

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY3 April 2024Report by Director of Business Operations and PartnershipsREVIEW OF CASE - REVIEW/2024/02CHANGE OF USE FROM OPEN SPACE TO RESIDENTIAL GARDEN GROUND WITH DECKING TO BE ASSOCIATED WITH 38 WOODBANK CRESCENT, CLARKSTON**PURPOSE OF REPORT**

1. The purpose of the report is to present the information currently available to allow a review of the decision taken by officers, in terms of the Scheme of Delegation made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 in respect of the application detailed below.

**DETAILS OF APPLICATION**

2. Application type: Further application (Ref No:- 2023/0373/TP).
- Applicant: Mr Craig and Mrs Alison Coyle
- Proposal: Change of use from open space to residential garden ground with decking associated with 38 Woodbank Crescent
- Location: 38 Woodbank Crescent, Clarkston, G76 7DR
- Council Area/Ward: Clarkston, Netherlee and Williamwood (Ward 4).

**REASON FOR REQUESTING REVIEW**

3. The applicant has requested a review on the grounds that the Council's Appointed Officer refused the application.

**RECOMMENDATIONS**

4. The Local Review Body is asked to:-
- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
    - (i) it proceeds to determine whether the decision taken in respect of the application under review should be upheld, reversed or varied; and
    - (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed; or
  - (b) that in the event that further procedure is required to allow it to determine the review, consider:-

- (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
- (ii) what procedure or combination of procedures are to be followed in determining the review.

## **BACKGROUND**

5. At the meeting of the Council on 29 April 2009, consideration was given to a report by the Director of Environment seeking the adoption of a new Scheme of Delegation in terms of the new Section 43A of the Town and Country Planning (Scotland) Act 1997, subject to approval of the scheme by Scottish Ministers.

6. The report provided details of the new hierarchy of developments that took effect from 6 April 2009 explaining that the Scheme of Delegation related to those applications within the “local development” category as set out in the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009, but would in future be determined by an “appointed officer”. In the Council’s case this would be either the Director of Environment or the Head of Roads, Planning and Transportation Service now designated the Head of Environment (Operations).

7. The report highlighted that historically appeals against planning decisions were dealt with by Scottish Ministers. However, following the introduction of the new planning provisions which came into effect on 3 August 2009 all appeals against decisions made in respect of local developments under delegated powers would be heard by a Local Review Body. The Local Review Body would also deal with cases where the appointed officer had failed to determine an application within two months from the date it was lodged.

## **NOTICE OF REVIEW – STATEMENT OF REASONS FOR REQUIRING THE REVIEW**

8. The applicant in submitting the review has stated the reasons for requiring the review of the determination of the application. A copy of the applicant’s Notice of Review and Statement of Reasons including appeal statement is attached as Appendix 5.

9. The applicant is entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and has detailed in their opinion that this review can continue to conclusion based on the assessment of the review documents only, with no further procedure.

10. The Local Review Body is not bound to accede to the applicant’s request as to how it will determine the review and will itself decide what procedure will be used in this regard.

11. At the meeting of the Local Review Body on 10 August 2016, it was decided that the Local Review Body would carry out unaccompanied site inspections for every review case it received prior to the cases being given initial consideration at a meeting of the Local Review Body.

12. In accordance with the above decision, the Local Review Body will carry out an unaccompanied site inspection on Wednesday, 3 April 2024 before the meeting of the Local Review Body which begins at 2.30pm.

**INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION**

**13.** Section 43B of the Planning etc (Scotland) Act 2006 restricts the ability of parties to introduce new material at the review stage. The Local Review Body is advised that the focus of the review should, therefore, be on the material which was before the officer who dealt with the application under the Scheme of Delegation.

**14.** The information detailed below is appended to this report to assist the Local Review Body in carrying out the review of the decision taken by the Appointed Officer:-

- (a) Application for planning permission – Appendix 1 (Pages );
- (b) Objections and Consultation Responses – Appendix 2 (Pages );
- (c) Reports of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages );
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages ); and
- (d) A copy of the applicant's Notice of Review and Statement of Reasons including appeal statement - Appendix 5 (Pages ).

**15.** The applicant has also submitted the drawings listed below and these are attached as Appendix 6 (Pages ).

- (a) Location Plan;
- (b) Decking Elevations;
- (c) Decking Flooring Plan; and
- (d) Decking Site Plan.

**16.** All the documents referred to in this report can be viewed online on the Council's website at [www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk).

**RECOMMENDATIONS**

**17.** The Local Review Body is asked to:-

- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
  - (i) it proceeds to determine whether the decisions taken in respect of the application under review should be upheld, reversed or varied; and
  - (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed; or
- (b) In the event that further procedure is required to allow it to determine the review, consider:-
  - (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
  - (ii) what procedure or combination of procedures are to be followed in determining the review.

Report Author: John Burke

Director – Louise Pringle, Director of Business Operations and Partnerships

John Burke, Committee Services Officer  
e-mail: [john.burke@eastrenfrewshire.gov.uk](mailto:john.burke@eastrenfrewshire.gov.uk)  
Tel: 0141 577 3026

Date:- 27 March 2024

**APPLICATION FOR PLANNING PERMISSION**



2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.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 100633237-001

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.

## Type of Application

What is this application for? Please select one of the following: \*

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Application for retrospective planning permission for change of use from open space to residential garden ground/

Is this a temporary permission? \*  Yes  No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*  Yes  No

Has the work already been started and/or completed? \*

No  Yes – Started  Yes - Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): \*

Please explain why work has taken place in advance of making this application: \* (Max 500 characters)

Please see section 2 of the supporting statement.

## 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:	Wright Johnston & Mackenzie LLP		
Ref. Number:	C.06198.00001	You must enter a Building Name or Number, or both: *	
First Name: *	Amy	Building Name:	St Vincent Plaza
Last Name: *	McDougall	Building Number:	
Telephone Number: *	0141 248 3434	Address 1 (Street): *	319 St Vincent Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	G2 5RZ
Email Address: *	axm@wjm.co.uk		

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

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr & Mrs	Building Name:	
First Name: *	Craig & Alison	Building Number:	38
Last Name: *	Coyle	Address 1 (Street): *	Woodbank Crescent
Company/Organisation		Address 2:	Clarkston
Telephone Number: *		Town/City: *	Glasgow
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	G76 7DR
Fax Number:			
Email Address: *	craig.coyle@consiliumca.com		

## Site Address Details

Planning Authority:

East Renfrewshire Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Land to the rear of 38 Woodbank Crescent, Clarkston, Glasgow, G76 7DR

Northing

656967

Easting

257264

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Site Area

Please state the site area:

225.00

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

The application is for retrospective planning permission for change of use from open space to residential garden ground.

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

Yes  No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.



Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*  Yes  No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? \*

0

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*  Yes  No

Do your proposals make provision for sustainable drainage of surface water?? \* (e.g. SUDS arrangements) \*

 Yes  No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

 Yes

 No, using a private water supply

 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*

 Yes  No  Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*

 Yes  No  Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*

 Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*

 Yes  No

If Yes or No, please provide further details: \* (Max 500 characters)

Not applicable, the application relates to change of use from open space to residential garden ground.

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

Yes  No

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

Yes  No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) \*

Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

# Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Amy McDougall

On behalf of: Mr & Mrs Craig & Alison Coyle

Date: 23/06/2023

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

- |  |  |
|--|--|
| A copy of an Environmental Statement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. *   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

### Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Fraser Gillies  
 Declaration Date: 23/06/2023

### Payment Details

Online payment: ZZ0100003347  
 Payment date: 23/06/2023 10:18:00

Created: 23/06/2023 10:18

**OBJECTIONS/REPRESENTATIONS**

## Comments for Planning Application 2023/0373/TP

### Application Summary

Application Number: 2023/0373/TP

Address: Land To The Rear Of 38 Woodbank Crescent Clarkston East Renfrewshire

Proposal: Change of use from open space to residential garden ground to be associated with 38 Woodbank Crescent.

Case Officer: Mr Derek Scott

### Customer Details

Name: Mr GREG CHALMERS

Address: Flat 5, Greenwood Court, 27 Greenwood Road Clarkston, East Renfrewshire G76 7AG

### Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: i am extremely concerned at the lack of privacy that will be afforded to our flats (being the whole row flats) and the precedent this will set for other houses on the row ;to carry on regardless ,should this be allowed to proceed/be retained.

the supporting statement refers to fly tipping-this is in my eyes a false statement-this was a wild spot which created an area for nature and environmentally positive unlike the new construction

the inference that the new development is more biodiverse is beyond the realms of fact and i would seek to see the actual calculations on area alone to support this.

thank you Greg Chalmers

The owner/occupier  
24 Greenwood Court  
21 Greenwood Road  
G76 7AG

10 August 2023

**Objection to retrospective planning permission 2023/0373/TP**

Firstly, I would like to submit that these works being carried out with no warning to surrounding neighbours and without planning permission being sought shows a degree of arrogance by the applicants.

For several weeks, whilst this work was carried out, we were subject to noisy equipment, diggers, sawing equipment and loud joinery work, all this whilst most were trying to work from home and having no idea what was being done.

In addition to this, my objections are as follows –

The assertion that this area was subject to fly tipping is completely false, indeed the ‘before’ photograph provided by the applicants shows this to be false. The lane next to the plot is fenced off and is lined by mature trees, therefore no access exists to fly tip. This is simply untrue.

The assertion that this area was ‘a blight on the local area’ is again untrue. This is simply an opinion and cannot be regarded as fact. This was in fact, a nicely fenced off area of nature which was a nice, natural continuation of the Greenwood Court flats communal garden.

The assertion that these works have improved the privacy of the flats is completely false and in fact has done completely the opposite! The flats previously looked over a natural extension of their communal garden. These works have now substantially raised the ground level so that anyone in the extended garden is looking directly into the flats and communal garden. The decking area is so high that this is seen over the height of the fence, meaning that anyone using it can look directly into the lounge and bedrooms of the flats. We are no longer able to leave our blinds or curtains open if we wish any level of privacy.

These works have had a huge detrimental effect on the character of the immediate area.

Finally, as well as the privacy aspect, the applicants have planted trees, which in time will grow to block further sun and light.

I submit that these works should be reversed and retrospective permission refused as the only people to benefit are the applicants to increase their already generous garden. The negative impact this will have on many families in the flats, who already have to share a communal garden and will now have their privacy invaded should not be allowed.

The applicants have the advantage of having a legal professional prepare their application, which gives them an unfair advantage. I would ask that ERC professionals present my objections in the same professional/legal format as the applicants.





## Comments for Planning Application 2023/0373/TP

### Application Summary

Application Number: 2023/0373/TP

Address: Land To The Rear Of 38 Woodbank Crescent Clarkston East Renfrewshire

Proposal: Change of use from open space to residential garden ground with decking to be associated with 38 Woodbank Crescent. (amended description)

Case Officer: Mr Derek Scott

### Customer Details

Name: Miss Hazel Thompson

Address: Flat 16, Greenwood Court, 23 Greenwood Road Clarkston, East Renfrewshire G76 7AG

### Comment Details

Commenter Type: Rec'd Neighbour Notification from Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Strongly object to every single part of this retrospective planning proposal.

The residents of 38 Woodbank Crescent have made me and my neighbours feel incredibly uncomfortable and upset on the 'viewing platform' that they have erected.

1. They have been unneighbourly and provided the residents of my block of flats with no notification of the build with our first 'notification' being builders looking into our bedroom windows.

2. I live by myself, - single young female - the 'viewing platform' within the planning application overlooks our entire back garden with no privacy. More importantly, the 'viewing platform' provides anyone sitting/standing on it direct view into every single room in my flat. I do not want grown men looking into my bedrooms and livingroom (please note: this situation has already happened which has caused upset). This has made me extremely uncomfortable and has made me feel very unsafe/violated in my own home.

3. Due to the extreme invasion of privacy caused by the 'viewing platform', if/when I decide to sell my property, this will have detrimental effect to both the interest in my property and the value/offers on my property. When living in a flat, privacy is very limited already; I would not have put an offer in on this flat due to the lack of privacy caused by this.

4. Furthermore, I am now keeping all curtains closed at the rear of my property (for Privacy), and due to the loss of natural light, I am incurring a genuine monetary loss by way of my inflated electricity bill.

This should not be considered as a standard structure, but rather a viewing platform into all of my

living quarters. If not breaching any rules/regulations, it is certainly breaching of what should be expected out of a half decent human-being showing the minimum respect to another.

## Comments for Planning Application 2023/0373/TP

### Application Summary

Application Number: 2023/0373/TP

Address: Land To The Rear Of 38 Woodbank Crescent Clarkston East Renfrewshire

Proposal: Change of use from open space to residential garden ground with decking to be associated with 38 Woodbank Crescent. (amended description)

Case Officer: Mr Derek Scott

### Customer Details

Name: Ms Christine Finlay

Address: Flat 8, Greenwood Court, 25 Greenwood Road Clarkston, East Renfrewshire G76 7AG

### Comment Details

Commenter Type: Rec'd Neighbour Notification from Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: On the grounds of privacy in that the height of this decking allows the occupants of 38 Woodbank Crescent to see directly into the 25 Greenwood Road block ie Flats 7-12.

## Comments for Planning Application 2023/0373/TP

### Application Summary

Application Number: 2023/0373/TP

Address: Land To The Rear Of 38 Woodbank Crescent Clarkston East Renfrewshire

Proposal: Change of use from open space to residential garden ground with decking to be associated with 38 Woodbank Crescent. (amended description)

Case Officer: Mr Derek Scott

### Customer Details

Name: Mrs Catherine Mitchell

Address: Flat 9, Greenwood Court, 25 Greenwood Road Clarkston, East Renfrewshire G76 7AG

### Comment Details

Commenter Type: Rec'd NeighbourNotification from Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:On the grounds of privacy in that the occupants of 38 Woodbank Crescent will see directly into the 25 Greenwood Road block of flats ie Flats 7-12.

## Comments for Planning Application 2023/0373/TP

### Application Summary

Application Number: 2023/0373/TP

Address: Land To The Rear Of 38 Woodbank Crescent Clarkston East Renfrewshire

Proposal: Change of use from open space to residential garden ground with decking to be associated with 38 Woodbank Crescent. (amended description)

Case Officer: Mr Derek Scott

### Customer Details

Name: Miss Katherine Scott

Address: Flat 17, Greenwood Court, 23 Greenwood Road Clarkston, East Renfrewshire G76 7AG

### Comment Details

Commenter Type: Adjacent Local Authority

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the application for retrospective planning permission.

Statements made within this application are untrue, which in itself is concerning as they are made from a legal representative, but also because they are entirely misleading. Photographic evidence provided to support the applicants untrue statement can actually show the statements to be untrue as below -

The land was not subject to flytipping, the fencing was secured and maintained by residents in adjoining flats at our own cost. The fence was secure, and high enough to prevent anyone attempting flytipping. The secure fencing is accessible only from steep adjoining stairs meaning anyone wishing to fly tip would need to drive through residential homes, park, remove items to be tipped and access the path to the stairs and attempt to raise items up and over the fence. Looking at the photographic evidence no flytipping items are evident and the fencing is intact.

I used the area of land to walk my dogs and also to observe a varied biodiverse landscape. This has now been replaced by a landscaped garden, which has increased noise pollution due to the increased lawn mowing. The applicants have not planted a wildflower garden, but instead left a token patch of wildflower from the original area.

As the applicants have erected a boundary fence but not included all of the land there is now a strip of land that is unmanaged, who is responsible for this strip? The previous owners ensured the area of land was well maintained, not overly mown but enough to make it pleasurable to view, and biodiverse. There is now an unmaintained strip.

The development of this land, and the nature of this development has a direct negative impact on neighbouring residents, in particular with a view to privacy. As the area is sloping and the applicants have erected decking and a seating area, these areas have a direct line of vision into neighbouring residents bedrooms and living areas. This is entirely uncomfortable, particularly as I am a woman

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living alone although no one's privacy should be invaded in this way.

The applicant have also planted trees which will in time restrict the sunlight.

Applicants have not delivered nature and biodiversity but instead reduced this and benefited only themselves to the detriment of nature and nearby residents.

I find the nature of this retrospective planning permission offensive and indeed arrogant with no regard to the privacy and wellbeing both physically and mentally of neighbouring resident, and it has also affected what was previously a biodiverse area. The applicant have also increased noise pollution.

I request that this application is denied and the works reversed.

If possible could councillors advise how we would access legal representation to ensure a fair review.

Kind regards

K J Scott

**From:** EN Planning <Planning@eastrenfrewshire.gov.uk>

**Sent:** 28 Aug 2023 10:42:54

**201**

**To:** planningdms@eastrenfrewshire.gov.uk

**Cc:**

**Subject:** Fw: Objection to application 2023/0373/TP. Attention Derek Scott

**Attachments:**

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**From:** Claire Kathleen Gemson <missckg39@hotmail.com>

**Sent:** 27 August 2023 18:58

**To:** EN Planning <Planning@eastrenfrewshire.gov.uk>

**Subject:** Objection to application 2023/0373/TP. Attention Derek Scott

Dear Mr Scott,

Further to your conversation with my mother, I have typed up her words for them to be included as an objection. She is 81 and this was the best work around for her. If you need to confirm this with her, her mobile number is 07484 687723

From Maureen Gemson, Flat 18, 23 Greenwood Road

I am writing to object to the retrospective planning permission, ref 2023/0373/TP

You can dress this up in the fancy garb of a legal 'supporting statement' but the story is a basic one. You can't build a giant wooden platform looking into people's bedrooms and expect residents not to object. To employ a firm of solicitors to attempt to persuade the emperor that his new clothes protect his privacy perfectly is risible and offensive.

I have lived in these flats since 2007 and the history of the 'nature strip' at the back was that the owners (McTaggart Mickel I think) would come and maintain the strip a couple of times a year. The spin which the application places upon this strip, its use and presentation is at best disingenuous and at worst, wantonly untrue. The strip was not manicured but it wasn't supposed to be. It certainly was not a magnet for fly-tipping

The supporting statement posits that the giant platform represents 'no restriction of privacy for residents' How can this possibly be true when the works include a decking area and what looks like some sort of fire pit/seating area offering a grandstand view from its 'upslope' position?

The solicitors' suggestion in 3.11 is that there is no adverse affect on biodiversity. Again, how can this be true when you remove a strip of nature and replace it with a manmade structure? Where is the evidence for this? If, as the solicitor suggests it has been replaced by 'high quality materials' and 'colours' and is 'sustainable' – where is the proof and who judges these things? We certainly saw more wildlife previously.

We see that the document suggests that the area was 'susceptible' to fly tipping. You would have to have been very determined to fly tip- either scaling a high fence or entering through the flat's steps and crossing the drying green, all the while hauling your illicit dumping haul. In my 15 years living in the top floor flat, I have never seen evidence of this alleged 'fly-tipping'

**The way in which this has been communicated is problematic. If you elect to suddenly build a large platform in what has been de facto garden, you would be well advised to have some sort of residents' consultation. Instead, residents have been presented with a fait accompli and worse still, lawyers have been retained to make some sort of case that this is in fact some sort of philanthropic endeavour designed to enhance the environment and improve our privacy. It is like saying that if I stood in your garden with a pair of binoculars, I'd be helping to protect you against potential burglars.**

Sent from [Mail](#) for Windows

**From:** Ian mcaulay <nairam@hotmail.co.uk>

**Sent:** 29 August 2023 15:55

**To:** Scott, Derek <Derek.Scott@eastrenfrewshire.gov.uk>

**Subject:** Fw: Re Application Ref 2023/0373TP Change of use of land at 38 Woodbank Crescent - In Support of the application

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**From:** Ian mcaulay

**Sent:** 29 August 2023 15:38

**To:** derek.scott@eastrenfrewshire.gov.uk <derek.scott@eastrenfrewshire.gov.uk>

**Subject:** Re Application Ref 2023/0373TP Change of use of land at 38 Woodbank Crescent - In Support of the application

Dear Mr Scott

Re Application Ref 2023/0373TP Change of use of land at 38 Woodbank Crescent - In Support of the application

We are neighbours of Mr and Mrs Coyle, and write to comment on their application at 38 Woodbank Crescent for a change of use to the land that they have purchased behind their house, to that of a residential garden.

Regarding the height of the deck Mr and Mrs Coyle have had erected, we see that it is quite high, but was in fact also higher than they expected. We know they had planned to put some kind of screening in to alleviate any problems of privacy the residents in the flats may have. However, complaints were made before they had the chance to do this.

We have also purchased the land behind numbers 42 and 44, and fully intend to construct a perimeter fence within permitted planning, marking our ground and allowing us to maintain it.

Some of the complaints made by the residents of the flats have described this as a biodiverse area of green space enhancing their gardens. Nothing could be further from the truth, and we attach current pictures of the areas to show that this is the case. It is a vastly overgrown mess, full of dangerous pieces of metal, broken metal fences, bricks, slabs and rubbish. The wooden perimeter fence that the residents claim to maintain is very dilapidated and, in some places, has collapsed completely. Prior to the Coyles building a new fence there was easy access to this area, and the fences there were regularly broken. Further down the path, they continue constantly to be broken, and one can see clearly all the rubbish that gets thrown in there. It is also regularly used as a drinking den by local youths. The evidence is plain to see.

One of our reasons for us buying the land and also fencing it is for our own security. That piece of land has been used previously to allow housebreakers access to these properties.



There are also comments about added noise pollution. One of the worst times of our year was when the gardeners employed by McTaggart and Mickel would trim this area to keep down the grass. They used petrol trimmers and the noise was unbearable.

Some residents also complain of the Coyles planting trees which they say will reduce their light. That is simply untrue. Due to the position of the flats and the passage of the sun here, it is impossible that their trees would have any detrimental effect on the flats. In actual fact, quite a number of the houses are already affected by mature trees within the area now owned by us. I wonder what their comments would be if we started to cut them down.

All in all, whilst we appreciate that the deck height has caused issues regarding privacy, the Coyles should have been given the opportunity to provide some manner of screening when those concerns were raised. However, comments about the loss of valuable biodiversity, and destruction of a beautiful green space are simply nonsense. Mostly they would be looking onto a reasonably well maintained garden, far better than was ever there before.

PS we have attached some pictures of the area as it is now as evidence of our statement

















REPORT OF HANDLING

# REPORT OF HANDLING

Reference: 2023/0373/TP

Date Registered: 2nd August 2023

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Clarkston, Netherlee And Williamwood

Co-ordinates: 257286/:656994

Applicant/Agent:

Applicant:

Mr & Mrs Craig & Alison Coyle

38 Woodbank Crescent

Clarkston

Glasgow

Scotland

G76 7DR

Agent:

Amy McDougall

St Vincent Plaza

319 St Vincent Street

Glasgow

Scotland

G2 5RZ

Proposal: Change of use from open space to residential garden ground with decking to be associated with 38 Woodbank Crescent.

Location: Land To The Rear Of  
38 Woodbank Crescent  
Clarkston  
East Renfrewshire

**CONSULTATIONS/COMMENTS:** None.

**PUBLICITY:**

18.08.2023

Evening Times

Expiry date 01.09.2023

**SITE NOTICES:** None.

**SITE HISTORY:**

2013/0297/TP

Erection of two storey side extension with single storey rear extension; erection of raised decking at rear

Approved Subject to Conditions

01.07.2013

**REPRESENTATIONS:** Eight representations have been received: seven objecting to the development and one indicating support. The representations can be summarised as follows:

Overlooking  
Impact on bio-diversity  
No fly tipping occurred on site  
Impact on amenity  
Loss of daylight/overshadowing  
Impact on property values  
Loss of access

Increase in noise pollution  
Screening can be provided to mitigate overlooking  
Improves appearance of the site and prevents fly tipping  
Would not give rise to additional noise  
Other neighbour will propose a similar development

**DEVELOPMENT PLAN & GOVERNMENT GUIDANCE:** See Appendix 1

## **SUPPORTING REPORTS:**

Supporting Statement – the supporting statement provides the background to the application and explains that the applicant bought the site at auction and mistakenly believed it could be used as garden ground without the need for planning permission. The statement indicates that the site was subject to fly tipping. It provides an assessment of the development against the development plan and concludes that the proposal is compliant with its terms.

## **ASSESSMENT:**

The application site comprises an area of land to the rear of numbers 38 and 40 Woodbank Crescent. It has been cleared, landscaped and enclosed with a 1.8-metre-high timber fence; and is used as extended garden ground associated with the residential property at number 38 Woodbank Crescent. It is irregular in shape and measures approx. 30 metres by 11 metres across its greatest dimensions. It slopes down from the rear of numbers 38 and 40 Woodbank Crescent towards the open space/drying greens associated with the flats to the rear at Greenwood Court. A timber deck has been erected on the site. The deck measures 5.5 metres wide by 3.6 metres deep and stands approx 50cm above the sloping ground. The site is surfaced generally with mown grass and footpaths. The area around the deck to its north and west has been left unmown and has a more natural appearance.

Prior to the above works taking place, the site formed part of a larger area of semi-naturalised open space/amenity planting that runs between the rear of the residential gardens on Woodbank Crescent and the flatted properties and dwellings at Greenwood Court and Greenwood Road. The larger area of open space (including the application site) is identified as protected urban greenspace on the adopted East Renfrewshire Local Development Plan 2.

Retrospective planning permission is sought for the change of use of the area of open space identified in the application to private garden ground and for the erection of decking. The decking does not benefit from domestic permitted development rights as the use of the land as garden ground is not authorised at the time of its construction.

The application requires to be assessed with regard to the Development Plan which comprises NPF4 and the East Renfrewshire Local Development Plan 2.

The policy most relevant to this proposal in NPF4 is Policy 14 (Design, quality and place). Policy 14 states that development proposals will be designed to improve the quality of an area, whether in urban or rural locations and regardless of scale.

Policies D1 and D5 of the adopted East Renfrewshire Local Development Plan are also relevant to this development.

Policy D1 requires that all development should not result in a significant loss of character or amenity to the surrounding area including overlooking.

Policy D5 states that proposals which would result in the loss of urban greenspace will be resisted unless it can be demonstrated that:

- There is no significant adverse impact on nature conservation/biodiversity or the function of the wider green network, landscape character and amenity of the site and surrounding area;
- The loss of a part of the land would not affect its recreational, amenity or landscape function; and
- Appropriate mitigation is provided as part of the development for high quality alternative provision within a convenient distance of at least equal biodiversity, community benefit and accessibility.

#### Previous condition of the site

The applicant has provided a number of photographs that show the site in its previous condition. In common with some other parts of the wider open space, it had the appearance of having been left unattended for some time and comprised a thick cover of undergrowth, shrubs and saplings. Whilst it would have been possible to access the site from the drying greens of the flats to the north (over a small metal rail fence) the nature of its ground coverage would have limited its recreation or access potential. (Although other photographs submitted in support of the proposal show the site was not always as overgrown as it was latterly). At a recent site inspection, when viewing the site from the rear of the flats at Greenwood Court, it was noted that the wider area of open space to the west forms a visual continuation of the open space associated with the flats and augments the separation between the flats and the properties on Woodbank Crescent. Where the planting is denser, the wider open space provides a visual barrier between the dwellings at the higher level on Woodbank Crescent and the flats below. It is clear that the wider area of open space works to the benefit of the amenity of the flats and there is no reason to suppose that the application site in its previous state would not have provided the same amenity benefits. It should be noted that, in order to contribute towards amenity in this way, the open space need not be manicured or purposefully maintained.

#### Assessment against policy

In its previous condition, the site was of limited recreational or access value. It is not covered by a nature designation and whilst it comprised a variety of native plant species, its relatively small size would have limited its biodiversity value. The site nevertheless functioned as a physical barrier that provided separation and additional privacy to the flatted properties at Greenwood Court that sit at a lower level. Its use as private garden ground and the erection of the 1.8-metre-high timber fencing results in the encroachment of the garden of number 38 Woodbank Crescent towards the flats and their amenity open space/drying greens to the detriment of their privacy and visual amenity. Indeed, it is possible to stand on the site and due to its sloping nature, have a clear view into the windows of the flats at Greenwood Court. This manner of overlooking is exacerbated from the raised deck. From the raised deck the closest window in the flats is at a distance of approximately 17.5 metres. From the rear of the flats at Greenwood Court, the deck and fencing is visually dominant and has an overbearing impact on an area that was previously relatively secluded. This perception would be exacerbated when the garden and deck is in use.

The development is therefore contrary to Policy 14 of National Planning Framework 4 and Policy D1 of the East Renfrewshire Local Development Plan 2 as it gives rise to significant additional overlooking and has a dominant and overbearing impact, all to the detriment of the amenity of the residents of the adjacent flatted dwellings at Greenwood Court.

The proposal is contrary to Policy D5 of the adopted East Renfrewshire Local Development Plan 2 as it would result in the loss of protected urban greenspace to the detriment of the character and amenity of the area.

Other material considerations

The applicant's supporting statement is noted. The purchase of the site by the applicant at auction and the purchase of adjacent sites by other residents are not material to the consideration of this application. The assessment against planning policy within the supporting statement is also noted, however the Planning Service considers the proper assessment against policy is given above.

In the supporting statement, the applicant raises the previous condition of the site as a material consideration and states that illegal fly tipping had occurred. No evidence has been provided to show that a significant amount of fly tipping occurred on the site and indeed, the previous condition of the site, as evidenced by the applicant's own photographs, has been considered above. Had fly tipping occurred, the onus would have been on the site owner to address this and it would be unlikely that it would have justified granting planning permission as an exception to the terms of Policy D5.

The points of objection in relation to overlooking, impact on biodiversity, fly tipping, loss of amenity and loss of access have been considered in the assessment above. It is not considered that the proposed works give rise to significant additional overshadowing or loss of daylight. Impact on property values is not a material planning consideration. As the use is domestic in nature, it is unlikely that it would give rise to a significant increase in noise as would justify a refusal of the application on that matter.

The representation in support is noted. Any screening to mitigate overlooking would be extensive and would exacerbate the visual impact of the works. Any similar proposals will require planning permission and subsequent applications will be assessed on their own merits. The decision on the current planning application would be a material consideration. The other points raised in support have been addressed above.

Conclusion

The proposal is contrary to Policy 14 of NPF4 and contrary to Policies D1 and D5 of LPD2. There are no material considerations that indicate the application should not be refused. It is therefore recommended that the application is refused.

**PLANNING OBLIGATIONS:** None.

**RECOMMENDATION:** Refuse

**REASONS FOR REFUSAL:**

1. The development is contrary to Policy 14 of National Planning Framework 4 and Policy D1 of the East Renfrewshire Local Development Plan 2 as it gives rise to significant additional overlooking and has a dominant and overbearing impact, all to the detriment of the amenity of the residents of the adjacent flatted dwellings at Greenwood Court.
2. The proposal is contrary to Policy D5 of the adopted East Renfrewshire Local Development Plan 2 as it would result in the loss of protected urban greenspace to the detriment of the character and amenity of the area.

**ADDITIONAL NOTES:** None.

**ADDED VALUE:** None

**BACKGROUND PAPERS:**

Further information on background papers can be obtained from Mr Derek Scott on 0141 577 3001.

Ref. No.: 2023/0373/TP  
(DESC)

DATE: 29th September 2023

**DIRECTOR OF ENVIRONMENT**

Finalised 29<sup>th</sup> September 2023 – GMcC(1)

**Reference: 2023/0373/TP - Appendix 1**

**DEVELOPMENT PLAN:**

**Adopted East Renfrewshire Local Development Plan 2**

Policy D1

Placemaking and Design

Proposals for development within the urban and rural areas should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. Proposals will be assessed against the 6 qualities of a successful place as outlined in SPP, Designing Streets and the Placemaking and Design Supplementary Guidance.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be appropriate to its location, be high quality and of a size, scale, height, massing and density and layout that is in keeping with the buildings in the locality or appropriate to the existing building and should respect local architecture, building form and design;
3. Respect existing building lines and heights of the locality;
4. Create a well-defined structure of streets, public spaces and buildings;
5. Ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality;
6. Respond to and complement site topography and not impact adversely upon the green belt and landscape character and setting, green networks, features of historic interest, landmarks, vistas, skylines and key gateways. Existing buildings and natural features of suitable quality, should be retained and sensitively integrated into proposals including greenspace, trees and hedgerows;
7. Boundary treatment and landscaping should create a distinctive edge and gateway to the development and reflect local character;
8. Promote permeable and legible places through a clear sustainable movement hierarchy favouring walking, then cycling, public transport, then the private car as forms of

- movement;
9. Demonstrate connectivity through the site and to surrounding spaces via a network of safe, direct, attractive and coherent walking and cycling routes. These must be suitable for all age groups, and levels of agility and mobility to allow for ease of movement from place to place;
  10. Demonstrate that safe and functional pedestrian, cycle and vehicular access, and parking facilities and infrastructure, including for disabled and visitor parking, is provided in accordance with the Council's Roads Development Guide. Where appropriate, proposals will be required to provide secure and accessible shelters, lockers, showers and seating and be designed to meet the needs of all users. Cycle parking and facilities should be located in close proximity to the entrances of all buildings to provide convenience and choice for users;
  11. Incorporate integrated and enhance existing green infrastructure assets, such as landscaping, trees and greenspace, water management and SUDs including access and prioritise links to the wider green network as an integral part of the design process from the outset, in accordance with Policies D4 - D6. New green infrastructure must be designed to protect and enhance the habitat and biodiversity of the area and demonstrate a net gain;
  12. Unless justified, there will be a general presumption against landraising. Where there is a justifiable reason for landraising, proposals must have regard to the scale and visual impact of the resultant changes to the local landscape and amenity. Proposals that adversely impact upon the visual and physical connections through the site and to the surrounding areas will be resisted;
  13. Backland development should be avoided;
  14. Provide safe, secure and welcoming places with buildings and spaces, including open spaces, play areas and landscaping, designed and positioned to reduce the scope for anti-social behaviour and fear of crime, improve natural surveillance, passive overlooking, security and street activity;
  15. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Guidance;
  16. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the proposal;
  17. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by noise, dust, pollution and smell or poor air quality;
  18. Ensure buildings and spaces are future proof designed to be easily adaptable and flexible to respond to changing social, environmental, technological, digital and economic conditions;
  19. Incorporate provision for the recycling, storage, collection and composting of waste materials; and
  20. Incorporate the use of sustainable design and construction methods and materials in the layout and design to support a low carbon economy.

Proposals must meet the requirements of any development brief prepared by the Council for an allocated site.

Further detailed guidance and information will be set out in the Placemaking and Design Supplementary Guidance, Householder Design Supplementary Guidance and the Daylight and Sunlight Design Supplementary Guidance.

## Policy D5

### Protection of Urban Greenspace

The Council will protect and support a diverse and multi-functional network of urban greenspace, including outdoor sports facilities, shown on the Proposals Map.

Proposals for the loss of outdoor sports will be assessed against Policy D13.

Proposals which would result in the loss of urban greenspace will be resisted unless it can be demonstrated that:

There is no significant adverse impact on nature conservation/ biodiversity or the function of the wider green network, landscape character and amenity of the site and surrounding area;  
The loss of a part of the land would not affect its recreational, amenity or landscape function; and  
Appropriate mitigation is provided as part of the development for high quality alternative provision within a convenient distance of at least equal biodiversity, community benefit and accessibility

Proposals for development on other areas of greenspace not shown on the Proposals Map under Policy D5, will be considered against its biodiversity and recreational value and its contribution to the character and amenity of the area in accordance with Policy D1.

Further detailed guidance and information is set out in the Green Network Supplementary Guidance.

## **National Planning Framework 4**

### Policy 14

#### Design, quality and place

- a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.
- b) Development proposals will be supported where they are consistent with the six qualities of successful places:
  - Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.
  - Pleasant: Supporting attractive natural and built spaces.
  - Connected: Supporting well connected networks that make moving around easy and reduce car dependency
  - Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.
  - Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.
  - Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed



quickly to accommodate different uses as well as maintained over time.

Further details on delivering the six qualities of successful places are set out in Annex D.

- c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

## DECISION NOTICE

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
(AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(SCOTLAND) REGULATIONS 2013**

**REFUSAL OF PLANNING PERMISSION**Ref. No.        **2023/0373/TP****Applicant:**

Mr & Mrs Craig & Alison Coyle  
38 Woodbank Crescent  
Clarkston  
Glasgow  
Scotland  
G76 7DR

**Agent:**

Amy McDougall  
St Vincent Plaza  
319 St Vincent Street  
Glasgow  
Scotland  
G2 5RZ

With reference to your application which was registered on 2nd August 2023 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

**Change of use from open space to residential garden ground with decking to be associated with 38 Woodbank Crescent.**

**at: Land To The Rear Of 38 Woodbank Crescent Clarkston East Renfrewshire**

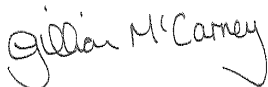
the Council in exercise of their powers under the abovementioned Act and Regulations hereby refuse planning permission for the said development.

**The reason(s) for the Council's decision are:-**

1. The development is contrary to Policy 14 of National Planning Framework 4 and Policy D1 of the East Renfrewshire Local Development Plan 2 as it gives rise to significant additional overlooking and has a dominant and overbearing impact, all to the detriment of the amenity of the residents of the adjacent flatted dwellings at Greenwood Court.
2. The proposal is contrary to Policy D5 of the adopted East Renfrewshire Local Development Plan 2 as it would result in the loss of protected urban greenspace to the detriment of the character and amenity of the area.

Dated            29th September 2023

Head of Environment  
(Chief Planner)  
East Renfrewshire Council  
2 Spiersbridge Way,  
Spiersbridge Business Park,  
Thornliebank,  
G46 8NG  
Tel. No. 0141 577 3001



The following drawings/plans have been refused

Plan Description	Drawing Number	Drawing Version	Date on Plan
Location Plan	LOCATION		
Elevations Proposed	2		
Plans Proposed	3		
Block Plan Proposed	4		

**GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS**

**REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY**

1. If the applicant is aggrieved by a decision to refuse permission (or by an approval subject to conditions), the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A Notice of Review can be submitted online at [www.eplanning.scotland.gov.uk](http://www.eplanning.scotland.gov.uk). Please note that beyond the content of the appeal or review forms, **you cannot normally raise new matters** in support of an appeal or review, unless you can demonstrate that the matter could not have been raised before, or that its not being raised before is a consequence of exceptional circumstances. Following submission of the notice, you will receive an acknowledgement letter informing you of the date of the Local Review Body meeting or whether further information is required.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

**CONTACT DETAILS**

**East Renfrewshire Council  
Development Management Service  
2 Spiersbridge Way,  
Spiersbridge Business Park,  
Thornliebank,  
G46 8NG**

**General Inquiry lines 0141 577 3001  
Email [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)**

## NOTICE OF REVIEW



2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.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 100654827-001

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

## 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="Craig"/>	Building Number:	<input type="text" value="38"/>
Last Name: *	<input type="text" value="Coyle"/>	Address 1 (Street): *	<input type="text" value="Woodbank Crescent"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Clarkston"/>
Telephone Number: *	<input type="text" value="07719058245"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="g76 7dr"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="craigiec@fastmail.fm"/>		

## Site Address Details

Planning Authority:

East Renfrewshire Council

Full postal address of the site (including postcode where available):

Address 1:

38 WOODBANK CRESCENT

Address 2:

CLARKSTON

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G76 7DR

Please identify/describe the location of the site or sites

Northing

656967

Easting

257264

## 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)

Change of use of the land to the rear of the property to garden use. I accept the decked area will be removed, but use as a garden area will have no impact on neighbours and improve the quality and aspect of the land, its biodiversity and will stop it reverting to being an eyesore incapable of any use. Essentially this will insist of the land being kept up to its current standard and continue to allow me to exercise my dog in the area.

## 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.

I accept the decked area which was the main issue in the original application will be removed. I think garden use is the best use of the land in terms of ensuring it remains in good condition such that it can be used to exercise my dog and does not become an eyesore for the community overlooking the area. It will also ensure the biodiversity of the area through the upkeep and increase in size of the wild meadow area, compared to the previous dominance of uncontrolled bush.

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)

No further evidence beyond original application.

## Application Details

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

2023/0373/TP

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

02/08/2023

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

02/10/2023



## 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

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

Access will be required through our existing back garden.

## 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: Mr Craig Coyle

Declaration Date: 12/12/2023

**Supporting Statement**

**in respect of**

**Application for retrospective planning permission for change of use from open space to residential garden ground and the erection of decking in respect of land to the rear of 38 Woodbank Crescent, Clarkston, Glasgow, G76 7DR**

**1. Introduction**

1.1 This is the supporting statement in connection with an application for retrospective planning permission by Mr Craig Coyle and Mrs Alison Coyle (“the Applicant”) for change of use from open space to residential garden ground and the erection of decking in respect land to the rear of 38 Woodbank Crescent, Clarkston, Glasgow, G76 7DR (“the Site”).

**2. Background to and reason for the Application**

2.1 The Site was purchased by the Applicant at auction in May 2021. It formed part of a wedge of disused land running between the back gardens of properties on Woodbank Crescent and Greenwood Road. The wedge of land was split into 8 plots sold separately at auction. The Site formed Plot 8 and directly adjoins the Applicant’s back garden.

2.2 As far as the Applicant is aware, the wedge of land was historically owned by the property developer who built the development on Woodbank Crescent in the 1930s. The wedge of land was left vacant and allowed to become very overgrown and subject to illegal fly tipping. The below photograph (estimated to have been taken in late 2020 prior to the site being purchased by the Applicant) shows the poor condition of the Site, with open access into the garden of the flats on Greenwood Road. The Site became even more overgrown by the time it was purchased by the Applicant (see photographs 1 and 2 dated May 2021). This had a negative impact on the visual amenity of the Applicant’s adjoining property as well as other nearby properties.



- 2.3 The Applicant's main motivation for purchasing the Site when it became available at auction was to improve its visual appearance. The Applicant spent a significant sum of money arranging for the Site to be cleared and fully dug over. A number of abandoned items required to be cleared from the Site, including a pram, old clothes poles, discarded fencing and a large amount of rubbish.
- 2.4 The Applicant also arranged for certain landscaping works to be carried out. The Site is now a largely lawned area with three trees planted, landscaping, decking and a wild meadow surrounding the decking. The landscaping works did not involve the removal of any trees from the Site. The Applicant also replaced the boundary fencing, which was previously not secure and meant that the Site could be accessed via a lane to the side of the Site. The attached photographs taken in June 2023 (photographs 3 – 6) demonstrate the significant improvements made to the site.
- 2.5 The Applicant was of the mistaken belief that, as the Site directly adjoins the rear of his property and is now under the same ownership, it formed part of his garden ground. When the Applicant purchased the Site at auction, the sale documents stated that the land was suitable for use as an extended garden. The Applicant understood that the decking and fencing could be erected under householder permitted development rights. The Applicant consulted both East Renfrewshire Council ("the Council") and Scottish Government guidance on permitted development rights to ensure they complied with the relevant requirements. The Applicant became aware that planning permission was required when he received correspondence from the Council dated 18 May 2023 advising that the decking was not permitted development. The Applicant acted

immediately to seek to rectify the situation by preparing and submitting this planning application.

- 2.6 In these circumstances, the present application seeks retrospective permission for change of use from open space to residential garden ground and the erection of the decking.

### 3. Planning Considerations

- 3.1 Section 37 of the Town and Country Planning (Scotland) Act 1997 requires the Council, in dealing with the present application, to have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations. The Development Plan comprises (i) East Renfrewshire Council Local Development Plan 2; and (ii) National Planning Framework 4.

#### East Renfrewshire Local Development Plan 2 (“LDP2”)

- 3.2 The relevant policies of LDP2 are considered below.

#### Policy D1: Placemaking and Design

- 3.3 Policy D1 applies to all forms of development and lists criteria which should be considered and, where appropriate, met. The sections considered relevant to the Proposal are addressed below.
- 3.4 Policy D1.1 requires that “*the development should not result in a significant loss of character or amenity to the surrounding area.*” As set out above, the Site was previously very overgrown and had been subject to illegal fly tipping. It was in a very poor condition and offered no amenity to the surrounding area. The Applicant has made substantial improvements to the condition of the site, which have significantly improved the visual amenity for nearby residents.
- 3.5 Policy D1.5 requires that developments should “*ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality.*” The Site has been professionally landscaped to a high quality finish. The landscaping was designed to ensure the Site can easily be maintained in the future. The Site complements the neighbouring gardens, and offers a significant improvement when compared with the previous condition.

- 3.6 Policy D1.7 states that “*boundary treatment and landscaping should create a distinctive edge and gateway to the development and reflect local character.*” The Applicant has erected a boundary fence to create a distinctive edge. The Site was previously not secure with no defined boundary in places. This meant that the site was open and vulnerable to fly tipping. The Site now reflects the local character of the area, which is that of maintained and well defined/secure garden ground.
- 3.7 Policy D1.13 states that “*backland development should be avoided.*” Backland development is defined as development without a road frontage. This is not considered relevant to the current application for use as back garden ground. By its nature, back garden ground does not have a road frontage.
- 3.8 Policy D1.15 provides that “*the amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by unreasonably restricting their sunlight or privacy.*” The Site sits upslope of the flats on Greenwood Road (including their shared garden). The fencing erected along the boundary provides screening and the topography and distance is such that there is no restriction of sunlight or privacy for residents of the flats or of 38 Woodbank Crescent. The Site was previously not secure and could be accessed via a public lane to the side. This provided direct access from the Site into the flats’ shared gardens and the open ground area which is the subject of this application. The erection of the boundary fence has improved the privacy of the residents. The decking is set back from the line of the boundary fence by approximately 5m. The boundary fence is estimated to be a further 15-20m from the flats, making the total separation distance between the decking and the flats approximately 20-25m. In terms of the Green Network Supplementary Guidance (May 2023), rear gardens should have a depth of at least 10m from the rear elevation of the property to its plot boundary in order to maintain adequate privacy. In addition to being situated well beyond 10m from the flats (the distance considered by the Council to maintain adequate privacy), the floor level of the decking does not exceed 0.5m in height and the combined height of the decking including the handrail is below 2.5m. The decking therefore meets the requirements specified in Paragraph 3D of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992. Had the Site benefitted from householder permitted development rights (as the Applicant believed) then the decking would have constituted permitted development not requiring planning permission. The Scottish Government’s Circular 1/2012 (updated 2021) describes permitted development rights as being granted for “minor and uncontroversial developments” for which consideration of impacts would not be

“an efficient way of regulating development”. It is the case that a decking of the scale erected by the Applicant is not considered by the Scottish Government to have an unacceptable impact on amenity, including on sunlight and privacy.

- 3.9 In terms of Policy D1.17, it is not considered that the Proposal would not lead to neighbouring properties being adversely affected by noise, dust, pollution, smell or air quality.
- 3.10 It is concluded that the Proposal accords with Policy D1.

Policy D5: Protection of Urban Greenspace

- 3.11 Policy D5 provides that:

*“Proposals which would result in the loss of urban greenspace will be resisted unless it can be demonstrated that:*

- *There is no significant adverse impact on nature conservation/biodiversity or the function of the wider green network, landscape character and amenity of the site and surrounding area;*
- *The loss of a part of the land would not affect its recreational, amenity or landscape function; and*
- *Appropriate mitigation is provided as part of the development for high quality alternative provision within a convenient distance of at least equal biodiversity, community benefit and accessibility.*

*Proposals for development on other areas of greenspace not shown on the Proposals Map under Policy D5, will be considered against its biodiversity and recreational value and its contribution to the character and amenity of the area in accordance with Policy D1.”*

- 3.12 The Site is shown as urban greenspace on the Policy D5 Proposals Map. The Council’s Green Network Supplementary Guidance (June 2023) (“the SG”) advises that the Proposals Map includes areas of land which were identified as being in excess of 1500m<sup>2</sup> in the most recent greenspace audit in 2016. The audit was carried out prior to the larger area of land being split off into separate plots at auction, and appears to have identified the land solely due to its size rather than any assessment of its qualities

or benefits to the community. The SG further advises that the land identified on the Proposals Map includes areas of public parks and gardens, amenity greenspace, play spaces, sports areas, green corridors, natural/semi natural greenspaces, allotments and community growing spaces, civic spaces, burial grounds and other functional greenspace. The Site does not perform any of these public functions. The land subject to this application made a negative contribution (for the reasons set out above) to the amenity of the local area prior to the works carried out by the Applicant. Following the works, the land is now a semi-natural greenspace which will be maintained as garden.

3.13 The SG also refers to the Planning (Scotland) Act 2019, which defines ‘open space’ as *“the space within and on the edge of settlements comprising green infrastructure or civic areas such as squares, market places and other paved or hard landscaped areas with a civic function.”* The definition of ‘green infrastructure’ is *“features of the natural and built environment that provide a range of ecosystem and social benefits.”* For the reasons set out above, the Site does not meet the definition of ‘green infrastructure’ and therefore does not comprise ‘open space’ for the purposes of the Act.

3.14 It is clear from the above that the purpose of the protections offered to open greenspaces is in order to protect the associated amenity, environmental and social benefits. It is submitted that the Site did not offer such benefits. The Proposal and the applicability of Policy D5 must be considered in this context.

3.15 Policy D5 provides that proposal which result in the loss of urban greenspace may be acceptable where:

- i. *There is no significant adverse impact on nature conservation/biodiversity or the function of the wider green network, landscape character and amenity of the site and surrounding area.*

The Site was previously overgrown with weeds and had been subject to fly tipping. The Applicant has had the Site fully dug out and landscaped with grass, trees and a wild flower meadow. The Applicant has secured the Site to prevent future fly tipping. This has resulted in a net nature and biodiversity benefit. The larger area of land of which the Site forms part sits within a residential area and is the rear of a number of gardens.

As set out above in respect of Policy D1, the Site previously offered limited amenity value. It has been susceptible to fly tipping and has been left vacant



and deteriorating for a long period of time. The works carried out by the Applicant have greatly enhanced the Site's visual appearance and visual amenity, and are in keeping with the local surroundings. The Proposal will not result in a significant loss of character or amenity to the surrounding area.

- ii. *The loss or a part of the land would not affect its recreational, amenity or landscape function.*

The Site (as well as the larger area of land it previously formed part of) continues to be in private ownership with no public rights of access. In its previous condition, the Site was not suitable or safe for recreational activities and not so used. The Proposal will therefore not result in the loss of any recreational space. As set out above, the Proposal would have a positive impact on amenity and landscape function.

- iii. *Appropriate mitigation is provided as part of the development for high quality alternative provision within a convenient distance of at least equal biodiversity, community benefit and accessibility.*

As set out above, the Site offered limited biodiversity value in its previous condition. The works carried out by the Applicant have resulted in a net nature and biodiversity benefit. The continued use of the Site as garden ground will ensure that it is maintained to its current standard and does not revert to its previous state of disrepair.

As set out above, the Site did not offer any benefit or accessibility to the community. The Applicant believes the Site to have been held in private ownership for many decades. The lack of amenity benefit offered by the Site is addressed above.

There is, therefore, no negative impact on biodiversity, community benefit and accessibility to mitigate.

3.16 It is concluded that the Proposal accords with Policy D5.

National Planning Framework 4 ("NPF4")

3.17 The relevant policies of NPF4 are considered below.

Policy 3: Biodiversity

- 3.18 As an individual householder development, the Proposal is not subject to the requirement of Policy 3(c) for local developments to include measures to conserve, restore and enhance biodiversity. However as set out at paragraph 3.14 above, the works carried out by the Applicant have delivered nature and biodiversity enhancements.

Policy 9: Brownfield, Vacant and Derelict Land and Empty Buildings

- 3.19 Policy 9 provides that *“development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.”*
- 3.20 Brownfield land is defined as land which has previously been development, and may cover vacant or derelict land, land occupied by redundant or unused buildings and developed land within the settlement boundary where further intensification of use is considered acceptable. The Site fell within the development site of the housing built on Woodbank Crescent in the 1930s. It is within the boundary of the local settlement, and has been left vacant and deteriorating for a long period of time. The Site should therefore be considered brownfield land.
- 3.21 The Proposal would result in a sustainable reuse of the Site. The Site was previously in a poor and deteriorating condition. The Applicant has enhanced the natural state and biodiversity value of the Site. The current application would ensure that the Site can continue to be maintained to the same standard.
- 3.22 The Proposal therefore gains support from Policy 9.

Policy 14: Design, Quality and Place

- 3.23 Policy 14 provides that *“development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.”* As set out above, the Applicant has significantly improved the visual appearance of the Site. The Applicant has also secured the Site, preventing further fly tipping. The Site was previously a blight on the local area and impacted the visual amenity of local residents.

The Applicant has evidently improved the quality of the area, and the Site's continued use as garden ground will ensure that the high standard is maintained.

3.24 The Proposal is therefore in accordance with Policy 14.

Policy 16: Quality Homes

3.25 Policy 16(g) provides that "*householder development proposals will be supported where they: (i) do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and (ii) do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.*"

3.26 This policy is more relevant to proposals relating to the development of homes, rather than garden ground. However, it has been demonstrated throughout this statement that the Applicant has improved the character and environmental quality of the Site and its surrounding area. Impacts on neighbouring properties is considered at paragraph 3.8 above. It has been demonstrated that the Applicant has improved the security, privacy and visual amenity of the adjoining flats on Greenwood Road.

3.27 The Proposal therefore gains support from Policy 16.

Material Considerations

3.28 The improvement made to the Site by the Applicant is an important material consideration weighing in favour of granting planning permission. The works have significantly improved the visual appearance of the Site and its surrounding area. The Site is now secure and protected from further illegal tipping. The nature value of the Site has also be improved. These benefit local amenity and the surrounding area and properties. Without the Applicant's intervention, it is likely that the Site would have continued to deteriorate. It is submitted that this material consideration should be afforded significant weight in the decision making process.

**4. Conclusion**

4.1 It has been demonstrated that the Proposal is in overall accordance with the Development Plan, gaining support from policies of both LDP2 and NPF4. Material considerations also weigh in favour of planning permission being granted.

4.2 It is therefore respectfully submitted that retrospective planning permission should be granted as sought.

**PLANS/DRAWINGS**

This is the Plan referred to in the foregoing Disposition by Glasgow Residential Investments Limited in favour of Craig John Coyle and Alison Mairi Coyle

**Millar & Bryce**

**Plot 8, Greenwood Road, Clarkston,**



Reference: **0567190/LM**

Co-ordinates at Centre:

Scale:

Version: **1.0**

Easting: **257,286**

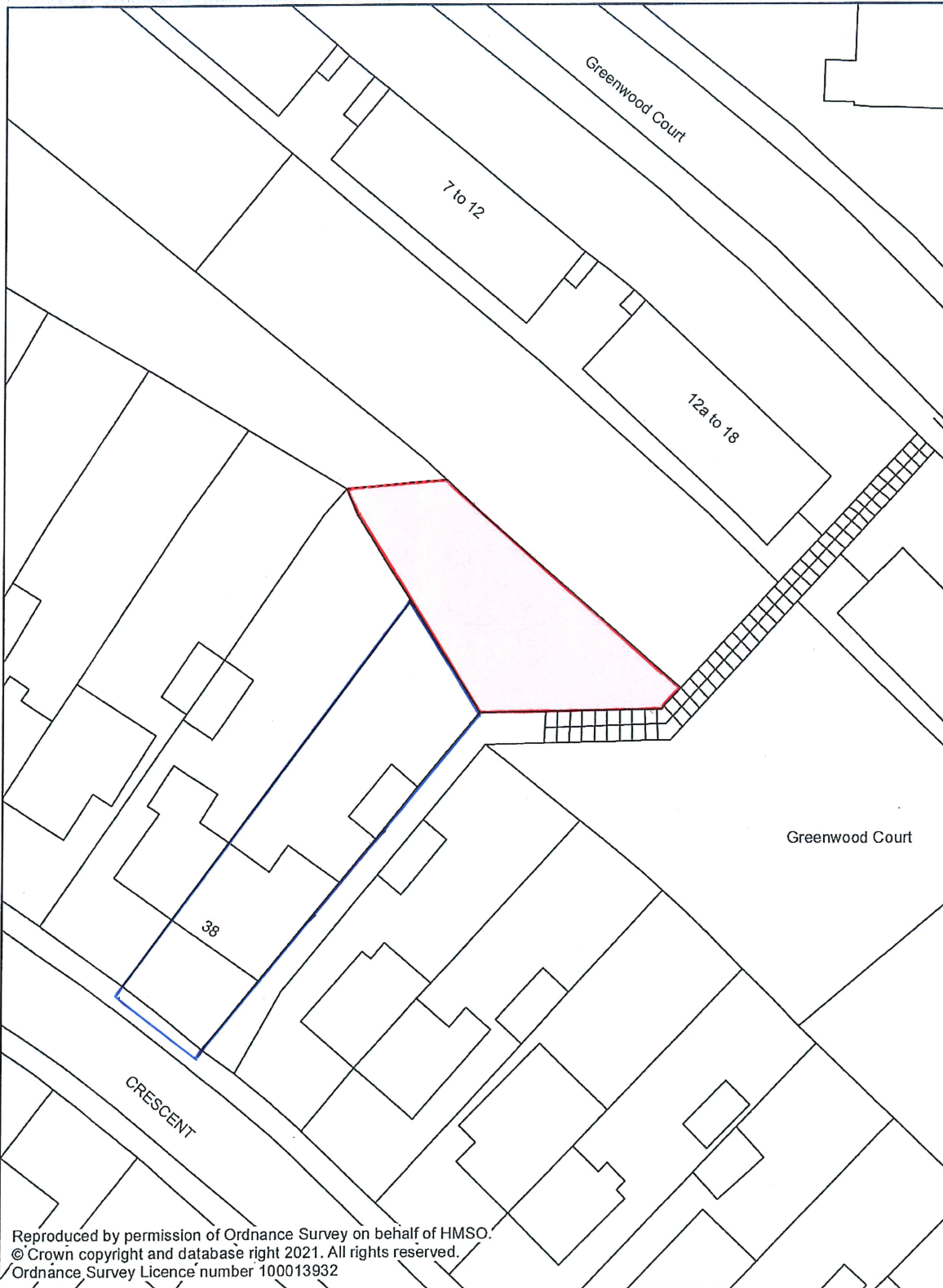
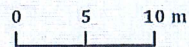
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Date: **May 2021**

Northing: **656,988**

Paper Size:

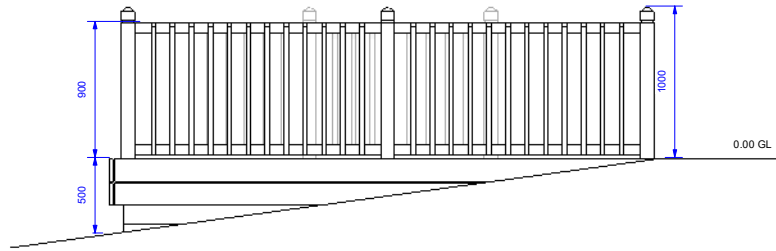
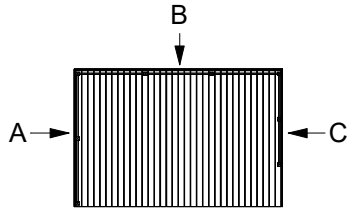
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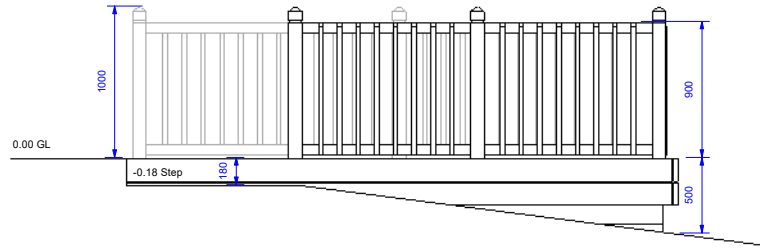
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*A. Staal*

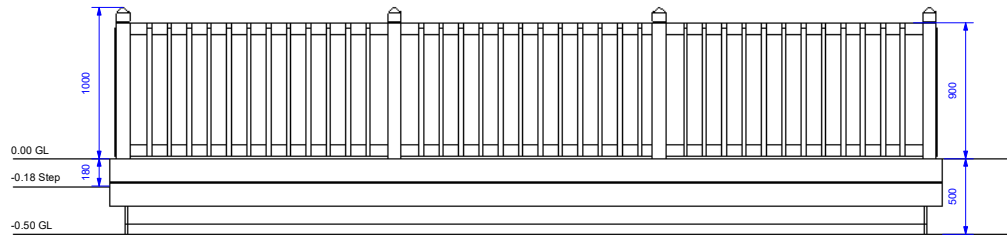
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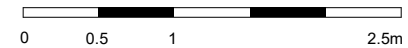
**Left Elevation A**  
1 : 50



**Right Elevation C**  
1 : 50



**Front Elevation B**  
1 : 50



**Notes:**

To be Read in Conjunction with:  
Decking Floor Plan PM\_40\_40\_34 - 2001

Site gradient indicative only and gradient is based on rough site measurements.

Rev	Description	Date	Issued
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Client  
**Craig Coyle**

Project  
**Woodbank Crescent**

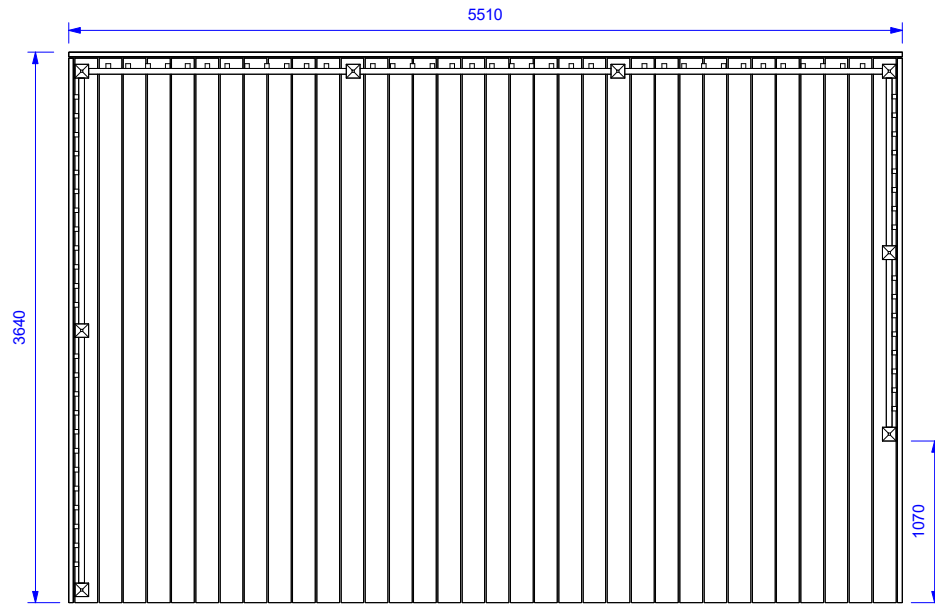
Drawing Title  
**Decking Elevations**

Scale	Originator	Project Lead	Associate
As indicated @ A4	RR	RR	RR

Job No.	First Issue	Suitability	Revision
1200	07/30/23	A3	

Drawing Number  
1200-XX-XX-XX-D-A-PM\_40\_40\_27-3001

242



Notes:  
To be Read in Conjunction with;  
Decking Elevations PM\_40\_40\_27 - 3001

Rev	Description	Date	Issued
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Client  
Craig Coyle

Project  
Woodbank Crescent

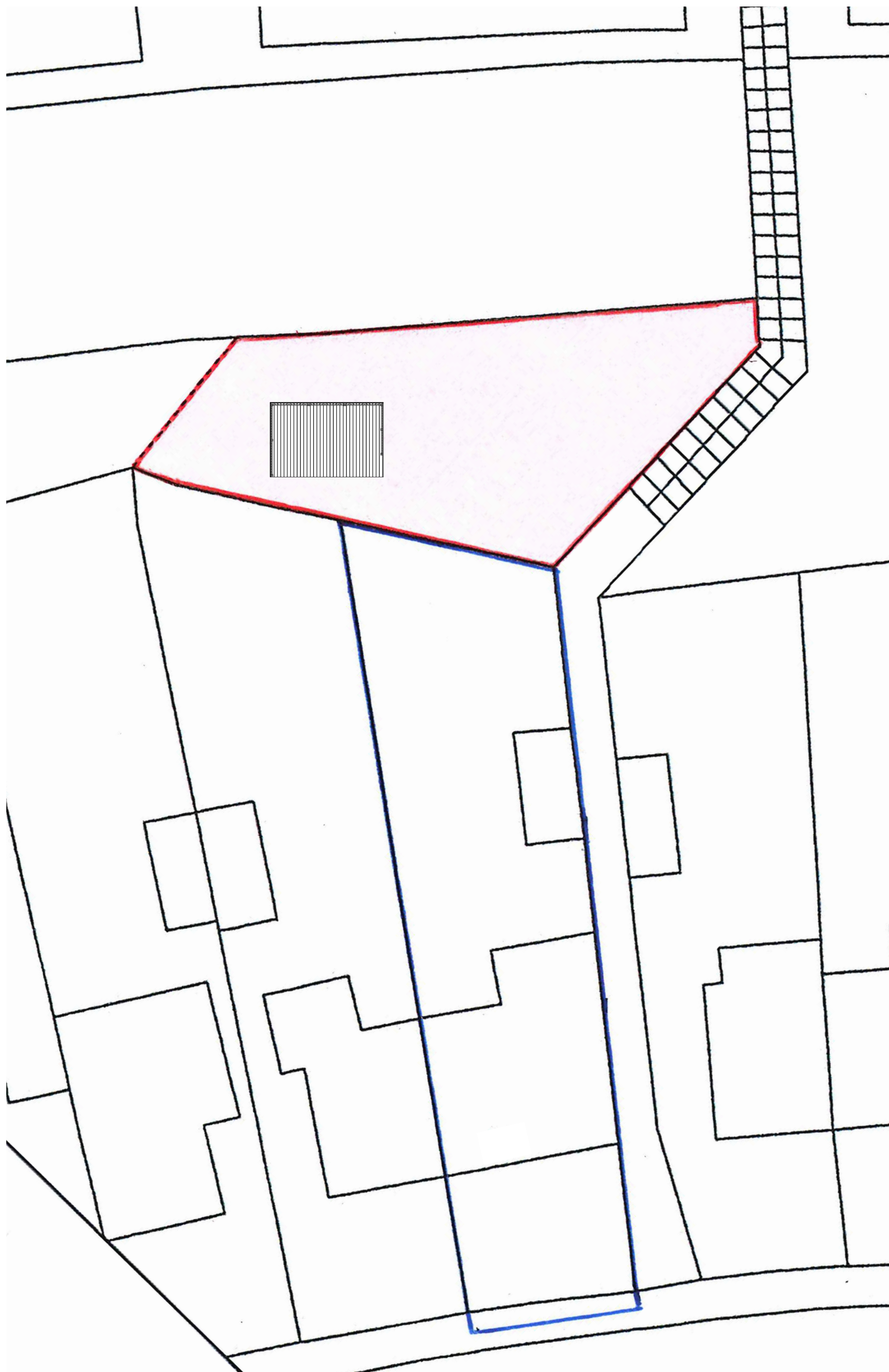
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Decking Floor Plan

Scale	Originator	Project Lead	Associate
1 : 50 @ A4	RR	RR	RR

Job No.	First Issue	Suitability	Revision
1200	07/30/23	A3	

Drawing Number  
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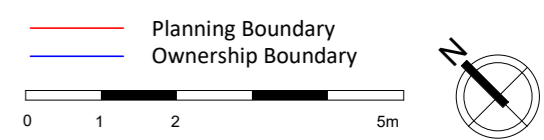
MASTARCH Ltd trading as MAST Architects registered in Scotland, company number SC447111, whose registered office is at 51 St Vincent Crescent, Glasgow, G3 8NQ

**DO NOT SCALE FROM DRAWINGS**  
All dimensions to be checked on site by the Contractor and any discrepancies to be notified to the Architect prior to works being commenced. Use Figured dimensions only.

**APPLICABLE REGULATIONS**  
CDM 2015 & HASAW ACT 1974 (and all amendments) - Applies at all times.  
Working at Height Regs 2005 - Applies at all times.  
Workplace Health, Safety and Welfare Regs 1992 - Applies at all times.  
Control of Asbestos Regs 2012 - Applies at all times.

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**Notes:**  
Exact site location and orientation is indicative only.  
Demonstrative for site perspective only.



Rev	Description	Date	Issued

51 St Vincent Crescent  
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mast@mstararchitects.co.uk  
mstararchitects.co.uk



Client  
**Craig Coyle**

Project  
**Woodbank Crescent**

Drawing Title  
**Site Plan**

Scale	Originator/Project Lead	Associate
As indicated @ A1	RR RR RR	RR
Job No.   First Issue Date	Suitability	Revision
1200   07/31/23	A3	

Drawing Number  
1200-XX-XX-GF-D-A-PM\_40\_40\_15-1501

Site Plan  
1:100

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