

COMMUNITY ENTERPRISE RESOURCES	
Montrose House	
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File Ref:	

**9 ARDBEG LANE
THORNTONHALL
GLASGOW
G74 5DA**

Planning and Economic Development
Montrose House
154 Montrose Crescent
Hamilton
ML3 6LB

14 July 2019

Dear Sirs,

**Planning Application Reference - P/19/0873
Objection**

I refer to the above mentioned planning application for the erection of a two storey detached dwelling house and formation of a new vehicular access and hereby wish to register an objection.

The principal grounds of objection are :-

1. Contrary to Local Development Plan policies.
2. Loss of privacy.
3. Overlooking
4. Overshadowing and loss of amenity.

Contrary to Local Development Plan policies etc.

In 2014 Planning Application EK/13/0362 was refused consent and was the subject of an appeal to the Scottish Ministers. The appeal (ref PPA-380-2046) was dismissed and the reasons given by the Reporter in the Decision Notice remain pertinent (see paragraph 14) and should be given due regard in determination of the current application.

I would also make reference to Planning Application EK/16/0289 for a one and a half storey building which was refused consent and as the proposed two storey building will have a much greater adverse impact on my property it should be refused consent for the same reasons.

Loss of Privacy and Overlooking.

Due to the large difference in ground levels between the proposed development site and my property and the relative proximity of the two buildings there will be a significant loss of privacy as a result of general overlooking.

It should be noted that the site sections submitted with the application do not accurately show the distances nor height differences between the proposed building and 9 and 11 Ardbeg Lane.

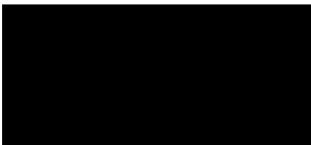
In the Design Statement submitted with the Application there is reference to foliage and trees on the north boundary of the application site and it should be noted that these are largely deciduous and therefore provide no screening during the winter months (this was also referred to in the Appeal Decision Notice).

Overshadowing

Again due to the difference in site levels the proposed two storey building will have an impact similar to a five storey building and being almost due south of 9 and 11 Ardbeg will block out the low level winter sun. This is an unacceptable impact on my property.

In conclusion I would respectfully request that the Application is refused consent.

Yours faithfully,



Alex Galbraith