



Montrose House 154 Montrose Crescent Hamilton ML3 6LB Tel: 0303 123 1015 Email: [planning@southlanarkshire.gov.uk](mailto:planning@southlanarkshire.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100334653-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Certus		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Margaret Anne	Building Name:	Orbital House
Last Name: *	McGleish	Building Number:	3
Telephone Number: *		Address 1 (Street): *	Redwood Crescent
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	East Kilbride
Fax Number:		Country: *	United Kingdom
		Postcode: *	G74 5PR
Email Address: *			

Is the applicant an individual or an organisation/corporate entity? \*

☐ Individual ☒ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Connor"/>	Building Number: <input type="text" value="15"/>
Last Name: *	<input type="text" value="Mullan"/>	Address 1 (Street): * <input type="text" value="Dunedin Drive"/>
Company/Organisation	<input type="text" value="n/a"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="East Kilbride"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="G75 8QQ"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="REDACTED"/>	

## Site Address Details

Planning Authority:	<input type="text" value="South Lanarkshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="15 DUNEDIN DRIVE"/>
Address 2:	<input type="text" value="EAST KILBRIDE"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G75 8QQ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="653711"/>	Easting	<input type="text" value="261293"/>
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## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Sub-division of garden ground and erection of a two storey detached dwellinghouse.

## Type of Application

What type of application did you submit to the planning authority? \*

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? \*

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see attached Statement of Case and related Appendices.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

Statement of Case, C.Mullan 25.11.2020, Appendix 1 - Officers Report, Appendix 2(a-h) - Application Drawings, Plans and Design Statement.

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

P/20/0469

What date was the application submitted to the planning authority? \*

03/04/2020

What date was the decision issued by the planning authority? \*

28/08/2020

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? \*

☒ Yes ☐ No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? \*

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? \*

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## **Declare – Notice of Review**

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mrs Margaret Anne McGleish

Declaration Date: 25/11/2020

25/11/2020

Dear Sir/Madam

**Local Review Body**

**Section 43A(8) of The Town and Country Planning (Scotland) Act 1997 (as amended) in respect of decisions on local developments**

**The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013**

**The Town and Country Planning (Appeals) (Scotland) Regulations 2013**

**Statement of Case: Planning Reference, P/20/0469 - Subdivision of garden ground and the erection of a two-storey detached dwelling at the residential Property known as 15 Dunedin Drive, East Kilbride G75 8QQ.**

**Prepared by Margaret Anne McGleish, BA (Hons), MRTPI**

**Introduction**

This Review presented before Members, relates to the Planning Authority's refusal of an application for detailed planning permission for the subdivision of garden ground and the erection of a two-storey detached dwelling at the residential Property known as 15 Dunedin Drive, East Kilbride G75 8QQ.

The Applicant Mr C Mullan, is the owner of the said Property. The date of refusal shown on the refusal letter is the 28<sup>th</sup> August 2020.

The Applicant has instructed this request for a Review of the Planning Authority's refusal of detailed planning permission.

The Applicant is seeking Members to uphold his request that detailed planning permission is granted subject to appropriate conditions.

This document constitutes the Applicant's Statement of Case.

**Brief Description of the Proposed Development and the Application Site**

The Applicant seeks detailed planning permission for the subdivision of the south-western garden ground, located on Inglewood Crescent, associated with the two-storey dwelling house known as 15 Dunedin Drive. This is to allow for the erection of a two-storey detached dwelling house within the subdivided garden, the creation of a vehicular access and parking to serve the proposed dwelling.

The proposal is located within the East Kilbride settlement boundary and within Policy 6 - General Urban Area as defined within the South Lanarkshire Council Local Development Plan Adopted 2015.

The proposed dwelling provides accommodation on the ground floor of living room, family dining/kitchen room with utility, study and cloakroom/wc. On the upper floor 4 double bedrooms, two with ensuite and a family bathroom would be provided. The proposed house would be situated adjacent to the original dwelling in the south west section of the garden, facing onto Inglewood Crescent. The external materials proposed are render with brick base layer, timber cladding feature and concrete roof tiles akin to several properties in both Dunedin Drive and Inglewood Crescent. A new vehicular access would be provided from Inglewood Crescent with off-road parking contained within the curtilage to accommodate 3 vehicles.

The application site is bounded by a detached dwelling on Dunedin Drive to the north and Dunedin Drive carriageway to the east with houses fronting onto that thereafter. It is also bounded by a detached dwelling on Inglewood Crescent to the west and Inglewood Crescent carriageway to the south with houses fronting onto that thereafter.

The surrounding detached dwellings on both Inglewood Crescent and Dunedin Drive are a mixture of one, one and a half and two storey dwellings of varied architectural design.

The site is generally level although is raised up slightly from Inglewood Crescent to which it runs parallel. There are mature trees and shrubs running along the rear/side garden boundary of the existing dwelling house.

There have been no previous planning applications submitted on the application site.

### **Outcome of Consultation/Neighbour Notification and the Planning Authority's Grounds for Refusal**

Consultations:

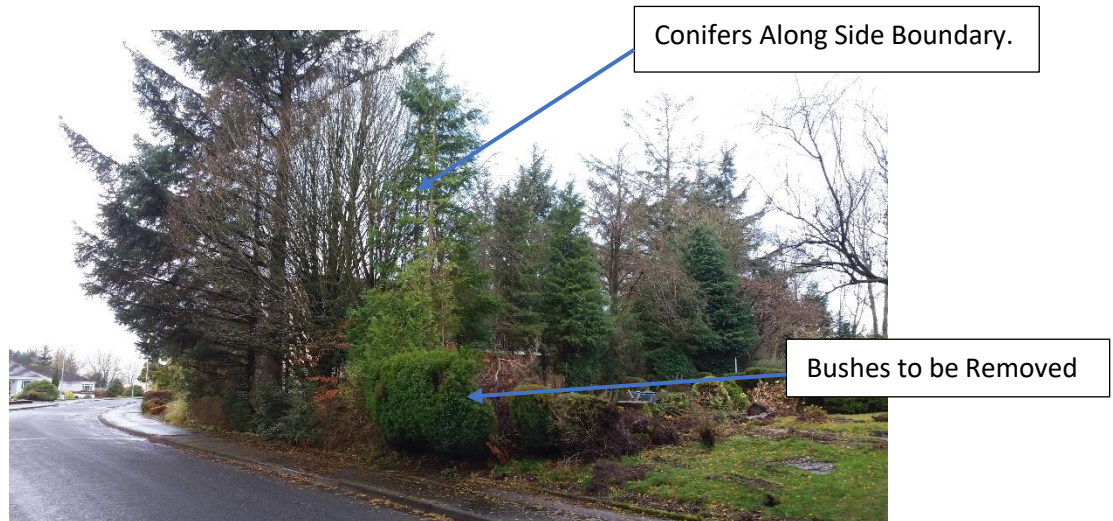
Both Environmental Services and the Roads Development Management Team had no objections subject to appropriate advisory notes and conditions being attached to any approval.

Arboricultural Services appeared to want more information about trees on site, including a tree survey. That information was never requested from the Applicant on the basis that the Planning Authority considered the application unacceptable.

The Applicant wishes to highlight to Members that whilst there are some mature trees on site these are by no means specimens of note and worthy of special protection. The largest and most mature trees are mainly conifers along the side boundary and should be unaffected by the proposals .

The loss of one small tree and some bushes at the site frontage will occur, and the Applicant would intend to keep any further impact to a minimum. However, any argument which might arise that planning permission for the subject proposal should be refused because of the

quality of trees on site or any impact that the proposal might have on trees of particular quality would be untenable in planning terms (see photograph below).



#### Neighbour Notification:

There were 12 letters of objection and 1 letter of comment received. Of these representations only three of the points raised gave any concern to the Planning Authority. These are:

1. Plot Size - Plot sizes for the proposed and remaining dwellings are too small, therefore the proposed development does not reflect the character of the surrounding area and does not accord with the established pattern of development.
2. House Too Far Forward - The proposed dwelling is close to the footway and forward of the existing building line and therefore does not reflect the character of the surrounding area and does not accord with the established pattern of development.
3. Precedent - The proposed development does not reflect the character of the surrounding area and does not accord with the established pattern of development.

The issues raised in the consultation responses and objections/representations are outlined more fully in the Officer's Report of Handling which is contained within Appendix 1 of this Statement of Case.

#### **Planning Authority's Conclusions and Reasons for Refusal of Application**

The Planning Authority concluded that...

*"although the site is located within an area designated for residential land use it is considered that the size and character of the proposed house plot and that of the remaining plot for the existing house are not considered to be compatible with the surrounding street pattern and the resulting useable garden ground, particularly for the existing house is not considered to be satisfactory in terms of area or nature. In this regard, the proposal is not deemed to be in accordance with the Policies 4, DM1 and DM3 of the South Lanarkshire Local Development Plan (adopted) and also Policies 5, DM1 and DM3 of the proposed South Lanarkshire Local Development Plan 2. As such it is recommended that the application is refused."*



The Reasons for Refusal given by the Planning Authority were...

*“01. In the interests of amenity in that the size and character of the proposed house plot and that of the remaining plot for the existing house are not considered to be compatible with the surrounding street pattern and the resulting useable garden ground, particularly for the existing house is not considered to be satisfactory in terms of area or nature.*

*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 the resulting useable garden ground, particularly for the existing house is not considered to be satisfactory in terms of area or nature.*

*03. The proposal is contrary to Policy DM3 of the adopted South Lanarkshire Local Plan as it does not comply with criteria (a), (b) and (e) 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 and 5 of the said Policy.”*

### **Analysis of the Planning Authority’s Reasons for Refusal and Applicant’s Grounds for Appeal**

The Applicant sought only a common sense and balanced approach to planning decision making from the Planning Authority.

To assist Members within the Review Body, the Applicant has set out the Planning Authority’s arguments accurately and succinctly below, followed by the Applicant’s own comments on these shown in blue text thereafter for ease of reference.

### **Compatibility with Adjacent Buildings, Streetscape, Character and Surrounding Environment:**

All development should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity as required by Policy 4 and DM1.

The Planning Authority argue that the proposal does not do this and would not make a positive contribution to the character and appearance of the environment and would not relate satisfactorily to adjacent surrounding development. As such, the proposal does not fully comply with these two policies in the view of the Planning Authority.

Respectfully, the Applicant disagrees with the Planning Authority’s argument. The Applicant is by no means proposing to break a very rigid or repetitious pattern of development, any suggestion that his proposal does so would be unsupportable. Even a brief visit to the area would identify quite an extensive variation in house types. All the surrounding houses have been individually built, mainly in the 1960s and 70s. They comprise a varied mixture of one,

one-and-a-half and two-storey properties. House sizes, garden sizes, house orientations and general streetscape are not regimented.

The Applicant has provided photographs below which show entirely representative examples of properties in both Dunedin Drive and Inglewood Crescent. These photographs clearly illustrate the mixture of scale, character, design and external materials of the houses in the locale. The last image is the Applicant's proposed dwelling, which will be entirely compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity as required by Policy 4 and DM1. Appendix 2 of this Statement of Case contains the application drawings and Design Statement submitted to the Planning Authority in support of the application. These further help to illustrate this point.



[illegible]



**Compatibility with the Character and Environment of Surrounding Area, Street Pattern and Provision of Sufficient Garden Space:**

The Planning Authority argue that the proposal does not accord with 3 parts of Policy DM3 (i.e. parts a, b & e) and therefore the proposal should be refused. They state within the Report of Handling with regards to each of these parts that...

*(a) “The proposed development would not make a positive contribution to the character and appearance of the environment and the size and character of the proposed house plot and that of the remaining plot for the existing house are not considered to be compatible with the surrounding street pattern.”*

*(b) “The new house plot resulting from the subdivision of the garden ground is smaller than that of the existing house and surrounding properties. The proposed house plot and that of the remaining plot for the existing house are not considered to be compatible with the surrounding street pattern.”*

*(e) “The space required for the proposed dwelling within the existing garden results in the useable garden ground, particularly for the existing house being insufficient in terms of area and nature being made up of small areas to the rear and side of the remaining property.”*

The Applicant does not agree with the Planning Authority’s analysis. He goes further than that and questions the veracity of the Planning Authority’s case. The reason for that is evident from the information provided below.

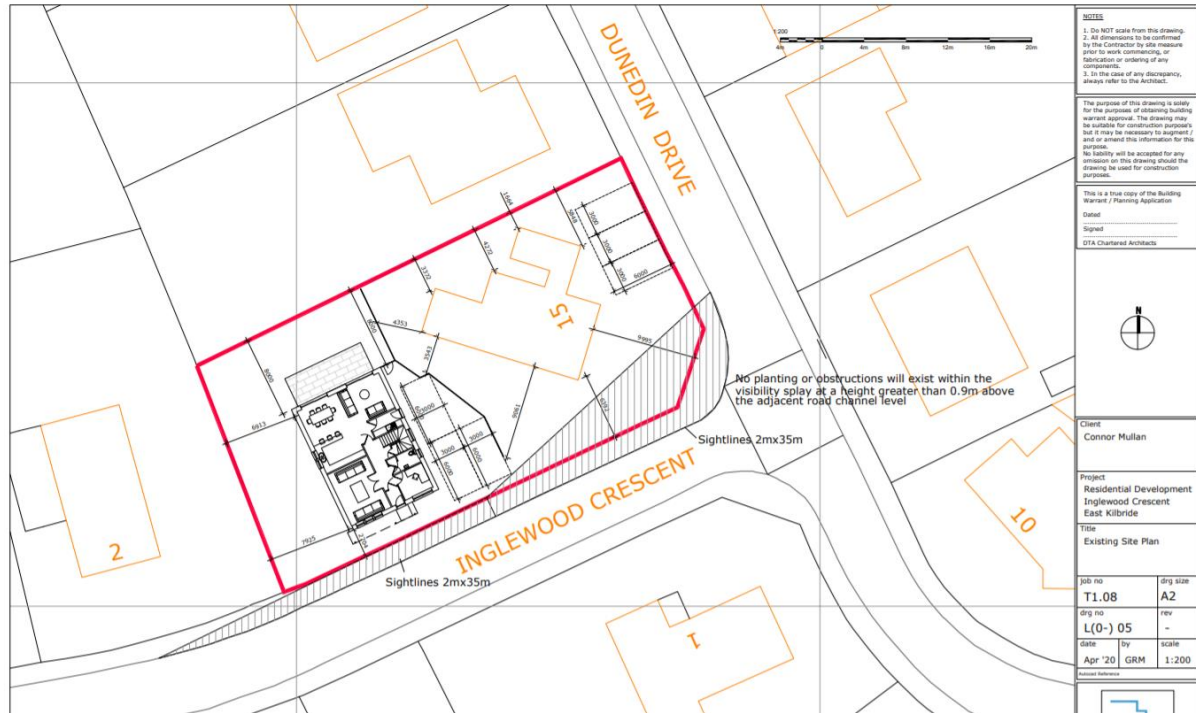
Similar Developments Consented – 13 Dunedin Drive/1 Inglewood Crescent

The Applicant highlights to Members that there are several dwellings within the locale and elsewhere in East Kilbride that have been consented by the Planning Authority which exhibit similar characteristics to his own proposal. Perhaps the most striking example being directly across the road from his Property.

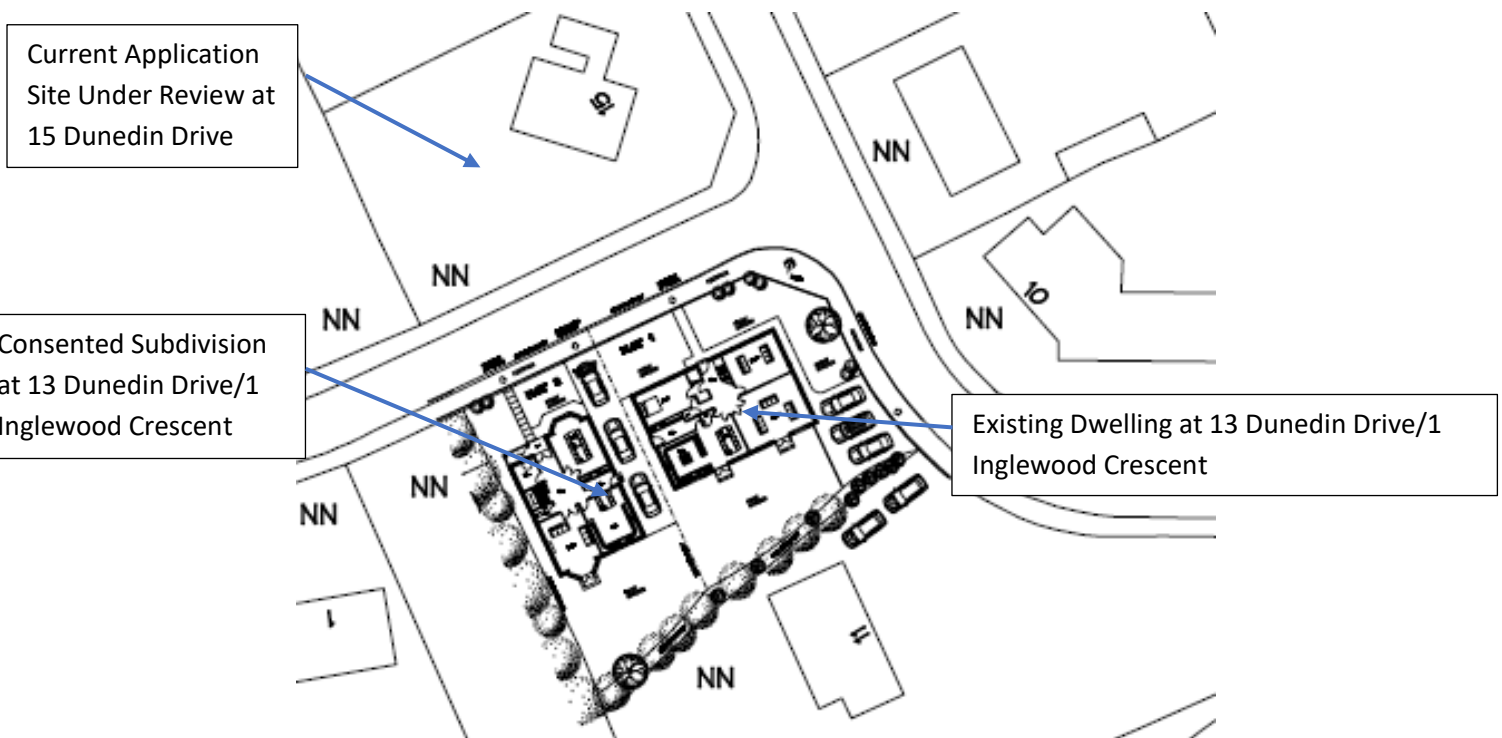
In this regard the Planning Authority approved the subdivision of garden ground and erection of a two-storey dwelling house at 13 Dunedin Drive/1 Inglewood Crescent (planning reference EK/10/0007). That application was approved on 15<sup>th</sup> September 2010 and involved part demolition and extension to the existing dwelling house and sub-division of garden ground to accommodate a two-storey dwelling. It also proposed having its own access from Inglewood Crescent and 3 parking spaces within the curtilage. The proposed dwelling was described as having ‘floorspace of approximately 250sqm, accommodating four bedrooms. Proposed materials are roughcast, concrete tiles and upvc windows’ – similar in many respects to the Applicant’s proposal.

The site layout plans for both the proposal under Review and the proposal granted planning permission directly across the road from that are shown on the following page of this Statement of Case. The elevations for both are shown on the page after that. These will allow easy comparison by Members. There are significant similarities between the consented house and the proposal currently under Review by Members.

EK/20/0469 - 15 Dunedin Drive , Proposed Site Layout (Under Review by Members)



EK/10/0007 - 13 Dunedin Drive/1 Inglewood Crescent, Approved Site Layout





The application at 13 Dunedin Drive/1 Inglewood Crescent was obviously considered positively by the Planning Authority against Policies RES6, ENV11, EN30, ENV31, DM1 and DM5(a-k) of the South Lanarkshire Local Plan Adopted 2009. There is little or no practical difference, between then and now, with regard to the regulatory effect of the different planning policies contained within the preceding, current or proposed Local Development Plan, in relation to the issues that the Planning Authority are founding their current refusal on.

Members are asked to note the contents of the table below which compares certain elements of the current 15 Dunedin Drive proposal under Review and the previously consented dwelling at 13 Dunedin Drive/1 Inglewood Crescent. There are striking similarities in particular with regard to the plot sizes of both the original dwellings and all of the new proposed plot sizes.

	<b>15 Dunedin Drive</b>	<b>13 Dunedin Drive/ 1 Inglewood Crescent</b>
<b>Current Total Plot Size</b>	1050sqm	1076sqm
<b>Proposed New Plot Size</b>	476sq	478sqm
<b>Existing house – Revised Plot Size</b>	574sqm	598sqm
<b>New Plot: Revised Plot Ratio (% of Total Plot)</b>	45.3 : 54.7	44.4 : 55.6
<b>House Style</b>	4 bed detached	4 bed detached
<b>Dwelling Size</b>	209sqm	250sqm
<b>New access</b>	From Inglewood Crescent	From Inglewood Crescent
<b>Parking</b>	3 spaces	3 spaces

(Approximate sizes taken from Registers of Scotland On-line Land Register)

Members are further asked to consider other plot sizes from within the immediate area that are similar to the proposed plot sizes at 15 Dunedin Drive, for example:

- No 98 Dunedin Drive = 531sqm
- No 4 Inglewood Crescent = 636sqm
- No 34 Inglewood Crescent = 650sqm
- No 2 Auckland Park = 498sqm

(Approximate sizes taken from Registers of Scotland On-line Land Register)

#### Garden Ground Remaining for Existing House

The Planning Officer commented in the Report that... *“The space required for the proposed dwelling within the existing garden results in the useable garden ground, particularly for the existing house being insufficient in terms of area and nature being made up of small areas to the rear and side of the remaining property.”*

It is noted that in making this comment, the Planning Authority are focusing more on the garden ground that will be left for the existing house.

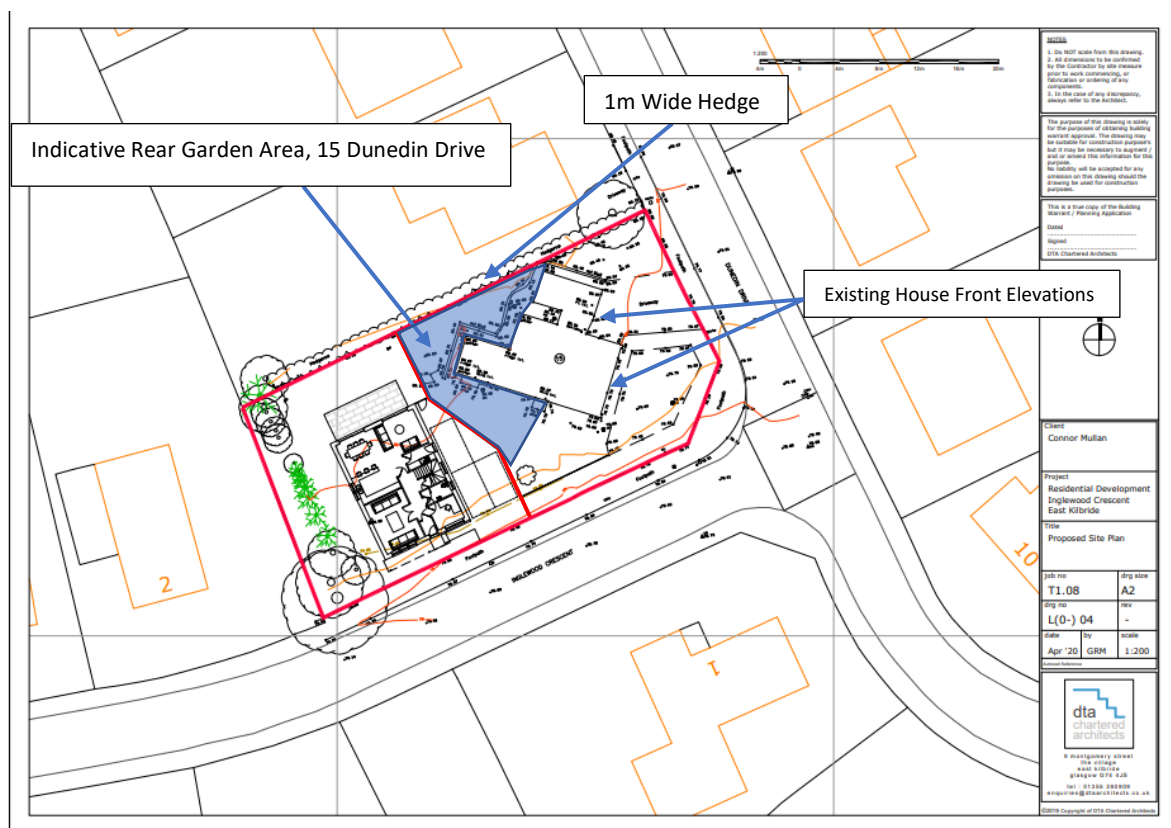
The Applicant appreciates that the garden for the existing house will not be a regular shape but reminds the Planning Authority that the existing house has always had an irregular shaped garden. That is due to the front elevation of the house directly facing the corner of Dunedin Drive and Inglewood Crescent as opposed directly parallel onto either street. However, the

Applicant points out that the nature of this garden layout has not precluded enjoyment of the garden.

Furthermore, Members should note that the existing house will benefit from a relatively generous garden compared to most new builds.

For example, South Lanarkshire Council's Supplementary Planning Guidance - Residential Design Guide 2011 states that there should be a minimum rear garden size of 70sqm. The approximate 'rear' garden area of 15 Dunedin Drive could easily be measured from the application drawings as 150sqm or thereby (see drawing below showing an indicative rear garden area shaded blue).

Additionally, the Applicant advises that the garden as occupied actually extends beyond the redline application boundary and blue shaded area shown on the drawing below. That extra space incorporates a 1m wide hedge. The hedge is drawn indicatively on the application plans below and also forms an integral part of the garden area.



The Applicant is therefore of the opinion that the total rear garden space in addition to the substantial front and side gardens is more than sufficient to provide the existing property at 15 Dunedin Drive with a... 'pleasant, safe living environment that offers reasonable privacy, daylight and a secure, private outdoor living space'... as suggested by the Council's Residential Design Guide 2011.



To interrogate this matter further, the Applicant looked to other examples of dwellings granted planning permission in East Kilbride. One is Decluka House, Lindsay Road, East Kilbride G74 4HZ.

In this case, a previously Council owned property was given planning approval for a change of use from a workshop to dwelling house (planning ref: EK04/0167). This property as you can see from the image below, benefits from only an elongated narrow front garden and no rear garden. Please note that we have relied on a Google image below, as it was felt intrusive to photograph a third party's garden area. However, CERTUS can confirm that the entire curtilage of Decluka House remains the same size as shown within the Google image provided.



Members should note that the houses surrounding Decluka House have both front and rear gardens, that is the established pattern of development for residential dwellings in the area. Permitting the use of Decluka House as a large, detached dwelling breaks that pattern of development. If the property were to remain in commercial use e.g. as an office, that would not be a concern in this regard.

The area and nature of the garden ground associated with Decluka House is small compared to the size of the dwelling. To emphasise this point further, excluding the essential parking area, the garden for Decluka House amounts to a total maximum of approximately 70sqm. That is circa 24% of the total garden ground, excluding essential parking area, which will be available for the existing house at 15 Dunedin Drive should Members grant planning permission for the Applicant's proposal.

Planning policy relating to minimum standards of residential amenity have not changed significantly since the date that Decluka House was granted planning permission for residential use. Indeed, they are relatively constant. The Applicant is not suggesting that the change of use at Decluka House to residential use should not have been granted. However, he feels that if the bare bones minimum levels of residential amenity are achieved at Decluka House, then he has significantly improved upon that with regards to his proposal.

Members are asked to note that Decluka House is not a listed building or noteworthy in any way architecturally to merit any special dispensations from minimum standards of residential amenity or compliance with the surrounding pattern of residential development. It may have been that the Council considered the property was more marketable as a residential opportunity and more able to produce a capital receipt for them if sold as that, however those factors are not material planning considerations with regard to determining whether sufficient garden ground and residential amenity existed to warrant planning permission for residential use.

#### Distance of Proposed Dwelling to Public Footpath

A further issue raised through Representations and within the Report of Handling was that the proposed house was too far forward at circa 2m from the footway.

*The Planning Officer commented in the Report that... "The proposed dwelling is located close to the footway and is forward of the existing building line. It is therefore agreed that the proposed development does not reflect the character of the surrounding area and does not accord with the established pattern of development."*

The Council's Residential Design Guide indicates..."a minimum front garden depth of six metres should generally be provided from the front elevation of the dwelling to the heel of the footpath **unless** the existing building pattern or building line dictates otherwise.'

In this regard, there are various examples in Inglewood Crescent of properties with less than a 6 metre front garden depth e.g. No.6 = 4m, No.17 = 3.8m, No. 21 = 4.6m and No.43 = 4.2m (all approx.).

The Applicant wishes Members to be aware that had he been given the opportunity to discuss the proposal properly with the Planning Authority, which he sought to do, there would have been the opportunity to easily move the proposed house inwards perhaps by up to circa 2m.

Therefore, simply moving the proposed dwelling back slightly from the kerb line would absolutely allow the proposal to mimic some of the existing plots in the street and to blend well with the varied streetscape that currently exists.

#### Further General Comments by Applicant

Given the varied format of development within the locale, along with similarities between his proposal and many existing plots within Inglewood Crescent and on top of that the approval of a dwelling house directly across the road from his proposed dwelling, which exhibits strikingly similar underlying characteristics to his own proposal, the Applicant questions the robustness of the Planning Authority's decision making.

#### **Applicant's Attempts to Undertake Meaningful Discussions with the Planning Authority**

The Applicant's architect (DTA) received an email from the Planning Authority indicating that they deemed the application unacceptable and invited the architect to discuss with the Applicant the potential to withdraw the application.

At this stage, the Applicant's father (John Mullan) who was acting on his behalf when the Applicant was in absentia from the country, asked Councillor Monique McAdams for assistance to ascertain if there could be any possibility of a speedy resolution to any planning issues. Subsequently, both Councillor McAdams and also Councillor Graham Scott were involved in dialogue with Tina Meikle of the Planning Authority. The outcome of which seemed to indicate that the house depth would need to be reduced by at least a metre.

However, attempts thereafter by the Applicant's architect to progress necessary discussions to resolve any issues the Planning Authority might have had with the proposal proved fruitless. Additionally, the Planning Authority denied having indicated to both Councillors McAdams and Scott that alterations to the application might result in the Planning Authority considering it acceptable.

The application was subsequently Refused without further meaningful engagement with the Applicant.

The Applicant would like to point out to Members that this matter is now the subject of a formal complaint to the Council and this is currently ongoing. He is very disappointed that he was not afforded the opportunity to properly understand which particular aspects of the proposal were unsatisfactory to the Planning Authority and given the opportunity to quickly resolve them, which would have avoided having to rely on this Review process and taking up Members time and resources to unravel the situation.

### **Conclusion**

Members will be aware that if a proposed development accords with the Council's Development Plan it must under statute be consented. In that regard Section 25 of the Town and Country Planning (Scotland) Act 1997 states that a Planning Authority's decision on a planning application must be made in accordance with the Development Plan – unless material considerations indicate otherwise.

The Applicant has demonstrated within this Statement of Case that the proposed dwelling is acceptable in planning terms and accords with the Council's planning policy. Therefore, planning consent must be granted.

In this regard, the application site lies within the settlement boundary area where housing is the most appropriate and acceptable land use. The scale, size, massing, plot/garden size and external appearance of the proposal is such that it will have no adverse impact on the setting of the surrounding area and will preserve the character of the area.

There will be no negative impact on streetscape. In this regard the scale, height and massing of the proposal integrates/blends well with the varied nature of dwellings in Inglewood Crescent and Dunedin Drive.

House types in this part of Hairmyres vary considerably in terms of height and footprint. The garden grounds vary in size, shape and level. Inglewood Crescent and Dunedin Drive exhibit one of the most varied collections of house types and plot shapes in East Kilbride, largely as a function of the number of individually built dwellings such as the one proposed. For example,

there are two storey houses next to bungalows, regular shaped plots next to irregular shaped plots, varying front garden depths – the list is extensive.

The plot size being proposed for both the new house and the remaining dwelling will still be substantial in modern terms. Further, it is important to note that the proposed dwelling mimics to a very significant degree a planning permission for a dwelling directly across the road.

There is no overlooking, over shadowing or other impact on amenity for any property. Indeed, there have been approvals by the Planning Authority of proposals exhibiting poorer characteristics in these regards.

Built heritage will not be adversely affected and there will be no significant negative impact on the natural environment. There are no ecological constraints (flora or fauna) and no flood risk derives from the proposal.

There is no prospect of undesirable precedent being set if the application is approved. It is respectfully suggested by the Applicant that should future proposals arise elsewhere that exhibit similar plot/garden sizes and bespoke house type design, presented in a manner that is as sympathetic to amenity as the proposed development, then potentially a desirable precedent would be the outcome in many respects.

Accordingly, the proposal accords with 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.

The Applicant respectfully requests that Members grant planning permission subject to appropriate conditions.

	<b>Delegated Report</b>	Reference no.	P/20/0469
		Date	27 August 2020

**Planning proposal:** Sub-division of garden ground and erection of a two storey detached dwellinghouse

**Location:** 15 Dunedin Drive  
East Kilbride  
G75 8QQ

**Application Type :** Detailed planning application

**Applicant :** Mr C Mullan

**Location :** 15 Dunedin Drive  
East Kilbride  
G75 8QQ

**Decision:** Application refused

**Report by:** Area Manager (Planning & Building Standards)

**Policy reference:**

**South Lanarkshire Local Development Plan (adopted 2015)**

Policy 4 Development management and placemaking  
Policy 6 General urban area/settlements

**Development Management, Placemaking and Design Supplementary Guidance (2015)**

Policy DM1 Design  
Policy DM3 Sub-division of garden ground

**Proposed South Lanarkshire Local Development Plan 2**

Policy 3 General Urban Areas  
Policy 5 Development Management and Placemaking  
Policy DM1 New Development Design  
Policy DM3 Sub-division of garden ground

**Assessment**

Impact on privacy?	No
Impact on sunlight/daylight?	No
Impact on amenity?	Yes
Traffic issues?	No
Adheres to development plan policy?	No
Adverse comments from consultees?	No

**Representation(s):**

▶	12	Objection letters
▶	0	Support letters
▶	1	Comment letters

## Planning Application Delegated Report

### 1 Application Site

- 1.1 The application site relates to a detached dwellinghouse and its garden ground at 15 Dunedin Drive in East Kilbride. The site is bounded by detached dwellings on Dunedin drive to the north, and across Dunedin Drive to the east. It is also bounded by detached dwellings to the west on Inglewood Crescent and to the south across Inglewood Crescent. The site is generally level although raised up slightly from Inglewood Crescent. The garden runs parallel to Inglewood Crescent and has mature trees and shrubs along the rear boundary. The site area of the proposed plot is 476 sqm and the existing house and garden plot is approximately 1050 sqm.

### 2 Proposal(s) and Background

- 2.1 The applicant seeks detailed planning permission for the subdivision of garden ground and the erection of a two storey detached dwellinghouse and the creation of a vehicular access and parking to serve the new dwellinghouse in the rear garden of the existing property.
- 2.2 The proposed dwelling provides accommodation on the ground floor of living room, family dining kitchen room with utility, study and cloakroom/wc. On the upper floor 4 double bedrooms two with ensuite and a family bathroom would be provided. The proposed house would be situated adjacent to the original dwelling in the rear garden, facing onto Inglewood Crescent. The external materials proposed are render with brick base layer, timber cladding feature and concrete roof tiles.
- 2.3 There were no pre-application discussions in respect of the proposed development and there have been no previous applications at the property. The applicant submitted a Design Statement in support of the application.

### 3 Consultation(s)

- 3.3 **Arboricultural Services** – Requested to defer any decision until further information had been submitted including a Tree Survey, Tree Retention Removal Plan, Tree Protection Plan and Arboricultural Impact Assessment, however the view is taken that the current application is unacceptable and therefore the information has not been requested.  
**Response:** Noted.
- 3.4 **Environmental Services** – No objections to the proposed development subject to advisory notes being attached to any consent issued.  
**Response:** Noted.
- 3.5 **Roads Development Management Team** - No objections subject to conditions in respect of visibility splays, kerbing, surfacing, parking space provision, driveway construction and location of gates.

**Response:** Noted.

#### **4 Representation(s)**

4.1 Statutory neighbour notification was undertaken as well as advertisement in the local press. Following this, 12 letters of objection and 1 letter of comment were received. The issues raised in these representations can be summarised as follows:

- (a) **The proposal is overdevelopment of the site. The resulting plots are too small and out of character with the surrounding plot sizes / plot ratios both in Dunedin Drive and Inglewood Crescent resulting in an unacceptable density.**

**Response:** The proposed plot size for both the proposed and remaining dwelling are considerably smaller than those of the surrounding properties in the immediate area. It is therefore agreed that the proposed development does not reflect the character of the surrounding area and does not accord with the established pattern of development.

- (b) **The proposed dwelling is located too close to the footway on Inglewood Crescent, approximately 2m, in comparison with surrounding properties which are all more than 8m from the edge of the footway altering the established building line making it contrary to policy.**

**Response:** The proposed dwelling is located close to the footway and is forward of the existing building line. It is therefore agreed that the proposed development does not reflect the character of the surrounding area and does not accord with the established pattern of development.

- (c) **The garden area for the proposed house and that for the remaining house are too small and significantly smaller than surrounding properties.**

**Response:** The proposed garden space for the new dwelling and particularly for the remaining dwelling are not considered to provide sufficient useable garden ground and do not reflect the character of the surrounding area.

- (d) **The new house is not required as there is a significant number of new houses being built in East Kilbride with a number of major housing developments being constructed.**

**Response:** Each application is considered on its own merits. Development of individual houses within the settlement boundary are considered taking account of Local Development Plan policies, the specific location and design of the house proposed.

- (e) **The proposed house will result in a loss of privacy and overlooking for neighbouring properties, particularly in respect of 17 Dunedin Drive and 2 Inglewood Crescent. Directly overlooking the rear garden and rear windows and preventing the owners of these properties having privacy in their own properties.**

**Response:** Although the rear of the property faces directly towards the rear garden of 17 Dunedin Drive the window to window is greater than 20m and the



widows are not directly facing onto each other. Similarly there are a limited number of windows on the side of the proposed property towards 2 Inglewood Crescent, all of which are non-habitable rooms. Although the rear garden length is 8m there is not considered to be a significantly unacceptable level of overlooking from the proposed property.

- (f) **The proposal would result in overshadowing and loss of light to neighboring properties.**

**Response:** It is not considered that there would be a significantly unacceptable level of overshadowing or loss of light to existing properties from the proposed property.

- (g) **The proposed development would result in a loss of trees from the existing garden together with the tree that have recently been removed by the owner this would have an adverse impact on the character of the area.**

**Response:** It is agreed that the proposed development does not reflect the character of the surrounding area, however the trees in the rear garden of the existing property are not protected and could be removed by the owner without planning consent.

- (h) **The development of the rear garden would result in the loss of green space and have an adverse impact on wildlife.**

**Response:** The rear garden space is not protected green space and it is not considered that the development would have a significant adverse impact on wildlife.

- (i) **The proposed development has insufficient and unsuitable parking which will resulting road safety issues caused by parking on street and on the pavement in this location where children play and which is busy at school drop off times.**

**Response:** The applicant has provided 3 off street parking spaces for each property and Roads and Transportation Services have no objection to the proposed development.

- (j) **The design of the proposed house is bland.**

**Response:** Noted.

- (k) **The development would set a dangerous precedent for similar developments in the area changing the character of the area.**

**Response:** It is agreed that the proposed development does not reflect the character of the surrounding area and does not accord with the established pattern of development.

- (l) **The construction of the proposed development would result in unacceptable traffic, dust, noise, disruption to services and due to lack of space result in materials being stored on the street causing a safety hazard.**

**Response:** Noted. The development is not considered to be acceptable.

- (m) **Previous planning applications at the property were refused.**

**Response:** There are no records of any previous formal planning applications at the property.

- (n) **No. 1 Inglewood Crescent has an absentee landlord and no.16 Inglewood Crescent is owned by trustees who were not consulted.**

**Response:** Formal neighbor notification process was undertaken and letters sent out directly to properties. An advert was also placed in the local press. A letter of representation has been received from no. 16 Inglewood Crescent and taken into consideration with other representations received.

- (o) **The title deeds of properties in Dunedin Drive prevent the land from being developed and part of the land in the rear of all the properties was sold to all the owners by the East Kilbride Development Corporation in 1979 on the basis that it was to be used for garden ground.**

**Response:** This is a legal matter for the owners of the properties and not a valid planning consideration.

- (p) **Request for a Declaration of Vested Interests – all those who have any function in assessment and approval of the application must make a clear and concise statement that they have no vested interest in the application or that they know the applicants, objectors or any of their agents. This should include Planning Officers and Councillors but the declaration request is not exclusive to them.**

**Response:** All planning applications are assessed and decisions reached through formal planning procedures which requires that any vested interests are declared by officers or elected members. The applicant has confirmed on the application form that they or their spouse or partner are not a member of the staff of the planning service or an elected member of the Council.

- (q) **Has consideration been given to the inability to hold face to face meetings during the current COVID situation?**

**Response:** During this period site visit was undertaken by the case officer and any meetings and discussions have been undertaken electronically. This has not affected the assessment of the application.

- (r) **The proposed development would adversely affect the potential for adjacent properties to extend their homes.**

**Response:** Each planning application is assessed on its own merits.

- (s) **South Lanarkshire Council have a reputation for permitting singularly inappropriate constructions and developments and the planning process does not allow appeals by objectors.**

**Response:** Each planning application is assessed on its own merits following full assessment. The planning process does not provide for third party appeals at present. The development is not considered to be acceptable.

- (t) **Comment that the flora, fauna and species requires to be protected throughout the development process.**

**Response:** Given the nature of the proposed development and the development location it is considered unlikely that there would be any such impacts in this case. However, the development is not considered to be acceptable.

## **5 Assessment and Conclusions**

- 5.1 The applicant seeks detailed planning permission for the subdivision of garden ground and the erection of a two storey detached dwellinghouse and the creation of a vehicular access and parking to serve the new dwellinghouse in the rear garden of the existing property. The main considerations in determining this application are its compliance with local plan policy, its impact on the amenity and character of the surrounding residential area and road/pedestrian safety and the previous planning application and planning appeal history of the site.
- 5.2 In terms of the South Lanarkshire Local Development Plan (adopted 2015), Policies 4 – Development Management, DM1 - Design and, DM3 – Sub Division of Garden Ground are applicable. Policies 4 and DM1 resist any development that would be detrimental to residential amenity and that all planning applications should take account of the local context and built form. All development should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. The proposed development would not make a positive contribution to the character and appearance of the environment and would not relate satisfactorily to adjacent surrounding development. As such, the proposal does not fully comply with these two policies.
- 5.3 Policy DM3 states that there will be a presumption against development within the curtilage of an existing dwelling unless certain criteria can be met. The proposal has been assessed in detail against the criteria as follows:
- (a) **That the proposed house is of a scale, massing, design and material sympathetic to the character and pattern of the area and does not result in a development which appears cramped, visually obtrusive or of an appearance which is out of keeping with the established character that is harmful to the amenity of the area;**
- The proposed development would not make a positive contribution to the character and appearance of the environment and the size and character of the proposed house plot and that of the remaining plot for the existing house are not considered to be compatible with the surrounding street pattern.
- (b) **The proposed house plot and that remaining to the existing house is comparable with those nearby in terms of size shape and amenity, the proposal accords with the established pattern of development in the surrounding area;**
- The new house plot resulting from the subdivision of the garden ground is smaller than that of the existing house and surrounding properties. The proposed house plot and that of the remaining plot for the existing house are not considered to be compatible with the surrounding street pattern.

- (c) **The proposed house should have a proper road frontage of comparable size and form with those of surrounding curtilages;**  
It is accepted that the proposed dwelling would have a proper road frontage and that a suitable access for the proposed dwelling could be achieved.
- (d) **That the proposed vehicular access should be of an adequate standard and should not have any adverse implications for traffic safety or adversely affect the amenity of adjacent properties;**  
It is accepted that a suitable access for the proposed dwelling could be achieved.
- (e) **The garden space of the proposed house and remaining for the existing house should be sufficient of the recreational, amenity and drying needs of the occupants;**  
The space required for the proposed dwelling within the existing garden results in the useable garden ground, particularly for the existing house being insufficient in terms of area and nature being made up of small areas to the rear and side of the remaining property.
- (f) **That the new development will not cause an unacceptable reduction in privacy to surrounding houses as well as the new house itself;**  
Although the rear of the property faces directly towards the rear garden of 17 Dunedin Drive the window to window is greater than 20m and the windows are not directly facing onto each other. Similarly there are a limited number of windows on the side of the proposed property towards 2 Inglewood Crescent, all of which are non-habitable rooms. Although the rear garden length is 8m there is not considered to be a significantly unacceptable level of overlooking from the proposed property.
- (g) **That the new development will not overshadow adjacent properties to a degree which will result in loss of amenity or itself be significantly adversely affected by overshadowing;**  
It is not considered that there would be a significantly unacceptable level of overshadowing or loss of light to existing properties from the proposed property.
- (h) **That all existing features such as trees, hedges etc that contribute to the character of the area will be retained;**  
It is agreed that the proposed development does not reflect the character of the surrounding area, however the trees in the rear garden of the existing property are not protected and could be removed by the owner without planning consent.
- (i) **That adequate parking can be provided for both the proposed and the existing house, and must not be harmful to the character of the established character and amenity of the area;**  
In respect of the proposed and the existing dwelling adequate on-curtilage parking is achievable.
- (j) **That the new development must not jeopardise any further desirable development in the area;**

It is not considered that the proposal would jeopardise further development in this area.

**(k) The proposal should take account of any supplementary guidance prepared by the Council, where relevant;**

The proposal has been assessed above against the relevant Supplementary Guidance.

- 5.4 The above assessment against Policy DM3, demonstrates that the proposal is contrary to criteria (a), (b) and (e) as detailed above.
- 5.5 On 29<sup>th</sup> May 2018 the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. In this instance Policies 3, 5, DM1 and DM3 are relevant and the proposal has been assessed as set out above against these policies.
- 5.6 In conclusion, careful consideration of this proposal has been undertaken and although the site is located within an area designated for residential land use it is considered that the size and character of the proposed house plot and that of the remaining plot for the existing house are not considered to be compatible with the surrounding street pattern and the resulting useable garden ground, particularly for the existing house is not considered to be satisfactory in terms of area or nature. In this regard, the proposal is not deemed to be in accordance with the Policies 4, DM1 and DM3 of the South Lanarkshire Local Development Plan (adopted) and also Policies 5, DM1 and DM3 of the proposed South Lanarkshire Local Development Plan 2. As such it is recommended that the application is refused.

## **6 Reason for Decision**

- 6.1 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.

**Delegating officer: G Rae**

**Date: 28.8.20**

### **Previous references**

- ♦ None

## List of background papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 24.04.2020

### ▶ Consultations

Roads Development Management Team	13.08.2020
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Environmental Services	21.07.2020
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Arboricultural Services	09.07.2020
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### ▶ Representations

Mr Greg McNally, 16 Dunedin Drive, East Kilbride, G75 8QQ, ,	Dated: 02.05.2020
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Thomas Quinn, 3 Inglewood Crescent, East Kilbride, Glasgow, South Lanarkshire, G75 8QD	Dated: 12.05.2020
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Jill Hills, 17 Dunedin Drive, East Kilbride, G75 8QQ	Dated: 30.04.2020
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Mr R. N. Kay And Mrs M. R. Kay, 2 Inglewood Crescent, East Kilbride, Glasgow, South Lanarkshire, G75 8QD	Dated: 06.05.2020
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Mr Nigel Hoskins, 4 Inglewood Crescent, East Kilbride, G75 8QD, ,	Dated: 12.05.2020
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Mr Mark Kelly, 1A Inglewood Crescent, East Kilbride, Glasgow, South Lanarkshire, G75 8QD	Dated: 14.05.2020
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Mr And Mrs Philip And Geraldine McMahon, 21 Dunedin Drive, East Kilbride, Glasgow, South Lanarkshire, G75 8QQ	Dated: 13.05.2020
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Mr David Hills, Mr David Hills, 17 Dunedin Drive, East Kilbride, G75 8QQ,	Dated: 07.05.2020
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Kenneth Gorman, 11 Dunedin Drive, East Kilbride, Glasgow, South Lanarkshire, G75 8QS	Dated: 12.05.2020
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Mr J E Allan, 94 Franklin Place, East Kilbride, Glasgow, South Lanarkshire, G75 8LS	Dated: 07.05.2020
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David Hills, 17 Dunedin Drive , East Kilbride, G75 8QQ, ,

Dated:  
07.05.2020

Mr Gordon Robertson, 19 Inglewood Crescent, East Kilbride, G75 8QD

Dated:  
28.07.2020

Mr Kevin Mackenzie, 16 Inglewood Crescent, East Kilbride, G75 8QD, ,

Dated:  
04.06.2020

**Contact for further information**

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

Morag Neill, Planning officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455053

Email: [morag.neill@southlanarkshire.gov.uk](mailto:morag.neill@southlanarkshire.gov.uk)

## Planning Application

Application number: P/20/0469

### Reasons for refusal

01. In the interests of amenity in that the size and character of the proposed house plot and that of the remaining plot for the existing house are not considered to be compatible with the surrounding street pattern and the resulting useable garden ground, particularly for the existing house is not considered to be satisfactory in terms of area or nature.
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 the resulting useable garden ground, particularly for the existing house is not considered to be satisfactory in terms of area or nature.
03. The proposal is contrary to Policy DM3 of the adopted South Lanarkshire Local Plan as it does not comply with criteria (a), (b) and (e) 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 and 5 of the said Policy.

### 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.

### Informatives

01. This decision relates to drawing numbers:

Reference	Version No:	Plan Status
T1.08_L(0-)-01 EXISTING LOCATION PLAN	-	Refused
T1.08_L(0-)-02 PROPOSED LOCATION PLAN	-	Refused
T1.08_L(0-)-03 EXISTING SITE PLAN	-	Refused
T1.08_L(0-)-04 PROPOSED SITE	-	Refused

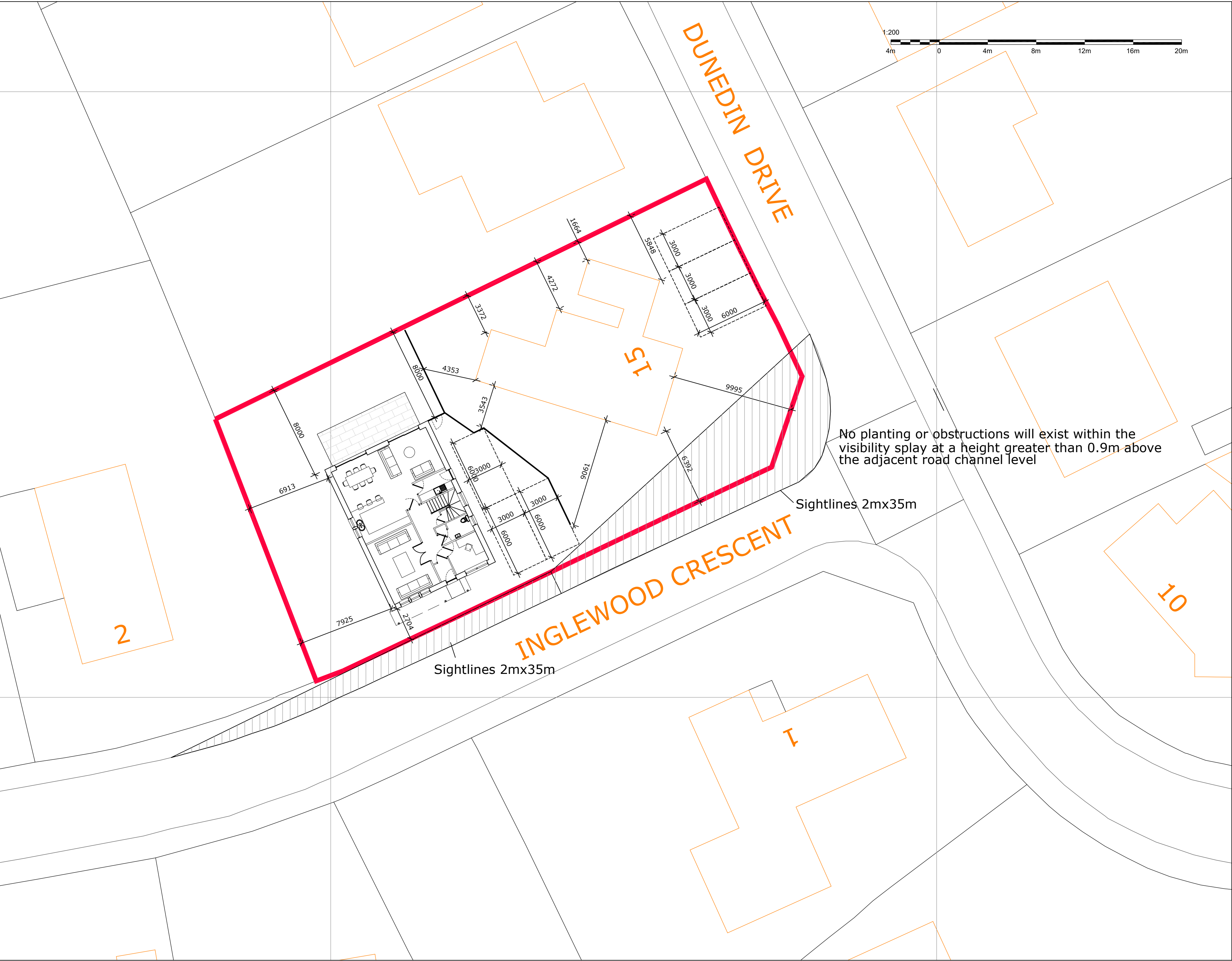


PLAN

L 2 01 PROPOSED FLOOR PLANS	-	Refused
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L 2 02 PROPOSED ELEVATIONS	-	Refused
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T1.08_L(0)05 SITE PLAN PARKING/SIGHTLINES _ GARDEN MEASUREMENTS	-	Refused
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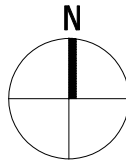
**NOTES**

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3. In the case of any discrepancy, always refer to the Architect.

The purpose of this drawing is solely for the purposes of obtaining building warrant approval. The drawing may be suitable for construction purpose's but it may be necessary to augment / and or amend this information for this purpose.  
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Dated .....  
Signed .....  
DTA Chartered Architects



No planting or obstructions will exist within the visibility splay at a height greater than 0.9m above the adjacent road channel level

Sightlines 2mx35m

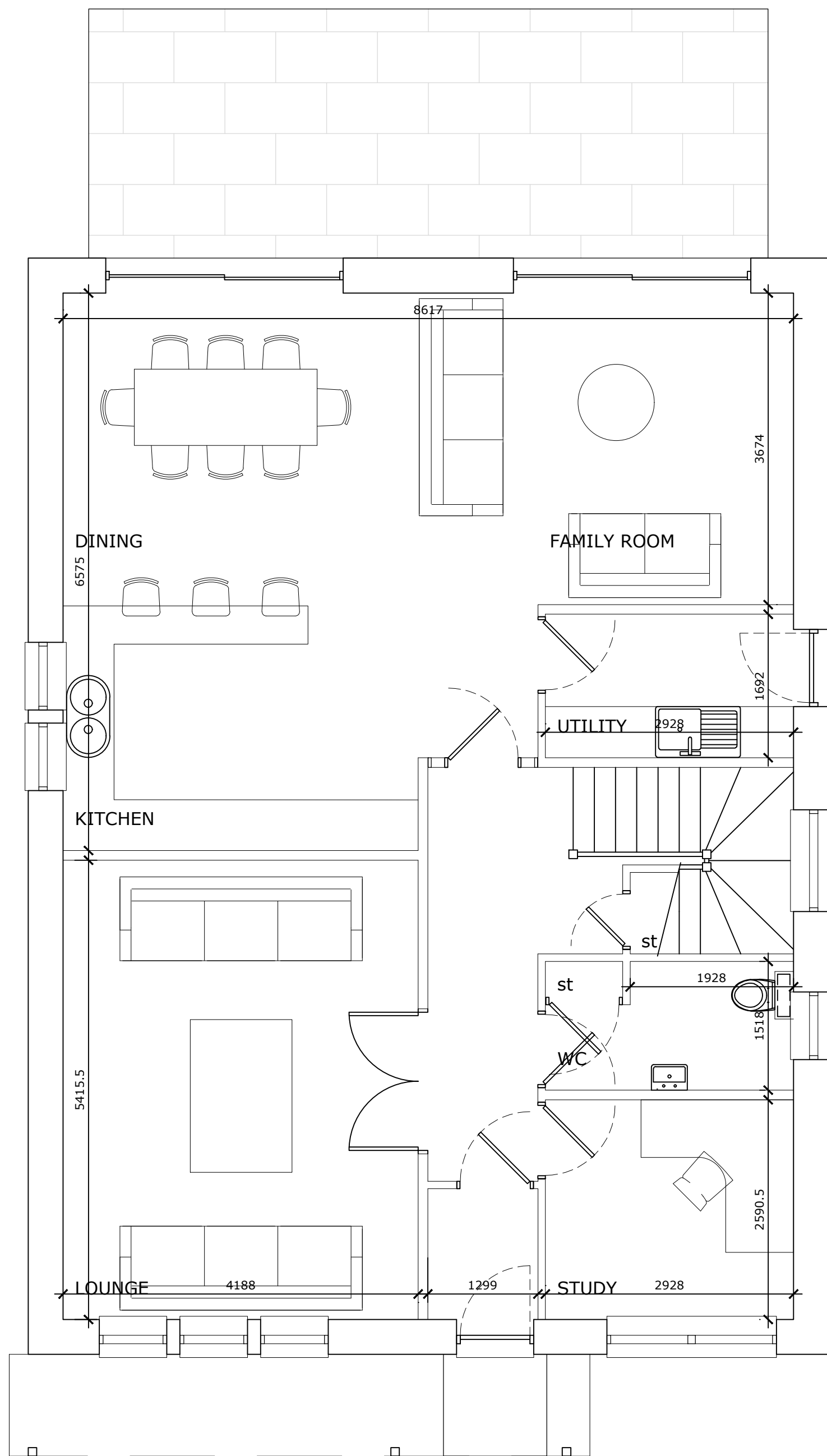
Sightlines 2mx35m

Client Connor Mullan		
Project Residential Development Inglewood Crescent East Kilbride		
Title Existing Site Plan		
job no T1.08	drg size A2	
drg no L(0-) 05	rev -	
date Apr '20	by GRM	scale 1:200

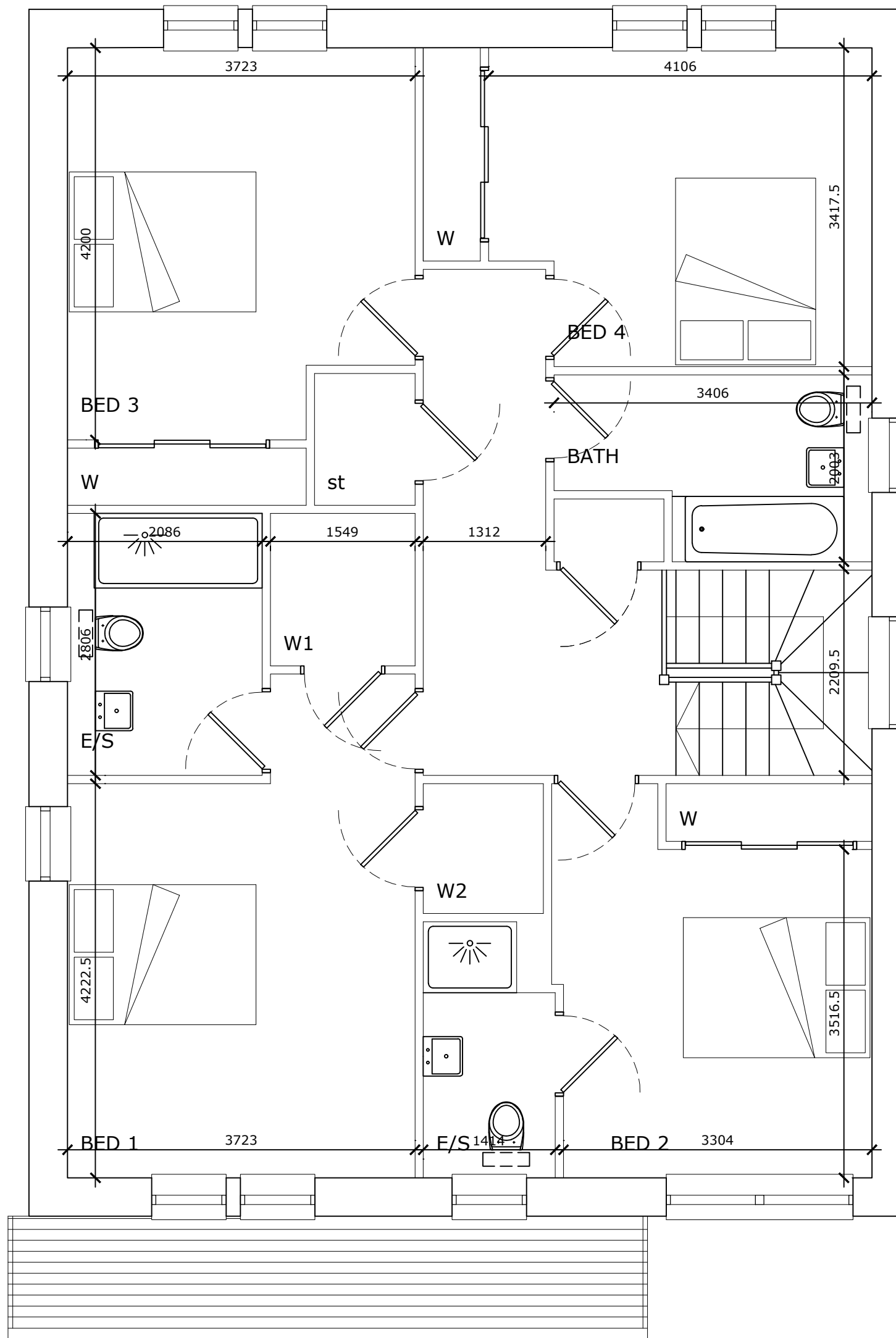
Autocad Reference



9 montgomery street  
the village  
east kilbride  
glasgow G74 4JS



Ground Floor Plan  
Total Area - 209 m2 / 2250 ft2



First Floor Plan

#### NOTES

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Signed .....  
DTA Chartered Architects

Client  
Connor Mullan

Project  
Residential Development  
Inglewood Crescent  
East Kilbride

Title  
Proposed Floor Plans

job no	drg size
T1.08	A2

drg no	rev
L(2-) 01	-

date	by	scale
Apr '20	GRM	1:50

Autocad Reference



9 montgomery street  
the village  
east kilbride  
glasgow G74 4JS



**APPLICATION FOR PLANNING  
PERMISSION**

**DESIGN STATEMENT**

**APRIL 2020**

**CLIENT:**

**MR MULLAN**

**PROJECT:**

**PROPOSED RESIDENTIAL DWELLING**

**LAND AT INCLEWOOD CRESCENT,**

**EAST KILBRIDE**

**JOB No:**

**T1.08**

**REV:**

-

Note: Document to be read in conjunction with application drawings

## **INTRODUCTION**

This document outlines the proposals for the erection of a two storey, four-bedroom, residential dwelling in the residential area of East Kilbride. The application plot is situated next to an existing 1.5 storey property with another two storey property located on the street. This document aims to explain the design principles for the development and how the proposals comply with the development guidelines set out by South Lanarkshire Council.

## **EXISTING SITE**

Presently the site is to the left of the existing. The client owns the whole site and so there are no issues of ownership.

## **PROPOSALS – DESIGN STRATEGY**

The design incorporates that of the surrounding area, implementing the use of, render, brick base course and timber cladding. The colours would remain fairly neutral, in keeping with the other properties.

Internally the dwelling comprises of four double bedrooms, two en-suites, a bathroom and walk in cupboard located off the main bedroom all within the first floor, with the living/dining/ lounge areas on the ground floor and utility provided as well. The shape of the design allows for a non-impact design on the surrounding area.

The location of the proposed dwelling within the site has been carefully designed in such a way that would not overlook any of the neighbouring properties, allow for adequate parking for 3 cars and to maximise the garden space for the proposed dwelling but also maintain a sufficient area for the existing property for the recreational, amenity and drying needs of those occupants.

With regards to Policy 4 of the South Lanarkshire Local Development Plan, we feel that the design meets the criteria laid out. The mass of the dwelling is similar to other properties located along Inglewood Crescent and Dunedin Drive, and would not have an adverse impact on the streetscape or the adjacent buildings due to the use of similar materials. The site is large enough to provide an appropriate distance from the existing dwelling.

We feel the design complies with Policy DM3 Subdivision of Garden Ground which we have addressed and feel that the design meets the points within the guidance. As can be seen on the site plan the area surrounding the existing dwelling is of a large enough scale to allow for an additional dwelling and maintaining a large garden space for both properties. Comparing the space to the surrounding gardens. We have maintained a similar or larger garden sufficient for amenity, recreational and drying needs of the occupants. Privacy will be maintained due to the location within the site, no windows looking directly in to the adjacent properties or of a distance enough as to not cause issue. Access to the proposed dwelling is also of an adequate standards allowing for 3 spaces and with it to the right of the dwelling it wouldn't cause unwanted noise or loss of privacy to the

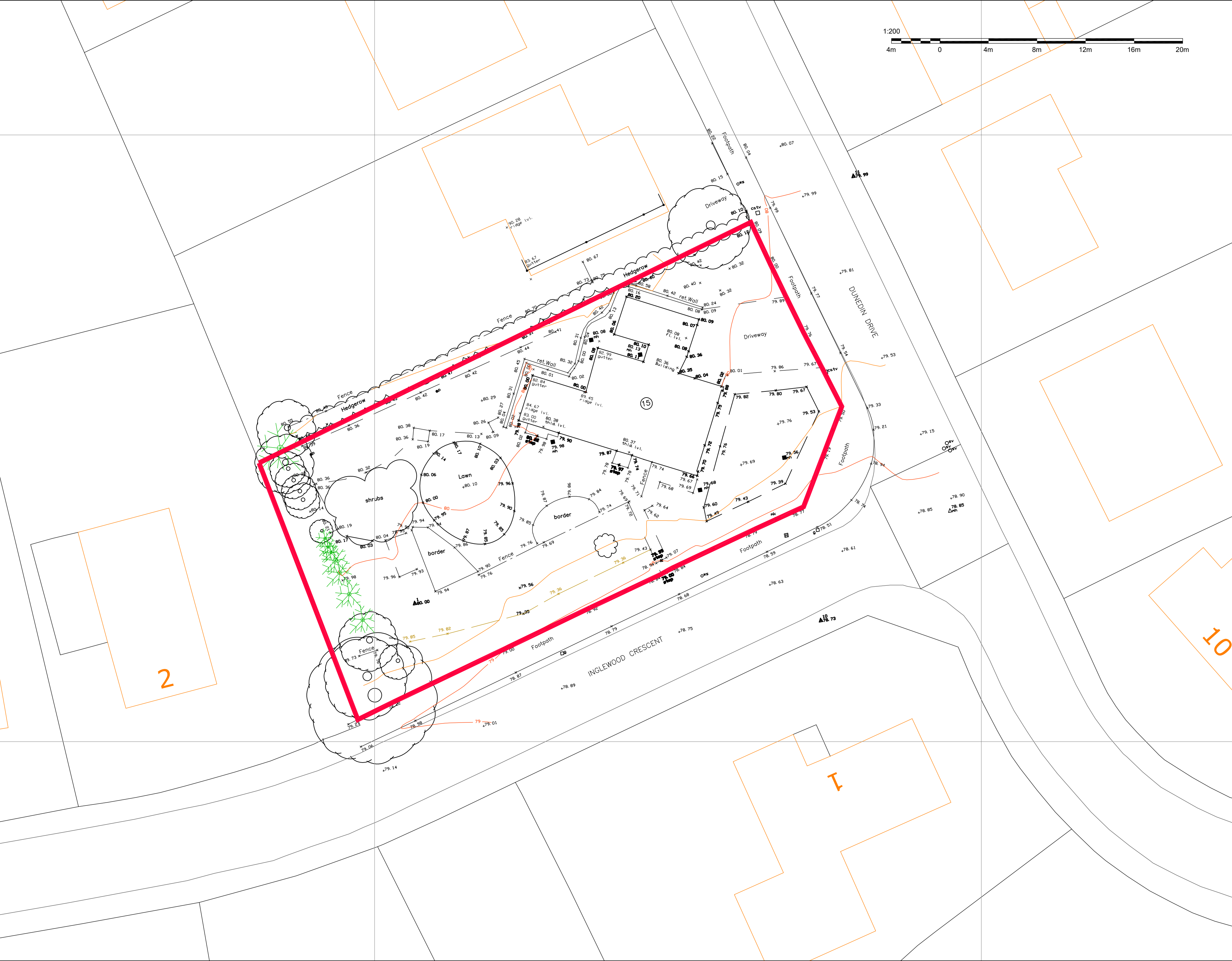
existing dwelling. Lastly, the house is of a scale and mass as to not feel cramped or visually obtrusive within the site

Policy DM1 in the SLC LDP2 states that any new development should enhance or make a positive contribution to the character and appearance of the area in which the proposed development is located. Both the design and scale of the proposal, combined with the site layout and proposed landscape strategy, would represent the guidelines set out in this policy given they respect the local context and are appropriate to the character of the area. The design proposals are of a high quality and represent an innovative design that reflect local traditions and modern ideas through the scale, massing and materiality. Any potential issues relating to overlooking, loss of privacy to existing properties have been considered and designed. As such, the proposals contained here within comply with DM1.

## **CONCLUSION**

To conclude, the proposed two storey, four-bedroom dwelling which reflects the surrounding area aims to enhance the character of the area whilst being sympathetic to the surrounding adjacent buildings. Furthermore, the design and nature of the development is in line with the guidance set out in the SLC Local Development Plan and Supplementary Guidance specifically with regards to Policy 4, DM1 and DM3.





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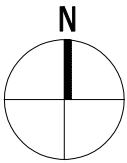
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Dated .....

Signed .....

DTA Chartered Architects



Client  
Connor Mullan

Project  
Residential Development  
Inglewood Crescent  
East Kilbride

Title  
Existing Site Plan

job no		drg size
T1.08		A2
drg no		rev
L(0-) 03		-
date	by	scale
Apr '20	GRM	1:200
Autocad Reference		

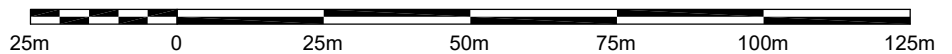
Autocad Reference




9 montgomery street  
the village  
east kilbride  
glasgow G74 4JS



1:1250



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the village

east kilbride

glasgow G74 4JS

Client

Connor Mullan

Project

Residential Dev. Inglewood Crescent, EK

Title

Existing Location Plan

job no

T1.08

drg no

L(0-) 01

rev

-

date

Apr '20

by

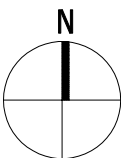
GRM

scale

1:1250

drg size

A4



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