

EAST RENFREWSHIRE COUNCIL

LOCAL REVIEW BODY

5 June 2024

Report by Director of Business Operations and Partnerships

REVIEW OF CASE - REVIEW/2024/03

INSTALLATION OF DRIVEWAY, RETAINING WALL, FENCING AND ACCESS STEPS

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:- 2023/0670/TP).
- Applicant: Mr Fergus Brown
- Proposal: Installation of Driveway, Retaining Wall, Fencing and Access Steps
- Location: 10 Cromarty Gardens, Clarkston, G76 8PA
- 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, 5 June 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 and Drop Kerb Application – Appendix 1 (Pages 7 to 50);
- (b) Objections and Consultation Responses – Appendix 2 (Pages 51 to 62);
- (c) Reports of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 63 to 72);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 73 to 76); and
- (d) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages 77 to 102).

15. The applicant has also submitted the drawings listed below and these are attached as Appendix 6 (Pages 103 to 112).

- (a) Location Plan;
- (b) Block Plan;
- (c) Street Elevation Existing and Proposed;
- (d) Proposed Garden Plan;
- (e) Ordinance Survey Map;
- (f) Proposed Garden Plan; and
- (g) Proposed Wall Elevations.

16. All the documents referred to in this report can be viewed online on the Council's website at 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, Democratic Services Officer
e-mail: john.burke@eastrenfrewshire.gov.uk
Tel: 0141 577 3026

Date:- 30 May 2024

APPLICATION FOR PLANNING PERMISSION



2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: 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 100652842-001

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.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Installation of driveway, retaining wall, fencing and access steps.

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

No Yes - Started Yes – Completed

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" value="10 Cromarty"/>
First Name: *	<input type="text" value="Fergus"/>	Building Number:	<input type="text" value="10"/>
Last Name: *	<input type="text" value="Brown"/>	Address 1 (Street): *	<input type="text" value="10 Cromarty Gardens"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="REDACTED"/>	Town/City: *	<input type="text" value="Clarkston"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G768PA"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="East Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="10 CROMARTY GARDENS"/>
Address 2:	<input type="text" value="CLARKSTON"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G76 8PA"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="658193"/>	Easting	<input type="text" value="258139"/>
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Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

≤ Yes T No

Trees

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

≤ Yes T 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.

Access and Parking

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

T 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 proposed to make. You should also show existing footpaths and note if there will be any impact on these.

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)? *

2

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, cycle spaces).

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 T 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? *

T Yes ≤ No

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

≤ Yes T 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: Mr Fergus Brown

On behalf of:

Date: 24/11/2023

Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

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) Have you provided a written description of the development to which it relates? * Yes No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * Yes No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * Yes No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. Yes No
- e) Have you provided a certificate of ownership? * Yes No
- f) Have you provided the fee payable under the Fees Regulations? * Yes No
- g) Have you provided any other plans as necessary? * Yes No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

Existing and Proposed elevations.

Existing and proposed floor plans.

Cross sections.

Site layout plan/Block plans (including access).

Roof plan.

Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. Yes No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * Yes No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr Fergus Brown

Declaration Date: 24/11/2023

Payment Details



Created: 24/11/2023 15:12

10 Cromarty Gardens Driveway Drop Road Kerb Application 10/11/23

Roads Ref: 127745

Roads Contact: Hugues Tankeu

1. Introduction
2. Drop Kerb Stipulation's
3. Request for Detail Design on Retention/ Formation of Gradient
4. Request for Additional Tracking Noting Compliance
5. Pedestrian / Vehicle Intervisibility
6. Pedestrian Safety
7. Other Driveways within Area
8. Building Control and Planning Approvals
9. Summary

Appendix

- a) Initial Submission
- b) Detailed Structural Design showing Gradient
- c) Tracking Drawings
- d) Photos of 10 Cromarty Gardens

Drop Kerb Application

1. Introduction

I believe I have complied with the stipulations set out within the drop kerb application, along with providing further justification on how the installation of the driveway can be formed structurally plus improve the vehicle movement, pedestrian safety and align with the councils directive to try and keep vehicles off the carriageway and footway when parked.

I have compiled the information submitted to date plus provided further information on Pedestrian/Vehicle intervisibility, pedestrian safety, other driveways within the area, another driveway constructed within the last six months and a summary.


If possible after review of the information could we have a meeting to discuss.

Drop Kerb Application

2. Drop Kerb Stipulation's

Stipulation	Comply	Notes
Minimum 5m in length	✓	Provided 5.3m and 6m length options
Parked Vehicle must not encroach on footway	✓	Car used to demonstrate tracking 4.750m
Gradient must not exceed 10%	✓	B&B drawing SK001 as per appendix B demonstrates 1:10 Fall
Gates Open Inwards	✓	No Gates
Driveway accessed at 90 degrees	✓	As Per Road Layout accessed at 90 degree's
Roads classified as A&B to have turn facilities	✓	Not an A&B road, quite cul-de-sac with dead end.
Heel of footway must be supported	✓	As per initial submission appendix A heel of footway support with 200mm by 50mm flat top heel kerb.
Hard Surface Over First 2 metres	✓	As per submission appendix A porous paviers would be the hard surface.
Surface Water to not discharge onto the road.	✓	As per submission appendix A 80mm deep permeable paving laid on clean stone to allow soakaway to match current drainage arrangement.
Clear sightlines from new driveway	✓	I have surveyed the levels onsite and aligned with the proposed levels of the driveway maintaining the 1:10 fall of the driveway I can achieve the unrestricted view considering fixed obstructions and vegetation.
For the sight lines for vehicular traffic there should be an unrestricted view, above a height of 1.05metres from a point "x" meters back from the carriageway for a distance of "y" metres in both directions	✓	As per site survey information this can be achieved in both directions.
On non-classified residential roads (speed limit <=30mph), a minimum visibility splay of 2.0 metres (x) x 20 metres (y) should preferably be achieved between individual driveways and the adjacent carriageway. Any existing or proposed buildings, structures, fencing, landscaping features (soft or hard), trees, vegetation, etc., within the visibility splay should be and thereafter maintained in perpetuity(where applicable), at a height of not more than 1.05 metres	✓	I can achieve the unrestricted view considering fixed obstructions and vegetation.

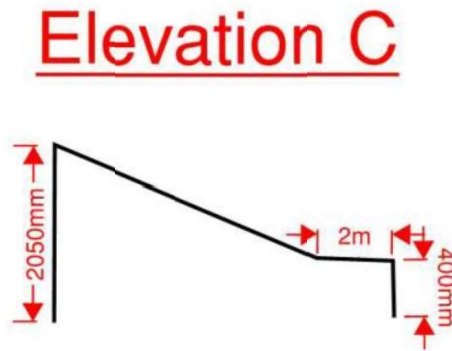
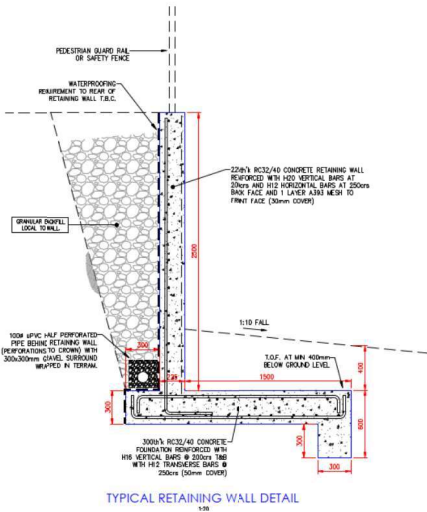
Drop Kerb Application

<p>In addition to the above requirements , to ensure an adequate and safe inter-visibility between vehicles exiting from a driveway and pedestrians on any adjacent footway or carriageway, a visibility splay of 2 metres back from the edge of the driveway ('x' distance) and 5 metres in either direction from the edge of the driveway ('y' distance) should also be provided. No obstructions above a height of 1.05 metres will be accepted in either direction within the aforementioned splay.</p>		<p>As per section 5 & 6 of this document I can achieve pedestrian driver intervisibility.</p>
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Drop Kerb Application

3. Request for Detail Design on Retention/ Formation of Gradient

As per the below extracts from appendix B I have contacted a structural engineering firm who have detailed a reinforced concrete retaining wall to allow the excavation of the driveway. This shows the 1:10 fall can be achieved, the below detail is the back wall of the driveway, the two wing walls are tapered to 400mm high to facilitate pedestrian vehicular intervisibility.



Drop Kerb Application

4. Request for Additional Tracking- Noting compliance with access to/from the driveway

I have shown the driveway tracking works with three different driveway sizes by providing the swept path analysis within appendix C.

- 5.3m (D) by 6.0m (W)
- 6.3m (D) by 6.0m (W)
- 6.3m (D) by 6.5m (W)

My preference would be to have the 5.3m (D) by 6.0m (W) dimensions approved for ease of construction however each size can be constructed.



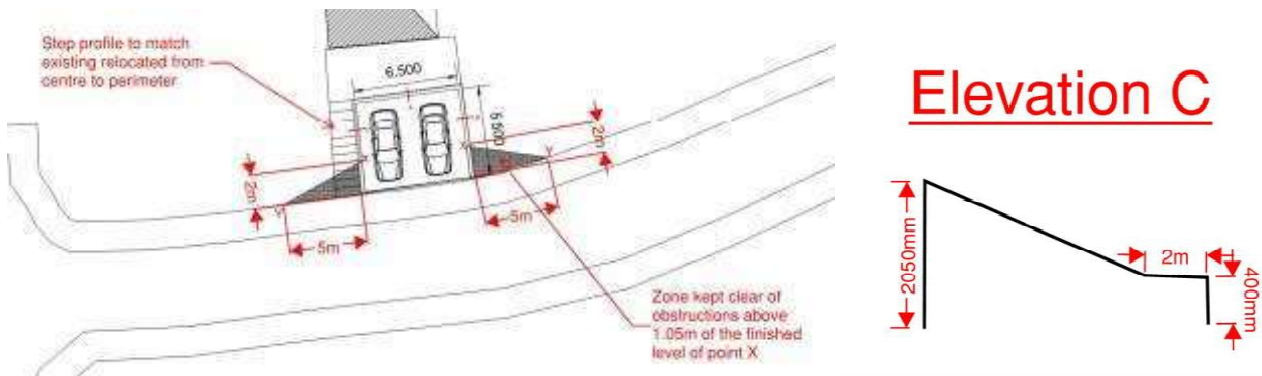
Within the driveway I have denoted both spaces as yellow lines 2.4m by 4.8m, there is a further 380mm at one side and 800mm at the other, giving further additional space for ease of manoeuvre with the 6m wide driveways.

The vehicle tracking has been completed with a single manoeuvre in forward gear exiting the driveway and a single manoeuvre in reverse gear entering the driveway, in reality the driver can undertake enter/exit in more than one manoeuvre, if required, or would have the choice of exiting turning left or right depending on the situation.

Drop Kerb Application

5. Pedestrian / Vehicle Intervisibility

Vehicle Pedestrian intervisibility is achieved through the tapering down of the retaining wall to a dimension of 400mm high 2m back from the boundary as per the below extracts from appendix A. There is no boundary features above 1.05m within this zone once the hedging is removed which is within my site boundary.



Cromarty Gardens is a quiet cul-de-sac with circa 25no. residential properties, as noted in gov.scot designing streets policy statement the stipulations set out within section one are based on a maximum design speed of 30mph, which I am complying with, however the policy notes *traffic calming measures can dramatically bring this speed down, they note the reduction in carriageway width are most effective in reducing driving speed.*

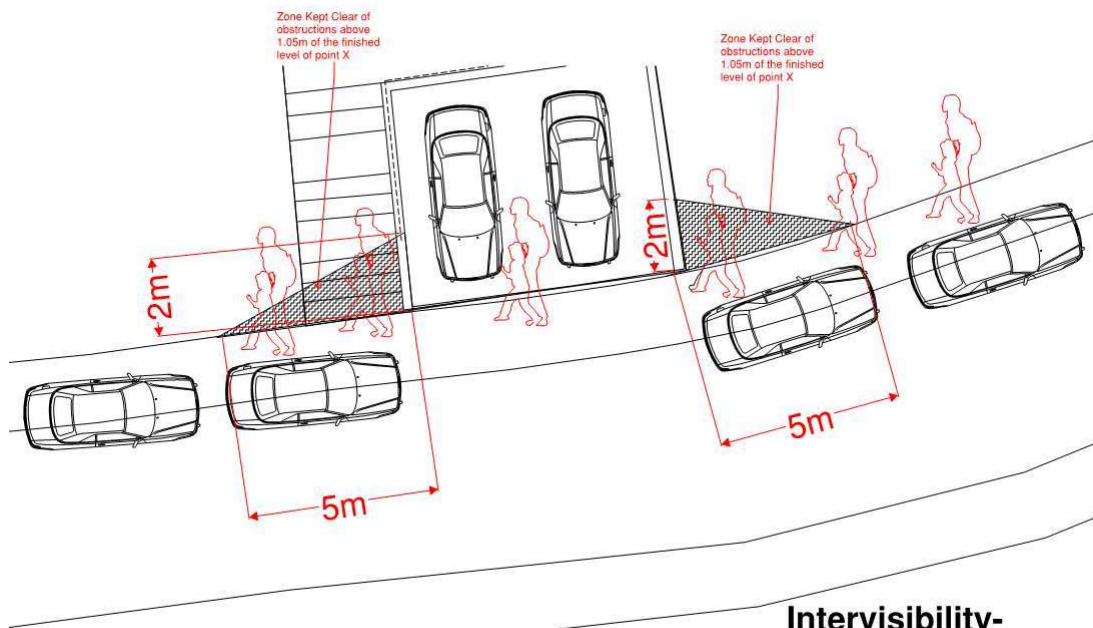
The chartered institute of highways & Transportation Manual for streets 2 also notes *visual narrowing, reduced carriageway width, on street parking and pedestrian activity are good features to help keep speed down.* Cromarty Gardens has all of these features and I believe the average speed to be less than 5mph.

Drop Kerb Application

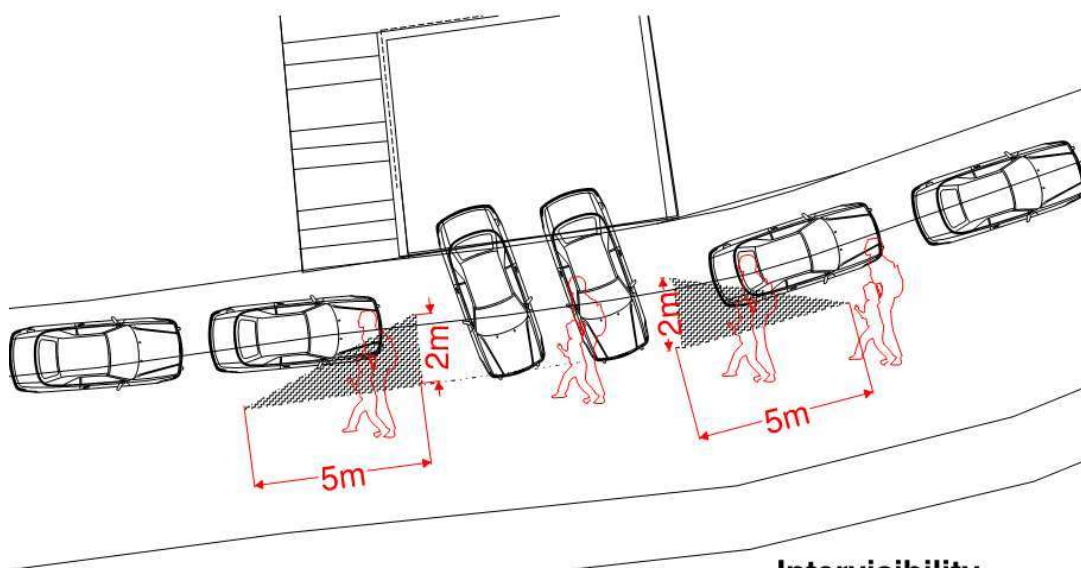
gov.scot designing streets policy statement also notes-

Parking in visibility splays in built-up areas is quite common, yet it does not appear to create significant problems in practice.

I also don't believe this to be an issue at 10 Cromarty Gardens, as per the below diagrams the intervisibility is acceptable when pedestrians are on the footway and the car is in the driveway then after the car moves to the front of the parked cars the intervisibility is acceptable if pedestrians choose to walk on the road.



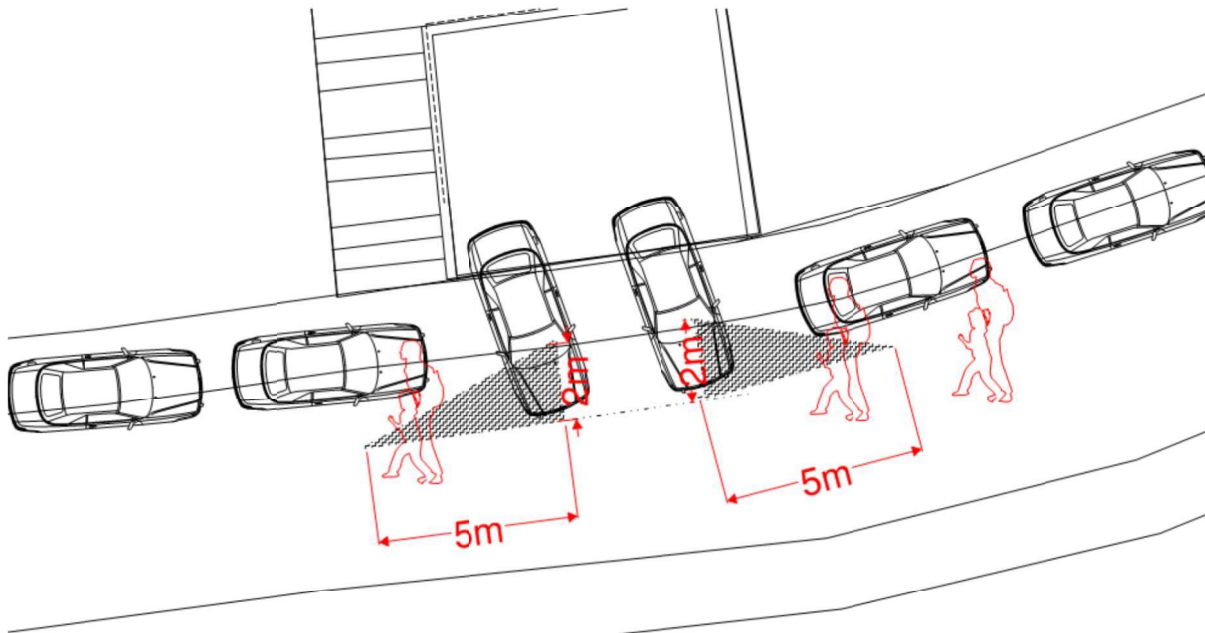
Intervisibility-
Scenario- Pedestrians on Footpath



Intervisibility-
Scenario- Pedestrians on Roadway

Drop Kerb Application

This intervisibility improves if area X is the drivers position as opposed to 2m back from the front edge of the driveway.



Intervisibility-

Scenario- With X at Driver

Chartered institution of highways & transportation- Manual for streets 2 also notes-

1.3.8 Direct frontage access is common in all urban areas, including where 40mph speed limits apply, without evidence to suggest that this practice is unsafe. This is confirmed in TD41/95³ (Annex 2 paragraph A2.10) which states that *'in the urban situation there is no direct relationship between access provision and collision occurrence'*.

10.6.1 Vehicle exits at the back edge of the footway mean that emerging drivers will have to take account of people on the footway. *The absence of wide visibility splays at minor accesses will encourage drivers to emerge more cautiously - similarly to how vehicles pull out when visibility along the carriageway is restricted* (see Example below)

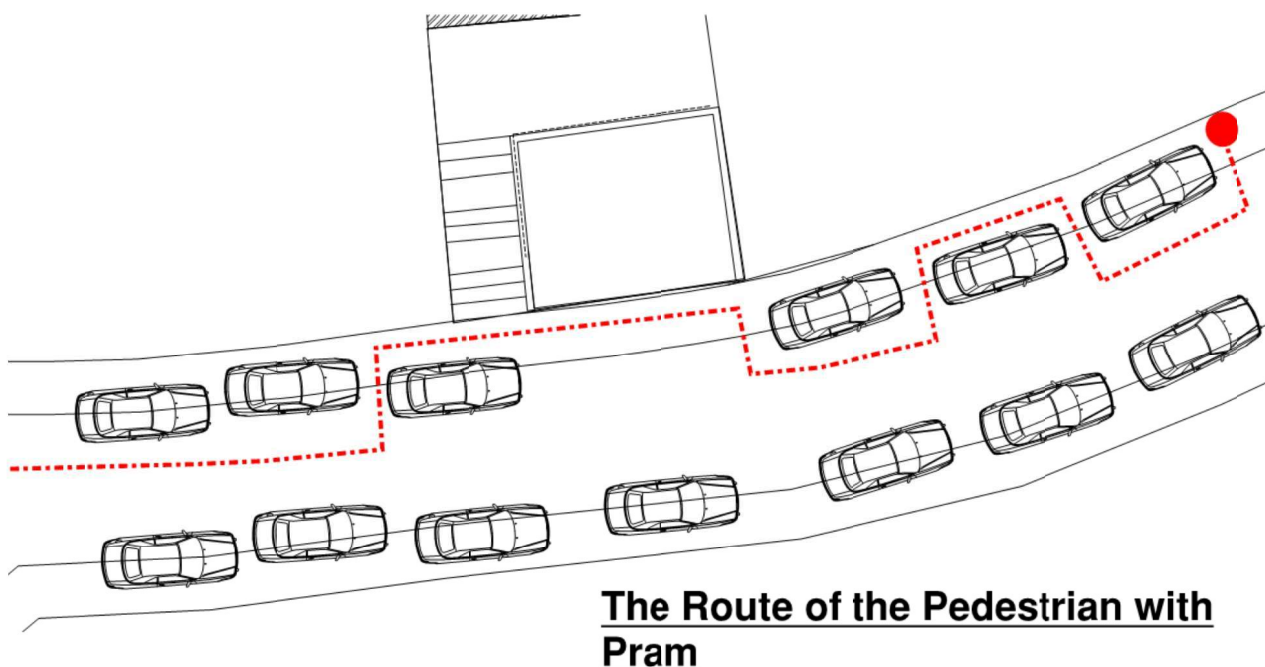
10.7.1 *Parking in visibility splays in built-up areas is quite common, yet it does not appear to create significant problems in practice.*

Drop Kerb Application

10.5.8 A minimum X distance of 2m may be considered in some slow-speed situations when flows on the minor arm are low, but using this value will mean that the front of some vehicles will protrude slightly into the running carriageway of the major arm, and many drivers will tend to cautiously nose out into traffic. The ability of drivers and cyclists to see this overhang from a reasonable distance, and to manoeuvre around it without undue difficulty, should be considered. This also applies in lightly-trafficked rural lanes.

6. Pedestrian/Road Safety

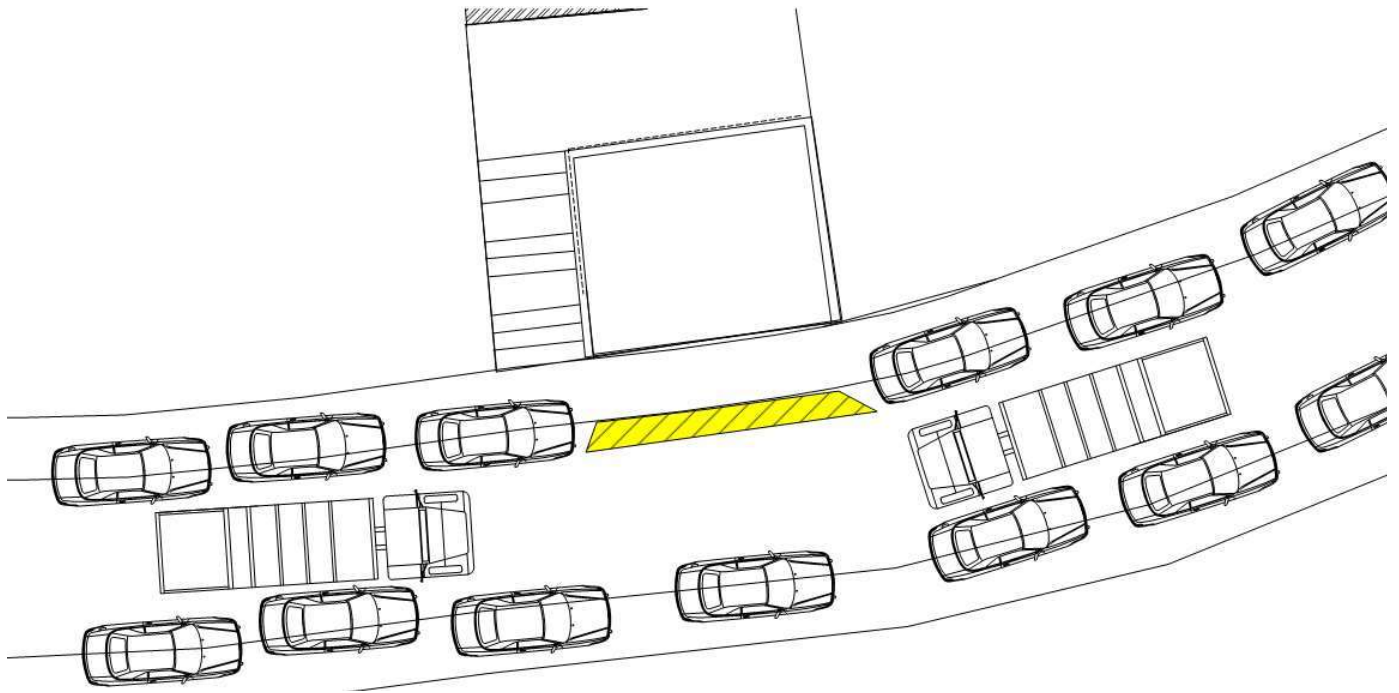
Pedestrian safety would be improved by the installation of the driveway at 10 cromarty gardens as this will enable the footpath to be kept clear of obstruction. I note pedestrians with young families are having to navigate between walking on the road and the footpath with only being able to fit between some of the parked cars as shown below the driveway would give clear unobstructed footway for the pedestrians.



The installation of the driveway also provides a direct path onto the footway for any pedestrians who have chosen to walk on the road but are met by a vehicle on the road, sometimes this could be by a bin lorry which pedestrians may choose to squeeze by which can be extremely dangerous.

Drop Kerb Application

At the location of the driveway the pedestrian would be able to access the footpath or stand in front of the drive in an un-official passing place as shown below, improving pedestrian safety-



7. Other Driveways within Area

Monteith Gardens located next to Cromarty Garden’s is the same design of cul-de-sac however ten driveways have been allowed to be constructed. Some Driveways comply with the drop kerb application stipulations like my application and others do not but have still went ahead. I note some of the driveways have been constructed within the last few years but others months.



Drop Kerb Application



No Intervisibility as brickwall to high.



Similar parking as Cromarty Gardens with driveways working in practice.



Driveway gradient more than 10%

Drop Kerb Application

Elgin Gardens is another example but of a tighter street than Cromarty Gardens that three driveways have been constructed.



Similar parking as Cromarty Gardens but carriageway narrower, still working in practice.

Drop Kerb Application



Wall preventing inter pedestrian visibility & Gradient to steep.



Hedging Preventing inter pedestrian visibility.

Drop Kerb Application

Some other examples within the area-



Driveway's working in practice but not constructed to the same level of compliance as my design.



Drop Kerb Application



Poor intervisibility



Driveway's in area working in practice but not constructed to the same level of compliance as my design.

Drop Kerb Application



Good example of unofficial passing place



Drop Kerb Application



Good example of unofficial passing place

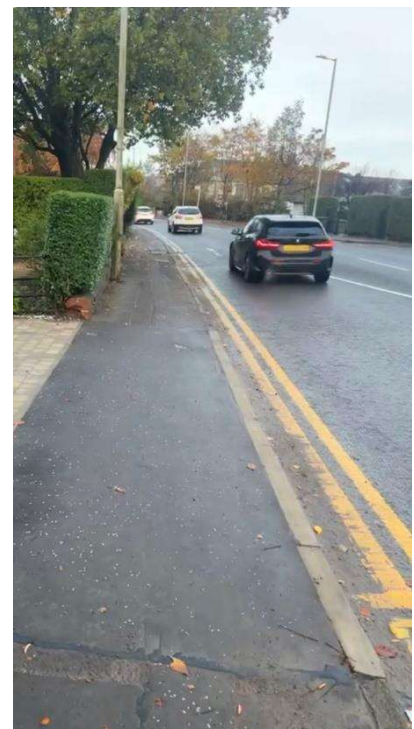


Drop Kerb Application

8. Other driveway within area constructed in last 6 months

The driveway below was constructed within the last 6 months as it was constructed after I applied for my drop kerb permission, but this driveway doesn't comply with the stipulations within the drop kerb application, particularly pedestrian/vehicle intervisibility and is exiting onto a main road as opposed to a cul-de-sac.

I believe my driveway application is a lot safer than this driveway for both pedestrians and vehicles.



Drop Kerb Application

9. Building Control and Planning Approvals

The installation of the driveway will need building control approval prior to commencement, I have had an informal discussion with building control that the wall construction will require structural engineering design, drawings, specification and SER calculations submitted as part of the warrant. I have paid for the design, drawings and specification but will not conclude the calculations and apply for the warrant until the drop kerb application is concluded.

The driveway installation does not require planning permission as it falls within the East Renfrewshire Council permitted development rights guidance note.

10. Summary

My driveway proposal is safe by design for pedestrian and vehicle users of Cromarty Gardens and brings the following benefits to the street which I have demonstrated above-

1. Preventing hazards and inconvenience to pedestrians caused by footway parking (It is therefore recommended that footway parking be minimised through the design of the street.). *Gov.Scot designing streets policy statement*
2. Enables safer pedestrian movement as footway in front of driveway will not have parked vehicle.
3. Enables an unofficial passing place if pedestrians choose to walk on the road.
4. Enables easier manoeuvring for vehicles driving to the top of the cul-de-sac including bin lorries.
5. Aligns with the directive to promote driveway residential parking in lieu of parking on the footway.
6. Allows the footway to be accessible for all, as aids accessibility for pram or wheelchair users.

When entering or exiting 10 Cromarty Gardens the driver is obligated to drive to the standard of a reasonable careful driver who will be commencing from a parked position or driving at 2/3mph this along with compliance with the stipulations of the application should allow for the application to be accepted.

I have given a very small overview of some of the parking/driveways in the Clarkston area some of which aren't compliant but my design is therefore I think it would be un reasonable to have my application refused.

I have noted in my previous correspondence that I would welcome a meeting onsite, at your offices or over teams to discuss. I look forward to hearing from you.

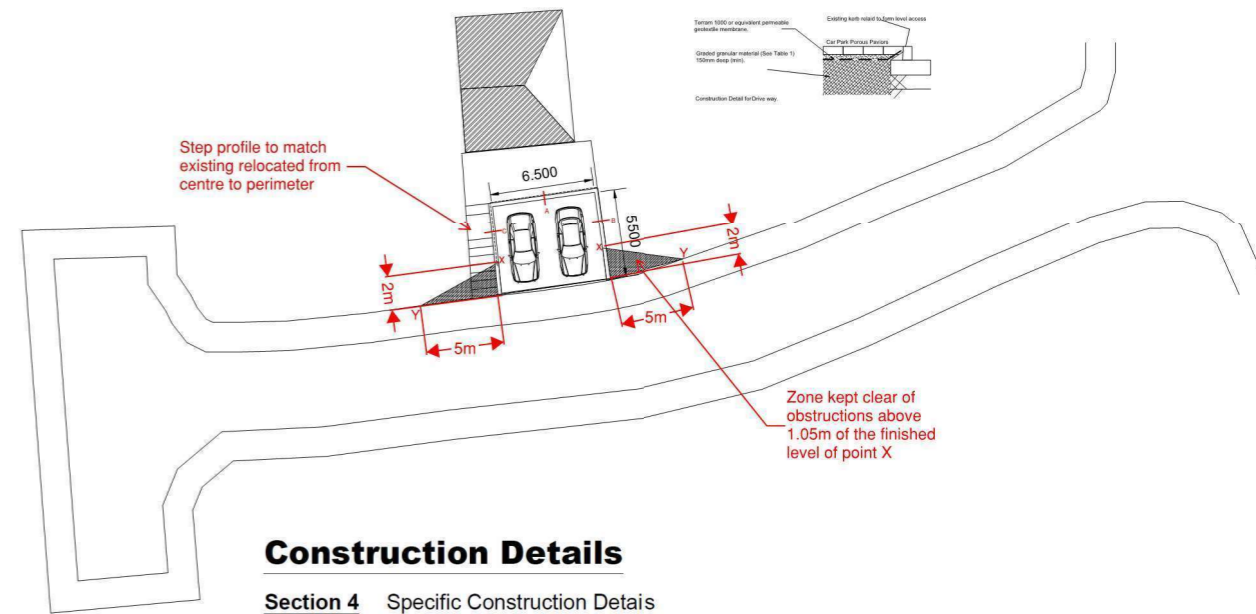
APPENDIX A – Initial Submission



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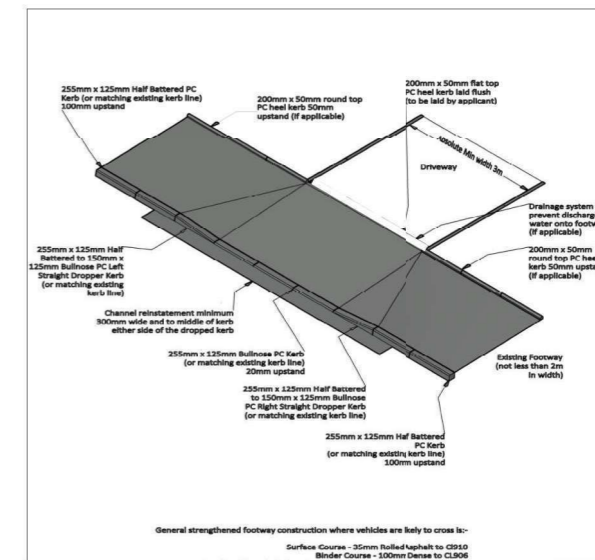
Notes

- Gradient less than 10%
- No gates
- 5.5m in length
- Driveway can be approach at 90 degrees
- Residential Road with 20mph speed limit
- Driveway constructed with 80mm deep permeable paving laid on clean stone to allow soakaway to match current drainage arrangement.

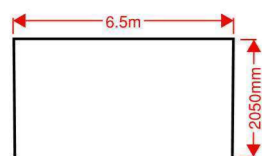


Construction Details

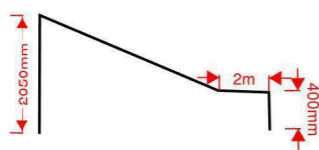
Section 4 Specific Construction Details
Detail 8a Typical Footway Crossover (for dropped kerb application)



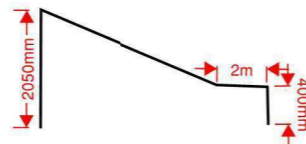
Elevation A



Elevation B

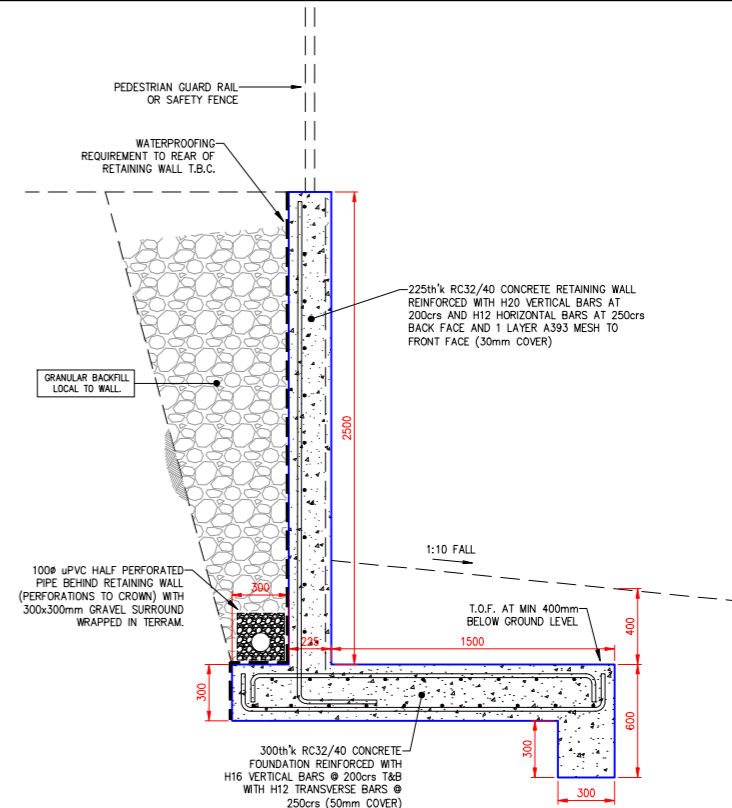
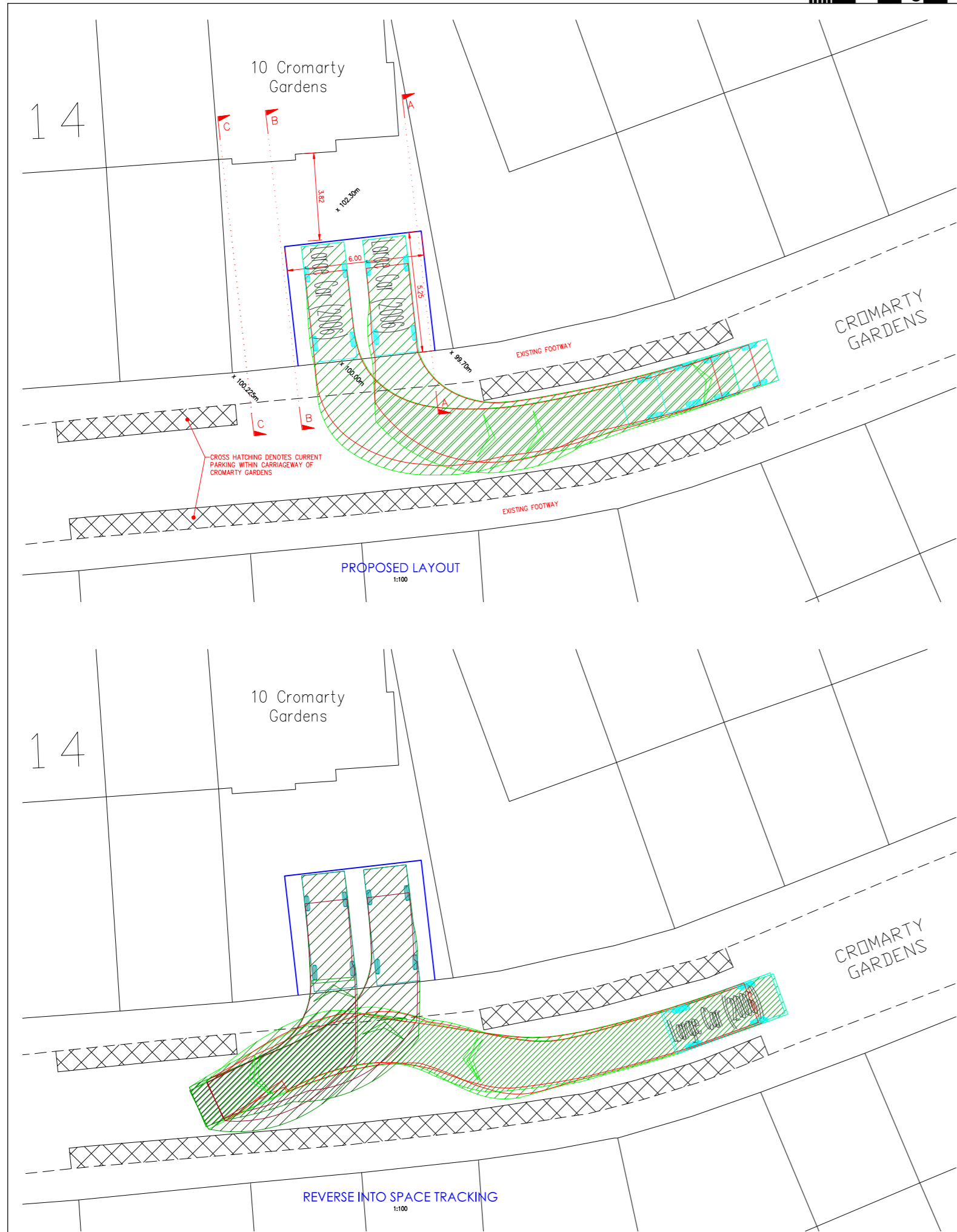


Elevation C



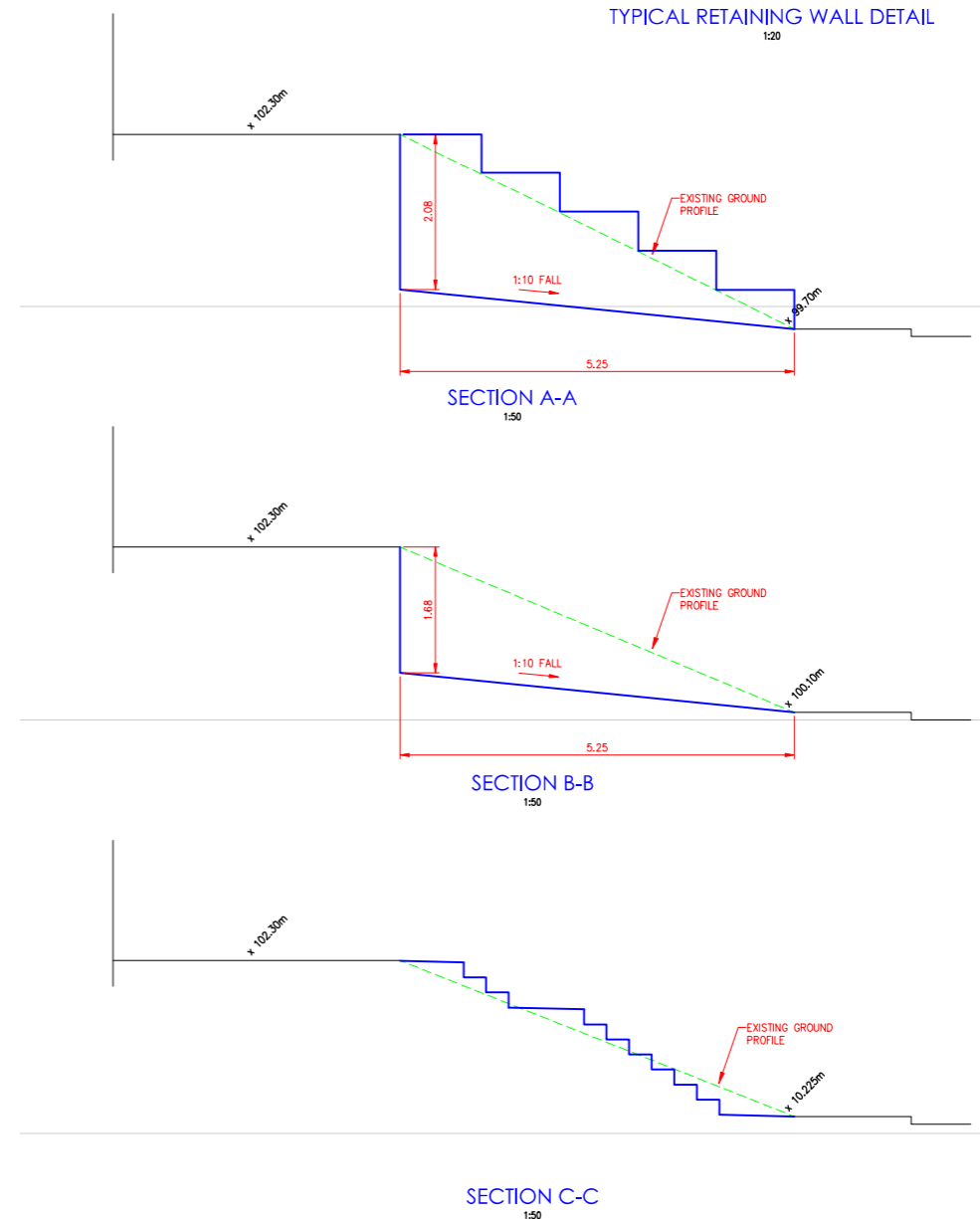
Title- Drive Way Proposal
Project- 10 Cromarty Gardens
Drawing No- 001.A
Revision- A
Date- 16.05.23

APPENDIX B – Detailed Structural Design Showing Driveway Gradient



TYPICAL RETAINING WALL DETAIL

1:20



Drawing No.	Revision
GC906-SK001	

Revisions	Date	Drn.
-	/ /	-

APPROVAL

Mr Fergus Brown

10 Cromarty Gardens
Clarkston, Glasgow G76 8PA

Driveway Tracking & Details

Drawn: D	CK'd: MMcC	Scale @ A1:
Date: Aug 2023	Date: Aug 2023	1:100, 1:50, 1:20 DO NOT SCALE

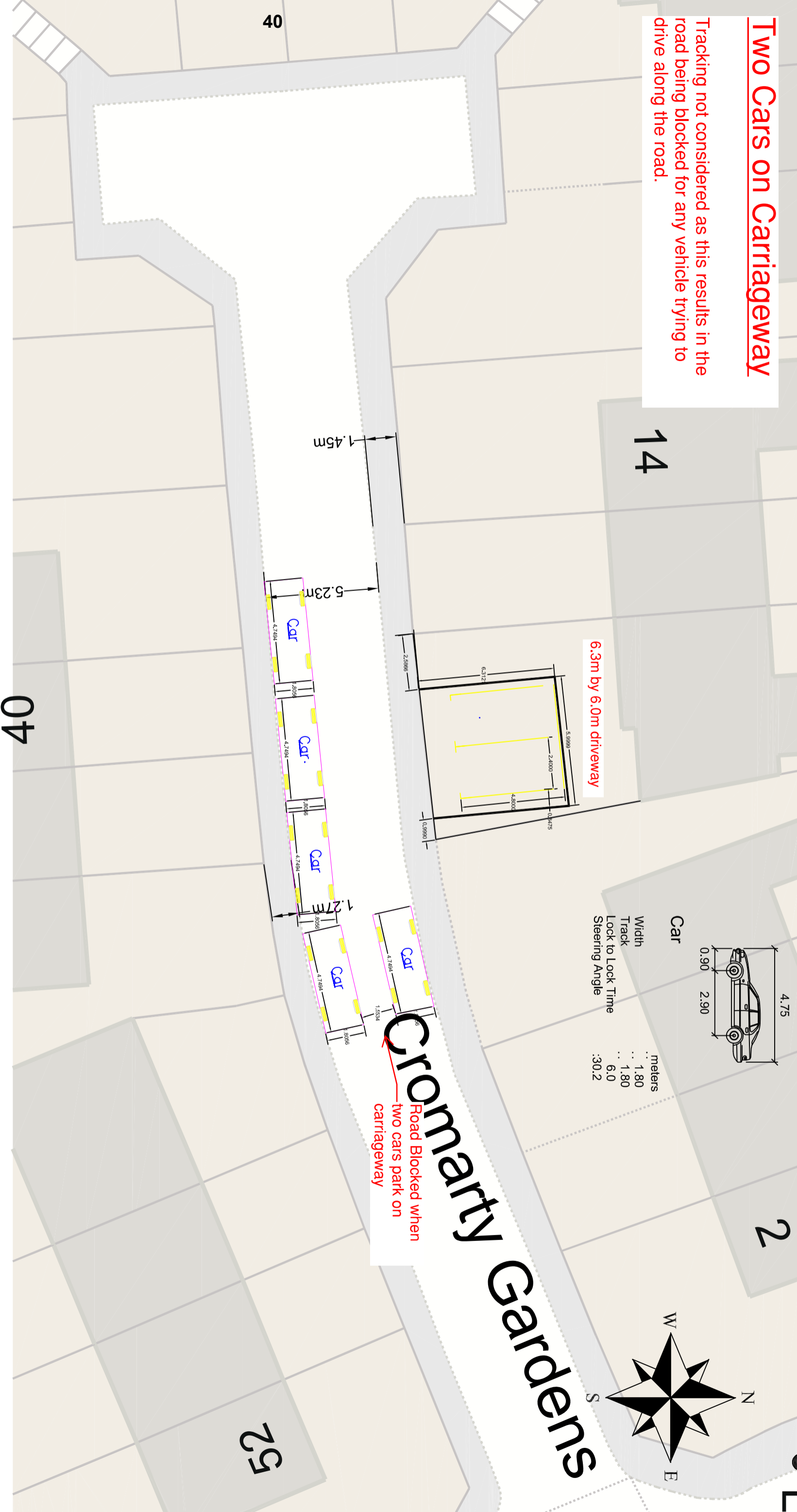
BLYTH&BLYTH
Suite 3/5, Skypark 1
8 Elliot Place, Glasgow G3 8EP
Email: glasgow@blythandblyth.co.uk
www.blythandblyth.co.uk Telephone: 0141 556 2000

Drawing No.	Revision
GC906-SK001	

APPENDIX C – Tracking Drawings

Two Cars on Carriageway

Tracking not considered as this results in the road being blocked for any vehicle trying to drive along the road.



Drawing Info. For Reference only

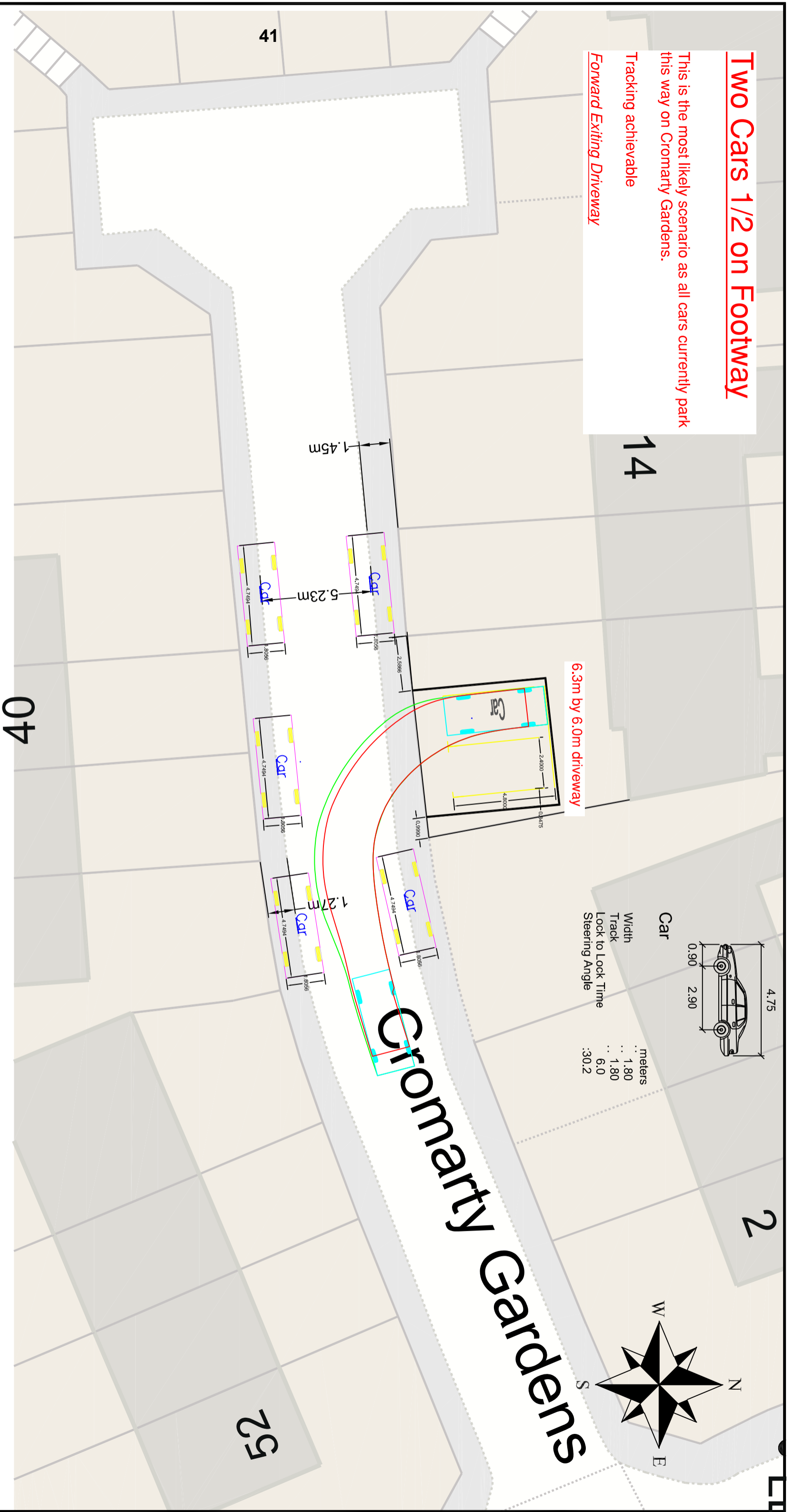
Drawing Title		Date
10 Cromarty Gardens, Clarkston		31/8/23
Tracking Plans		Scale
		1:250
Dwg No.	Dwg By	Checked By
Revision.	File Ref.	

Two Cars 1/2 on Footway

This is the most likely scenario as all cars currently park this way on Cromarty Gardens.

Tracking achievable

Forward Exiting Driveway



Drawing Info.

For Reference only

Drawing Title

10 Cromarty Gardens, Clarkston
Tracking Plans

Dwg No.

Dwg By

Checked By

Revision.

File Ref.

Date
31/8/23

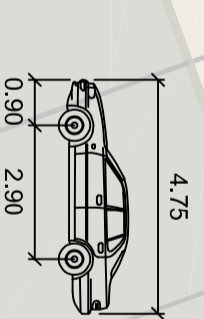
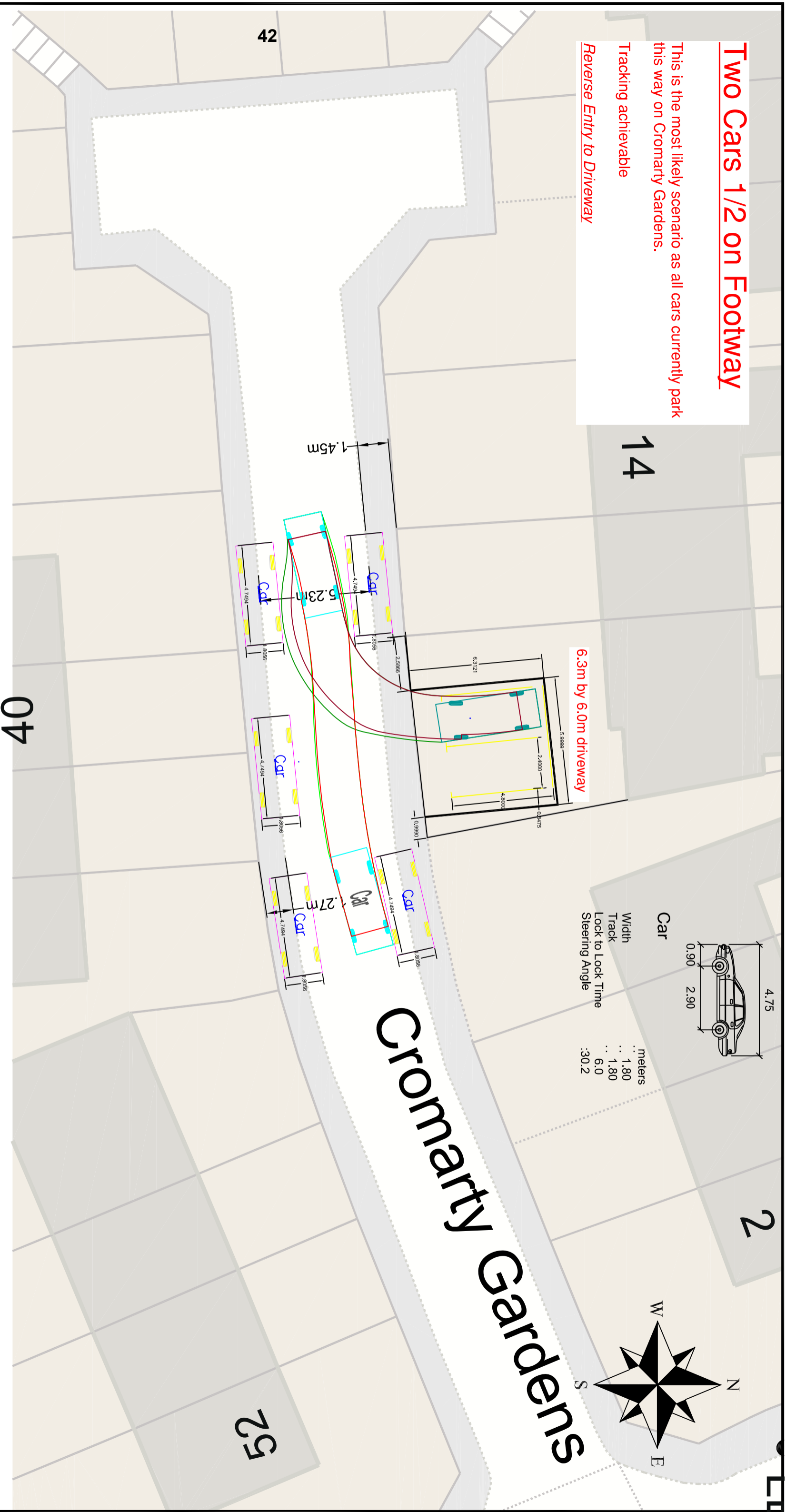
Scale
1:250

Two Cars 1/2 on Footway

This is the most likely scenario as all cars currently park this way on Cromarty Gardens.

Tracking achievable

Reverse Entry to Driveway



Parameter	Value (meters)
Width	1.80
Track	1.80
Lock to Lock Time	6.0
Steering Angle	:30.2

Drawing Info.

For Reference only

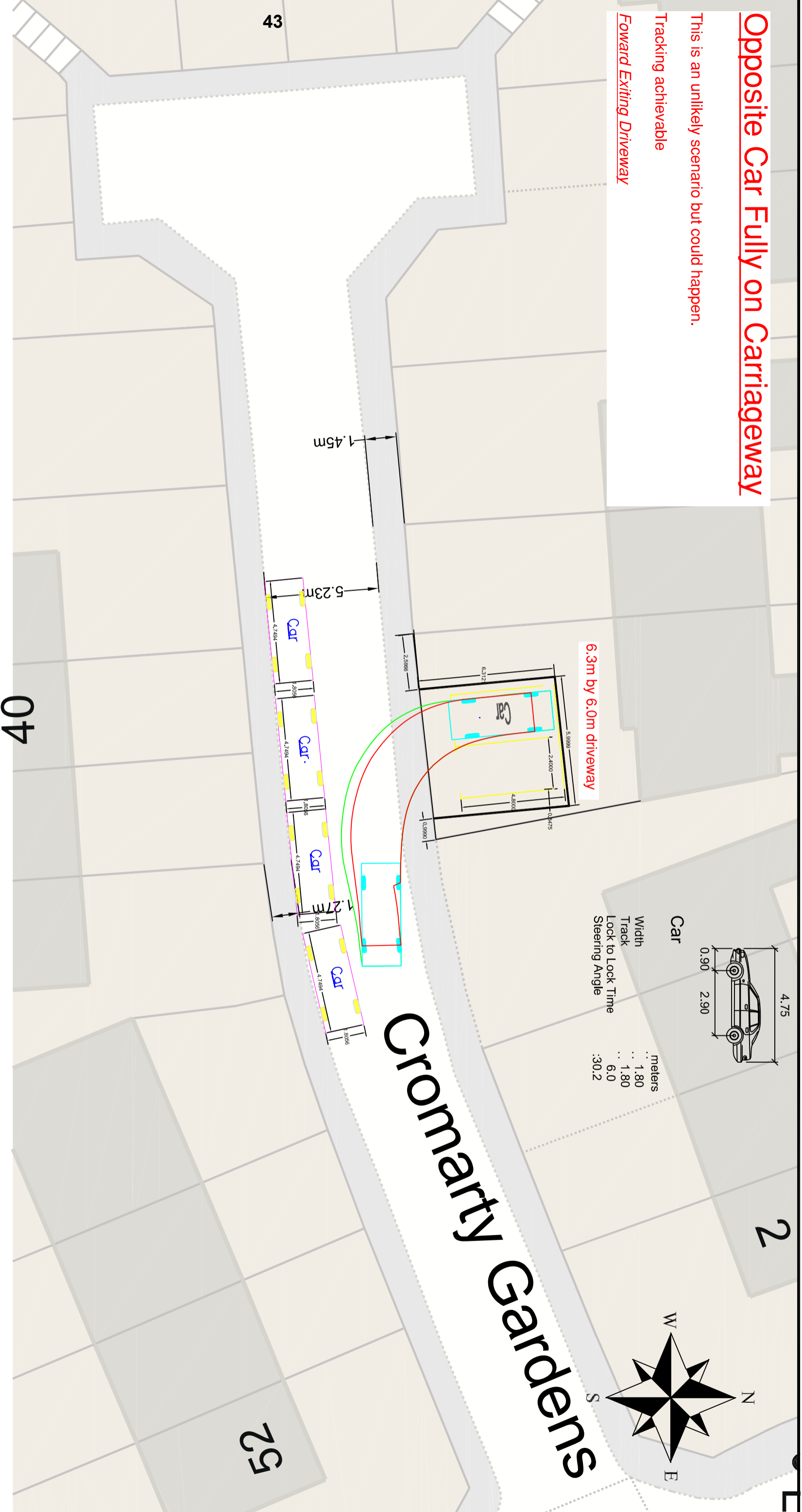
Drawing Title		Date
10 Cromarty Gardens, Clarkston		31/8/23
Tracking Plans		Scale
		1:250
Dwg No.	Dwg By	Checked By
	DAL	
Revision.	File Ref.	

Opposite Car Fully on Carriageway

This is an unlikely scenario but could happen.

Tracking achievable

Forward Exiting Driveway



Drawing Info.

For Reference only

Drawing Title

10 Cromarty Gardens, Clarkston
Tracking Plans

Date
31/8/23

Scale
1:250

Dwg No.

Dwg By

Checked By

Revision.

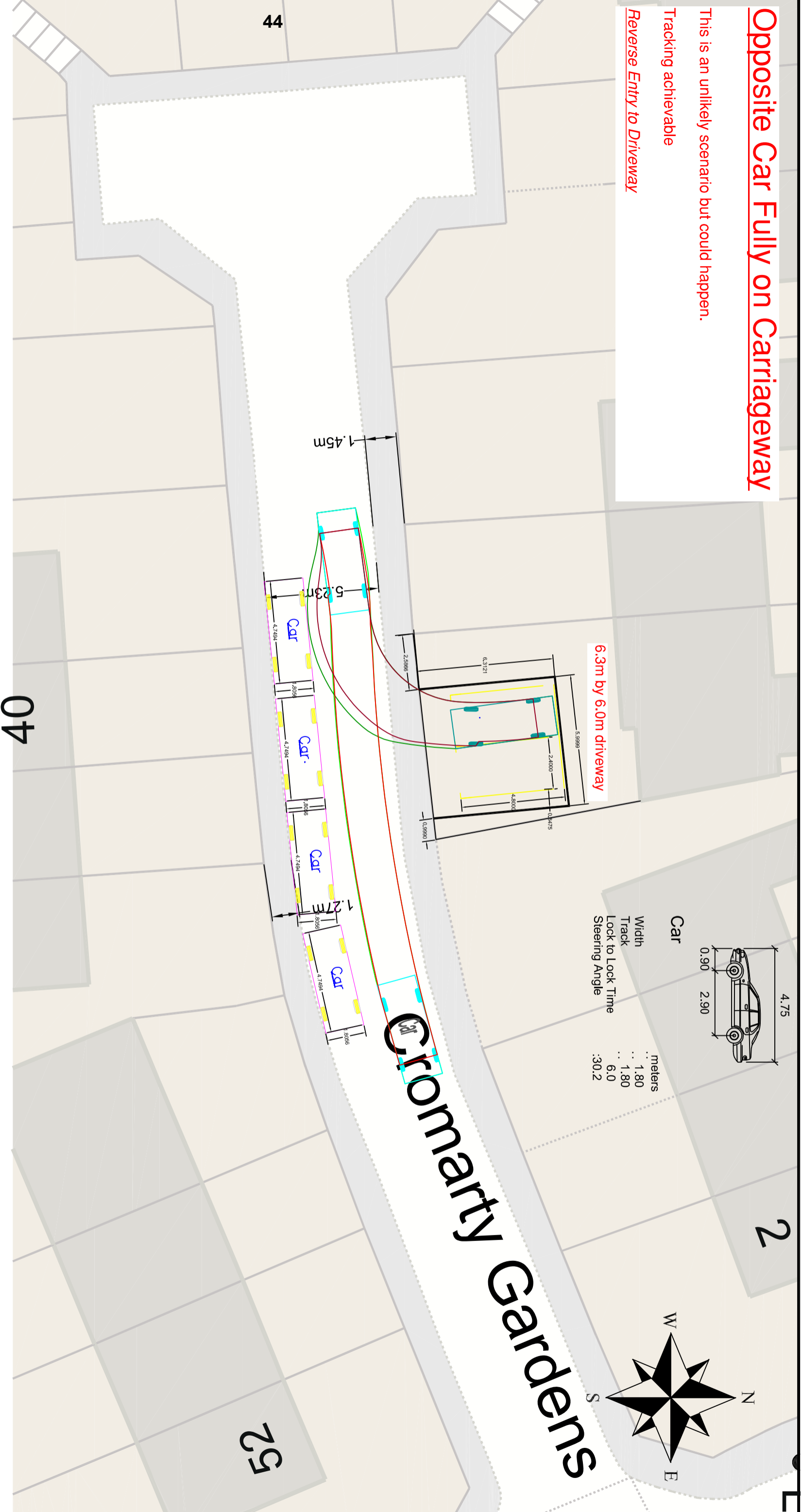
File Ref.

Opposite Car Fully on Carriageway

This is an unlikely scenario but could happen.

Tracking achievable

Reverse Entry to Driveway



Drawing Info.

For Reference only

Drawing Title
**10 Cromarty Gardens, Clarkston
Tracking Plans**

Date
31/8/23
Scale
1:250

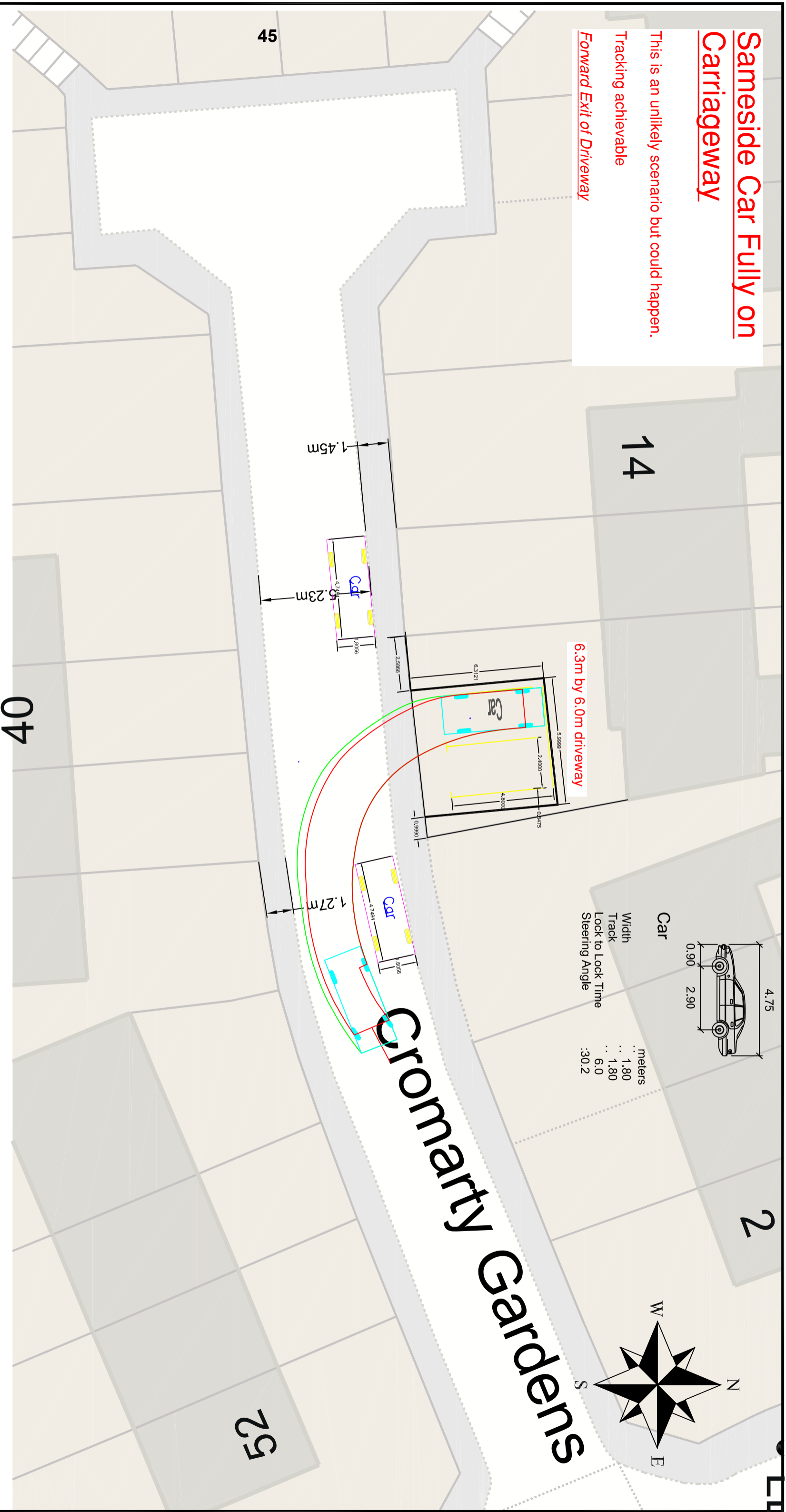
Dwg No.	Dwg By	Checked By
Revision.	File Ref.	

Sameside Car Fully on Carriageway

This is an unlikely scenario but could happen.

Tracking achievable

Forward Exit of Driveway



Drawing Info.

For Reference only

Drawing Title

10 Cromarty Gardens, Clarkston
Tracking Plans

Date
31/8/23

Scale
1:250

Dwg No.

Dwg By

Checked By

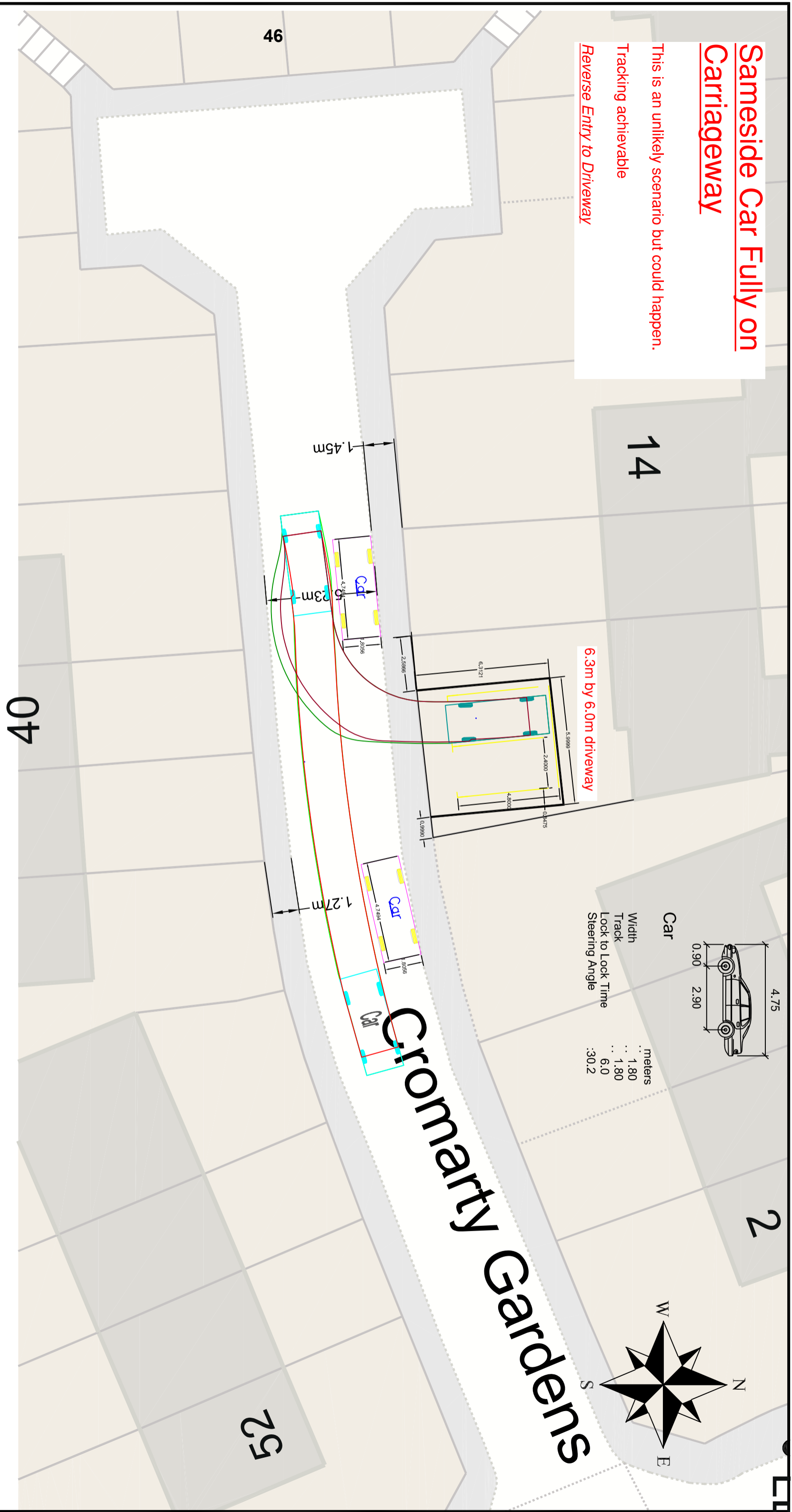
Revision.

File Ref.

Sameside Car Fully on Carriageway

This is an unlikely scenario but could happen.
Tracking achievable

Reverse Entry to Driveway



Drawing Info.

For Reference only

Drawing Title

10 Cromarty Gardens, Clarkston
Tracking Plans

Date
31/8/23

Scale
1:250

Dwg No.

Dwg By

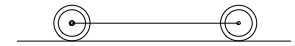
Checked By

Revision.

File Ref.

Vehicle Tracking Vehicle Details

Ref:



Vehicle Name:

Type:
Category
Classification

Car

Rigid vehicle
(Unspecified)
(Unspecified)

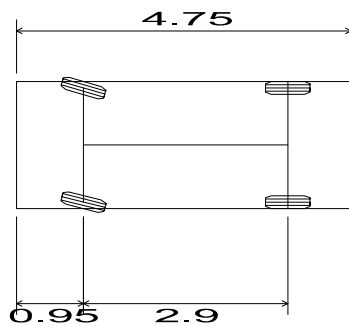
Source:

Description:

Notes:

Unit 1 Name:

Car Tractor

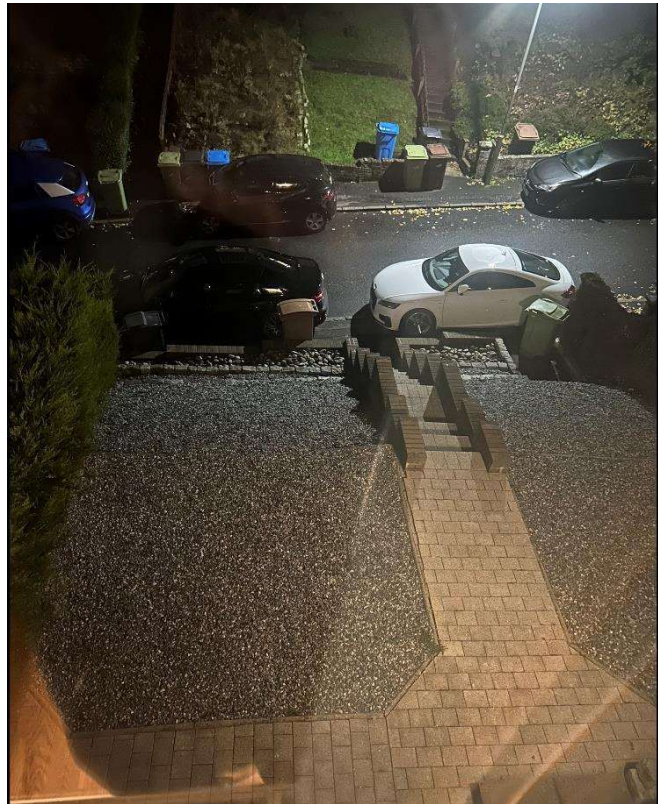


Car

Overall Length	4.750m
Overall Width	1.800m
Overall Body Height	0.315m
Min Body Ground Clearance	0.315m
Track Width	1.800m
Lock to lock time	6.00s
Max Steering Angle (Virtual)	30.20°

APPENDIX D – Photos of 10 Cromarty Gardens

Drop Kerb Application



OBJECTIONS/REPRESENTATIONS

**Strategic Transportation
Service
OBSERVATIONS ON
PLANNING APPLICATION**

Our Ref: 2023/0670/TP
D.C Ref Margaret Anne McGleish
Contact: Allan Telfer

Planning Application No: 2023/0670/TP **Dated:** 12/12/23 **Received:** 12/12/23
Applicant: Mr Fergus Brown
Proposed Development: Installation of driveway, retaining walls, fencing, access steps and railings.
Location: 10 Cromarty Gardens, Clarkston
Type of Consent: Full Planning Permission

RECOMMENDATION: NO OBJECTIONS

Proposals Acceptable Y/N or N/A

Proposals Acceptable Y/N or N/A

Proposals Acceptable Y/N or N/A

1. General

(a) General principle of development	Y
(b) Safety Audit Required	N
(c) Traffic Impact Analysis Required	N

2. Existing Roads

(a) Type of Connection (junction / footway crossing)	Y
(b) Location(s) of Connection(s)	Y
(c) Pedestrian Provision	Y
(d) Sightlines (2m x 20m x 1.05m)	Y

3. New Roads

(a) Widths	N/A
(b) Pedestrian Provision	N/A
(c) Layout (horizontal/vertical alignment)	N/A
(d) Turning Facilities (Circles / hammerhead)	N/A
(e) Junction Details (locations / radii / sightlines)	N/A
(f) Provision for P.U. services	N/A

4. Servicing & Car Parking

(a) Drainage	Y
(b) Car Parking Provision	N/A
(c) Layout of parking bays	N/A
(d) Driveways	Y

5. Signing

(a) Location	N/A
(b) Illumination	N/A

Ref.	COMMENTS
	<p>The Strategic Transportation Service (STS) and Operational Roads Service (ORS) have been in dialogue with the Applicant previous to this application being lodged.</p> <p>Issues around driveway dimensions, manoeuvres into/out of the driveway, drainage and visibility splays were discussed and drawings were produced which demonstrated that the aforementioned design criteria could be satisfied.</p> <p>Consequently, the STS has no objections to offer for this application.</p>

Notes for Intimation to Applicant:

(i) Construction Consent (S21)*	Not Required
(ii) Road Bond (S17)*	Not Required
(iii) Road Opening Permit (S56)*	Required

* Relevant Section of the Roads (Scotland) Act 1984

Comments Authorised By: David Little
pp Principal Traffic Officer

Date: 14/12/2023

**Strategic Transport Service
OBSERVATIONS ON
PLANNING APPLICATION**

Our Ref: 2023/0670/TP(1)
D.C Ref Margaret Anne McGleish
Contact: Allan Telfer

Planning Application No: 2023/0670/TP **Dated:** 12/12/23 **Received:** 12/12/23
Applicant: Mr Fergus Brown
Proposed Development: Installation of driveway, retaining walls, fencing, access steps and railings.
Location: 10 Cromarty Gardens, Clarkston
Type of Consent: Full Planning Permission

RECOMMENDATION: NO OBJECTIONS

Proposals Acceptable Y/N or N/A

Proposals Acceptable Y/N or N/A

Proposals Acceptable Y/N or N/A

1. General

(a) General principle of development	Y
(b) Safety Audit Required	N
(c) Traffic Impact Analysis Required	N

2. Existing Roads

(a) Type of Connection (junction / footway crossing)	Y
(b) Location(s) of Connection(s)	Y
(c) Pedestrian Provision	Y
(d) Sightlines (2m x 20m x 1.05m)	Y

3. New Roads

(a) Widths	N/A
(b) Pedestrian Provision	N/A
(c) Layout (horizontal/vertical alignment)	N/A
(d) Turning Facilities (Circles / hammerhead)	N/A
(e) Junction Details (locations / radii / sightlines)	N/A
(f) Provision for P.U. services	N/A

4. Servicing & Car Parking

(a) Drainage	Y
(b) Car Parking Provision	N/A
(c) Layout of parking bays	N/A
(d) Driveways	Y

5. Signing

(a) Location	N/A
(b) Illumination	N/A

Ref.	COMMENTS
	<p>The Strategic Transport Service (STS) and Operational Roads Service (ORS) have been in dialogue with the Applicant previous to this application being lodged.</p> <p>Issues around driveway dimensions, manoeuvres into/out of the driveway, drainage and visibility splays were discussed and drawings were produced which demonstrated that the aforementioned design criteria could be satisfied.</p> <p>Drawing CRO-004 Rev A, CRO-005 Rev A and CRO-008 Rev A submitted as part of this application reflect those discussions and therefore the proposed driveway satisfies STS/ORS design criteria.</p> <p>Consequently, the STS has no objections to offer for this application.</p>

Notes for Intimation to Applicant:

(i) Construction Consent (S21)*	Not Required
(ii) Road Bond (S17)*	Not Required
(iii) Road Opening Permit (S56)*	Required

* Relevant Section of the Roads (Scotland) Act 1984

Comments Authorised By: David Little
pp Principal Traffic Officer

Date: 22/02/2024

Comments for Planning Application 2023/0670/TP

Application Summary

Application Number: 2023/0670/TP

Address: 10 Cromarty Gardens Clarkston East Renfrewshire G76 8PA

Proposal: Installation of driveway, retaining walls, fencing, access steps and railings.

Case Officer: Ms Margaret McGleish

Customer Details

Name: Ms Anne McWade

Address: 42 Cromarty Gardens Clarkston East Renfrewshire G76 8PA

Comment Details

Commenter Type: Rec'd Neighbour Notification from Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: RE: Planning Application 2023/0607/TP

I submit the following objections to the above noted planning application;

I believe due to the size of this street, which has one access in and out to a narrow street with a sudden and significant elevation, this is a discussion that is required to be had with all residents. The work is likely to have a significant impact on access for all residents and it is unfair that they have not been made aware and that the onus is on only a few members of the community during a busy festive time that limited the number of working days we had to respond. An extension should have been granted to ensure consideration is given and the street residents are afforded the opportunity to consider what will unavoidably have a significant impact on them; short term whilst work is undertaken, as well as longer term in relation to the proposed changes. One visit to this very small and highly populated street will help to inform those that make this decision of these facts. The plans provided give no indication that there will be no impact on the access to parking directly across the street. This is a narrow street and it is likely that access, both entering and exiting the proposed driveway, will cause a restriction to this; in particular due to the change in parking law; no pavement parking, brought into force on the 11th December 2023. As it stands currently, pavement parking is the standard method of parking on this street, if this law is enforced then parking on either side will no longer be possible and straddled parking will be required; this indicates how small the street is and how a driveway with cars entering and exiting will mean there will likely be no access to parking directly across from the noted proposed driveway. This will impact on not only the households directly across; but again as noted above, all other residents as there is no specified parking and street residents park where they can, as such the proposed driveway will reduce the overall parking availability for all residents. Plans are required to evidence that any access - entering or exiting the proposed driveway - will not damage cars parked elsewhere, including those directly across from it when they are parked legally, i.e. not on the pavement. On exploring the plans, it is unclear how this would be facilitated; for example with a

swept path.

Further to this, the plans are not clear in terms of accuracy of some measurements, as such it is requested that these are considered; one drawing shows a measurement of 2metres, that in comparison to a further provided image on the same scale, indicates that the pavement outside of the property is also 2metres, which it is not. It would be hoped that any decision is taken with the accurate dimensions.

Comments for Planning Application 2023/0670/TP

Application Summary

Application Number: 2023/0670/TP

Address: 10 Cromarty Gardens Clarkston East Renfrewshire G76 8PA

Proposal: Installation of driveway, retaining walls, fencing, access steps and railings.

Case Officer: Ms Margaret McGleish

Customer Details

Name: Mr James Dornan

Address: 20 Cromarty Gardens Clarkston East Renfrewshire G76 8PA

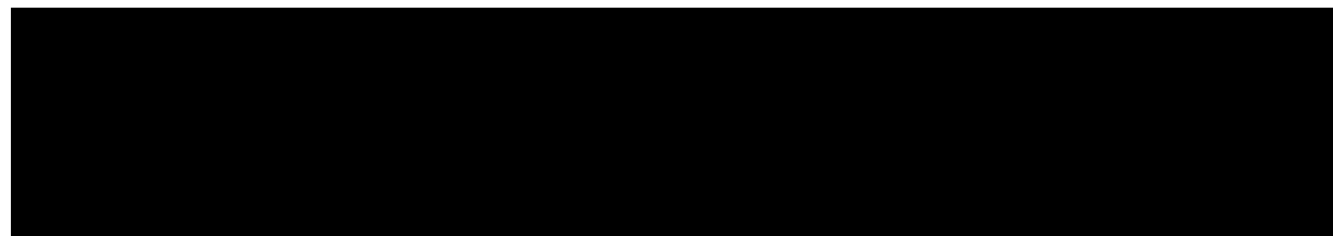
Comment Details


Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We would like to object to the above planning application on the following grounds. Cromarty Gdns is a densely populated cul-de-sac on a hill where parking is already at a premium given the amount of cars in the street and the problem is further exacerbated by each household having four wheelie bins, many of which are out on the street full-time as residents have no other place to house them. If planning permission was granted a further two spaces would be lost, one from outside number 10 and one from across the road as there would not be enough space to safely enter or exit the driveway if a car was parked on the road across from number 10. Granting planning permission would have a detrimental impact on every household in the street as no-one has a dedicated parking space. As well as the objections being taken into consideration I would hope an evening site visit would take place before any decision is made.



From: Bill mullen 
Sent: 31 December 2023 22:31
To: EN Planning <Planning@eastrenfrewshire.gov.uk>
Subject: 2023/0670/TP

W Mullen
28 Cromarty Gardens
G76 8PA

I wish to lodge an objection to the above application : for the following reasons Cromarty Gardens is a small coldesac with very limited parking already, allowing this application to go forward not only exasperate the existing parking issue. Furthermore with the now new pavement parking ban, the parking in this street will become limited given the applicant an unfair advantage.

Regards
W Mullen
Sent from my Huawei phone



From: graeme aitken <[redacted]>

Sent: 31 December 2023 12:23

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

Subject: 2023/0670/TP

Dear sir/madam

I would like to lodge an objection to these plans.

Firstly the proposed change impacts everyone in the street, there is not enough room to turn a car into the proposed parking bay unless less people park in the street. This would be unfair on all of the residents in the street.

Secondly I think that all residents should be consulted. This is a cul-de-sac there is already very limited parking space available so this impacts all residents in the street.

Graeme

Further Objection Submitted by Mr Graeme Aitken

Good Evening

I would like to add that if this is granted then ,by default, you would be allocating the space of road in front of this house to the current and any future owners/occupiers.

This would seem unfair unless you then allocated the road space in front of each property to each house in Cromarty Gardens. This would of course be totally unreasonable.

Thank you.
Graeme

Response to Further Objection by Mr Brown

John,

There are 52 properties within the Cul de Sac of Cromarty Gardens and there were 4 objections, three of these including Mr Aitken's are located at the top of the Cul de Sac not in the immediate vicinity of our proposed development.

Together our cars approximately take up 11m's, the opening width of the proposed driveway is 6m's creating more space and making the street safer by not obstructing the footpath.

Regards,
Fergus Brown

REPORT OF HANDLING

REPORT OF HANDLING

Reference: 2023/0670/TP

Date Registered: 8th December 2023

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Clarkston, Netherlee And Williamwood

Co-ordinates: 258139/658193

Applicant/Agent:

Applicant:

Agent:

Mr Fergus Brown

n/a

10 Cromarty Gardens

Clarkston

East Renfrewshire

G76 8PA

Proposal: Installation of driveway, retaining walls, fencing, access steps and railings.

Location: 10 Cromarty Gardens

Clarkston

East Renfrewshire

G76 8PA

CONSULTATIONS/COMMENTS:

East Renfrewshire Council Strategic
Transportation Service

No objections

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY:

1992/0189/TP

ERECTION OF TWO
STOREY SIDE
EXTENSION TO
DWELLINGHOUSE

Approved at
appeal

1992

REPRESENTATIONS: 4 representations have been received and can be summarised as follows:

- Not all residents in the street were neighbour notified and not enough time given to consider proposal
- Parking issue
- Impact on street re change in law re pavement parking
- Not enough information provided e.g. swept path
- Wheelie bins stored on path
- Inaccurate drawings

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

Supporting Statement Roads information, including swept path analysis, has been provided in support of the proposal.

ASSESSMENT:

The application site comprises a two-storey end-terraced property and its curtilage and lies on the north side of Cromarty Gardens, Clarkston within an established residential area. Cromarty Gardens is a short cul-de-sac, rising steeply from Monteith Drive, where terraced properties lie on both sides of the street in an elevated position and are characterised with upward sloping or terraced front garden areas with a mixture of hard and soft landscaping. Bins are stored within the front curtilage. The front garden of the application site is defined with a low front boundary wall with a further low retaining wall behind this from where there are two steeply rising gravel areas, one on either side of a set of central bricked steps, to a paved pathway across the front elevation. There is an existing established hedge along its front side boundaries. The dwelling and its two-storey side extension is externally finished in buff dry dashed render with grey roofing tiles.

Planning permission is sought for the formation of a two car driveway, retaining walls, fencing, access steps and railings in the front garden of the property. The driveway measures 6metres wide and 5.3metres deep with the access steps to the property being along the left hand side garden boundary with 1.2metre high protection fencing adjacent the retaining wall. The main rear retaining wall measures approximately 1.7metres on its westmost side increasing to approximately 2.1metres on its eastmost side due to the sloping nature of the street. The side retaining walls will taper down until 2metres back from the public footway where it will have a maximum height of 1metre. There will be a 1metre high timber fence above the top of the main retaining wall with sloping boundary fences along each of the garden side boundaries. These fences will be 1.6metres in height and will stop 2metres back from the edge of the public footway.

The materials of the retaining wall will be concrete with dry dash render to match the existing property with concrete coping. The driveway itself will have permeable paving. The steps will reuse the existing brick paving.

The proposal is required to be assessed against the Development Plan which consists of the National Planning Framework 4 (NPF4) and East Renfrewshire Council Local Development Plan 2 (LDP2). Due to the scale and nature of the proposal, Policies 14 and 16 of the NPF4, and Policies D1 and D1.1 of the LDP2 are the most relevant.

These policies require that all development should not result in a significant loss of character or amenity to the surrounding area and that the proposal should be appropriate to its location and have a height, massing and layout that is in-keeping with the buildings in the locality, should respect local architecture, building form and design and respect existing building lines and heights of the locality. Proposals should comply with the parking and access requirements of the Council. The size, scale and height of any development must be appropriate to and not adversely impact or dominate the existing building or have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking. Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Proposals that are detrimental to the amenity of the surrounding area will not be supported.

As indicated above, the area is characterised by sloping or tiered grass or landscaped areas and the lack of off-street driveways which contributes to the existing amenity. The proposed development will involve a considerable amount of excavation and removal of almost the entire front garden area, introducing extensive hardstanding, fencing and walls. The retaining wall with fencing atop effectively creates one large continuous front elevation to the existing property

approximately over 8.3metres in height to the eaves. This creates a significant adverse physical impact from the public road to the detriment of the visual amenity of the surrounding area. The proposal is therefore not considered to be in-keeping with the properties within the cul-de-sac nor could it be considered to improve the quality of the urban area.

It is considered that the proposal will result in the loss of key characteristics of the area and will introduce intrusive and incongruous additions in terms of the proposed hardstanding, retaining walls and high boundary fencing to the detriment of the visual amenity of the area, contrary to the provisions of NPF4 Policies 14 and 16 and LDP2 Polices D1 and D1.1.

Noting the above policy position the proposal should be refused unless material considerations indicate otherwise. In that respect, it is noted that the applicant has provided evidence of other driveways that have been installed in nearby streets. It is accepted that these show that there are driveways at terraced properties, however, these are not elevated to the same level as the application site and have therefore not involved significant excavation of the front gardens requiring large prominent retaining walls. Other examples provided show driveways that are to the side of the properties thereby retaining a significant proportion of the front garden as grass/landscaping. It is therefore considered that the examples provided are not directly comparable with the application site as these would not have required such significant excavation and retaining works because they are not in areas where they have highly elevated properties on both sides of the street, on narrow steeply rising streets and involve removal of almost all of the front garden.

Other material considerations are consultee responses and in this instance the Strategic Transportation Service (STS) consultation response. The STS have not objected to the proposal as the applicant has demonstrated through drawings, including swept path analysis, that design criteria around driveway dimensions, manoeuvres into/out of the driveway, drainage and visibility splays could be satisfied. Furthermore, they have not raised any issues regarding on street parking as a result of the proposal.

It should be noted that, at the time of writing this report, the recent road legislation preventing cars parking on footways has not yet been implemented within ERC therefore at this stage no comments can be provided on whether this street is likely to be subject to any further parking issues/restrictions.

In terms of the issues raised by representations regarding exacerbating parking pressure, not enough information provided e.g. swept path, and changes in the law re pavement parking, these are all material considerations and have been addressed above.

In terms of inaccurate drawings and inadequate neighbour notification, the Planning Service consider that the drawings provided are adequate for the purpose of planning and that the notifications were undertaken as required by Planning Legislation.

With regards to unfair parking advantage and wheelie bins being stored on the footpaths these are not considered to be material planning considerations and would be controlled through other appropriate legislation.

Consequently, given the above, the proposal is contrary to the provisions of Policies 14 and 16(g) of NPF4 and Policies D1 and D1.1 of the LDP2, and it is considered that there are no significant material considerations that outweigh the provisions of the Development Plan. It is recommended that planning permission is refused.

PLANNING OBLIGATIONS: None.

RECOMMENDATION: Refuse

1. The proposal is contrary to Policies 14 and 16 of the National Planning Framework and Policies D1 and D1.1 of the Adopted East Renfrewshire Local Development Plan 2 as the proposed development will result in a detrimental impact of the existing landscape and streetscape characteristics of the area and will create a significant adverse physical impact by introducing intrusive and incongruous additions to the streetscape in terms of the proposed hardstanding, high retaining walls and high boundary fencing to the detriment of the visual amenity of the surrounding area.

ADDITIONAL NOTES: None.

ADDED VALUE: None.

BACKGROUND PAPERS:

Further information on background papers can be obtained from Ms Margaret McGleish on 0141 577 3001.

Ref. No.: 2023/0670/TP
(MAMC)

DATE: 22nd February 2024

DIRECTOR OF ENVIRONMENT

Finalised 23rd February 2024 – GMcC(1)

Reference: 2023/0670/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 D1.1

Extensions and Alterations to Existing Buildings for Residential Purposes

Proposals will be assessed against the following criteria:

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. Should complement the scale and character of the existing building, neighbouring properties and their setting, particularly in terms of style, form and materials;
3. The size, scale and height of any development must be appropriate to and not adversely impact or dominate the existing building;
4. Should not create an unbroken or terraced appearance;
5. Where additional bedrooms are proposed or a garage/driveway is being converted to another use other than for the parking of a vehicle, proposals will be required to provide parking in accordance with the Council's Roads Development Guide; and
6. Should avoid over-development of the site by major loss of existing front and rear garden space. No more than 50% of the rear garden should be occupied by the development.

Further detailed information and guidance will be set out in the Householder Design Guide 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.

Policy 16

Quality homes

- a) Development proposals for new homes on land allocated for housing in LDPs will be supported.
- b) Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:
 - i. meeting local housing requirements, including affordable homes;
 - ii. providing or enhancing local infrastructure, facilities and services; and
 - iii. improving the residential amenity of the surrounding area.
- c) Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:
 - i. self-provided homes;
 - ii. accessible, adaptable and wheelchair accessible homes;
 - iii. build to rent;
 - iv. affordable homes;
 - v. a range of size of homes such as those for larger families;
 - vi. homes for older people, including supported accommodation, care homes and sheltered housing;
 - vii. homes for people undertaking further and higher education; and
 - viii. homes for other specialist groups such as service personnel.
- d) Development proposals for public or private, permanent or temporary, Gypsy/Travellers sites and family yards and Travelling Showpeople yards, including on land not specifically allocated for this use in the LDP, should be supported where a need is identified and the proposal is otherwise consistent with the plan spatial strategy and other relevant policies, including human rights and equality.
- e) Development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need. Proposals for market

homes will only be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where:

- i. a higher contribution is justified by evidence of need, or
 - ii. a lower contribution is justified, for example, by evidence of impact on viability, where proposals are small in scale, or to incentivise particular types of homes that are needed to diversify the supply, such as self-build or wheelchair accessible homes. The contribution is to be provided in accordance with local policy or guidance.
- f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:
- i. the proposal is supported by an agreed timescale for build-out; and
 - ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;
 - iii. and either:
 - delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or
 - the proposal is consistent with policy on rural homes; or
 - the proposal is for smaller scale opportunities within an existing settlement boundary; or
 - the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.
- g) 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.
- h) Householder development proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported.

DECISION NOTICE

75
EAST RENFREWSHIRE COUNCIL

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. **2023/0670/TP**

Applicant:

Mr Fergus Brown
10 Cromarty Gardens
Clarkston
East Renfrewshire
G76 8PA

Agent:

With reference to your application which was registered on 8th December 2023 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Installation of driveway, retaining walls, fencing, access steps and railings.

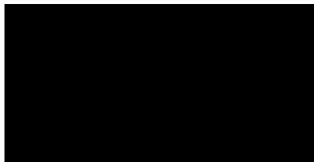
at: 10 Cromarty Gardens Clarkston East Renfrewshire G76 8PA

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 proposal is contrary to Policies 14 and 16 of the National Planning Framework and Policies D1 and D1.1 of the Adopted East Renfrewshire Local Development Plan 2 as the proposed development will result in a detrimental impact of the existing landscape and streetscape characteristics of the area and will create a significant adverse physical impact by introducing intrusive and incongruous additions to the streetscape in terms of the proposed hardstanding, high retaining walls and high boundary fencing to the detriment of the visual amenity of the surrounding area.

Dated 23rd February 2024



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 Plan	A	
Site Location Plan	CRO-001	A	
Block Plan Proposed	CRO-008	A	
Plans Proposed	CRO-004	A	
Plans Proposed	CRO-006	A	
Elevations Proposed	CRO-005	A	
Elevations Proposed	CRO-007	A	

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. 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**

NOTICE OF REVIEW



2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: 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 100664222-001

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" value="10 Cromarty"/>
First Name: *	<input type="text" value="Fergus"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Brown"/>	Address 1 (Street): *	<input type="text" value="10 Cromarty Gardens"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="[REDACTED]"/>	Town/City: *	<input type="text" value="Clarkston"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G768PA"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="[REDACTED]"/>		

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

10 CROMARTY GARDENS

Address 2:

CLARKSTON

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G76 8PA

Please identify/describe the location of the site or sites

Northing

658193

Easting

258139

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)

Installation of driveway, retaining wall, fencing and access steps

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.

Statement Provided as Separate Document.

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)

- Notice Of Review 02.04.24 - Appendix B 10 Cromarty Gardens Driveway ..10.11.23 - Appendix C Initial Submission

Application Details

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

2023/0670/TP

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

08/12/2023

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

28/02/2024

Review Procedure

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

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

Yes No

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

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

Yes No

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

Yes No

Checklist – Application for Notice of Review

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

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

Yes No

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

Yes No

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

Yes No N/A

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

Yes No

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

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

Yes No

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

Declare – Notice of Review

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

Declaration Name: Mr Fergus Brown

Declaration Date: 02/04/2024

Notice of Review to East Renfrewshire Council

Planning Application Ref: 2023/0670/TP

Address: 10 Cromarty Gardens G76 8PA

Title: Driveway Installation, Retaining Wall, Steps and Fencing

Application Type: Full Planning Permission

Date Refused: 23rd February 2024

Contents

1. Introduction
2. Comment on Councils Reason(s) for Decision
3. Neighbour Representations
4. Conclusion

Appendix

- a) Email Correspondence with Roads- *Within Document*
- b) Subsequent Information Submitted to Planner Titled “10 Cromarty Gardens Driveway 10.11.23” – *Separate Attachment*
- c) Initial Submission – *Separate Attachment*
- d) Photos of 10 Cromarty Gardens- *Within Document*

1. Introduction

This paper outlines the case for a review of planning application 2023/0670/TP that was refused on 28th February 2024 under delegated powers. I am requesting that the local review panel overturns the officers decision and decides to grant planning permission.

I commenced the application process in May 2023 via East Renfrewshire council roads department who accepted my design for the installation of a driveway at Cromarty Gardens in December 2023 after some design development discussions, although ERC roads noted I should seek planning permission. Planning permission was applied for and the application was validated on 8th December 2023.

I have set out how this local development improves the vehicle movement, pedestrian safety, and aligns with the requirements under the National Planning Framework, Adopted East Renfrewshire Local Development Plan 2 and the recently introduced pavement parking legislation.

2. Comment on Councils Reason(s) for Decision

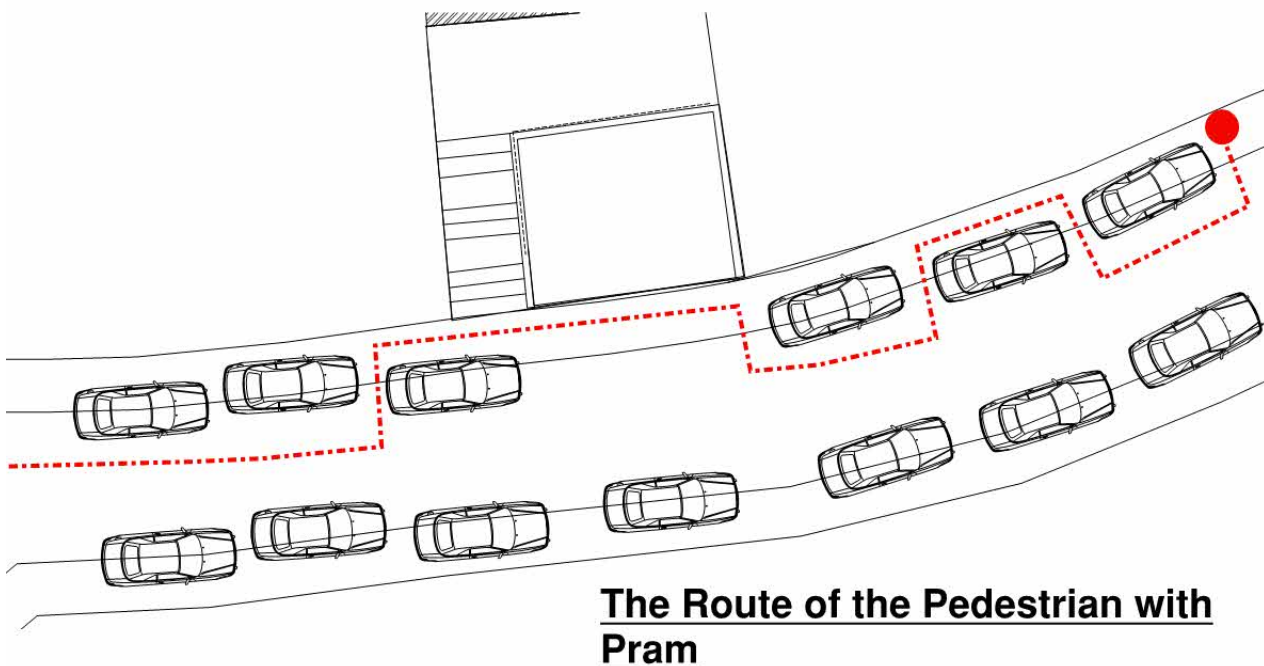
2.1 Officers Reason- Contrary to Policy 14 of the National Planning Framework

This policy states proposals will be supported where they are consistent with the six qualities of successful places; my proposal is consistent with these qualities as out lined below-

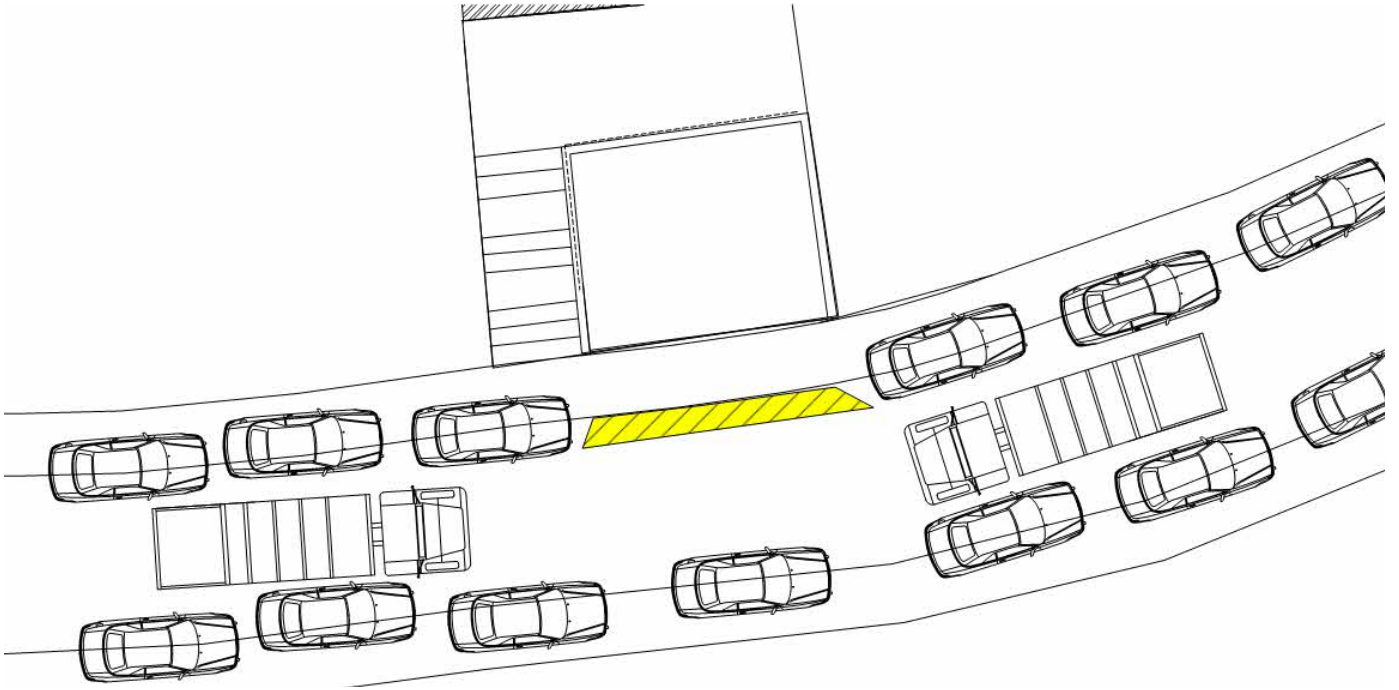
2.1.1 Quality One- Healthy

Policy 14 asks developments improve women's safety and improve physical and mental health. The proposed design enables prioritisation of women's safety by providing parking which enables passive surveillance.

Physical and Mental health would be improved by the installation of the driveway at 10 Cromarty gardens as this will enable the footpath to be kept clear of obstruction. I note pedestrians with young families are having to navigate between walking on the road and the footpath with only being able to fit between some of the parked cars as shown below, the driveway would give clear unobstructed footway for the pedestrians.



The installation of the driveway also provides a direct path onto the footway for any pedestrians who have chosen to walk on the road but are met by a vehicle on the road, sometimes this could be by a bin lorry which pedestrians may choose to squeeze by, which can be extremely dangerous. At the location of the driveway the pedestrian would be able to access the footpath or stand in front of the drive in an un-official passing place as shown below, improving pedestrian safety-



The development proposal aligns with policy 14 as it allows for the accessibility and inclusion by enabling a section of the footpath to be kept clear from footpath parking leaving it accessible for pedestrians.

2.1.2 Quality Two & Three- Pleasant & Distinctive

These qualities ask that the development supports attractive natural and built spaces, plus the design is in keeping with architectural styles within the area. The design philosophy or the application was to be in keeping with its surroundings. The design is inclusive of a pebble dashed retaining wall, paved hard surfaces and fencing. Currently the frontage of the property consists of steps, brick walls and graded pebbles as below.



The following photos highlight the existing architectural styles, landscape and streetscape of **Cromarty Gardens** in which the proposed development aligns or in some circumstances exceeds-



Six Properties in Cromarty Gardens have circa +3m high retaining walls consisting of pebble dashed finish, fencing and steps



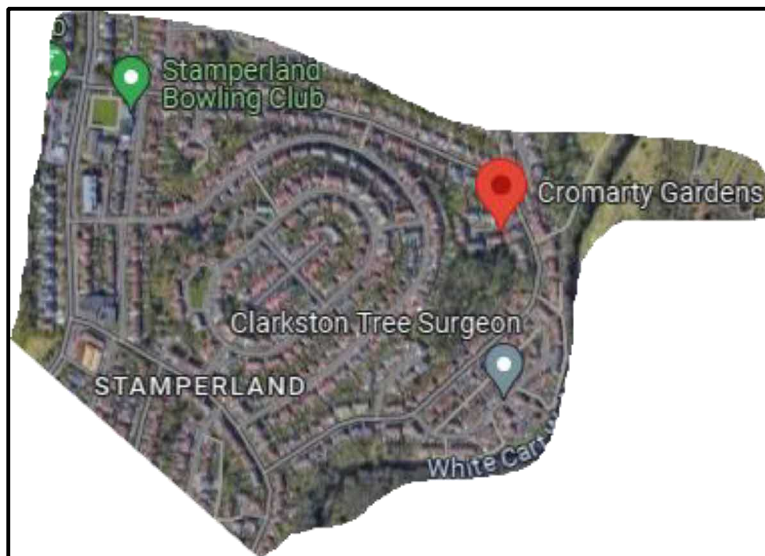
All Properties have steps up to the entrance door. Rendered finish walls and hand rails are in keeping with the proposed development, however the proposed development is not as high and/or intrusive.



Other property frontages in Cromarty Gardens are formed with masonry, hard standings and timber hand rails.



The following photos highlight the existing architectural styles, landscape and streetscape of the wider **Stamperland** estate in which Cromarty Gardens sits, the proposed development aligns or in some circumstances exceeds-





Paved double vehicle front driveway with steps to front



Under construction front driveway with retaining wall and steps to front of house door.

Elevated to similar level as proposal



Constructed front driveway again with steps to front of house.

Elevated to similar level as proposal



Constructed front driveway again with steps, masonry and paved driveway to front of house.

Elevated to similar level as proposal



Constructed front driveway again with steps, masonry and paved driveway to front of house.

Elevated to similar level as proposal

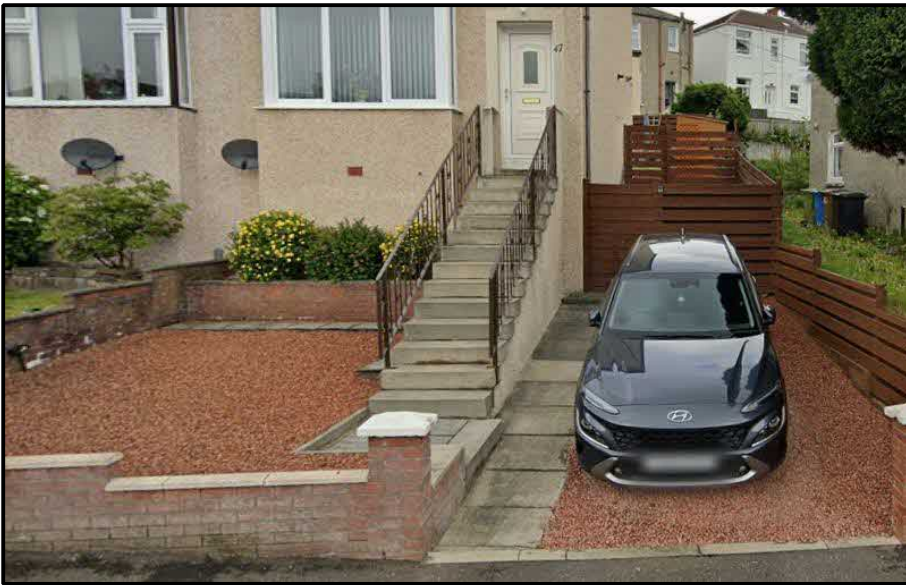


Constructed front driveway again with steps, fencing, handrails to front of house.

Elevated to similar level as proposal



Non Roads compliant driveway however example of streetscape with walls, fencing etc, door. **Elevated to similar level as proposal**



Example of handrails, fencing and hard landscaping within the area.
Elevated to similar level as proposal



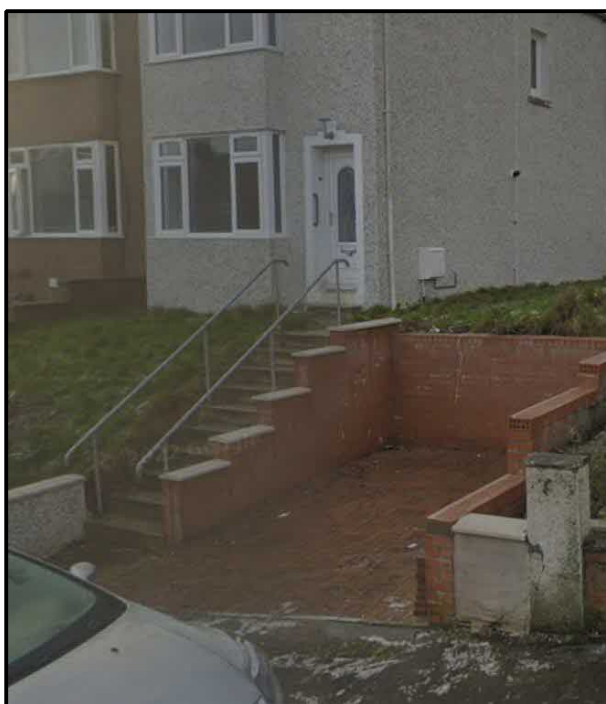
Example of handrails, retaining walls, fencing and hard landscaping within the area.
Elevated to similar level as proposal



Non roads compliant example within area.
Elevated to similar level as proposal



Non roads compliant example within area.
Elevated to similar level as proposal



Example of streetscape of the estate where poor material choices are not in keeping with the property. **Elevated to similar level as proposal**



Non roads compliant example within area. **Elevated to similar level as proposal**



Example showing double parking, retaining walls, fencing etc. **Elevated to similar level as proposal**



Example showing single parking, retaining walls, fencing etc. **Elevated to similar level as proposal**



Non roads compliant example within area showing fencing, masonry etc. **Elevated to similar level as proposal**



Non roads compliant example within area showing fencing, masonry etc. **Elevated to similar level as proposal**

2.1.3 Quality Four- Connected

This quality asks for networks that make moving around easy; by keeping the footway clear and improving the road width, this development improves vehicular and pedestrian movement especially for vulnerable pedestrians, bin lorries and emergency vehicles.

2.1.4 Quality Five- Sustainable

This quality asks for efficient use of resources and this development allows for efficient use of resource by enabling a section of unused frontage of the property to be used as parking helping pedestrians use the footway.

2.1.5 Quality Six- Adaptable

This quality asks for developments to be adaptable allowing flexibility to be changed quickly to accommodate different uses over time. This development will facilitate the installation of a driveway to improve pedestrian and vehicular movement within Cromarty Gardens. The proposed development has been design to a high standard and durability ensuring fitness for purpose by the use of a design engineered solution for the retaining wall which is in keeping with the surrounding properties and existing retaining walls.

2.2 Officers Reason- Contrary to Policy 16 of the National Planning Framework

- g) 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.
- h) Householder development proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported.

The officer did not provide detail on how the proposal is contrary to this policy however as highlighted by the photos above the design is in keeping with the character of the street and wider Stamperland estate.

2.3 Officers Reason- Contrary to Policy D1 of the Adopted East Renfrewshire Local Development Plan 2

Policy D1 also notes that proposals will be assessed against the six qualities of a successful place which I have addressed above. The proposal for the driveway installation consists of materials in keep with the street characteristics and the sloped retaining wall at each side allows the development to align with the existing topography of the street.

2.4 Officers Reason- Contrary to Policy D1.1 of the Adopted East Renfrewshire Local Development Plan

This policy is not in relation to a driveway application but the below alterations therefore not applicable-

Proposals for alterations and extensions to existing buildings including the erection of outbuildings and garages; raised decking and balconies; dormers; canopies; rooflights; and front porches will be considered against Policy D1.1.

2.5 Officers Rason- Will create a significant adverse physical impact by introducing intrusive and incongruous additions to the streetscape in terms of the proposed hardstanding, high retaining walls and high boundary fencing to the detriment of the visual amenity of the surrounding area

The proposed development is a measured approach to improve pedestrian and vehicular movement within Cromarty Gardens. The design is in keeping with the materials used throughout Stamperland, the design is in keeping with the existing topography by the formation of sloped retaining wall's in lieu of level. The visual amenity of the surrounding area will not have a detrimental effect but will be improved by the use of high quality materials and a well designed development.

3. Neighbour Representations

These comments were in relation to the vehicle access and parking, I have been in dialogue with ERC roads in relation to both parking and vehicle access, with Roads noting acceptance of my proposal.

During dialogue with Roads, I provided swept path analysis demonstrating the safe access and egress to the driveway for each possible scenario of car's parking within Cromarty Gardens.

My driveway proposal is safe by design for pedestrian and vehicle users of Cromarty Gardens and brings the following benefits to the street which I have shown through dialogue with ERC roads-

1. Preventing hazards and inconvenience to pedestrians caused by footway parking (It is therefore recommended that footway parking be minimised through the design of the street.). **Gov.Scot designing streets policy statement.**
2. Enables safer pedestrian movement as footway in front of driveway will not have parked vehicle.
3. Enables an unofficial passing place if pedestrians choose to walk on the road.
4. Enables easier manoeuvring for vehicles driving to the top of the cul-de-sac including bin lorries.
5. Aligns with the directive to promote driveway residential parking in lieu of parking on the footway.
6. Allows the footway to be accessible for all, as aids accessibility for pram or wheelchair users.


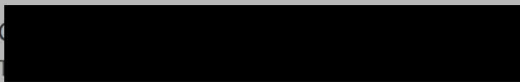
4. Conclusion

I am requesting that the local review panel overturns the officers decision and decides to grant planning permission based on the proposed developments-

1. Benefits to pedestrian health & safety.
2. Benefits to emergency vehicle access
3. Benefits to bin lorry access
4. Improvements in the streetscape aligning with the directive to promote driveway residential parking in lieu of footway parking.
5. That as evidenced by photographs the proposal is in keeping with driveways within the Stamperland estate.
6. The design is in keeping with architectural styles within Cromarty Gardens and the wider Stamperland Estate.

APPENDIX A – Email Correspondence With Roads

Re: MAIL REF 127745 10 Cromarty Gardens Drop Kerb Application

  ☺ ↩ Reply ↩ Reply All ➔ Forward 📧 ⋮ Mon 18/12/2023 09:32

ℹ You replied to this message on 18/12/2023 14:21.
If there are problems with how this message is displayed, click here to view it in a web browser.


CAUTION: This email is from an external party, please do not open attachments/links from an unknown sender/email address.

Hi Fergus,

Just to keep you updated, I can advise that the Roads Service have now completed their consultation response to Planning Services confirming that from our perspective the proposals you have submitted are acceptable,

Regards

Jane

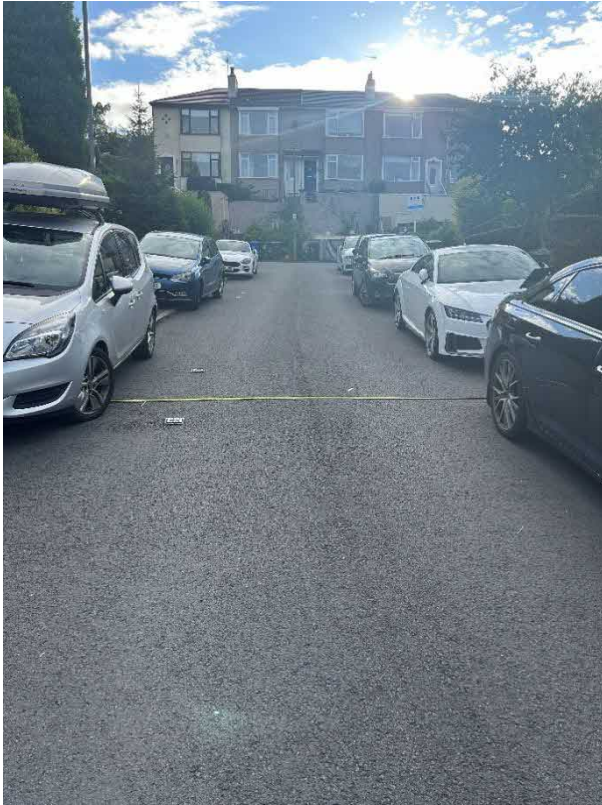
Jane Corrie
Roads Senior Manager
East Renfrewshire Council


APPENDIX B –

Subsequent Information Submitted to Planner Titled “10 Cromarty Gardens Driveway 10.11.23”

APPENDIX C– Initial Submission

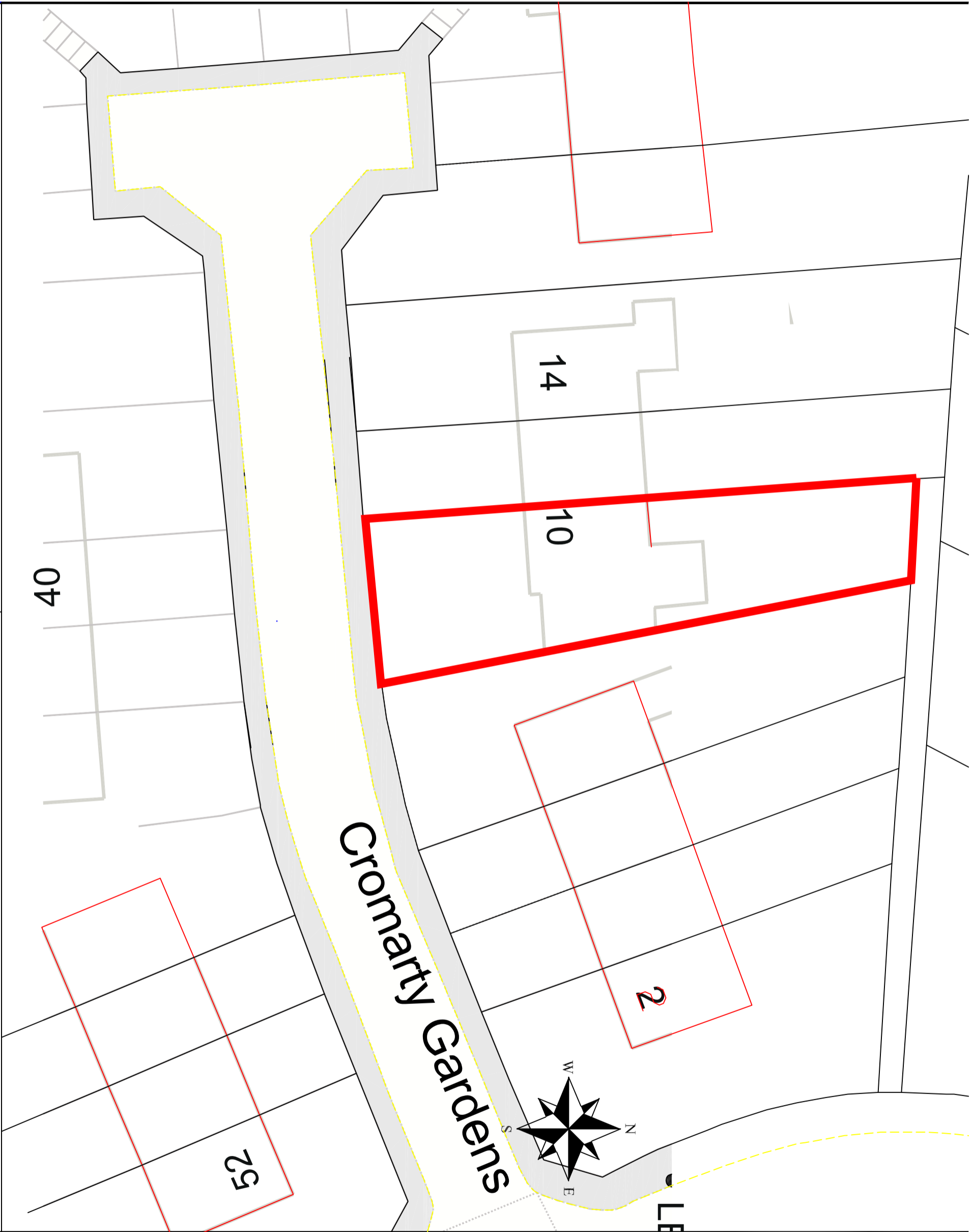
APPENDIX D- Photos of 10 Cromarty Gardens



PLANS/DRAWINGS

APPENDIX C– Initial Submission

Drawing Info.



Drawing Title
 10 Cromarty Gardens, Clarkston
 Location Plan

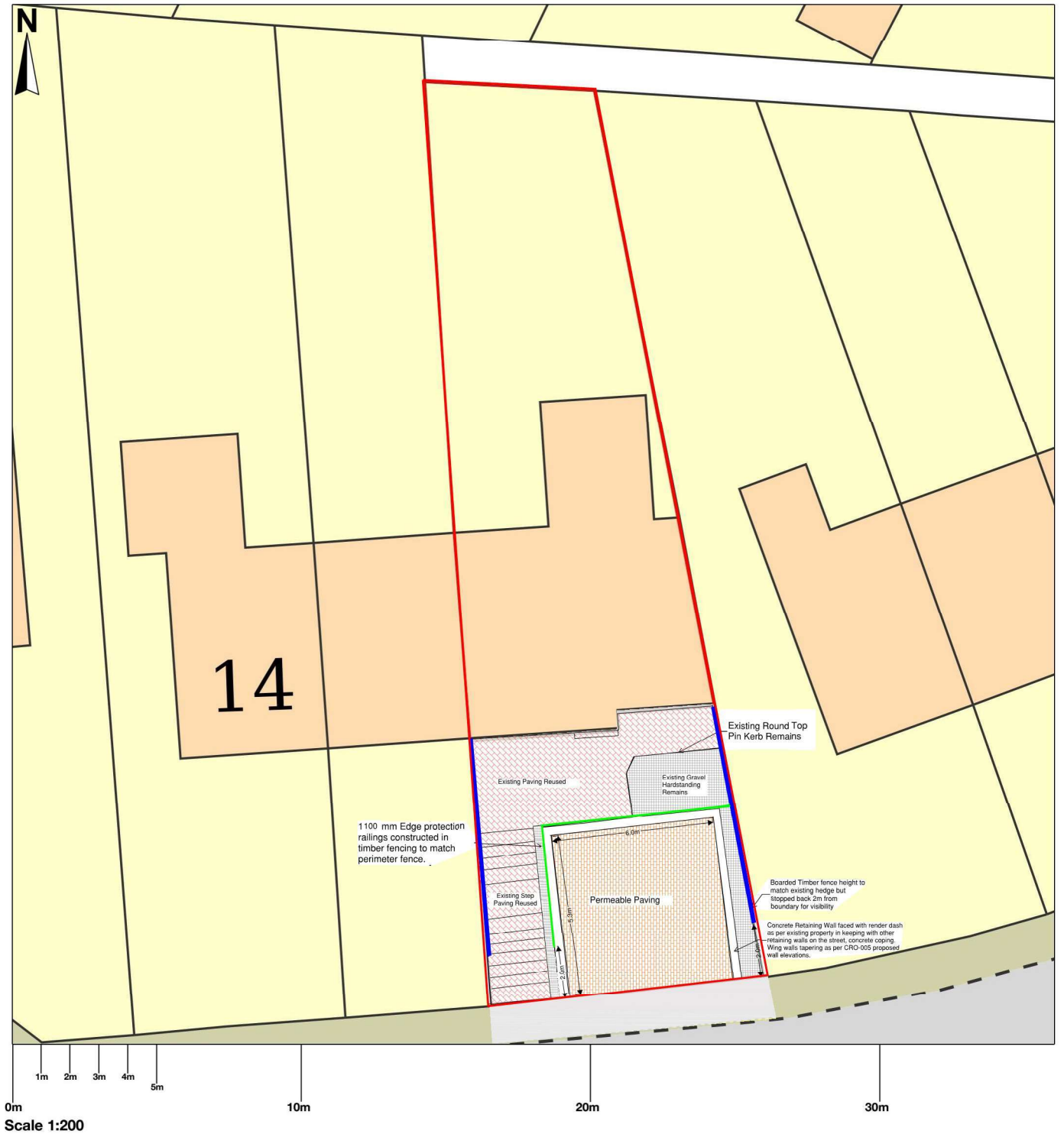
Date
 23/1/23
 Scale
 1:250 (DNS)

Dwg No.
 CRO-001

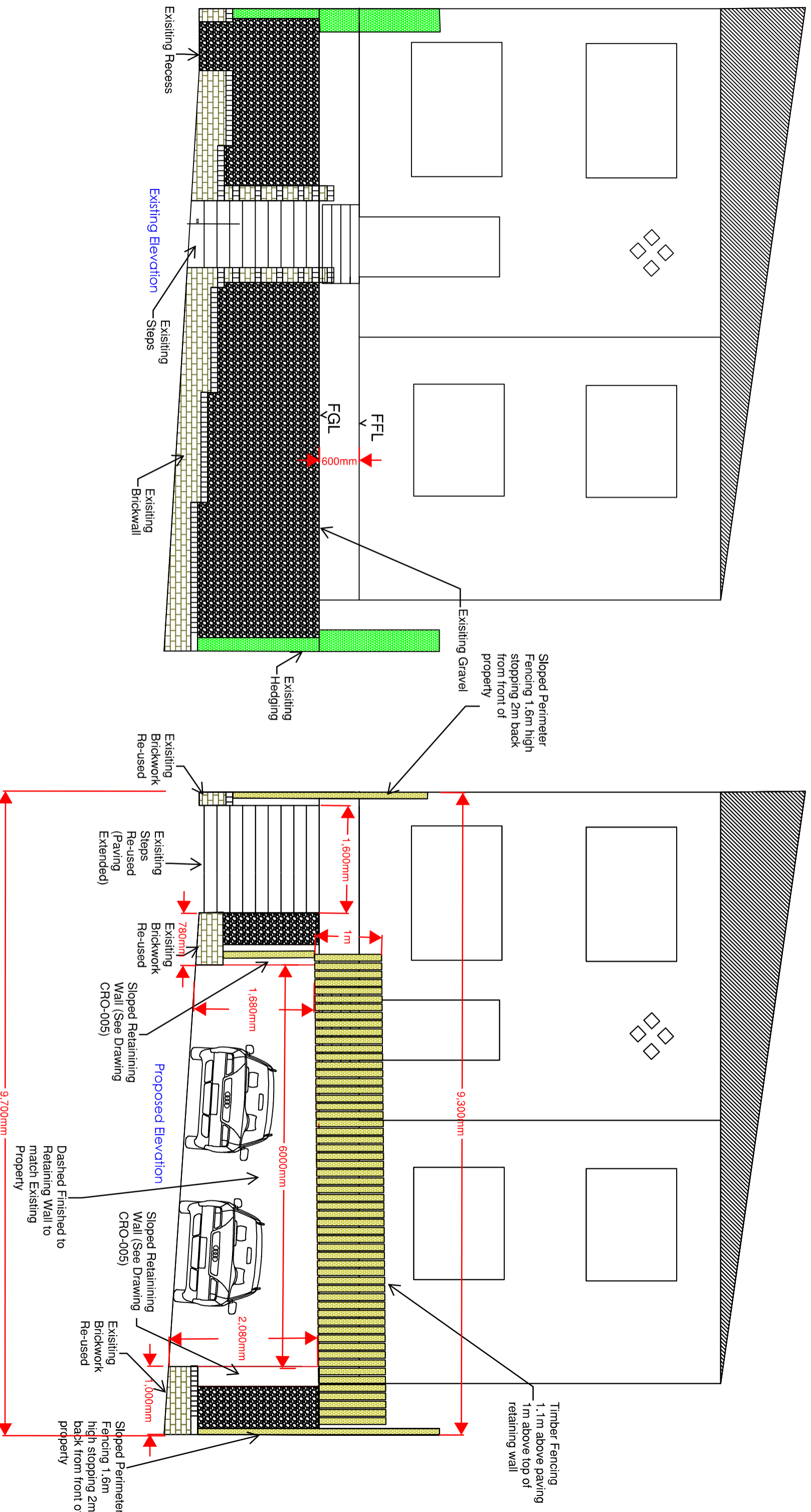
Dwg By
 FBrown

Revision
 Rev. A

10 Cromarty Gardens, Clarkston, Glasgow, G76 8PA



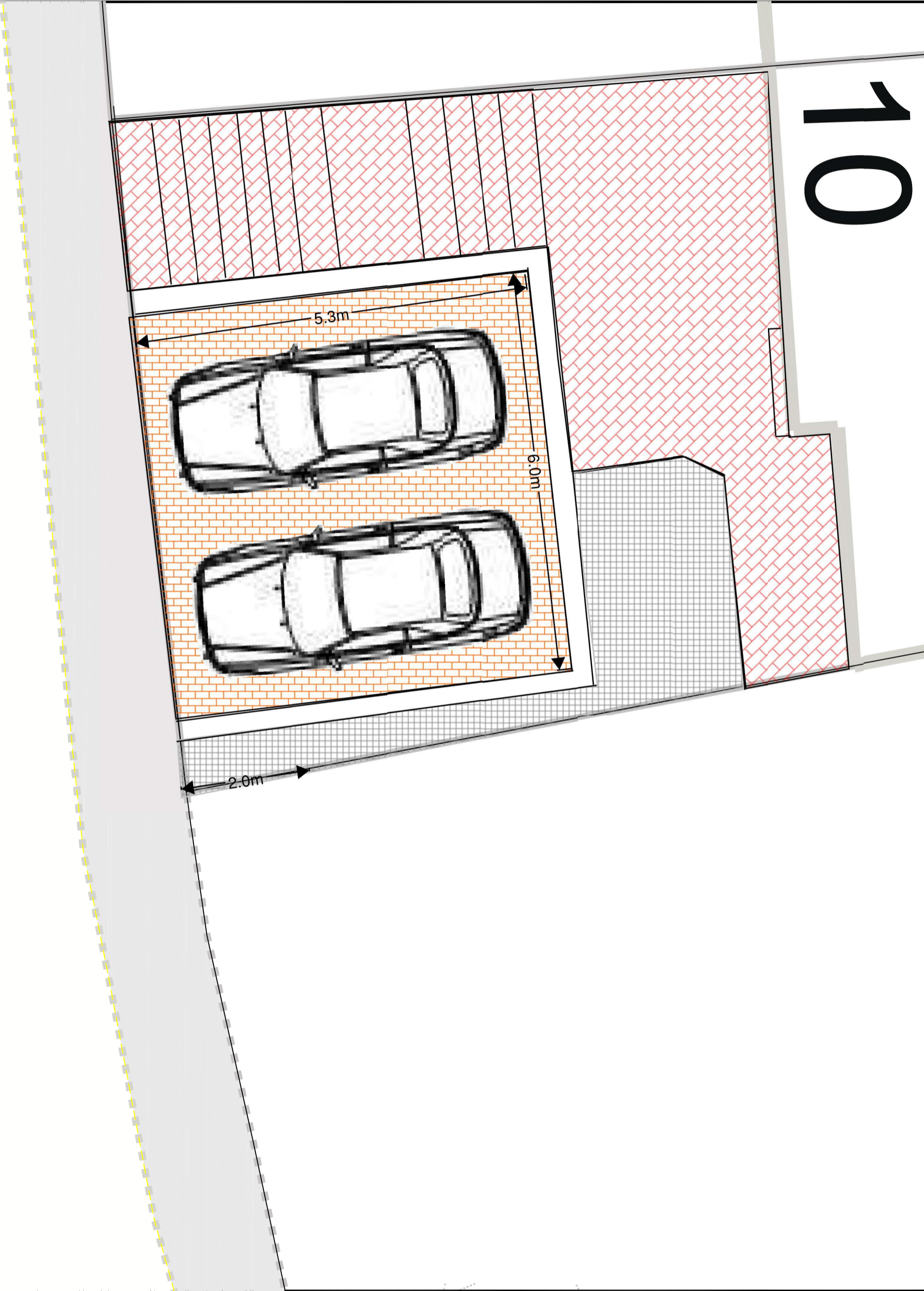
Drawing Title		Date
10 Cromarty Gardens, Clarkston		07/12/23
Block Plan 1:200		
Dwg No.	Dwg By	
CRO-008	FBrown	
Revision		
Rev. A		



Drawing Info.

Drawing Title		Date
10 Cromarty Gardens, Clarkston		06/12/23
Street Elevation Existing and Proposed		Scale
		1:60 (DNS)
Dwg No.	Dwg By	
CRO-007	FBROWN	
Revision	Rev. A	

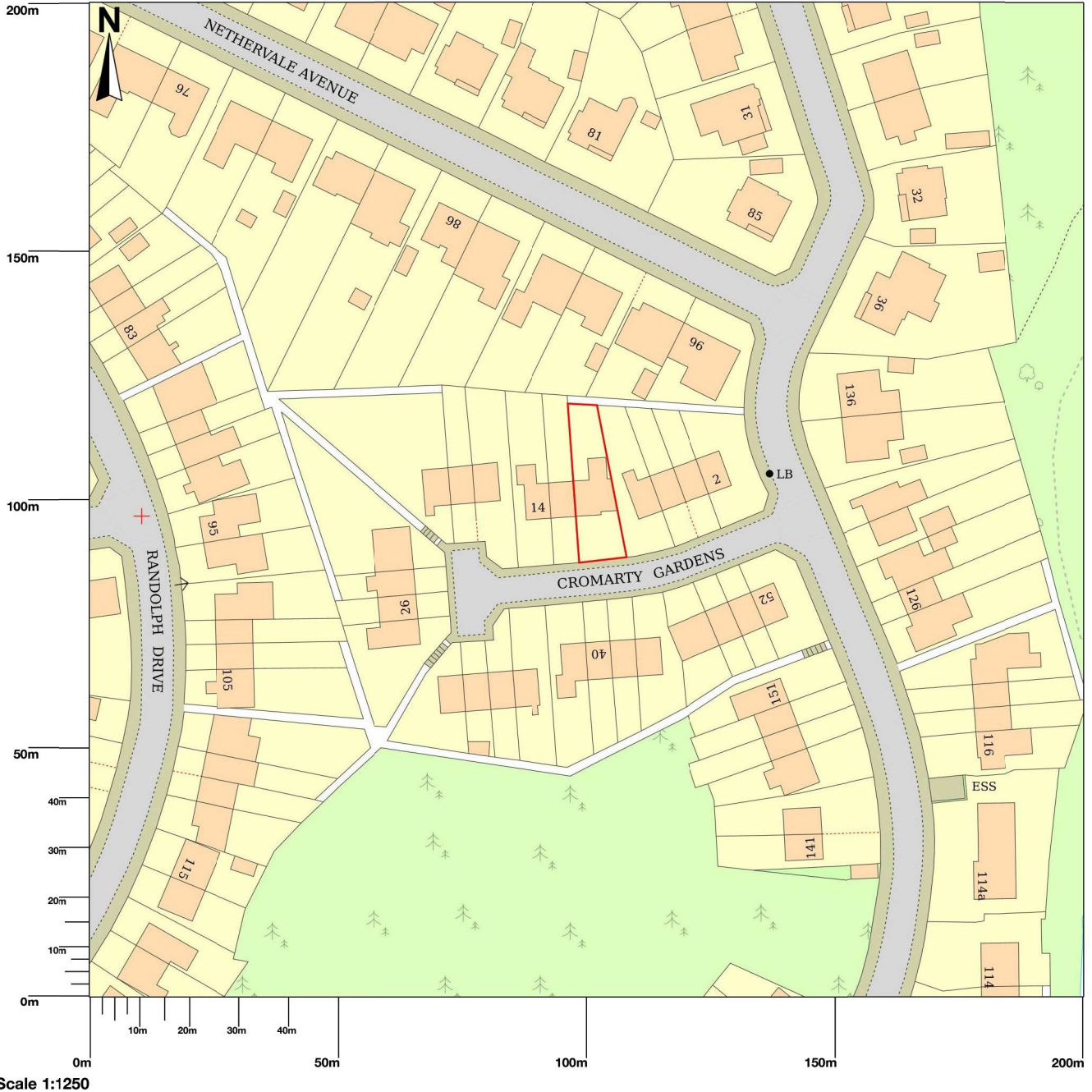
10



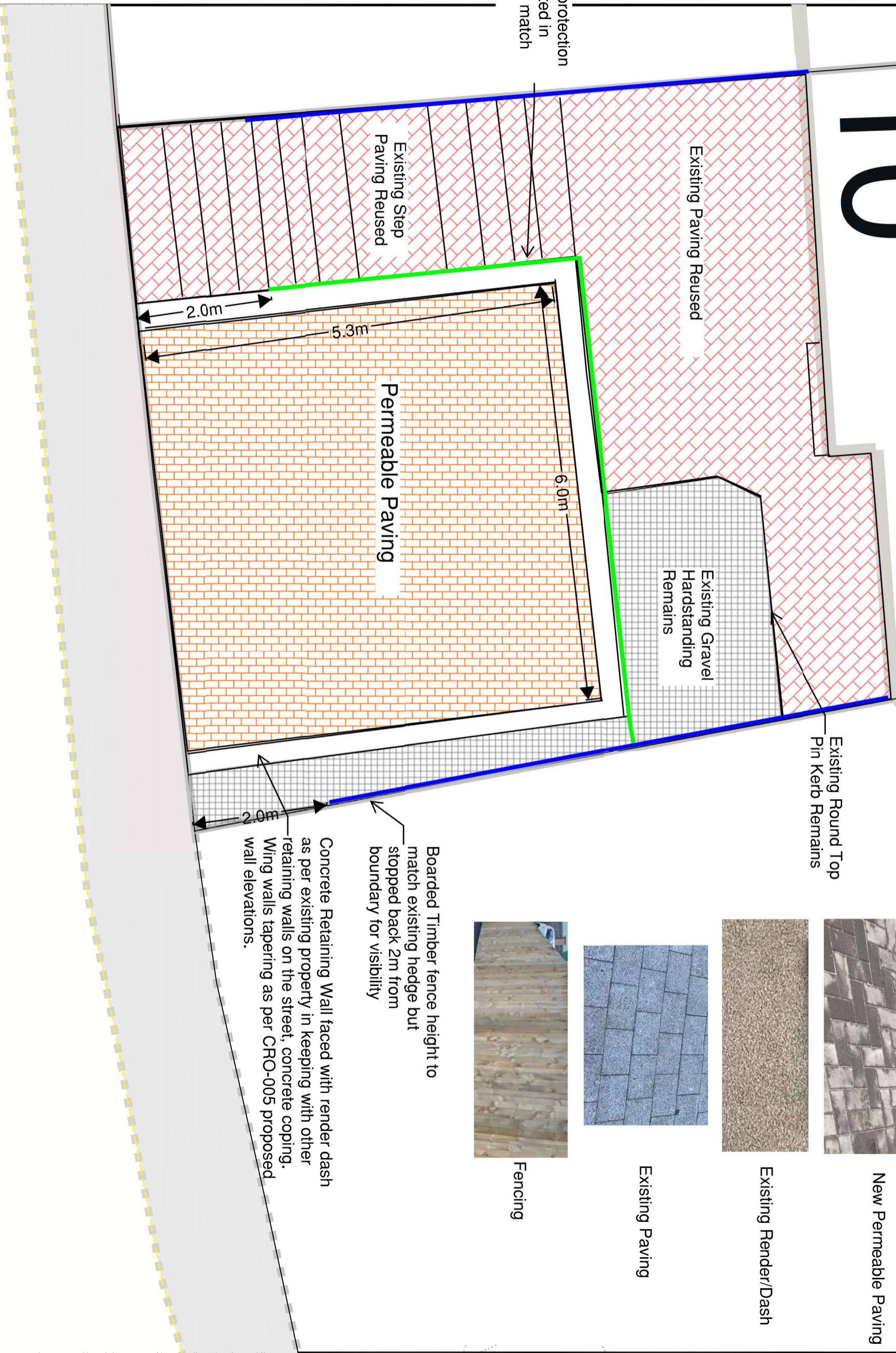
Drawing Info.

Drawing Title		Date
10 Cromarty Gardens, Clarkston Proposed Garden Plan		23/11/23
Dwg No.	Dwg By	Scale
CRO-006 Car Locations	F.Brown	1:250 (DNS)
Revision: Rev. A		

10 Cromarty Gardens, Clarkston, Glasgow, G76 8PA



10



1,200mm Edge protection railings constructed in timber fencing to match perimeter fence.

Existing Step Paving Reused

Existing Paving Reused

Permeable Paving

Existing Gravel Hardstanding Remains

Existing Round Top Pin Kerb Remains

Boarded Timber fence height to match existing hedge but stopped back 2m from boundary for visibility

Concrete Retaining Wall faced with render dash as per existing property in keeping with other retaining walls on the street, concrete coping. Wing walls tapering as per CRO-005 proposed wall elevations.



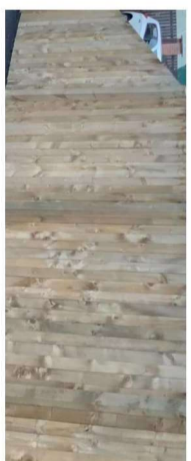
New Permeable Paving



Existing Render/Dash



Existing Paving



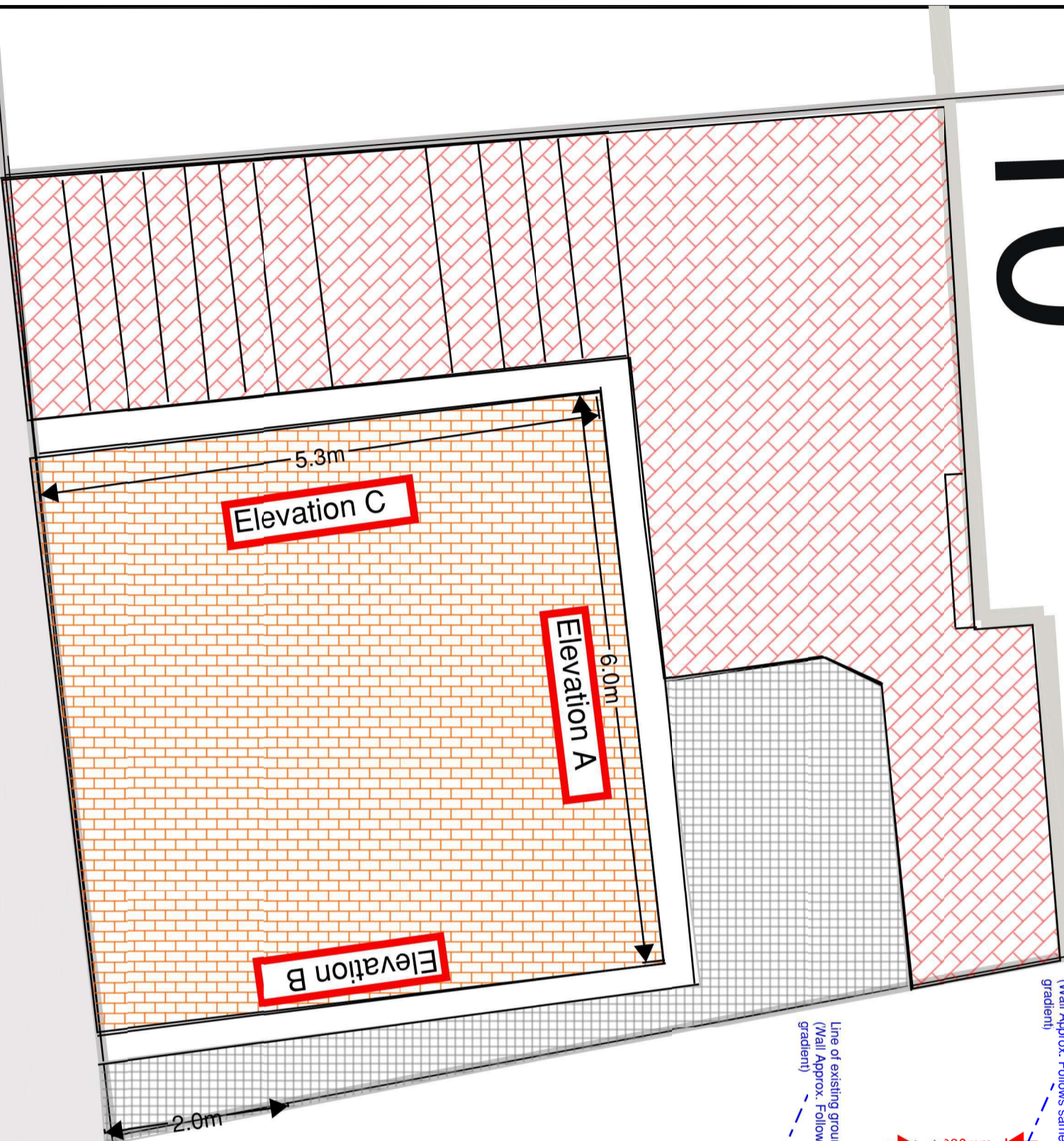
Fencing

Drawing Info.

Drawing Title		Date	
10 Cromarty Gardens, Clarkston Proposed Garden Plan		23/11/23	
Dwg No.		Scale	
CRO-004		1:250 (DNS)	
Revision: Rev. A		Dwg By	
		FBrown	

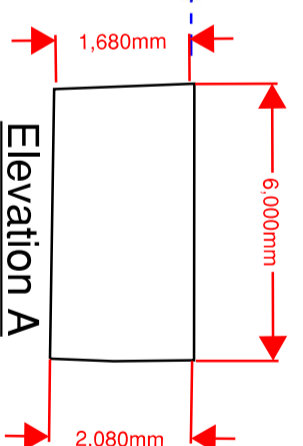
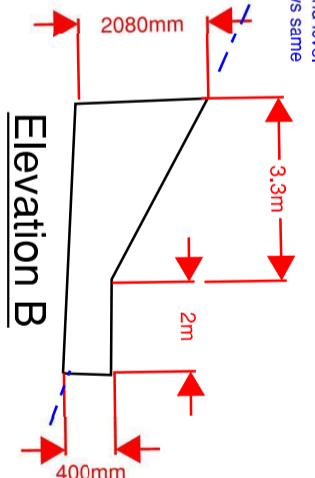
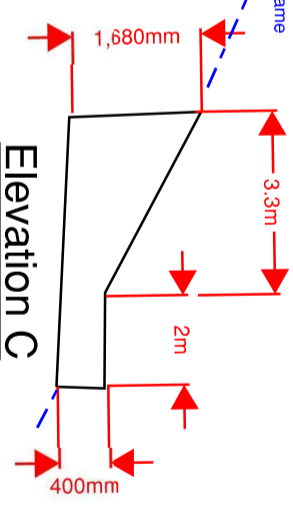
10

Drawing Info.



Line of existing ground level
(Wall Approx. Follows same gradient)

Line of existing ground level
(Wall Approx. Follows same gradient)



Wall Detail

- Concrete reinforced as per Engineers Details
- Faced with Render/Dash to match existing building
- Concrete Coping Finish

Drawing Title		Date	
10 Cromarty Gardens, Clarkston		23/11/23	
Proposed Wall Elevations		Scale	
		1:250 (DNS)	
Dwg No.	CRO-005 Proposed Wall Elevations	Dwg By	FBrown
Revision	Rev. A		