

	<b>Delegated Report</b>	Reference no.	P/19/0700
		Date	9 December 2019

**Planning proposal:** Erection of detached 1.5 storey dwellinghouse and detached double garage

**Location:**  
 Ardochrig Farm  
 Ardochrig Highway  
 East Kilbride  
 Glasgow  
 South Lanarkshire  
 G75 0QN

**Application Type :** Detailed planning application

**Applicant :** Mr Eddy Lauder - C/O BDS

**Location :**  
 Ardochrig Farm  
 Ardochrig Highway  
 East Kilbride  
 Glasgow  
 South Lanarkshire  
 G75 0QN

**Decision:** Application refused

**Report by:** Area Manager (Planning & Building Standards)

**Policy reference:**

**South Lanarkshire Local Development Plan (adopted 2015)**

Policy 3 Green belt and rural area

Policy 4 Development management and placemaking

**Green Belt and Rural Area Supplementary Guidance (2015)**

Policy GBRA6 Consolidation of existing building group

Policy GBRA8 New clusters of houses/isolated dwellinghouses

**Development Management, Placemaking and Design Supplementary Guidance (2015)**

Policy DM1 Design

**Proposed South Lanarkshire Local Development Plan 2**

Policy 4 Green Belt and Rural Area

Policy 5 Development Management and Placemaking

Policy DM1 New Development Design

Policy GBRA9 Consolidation of Existing Building Groups

**Assessment**

Impact on privacy?	No
Impact on sunlight/daylight?	No
Impact on amenity?	Yes
Traffic issues?	No
Adheres to development plan policy?	No
Adverse comments from consultees?	No

**Representation(s):**

▶	0	Objection letters
▶	0	Support letters
▶	2	Comment letters

## Planning Application Delegated Report

### 1 Application Site

- 1.1 The application site is located to the west of the Ardochrig Highway opposite Ardochrig Farm and Ardochrig Mor, approximately 5 km to the south of East Kilbride. The site is bounded to the west and north and by mature commercial forestry, to the south by open land and to the east by Ardochrig Highway. The site slopes down to the south and there are mature trees along the northern boundary with the road. The site has an existing field access from Ardochrig Road and electricity poles run along the eastern boundary with the road.

### 2 Proposal(s) and Background

- 2.1 The applicant seeks detailed planning permission for the erection of detached 1.5 storey dwellinghouse and detached double garage. The house would be situated in the centre of the site set 2.5m off the western boundary. The proposed dwelling provides accommodation on the ground floor of a living room, family dining kitchen room, utility, study and cloakroom/wc. On the upper floor in the roof space 3 double bedrooms and a family bathroom would be provided. On the upper floor two dormer windows are proposed to the front with three velux windows to the rear. The external materials proposed are wet dash roughcast render with stone features to the front, timber effect UPVC windows and natural slate roof tiles. The detached double garage would be located in the northern area of the site north of the proposed access.
- 2.2 There were no pre-application discussions in respect of this proposal and there have been no previous applications submitted for this site.
- 2.3 The applicants have submitted a Speed Survey in respect of the proposed access. This consisted of a Speed Survey carried out for the applicant for a previous application on the east side of Ardochrig Road in 2018 (EK/17/0406) and a Sightlines Plan for the currently proposed access.

### 3 Consultation(s)

- 3.1 **Roads Development Management Team** – No objections subject to a number of conditions being attached to any consent in respect of access width, sightlines, surfacing, drainage, road clearance, wheelwash facilities, turning and construction parking. Following assessment of the Speed Survey and proposed sightlines, the required sightlines are 2.5m x 90m in both directions, however the submitted sightline plan only shows a sightline of 2.5m x 50m to the north. The applicant would require to demonstrate that a sightline of 2.5m x 90m could be achieved to the north.
- Response:** Noted. The applicant has offered to relocate the access to achieve sightlines, however this would require the planning application boundary to be altered and the application re-advertised.

- 3.2 **Environmental Services** - No objections to the proposed development subject to advisory notes being attached to consent in respect of private water supplies, construction noise and septic tank registration.

**Response:** Noted.

- 3.3 **Scottish Water** – No objections to the proposed development however this does not confirm that the proposed development can be serviced.

**Response:** Noted.

- 3.4 **SP Energy Network** – No response to date.

#### **4 Representation(s)**

- 4.1 Statutory neighbour notification was undertaken and the application was advertised in the location press in respect of Development Contrary to the Local Development Plan and Non-Notification of Neighbours. Following this, 2 letters of comment were received. The issues raised in these representations can be summarised as follows:

- (a) **Flora, fauna and species requires to be protected throughout the development process.**

**Response:** Given the nature of the proposed development and the development location it is considered unlikely that there would be any such impacts in this case.

#### **5 Assessment and Conclusions**

- 5.1 The applicant seeks detailed planning permission for the erection of a detached 1.5 storey dwellinghouse and detached double garage. The main considerations in determining this application are its compliance with local plan policy, its impact on the character of the rural area, residential amenity and road/pedestrian safety.
- 5.2 In terms of the South Lanarkshire Local Development Plan (adopted 2015), Policy 3 Green belt and rural area, Policy 4 – Development Management, Policy GBRA6 Consolidation of existing building group, Policy GBRA8 New clusters of houses/isolated dwellinghouses and DM1 - Design are applicable. Policies 4 and DM1 resist any development that would be detrimental to residential amenity and that all planning applications should take account of the local context and built form. All development should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. The proposed dwelling will not have an adverse impact on residential amenity of the nearby properties, however given that the proposed dwelling is located away from the existing building group on the far side of the road it cannot be considered to take account of the local context. As such, the proposal does not fully comply with these policies.
- 5.3 Policy 3 Green belt and rural area states that development which does not require to locate in the countryside will be expected to be accommodated within settlements unless certain criteria can be met. The proposal has been assessed in detail against the criteria and does not meet any of the criteria:

- (i) **Where it is demonstrated that there is a specific locational requirement and established need for a proposal;**

A specific location and established need has not been demonstrated for the dwellinghouse.

- (ii) **The proposal involves the redevelopment of derelict or redundant land and buildings where significant environmental improvement can be shown;**

The proposal does not involve the development of derelict or redundant land or result in significant environmental improvement. Although the applicant has indicated that the site was the location of an historical small quarry there is no visible evidence of the quarry remaining on the application site and the site is considered to be undeveloped rough grazing land, previously forestry, with mature boundary trees and a number of regenerated small shrubs and trees remaining.

- (iii) **The proposal is for conversion of traditional buildings and those of a local vernacular;**

The development is a new build on previously undeveloped land and does not involve the conversion of existing buildings.

- (iv) **The proposal is for limited development within clearly identifiable infill, gap sites and existing building groups;**

The proposed dwelling would be located on undeveloped grazing land on the opposite side of the Ardochrig Highway from the existing building group and cannot be considered to be within the existing building group. The site cannot be considered as an infill or gap site.

- (v) **The proposal is for extension of existing premises or uses providing it is of a suitable scale and design. Any new built form should be ancillary to the main use;**

The proposal is not an extension of an existing premises or use.

5.4 The above assessment against Policy 3, demonstrates that the proposal does not meet any of the criteria as detailed above.

5.5 In respect of Policy GBRA6 Consolidation of existing building groups, this policy relates to sites which can be considered to be within the existing building group. This proposal extends development into a previously undeveloped field. The proposed development would compromise the landscape character of the area in that the land to the west of the road consists of mature commercial forestry, moorland and rough grazing land with no built development.

5.6 In respect of Policy GBRA8 New clusters of houses/isolated dwellinghouses, this policy sets out a number of circumstances where consideration can be given to isolated dwelling houses. The propose dwelling does not meet with any of the exceptional circumstances set out in this policy in that it is not within a substantially intact walled garden, is not within a high quality, mature, landscape setting and is not an individually designed house of an exceptional and innovative design quality.

- 5.7 On 29<sup>th</sup> May 2018 the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. In this instance Policies 4, 5, DM1 and GBRA9 are relevant and the proposal has been assessed against these policies. As set out above it is considered that the proposal does not accord with Policies 4 and GBRA9 in that proposal has no specific locational need, extends development into a previously undeveloped field and would compromise the landscape character of the area.
- 5.8 In conclusion, following detailed assessment of the proposal it is considered that the proposal has no specific locational need, extends development into a previously undeveloped field and would compromise the landscape character of the area. In this regard, the proposal is not deemed to be in accordance with the Policies 3, GBRA6 and GBRA8 of the South Lanarkshire Local Development Plan (adopted) and also Policies 4 and GBRA9 of the proposed South Lanarkshire Local Development Plan 2. As such it is recommended that the application is refused.

## **6 Reason for Decision**

- 6.1 The proposal has no specific locational need, extends development into a previously undeveloped field and would compromise the landscape character of the area and is contrary to Policies 3, GBRA6 and GBRA8 of the South Lanarkshire Local Development Plan (adopted) and the associated Supplementary Guidance and contrary to Policies 4 and GBRA9 of the proposed South Lanarkshire Local Development Plan 2.

**Delegating officer: G Rae**

**Date: 9.12.19**

### **Previous references**

- ◆ None

### **List of background papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 07.06.2019
  
- ▶ Consultations

Roads Development Management Team

03.07.2019 &  
20.11.2019

Environmental Services

14.06.2019

► Representations

Joe Allan, 94 Franklin Place, Westwood, East Kilbride, G75 8LS,

Dated:  
27.06.2019

Joe Allan, 94 Franklin Place, Westwood, East Kilbride, G75 8LS,

Dated:  
03.07.2019

**Contact for further information**

If you would like to inspect the background papers or want further information, please contact:-

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## Planning Application

Application number: P/19/0700

### Reasons for refusal

01. The proposal is contrary to Policy 3, GBRA6 and GBRA8 of the adopted South Lanarkshire Local Development Plan and Policy 4 and GBRA9 of the proposed South Lanarkshire Local Development Plan 2 in that the proposed development would extend into a previously undeveloped field and would not respect the character, cohesiveness, spacing and amenity of the existing building group.
02. The proposal is contrary to Policy 4 of the adopted South Lanarkshire Local Development Plan and Policy 5 of the proposed South Lanarkshire Local Development Plan 2 as it would have a significant adverse impact on the landscape character of the rural area.

### Reason(s) for decision

The proposal has no specific locational need, extends development into a previously undeveloped field and would compromise the landscape character of the area and is contrary to Policies 3, GBRA6 and GBRA8 of the South Lanarkshire Local Development Plan (adopted) and the associated Supplementary Guidance and contrary to Policies 4 and GBRA9 of the proposed South Lanarkshire Local Development Plan 2.

### Informatives

01. This decision relates to drawing numbers:

Reference	Version No:	Plan Status
1093A/03 LOCATION PLAN _ BLOCK PLAN	-	Refused
1093A-04 BLOCK PLAN	-	Refused
1093A/02 ELEVATIONS AND SECTIONS - GARAGE	-	Refused
1093A/01 ELEVATIONS FLOOR PLAN AND SECTIONS - GROUND FLOOR	-	Refused