

Proposed House

Rosehall Road

Shotts

Planning Statement



Background and Purpose

Mr & Mrs Bailey built their existing bungalow about 14 years ago. Mr Bailey is a self employed mechanic and works with agricultural machinery.

He currently uses the agricultural shed to store his equipment and the occasional agricultural machine. He does not work on the machinery from this location it is just used as a store.

As their family has grown and not left the family home i.e. the bungalow Mr & Mrs Bailey are now looking to downsize and also a view to having a disabled compliant bungalow for their needs. Therefore this proposal is to erect a new bungalow that downsizes them and provides for their future. The shed will continue to be used for storage of agricultural equipment as Mr Bailey intends to work part time in his retirement.

Mr & Mrs Bailey have searched and there is no bungalows in the rural location in the location of Shotts which allows Mr Bailey to continue his work part time and allows for this type of Mr & Mrs Bailey that he needs.

The existing bungalow will be sold on the open market to provide funds.

As there is no work being carried out from the shed there is no nuisance factor caused by this operation.

History / Current Use

This site over the year has been historically more developed with housing in the past as you will see from the historical maps. Although used as lawn this site the existing foundations are just under the surface. The proposed house seeks to use the same building cluster as the original historical format that once existed also in compliance with the Rural Investment Policy.

Historic Maps



Old Map 1864, showing two larger houses than than the current proposal

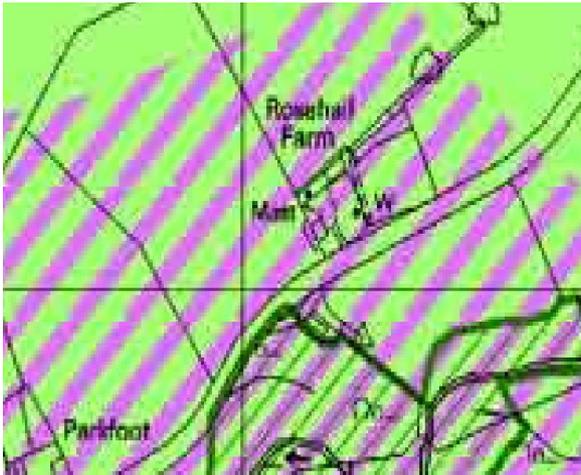


Old Map 1899, showing two larger houses than than the current proposal



Old Map 1921, showing two larger houses than than the current proposal

Local Development Plans



North Lanarkshire Local Plan 2012

EDI 2 C2 Opencast Coal Extraction Search Area

There are no notifications or interest from the Coal Authority for developing this area. This has now been removed in the modified local development plan

Rural Investment Area

ASSESSING DEVELOPMENT IN THE RURAL INVESTMENT AREA
Supplementary Planning Guidance Note Ref. SPG.08 NLLP Policy NBE.3B

Economic Regeneration

- Creation of local jobs
- Support for agriculture and farm diversification
- Promote Tourism Development Areas and outdoor recreational opportunities
- Social Inclusion
- Support for local services especially public transport
- Enhance housing quality
- More relaxed policies on use of the car
- Environmental Quality
- Landscape renewal linked to derelict land restoration, mineral extraction and woodland development programmes.

Rural Investment Area policy is specifically intended to retain and generate the type of employment that Mr Bailey has spent his full career and with his wealth of work experience is a valuable asset in the local agricultural community and should be encouraged.

The proposal matches at least four of the objectives of the policy above

- Creation of local jobs
- Support for agriculture and farm diversification
- Enhance housing quality
- Landscape renewal linked to derelict land restoration, mineral extraction and woodland development programmes.

1. There is a general presumption in favour of granting planning permission for new dwellings in the R.I.A if they are:
 - (a) sensitively located within or adjacent to an existing building cluster and
 - (b) designed in such a way as to respect the local building form and detail. Isolated developments insensitively located and of poor design will not be supported and will be regarded as being contrary to Policy NBE 3B.



North Lanarkshire Modified Local Plan Part 1



North Lanarkshire Modified Local Plan Part 2

Rural Investment Area

Rural Investment Area policy is specifically intended to retain and generate the type of employment that Mr Bailey has spent his full career and with his wealth of work experience is a valuable asset in the local agricultural community and should be encouraged.

Access

The existing access is via Rosehall Road, this house and the existing bungalow adjacent enjoys an existing asphalt storage lane before joining the adopted road. This is because the cottages that once existed on this site had this as an access. There is a couple of slow bends on Rosehall which helps reduce traffic speed without compromising on site lines. Sightlines of 2.5m x 90m can easily be achieved and there has never been any accident or near miss at this location. The proposed house could actually be viewed as providing visual amenity and screening for the agricultural shed already existing.

Visual Amenity

As you can see from the photograph provided there is already a low wall and shrub planting that the new house will enhance with additional planting. The stone wall is also recessed back from the road. There are no visual impact concerns with this location with the location already designed to accommodate the housing that has now been removed. In compliance with Rural Investment policy and the requirements of the client for future accessible living the proposal has been kept to a single storey.

Past Mining

The NPL Environmental report shows that the site is suitable for the proposed use.

Drainage and SUDs

There is an existing surface water drain that the existing house uses, it is proposed that the new house will be installed with a soakaway to take the existing surface water and also the outflow from a biodisk treatment plant. There are plenty of room to allow for the 5.0m requirement for distance between plant and boundary / house etc.

Wildlife, Protected Species

This land has been kept as a private lawn for some considerable time therefore does not effect and protected species or has potential for any other wildlife

Services

Services are already in this location and can be easily connected.

Conclusion, Justification and Summary

- This location has historically been developed with housing.
- This house seeks to seek to re-use land that is not suitable for anything else.
- This house is located in land that is already used for private residential use.
- There are no services infrastructure restrictions.
- There are no access restrictions.
- This house seeks to provide accommodation to further agriculture.
- This house is intended to be an adapted house providing the ability for disabled access in the future.
- The house will be provided with solar panels and electric car charging point in compliance with enhanced housing quality.
- There are no visual impact concerns with this location with the location already designed to accommodate the housing that has now been removed.
- Drainage can be easily accommodated on site.
- The NPL Environmental report shows that the site is suitable for the proposed use.