



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

DTA Chartered Architects Ltd
9 Montgomery Street
The Village
East Kilbride
G74 4JS

Our Ref: P/19/0873
Your Ref:
If calling ask for: Morag Neill
Date: 8 November 2019

Dear Sir/Madam

Proposal: Subdivision of garden ground and the erection of a one and a half storey detached dwellinghouse and formation of a new vehicular access

Site address: Tigh Na Bruich, Braehead Road, Thorntonhall, Glasgow, South Lanarkshire, G74 5AQ,

Application no: P/19/0873

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 Morag Neill on 01698 455053

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/nrtqmy6>

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

Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
Email morag.neill@southlanarkshire.gov.uk Phone: 01698 455053



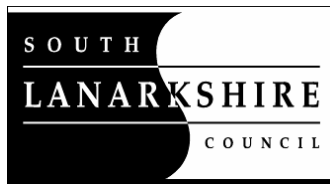
We would be grateful if you would take a few minutes to answer the questions in the survey based on your experience of dealing with the Planning Service in the past 12 months. We value your opinion and your comments will help us to enhance areas where we are performing well, but will also show us where 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/19/0873

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

To: **Mr T Swanson**

Per: **DTA Chartered Architects Ltd**

**C/O DTA Chartered
Architects, 9 Montgomery
Street, The Village, East
Kilbride, G74 4JS,**

**9 Montgomery Street
The Village
East Kilbride
G74 4JS**

With reference to your application received on 03.06.2019 for planning permission under the above mentioned Act:

Description of proposed development:

Subdivision of garden ground and the erection of a one and a half storey detached dwellinghouse and formation of a new vehicular access

Site location:

Tigh Na Bruich, Braehead Road, Thorntonhall, Glasgow, South Lanarkshire, G74 5AQ,

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 November 2019

Head of Planning and Economic Development

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.

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

South Lanarkshire Council

Refuse planning permission

Paper apart - Application number: P/19/0873

Reason(s) for refusal:

01. In the interests of amenity in that the proposed development by virtue of its size and location in relation to the adjacent properties would be out of character with and would constitute an over dominant form of development within the immediate locality.
02. The proposal is contrary to Policy 4, DM1 and DM3 of the adopted South Lanarkshire Local Development Plan and Policy 5, DM1 and DM3 of the proposed South Lanarkshire Local Development Plan 2 in that the proposed development would not make a positive contribution to the character and appearance of the environment, would not relate satisfactorily to adjacent surrounding development and would have a significant adverse impact on the amenity of the adjacent dwellings.
03. The proposal is contrary to Policy DM3 of the adopted South Lanarkshire Local Plan as it does not comply with criteria (a), (b), (e), (f) and (g) of the said Policy and Policy DM3 of the proposed South Lanarkshire Local Development Plan 2 as it does not comply with criteria 1, 2, 5, 6 and 7 of the said Policy.
04. 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 adjacent properties in terms of privacy and amenity and would adversely affect the rural character of the area.

Reason(s) for decision

The proposal would have an adverse impact on the amenity of the surrounding residential area and is contrary to Policies 4, DM1 and DM3 of the South Lanarkshire Local Development Plan (adopted) and the associated Supplementary Guidance and contrary to Policies 5, DM1 and DM3 of the proposed South Lanarkshire Local Development Plan 2.

Notes to applicant

Application number: P/19/0873

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
L(0-)01 REV A LOCATION PLAN	A	Refused
L(0-)02 REV A PROPOSED SITE PLAN PLOT	A	Refused
L(2-)01 PROPOSED GROUND FLOOR PLAN PLOT 2	-	Refused
L(2-)02 PROPOSED FIRST FLOOR PLAN	-	Refused
L(2-)03 PROPOSED ELEVATIONS PLOT 2	-	Refused
L(0-)10 SITE SECTIONS	-	Refused