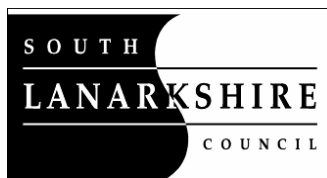


Appendix 4

Planning Decision Notice and Reasons for Refusal



Town and Country Planning (Scotland) Act 1997

To: **John Lawrie**
c/o DTA Chartered
Architects Ltd

Per: **DTA Chartered Architects**
9 Montgomery Street
The Village
East Kilbride
G74 4JS

With reference to your application dated 03 February 2010 for Planning Permission under the above mentioned Act :

Description of Proposed Development :

Erection of feature entrance walls and pillars; erection of garden fencing and erection of glazed garden building. (All retrospective.)

Site Location :

West Millrigg
Wiston
ML12 6HU

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, subject to the condition(s) listed overleaf in the paper apart. The condition(s) are imposed by the Council for the reasons detailed.

Date: 07/06/10

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: [CL/10/0152](#)

Reason(s) for Refusal:

- 1 This decision relates to drawing numbers: L(2-)01; L(2-) 02 fence; L(2-) 02 revA proposed out building and feature wall.
- 2 In the interests of the visual amenity of the area in that the proposal, by virtue of the size, position, design and materials of the detached building and the form and extent of the boundary fencing, would be out of character with and adversely affect the overall quality of the Regional Scenic Area and as such would be contrary to Policies ENV 4 and ENV 29 of the adopted South Lanarkshire Local Plan.
- 3 In the interests of amenity in that the proposal, by virtue of its size, position, design and materials of the detached building and the form and extent of the boundary fencing, would fail to respect the landscape form and traditional forms of development of the area, and as such would be contrary to Policy ENV 34 of the adopted South Lanarkshire Local Plan.
- 4 If approved, the proposal would set an undesirable precedent which could encourage further similar applications for proposals which would be to the detriment of the appearance and amenity of the area in general.
- 5 In the interests of the visual amenity of the area in that the proposal, by virtue of the form, design and materials of the detached building, and the form and extent of the boundary fencing does not respect the local context of the area and as such is contrary to Policy DM 1 of the adopted South Lanarkshire Local Plan.
- 6 In the interests of the visual amenity of the area in that the proposal, by virtue of the position of the detached building does not integrate with existing buildings at the site and is visually prominent in the landscape, and as such would be contrary to Policy CRE 1 of the adopted South Lanarkshire Local Plan.
- 7 In the interests of road safety, in that the feature walls and pillars obscure visibility for vehicles exiting the site.