

9 Orchard Street,
Falkirk,
FK1 1RF
1st December 2020.

Mr Iain Morton,
Planning & Economic Development
South Lanarkshire Council,
Montrose House,
154 Montrose Crescent
Hamilton ML3 6LB.

Dear Sir,

P/20/1616 | Erection of detached two storey dwellinghouse with detached double garage and new vehicular access | Burnside Bowling Club Burnside Road Rutherglen G73 4RB.

Mr Edward McGuigan, 79 Blairbeth Road, Rutherglen, G73 5BT, formally objects to the above application.

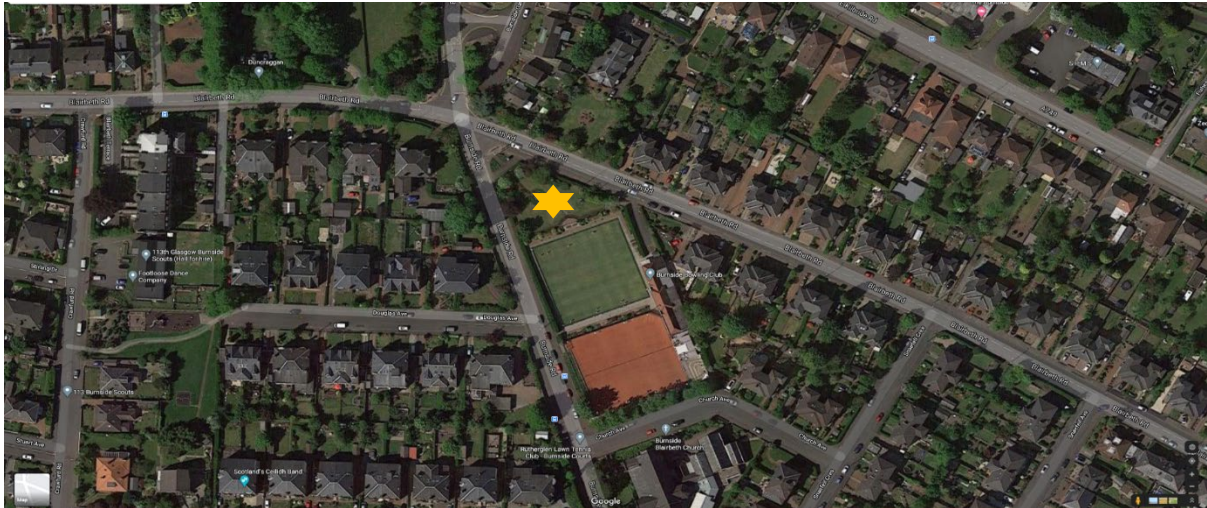
The proposed development of a valued green space at the intersection of a 4-lane junction would adversely affect the character of the area and pose a significant additional risk to highway safety.

The Council's Supplementary Planning Guidance 3. Development Management Placemaking and Design states that "Protection and enhancement of the residential amenity and character of an area is a key consideration in determining planning applications in the general urban area". The aim is to prevent the loss of amenity as a result of:

- Inappropriate design.
- The loss of valued open space and local landscapes.
- The carrying out of development that would adversely affect the character of the area through over-development of the site.

My client argues that this proposal would be inappropriate given its prominent location, its relationship with the surrounding environment and promote a built development form out of style and scale to that of its surroundings against the terms of Policy DM13.

Policy DM13 - Development within general urban area / settlement, is precise in that any new development must relate satisfactorily to adjacent and surrounding development in terms of scale, massing, materials and intensity of use; the character and amenity of the area must not be impaired by reason of traffic generation, parking, visual intrusion, noise or emission of gases or particulates, and there must be no resultant loss of, or damage to, open or play spaces, trees, bushes or hedgerows which make a significant contribution to the character or amenity of the area.



Google Maps. ★ Proposed Development Site.

The image above provides a useful over view of the development site and surrounding area. It is clear that any development on this land will adversely impact the amenity of the surrounding residential area by virtue of loss of open space with subsequent impact on biodiversity and loss of natural habitat. This constrained irregular shaped plot is also out of keeping with the general character with that of the surrounding area contrary to the terms of Policy DM13.

Restricted parking at the Bowling Club has meant a level of on-street parking in the surrounding area. Whilst this is tolerated to a degree by local residents' match day visitors can and do bring about indiscriminate use of surrounding on-street parking resulting in vehicular conflict and reduction in highway safety generally. Further residential development adjacent to this busy intersection and active bowling club would only serve to increase traffic and parking pressures in the area with further negative impact on highway safety and residential amenity.

As a long-standing resident of the area, my client is also aware that there may be a restrictive covenant preventing built development on land gifted to the Bowling and Tennis Club by an original owner. Should this indeed be the case, it further highlights the value of this open space to past and current residents. Any change in status would undoubtedly have a negative impact on the character and amenity of an area so valued by previous and current occupiers.

Given the above, it is my clients clear contention that this proposal cannot be justified when assessed against current local planning policy. In that the loss of open space would be contrary to the character and amenity interests of the area and its development would be prejudicial to the interests of highway safety generally.

Yours sincerely,

[Redacted Signature]

David Jones Planning

[Redacted Contact Information]