

Law, Aileen

From: Joan Scott [REDACTED]
Sent: 24 October 2019 09:10
To: Planning
Subject: Planning Application P/19/1545
Attachments: 191024 Letter of Objection to Planning Application at 2 Howacre.rtf

Dear Dr Gigya

Please find attached my my letter of objection to the above planning application. I have also submitted it through the Planning Public Access system but I am concerned that it has not been properly logged as the web site said it had been " truncated".

Regards,

Joan Scott



Sender notified by
Mailtrack



Mrs Joan Scott B.Arch, FRIAS(rtd) RIBA(rtd)
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Lanark
ML11 7PE

Thursday 24 October 2019

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

For the attention of Dr. J Gigya Local Planning Officer

Dear Dr Gigya,

PLANNING APPLICATION P/19/1545

Proposed Change of Use of open space to form additional garden ground and erection of boundary fence adjacent to 2 Howacre Lanark by Mr Colin Christison.

I write in connection with the above planning application.

My interest is as a neighbour whose property is adjacent to the land to which this application refers and as such my husband and I, joint owners of the property at 23 Mousebank Road, Lanark, were served with an official neighbour notification notice.

I have examined the proposals and wish to object strongly to this proposed change of use.

I have also examined the currently adopted local plan and its proposed replacement development plan and note that in both documents the parcel of land which is the subject of this application is identified as open space forming public amenity ground. There appears to be no requirement or intention of the council to alter the current designation of this land.

The amenity land, located at the corner of Mousebank Road and Howacre, is part of an estate of private houses with gardens developed around 1971/72. The site of the current applicant's house, 2 Howacre, was not developed by the original estate developer. Open amenity land/space, therefore, extended from the eastern boundary of the property at 4 Howacre to Mousebank Road. In 1980 the owner of the property at 4 Howacre made application to develop part of the designated open space on his eastern boundary as a single storey cottage dwelling with a garden sharing access from Howacre with his then current property. After strong objections from the local residents the application was refused by the local authority but eventually approved after an appeal by the applicant to the then Scottish Office. However, approval was conditional. The remaining section of open ground- approximately half of the original open space - was not to be developed in any way. The new dwelling, which is quite different in construction, materials, aspect and appearance from all the other properties in the estate, was then occupied by the applicant who sold his original

property at 4 Howacre. The dwelling at 2 Howacre has since changed hands several times with each new occupant seemingly quite content with the house and its site.

At the same time the amenity space has matured, the trees have grown and the ground has been well maintained by the Council so that it is now a real asset to the neighbourhood forming a well- used green space, an attractive corner introduction to what has become an established, successful residential estate and an important green stop to the view northwards along Mousebank Road, all of which contributes to the general appearance and character of the area and to the wellbeing of the local population.

I now refer to the Scottish Planning Policy (SPP) which is the Scottish Government's policy on nationally important land use planning matters, the National Planning Framework (NPF), the Scottish Government's strategy for Scotland's long term spatial development, the various Circulars which provide statements of the Scottish Government's policy containing guidance on policy implementation through legislative and procedural change and the many Planning Advice Notes (PANs) which provide advice and information on technical planning matters.

These are extensive documents which are mainly targeted at major new developments but the principles embodied within these policies are equally applicable to small scale developments such as this current application. In all these documents there is a requirement to consider the environmental impact of any application for development/change of use and a requirement on the local authority to ensure that the proposal does not impact adversely on the sustainability of the environment and the wellbeing of the local population. As the impact of global warming becomes more and more evident and the benefit of open natural spaces to public health becomes clearer this obligation on the local authority has become even more critical.

The drawing accompanying this latest application indicates that the proposed 2.876 metre wide strip of amenity land required to create additional garden ground on the applicant's eastern boundary reduces the area of the public amenity land by 77.5 square metres. This is a substantial reduction in the open recreational land to which the public currently has free access with a consequent reduction in the amenity value of this open space to the community.

The proposal also includes the removal of a mature tree. This runs contrary to the current Scottish Government's intentions to create a greener and healthier Scotland by 2032 as demonstrated by the encouragement to plant trees to green the countryside – not to remove them needlessly. The Council inspected the amenity land with a view to assessing the stability of the trees and determined that they are all sound but that some of the lower branches required removal in the interest of public safety. This was completed so that the appearance of the corner is now much improved. The removal of one tree is, therefore, quite unnecessary.

The proposal also includes the removal of the existing boundary treatment between the property at 2 Howacre and the amenity ground. This currently comprises a wire fence now overgrown by a very mature mixed-variety hedge approximately 2.3 metres high providing a compact and impenetrable visual barrier between the open

space and the property at 2 Howacre, thus allowing the public to make full use of the amenity ground without oversight from the property at 2 Howacre and providing full privacy to the occupants of 2 Howacre. The applicant proposes that the new boundary treatment between his extended garden ground and the now reduced open space is 900mm high post- and- wire fencing – a hard and completely transparent boundary, totally contrary to the character of the existing local boundary treatments and to the leafiness and general greenness of the area. The proposal now includes an area of planting along the eastern boundary of the application site but it appears to be on the applicant's side of the fencing thus leaving a totally inappropriate boundary treatment facing the amenity land. The proposed planting will also take a considerable time to mature into a reasonable density so to propose that it is a boundary treatment commensurate with what is already in existence is quite disingenuous.

In correspondence relating to the previous application (P/19/0757 – subsequently withdrawn by the applicant) for change of use of a 5 metre portion of the open space to provide garden ground for the property at 2 Howacre the applicant stated that he was in discussion with an architect to explore ways of modernising his property, one of which was to "project a small section of the house towards the east side of the garden" currently adjacent to the amenity land. The applicant also stated that this extension would possibly involve making use of the varying heights of the roofs of the property to "extend the lower section by a few metres" once again eastwards towards the amenity ground. The only direct access into the back garden of the property at 2 Howacre is by a narrow space along the eastern side of the plot between the building and the amenity land. If an extension projects eastwards this access would be shut off. The true reason for this application is therefore not to create garden ground but to facilitate the building of an extension.

Finally, please note that this submission is in respect of the proposed change of use. While I have taken every effort to present accurate information for your consideration as I am not the decision maker or statutory consultee I cannot accept any responsibility for unintentional errors or omissions and you should satisfy yourself on any facts before reaching your decision.

Yours faithfully,

Mrs Joan Scott, BArch, FRIAS(rtd) RIBA(rtd).