



**Community and Enterprise Resources**  
Executive Director **Michael McGlynn**  
**Planning and Economic Development**

Mr John Reynolds  
10 James Street  
Bellshill  
Scotland  
ML4 3LU

Our Ref: P/19/0890  
Your Ref:  
If calling ask for: James Watters  
Date: 14 February 2020

Dear Sir/Madam

**Proposal:** Partial demolition of house, erection of extension including new roof and erection of dwellinghouse.  
**Site address:** 2 Holm Avenue, Uddingston, G71 7AL,  
**Application no:** P/19/0890

I would advise you that the above application was refused by the Council and I enclose the decision notice which sets out the reasons for refusal. Please note that the Council does not issue paper plans with the decision notice. The application is refused in accordance with the plans and any other documentation listed in the reasons for refusal imposed on the accompanying decision notice and which can be viewed using the Council's online planning application search at [www.southlanarkshire.gov.uk](http://www.southlanarkshire.gov.uk)

If you consider that you can overcome the reasons for refusal and that it is not the principle of the development that is unacceptable, you may submit an amended application. If you do amend your proposals and re-apply within one year of this refusal, then you will not have to pay a fee, provided the proposal is of the same character or description as the application which has just been refused.

As your application has been refused, you may appeal against the decision within 3 months of the date of the decision notice. The attached notes explain how you may appeal.

Should you have any enquiries relating to the refusal of your application or a potential amended submission, please contact James Watters on 01698 454970

The Planning Service is undertaking a Customer Satisfaction Survey in order to obtain feedback about how we can best improve our Service to reflect the needs of our customers. The link to the survey can be found here:

If you were the applicant: <http://tinyurl.com/nrtgmy6>

If you were the agent: <http://tinyurl.com/od26p6g>

We would be grateful if you would take a few minutes to answer the questions in the survey based on your experience of dealing with the Planning Service in the past 12 months. We value your opinion and your comments will help us to enhance areas where we are performing well, but will also show us where there are areas of the service that need to be improved.

Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB  
Email [james.watters@southlanarkshire.gov.uk](mailto:james.watters@southlanarkshire.gov.uk) Phone: 01698 454970



I do hope you can take part in this Customer Survey and look forward to receiving your comments in the near future. If you prefer to complete a paper version of the survey, please contact us by telephone on 0303 123 1015, selecting option 7, quoting the application number. We will send you a copy of the survey and a pre-paid envelope to return it.

Yours faithfully

**Head of Planning and Economic Development**

Enc:



Application no.  
P/19/0890

## Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006

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To: **Mr John Reynolds**

Per:

**10 James Street, Bellshill,  
Scotland, ML4 3LU,**

With reference to your application received on **04.06.2019** for planning permission under the above mentioned Act:

**Description of proposed development:**

Partial demolition of house, erection of extension including new roof and erection of dwellinghouse.

**Site location:**

2 Holm Avenue, Uddingston, G71 7AL,

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

**REFUSE PLANNING PERMISSION**

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

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Date: 14th February 2020

**Head of Planning and Economic Development**

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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.
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**South Lanarkshire Council  
Community and Enterprise Resources  
Planning and Economic Development**

## **South Lanarkshire Council**

### **Refuse planning permission**

**Paper apart - Application number:** P/19/0890

#### **Reason(s) for refusal:**

01. The proposal is contrary to Policy 4 of the adopted South Lanarkshire Local Development Plan and Policy DM13 of the associated Development Management, Placemaking and Design Supplementary Guidance as the proposed house plot would not integrate satisfactorily with local context and built form and the development of the plot would adversely impact on the layout and design of the existing streetscape.
02. The proposal is contrary to Policy 6 of the adopted South Lanarkshire Local Development Plan and Policy DM13 of the associated Development Management, Placemaking and Design Supplementary Guidance in that the proposed house plot would not relate satisfactorily with adjacent and surrounding properties, and if approved would have a detrimental impact on the character and amenity of the area.
03. The proposal is contrary to Policy DM3 of the Development Management, Placemaking and Design Supplementary Guidance associated with the adopted South Lanarkshire Local Development Plan in that the proposed house, and that remaining, would not be in keeping within the established pattern of development in the surrounding area. Furthermore, the existing re-modelled house would not retain a proper road frontage of comparable size and form to surrounding curtilages.
04. The proposal is contrary to Policy 5 of the proposed South Lanarkshire Local Development Plan 2 as the proposed house plot would not integrate satisfactorily with local context and built form and the development of the plot would adversely impact on the layout and design of the existing streetscape.
05. The proposal is contrary to Policy 3 of the proposed South Lanarkshire Local Development Plan 2 in that the proposed house plot would not relate satisfactorily with adjacent and surrounding properties, and if approved would have a detrimental impact on the character and amenity of the area.
06. The proposal is contrary to Policy DM3 of the proposed South Lanarkshire Local Development Plan 2 in that the proposed house, and that remaining, would not be in keeping within the established pattern of development in the surrounding area. Furthermore, the existing re-modelled house would not retain a proper road frontage of comparable size and form to surrounding curtilages.

#### **Reason(s) for decision**

The proposal does not accord with Policies 1, 4, and 6 of the adopted South Lanarkshire Local Development Plan nor with the relevant policy and guidance contained within associated supplementary guidance (Policies DM3, DM7, DM13 and approved Residential Design Guide) in so far as it does not take account of the local context and built form. Additionally, the proposal fails to comply with Policies 1, 3, 5, DM1, DM3 and DM7 of the proposed South Lanarkshire Local Development Plan 2.

There are no other material considerations which are of sufficient weight and merit to overcome the provisions of the development plan. Given the primacy of the Development Plan in terms of statutory legislation and the fact that the proposal is contrary to a number of Local Plan policies it is therefore necessary for planning consent to be refused for the proposed development.



## Notes to applicant

**Application number: P/19/0890**

### 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 other relevant information.

01. This decision relates to drawing numbers:

Reference	Version No:	Plan Status
Location Plan		Refused
02		Refused
03		Refused
04		Refused
05		Refused
06		Refused
07	A	Refused