



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

Brian McAteer
BM Design
14 East Kilbride Business Centre (RM 55)
Kelvin Industrial Estate
East Kilbride
G75 0YA

Our Ref: P/19/0316
Your Ref:
If calling ask for: Andrew Muir
Date: 8 July 2019

Dear Sir/Madam

Proposal: Erection of two storey side extension with associated alterations
Site address: 15 Reay Avenue, East Kilbride, G74 1QT
Application no: P/19/0316

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

If you require a hard copy of the refused plans, please contact us quoting the application number at planning@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 Andrew Muir on 01698 455058

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>

Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
Email andrew.muir2@southlanarkshire.gov.uk Phone: 01698 455058



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.

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/19/0316

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

To: **Mr Derek Haughey**

**15 Reay Avenue, East
Kilbride, G74 1QT**

Per: **Brian McAteer**

**14 East Kilbride Business
Centre (RM 55), Kelvin
Industrial Estate, East
Kilbride , G75 0YA**

With reference to your application received on [27.02.2019](#) for planning permission under the above mentioned Act:

Description of proposed development:

[Erection of two storey side extension with associated alterations](#)

Site location:

[15 Reay Avenue, East Kilbride, G74 1QT](#)

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.

Date: 8th July 2019

Head of Planning and Economic Development

<p>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.</p>
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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/19/0316

Reason(s) for refusal:

01. The proposal is contrary to Policies 4 and 6 of the adopted South Lanarkshire Local Development Plan as it will have a detrimental impact on residential amenity due to the size, scale and design of the proposed extension and its proximity to the boundary. It will also result in inappropriate parking arrangements and bin storage to serve the enlarged dwellinghouse to the detriment of the amenity of the area and will not accord with the other relevant policies contained within the adopted South Lanarkshire Local Development Plan and Supplementary Guidance.
02. The proposal is contrary to Policies DM1 and DM2 of the Development Management, Placemaking and Design Supplementary Guidance as the siting, form, scale and design of the proposed extension does not respect the character of the existing dwelling and the wider area and may result in the formation of a continuous terrace as the extension has not been set back 1 metre from the front elevation and from the side boundary. It is overdevelopment of the site as it will result in inappropriate parking arrangements and bin storage and will not accord with the other relevant policies contained within the adopted South Lanarkshire Local Development Plan and Supplementary Guidance.
03. The proposal is contrary to Policies 3, 5, DM1 and DM2 of the Proposed South Lanarkshire Local Development Plan 2 as it will have a detrimental impact on residential amenity due to the size, scale and design of the proposed extension and its proximity to the boundary. It will also result in inappropriate parking arrangements and bin storage to serve the enlarged dwellinghouse to the detriment of the amenity of the area.

Reason(s) for decision

Due to its size, scale and design, the proposal is considered to be overdevelopment of the site and contrary to the adopted South Lanarkshire Local Development Plan and Supplementary Guidance (Policies 4, 6, DM1 and DM2) and the proposed South Lanarkshire Local Development Plan 2 (Policies 3, 5, DM1 and DM2). There are no material considerations that would justify a departure from the development plan.

Notes to applicant

Application number: P/19/0316

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
1 of 12	B	Approved
2 of 12	B	Approved
3 of 12	C	Approved
4 of 12	B	Approved
5 of 12	B	Approved
6 of 12	B	Approved
7 of 12	C	Approved
8 of 12	C	Approved
9 of 12	C	Approved
10 of 12	C	Approved
11 of 12	B	Approved
12 of 12	C	Approved