

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY2 October 2024Report by Director of Business Operations and PartnershipsREVIEW OF CASE - REVIEW/2024/07DOMESTIC DOUBLE STOREY REAR EXTENSION**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:- 2024/0053/TP).
- Applicant: Mr Asif Sharif
- Proposal: Domestic double storey rear extension
- Location: 6 Paidmyre Crescent, Newton Mearns, G77 5AG
- Council Area/Ward: Newton Mearns South and Eaglesham (Ward 5).

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 4.

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, 2 October 2024 before the meeting of the Local Review Body which begins at 2.30pm.

INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

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

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

- (a) Application for planning permission – Appendix 1 (Pages 7 to 14);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages 15 to 23);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages 24 to 26); and
- (d) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 4 (Pages 27 to 42).

15. The applicant has also submitted the drawings listed below and these are attached as Appendix 5 (Pages 43 to 64).

- (a) Design Summary;
- (b) Proposed Site Plan;
- (c) Proposed Ground Floor Plan;
- (d) Proposed First Floor Plan;
- (e) Proposed Roof Plan;
- (f) Existing and Proposed East Elevation;
- (g) Existing and Proposed South Elevation;
- (h) Existing and Proposed West Elevation;
- (i) Existing and Proposed North Elevation;
- (j) Existing and Proposed Sections;
- (k) Proposed Sections;
- (l) Artist's Impression 1; and
- (m) Artist's Impression 2.

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:- 24 September 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 100660064-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

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

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

Description of Proposal

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

Domestic double storey rear extension.

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?

Yes No

(Answer 'No' if there is no change of use.) *

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

Agent Details

Please enter Agent details

Company/Organisation:	Framed Estates Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Sharon	Building Name:	Suite 5001, Mile End Mill
Last Name: *	Gary	Building Number:	12
Telephone Number: *	01414068077	Address 1 (Street): *	Seedhill Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Paisley
Fax Number:		Country: *	Renfrewshire
		Postcode: *	PA1 1JS
Email Address: *	sheenaghgray@framedestates.com		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Asif	Building Number:	6
Last Name: *	Sharif	Address 1 (Street): *	Paidmyre Crescent
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Newton mearns
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	G77 5AG
Fax Number:			
Email Address: *	acheenando@sky.com		

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

6 PAIDMYRE CRESCENT

Address 2:

NEWTON MEARNES

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G77 5AG

Please identify/describe the location of the site or sites

Northing

655409

Easting

253892

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

1202.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

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

Domestic property

Access and Parking

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

Yes No

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

<p>Are you proposing any change to public paths, public rights of way or affecting any public right of access? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.</p>
<p>How many vehicle parking spaces (garaging and open parking) currently exist on the application Site? 2</p> <p>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)? * 4</p> <p>Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).</p>
<h3 style="margin: 0;">Water Supply and Drainage Arrangements</h3> <p>Will your proposal require new or altered water supply or drainage arrangements? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Do your proposals make provision for sustainable drainage of surface water?? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (e.g. SUDS arrangements) *</p> <p>Note:-</p> <p>Please include details of SUDS arrangements on your plans</p> <p>Selecting 'No' to the above question means that you could be in breach of Environmental legislation.</p>
<p>Are you proposing to connect to the public water supply network? *</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No, using a private water supply</p> <p><input checked="" type="checkbox"/> No connection required</p> <p>If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).</p>
<h3 style="margin: 0;">Assessment of Flood Risk</h3> <p>Is the site within an area of known risk of flooding? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p> <p>If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.</p> <p>Do you think your proposal may increase the flood risk elsewhere? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p>
<h3 style="margin: 0;">Trees</h3> <p>Are there any trees on or adjacent to the application site? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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.</p>
<h3 style="margin: 0;">Waste Storage and Collection</h3> <p>Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

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

relocation of bin store

Residential Units Including Conversion

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

Yes No

All Types of Non Housing Development – Proposed New Floorspace

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

Yes No

Schedule 3 Development

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

Yes No Don't Know

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

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

Planning Service Employee/Elected Member Interest

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

Yes No

Certificates and Notices

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

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

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

Yes No

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

Yes No

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

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

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

Signed: Sharon Gary

On behalf of: Mr Asif Sharif

Date: 06/02/2024

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

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

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

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

Yes No Not applicable to this application

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

Yes No Not applicable to this application

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

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

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

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

Yes No Not applicable to this application

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

Yes No Not applicable to this application

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

Yes No Not applicable to this application

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

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

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

Provide copies of the following documents if applicable:

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

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

Declare – For Application to Planning Authority

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

Declaration Name: Ms Sharon Gary
 Declaration Date: 06/02/2024

Payment Details

Online payment: ZZ0100003567
 Payment date: 06/02/2024 13:46:00

Created: 06/02/2024 13:46

REPORT OF HANDLING

REPORT OF HANDLING

Reference: 2024/0053/TP

Date Registered: 6th February 2024

Application Type: Full Planning Permission

This application is a Local Development

Ward: 5 -Newton Mearns South And Eaglesham

Co-ordinates: 253892/:655409

Applicant/Agent:

Applicant:
Mr Asif Sharif
6 Paidmyre Crescent
Newton Mearns
Scotland
G77 5AG

Agent:
Sharon Gary
Suite 5001, Mile End Mill
12 Seedhill Road
Paisley
Renfrewshire
PA1 1JS

Proposal: Alterations to front and rear elevations to create two storey extension, dormer window to front elevation and front gable.

Location: 6 Paidmyre Crescent
Newton Mearns
East Renfrewshire
G77 5AG

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY: No recent planning history.

REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1.

SUPPORTING REPORTS: A Design Summary was submitted with this application. The document describes location and context, identifies Development Plan policies and discusses the proposed design.

ASSESSMENT:

The application site is located in a prominent position on the corner of Paidmyre Crescent and Gilmourton Crescent. The site comprises a single storey detached bungalow and its curtilage. The elevations of the dwelling are finished with a white, wet-dash render and low-rise brick. The roof is of a hipped design and finished with rosemary tiles. The site is located within the general urban area, as defined in the Local Development Plan 2 (LDP2).

Planning permission is sought for alterations to the front and rear elevations of the property. A two storey rear extension would be erected with a dormer and gable formed to the front. Rooflights are proposed on the side elevations and the gable roof to the front.

The proposal would change the existing hipped roof above the front door to a front facing gable with one rooflight. The existing front dormer would be replaced with a larger front dormer measuring 4.2m in width, 2.4m in height and 3.1m in projection from the front roof slope. At the rear, a new two storey extension would be erected across the rear elevation of the building. The two storey extension would have a footprint of 11.6m in width, 6.1m in height and 3m in projection from the existing rear elevation.

One rooflight is proposed on each side of the original roof. Given their location on the existing roof slope, those elements would benefit from permitted development rights under Class 2B of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended).

The current proposal is required to be assessed against the Development Plan which consists of the National Planning Framework (NPF4) and Local Development Plan (LDP2). Due to the scale and nature of the proposal, Policies 14 (Design, Quality and Place) 16 (Quality Homes) of the NPF4, and Policies D1, D1.1 and D2 of the LDP2 are the most relevant. These policies generally require that development should not result in a significant loss of character or amenity to the surrounding area. Development should be appropriate to the location and respect local architecture, building form and design. Development must also be of a size, scale, height, massing, density and material that is in keeping with the buildings in the locality and must not adversely impact or dominate the existing building. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight, privacy or by virtue of physical impact. 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.

At 11.6m in width, 6.1m in height and 3m in projection from the rear elevation, the proposed two storey rear extension would be a large and bulky addition to the dwelling, significantly increasing the size, scale and massing of the dwelling and dominating the rear elevation of the building. Furthermore, the proposed mansard roof would not be sympathetic to the existing dwelling. In addition to the above, the proposed replacement front dormer would significantly increase the size, scale and massing of the front dormer on the roof slope and would be set over the wallhead with a low proportion of glazing. The front dormer would be an overly dominant and incongruous feature on the roof slope. It is considered that the proposal is not in keeping with the original building and would significantly increase the size, scale and massing of the building to the detriment of its original character. It is therefore considered that the proposal is poorly designed.

With regards to the proposed front gable, while the dwelling does not currently have a front gable, the proposed front gable would be generally acceptable in terms of design.

The prevailing character of this section of Paidmyre Crescent is one of detached, hipped-roof, 1.5 storey residential bungalows. Front dormers within the immediate locality are generally set off of the wallhead, which reduces their size, scale and massing and their dominance on their respective roof slopes. They also have a high proportion of glazing. Set over the wallhead and with a low proportion of glazing, the proposed front dormer would be markedly different from other front dormers within the immediate locality/streetscene and would be positioned in a prominent location on the principal elevation. Furthermore, the proposed two storey rear extension would be visible from the public road and by virtue of size, scale, design and massing, it would not be in keeping with other developments within the immediate locality. It is considered that the proposal would be an incongruous feature within the streetscene and would be detrimental to the character of the surrounding area. The Design Summary identifies features of other developments within the wider area however, it is considered that many of the examples provided are historical and/or not located within the immediate locality/streetscene.

The proposal would be set 12.1m from the rear boundary. It is considered that the proposal would not result in a significant detrimental impact in terms of overlooking or loss of privacy. Furthermore, given the distance from the site boundaries, the proposal would not result in a significant detrimental impact in terms of loss of daylight or overshadowing or physical impact.

In summary, the proposal would significantly increase the size, scale and massing of the building to the detriment of the building's character. Furthermore, the proposal is not in keeping with other buildings within the locality and would have a significant detrimental impact upon the character of the surrounding area.

Given the above, the proposal is contrary to NPF4 Policies 14 and 16, and LDP2 Policies D1, D1.1 and D2. There are no material considerations that indicate the application should not be refused.

PLANNING OBLIGATIONS: None.

RECOMMENDATION: Refuse.

REASON FOR REFUSAL:

1. The proposal is of a size, scale and massing that would dominate the existing building to the detriment of its character. Furthermore, the proposal does not respect local architecture, building form and design and would result in a significant loss of character and visual amenity to the surrounding area. The proposal is therefore poorly designed. The proposal is contrary to NPF4 Policies 14 and 16, and Policies D1, D1.1 and D2 of the Local Development Plan 2.

ADDITIONAL NOTES: None.

ADDED VALUE: None.

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Byron Sharp at byron.sharp@eastrenfrewshire.gov.uk.

Ref. No.: 2024/0053/TP
(BYSH)

DATE: 8th August 2024

DIRECTOR OF ENVIRONMENT

Reference: 2024/0053/TP - Appendix 1

DEVELOPMENT PLAN:

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.

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 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, 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. There will be a general presumption against all proposals that involve 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.

Policy D2: General Urban Areas

Development will be supported within the general urban areas, shown on the Proposals Map. Proposals will be required to demonstrate that the proposed development is appropriate in terms of its location and scale and will not result in a significant loss of character or amenity to the surrounding area. Proposals must also comply with appropriate policies of the Proposed Plan.

Finalised 8th August 2024 MS(C)

DECISION NOTICE

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

REFUSAL OF PLANNING PERMISSION

Ref. No. **2024/0053/TP**

Applicant:

Mr Asif Sharif
6 Paidmyre Crescent
Newton Mearns
Scotland
G77 5AG

Agent:

Sharon Gary
Suite 5001, Mile End Mill
12 Seedhill Road
Paisley
Renfrewshire
PA1 1JS

With reference to your application which was registered on 6th February 2024 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Alterations to front and rear elevations to create two storey extensions, and installation of dormer windows to front and side elevations. Creation of vehicular driveway and parking access from Gilmourton Crescent.

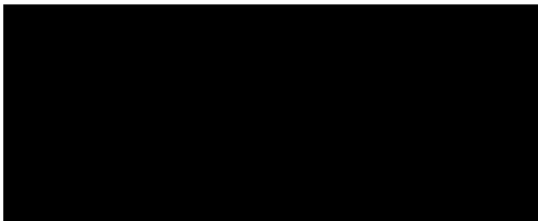
at: 6 Paidmyre Crescent Newton Mearns East Renfrewshire G77 5AG

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 of a size, scale and massing that would dominate the existing building to the detriment of its character. Furthermore, the proposal does not respect local architecture, building form and design and would result in a significant loss of character and visual amenity to the surrounding area. The proposal is therefore poorly designed. The proposal is contrary to NPF4 Policies 14 and 16, and Policies D1, D1.1 and D2 of the Local Development Plan 2.

Dated 8th August 2024



Head of Place
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	100		
Block Plan Proposed	102	Rev:A	
Proposed floor plans	120	Rev:A	
Proposed floor plans	121	Rev:A	
Roof Plan Proposed	122		
Elevations Proposed	200		
Elevations Proposed	201	Rev:A	
Elevations Proposed	202	Rev:A	
Elevations Proposed	203	Rev:A	
Sections Proposed	300	Rev:A	
Site Plan	301		

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 100683313-001

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

Agent Details

Please enter Agent details

Company/Organisation:	MH Planning Associates		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Michael	Building Name:	<input type="text"/>
Last Name: *	Hyde	Building Number:	63
Telephone Number: *	07816 907203	Address 1 (Street): *	West Princes Street
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Helensburgh
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	G84 8BN
Email Address: *	mh@mhplanning.co.uk		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Asif"/>	Building Number:	<input type="text" value="6"/>
Last Name: *	<input type="text" value="Sharif"/>	Address 1 (Street): *	<input type="text" value="Paidmyre Crescent"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Newton Mearns"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G77 5AG"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="acheenando@sky.com"/>		

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="6 PAIDMYRE CRESCENT"/>
Address 2:	<input type="text" value="NEWTON MEARNNS"/>
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="G77 5AG"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="655409"/>	Easting	<input type="text" value="253892"/>
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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)

Alterations to front and rear elevations to create two storey extension, dormer window to front elevation and front gable.

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.

See Grounds for Review

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)

Grounds for Review, Decision Notice, Officer Report and Drawings

Application Details

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

2024/0053/TP

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

06/02/2024

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

08/08/2024

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 Michael Hyde

Declaration Date: 28/08/2024

**REQUEST FOR REVIEW IN RESPECT OF THE
REFUSAL OF AN APPLICATION FOR
PLANNING PERMISSION FOR
ALTERATIONS TO FRONT AND REAR
ELEVATIONS TO CREATE TWO STOREY
EXTENSION, DORMER WINDOW TO FRONT
ELEVATION AND FRONT GABLE, 6
PAIDMYRE CRESCENT, NEWTON MEARN,
EAST RENFREWSHIRE, G77 5AG (LPA
REFERENCE 2024/0053/TP)**

GROUND FOR REVIEW

Submitted on behalf of Mr Asif Sharif



MH Planning
Associates

REQUEST FOR REVIEW IN RESPECT OF THE REFUSAL OF AN APPLICATION FOR PLANNING PERMISSION FOR ALTERATIONS TO FRONT AND REAR ELEVATIONS TO CREATE TWO STOREY EXTENSION, DORMER WINDOW TO FRONT ELEVATION AND FRONT GABLE, 6 PAIDMYRE CRESCENT, NEWTON MEARN, EAST RENFREWSHIRE, G77 5AG (LPA REFERENCE 2024/0053/TP)

GROUNDINGS FOR REVIEW

1. Background:

- 1.1 The property the subject of the current review is a detached single-storey bungalow, in a substantial plot, located on the corner of Paidmyre Crescent and Gilmourton Crescent in Newton Mearns. The elevations of the dwelling are finished with a white wet dash render and there is a low-rise brick plinth. The roof is of a hipped design and finished with rosemary tiles (see **Figure 1** below).



Figure 1: The Review Application Property © Google Street View

- 1.2 The review property is not within a designated Conservation Area, and the building is not sufficiently unique enough to warrant listed status on the basis of its special architectural or historic interest.
- 1.3 The review application was registered on 6 February 2024. It was refused on 8 August 2024 for the following single reason (**Document 1**):

“The proposal is of a size, scale and massing that would dominate the existing building to the detriment of its character. Furthermore, the proposal does not respect local architecture, building form and design and would result in a significant loss of character and visual amenity to the surrounding area. The proposal is therefore poorly designed. The proposal is contrary to NPF4 Policies 14 and 16, and Policies D1, D1.1 and D2 of the Local Development Plan 2.”

2. Proposed Development:

2.1 The development proposed comprises the following alterations and extensions to the existing dwelling:

- An enlarged dormer window on the front elevation of the dwelling;
- The introduction of a gable to the front elevation of the building, to replace the section of hipped roof above the entrance to the dwelling; and
- The erection of a two storey rear extension to the dwelling.

2.2 A visualisation of the altered front elevation of the dwelling is shown below (**Figure 2**). The building would be re-roofed with grey interlocking concrete roof tiles, and the enlarged dormer and the rear extension would be clad with slate grey vertically laid fibre cement cladding.



Figure 2: Visualisation of Proposed Front Elevation © Framed Estates Ltd.

3. Relevant Development Plan Policies:

- 3.1 Section 25 of the Town and County Planning (Scotland) Act 1997 states that “where in making any determination under the planning act regard is to be had to the Development Plan, the determination shall be in accordance with the plan unless material considerations indicate otherwise”.
- 3.2 The Development Plan relevant to the review application comprises the:
- National Planning Framework 4 (adopted on 13 February 2023); and the
 - East Renfrewshire Local Development Plan 2 (adopted 31 March 2022).
- 3.3 Section 13 of the Planning (Scotland) Act 2019 is now in force. This alters Section 24 of the 1997 Act to state that in the event of ‘any incompatibility’ between a provision of the National Planning Framework (‘the NPF4’) and a provision of a Local Development Plan (‘the LDP2’), whichever of them is the later in date is to prevail.

National Planning Framework 4

- 3.4 The following policies of NPF4 were referred to in the reason for refusal of the review application:

Policy 14 (Design, Quality and Place), which states that development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. 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.

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), which, with respect to 'householder development', states that 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.

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.

Local Development Plan

3.5 The following policies of the LDP2 were also referred to:

Policy D1 (Placemaking and Design), which states that 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.

The following of the 20 criteria are the most relevant in the context of the review proposal:

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 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; and

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.

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, which states that extensions and alterations to existing buildings for residential purposes 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.

Policy D2 (General Urban Areas), which states that development will be supported within the general urban areas, shown on the Proposals Map. Proposals will be required to demonstrate that the proposed development is appropriate in terms of its location and scale and will not result in a significant loss of character or amenity to the surrounding area. Proposals must also comply with appropriate policies of the Proposed Plan.

4. Grounds for Review:

- 4.1 The application that was submitted in February 2024 was for a different proposal (i.e. not the same proposal that was refused permission). In response to the Planning Officer's initial comments regarding the design

of the proposed alterations and extensions to the dwelling revised plans were submitted to the Council on 3 May 2024. These revisions were:

1. That the large continuous box dormer window on the front elevation was reduced in size. A second proposed dormer to the front elevation was removed and replaced with a 'Velux' window. A 'Velux' was then added to each of the side roof hips in order to retain the visual profile of the existing roof.
 2. That the design of the proposed front gable was simplified by removing a first floor window. It was nevertheless considered that there was sufficient precedent in the local area to justify the principle of having a front gable added to the property (see submitted Design Statement).
 3. That the width of the proposed rear extension, and the number of proposed windows, was reduced. The materiality of the rear extension was also reconfigured to lessen its visual impact. The upper floor of the rear extension was altered to be slightly pitched in a mansard-style roof, which would allow the windows to act like dormers.
- 4.2 As can be seen from the last page of the submitted Design Summary, these changes to the application proposal significantly reduced the scope and scale of the proposed alterations and extensions, to the extent that there would not be any adverse impacts on either the streetscene, or the amenities of neighbouring properties.
- 4.3 Notwithstanding these significant amendments to the application proposal, which sought to address all of the concerns expressed by the Planning Officer, the application was nevertheless refused because it was considered that the alterations and extensions would "dominate the existing building to the detriment of its character" and furthermore would "not respect local architecture, building form and design and would result in a significant loss of character and visual amenity to the surrounding area".
- 4.4 The Planning Officer's Report of Handing (**Document 2**) states:

"The prevailing character of this section of Paidmyre Crescent is one of detached, hipped-roof, 1.5 storey residential bungalows. Front dormers within the immediate locality are generally set off of the wallhead, which reduces their size, scale and massing and their dominance on their respective roof slopes. They also have a high

proportion of glazing. Set over the wallhead and with a low proportion of glazing, the proposed front dormer would be markedly different from other front dormers within the immediate locality/streetscene and would be positioned in a prominent location on the principal elevation. Furthermore, the proposed two storey rear extension would be visible from the public road and by virtue of size, scale, design and massing, it would not be in keeping with other developments within the immediate locality. It is considered that the proposal would be an incongruous feature within the streetscene and would be detrimental to the character of the surrounding area. The Design Summary identifies features of other developments within the wider area however, it is considered that many of the examples provided are historical and/or not located within the immediate locality/streetscene.

- 4.5 Given that in this particular case the existing building has little in the way of special architectural merit (it is not a listed building), and the surrounding area has no consistent architectural character (it is not a Conservation Area), the Planning Officer's reason for refusal of the review application is difficult to understand.
- 4.6 With respect to the proposed replacement dormer window on the front elevation this will only be marginally larger than the existing dormer (see **Figure 1** above). As shown in the submitted Design Summary the local area is characterised by properties with front dormer windows (48 Paidmyre Road, 52 Paidmyre Road, 52 Eaglesham Road, 1 Gilmourton Crescent, 4 Ford Road etc.). These are of a range of styles, sizes and designs, to the extent that no two are the same. The dormers at 52 Eaglesham Road in particular are set over the wall head, and are almost identical with respect to their design and appearance as the dormer currently proposed.
- 4.7 With respect to the rear extension the Planning Officer notes that this would be visible from the public road (i.e. Gilmourton Crescent). The Report of Handling states that it is considered that this extension, by virtue of size, scale, design and massing, would not be in keeping with other developments within the immediate locality, and would "be an incongruous feature within the streetscene". This assessment is not accepted. There are many examples of two-storey rear extensions to properties in the area, all of which (it is assumed) have been approved by the Council. In response to the Planning Officer's initial concerns the width of the proposed rear extension, and the number of proposed windows, was reduced and the upper floor component was altered to be a

mansard-style roof, allowing the windows to act like dormers. The proposed external materials were also changed.

- 4.8 The key policy against which the application proposal must be assessed is **Policy D1.1** of the Council's LDP2. This states that extensions and alterations to existing buildings for residential purposes should not result in a significant loss of character or amenity to the surrounding area, should complement the scale and character of the existing building, neighbouring properties and their setting, particularly in terms of style, form and materials, and that the size, scale and height of any development must be appropriate to and not adversely impact or dominate the existing building.
- 4.9 This policy in turn refers to the East Renfrewshire Council Planning Guidance: **Householder Design Guide May 2023**. Under the heading 'General Principles' the Design Guide states:
- "Extensions, dormer windows and garages should respect the character of the original house and the surrounding area in terms of design, scale and materials. No extension, dormer windows or garages should detract from the character of the area. Within this context innovative, contemporary or modern design will be considered."*
- 4.10 The design of the existing dwelling is very much 'of its time'. All that the applicant is attempting to do is to alter and extend the property in order make it fit for purpose. Through the use of modern design and materials the property will be upgraded both with respect to its appearance and its energy efficiency. Given that there is no cohesive design style throughout the local area it is not possible to say that the proposed extensions would be "incongruous".
- 4.11 None of the policies referred to in the reason for refusal are prescriptive, and all of the policy requirements allow for planning judgment to be exercised. **Policy 14** of NPF4 simply states that development proposals will be designed to improve the quality of an area, and **Policy 16** only states that proposals must 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. **Policy D1** of the LDP echoes these general sentiments, and **Policy D1.1** states that residential extensions and alterations should not result in a significant loss of character or amenity to the surrounding area, should complement the scale and character of the existing building, neighbouring properties and their setting, and that the

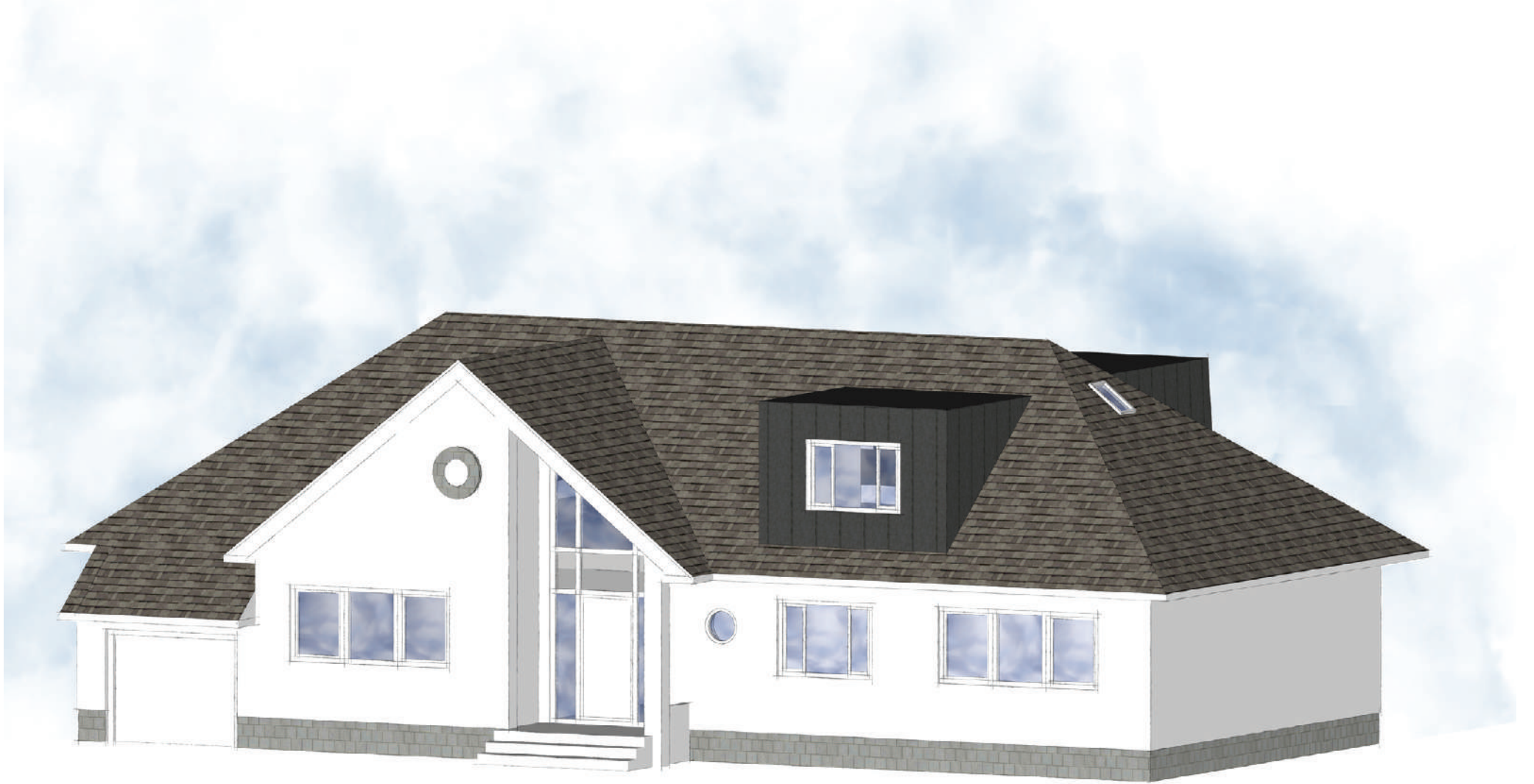
size, scale and height of any development must not adversely impact or dominate the existing building.

- 4.12 For the reasons set out above it is not considered that there is any significant conflict with the policies referred to in the reason for the refusal of the review application. Planning permission should therefore be able to be granted.

5. Conclusions:

- 5.1 In conclusion, designing an extension to a property is essentially subjective matter, and what may or may not be considered to be appropriate will depend largely upon individual preference and circumstances. In some situations, it will clearly be appropriate to take a more 'conservative' approach, for example where the principal building is listed, or where the site is located within a designated Conservation Area. In others, a more accommodating approach should be able to be taken, and Planning Officers should not seek to impose their own preferred design solutions upon applicants or their Architects.
- 5.2 In the current case it is not accepted that the proposed extensions will be "incongruous" (i.e. not in harmony or keeping with the surroundings), or that their size, scale and massing would dominate the existing building to the detriment of its character. There would be no significant loss of character and visual amenity to the surrounding area meaning that the proposal is not contrary to provisions of the adopted Development Plan (i.e. NPF4 or LDP2).
- 5.3 There is therefore no reason why the Local Review Body should not be able to grant planning permission, subject to conditions, for the proposed alterations to the front and rear elevations of 6 Paidmyre Crescent, Newton Mearns.

PLANS/DRAWINGS



DESIGN SUMMARY

6 PAIDMYRE CRESCENT, NEWTON MEARNNS, G77 5AG

EXTENSION TO DOMESTIC PROPERTY - JANUARY 2024 (REVISION A-APRIL 2024)



1.0 INTRODUCTION

1.1 INTRODUCTION

This document is to be read in conjunction with drawings and other associated information submitted in support of the planning application for the proposed alterations to 6 Paidmyre Crescent, Newton Mearns. Framed Estates have been appointed to design a rear double storey extension and extension to dormer on front elevation.

1.2 OBJECTIVE

In proposing an extension, the main objective is to add more bedroom space and ancillary provision while keeping to the original style of the building and the local area.

1.3 RESOURCES

The planning application proposals have been designed in context to local and national best-practice recommendations including:

Local Development Plan published by East Renfrewshire Council

THE DESIGN TEAM

CLIENT: Mr & Mrs Sharif

ARCHITECT: Framed Estates Ltd

Abby Mill Business Centre

Unit 5001

Mile End Mill

Paisley

PA1 1JS

Email: enquiries@framedestates.com

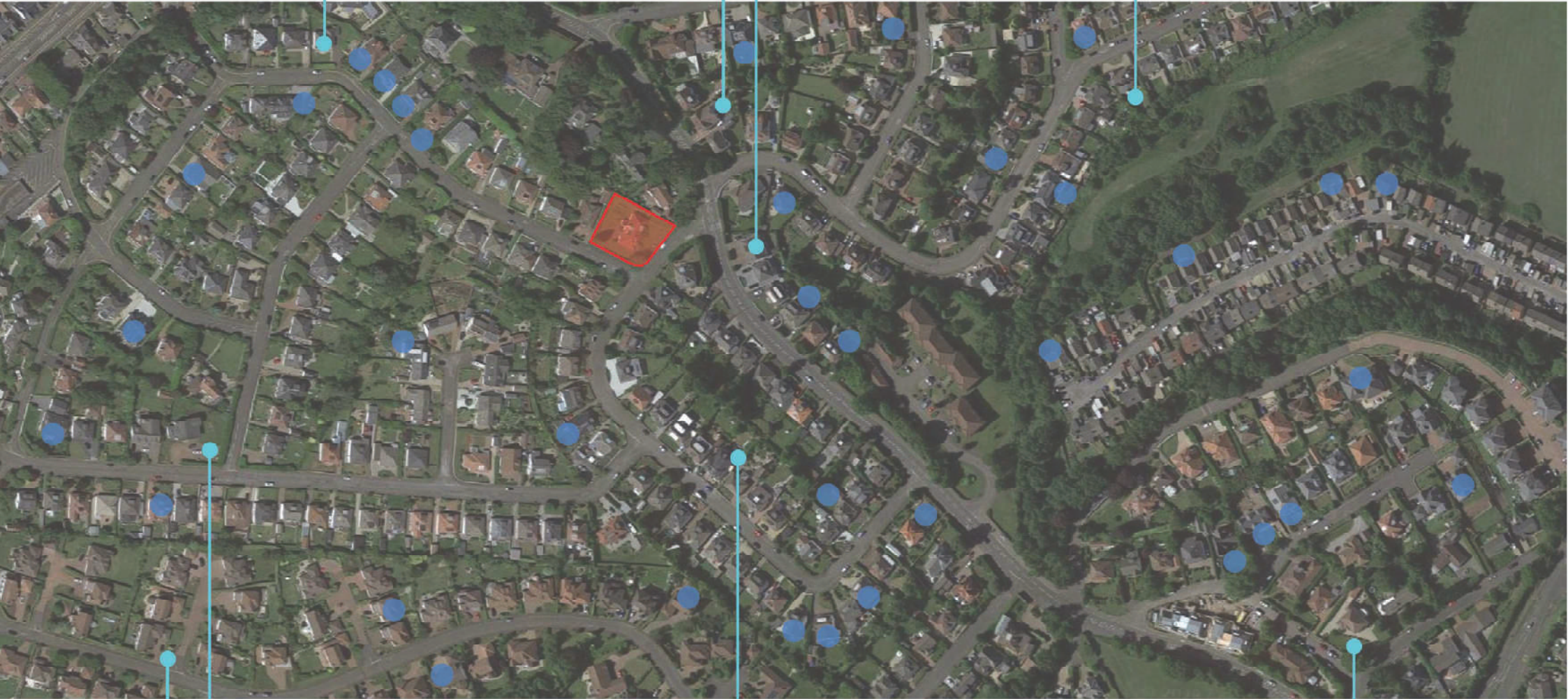
11 Eaglesham Road - 2003/0796/TP
2.5 storey rear extension & external alterations

7 Gilmourton Crescent - 2021/0286/TP
1.5 storey extension & new dormers

17 Eaglesham Road - 2013/0676/TP
1.5 storey side extension

38 Poplar Avenue - 2020/0705/TP
2.5 storey rear extension & raising of roof

● Extensions with 1.5 storeys or more



23 Paidmyre Road - 2003/0610/TP
2 storey side extension & outbuilding

21 Paidmyre Crescent - 2019/0038/TP
1.5 storey rear extension & alterations to existing roof

68 Newton Grove - 2007/0894/TP
2 storey front/side extension

15 Kirkview Crescent - 2007/0054/TP
Upper floor extension to form 2 storey house

2.1 LOCATION & CONTEXT

2.1.1

SURROUNDING BUILDINGS

38 Poplar Avenue Newton Mearns East Renfrewshire G77 5QZ

Erection of two and half storey rear extension with rear dormer window, raised decks to rear and side and alterations and raising of roof and installation of front dormer window.

Materials

- Red facing brick
- Render
- Red slate roof tiles
- Upvc windows
- Timber fencing.

Areas

Plot = 609sqm

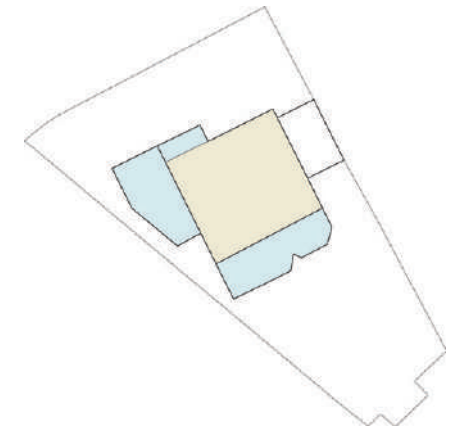
Existing Building = 123sqm

Proposed Building = 199sqm

Existing building footprint



Proposed building footprint



All images taken from Estate Agents and Google Street View

2.1 LOCATION & CONTEXT

2.1.2

SURROUNDING BUILDINGS

23 Paidmyre Road Newton Mearns Glasgow G77 5AJ

Erection of two storey side extension and detached outbuilding. The building located as principle elevation.

Materials

- Render
- Grey slate roof tiles
- Upvc windows

Areas

Plot = 1306sqm

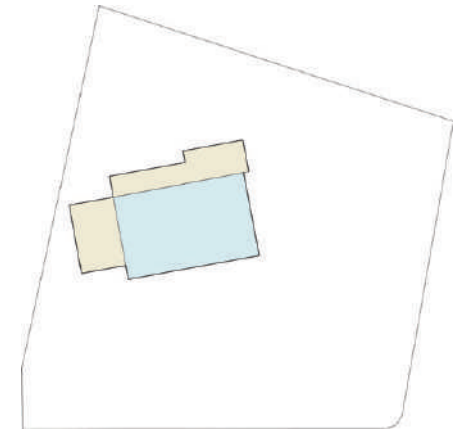
Existing Building = 100sqm

Proposed Building = 168sqm

Existing building footprint



Proposed building footprint



All images taken from Estate Agents and Google Street View

2.1 LOCATION & CONTEXT

2.1.3

SURROUNDING BUILDINGS

68 Newton Grove Newton Mearns Glasgow G77 5QJ

Erection of front porch, garage extension, two storey front/side extension, single storey rear extension and second storey rear extension. The building located as principle elevation.

Materials

- Facing brick
- Render
- Red slate roof tiles
- Upvc windows.

Areas

Plot = 805sqm

Existing building = 130sqm

Proposed building = 207sqm

Existing building footprint



Proposed building footprint



All images taken from Estate Agents and Google Street View

2.2 LOCATION & CONTEXT

2.2.1 SURROUNDING GABLE ROOFS

The proposal aims to seamlessly integrate a gable roof structure, similar to several dwelling-houses within its surrounding context, ensuring minimal disruption to the visual harmony of the environment.

By carefully considering scale, proportion, and materiality, the gable roof becomes a unifying element that fosters a sense of continuity and belonging within the neighbourhood fabric.

The images opposite show a variety of houses in the local area, featuring gables to their principle elevation.

Our proposal seeks to compliment these. The applicants roof is in need of full repair and considers this an opportunity to invest in the upgrading of the appearance.



3 Paidmyre Crescent, G77 5AQ
Across application site.



15 Paidmyre Crescent, G77 5AG



23 Paidmyre Road, G77 5AJ



5 Kirkview Crescent, G77 5DB



18 Arthurlie Drive, G77 5AF



11 Lauderdale Drive, G77 5AP

2.2 LOCATION & CONTEXT

2.2.2 SURROUNDING DORMERS

In our architectural proposal, we embrace the prevalent use of surrounding dormers as a distinctive feature within the contextual fabric.

Through observing the surrounding area, we note dormers are common place on the majority of dwelling-houses in this area. There are often multiple dormers on individual houses.

From the photographs adjacent, we can see the dormers are subservient to the existing roofs, although many are built very close to the existing ridges and hips. We would seek to maximise the distance between the dormer and ridges/hips.

By embodying the existing rhythm of the surrounding dormers, our design fosters a sense of continuity, reinforcing the identity of the built environment. The proposed dormers enrich rather than disrupt the architectural narrative of the surrounding context.



33 Paidmyre Crescent, G77 5AQ
Meeting the existing roof hip.



48 Paidmyre Road, G77 5AJ
Meeting the existing roof hip and ridge.



1 Gilmourton Crescent, G77 5AE
Adjoining dormers, meeting the existing roof hip and ridge.



52 Paidmyre Road, G77 5AJ
Meeting the existing roof hip and ridge.



52 Eaglesham Road, G76 7TP
Building off of wall head.



4 Ford Road, G77 5AB
Adjoining dormers, meeting the existing roof hip and ridge.

3.1 POLICIES

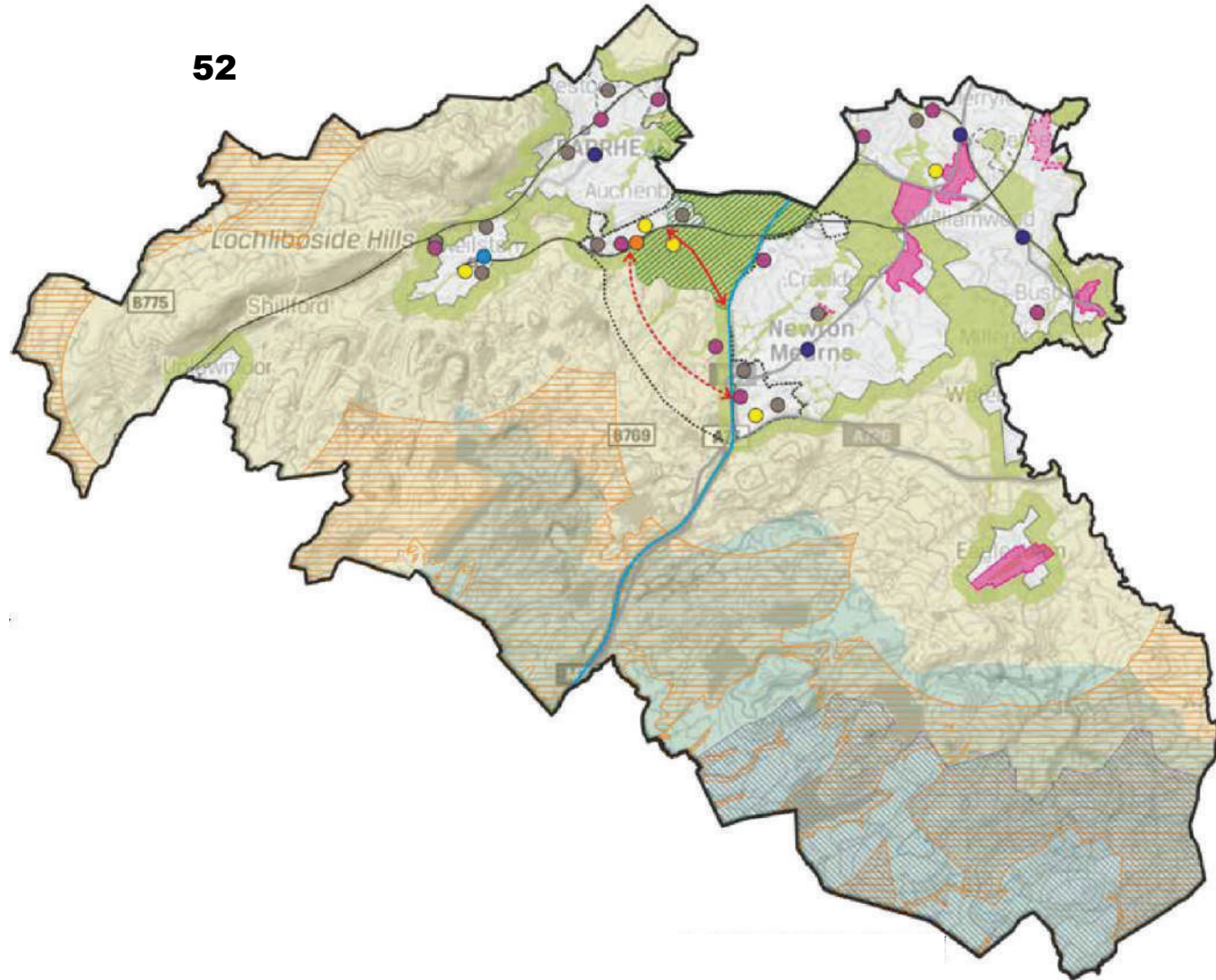
3.1.1 LOCAL DEVELOPMENT PLAN

East Renfrewshire Council general design principles specify house extensions, dormer windows and garages to be considered against the relevant Local Development Plan policies.

NPF4 - Policy 16 states *“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 do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.”*

Implementing Policy D 1.1, the design process has been taken into careful consideration in terms of materiality, form and style regarding the surrounding neighbouring building. Also, ensuring the size of extension is not detrimental to the garden space.

Producing and executing a high standard of appropriate design with careful attention to the development setting, layout and density and design according to the location.



- Town Centres
- Dams to Darnley Country Park
- Aurs Road Realignment & Upgrades
- Business & Employment
- Whitelee Access Project
- Lavern Valley Link Road
- Housing
- Spatial Framework for Wind Energy
- Community facilities
- Green Network
- Proposed Railway Station & Bus Interchange
- Green Belt
- Conservation Area
- Countryside Around Town
- Proposed Conservation Area
- Roads
- Master Plan Area
- Motorway
- M77 Master Plan Area
- Rail Link

4.1 PROPOSED DESIGN

4.1.1 PROPOSED SITE

The revised proposed site plan highlights the location of dormers on the existing roof.

The site sits on a corner plot with two principle elevations. The gradient of the site allows the dwelling-house to sit lower than its neighbours to the west. Furthermore, this proposal seeks to retain more than 12m between building footprint and boundary.

Earlier designs saw a secondary access into the plot. This has since been removed.

By removing the proposed dormer to the North Elevation and replacing it with a velux window, ensures there will be no overlooking from the neighbouring properties.

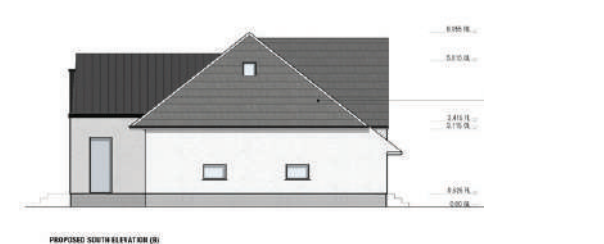
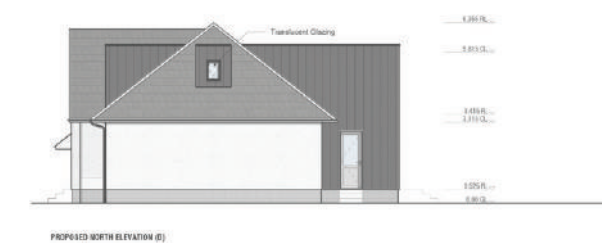
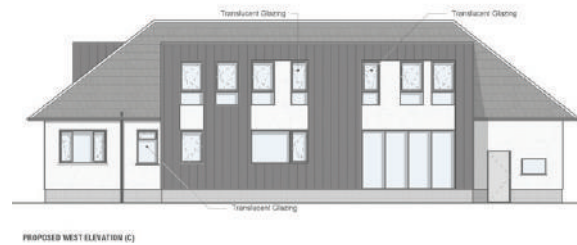


4.1 PROPOSED DESIGN

3.1.1 PROPOSED ELEVATIONS

The gable roof on the East Elevations brings unity to the surrounding context. Furthermore, disconnecting the dormer to the existing hip dormer simplifies the front elevation and reducing the size.

The choice of materials on the West Elevation (rear elevation) harmonises with the existing building, connecting and maintaining the visual appearance.



55

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NB Recent revisions clouded in red on drawing

Revision	Initials	Date
A	RS	25.04.2024

- General reduction in size, scale and massing, following planners comments



LEGEND

— APPLICATION BOUNDARY

FRAMED ESTATES

Project Title	PROPOSED DOMESTIC EXTENSION TO 6 PAIDMYRE CRESCENT, NEWTON MEARNS G77 5AG
---------------	--

Drawing Title	PROPOSED SITE PLAN	A3	
Stage	PLANNING		
Drg No	713-AP-102	Rev	A
		Checked	SG

PROPOSED SITE PLAN
Scale 1:200



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12 Seedhill Road Paisley PA1 1JS
E.enquiries@framedestates.com
W.www.framedestates.com

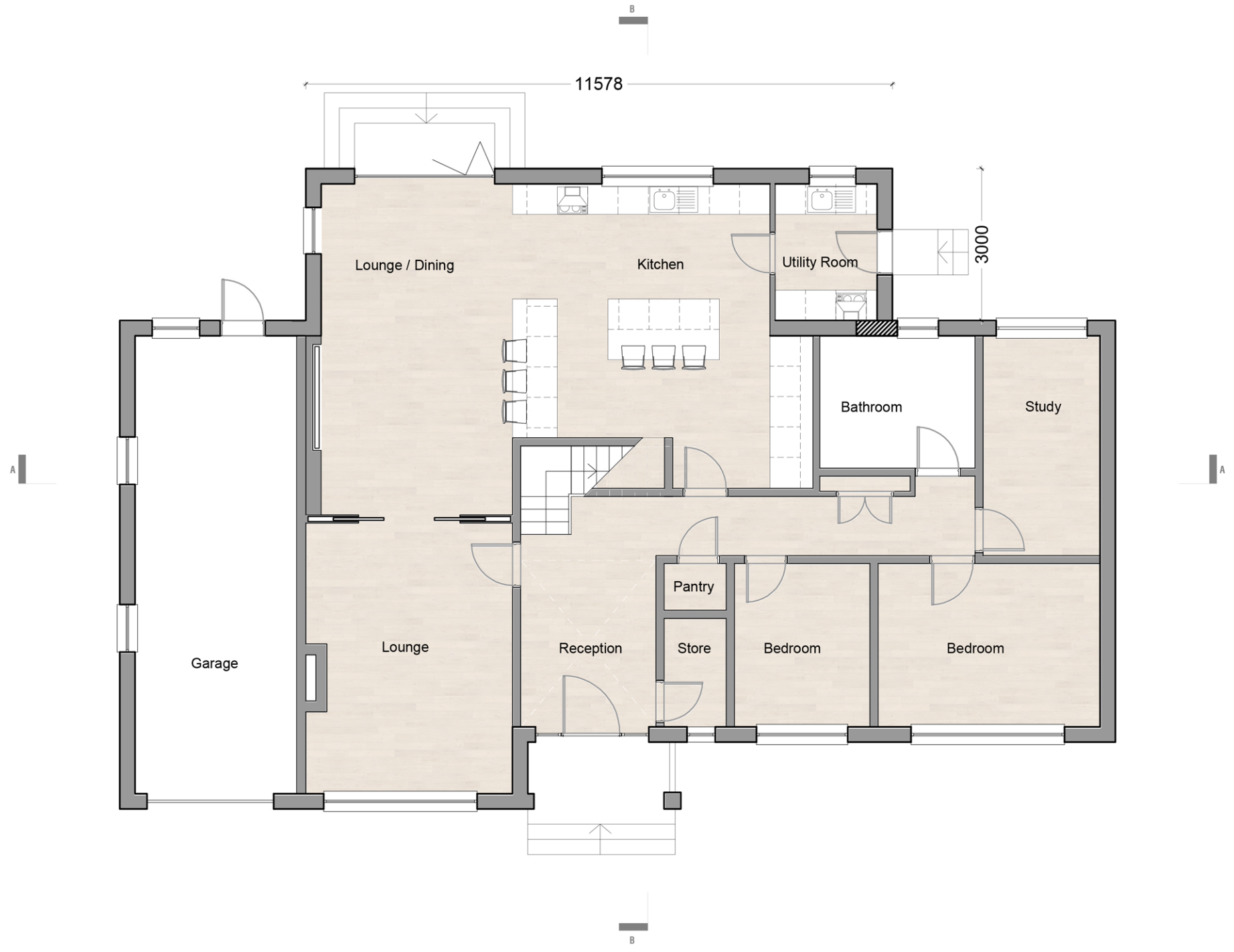
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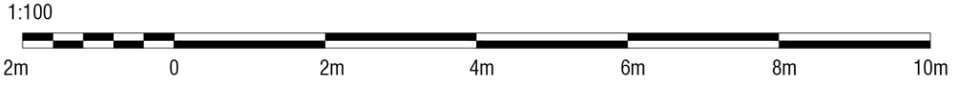
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Revision	Initials	Date
A	RS	25.04.2024

- General reduction in size, scale and massing, following planners comments



PROPOSED GROUND FLOOR PLAN
 Scale 1:100



FRAMED ESTATES

Project Title	PROPOSED DOMESTIC EXTENSION TO 6 PAIDMYRE CRESCENT, NEWTON MEARNS G77 5AG
---------------	--

Drawing Title	PROPOSED GROUND FLOOR PLAN	A3
Date	Apr-24	
Stage	PLANNING	Scale 1:100
Drg No	713-AP-120	Rev A
		Drawn RS
		Checked SG

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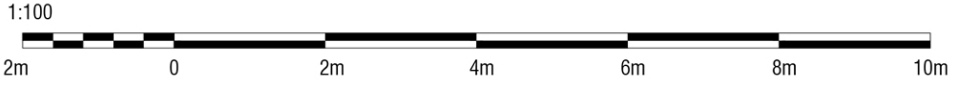
NB Recent revisions clouded in red on drawing

Revision	Initials	Date
A	RS	25.04.2024

- General reduction in size, scale and massing, following planners comments



PROPOSED FIRST FLOOR PLAN
 Scale 1:100



FRAMED ESTATES

Project Title	PROPOSED DOMESTIC EXTENSION TO 6 PAIDMYRE CRESCENT, NEWTON MEARNS G77 5AG
---------------	--

Drawing Title	PROPOSED FIRST FLOOR PLAN	A3
Date	May-24	
Stage	PLANNING	Scale 1:100
Drg No	713-AP-121	Drawn RS
Rev	A	Checked SG

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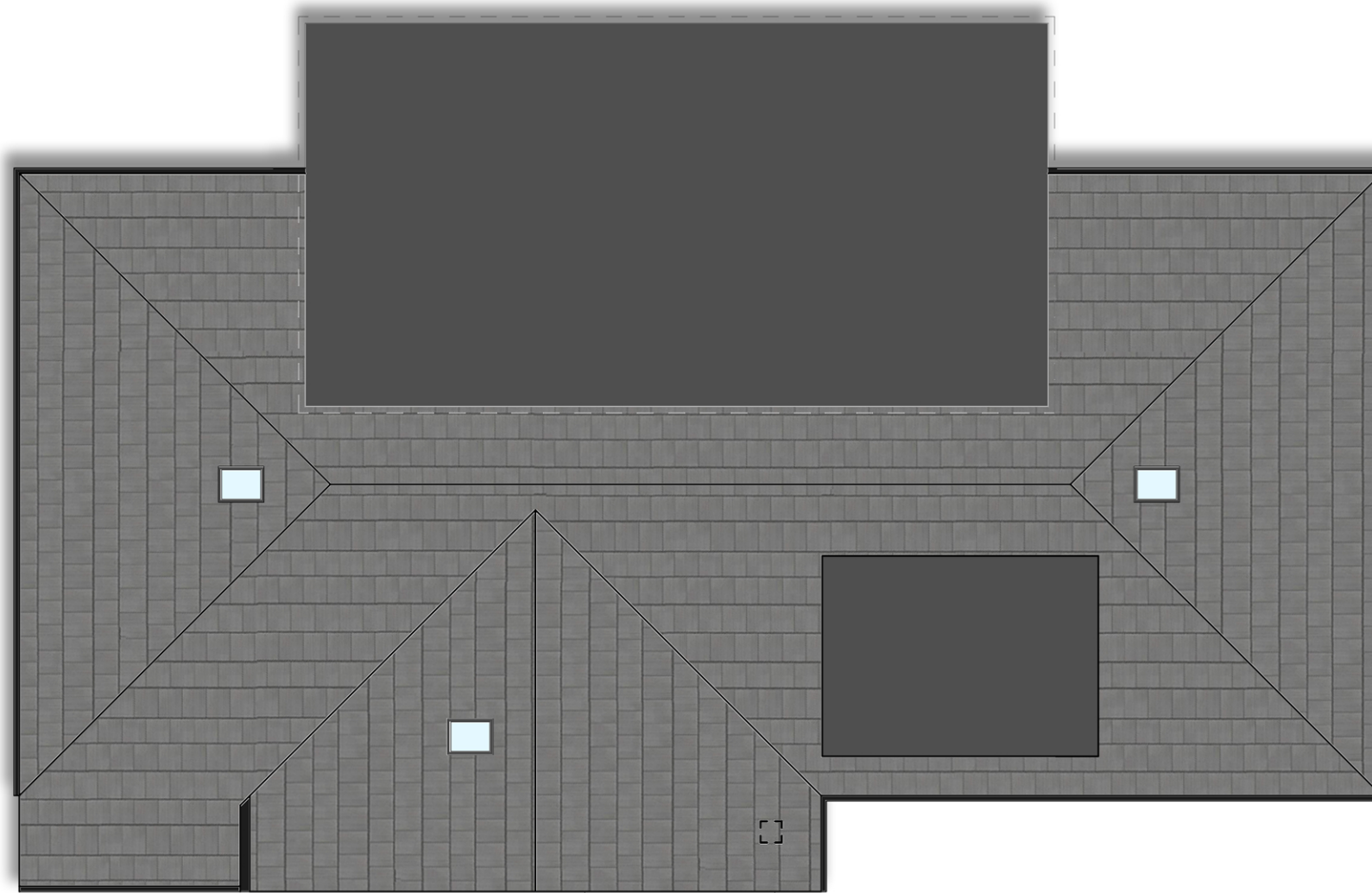
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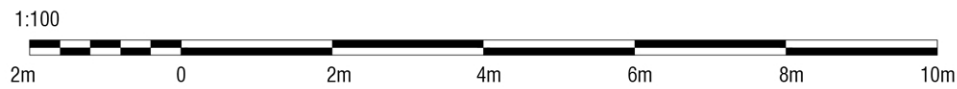
NB Recent revisions clouded in red on drawing

Revision	Initials	Date
A	RS	25.04.2024

- General reduction in size, scale and massing, following planners comments



PROPOSED ROOF PLAN
 Scale 1:100



FRAMED ESTATES

Project Title
PROPOSED DOMESTIC EXTENSION TO 6 PAIDMYRE CRESCENT, NEWTON MEARNS G77 5AG

Drawing Title	A3
PROPOSED ROOF PLAN	
Date	May-24
Stage	Scale
PLANNING	1:100
Drg No	Rev
713-AP-122	-
	Checked
	SG

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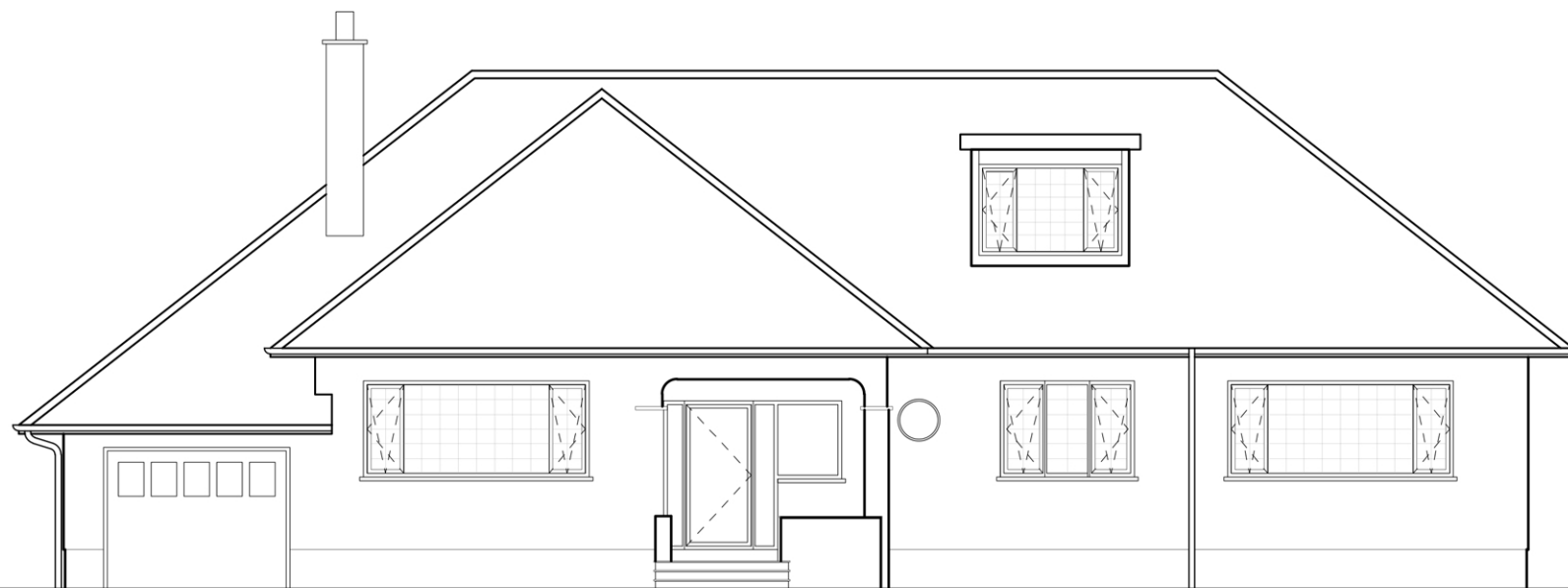
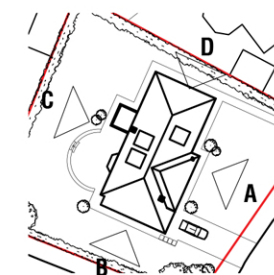
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Revision	Initials	Date
A	RS	25.04.2024

- General reduction in size, scale and massing, following planners comments

LEGEND

-  **UPVC Glazed Window Frame (Colour: Anthracite Grey)**
-  **Interlocking Concrete Roof Tiles (Colour: Smooth Grey, to match surrounding properties)**
-  **Common Brick to Below Finished Floor Level (Colour: Painted Grey, and Existing Repainted Grey)**
-  **Render, Textured to Match Existing Finish (Colour: Painted White, and Existing Painted White)**
-  **Vertically Laid Fibre Cement Cladding Panel (Colour: Slate Grey, Flush Finish)**



EXISTING EAST ELEVATION (A)
Scale 1:100



PREVIOUSLY PROPOSED ELEVATION



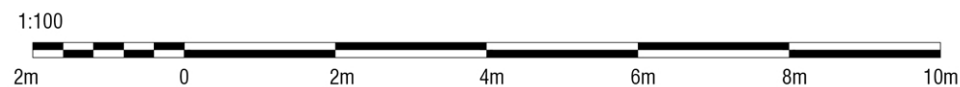
PROPOSED EAST ELEVATION (A)
Scale 1:100

- 6.955 RL
- 5.815 CL
- 3.415 FL
- 3.115 CL
- 0.525 FL
- 0.00 GL

Proposed dormer reduced in scale and disconnected from roof hip and increasing the distance between hip and dormer. Window aperture increased, replicating dimensions of the existing window below.

Entrance gable simplified.

Removal of secondary dormer from front elevation.



FRAMED ESTATES

Project Title	PROPOSED DOMESTIC EXTENSION TO 6 PAIDMYRE CRESCENT, NEWTON MEARNES G77 5AG
---------------	---

Drawing Title	EXISTING AND PROPOSED EAST ELEVATION	A3
Date	May-24	
Stage	PLANNING	Scale
Drg No	713-AP-200	1:100
Rev	-	Drawn
		RS
		Checked
		SG

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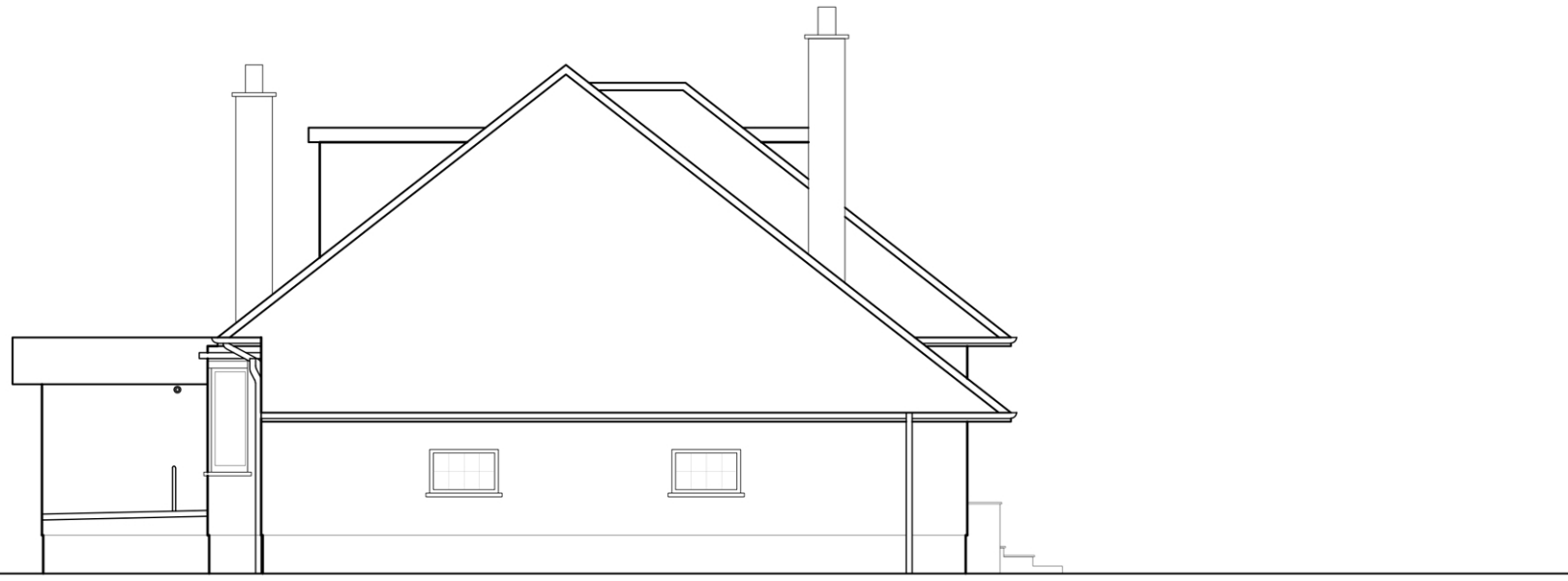
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Revision	Initials	Date
A	RS	25.04.2024

- General reduction in size, scale and massing, following planners comments

LEGEND

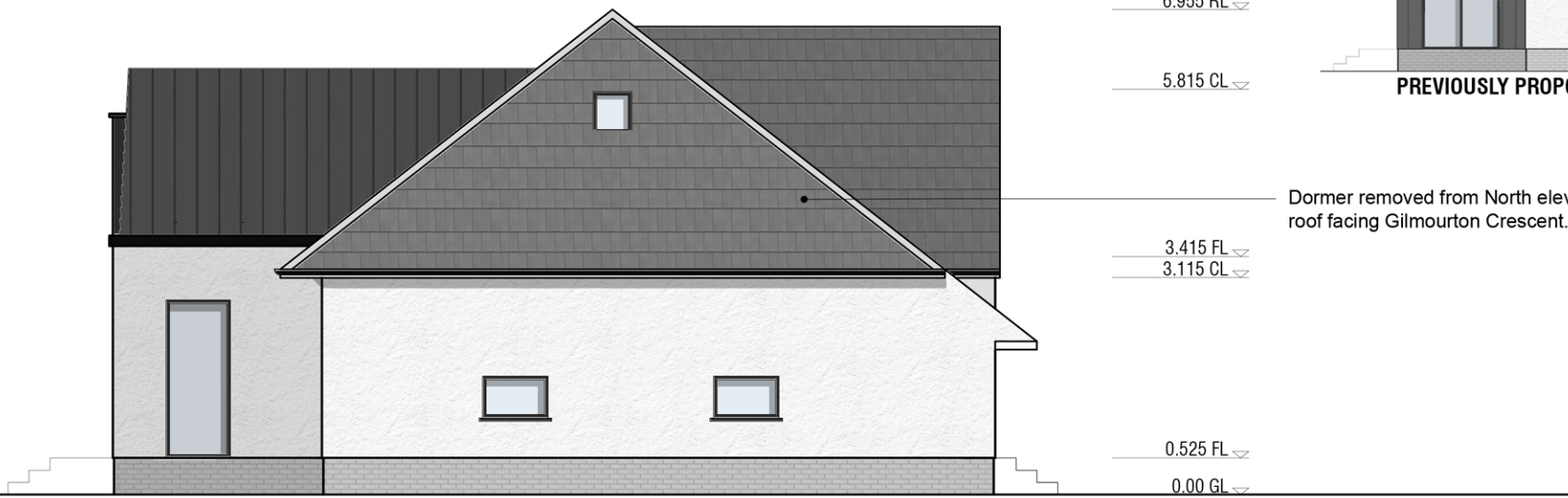
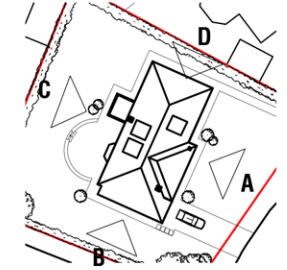
-  **UPVC Glazed Window Frame (Colour: Anthracite Grey)**
-  **Interlocking Concrete Roof Tiles (Colour: Smooth Grey, to match surrounding properties)**
-  **Common Brick to Below Finished Floor Level (Colour: Painted Grey, and Existing Repainted Grey)**
-  **Render, Textured to Match Existing Finish (Colour: Painted White, and Existing Painted White)**
-  **Vertically Laid Fibre Cement Cladding Panel (Colour: Slate Grey, Flush Finish)**



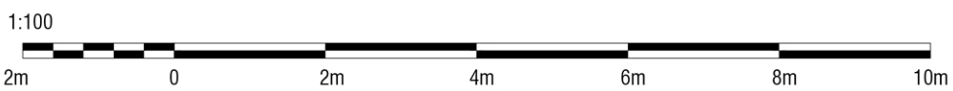
EXISTING SOUTH ELEVATION (B)
Scale 1:100



PREVIOUSLY PROPOSED ELEVATION



PROPOSED SOUTH ELEVATION (B)
Scale 1:100



F R A M E D E S T A T E S

Project Title
PROPOSED DOMESTIC EXTENSION TO 6 PAIDMYRE CRESCENT, NEWTON MEARNS G77 5AG

Drawing Title	A3
EXISTING AND PROPOSED SOUTH ELEVATION	
Stage	Date
PLANNING	May-24
Drg No	Scale
713-AP-201	1:100
Rev	Drawn
A	RS
	Checked
	SG






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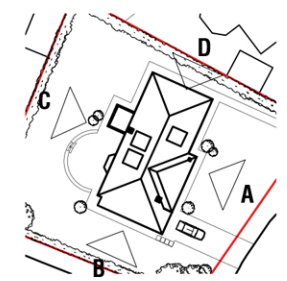
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A	RS	25.04.2024

- General reduction in size, scale and massing, following planners comments

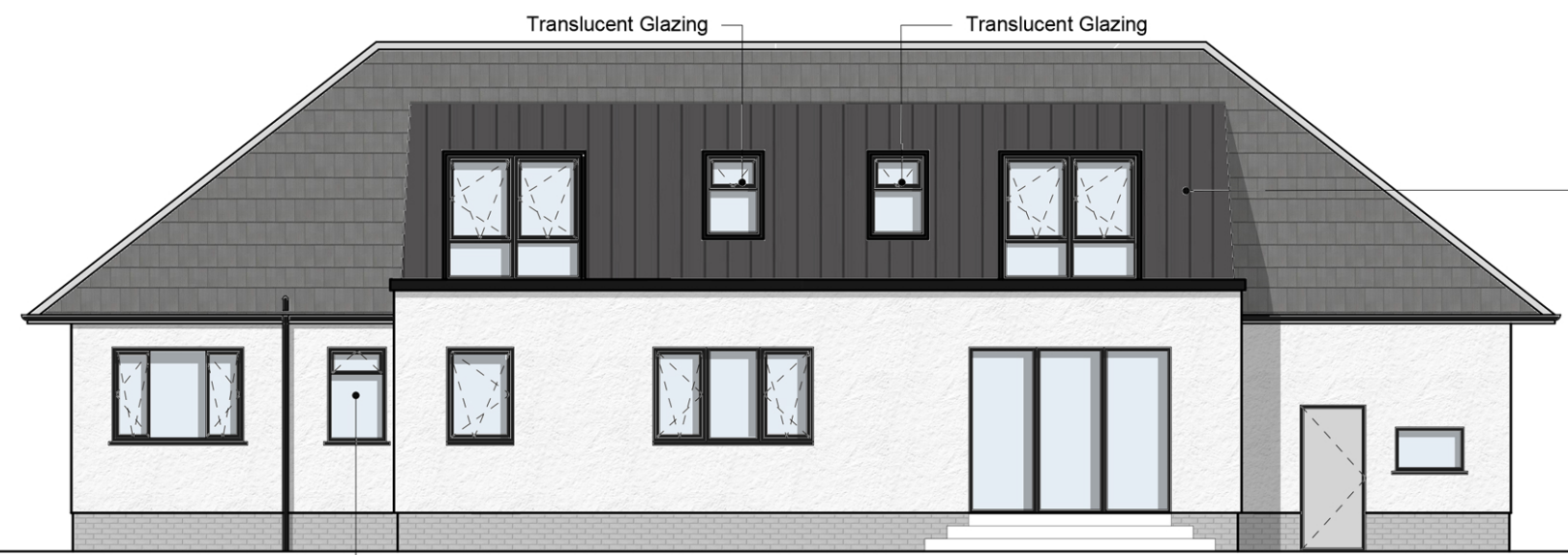
- LEGEND**
-  **UPVC Glazed Window Frame (Colour: Anthracite Grey)**
 -  **Interlocking Concrete Roof Tiles (Colour: Smooth Grey, to match surrounding properties)**
 -  **Common Brick to Below Finished Floor Level (Colour: Painted Grey, and Existing Repainted Grey)**
 -  **Render, Textured to Match Existing Finish (Colour: Painted White, and Existing Painted White)**
 -  **Vertically Laid Fibre Cement Cladding Panel (Colour: Slate Grey, Flush Finish)**



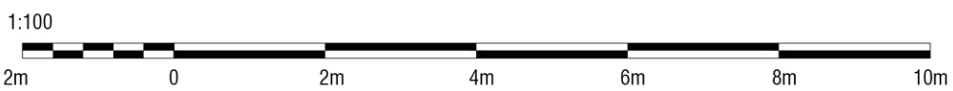
EXISTING WEST ELEVATION (C)
Scale 1:100



PREVIOUSLY PROPOSED ELEVATION



PROPOSED WEST ELEVATION (C)
Scale 1:100



- 6.955 RL
- 5.815 CL
- 3.415 FL
- 3.115 CL
- 0.525 FL
- 0.00 GL

Upper floor of rear extension has been reduced in width, setting back from Gilmourton Crescent.

Change in material allows general aesthetic of the extension to visually reduce the size, scale and massing.

First floor of extension has further been reduced by tapering the cheeks and frontage, increasing the distance between hip and dormer.

Window configuration have been altered and reduced.

FRAMED ESTATES

Project Title	PROPOSED DOMESTIC EXTENSION TO 6 PAIDMYRE CRESCENT, NEWTON MEARNES G77 5AG
---------------	---

Drawing Title	EXISTING AND PROPOSED WEST ELEVATION	A3
Date	May-24	
Stage	PLANNING	Scale
		1:100
		Drawn
		RS
Drg No	Rev	Checked
713-AP-202	A	SG

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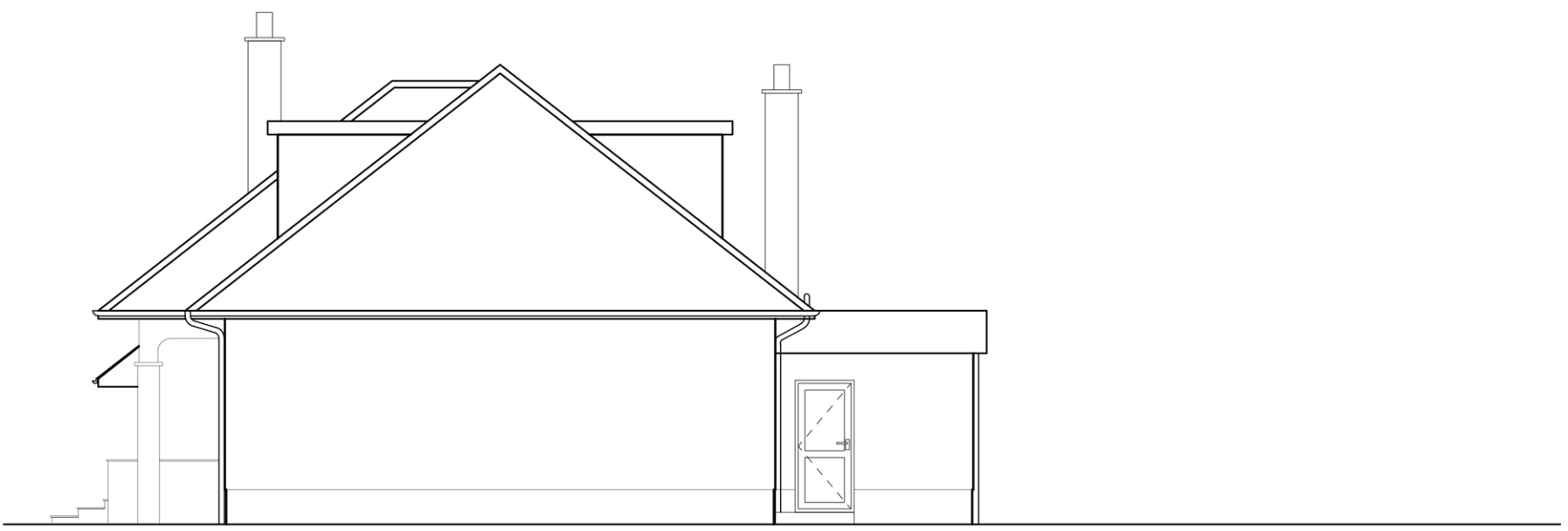
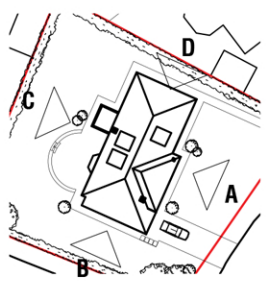
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Revision	Initials	Date
A	RS	25.04.2024

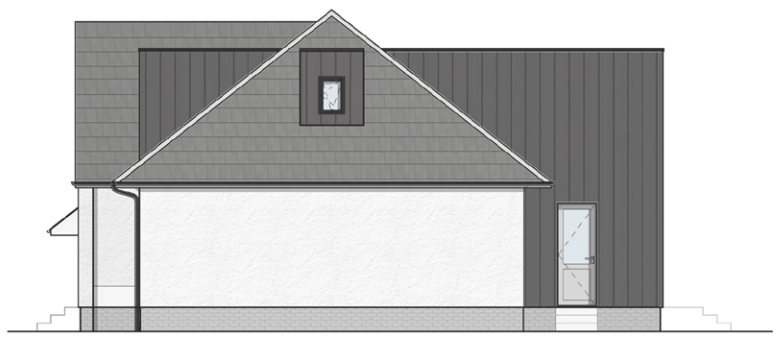
- General reduction in size, scale and massing, following planners comments

LEGEND

-  **UPVC Glazed Window Frame (Colour: Anthracite Grey)**
-  **Interlocking Concrete Roof Tiles (Colour: Smooth Grey, to match surrounding properties)**
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-  **Vertically Laid Fibre Cement Cladding Panel (Colour: Slate Grey, Flush Finish)**



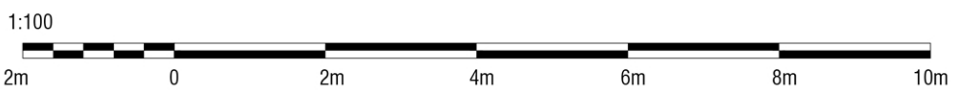
EXISTING NORTH ELEVATION (D)
Scale 1:100



PREVIOUSLY PROPOSED ELEVATION



PROPOSED NORTH ELEVATION (D)
Scale 1:100



FRAMED ESTATES

Project Title
PROPOSED DOMESTIC EXTENSION TO 6 PAIDMYRE CRESCENT, NEWTON MEARNS G77 5AG

Drawing Title	A3
EXISTING AND PROPOSED NORTH ELEVATION	
Stage	Date
PLANNING	May-24
Drg No	Scale
713-AP-203	1:100
Rev	Drawn
A	RS
	Checked
	SG

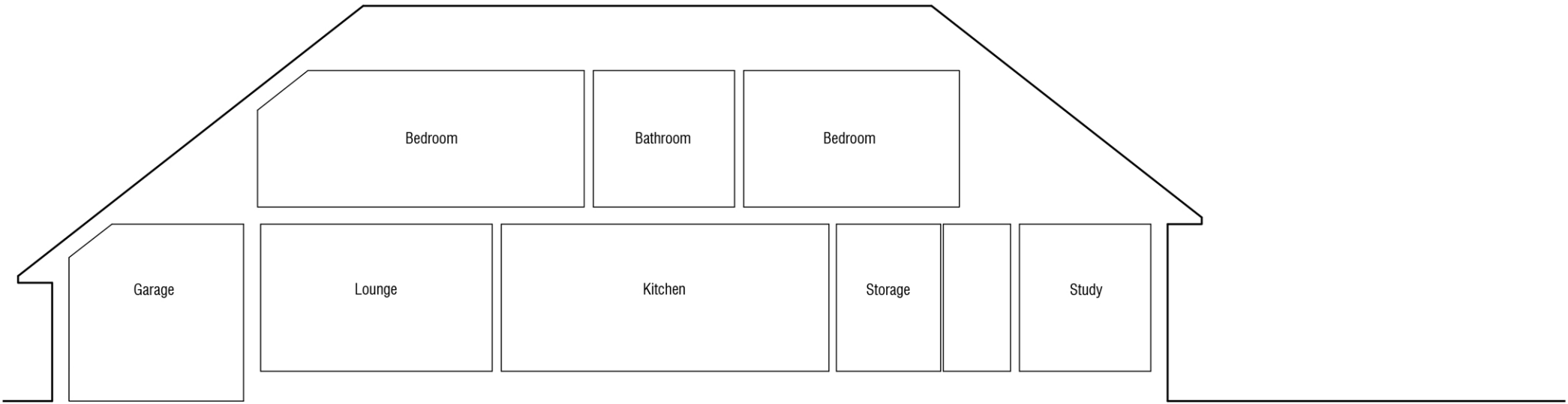
Annotated dimensions and/or levels to be used only. All dimensions and/or levels must be site checked by the contractor prior to commencing construction work. Any discrepancies must be reported to the Architect.

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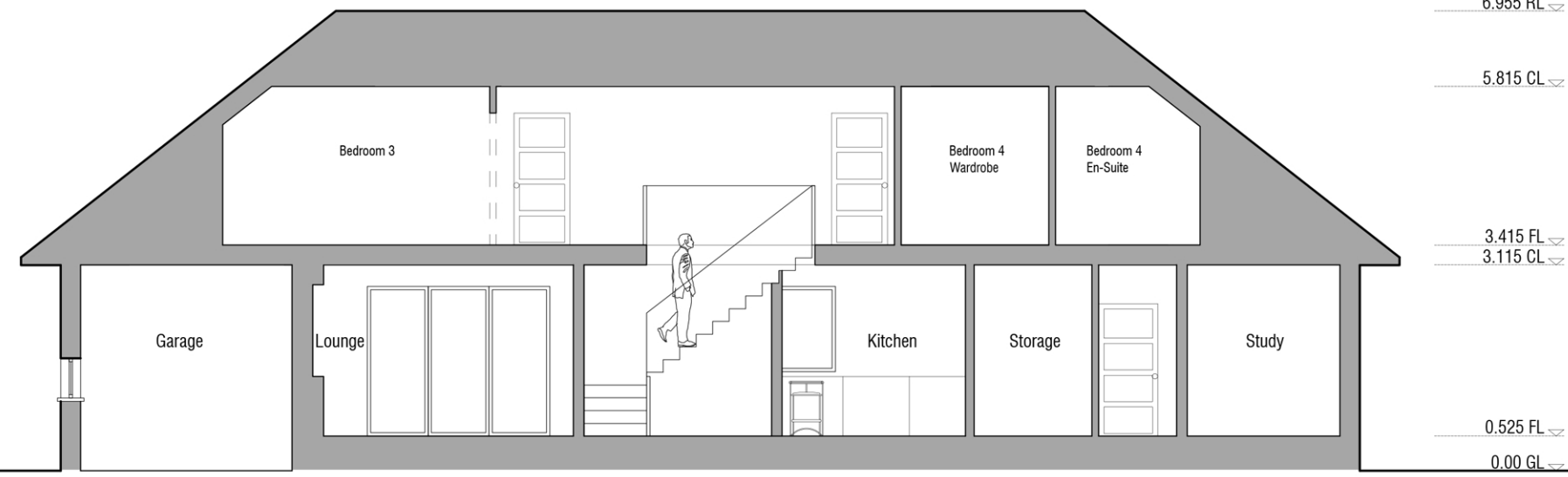
NB Recent revisions clouded in red on drawing

Revision	Initials	Date
A	RS	25.04.2024

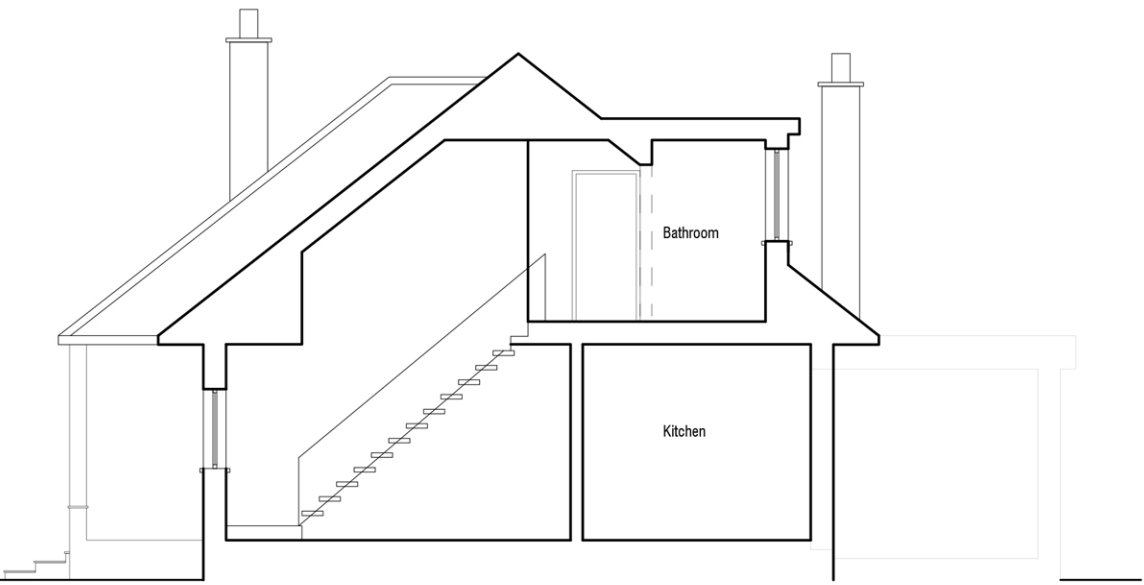
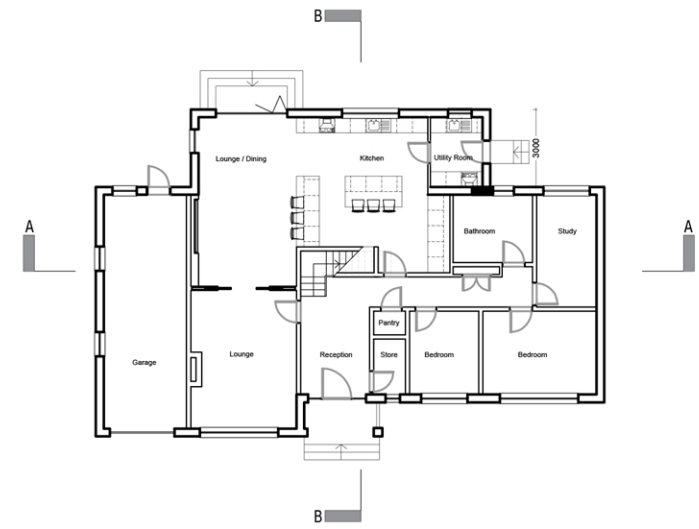
- General reduction in size, scale and massing, following planners comments



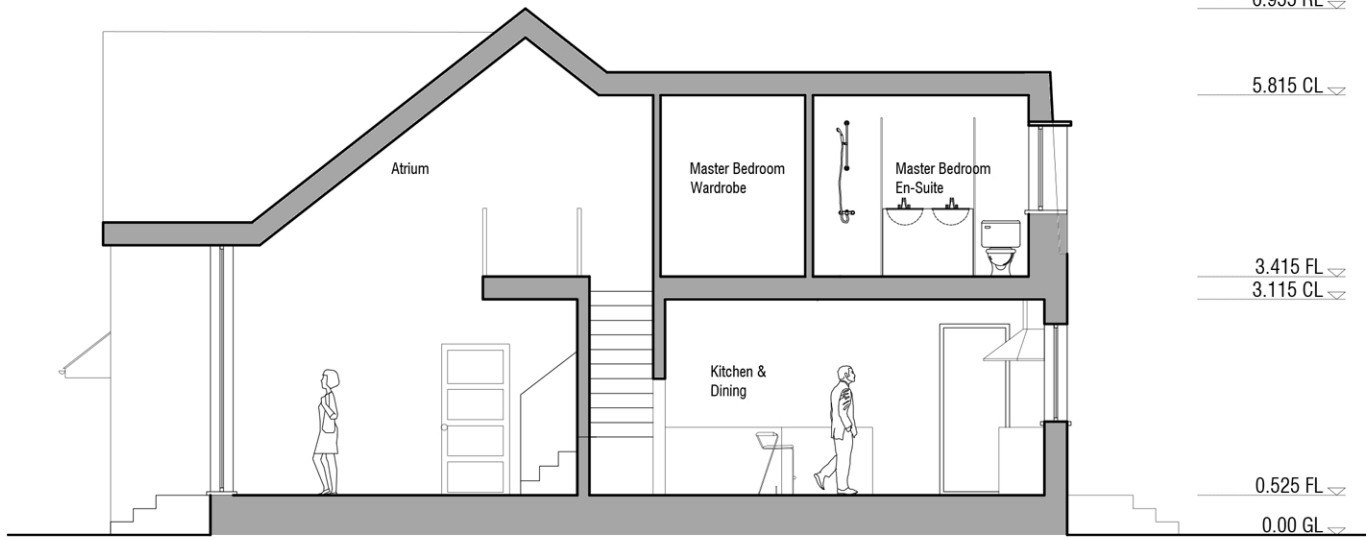
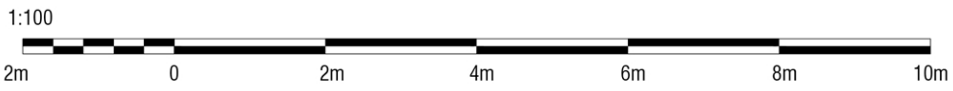
EXISTING SECTION A-A
Scale 1:100



PROPOSED SECTION A-A
Scale 1:100



EXISTING SECTION B-B
Scale 1:100



PROPOSED SECTION B-B
Scale 1:100

FRAMED ESTATES

Project Title	PROPOSED DOMESTIC EXTENSION TO 6 PAIDMYRE CRESCENT, NEWTON MEARNS G77 5AG
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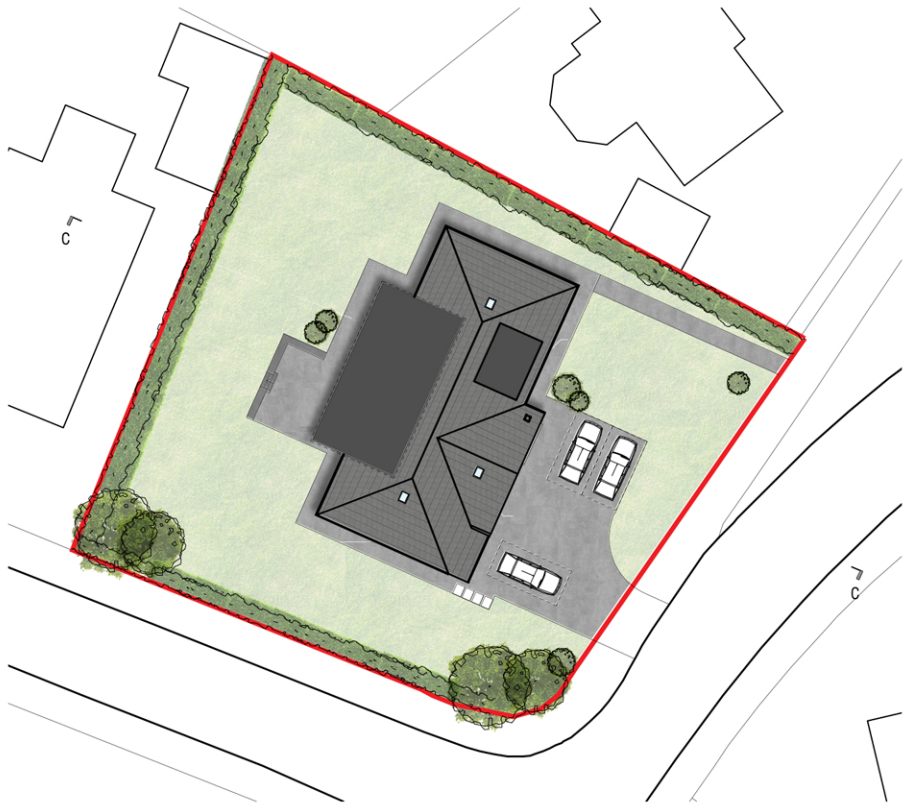
Drawing Title	EXISTING AND PROPOSED SECTIONS A-A AND B-B	A3
Date	Apr-24	
Stage	PLANNING	Scale 1:100
Drawn	RS	Checked SG
Drg No	713-AP-300	Rev A

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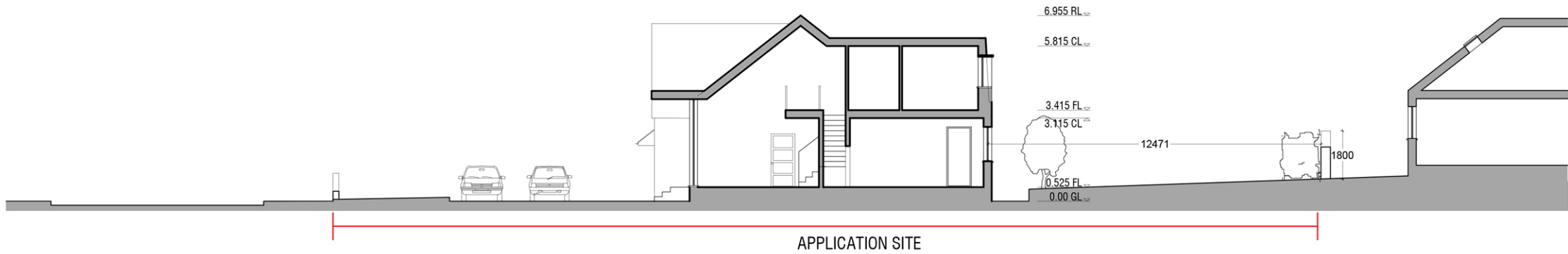
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PROPOSED SITE PLAN
 Scale 1:500

NB Recent revisions clouded in red on drawing

Revision	Initials	Date
-	-	-
-	-	-



PROPOSED SECTION C-C
 Scale 1:200

LEGEND

— APPLICATION BOUNDARY

FRAMED ESTATES

Project Title

**PROPOSED DOMESTIC EXTENSION TO
 6 PAIDMYRE CRESCENT,
 NEWTON MEARNS
 G77 5AG**

Drawing Title		A3
PROPOSED SECTION C-C		
Date		May-24
Stage		Scale
PLANNING		1:200/500
Drg No		Drawn
713-AP-301	Rev	RS
	-	Checked
		SG

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Revision	Initials	Date
A	RS	25.04.2024

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ARTIST IMPRESSION

F R A M E D E S T A T E S

Project Title
PROPOSED DOMESTIC EXTENSION TO 6 PAIDMYRE CRESCENT, NEWTON MEARNS G77 5AG

Drawing Title	A3
ARTIST IMPRESSION OF FRONT ELEVATION	
Date	Apr-24
Stage	Scale
PLANNING	N/A
Drg No	Rev
713-AP-400	A
	Checked
	SG

Annotated dimensions and/or levels to be used only. All dimensions and/or levels must be site checked by the contractor prior to commencing construction work. Any discrepancies must be reported to the Architect.

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NB Recent revisions clouded in red on drawing

Revision	Initials	Date
A	RS	25.04.2024

- General reduction in size, scale and massing, following planners comments



ARTIST IMPRESSION

FRAMED ESTATES

Project Title
PROPOSED DOMESTIC EXTENSION TO 6 PAIDMYRE CRESCENT, NEWTON MEARNS G77 5AG

Drawing Title	A3
ARTIST IMPRESSION OF REAR ELEVATION	
Date	Apr-24
Stage	Scale
PLANNING	N/A
Drg No	Rev
713-AP-401	A
	Checked
	SG