

# lucid architecture

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## **PLANNING APPLICATION FOR OUTLINE PLANNING PERMISSION FOR 3 HOUSES AT 17 MEADOWHEAD ROAD, PLAINS, AIRDRIE, ML6 7JF**

### **SUPPORTING STATEMENT- 5<sup>th</sup> December 2023**

#### **Main proposal.**

This is for the proposed use of the large side garden at this site as 3 medium sized house plots within the residential settlement boundary.

#### **Background.**

This land has two large greenhouses on it (one already taken down) and also has a large street frontage to Meadowhead Road. A planning pre-application assessment process was carried out (REF: 23/01095/PREAPP) in October and November with Patricia Beaton. The feedback given was that the proposal was supportable under the local plan. The need for new housing across Scotland and in this area is also well documented.

#### **Design and landscaping.**

The proposal involves a simple layout for 3 new one and a half storey 4 bedroom houses each with circa 150 square meters internal floor area. These new houses will follow the building line and general pattern of the street. There are some small self-seeded and also potted trees on the north boundary of the site which will need to be relaced and/or replanted. Generally the landscaping and planting around the houses will be improved to promote biodiversity with new native species planting to the rear and also new screening/planting to the sides and fronts of the houses as well.

#### **Amenity, access, servicing and parking.**

Access will be made from Meadowhead Road onto each new house plot with three parking spaces being provided due to the fact that the houses will have 4 bedrooms each. There is also space to the front where bin stores can be arranged next to the parking and a good sized private rear garden for the amenity of each house. The parking spaces would be made from permeable surfaces to reduce the drainage loading. More detail on all this and the planting/landscaping can be provided at the detailed design stage.

#### **Coal Authority Report.**

This has been attached as requested and we ask that any further investigation be carried out at the more detailed developed design stages as would be appropriate.

#### **Conclusion.**

Overall, the proposal is positive in terms of new housing provision and the re-use of brown field land that is within the settlement boundary. It is supported by the local plan, NPF4, the pre-application report and the demand for new housing generally on an area of land that needs an appropriate new usage such as this.

#### **Andy Whyte**

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