

70 Bargany Place, Glasgow

Erection of 2 storey extension to side of dwellinghouse

Draft conditions should the Planning Local Review Committee be minded to grant permission

Draft Conditions

01. The extension shall be finished in facing brick to match the original house in texture and colour.

Reason: In order to protect the appearance of both the property itself and the surrounding area

02. The roof shall be tiled to match those on the original house.

Reason: In order to protect the appearance of both the property itself and the surrounding area

03. No window openings additional to those shown on the approved drawings shall be formed without the prior written approval of the planning authority.

Reason: To protect the privacy of neighbouring residential properties.

Reason(s) for Granting this Application

01. The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

Approved Drawings

The development shall be implemented in accordance with the approved drawing(s):

W-569-001, location Plan. Received on 6 April 2020

W-569-003 Rev A, Proposed Plans and Elevations. Received on 10 July 2020

As qualified by the above condition(s), or as otherwise agreed in writing with the Planning Authority.

Advisory Notes to Applicant

01. The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Standards approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mineentries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any

subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority