

Report

Report to:	Planning Committee
Date of Meeting:	5 October 2021
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/20/1777
Planning proposal:	Erection of 2 Storey Dwellinghouse and Associated Works

1 Summary application information

- Application type: Detailed planning application
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- Applicant: Mr Saleem Mohammed
- Location: Plot 4
Springbank House
West Mains Road
East Kilbride

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant detailed planning permission (subject to conditions) based on conditions attached.

2.2 Other actions/notes

- (1) The Planning Committee has delegated powers to determine this application.

3 Other information

- ◆ Applicant's Agent: Alan Wilson
- ◆ Council Area/Ward: 08 East Kilbride Central North
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan 2 (Adopted 2021)**
Policy 3 - General Urban Areas
Policy 5 - Development Management and Placemaking
Policy DM1 - New Development Design
Policy DM3 - Subdivision of Garden Ground

South Lanarkshire Council Residential Development Guide (2011)

◆ **Representation(s):**

▶	19	Objection Letters
▶	0	Support Letters
▶	4	Comment Letters

◆ **Consultation(s):**

Arboricultural Services

Roads Flood Risk Management

Roads Development Management Team

Environmental Services

Planning Application Report

1 Application Site

- 1.1 The application site relates to an area of land to the rear of the existing residential property at Springbank House, West Mains Road, East Kilbride. Springbank House, which has its own access off Mitchell Grove, sits within sizeable grounds and is bound to the east, west and south by residential properties. This site, designated as Plot 4, is located to the south of the existing dwelling. Access to the site is via a wide path around the side of the existing dwelling. The main part of the site contains a number of conifer trees however there are also some mature trees along the path to this plot. The curtilage of the proposed dwelling extends to approximately 780 square metres and is located within a residential area as defined in the South Lanarkshire Local Development Plan 2 (Adopted 2021).

2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission for the erection of a two storey dwellinghouse and associated works within the site. The proposal would include the formalisation of a vehicular access around the side of the existing dwelling to serve the proposed dwelling. The proposed dwelling would be two storeys in height comprising of an 'L' shape with a floor area of approximately 180 square metres on each level. This would include a kitchen, lounge, family room, utility and integral double garage on the ground floor, and 5no. bedrooms with associated ensuite facilities on the upper storey. There would be a minimum of three parking spaces provided within the site. The materials proposed would be a mix of render, facing brick, stone cladding and Marley roof tiles.
- 2.2 It is noted that there are three other separate applications currently under consideration for proposed residential plots within the grounds at Springbank House; Plot 1 (P/21/0422), Plot 2 (P/21/0603) and Plot 3 (P/21/0347). These proposed plots are all located to the front of the existing dwelling.

3 Background

3.1 Local Plan Status

- 3.1.1 In terms of the South Lanarkshire Local Development Plan 2 (Adopted 2021), the site is located within a general urban area therefore Policy 3 - General Urban Areas, Policy 5 - Development Management and Place making and DM1 – New Development Design are relevant. In addition, as the proposal involves the sub-division of garden ground of an existing residential property, Policy DM3 – Sub-division of garden ground is also applicable.

3.2 Relevant Government Advice/Policy

- 3.2.1 None relevant.

3.3 Planning Background

- 3.3.1 Planning permission in Principle for 4no. dwellings was approved by the Council under application number EK/11/0032. This required a reserved matters application to be submitted to agree details of the location of the proposed plots, driveways, house types, materials etc as this detail had not been agreed under the application. However, the application expired without any details having been submitted therefore there is no valid planning permission for the site.

4 Consultation(s)

- 4.1 **Roads Development Management section** – noted that the required visibility splay, parking and turning space for cars has been provided within the site. In addition, noted that the passing place to be formed along the access road indicated on the plans requires to be implemented in compliance with the associated drawing provided. It was further noted that a turning head requires to be provided for an 11 metre rigid service delivery vehicle. This was provided with a swept path analysis which showed that the wheels of the 11 metre length vehicle may overrun the access based on the original red line application site boundary. As such, the applicant has widened the red line application site boundary to include a strip of land at either side of the access and sought permission from the landowner to use this land if necessary. As this land is now within the red line site boundary, the Planning Service are able to require reinstatement of this land should it be necessary.

Response: Noted. Appropriate conditions can be attached to any consent issued.

- 4.2 **Roads Flooding section** – no objections subject to the attachment of conditions requiring details of an appropriate sustainable drainage strategy and layout design to cover all development at the Springbank House site as well as maintenance responsibilities to be submitted to and approved by the Council.

Response: Noted. Appropriate conditions can be attached to any consent issued.

- 4.3 **Arboricultural Services** – considers the plot suitable for development given the low value of the majority of the trees within this part of the site, however, requests the submission of additional tree information.

Response: This is noted however it is not considered necessary for additional arboriculture information to be submitted given the ratings of the trees within this part of the site.

- 4.4 **Environmental Services** – noted that the proposal needs to be served by a suitable SUDS system, however advised if permission is to be granted then standard conditions and advisory notes should be attached in relation to storage and collection of refuse, construction noise and contamination.

Response: Noted. The SUDS issues have been addressed by Roads Flooding as detailed above. Appropriate conditions and advisory notes can be attached to any consent issued.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken, and the proposal was also advertised in the local press for neighbour notification purposes. Following this, 23 letters of representation have been received, the points of which are summarised below:

a) The proposed dwelling will cause loss of light to the properties at Malcolm Gardens due to its scale and due to the proposed property sitting higher.

Response: The properties at Malcolm Gardens sit directly to the west of the proposed dwelling. It is also noted that the application site sits higher than these properties due to a levels increase. As part of the application assessment, a shadow test was carried out which calculates the projected shadowing as a result of the proposal at different months of the year when the sun is at a higher or lower position. This concluded that there would be a level of shadowing in the morning to some of the properties on Malcolm Gardens, however from mid-morning onwards, the sun would have moved around and Malcolm Gardens would not be overshadowed. As such, it is not considered there will be a significant loss of light to the properties at Malcolm Gardens.

- b) The proposal will result in a loss of value to adjacent properties.**

Response: This is not a valid planning consideration.

- c) There are bats in the trees which are protected by law. In addition, there are rare species of birds that return each year and other forms of wildlife that frequent the area. Appropriate consideration should be given to wildlife.**

Response: It is the responsibility of the applicant and any persons carrying out works to ensure bats are not injured or disturbed and that the appropriate licence is sought from Scottish Natural Heritage (SNH) should any be found on site. However due to the number of trees being removed, a condition has been attached for a bat survey of the trees to be submitted and approved prior to their removal.

- d) The proposed dwelling is too large, not in keeping with the surrounding properties and will result in the loss of privacy.**

Response: Whilst the proposed dwelling is larger than adjacent properties, it is considered to be in proportion to the size of the plot and is not of such a scale that it will have an adverse impact on adjacent properties. The windows on the side elevations have been considerably placed and the rear facing windows will overlook the garden for the proposed dwelling. Furthermore, as the proposal complies with the requirements of the Council's Residential Development Guide, the proposal is considered to be acceptable.

- e) The loss of the trees will result in a loss of privacy, loss of a tranquil setting and increased noise for surrounding properties.**

Response: It is noted that the loss of the trees at Plot 4 will result in a significant change of outlook for the surrounding properties, however, this in itself is not a valid reason for refusal of the application. As noted above, it is considered that the proposed dwelling has been designed to carefully position windows to ensure no loss of privacy to adjacent properties. In addition, the applicant intends to carry out planting along the boundaries of the property. In terms of noise, the Council's Environmental Services were consulted and have offered no objections on noise grounds.

- f) The application should be put on hold until a public meeting can be held to discuss the plans.**

Response: This is not a valid reason for refusal of the application.

- g) The proposal is three storeys in height and not two storeys as stated in the description. There is the possibility this property will be enlarged in the future.**

Response: The proposed dwelling is considered to be two storeys in height. As with many dwellings, the roof space is of a height that it could be converted in the future should the applicant wish to do so. This is not a valid reason for refusal of the application.

- h) This proposal will result in construction noise and disturbance to residents for a significant period of time.**

Response: It is inevitable there would be a level of disruption throughout the duration of the construction, however this would be for a limited period of time. As such, this is not sufficient justification for refusal of the application.

- i) **The proposed dwelling contains a large number of rooms suggesting a large number of persons will reside at the property creating significant noise pollution for adjacent properties.**

Response: This is not a valid reason for refusal of the application.

- j) **This development may upset existing tree roots once works commence which could cause others to become unstable.**

Response: This is noted, however should permission be granted, a condition would be attached to ensure that all existing trees being retained are protected in accordance with methods set out in BS5837/2012 during and until completion of all site operations and building works.

- k) **Access to Springbank House is across a public footpath. Additional properties within these grounds will increase the volume of traffic crossing the footpath which is dangerous to pedestrians. It will also increase the volume of traffic onto West Mains Road. A traffic impact assessment should be submitted.**

Response: The Council's Roads and Transportation Service have been consulted and have raised no road safety objections in this regard. There is no requirement for a Traffic Impact Assessment for an application of this scale.

- l) **The proposal requires a vehicular access to be formed behind the properties at Malcolm Gardens which will lead to pollution and noise disruption.**

Response: It is noted that at present there is an informal access around the side of the property leading to where Plot 4 would be located. This application would see this access upgraded with the removal of some trees, to allow a suitable vehicular access. Whilst this will create a new vehicular access, it is only to serve one property, therefore it is not considered it will have a significant adverse impact on adjacent properties in terms of noise or pollution.

- m) **The plans do not accurately represent the height of the existing properties at Malcolm Gardens.**

Response: The street elevation submitted is for indicative purposes only to give an indication of the proposed dwelling in relation to its surroundings.

- n) **Planning permission was previously refused to build within the grounds of Springbank House.**

Response: It is noted that planning permission was granted for Permission in Principle for 4 plots at the site in 2011. However, the detailed information required to progress this proposal was never submitted and as such the application expired.

- o) **The access road into the site cannot accommodate delivery vehicles, therefore, how will construction traffic get into the site.**

Response: The applicant has provided a swept path analysis detailing how vehicles would enter and exit the site, including a turning space. As such, Roads and Transportation Services have confirmed their satisfaction with this detail.

- p) **This proposal will result in a large number of bins obstructing the footpath at the entrance to the site at Mitchell Grove on bin collection day. This is a hazard for pedestrians. A refuse lorry therefore must be able to access the site.**

Response: The Council's Roads and Transportation Services and Environmental Services have both offered no objections in this regard. There is no requirement or plans for a refuse lorry to enter the site.

- q) **The plans have been revised making the property larger and moving it closer to Malcolm Gardens.**

Response: The revised plans show a reduced size of dwelling in terms of floor area, a reduction in height on the eastern side of the property and a reduction in roof pitch. It is noted that the dwelling has been repositioned approximately 1 metre closer to the boundary with Malcolm Gardens to reduce the shadowing impact on the properties at Mitchell Grove, however there would still be approximately 4.2 metres between the proposed dwelling and the boundary with Malcolm Gardens which is considered acceptable.

- r) **It is unethical of the property owner to sell this land without planning permission.**

Response: This is not a valid planning consideration.

- s) **Where will any new fencing be erected?**

Response: Should permission be granted, any consent issued will include a condition for details of any proposed fencing and walls to be erected on site to be submitted and approved prior to works commencing on site.

- t) **Is the drainage and water infrastructure suitable to cope with this development?**

Response: The Council's Roads Flooding section have been consulted and raised no objection subject to the attachment of conditions requiring the provision of an overarching sustainable drainage strategy and layout design as well as maintenance responsibilities. As such, appropriate conditions can be attached.

- u) **The property at 32 Mitchell Grove will be significantly shaded as a result of this proposal. At present the excessive height of the trees creates substantial shading throughout the year. The objector has incurred costs trying to mitigate this by raising the canopy of the bordering trees therefore this proposal will undermine these efforts making the shading situation worse.**

Response: As noted above, a shadow test was carried out in respect of this proposal. This showed that there would be a level of shadowing to this property in the late afternoon as a result of the proposal. However, it is also clear that the existing trees currently cause significant shadowing issues for this and adjacent properties, therefore in this case, it would be unreasonable for the Planning Service to recommend refusal of the application on the basis of shadowing. As such, the Planning Service requested the applicant reduce the height of the roof at this side of the building as well as moving the building at least 1 metre further from the boundary with Mitchell Grove. These amendments were carried out and the applicant also chose to reduce the angle of the roof to lessen impact on the adjacent properties. As there is at least 4 metres from the proposed dwelling to the boundary with these properties and being mindful of the existing shadowing situation, this is considered to be a reasonable design solution.

5.2 These letters are available for inspection on the planning portal.

6 Assessment and Conclusions

6.1 The applicant seeks detailed planning permission for the erection of a two storey dwellinghouse and associated works at Plot 4, Springbank House, East Kilbride. The determining issues in the assessment of this application are compliance with local plan policy, its impact on the amenity of the adjacent properties and road safety matters.

6.2 As noted above, the application site and associated proposal is affected by Policy 3 - General Urban Areas which advises that within residential areas, development will not be permitted if it is detrimental to the amenity of residents in terms of visual impact, noise, smell, air pollution, disturbance, traffic or public safety. Policy 5 – Development Management and Placemaking advises that to ensure development takes account of the principles of sustainable development, all proposals require to be well designed and integrated with the local area. Proposals should have no significant adverse impacts on the local community and the environment. Where appropriate, proposals should include measures to enhance the environment. Policy DM1 – New Development Design requires new development to promote quality and sustainability in its design and layout and should enhance or make a positive contribution to the character and appearance of the urban or rural environment in which it is located.

6.3 Furthermore, as this proposal involves development within the grounds of an existing residential property, Policy DM3 – Sub-division of garden ground is also relevant. This policy advises that development of this nature may be considered favourably where it meets the following criteria:

- ◆ The proposed dwelling is of a scale, massing, design and material sympathetic to the character and pattern of development in the area and does not result in a development that appears cramped, visually obtrusive or is of an appearance which is out of keeping with the established character of the area
- ◆ The proposed house plot and that remaining to the existing house plot are comparable with those nearby in terms of size, shape and amenity and accords with the established pattern of development in the surrounding area
- ◆ The proposed house plot should have a proper road frontage of comparable size and form to surrounding curtilages unless the proposal reflects the development pattern in the area
- ◆ The proposed vehicular access is of an adequate standard and will not have adverse implications for traffic safety or adversely affect the amenity of adjacent properties by virtue of noise or loss of privacy
- ◆ The garden space allocated to the proposed house and that remaining for the existing house should be sufficient for recreational and amenity needs of the occupants
- ◆ The proposed development will not cause an unacceptable reduction in privacy to existing houses and will, itself, enjoy a level of privacy comparable with surrounding dwellings
- ◆ The proposed development will not overshadow adjacent properties to a degree which results in a significant loss of amenity for residents or is significantly adversely affected by overshadowing
- ◆ All existing features such as trees, hedges, walls, fences and buildings that contribute to the character of the area should be retained and should not be adversely affected by the development
- ◆ Adequate parking for both the proposed and existing dwellings must be provided within the site and must not be harmful to the established character and amenity of the area
- ◆ The proposal must not jeopardise or be prejudicial to any future development proposals in the vicinity

- 6.4 In terms of the above policies and the Councils Residential Development Guide, the application site falls within a residential zoning therefore the principle of a residential plot at this site is acceptable. In terms of the layout, scale and materials, the property is larger than the surrounding properties, however it is considered to be of a sufficient distance from these properties to minimise impact and will be finished in materials to integrate with the surrounding area. However, should permission be granted, a condition will be attached for samples of all materials to be submitted and approved. The proposed dwelling is two storeys in height and sits higher than the adjacent properties, however, it is not considered to be of a scale where it will over-dominate these properties given the distance from boundaries at either side. In terms of privacy, the property has been designed with minimal side facing windows to ensure no overlooking of adjacent properties. Whilst there is substantial glazing on the rear (south) facing elevation of the proposal, this will overlook the garden for the property. It is noted there is a proposed balcony on the upper level, however this will be enclosed at either side to prevent overlooking. As the proposal is a substantial distance from the existing dwelling at Springbank House and some screening will still be retained between both properties, it is considered the proposal will have no adverse impact on the existing property either.
- 6.5 In terms of potential overshadowing, it has to be acknowledged that, at present, the existing conifer trees within Plot 4 are densely planted with an average height of 18 metres. As such, it is considered the trees currently have an impact on the amenity of existing properties by virtue of their height, mass and proximity to boundaries. Whilst the removal of the trees within this plot and the erection of a dwelling on the site will ultimately provide a different outlook for adjacent properties, it is considered that alterations to the dwelling provided by the applicant, namely the reduction of the east facing elevation to a storey and a half, the reduction in the angle of the roof and the repositioning of the dwelling approximately 1 metre to the west, provides a reasonable design solution to allow maximum lighting to existing properties on both sides. As such, and being mindful of the existing situation on site, it is not considered that the proposed dwelling will result in a worsened shadowing situation for these properties than there is at present.
- 6.6 The proposal also includes the provision of a large private rear garden for the benefit of the property whilst still allowing a sizeable garden for the existing dwelling at Springbank House. It is noted from the plans that it is the applicant's intention to plant around the boundaries of the plot, therefore any consent issued would include a condition for landscaping details to be submitted. Whilst the dwelling does not have a road frontage similar to adjacent properties, the layout of the Springbank House site lends itself to a vehicular access being formalised along the western boundary of the site given that it's currently an informal access. As this new access is for the benefit of one residential property, it is considered acceptable in this instance.
- 6.7 The Council's Roads Development Management section were consulted as part of this application and advised that the required visibility splay, parking and turning space for cars has been provided. As part of the assessment of the proposal it was noted that the existing access leading into Springbank House would require the implementation of a passing space to cope with the additional traffic using the access. As such, Roads requires this to be implemented in compliance with the associated engineering drawing provided. In addition, it was also noted that a turning head needs to be provided for an 11-metre-long rigid service delivery vehicle and that details showing this size of delivery/construction vehicle can be accommodated within the application site boundary. The swept path analysis provided indicated that there was a possibility the wheels of the 11 metre length vehicle would overrun the access. Consequently, the

applicant has widened the red line application site boundary to include a strip of land at either side of the existing access and sought permission from the landowner to use this land should it be necessary. Roads are satisfied with this and that appropriate conditions can be attached to ensure suitable access and egress from the site. The Council's Roads Flooding section also provided comments requiring the provision of an overarching sustainable drainage strategy and layout design as well as maintenance responsibilities. Environmental Services also requested details of the storage and uplift of refuse be submitted and that advisory notes in relation to noise and contamination be attached should consent be issued. As such, appropriate conditions can be attached.

- 6.8 As detailed above, the statutory neighbour notification process was carried out and the application advertised in the local press. Nineteen letters of objection and four letters of comments were received, the points of which are summarised in section 5 above. However, following consideration of the points raised, it is not considered they merit refusal of the application.
- 6.9 In conclusion, it is considered that the proposal complies with the relevant local plan policies and supplementary guidance, and it is therefore recommended that planning permission is granted subject to the attached conditions.

7 Reasons for Decision

- 7.1 The proposal has no adverse impact on amenity and complies with Policies 3, 5, DM1 and DM3 of the Adopted South Lanarkshire Local Development Plan 2 (2021).

Michael McGlynn
Executive Director (Community and Enterprise Resources)

15 September 2021

Previous references

- ◆ None

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Neighbour notification letter dated

- ▶ Consultations
 - Arboricultural Services 15.03.2021
 - Roads Flood Risk Management
 - Roads Development Management Team 21.01.2021
 - Environmental Services 25.01.2021

- ▶ Representations Dated:
 - Rebecca Quigley, 26 Malcolm Gardens, East Kilbride 17.05.2021
 - Gerry Docherty, 4 Mitchell Court, East Kilbride, Glasgow, South Lanarkshire, G74 1QY 29.04.2021

Jacqueline Gill, 34 Malcolm Gardens, East Kilbride, Glasgow, South Lanarkshire, G74 1QX	12.01.2021
Mr & Mrs J G Knox, 4 Mitchell Grove, East Kilbride, Glasgow, South Lanarkshire, G74 1QZ	23.02.2021
Lynsey And Robert Gonzales, 28 Mitchell Grove, East Kilbride, Glasgow, South Lanarkshire, G74 1QZ	14.01.2021
Graham Green, 32 Mitchell Grove, East Kilbride, G74 1QZ	19.02.2021
Mrs Jeanette McLelland, 30 Malcolm Gardens, East Kilbride, G74 1QX	11.01.2021
Emma Gibson, 42 Malcolm Gardens, East Kilbride, Glasgow, South Lanarkshire, G74 1QX	22.01.2021
Mr And Mrs C Shaw, 34 Mitchell Grove, East Kilbride, Glasgow, South Lanarkshire, G74 1QZ	21.01.2021
Mr Andrew Paterson, 11 Mitchell Court, East Kilbride, G741QY	20.01.2021
Mr Graham Green, 32 Mitchell Grove, Westgate, East Kilbride, G74 1QZ	14.01.2021
Mr WILLIAM MCDONALD, 30, MITCHELL GROVE, EAST KILBRIDE, G74 1QZ	11.01.2021
Joe Allan, 94 Franklin Place, Westwood, East Kilbride, G75 8LS	21.01.2021
Miss R J Quigley, Via Email	20.01.2021
Jacqueline Gill, Received Via Email	26.04.2021
Mr & Mrs J G Knox, 4 Mitchell Grove, East Kilbride, Glasgow, South Lanarkshire, G74 1QZ	23.04.2021
Mrs Jeanette McLelland, 30 Malcolm Gardens, East Kilbride, Glasgow, South Lanarkshire, G74 1QX	23.04.2021
Mrs Jeanette McLelland, 30 Malcolm Gardens, East Kilbride, G74 1QX	23.04.2021
Lynsey & Robert Gonzales, 28 Malcolm Gardens, East Kilbride, Glasgow, South Lanarkshire, G74 1QX	23.04.2021
Rebecca Quigley, 26 Malcom Gardens, East Kilbride	19.08.2021
Miss Emma Gibson, 42 Malcolm Gardens, East Kilbride	19.08.2021
Ms Jacqueline Gill, 34 Malcolm Gardens, East Kilbride	27.08.2021

Contact for further information

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

Julie Pepper, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455046

Email: julie.pepper@southlanarkshire.gov.uk

Conditions and reasons

01. That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved in writing by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

02. That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved in writing by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

03. That before any of the dwellinghouses situated on the site upon which a fence is to be erected is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 2, shall be erected and thereafter maintained to the satisfaction of the Council.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

04. That before any work commences on the site, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:
- (a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development;
 - (b) details and specification of all trees, shrubs, grass mix, etc., including, where appropriate, the planting of fruit/apple trees;
 - (c) details of any top-soiling or other treatment to the ground;
 - (d) sections and other necessary details of any mounding, earthworks and hard landscaping;
 - (e) proposals for the initial and future maintenance of the landscaped areas;
 - (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.

Reason: To ensure the appropriate provision of landscaping within the site.

05. That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.

Reason: In the interests of the visual amenity of the area.

06. That before any of the dwellinghouses hereby approved are occupied, details of the storage and collection of refuse within the development shall be submitted to and approved in writing by the Council as Planning Authority. Thereafter, prior to the occupation of any dwelling, the approved scheme shall be implemented and thereafter maintained to the satisfaction of the Council as Planning Authority.

Reason: To ensure that adequate refuse arrangements are provided that do not prejudice the enjoyment of future occupiers of the development or neighbouring occupiers of their properties, to ensure that a satisfactory external appearance is achieved and to ensure that appropriate access is available to enable refuse collection.

07. That the use of the garage hereby permitted shall be restricted to private use incidental to the enjoyment of the dwellinghouse on the site and no commercial activity shall be carried out in or from the garage.

Reason: To safeguard the residential amenity of the area.

08. That no development shall commence until details of surface water drainage arrangements (including provision of an overarching drainage design layout including maintenance responsibilities) have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and requirements (Appendices A, B, C, D & E). The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.

Reason: To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.

09. Prior to works commencing on site, a CCTV survey of the downstream section of the pipe of the surface water sewer this development is to be connected to shall be submitted to and approved in writing by the Council as Roads Flooding and Planning Authority.

Reason: To demonstrate the suitability for connection in terms of capacity, structural integrity and tree root ingress.

10. That all trees to be retained within the site shall be fully protected during the period of construction and prior to any work commencing on the site, written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority. Existing trees to be retained must be protected in accordance with methods as set out in BS5837/2012 during and until completion of all site operations and building works.

Reason: To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.

11. That all recommendations of the Tree Survey Report by ROAVR Environmental, in relation to Plot 4, shall be carried out to the satisfaction of the Council prior to works commencing on site. Thereafter the management of trees across the application site shall comply with this document to the satisfaction of the Council as Planning Authority.

Reason: In the interests of amenity and to ensure the protection and maintenance of the existing trees and other landscape features within the site.

12. That before the development hereby approved is completed or brought into use, a passing place, as indicated on drawing no. 21078-100-100 shall be implemented and thereafter maintained to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of traffic safety.

13. That before works commence on site, details of a turning head for an 11 metre rigid service delivery vehicle to turn shall be submitted to and approved in writing by the Council and thereafter implemented and maintained to the satisfaction of the Council as Roads and Planning Authority.

Reason: To ensure the provision of adequate turning facilities within the site.

14. That before works commence on site, full details including elevations and sections, of the proposed electric gates to be installed at the start of the access for this plot shall be submitted to and approved in writing by the Council, and thereafter implemented and maintained to the satisfaction of the Council as Roads and Planning Authority.

Reason: These details have not been submitted or approved.

15. That before any tree works commence on site, a bat survey of the trees to be removed, shall be carried out by a qualified ecologist, and the findings submitted to and approved in writing by the Council as Planning Authority. Thereafter any recommendations of the survey shall be implemented throughout the construction process.

Reason: To ensure that any species are protected and suitable mitigation measures are put in place.

16. Prior to commencement of the development hereby approved, details of measures to facilitate the provision of full fibre broadband to serve the development, including details of appropriate digital infrastructure and a timescale for implementation, shall be submitted to and approved in writing by the Council as Planning Authority, unless otherwise agreed in writing with the applicant. The approved measures shall thereafter be carried out in accordance with the agreed implementation timescale.

Reason: To ensure the provision of digital infrastructure to serve the development.

P/20/1777

Plot 4, Springbank House, West Mains Road, East Kilbride



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Scale:
1:2,500
Date:
14/05/2021



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development