden as is the existing situation.

6.0 CONCLUSION

In conclusion and noting Policies DM2, D4 and D6 the main points of objections from the Planning Officer that the main thrust for the refusal of this application is the Overlooking and Privacy aspect. The overlooking aspect can clearly be removed by the introduction of a suitable screen. Not only would this eliminate the now claimed over looking but greatly reduce the existing over looking problem which has never been mentioned.

The other issues raised have already been adequately argued and substantiated that there is no significant detrimental impact caused to the Streetscape by the balcony.

The materials used in the construction of the balcony are modern and acceptable in terms of Planning Legislation and do not detract from the character of the property.

In view of all contained before I would respectfully ask that the review board dismisses the Refusal of the application and reinstate with a granted permission with conditions linked to the approval.

List of Appendices

Appendix 1: Planning History 18 Buchanan Drive

Appendix 2: Surrounding Area Approved Applications

Appendix 3: Refused Application CR/17/0104

Appendix 4: E-mails-Correspondence-Plans

Appendix 5: Photographs from Existing Balcony

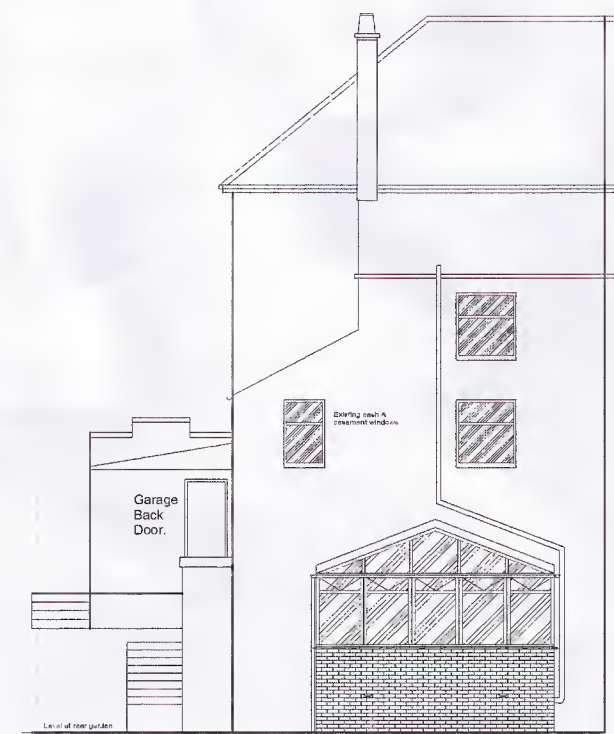
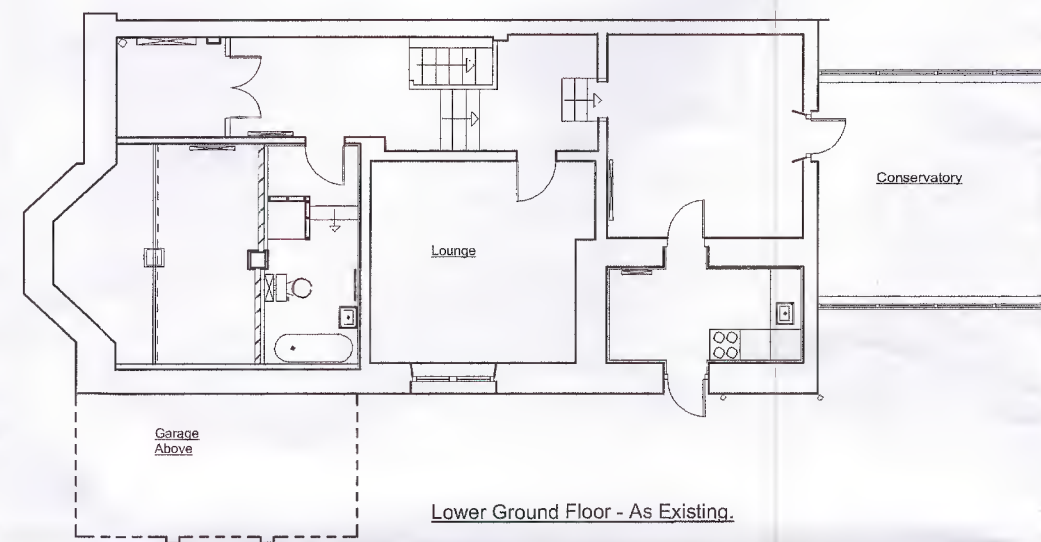
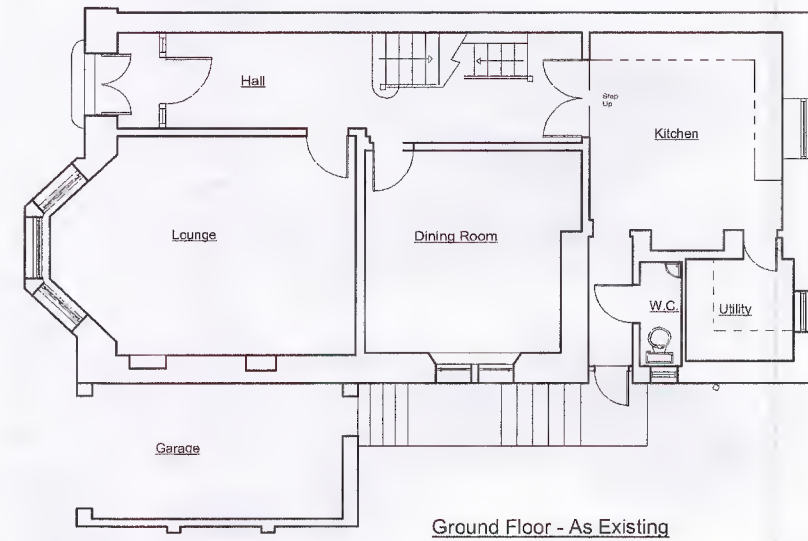
Appendix 6: Photographs Recording Existing Streetscape

Appendix 7: Copies of Policies DM2, 4 and 6

Appendix 8: Neighbours Notified

Planning History at 18 Buchanan Drive Cambuslang Glasgow G72 8BD

CR/17/0104				
18 Buchanan Drive Cambuslang G72 8BD	Erection of First Floor Balcony (Retrospective)	FINAL DECISION	22-05- 2017	Application Refused
CR/12/0032				
18 Buchanan Drive Cambuslang G72 8BD	Erection of extension to existing front dormers and erection of rear sunroom	FINAL DECISION	12-03- 2017	Application Granted
CR/06/0205				
18 Buchanan Drive Cambuslang G72 8BD	Installation of two rear dormer windows with associated balconies	FINAL DECISION	22-06- 2006	Application Granted
CR/00/0115				
18 Buchanan Drive Cambuslang G72 8BD	Erection of Conservatory to rear of dwelling house	FINAL DECISION	06-07- 2000	Application Granted



SOUTH LANARKSHIRE COUNCIL
Town & Country Planning (Scotland) Acts
APPROVED
IN TERMS OF CONSENT OF
22 MAR 2010
Michael McGlynn
Head of Planning and Building Standards
Services

Client. Mr S Dickson
Project. 91 Stewarton Drive,
Cambuslang.
As Existing.

Sam A Nugent
Retail Design &
Project Management.

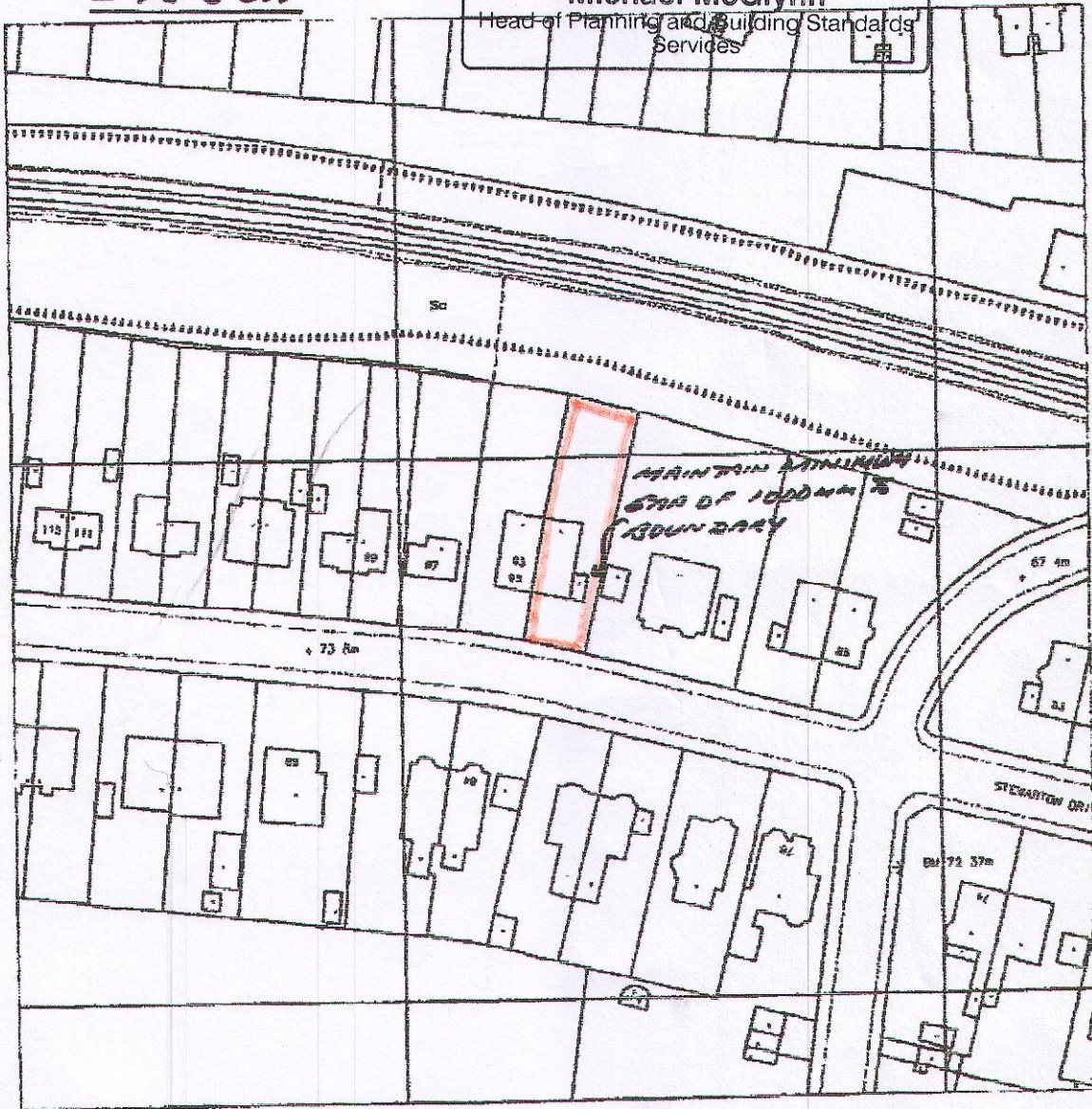
4 Roland Crescent,
Newton Mearns,
Glasgow.
G77 5JT.
Tel/Fax 0141 639 5126.
Drg Ref. SD1001.sdw
Scale 1:100.
Date 18th February 2010

RECEIVED
22 FEB 2010

MRS. DICKSON
91 STEWARTON DR
CAMBUSLANG
G70 8DH

22 MAR 2010

Michael McGlynn
Head of Planning and Building Standards Services



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Centre Coordinates: 283528 680081

National Grid sheet reference at centre of this Siteplan: NS680081E

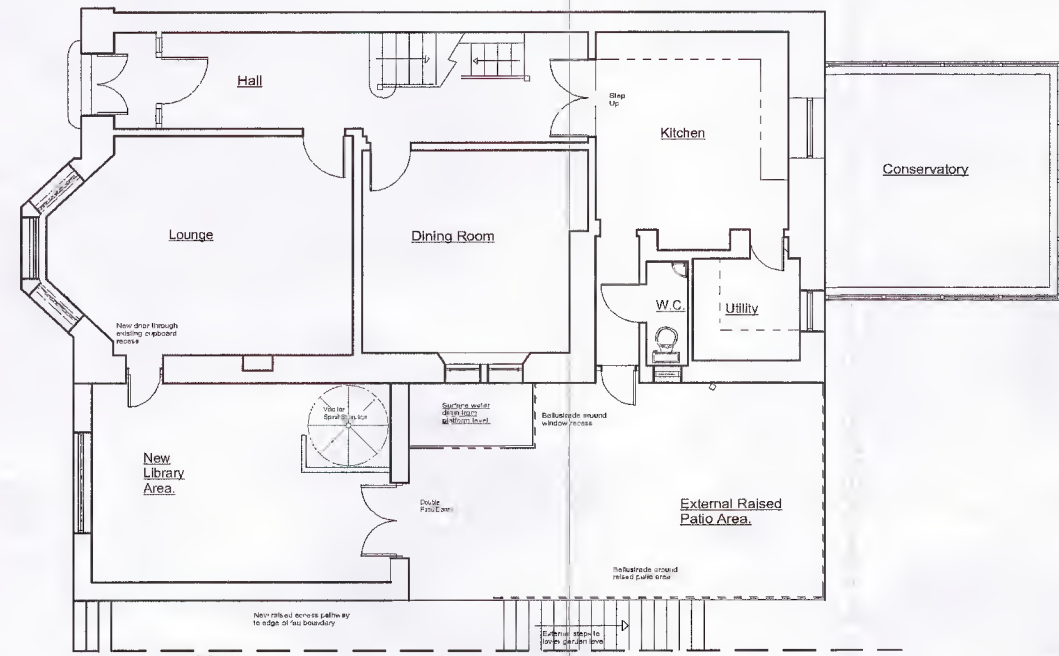
Supplied by: The Glasgow Map Centre
Serial Number: 01174700

MAP No. 01.

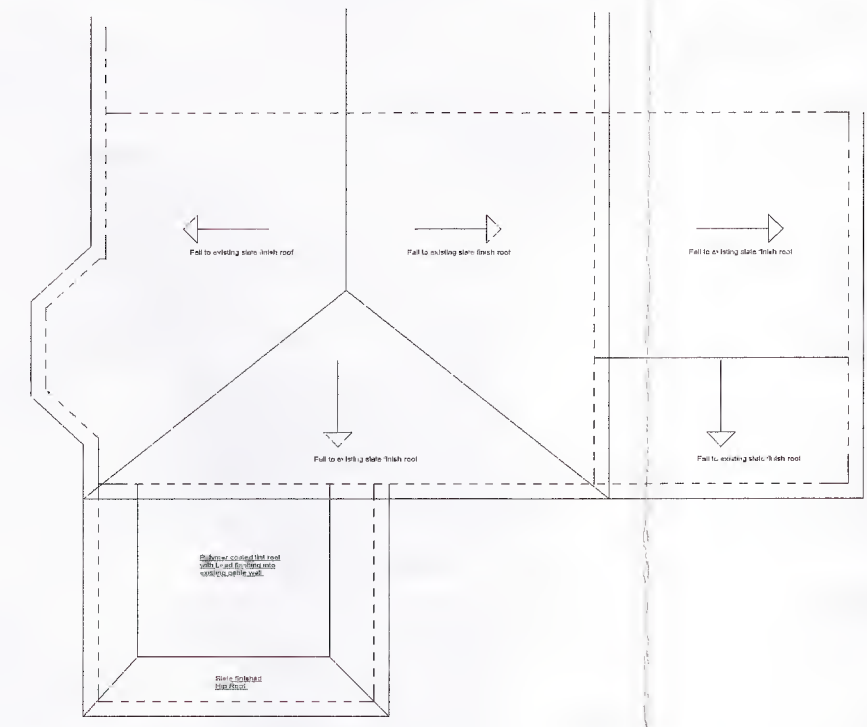
RECEIVED
02 MAR 2010

SOUTH LANARKSHIRE COUNCIL
PLANNING App. No
CR/10/0047

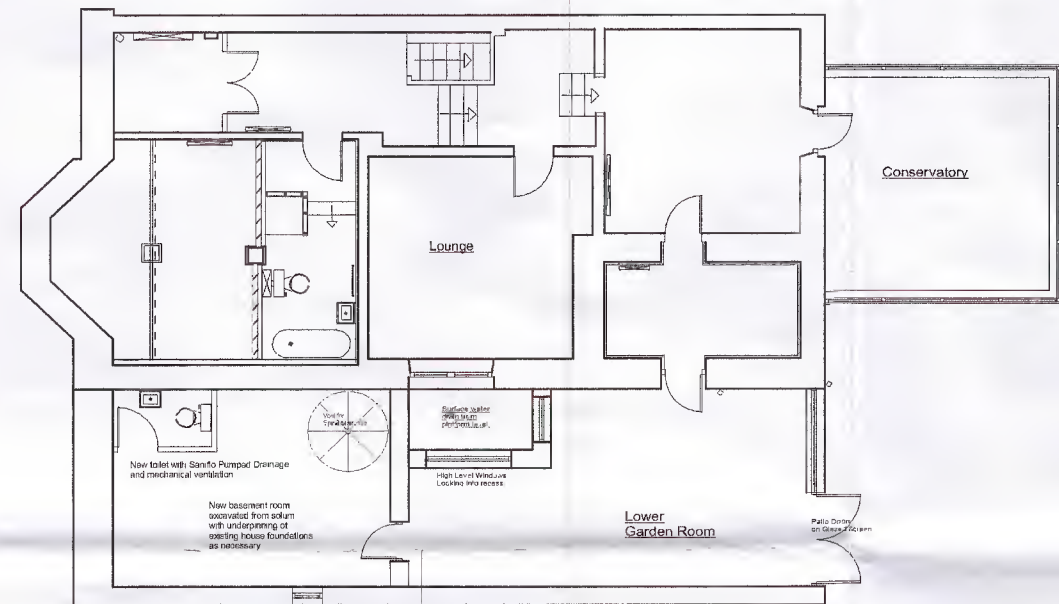
RECEIVED
22 FEB 2010



Ground Floor - As Proposed.



Roof Plan - As Proposed.



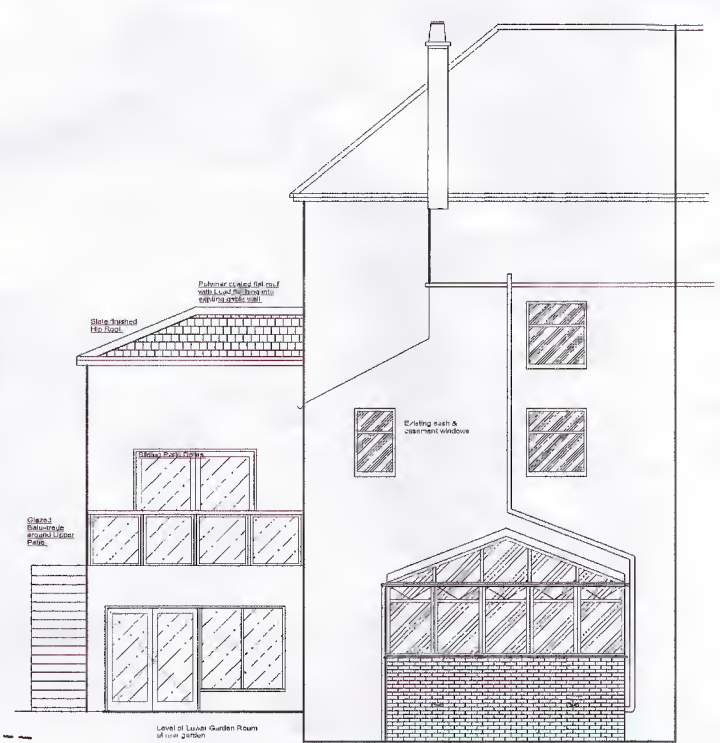
Lower Ground Floor - As Proposed.



Front Elevation - As Proposed.



Side Elevation - As Proposed.



Rear Elevation - As Proposed.

SOUTH LANARKSHIRE COUNCIL
PLANNING
CR/10/0047



SOUTH LANARKSHIRE COUNCIL
Town & Country Planning (Scotland) Acts
APPROVED
IN TERMS OF CONSENT OF
22 MAR 2010
Michael McGlynn
Head of Planning and Building Standards
Services

Client. Mr S Dickson
Project. 91 Stewarton Drive,
Cambuslang,
G72 5DH.
As Proposed

Sam A Nugent
Retail Design &
Project Management.

4 Roland Crescent,
Newton Mearns,
Glasgow.
G77 5JT.
Tel/Fax 0141 639 5126.
Drg Ref. SD1002.tow
Scale 1:100.
Date 18th February 2010

RECEIVED
02 MAR 2010

RECEIVED
22 FEB 2010

SOUTH LANARKSHIRE COUNCIL
 Town & Country Planning (Scotland) Acts
 APPROVED
 IN TERMS OF CONSENT OF
 26 Nov 2010
 Michael McGlynn
 Head of Planning and Building Standards
 Services

ALL DIMENSIONS TO BE CHECKED ON
 SITE PRIOR TO WORK COMMENCING

1.8METRE HIGH TIMBER
 VACY SCREEN FIXED
 TO TIMBER DECK

1100MM HIGH STEEL HANDRAIL
 WITH BALLUSTERS FIXED AT
 100MM CRS MAXIMUM
 AROUND BALCONY

80X80MM BEAMS
 FULLY WELDED
 TO ANGLE AND
 STEEL EDGE
 BEAM

TIMBER DECK
 CONSTRUCTED FROM
 STEEL FRAME WITH CONCRETE
 PAD FOUNDATIONS
 WITH 120X25MM GROOVED
 TIMBER DECK BOARDS FIXED TO
 50X50MM TIMBER
 BATTENS FIXED TO STEEL
 SUPPORT BEAMS
 STEEL HOLLOW
 SECTION BEAMS FIXED
 AT 600MM CRS AND FULLY
 WELDED TO POSTS AND
 STEEL ANGLE
 BOLTED TO EXISTING
 SANDSTONE WALL AT 450M
 CRS WITH HILTI MIO ANCHOR
 BOLTS
 500X500X300MM
 CONCRETE FOUNDATIONS

BALUSTRADE
 80X80X6 POSTS AT 2100 CRS
 50X50X3.2 SHS HAND AND
 KICK RAILS WITH 8MM VERTICAL
 BARS AT 100MMCRS
 FOUNDATIONS
 500X500X300 PADS
 POSTS
 80X80X6 WITH
 200X200X6 BASEPLATES
 4 NO 16MM THREADED
 RODS AS HOLDING DOWN
 BOLTS

1.8METRE HIGH TIMBER
 PRIVACY SCREEN FIXED
 TO TIMBER DECK

BALUSTRADE ON THIS LINE INSIDE
 TIMBER SCREEN PANEL

80X80 RSA
 BOLTED TO SANDSTONE WALL
 TO SUPORT STEEL BEAMS

CONTRACTOR TO CAREFULLY REMOVE
 EXISTING UPVC WINDOW, LEAVING
 EXISTING LINTOL OVER OPENING
 UNTOUCHED

CUT DOWN EITHER SIDE OF EXISTING
 OPENING TO DECK LEVEL FOR NEW
 DOOR SITE SIZED
 * APPROX 2.100 X 1050MM *
 FIT FULL HEIGHT OPC BELOW
 PVC DOOR FRAME AND SEAL
 AROUND JOINT WITH SAND
 STONE WITH SILICONE POINTING
 TO PROVIDE WEATHER SEAL.
 ALL GLAZING TO DOOR TO BE
 DOUBLE GLAZED TO BS 6262
 PART4, 2005

1.8METRE HIGH TIMBER
 PRIVACY SCREEN FIXED
 TO TIMBER DECK
 TO GABLE SITUATION

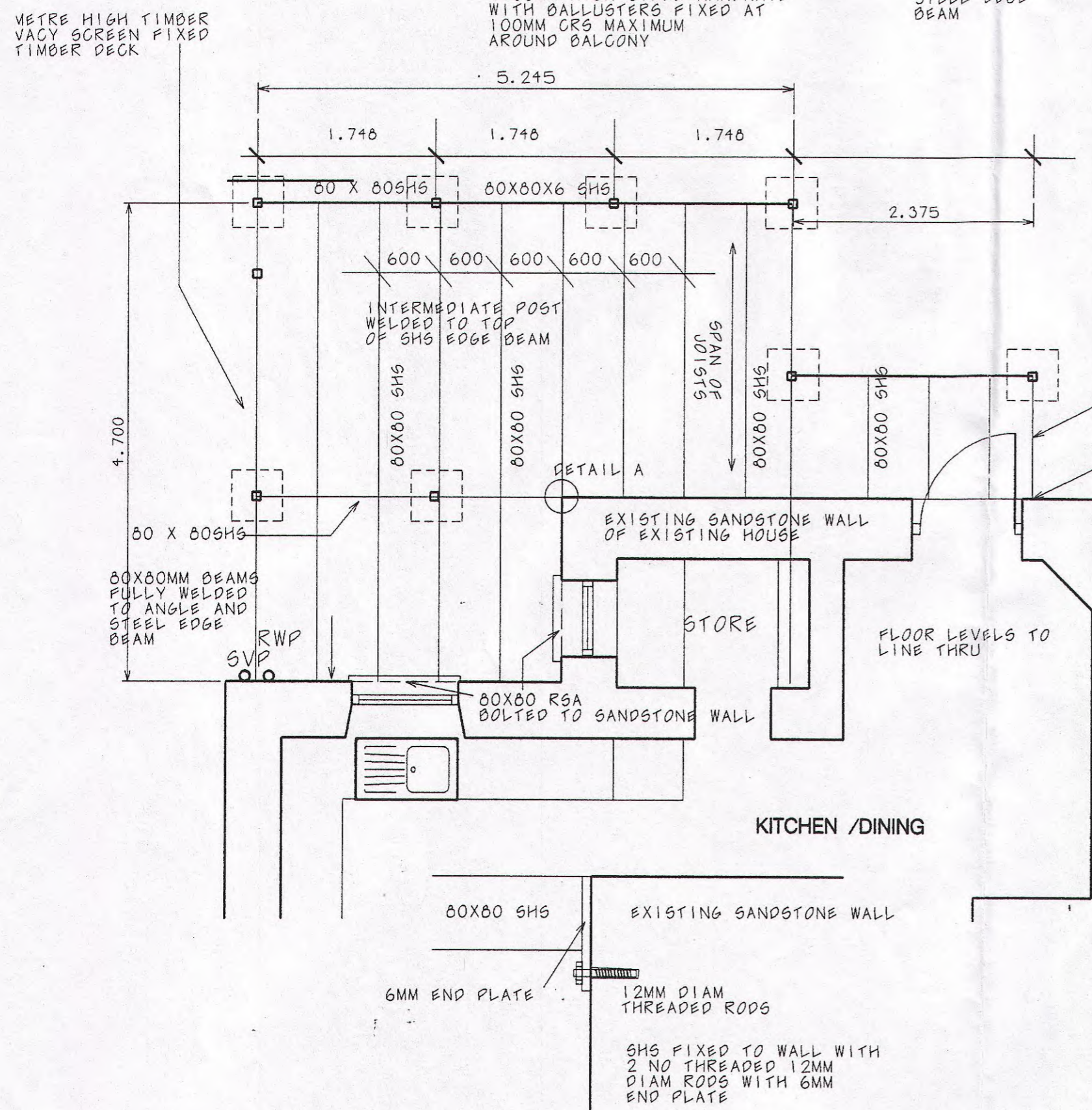


Amedub No.2 11/11/10

REV B NOV 10
 AREA OF DECK REDUCED AND OVERALL
 LENGTH REDUCED TO 5.245M
 WIDTH REDUCED TO 4.700M

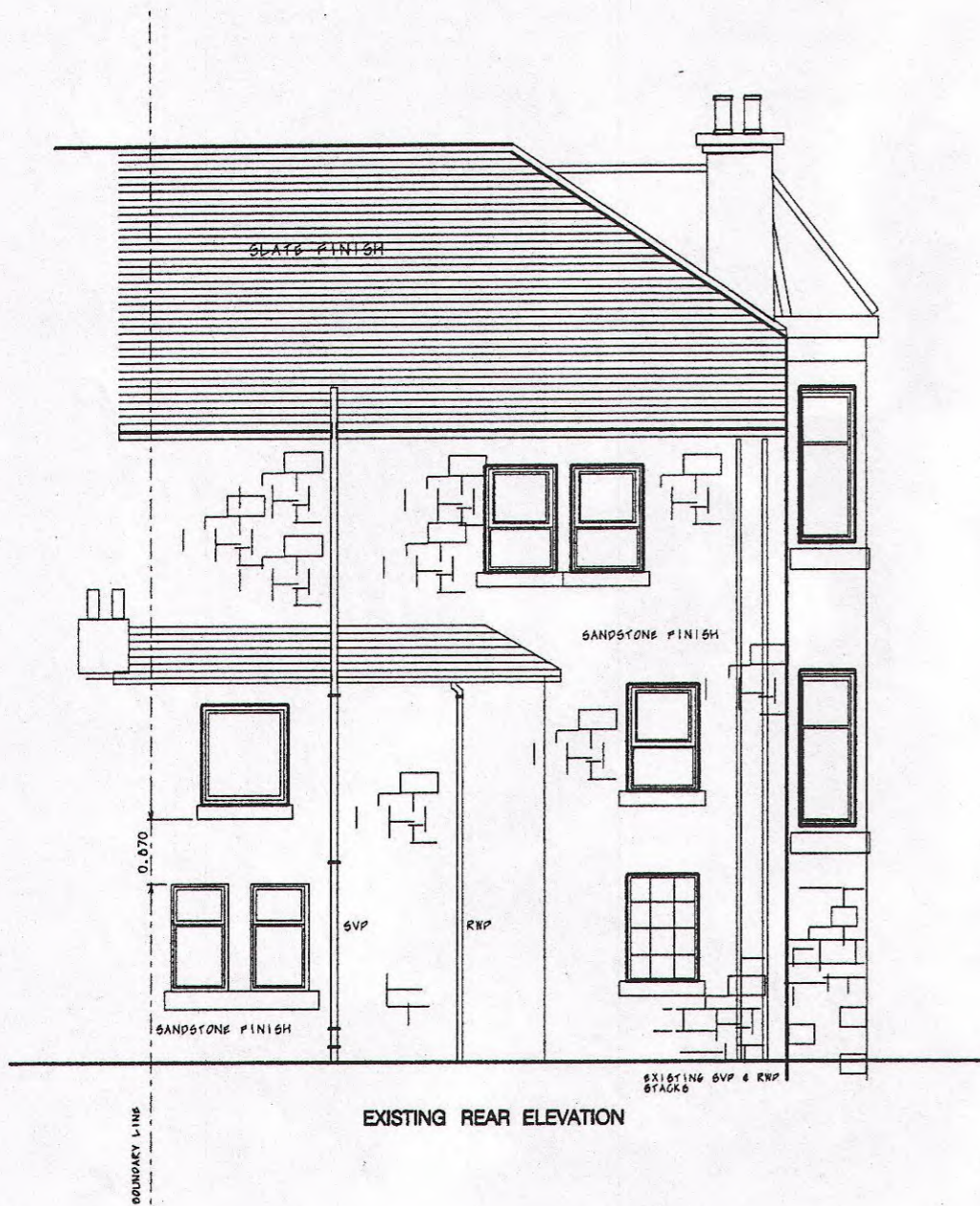
REV A OVERALL LENGTH OF DECK
 ALTERED TO 7.620MM

B.A. CLARKSON BSc Hons.B.Arch
 Registered Architect
 11 Bar Hill Place
 Kilsyth
 G65 9LS Tel 01236 826 332
 baclarksonarchitects@btinternet.com

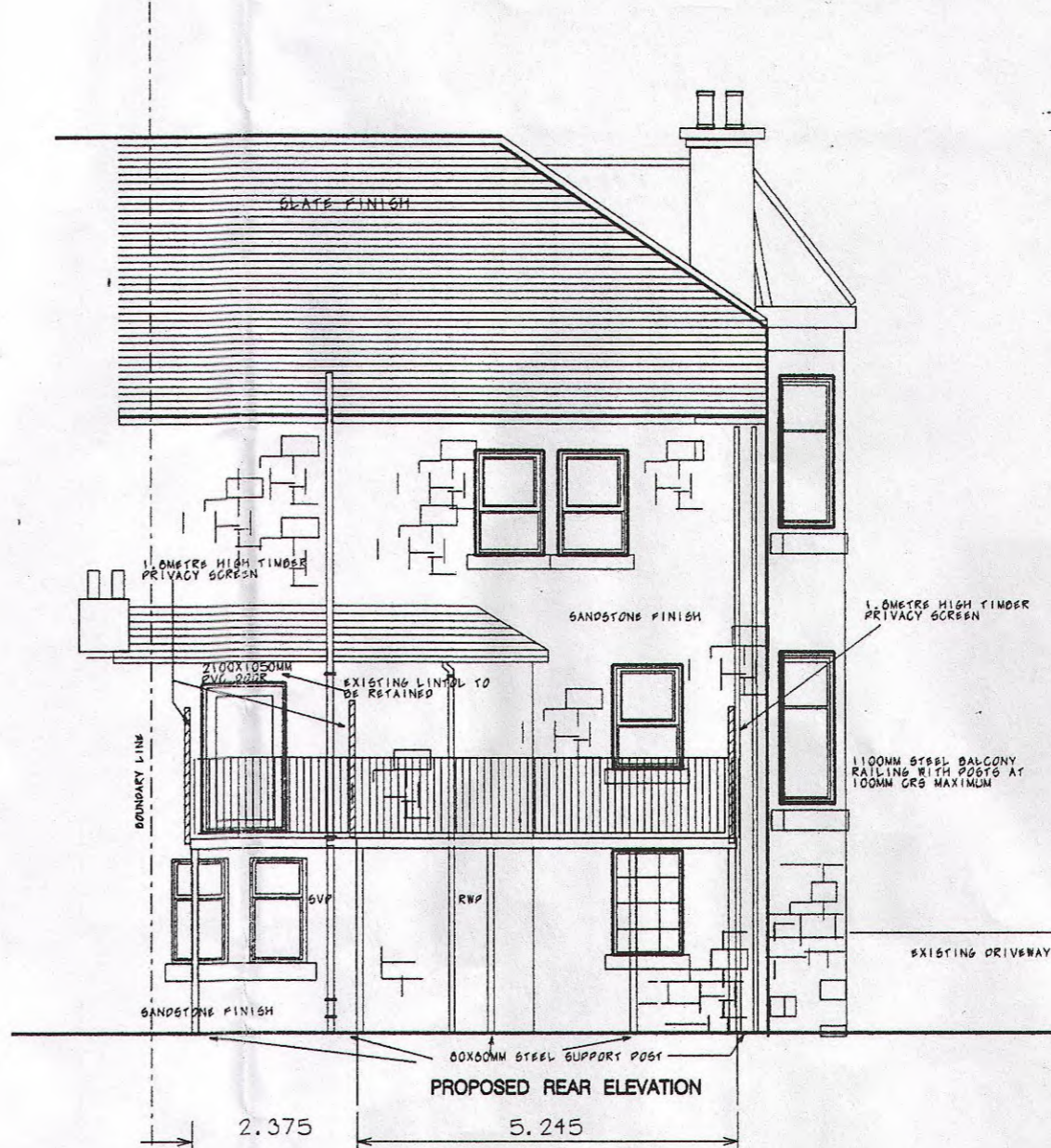


DETAIL A
 PLAN OF FIXING

Job	PROPOSED REAR ELEVATED DECK	
for	MR & MRS R. WATSON	
at	59 STEWARTON DRIVE CAMOUSLANG GLASGOW G72 8DD	
title	PROPOSED DECK STRUCTURE PLAN	
scale	1 : 50	
drwg No	SP / 001	SEPTEMBER 2010
		REV B



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

PVC DOOR FRAME AND SEAL AROUND JOINT WITH SAND STONE WITH SILICONE POINTING TO PROVIDE WEATHER SEAL.

ALL GLAZING TO DOOR TO BE DOUBLE GLAZED TO BS 6262 PART 4, 2005

CONTRACTOR TO CAREFULLY REMOVE EXISTING PVC WINDOW, LEAVING EXISTING LINTOL OVER OPENING UNTOUCHED

CUT DOWN EITHER SIDE OF EXISTING OPENING TO DECK LEVEL FOR NEW DOOR SITS SIZED * APPROX 2100 X 1050MM *

FIT FULL HEIGHT DPC BELOW PVC DOOR FRAME AND SEAL AROUND JOINT WITH SAND STONE WITH SILICONE POINTING TO PROVIDE WEATHER SEAL.



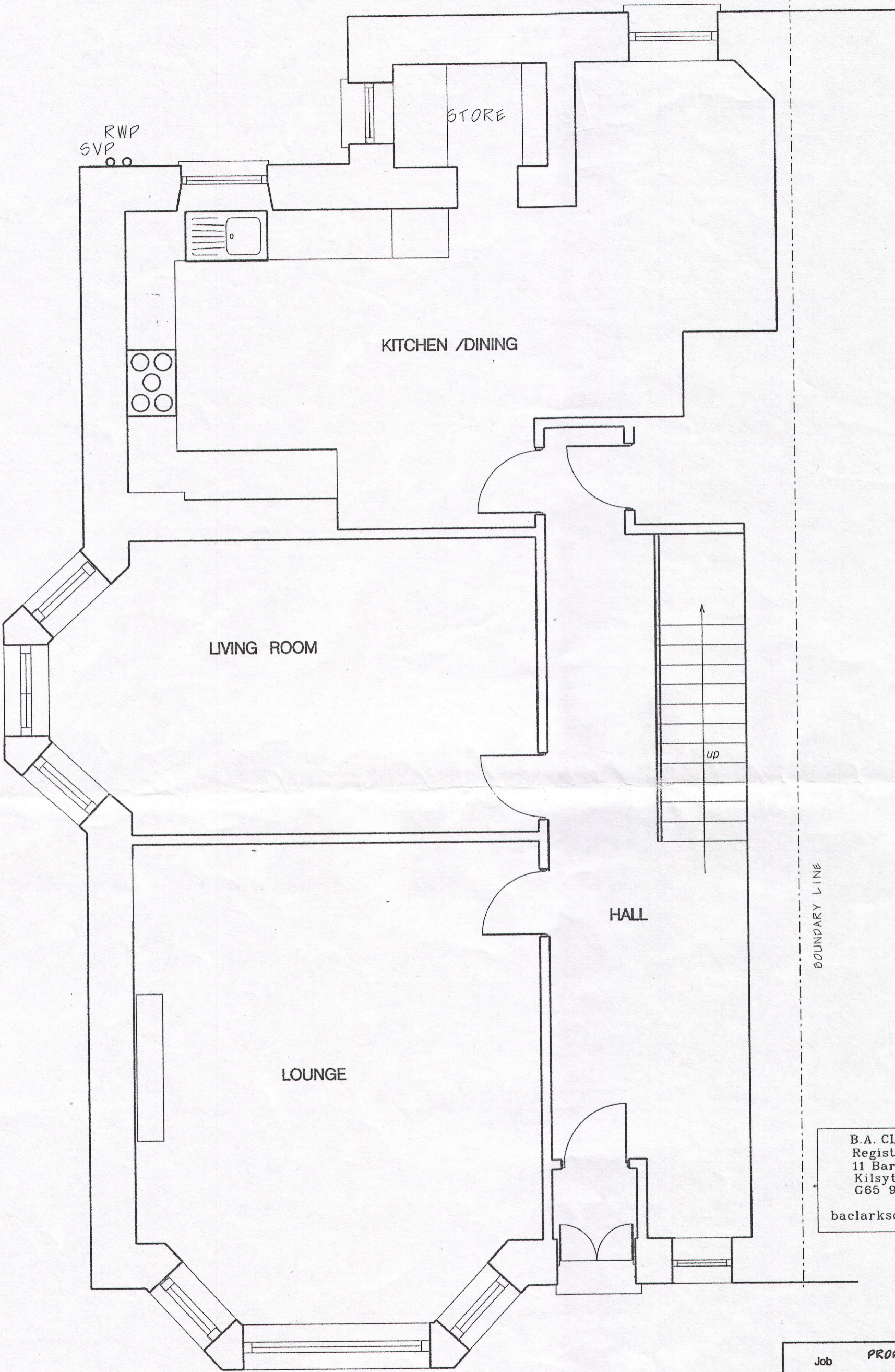
Amended No.2 11/11/10

REV B NOV 10
 AREA OF DECK REDUCED AND OVERALL LENGTH REDUCED TO 5.245M
 WIDTH REDUCED TO 4.700M

REV A OVERALL LENGTH OF DECK ALTERED TO 7.620MM

B.A. CLARKSON BSc Hons.B.Arch
 Registered Architect
 11 Bar Hill Place
 Kilsyth
 G65 9LS Tel 01236 826 332
 baclarksonarchitects@btinternet.com

Job	PROPOSED REAR ELEVATED DECK
for	MR & MRS R. WATSON
at	59 STEWARTON DRIVE CAMBUSLANG GLASGOW G72 8DD
title	REAR ELEVATIONS
scale	1 : 100
drwg No	E / 0 / 02 SEPTEMBER 2010
	REV B



BOUNDARY LINE

B.A. CLARKSON BSc Hons.B.Arch
 Registered Architect
 11 Bar Hill Place
 Kilsyth G65 9LS Tel 01236 826 332
 baclarksonarchitects@btinternet.com

FLOOR AREA - 105M2

SOUTH LANARKSHIRE COUNCIL
 PLANNING App. No
CR / 10 / 0230

RECEIVED
 28 SEP 2010

Job	PROPOSED REAR ELEVATED DECK
for	MR & MRS R. WATSON
at	59 STEWARTON DRIVE CAMOUSLANG GLASGOW G72 8DD
title	EXISTING FLOOR PLAN
scale	1 = 50
dwg No	E / 0 / 01 SEPTEMBER 2010



EXISTING GABLE ELEVATION

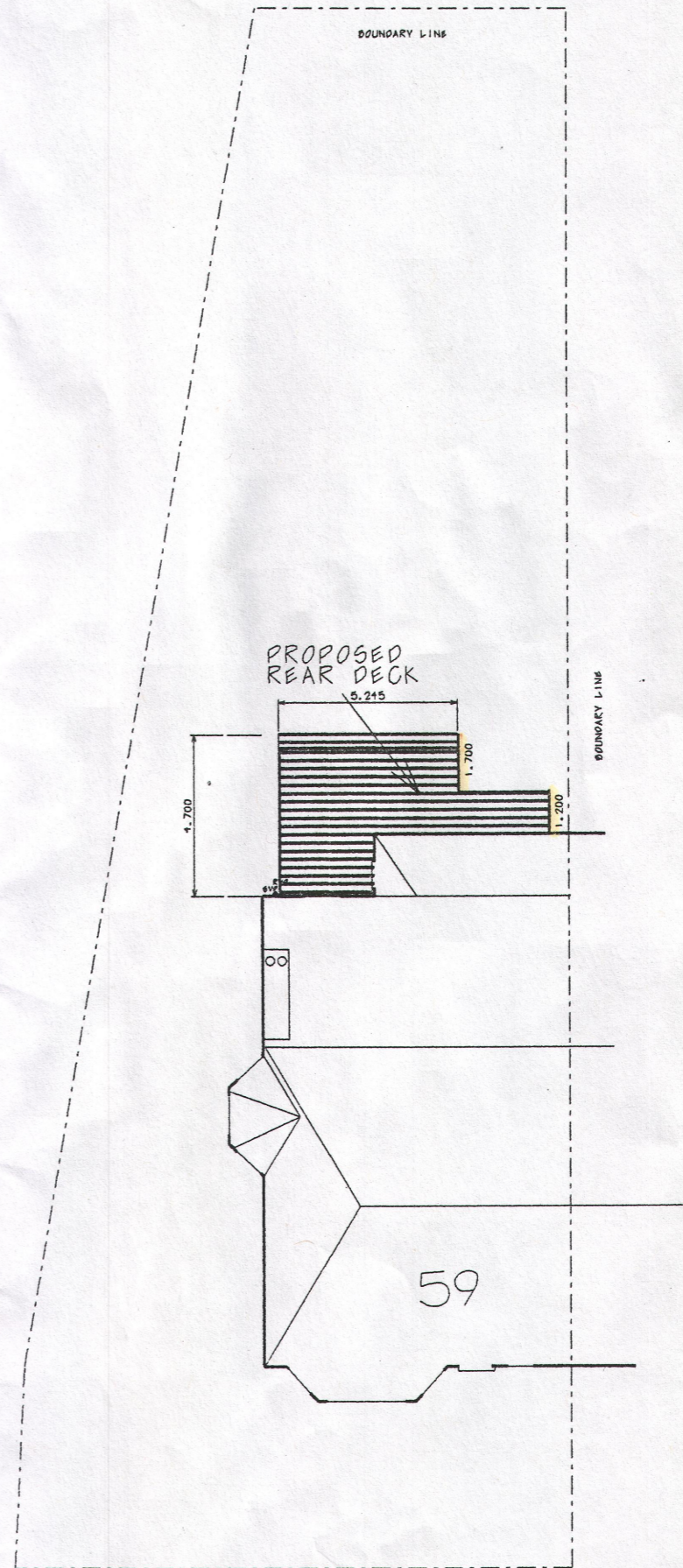
Drawing E/0/03





LOCATION PLAN 1 : 1250

NORTH



THE SITE
NO 59
STEWARTON DRIVE

BLOCK PLAN 1 : 200



Amendment No. 2 11/11/10

REV B NOV 10
AREA OF DECK REDUCED

REV A - LENGTH OF DECK REDUCED TO 7.62

B.A. CLARKSON BSc Hons. B.Arch
Registered Architect
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Kilsyth
G65 9LS Tel 01236 826 332
baclarksonarchitects@btinternet.com

Job	PROPOSED REAR ELEVATED DECK	
for	MR & MRS R. WATSON	
at	59 STEWARTON DRIVE CAMOURLANG GLASGOW G72 8DD	
title	LOCATION AND BLOCK PLANS	
scale	1 : 1250	1 : 200
drwg No	LP / 01	SEPTEMBER 2010
		REV 0



M.B.
P Representation
- CR/10/0230

Maud and David McIntyre

57 Stewarton Drive

Cambuslang

G72 8DQ

14 October 2010

FAO Malcolm Bruce,
South Lanarkshire Council
Planning and Building Standards
King Street
Rutherglen

Dear Sir/Madam,

**Objection to Proposed Raised Timber Decking and Balcony at 59 Stewarton Drive,
Planning Ref No.CR/10/0230**

Further to the recent neighbour notification I wish to object to the above proposal on the following grounds.

In terms of the adopted Local Plan the proposal is contrary to Policies DM1 and DM4 for the following reasons.

Impact on Amenity

The proposal entails the erection of a raised decked area with balcony at first floor level projecting 3.6metres along the east boundary with our garden and projecting 5.4metres along the western side. The plans indicate 1.8metre screen fence along both sides erected on top of the decking. In terms of appearance we consider that such a structure will detrimentally impact on the amenity of the rear gardens and will detract from the appearance of the rear elevations of these houses and surrounding area. The plans indicate the decking and balcony spanning the full width of the house thus the scale is excessive and larger than a previously approved balcony and decking at adjacent number 61 Stewarton Drive. The balcony at 61 spans two thirds of the width of that house and projects less also. No screen fencing is erected on No 61s balcony as natural screening exists on the neighbouring boundaries which mitigates the overlooking problem to a certain extent.

Loss of Privacy

The proposal would result in significant overlooking and loss of privacy to our adjacent garden.

This is due to the fact that no natural screening by way of trees at this height exists on our boundary with no 59. Furthermore the decking and balcony is proposed across the full width of the rear elevation with a projection of 3.6 metres along the boundary with our attached property. Whilst the

ACK M3 ✓

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15 OCT 2010

1.8 metre fencing proposed would screen our window from the balcony it would obscure the views to the Campsies and Ben Lomond which is one of the real assets of these houses. Due to the scale of the decked structure and its position along our boundary there is an insurmountable overlooking problem to our usable garden ground as no natural tree screening exists on this boundary. Given the north facing aspect of these properties, the usable sunny part of the rear garden is the central section and therefore even with 1.8 metre screen fencing on the balcony the privacy/overlooking problem would remain.

In light of the above I would request the following:

- **that the balcony width is reduced and re-positioned set back from the boundary with our garden by approximately 2.5 metres, similar to no 61s balcony .**
- **that the projection of the decked area is reduced as the proposed size and scale at 3.6 metres and 5.4 metres is excessive given the overlooking problem to our garden ground. In our opinion in conjunction with the reduction in width it should be reduced to under 3 metres projection.**
- **If the scale is reduced as per the above suggestions then we would request that the screen fencing is not erected as it would detract from the overall appearance of the raised decking to the detriment of immediate surrounding area.**

We recognise that the above design changes would have implications for the position of the access door onto the balcony, however we think that an alternative door position can be achieved.

It should be noted that despite conditions being imposed on the planning consents of the three other raised decks at 61, 71 and 73 Stewarton Drive, it does not appear that the fencing has ever been implemented. I suspect because the boundaries are reasonably screened with natural vegetation and also that the fencing would spoil the appearance of the balconies.

Furthermore, I note there is no specification of the proposed 1.8 metre screen fence and there is no elevational drawing showing the proposal from our side(i.e. the eastern aspect) nor are our window positions, in relation to the proposed structure, shown on any drawing.

Finally, I would advise you that we had hoped to discuss the above changes directly with our neighbour but as they are on holiday at present it has been necessary to formalise our concerns in writing with the Planning Department.

I trust our comments will be given full consideration during your assessment of the application and I trust a revised scheme can be sought as the current one, in our opinion, is contrary to Policies DM1 and DM4 of the Local Plan.

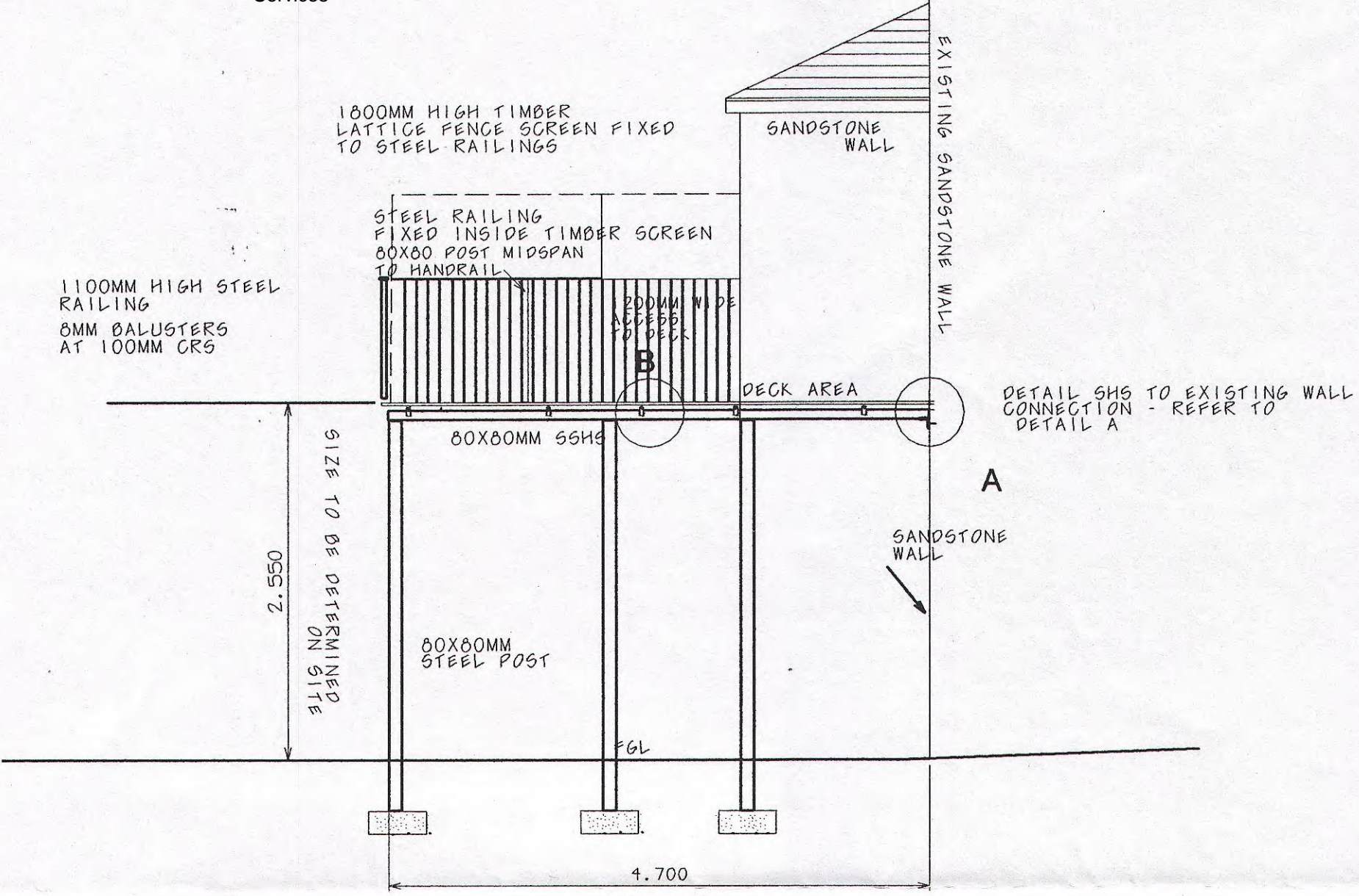
Yours faithfully,

Maud and David McIntyre

CC: Mrs Gwen McCracken

Planning Team Leader

SOUTH LANARKSHIRE COUNCIL
 Town & Country Planning (Scotland) Acts
 APPROVED
 IN TERMS OF CONSENT OF
 26 Nov 2010
 Michael McGlynn
 Head of Planning and Building Standards
 Services



500X500X300MM DEEP
 GRADE RC35 CONCRETE
 PAD FOUNDATIONS
 FOR EACH STEEL POST
 LAID AT A DEPTH OF
 450MM FROM FGL

500X500X300MM DEEP
 GRADE RC35 CONCRETE
 PAD FOUNDATIONS
 FOR EACH STEEL POST
 LAID AT A DEPTH OF
 450MM FROM FGL

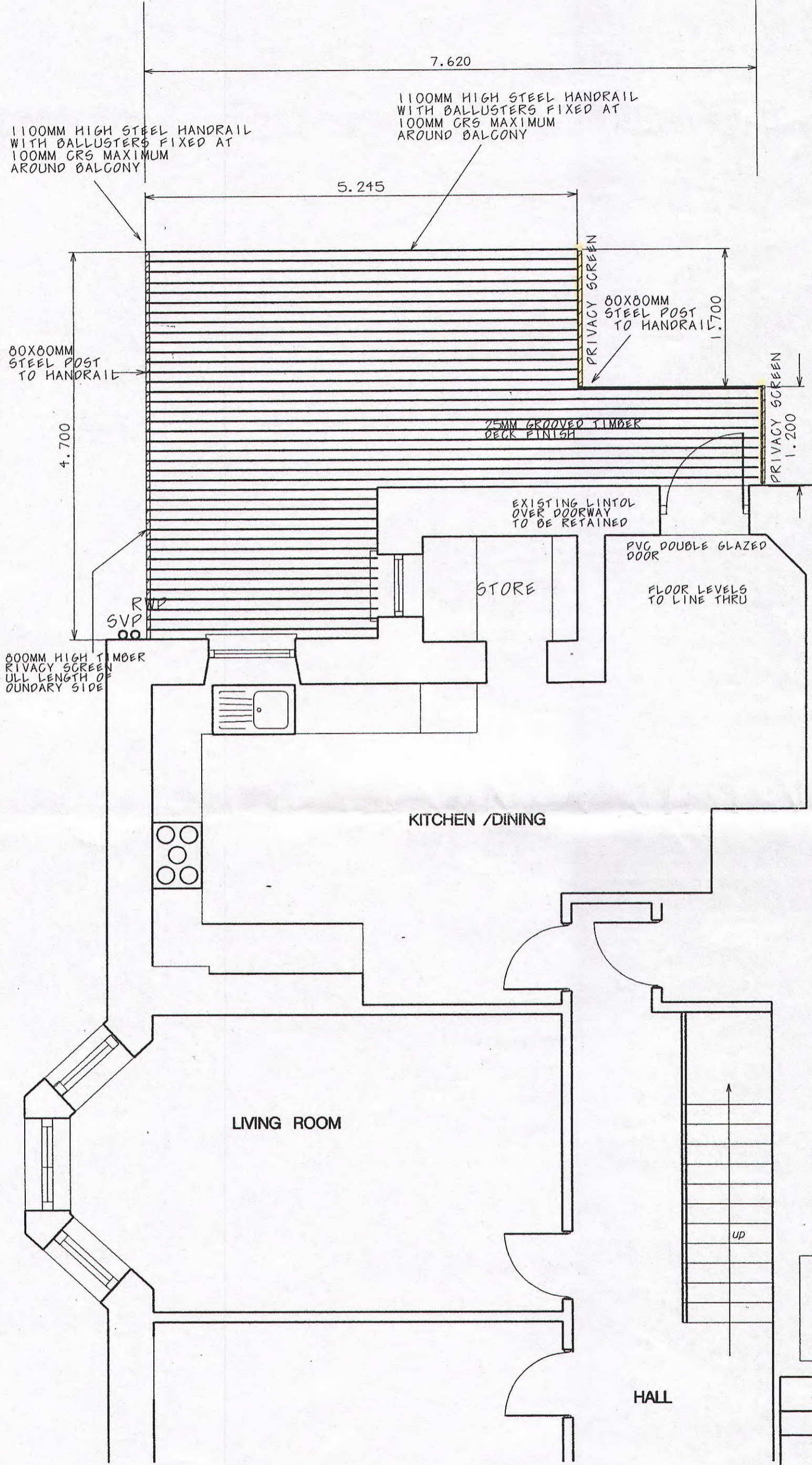


Amendment No. 2 11/11/10

REV B NOV 10
 AREA OF DECK REDUCED AND OVERALL
 LENGTH REDUCED TO 5.245M
 WIDTH REDUCED TO 4.700M

B.A. CLARKSON BSc Hons.B.Arch
 Registered Architect
 11 Bar Hill Place
 Kilsyth
 G65 9LS Tel 01236 826 332
 baclarksonarchitects@btinternet.com

Job	PROPOSED REAR ELEVATED DECK
for	MR & MRS R. WATSON
at	59 STEWARTON DRIVE CAMDUSLANG GLASGOW G72 8DD
title	PROPOSED SIDE ELEVATION
scale	1 : 50
dwg No	E / 0 / 04 SEPTEMBER 2010
	REV B



ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE OF STEELWORK

1800MM HIGH TIMBER PRIVACY SCREEN FULL LENGTH OF BOUNDARY SIDE FITTED TO OUTSIDE OF STEEL RAILINGS

TIMBER DECK CONSTRUCTED FROM 80 X 80MM STEEL FRAME WITH CONCRETE PAD FOUNDATIONS WITH 120X25MM GROOVED TIMBER DECK BOARDS FIXED TO 50X50MM TIMBER BATTENS FIXED TO STEEL SUPPORT BEAMS
80X80MM STEEL HOLLOW SECTION BEAMS FIXED AT 600MM CRS AND FULLY WELDED TO POSTS AND 80X80 STEEL ANGLE BOLTED TO EXISTING SANDSTONE WALL AT 450M CRS WITH HILTI M10 ANCHOR BOLTS

AREA OF DECK = 22.60 M2

SOUTH LANARKSHIRE COUNCIL
Town & Country Planning (Scotland) Acts
APPROVED
IN TERMS OF CONSENT OF
26 Nov 2010

Michael McGlynn
Head of Planning and Building Standards
Services



Amended No. 2 11/11/10

REV B NOV 10
AREA OF DECK REDUCED AND OVERALL LENGTH REDUCED TO 5.245M
WIDTH REDUCED TO 4.700M

REV A OVERALL LENGTH OF DECK ALTERED TO 7.620MM

B.A. CLARKSON BSc Hons.B.Arch
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Job	PROPOSED REAR ELEVATED DECK
for	MR & MRS R. WATSON
at	59 STEWARTON DRIVE CAMOUSLANG GLASGOW G72 8DD
title	PROPOSED DECK FLOOR PLAN
scale	1 : 50
dwg No	B / 0 / 05 SEPTEMBER 2010
	REV B

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORK COMMENCING

SOUTH LANARKSHIRE COUNCIL
Town & Country Planning (Scotland) Acts
APPROVED
IN TERMS OF CONSENT OF
7 Mar 2011
Michael McGlynn
Head of Planning and Building Standards
Services

TIMBER DECK
CONSTRUCTED FROM 80 X 80MM STEEL
FRAME WITH CONCRETE PAD FOUNDATIONS
WITH 120X25MM GROOVED TIMBER DECK
BOARDS FIXED TO 50X50MM TIMBER
BATTENS FIXED TO STEEL SUPPORT BEAMS
1100MM HIGH STEEL HANDRAIL
WITH BALLUSTERS FIXED AT
100MM CRS MAXIMUM
80 X 80MM STEEL POST
FIXED MID SPAN TO
BRACE RAILINGS

1.0METRE HIGH TIMBER
PRIVACY SCREEN FIXED
TO TIMBER DECK

BALUSTRADE
80X80X6 POSTS AT 2100 CRS
50X50X3.2 SHS HAND AND
KICK RAILS WITH 8MM VERTICAL
BARS AT 100MM CRS
FOUNDATIONS
500X500X300 PADS
POSTS
80X80X6 WITH
200X200X6 BASEPLATES
4 NO 16MM THREADED
RODS AS HOLDING DOWN
BOLTS

1.0METRE HIGH TIMBER
PRIVACY SCREEN FIXED
TO TIMBER DECK

80X80MM
STEEL POST
FIXED
TO HANDRAIL

3600

CONTRACTOR TO CAREFULLY REMOVE
EXISTING UPVC WINDOW, LEAVING
EXISTING LINTOL OVER OPENING
UNTOUCHED

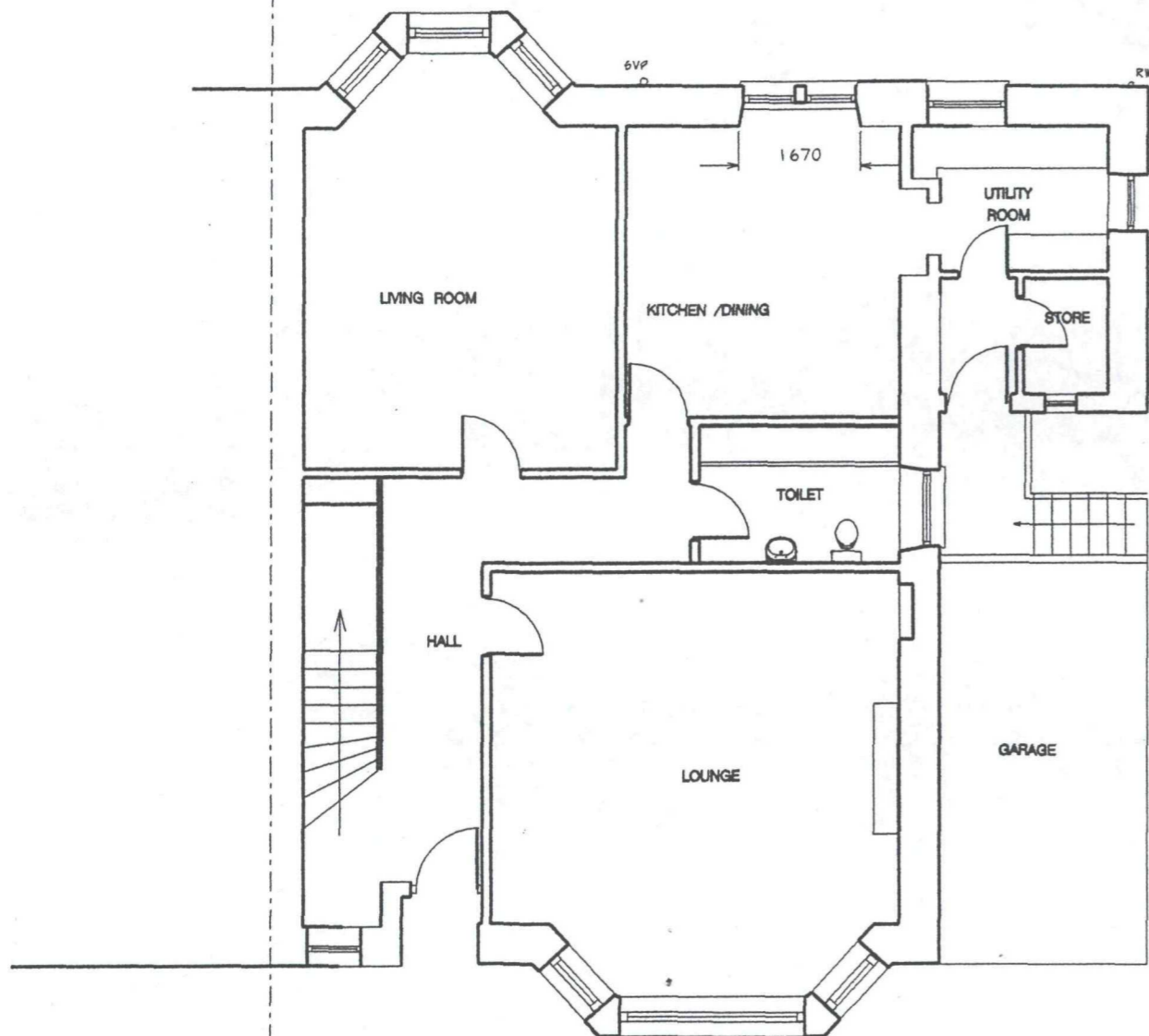
CUT DOWN EITHER SIDE OF EXISTING
OPENING TO DECK LEVEL FOR NEW
DOORS. SITE SIZED
• APPROX 2010X 1670MM •

FIT FULL HEIGHT DPC BELOW
PVC DOOR FRAME AND SEAL
AROUND JOINT WITH SAND
STONE WITH SILICONE POINTING
TO PROVIDE WEATHER SEAL.

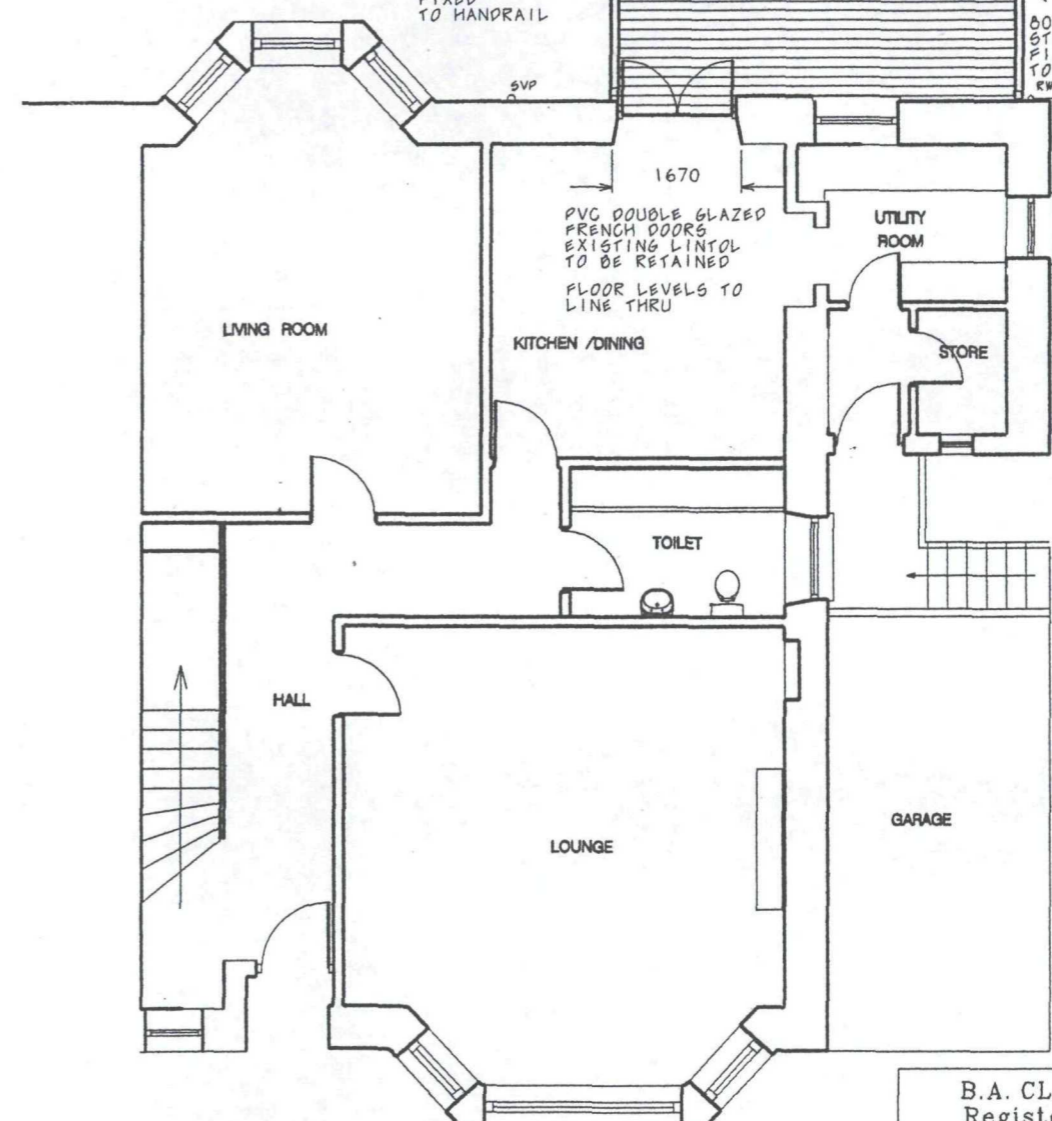
ALL GLAZING TO DOOR TO BE
DOUBLE GLAZED TO BS 6262
PART 4, 2005

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05 NOV 2010

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EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

PROPOSED BALCONY DECK	
MR A. MELVIN	
65 STEWARTON DRIVE CAMBUSLANG GLASGOW G 72 8DQ	
FLOOR PLANS	
1:100	
E /00 /02	OCT 2010
	REV



EXISTING REAR ELEVATION



EXISTING GABLE ELEVATION

SOUTH LANARKSHIRE COUNCIL
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 IN TERMS OF CONSENT OF
 7 Mar 2011
 Michael McGlynn
 Head of Planning and Building Standards
 Services

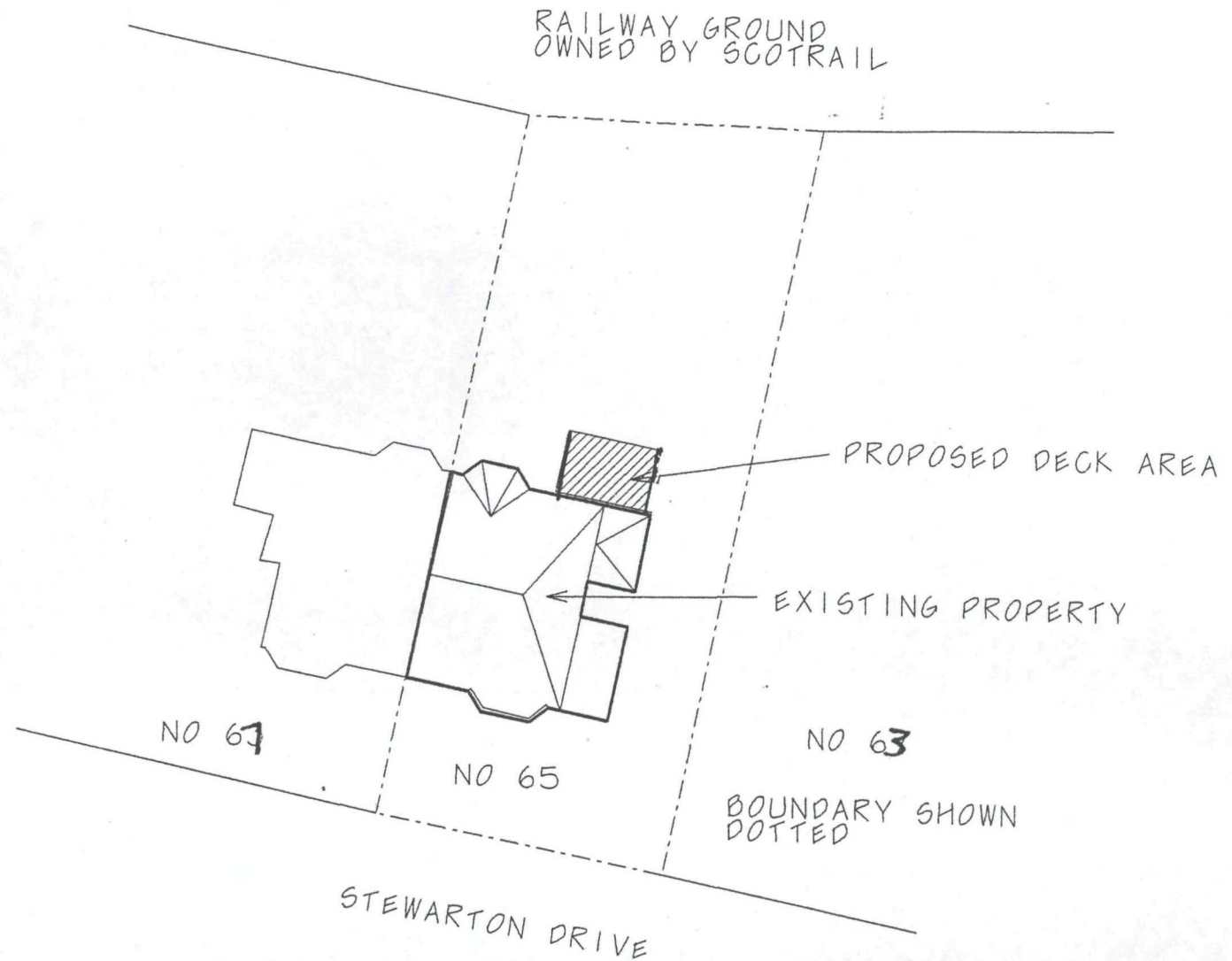
B.A. CLARKSON BSc Hons.B.Arch
 Registered Architect
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 Kilsyth
 G65 9LS Tel 01236 826 332
 baclarksonarchitects@btinternet.com

Job	PROPOSED BALCONY DECK	
for	MR A. MELVIN	
at	65 STEWARTON DRIVE CAMBUSLANG GLASGOW G 72 8DQ	
title	EXISTING ELEVATIONS	
scale	1:100	
drwg No	E /00 /03	OCT 2010
		REV

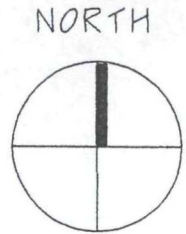
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LOCATION PLAN 1 : 1250



BLOCK PLAN 1 : 200



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Town & Country Planning (Scotland) Acts
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Job	PROPOSED BALCONY DECK	
for	MR A. MELVIN	
at	65 STEWARTON DRIVE CAMBUSLANG GLASGOW G 72 8DQ	
title	LOCATION AND BLOCK PLANS	
scale	1 : 1250	1 : 200
drwg No	E /00 /01	OCT 2010
		REV

DECK CONSTRUCTED FROM
120X25MM GROOVED
DECK BOARDS FIXED TO 50X50MM
TANALISED BATTENS FIXED TO
80X80MM STEEL JOISTS WITH
WELDED STEEL LUGS AS
PER DETAIL B

1100MM HIGH TIMBER HANDRAIL
WITH BALLUSTERS FIXED AT
100MM CRS MAXIMUM

PRIVACY SCREEN FIXED
TO TIMBER DECK

SPAN OF DECKING BOARDS

1.8METRE HIGH TIMBER
PRIVACY SCREEN FIXED
TO TIMBER DECK

500X500X300MM
GRADE C30 CONCRETE
PAD FOUNDATIONS
FOR EACH STEEL POST
LAID AT A DEPTH OF
450MM FROM FGL
80X80MM STEEL HOLLOW
SECTION BEAMS FIXED
AT 500MM CRS AND FULLY
WELDED TO POSTS AND
90X90X10MM STEEL ANGLE
BOLTED TO EXISTING
SANDSTONE WALL AT 500M
CRS WITH HILTI HY 150
RESIN ANCHOR BOLTS OR
EQUAL AND APPROVED
80X80X 10MM
STEEL ANGLE
BOLTED TO EXISTING
SANDSTONE WALL

SOUTH LANARKSHIRE COUNCIL
Town & Country Planning (Scotland) Acts
APPROVED
IN TERMS OF CONSENT OF
7 Mar 2011
Michael McGlynn
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Services

80X80MM
STEEL POST

500X500X300MM
CONCRETE FOUNDATIONS

80X80MM BEAMS
FULLY WELDED
TO ANGLE AND
STEEL EDGE
BEAM

POST

POST

POST

POST

1.750

1.750

1.750

SPAN OF
STEEL BEAMS

80X80MM STEEL
BEAMS

600 600 600

3.600

FRENCH
DOORS

1670

UTILITY

1100MM HIGH
TIMBER RAILINGS

SANDSTONE
WALL

120X25MM DECK BOARDS

50X50MM TANALISED
TIMBER BATTEN

80X80MM STEEL HOLLOW
SECTION

60X25X10MM
STEEL LUG
FULLY WELDED
TO STEEL BEAM
TO FOX TIMBER
BEARER

35MM M10 BOLT
FIXED INTO TIMBER
BEARER

DETAIL B

A

DECK AREA

B

80X80MM
STEEL POST

80X80X10MM
STEEL ANGLE
HILTI HY 150 RESIN ANCHOR
BOLTS FIXED AT
450MM CRS OR
EQUAL AND APPROVED

DETAIL A

GARDEN AREA

300X300X300MM
GRADE RC25 CONCRETE
PAD FOUNDATIONS
FOR EACH STEEL POST
LAID AT A DEPTH OF
450MM FROM FGL

SECTION THRU DECK

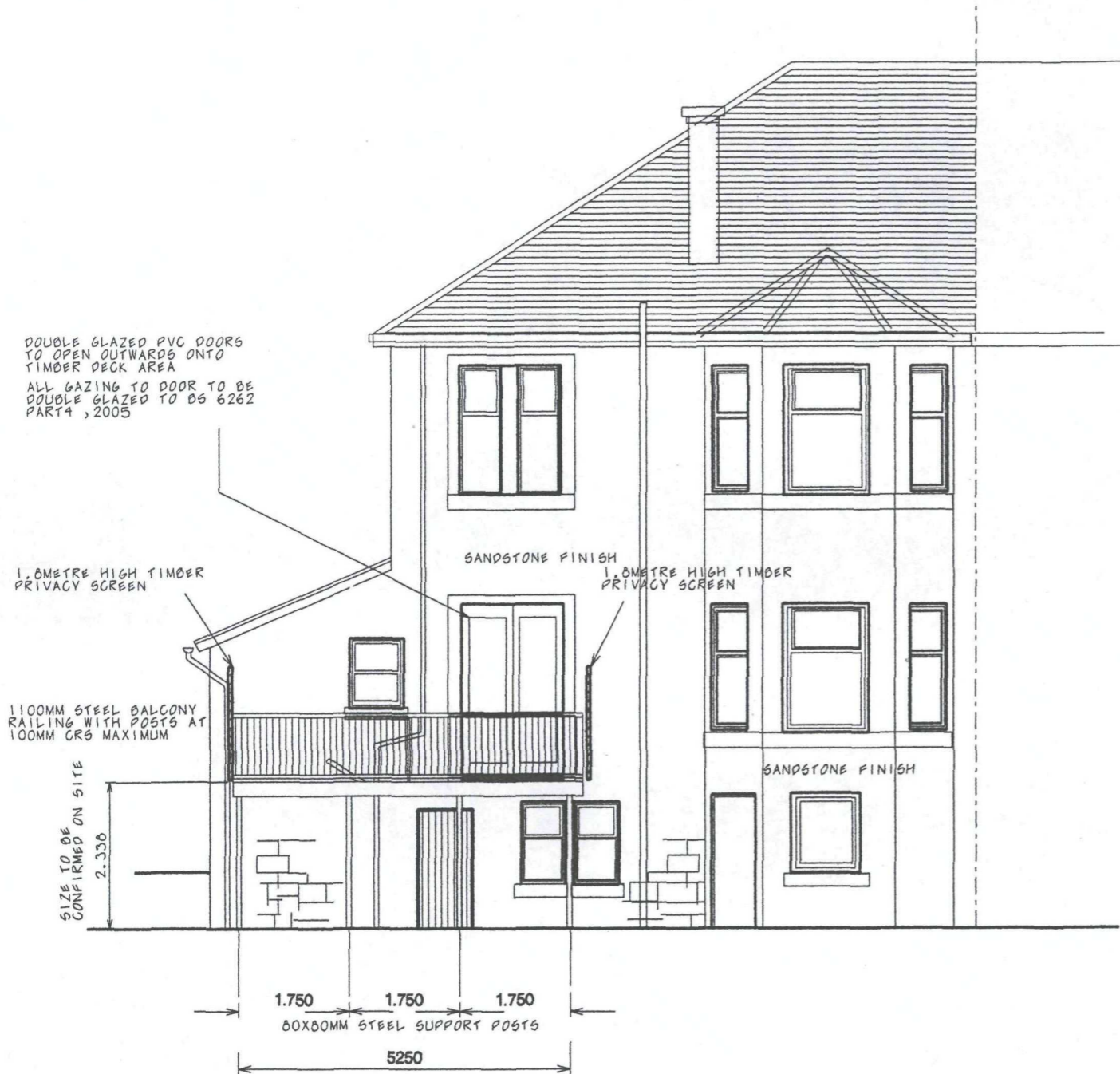
3.600

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05 NOV 2010

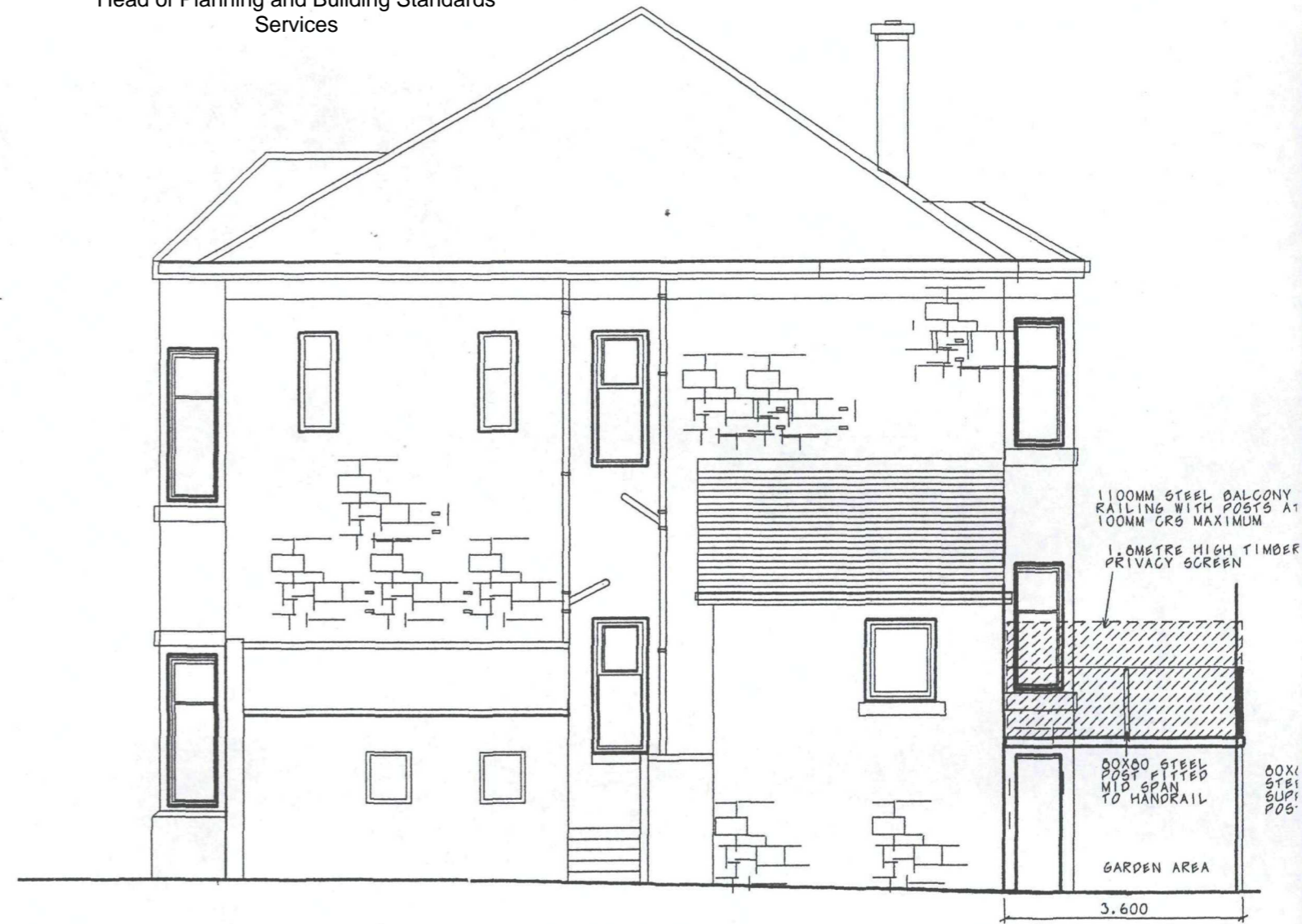
B.A. CLARKSON BSc Hons.B.Arch
Registered Architect
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baclarksonarchitects@btinternet.com

Job	PROPOSED BALCONY DECK
for	MR A MELVIN
at	65 STEWARTON DRIVE CAMBUSLANG GLASGOW G 72 8DQ
title	DECK DETAILS
scale	1:50, NTS
drwg No	E /00 /05
	OCT 2010
	REV

SOUTH LANARKSHIRE COUNCIL
 Town & Country Planning (Scotland) Acts
 APPROVED
 IN TERMS OF CONSENT OF
 7 Mar 2011
 Michael McGlynn
 Head of Planning and Building Standards
 Services



PROPOSED REAR ELEVATION

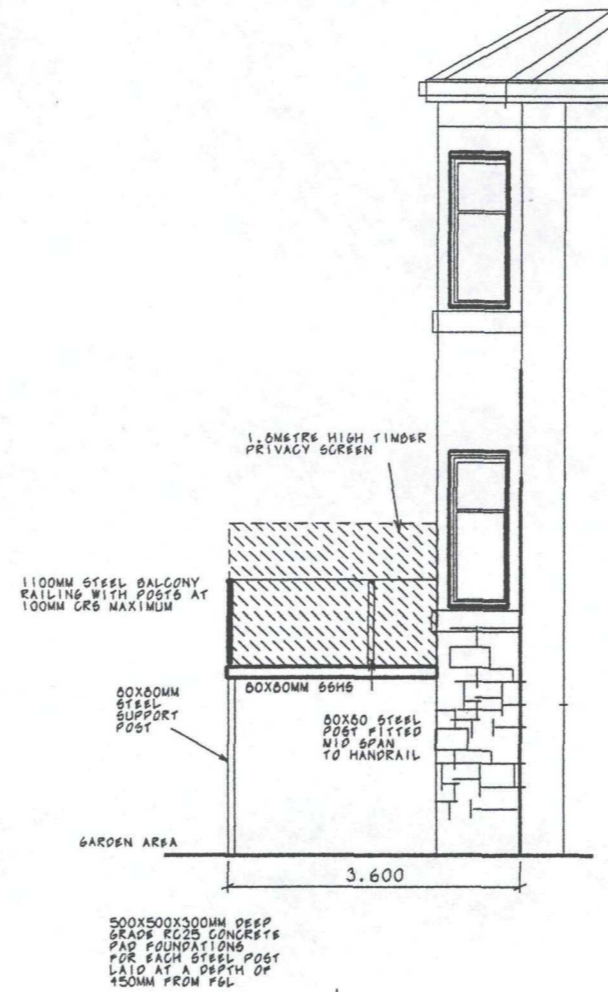


PROPOSED GABLE ELEVATION

B.A. CLARKSON BSc Hons. B.Arch
 Registered Architect
 11 Bar Hill Place
 Kilsyth
 G65 9LS Tel 01236 826 332
 baclarksonarchitects@btinternet.com

Job	PROPOSED BALCONY DECK	
for	MR A. MELVIN	
at	65 STEWARTON DRIVE CAMBUSLANG GLASGOW G 72 8DQ	
title	PROPOSED ELEVATIONS	
scale	1:100	
drwg No	E /00 /04	OCT 2010
		REV

RECEIVED
 05 NOV 2010



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05 NOV 2010

B.A. CLARKSON BSc Hons.B.Arch
Registered Architect
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Kilsyth
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baclarksonarchitects@btinternet.com

PROPOSED WEST ELEVATION

SOUTH LANARKSHIRE COUNCIL
Town & Country Planning (Scotland) Acts
APPROVED
IN TERMS OF CONSENT OF
7 Mar 2011
Michael McGlynn
Head of Planning and Building Standards
Services

Job	PROPOSED BALCONY DECK
for	MR A. MELVIN
at	65 STEWARTON DRIVE CAMBUSLANG GLASGOW G 72 8DQ
title	PROPOSED WEST ELEVATION
scale	1:100
drwg No	E /00 /06
	OCT 2010
	REV



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: 02 April 2012

Dear Sir/Madam

Issue of decision – Compliance with conditions

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

I am pleased to enclose the decision notice relating to the above mentioned application which was recently approved by the Council, subject to conditions. Please note that the Council does not issue paper plans in respect of applications determined on or after 4 January 2012. The application is granted in accordance with the plans and any other documentation listed in the conditions imposed on the accompanying decision notice and which can be viewed using the Council's online planning application search at www.southlanarkshire.gov.uk

If you require a hard copy of the approved plans, please contact us quoting the application number at planning@southlanarkshire.gov.uk.

Please check the decision notice carefully for any conditions imposed on the consent which require the submission and approval of details **before works start on site**. It is most important that these are dealt with **before** work on the development begins. If the development starts without complying with these 'pre-commencement' conditions, it may be rendered unlawful. Enforcement action may also be taken if conditions or details are not submitted and approved by the Council, if you are required to do so.

I would also advise you that under the Planning etc (Scotland) Act 2006, once you have decided the date that you will start work on the development, you must inform the Council of that date as soon as possible. This ensures that the Council is aware that the development is due to begin and can follow up on any suspensive conditions attached to the planning permission as mentioned above. If you do not notify the Council, that is a breach of planning control and action may be taken against you. I enclose a 'Notification of initiation of development' for you to submit when you are

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



ready to begin work. Similarly, you require to notify us when the development has been completed and a 'Notification of completion of development' is also attached for this purpose.

If you have any queries regarding the conditions which have been imposed, or the procedures associated with the notification of initiation of development or completion of development notices, then please contact the officer named above.

Yours faithfully

Head of Planning and Building Standards Services

Enc:



Town and Country Planning (Scotland) Act 1997

To : **Mr James Docherty**
18 Buchanan Drive
Cambuslang
G72 8BD

Per :

With reference to your application dated 04 March 2012 for Conditional Planning Permission under the above mentioned Act :

Description of Proposed Development :

Erection of extension to existing front dormers and erection of rear sunroom

Site Location :

18 Buchanan Drive
Cambuslang
G72 8BD

SOUTH LANARKSHIRE COUNCIL in exercise of their powers under the above mentioned Act hereby:

GRANT CONDITIONAL 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: 02/04/12

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. Building Warrant or Roads Construction Consent.

South Lanarkshire Council
Community and Enterprise Resources
Planning and Building Standards Services

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

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

NOTES TO APPLICANT

APPLICATION NUMBER: CR/12/0032

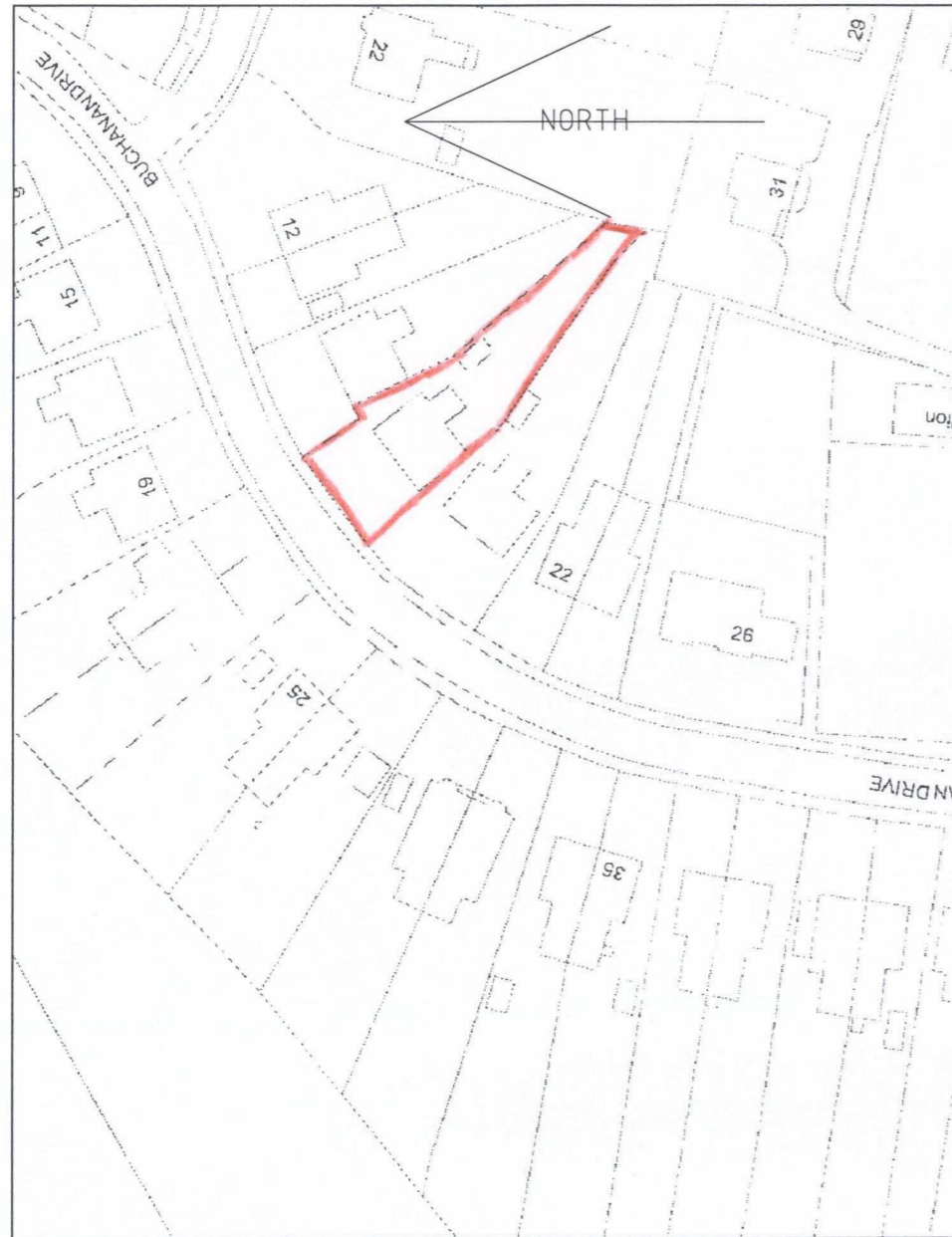
Important

The following notes do not form a statutory part of this Decision Notice. However, it is recommended that you study them closely as they contain information which guides you to other relevant matters that may assist in ensuring that the development is properly carried out.

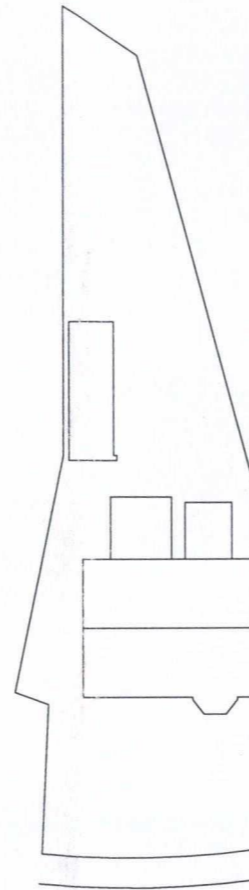
- 1 Failure to comply with the conditions imposed on this planning permission can result in the planning authority serving a Breach of Condition Notice and/or Enforcement Notice. If any of the requirements set out in these notices are not then complied with, a fixed penalty notice may be served seeking 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).)

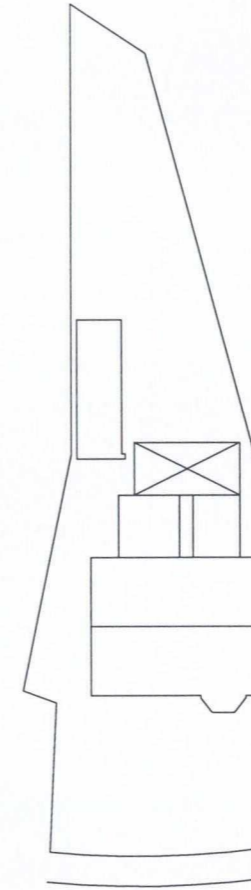
SOUTH LANARKSHIRE COUNCIL
 Town & Country Planning (Scotland) Acts
 APPROVED
 IN TERMS OF CONSENT OF
 2 Apr 2012
 Michael McGlynn
 Head of Planning and Building Standards
 Services



LOCATION PLAN



EXISTING BLOCK PLAN



PROPOSED BLOCK 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 Location Plan and Existing and Proposed
 Block Plan

Scale	Plan Number	Date
1:100 & 1:50	JD/18BD/2012/01	January 2012