



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

Alan McEwan
McEwan Designs
99 Philips Wynd
Hamilton
ML3 8PH

Our Ref: P/20/1115
Your Ref:
If calling ask for: Murray Reid
Date: 29 January 2021

Dear Sir/Madam

Proposal: Erection of detached dwellinghouse
Site address: 45 Hunthill Road, Blantyre, G72 9SR,
Application no: P/20/1115

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 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 Murray Reid on 01698 453625

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>

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.

Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
Email murray.reid@southlanarkshire.gov.uk Phone: 01698 453625



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/20/1115

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

To: **Mr & Mrs Maurice Duffy**

Per: **Alan McEwan**

**45 Hunthill Road, Blantyre ,
G72 9SR,**

**99 Philips Wynd, Hamilton,
ML3 8PH,**

With reference to your application received on **26.08.2020** for planning permission under the above mentioned Act:

Description of proposed development:

Erection of detached dwellinghouse

Site location:

45 Hunthill Road, Blantyre, G72 9SR,

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: 29th January 2021

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/20/1115

Reason(s) for refusal:

01. The proposal is contrary to Policy 4 of the adopted South Lanarkshire Local Development Plan and Policy DM3 of the associated Development Management, Placemaking and Design Supplementary Guidance in that the proposed house plot would not integrate satisfactorily with local context and built form and the development of the plot would adversely impact on the layout and design of the existing streetscape.
02. The proposal is contrary to Policy 6 of the adopted South Lanarkshire Local Development Plan and Policy DM3 of the associated Development Management, Placemaking and Design Supplementary Guidance in that the proposed house plot would not relate satisfactorily with adjacent and surrounding properties, and if approved would have a detrimental impact on the character and amenity of the area.
03. The proposal is contrary to Policy 6 of the adopted South Lanarkshire Local Development Plan and Policy DM3 of the associated Development Management, Placemaking and Design Supplementary Guidance in that the proposed shared driveway access width does not comply with minimum standards required by Roads and Transportation Services and therefore the applicant has failed to demonstrate that two-way vehicle movements can be accommodated within the access, to the detriment of pedestrian and vehicular safety.
04. The proposal is contrary to Policy DM3 of the Development Management, Placemaking and Design Supplementary Guidance associated with the adopted South Lanarkshire Local Development Plan in that the proposed house would not be in keeping within the established pattern of development in the immediate surrounding area. Furthermore, the proposed house would not retain a proper road frontage of comparable size and form to surrounding curtilages.
05. The proposal is contrary to Policy 3 of the proposed South Lanarkshire Local Development Plan 2 in that the proposed house plot would not relate satisfactorily with adjacent and surrounding properties, and if approved would have a detrimental impact on the character and amenity of the area.
06. The proposal is contrary to Policy 5 of the proposed South Lanarkshire Local Development Plan 2 in that the proposed house plot would not integrate satisfactorily with local context and built form and the development of the plot would adversely impact on the layout and design of the existing streetscape.
07. The proposal is contrary to Policy 6 and DM3 of the proposed South Lanarkshire Local Development Plan 2 in that the proposed shared driveway access width does not comply with minimum standards required by Roads and Transportation Services and therefore the applicant has failed to demonstrate that two-way vehicle movements can be accommodated within the access, to the detriment of pedestrian and vehicular safety.
08. The proposal is contrary to Policy DM3 of the proposed South Lanarkshire Local Development Plan 2 in that the proposed house, would not be in keeping within the established pattern of development in the surrounding area. Furthermore, the proposed house would not retain a proper road frontage of comparable size and form to surrounding curtilages.

Reason(s) for decision

The proposal is contrary to Policies 4, 6 and DM3 of the adopted South Lanarkshire Local Development Plan 2015 and Policies 3, 5 and DM3 of the Proposed South Lanarkshire Local Development Plan 2 and there is no justification for a departure from policy.

Notes to applicant

Application number: P/20/1115

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
Location Plan		Refused
L01		Refused
L02		Refused
Floor plans		Refused
Elevations		Refused



COMMUNITY AND ENTERPRISE RESOURCES
EXECUTIVE DIRECTOR Michael McGlynn
Planning and Economic Development

Important notes

Town and Country Planning (Scotland) Act 1997

1. Compliance with conditions

Under the provisions of the Town and Country Planning (Scotland) Act 1997 (Section 145), failure to comply with any condition(s) imposed on any planning permission may result in the service by the Council of a "Breach of Condition Notice" requiring compliance with the said condition(s).

There is no right of appeal against such a Notice and failure to comply with the terms of the Notice within the specified time limit will constitute a summary offence, liable on summary conviction to a fine not exceeding £1000.

2. Procedure for appeal to the planning authority

- (a) If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997, within three months from the date of this notice. The notice of review should be addressed to:

Executive Director (Corporate Resources)
Council Headquarters
Almada Street
Hamilton
ML3 0AA

To obtain the appropriate forms:

Administrative Services at the above address.

Telephone: 01698 454108

E-mail: pauline.macrae@southlanarkshire.gov.uk

- (b) If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.