

Law, Aileen

From: planning@southlanarkshire.gov.uk
Sent: 17 June 2019 20:54
To: Planning
Subject: Comments for Planning Application P/19/0890

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:53 PM on 17 Jun 2019 from Mrs Victoria Trim.

Application Summary

Address: 2 Holm Avenue Uddingston G71 7AL
Proposal: Partial demolition of house, erection of extension including new roof and erection of dwellinghouse.
Case Officer: James Watters
[Click for further information](#)

Customer Details

Name: Mrs Victoria Trim
Email: [REDACTED]
Address: 8 Prospect Avenue, Uddingston, Glasgow, South Lanarkshire G71 7AN

Comments Details

Commenter Type: Neighbour
Stance: Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:
Comments: Can you tell me how many meters into the driveway the first house will be, the length of the house and then the number of metres between the two houses. I am concerned about loss of privacy due to the height of the houses but this will be dependent on the position of the new plots.

Law, Aileen

From: [REDACTED]
Sent: 02 July 2019 12:00
To: Planning
Subject: Planning Application Ref P/19/0890 : 2 Holm Avenue Uddingston G71 7AL

FAO Mr James Watters

Dear Sir,

I refer to the above planning application and wish to raise the following observations /concerns.

I believe that the site will be over developed.

I believe that the garden/circulation area is below the required guidelines/limits.

There appears to be inadequate car parking for the size of the houses shown.

There is only car parking space shown for the 4 bedroom house on plot 1

The 3 car parking space shown for plot 2 is on a driveway that is a right of way to Traquair House (Mr & Mrs Vance). This is on their title deeds.

The drawings submitted are inaccurate as they do not show all the windows, particularly to the bedrooms which overlook Prospect Avenue and therefore affect the householders their privacy. (see plot 2)

I trust that these concerns/objections will be taken into account when considering this application.

Please acknowledge receipt of this correspondence.

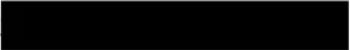
Yours Sincerely

George Finlayson
Prospect Avenue Householder

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Law, Aileen

From: Watters, James
Sent: 10 July 2019 16:35
To: Planning
Subject: FW: Neighbour Notification Notice 13th June 2019. Ref. P/19/0890

From: John Livingstone [<mailto:> 
Sent: 04 July 2019 15:40
To: Ramsay, Stuart <Stuart.Ramsay@southlanarkshire.gov.uk>
Subject: FW: Neighbour Notification Notice 13th June 2019. Ref. P/19/0890

From: John Livingstone
Sent: 02 July 2019 11:51
To: planing@southlanarkshire.gov.uk
Subject: Neighbour Notification Notice 13th June 2019. Ref. P/19/0890

Dear Sir/Madam,

With reference to the above Notice for planning application I would raise the following concerns.

The proposed remodelled house will overlook my house and have windows (not shown on the drawing) which will look into our rooms thus constituting a " Major Loss of Privacy".

I also feel that proposed 2 houses on this site will be an overdevelopment .

I trust my comments are in line with your examples of "Material Considerations" and will be taken into consideration in due course.

I would very much appreciate an acknowledgement of receipt of my comments.

Yours Sincerely,

John J H Livingstone

12, prospect Avenue.

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Law, Aileen

From: Andrea Ferguson <[REDACTED]>
Sent: 02 July 2019 12:57
To: Planning
Subject: Ref P/19/0890

To whom it may concern,

We are writing this email as we have some concerns over planning application P/19/0890.

It has been brought to our attention that the plans for plot 2 are inaccurate and that there are in fact windows in the upper bedrooms that have not been shown on the online plans. If this is indeed the case then we are concerned that they will overlook our property, causing substantial loss of privacy.

Other concerns we would like to address are over development of the plot and inadequate space for cars / turning points for each house.

I hope our concerns will be taken into account and would welcome comments.

Kind regards

Mark and Andrea Ferguson
[14 Prospect Avenue](#)

Sent from my iPhone

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Arnott, Jacqueline

From: Ewan Gordon [REDACTED]
Sent: 03 July 2019 19:22
To: Planning
Cc: [REDACTED]
Subject: Planning Application P/19/0890 Letter of Objection

2 Holm Avenue, Uddingston G71 7AL

Dear Sirs

Please consider this a letter of objection to the above application on the following grounds. Please note that I did make objection via your web site but I am not sure if it was correctly sent and subsequently received.

The proposal for a new 2 storey house in the front garden would be out of character with the surrounding single storey properties.

The frontage of the new house in the front garden would not be line with other frontages in the street.

The proposal for a new house in the front garden would be overdevelopment of the site with minimal amenity area provided.

The proposal for a new house to the front garden and a significant increase in height of the existing property would cause loss of light and shadowing to surrounding properties.

There will be an increase in hardstanding and roof areas which will require to be drained of surface water but the areas available for soakaway drainage would be limited.

Access is via a private road with upkeep the responsibility of existing users, increase in construction traffic could cause unnecessary damage.

The development site is extremely tight for the works proposed and access is via a single lane private road, it is likely that construction personnel parking and material delivery and storage could cause obstruction and damage and unauthorised parking and storage would take place in surrounding areas and on amenity grassed area adjacent to site.

Access to the site is via a single lane private access to which the applicant has only a single legal right of access and no additional rights for a new build. In addition the legal title only permits the construction of a single property.

I trust the foregoing points are self explanatory but if you require any clarification please contact my son Ewan Gordon on 0 [REDACTED] who is acting on my behalf.

Yours Sincerely

Mrs Olga Gordon
Owner of 4 Holm Avenue, Uddingston

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Howe, Lorraine

From: John Vance <[REDACTED]>
Sent: 04 July 2019 14:56
To: Planning
Subject: Planning application reference number P/19/0890

Sent from my iPad

Dear Sir/Madam,

With reference to above planning application I should like to raise the following concerns,

- 1) Loss of privacy.
- 2) Potential obstruction to right of access.
- 3) There appears to be no turning point for vehicles with potential risk of injury to pedestrians.

Please acknowledge receipt of this correspondence,

Yours sincerely,

John Vance,
Traquair, Holmwood Avenue.Uddingston.G71 7AJ.

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Law, Aileen

From: Jan [REDACTED]
Sent: 09 July 2019 10:31
To: Planning
Subject: Planning application P/19/0890
Attachments: planning objection.docx

FOA MR James Watters

Please find attached objection letter to the proposed development at, 2 Holm Avenue, Uddingston.

Best regards
Willie and Jan Logan

Holmwood House
15 Holmwood Avenue
Uddingston
G71 7AJ

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[REDACTED]

From: EDWARD THOMSON <[REDACTED]>
Sent: 17 July 2019 15:46
To: Planning
Subject: 2 Holm Ave Uddingston

For the attention of Mr Jame Watters

I notice that my objection along with Richards has not been included in the list of planning objections on your web site
as you are aware both Richard Holm Ave and my neighbour Mr McDonald at number 6 Rosefield Gardens and myself wrote in or objections as soon as we received your notification. Can you please ensure that or complaints are recorded

Edward Thomson

South Lanarkshire

Planning Applications

Reference P/19/0890

Property Address 2 Holm Ave Uddingston

Planning Officer James Watters

.

Objections from

Mr E Thomson 4 Rosefield Gardens

Mr O McDonald 6 Rosefield Gardens

Objections

- The proposed development is contrary to local planning policy, for the development of two storey dwelling house which is not in keeping with the stylistic or scale and streetscape of the surrounding properties. All existing properties are single storey bungalows.
- The development of two storey building facing onto Holm Avenue and close to the boundary line will have a negative impact on the amenity of other properties, particularly number 4 Rosefield Gardens due to, overlooking, overshadowing, loss of daylight, loss of privacy.
- **Other points of concern in relation to the development.** 2 Holm Avenue has a line of leylandii trees forming a continual high hedge approximately 80 ft in height on the boundary line parallel with the roadway approximately 10 feet from the boundary of 4 and 6 Rosefield Gardens, which is presently causing a loss of light to the aforementioned properties. After complaints were made which involved the council and numerous meetings, the previous owner agreed to either remove or cut down the leylandii trees to the height of the boundary fence. Unfortunately he has since sold the property without any work being carried out. We would ask the council to ensure the new owner is made aware of the problem and history, and has this work carried out as part of the development plans.

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[REDACTED]

From: Richard Goring [REDACTED]
Sent: 17 July 2019 15:30
To: Planning
Subject: fao James Watters, re planning application for 2 Holm Avenue, G71 7AL P/19/0890

Dear Mr Watters,

Following our telephone conversation this afternoon. I have attached my concerns about the proposed developments for 2 Holm Avenue reference P/19/0890, as it might make it easier for you to ensure they are included on your website as representations.

Points for discussion re plans for 2 Holm Avenue
Reference P/19/0890

Discussion points:

- Change in the character of the street – currently all houses are single storey;
- Status of the pathways (burdens) on both sides of the new buildings;
- Ownership of the hedge between no 2 and no 3 Holm Avenue;
- Holm Avenue is a private road – must be made good after demolition and construction are completed;
- Condition of the road must be maintained throughout works – cleaned regularly;
- There must be 24/7 access for vehicles to all houses in Holm Avenue; access for emergency vehicles, delivery vehicles and cleansing/ uplift vehicles'. No parking on the single-track road;
- Grass area between Holm Avenue and 4 Rosefield Gardens must not be used for parking, turning or positioning of waste, including skips;
- Overlooking/ loss of privacy;
- Delineation of new properties – fences, hedges etc;
- Retention of trees – more detail required;
- Partial demolition? – what part of existing buildings are to be retained?

Richard and Aileen Goring
3 Holm Avenue
G71 7AL

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