

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY2 October 2024Report by Director of Business Operations and PartnershipsREVIEW OF CASE - REVIEW/2024/09PROPOSED TWO STOREY REAR EXTENSION AND ASSOCIATED INTERNAL
ALTERATIONS TO EXISTING DWELLINGHOUSE**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:- 2024/0077/TP).
- Applicant: Mr Robin Ghosh
- Proposal: Proposed two storey rear extension and associated internal alterations to existing dwellinghouse
- Location: Treeside Cottage, Ayr Road, Newton Mearns, G77 6RT
- 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 117 to 120);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages 121 to 130);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages 131 to 133); and
- (d) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 4 (Pages 134 to 147).

15. The applicant has also submitted the drawings listed below and these are attached as Appendix 5 (Pages 148 to 170).

- (a) Site Plan as Existing;
- (b) Floor Plans as Existing;
- (c) Elevations and Sections as Existing; and
- (d) Design Access Statement.

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 100660846-005

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.

Site Address Details

Planning Authority:

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

Easting

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:	Edesign Architecture & Planning Scotland Ltd		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Robin	Building Name:	Wellington Chambers
Last Name: *	Ghosh	Building Number:	64
Telephone Number: *	01292263799	Address 1 (Street): *	Fort Street
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Ayr
Fax Number:	<input type="text"/>	Country: *	United Kingdom
		Postcode: *	KA7 1EH
Email Address: *	robin@econstructdb.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:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	Robin	Building Number:	64
Last Name: *	Ghosh	Address 1 (Street): *	Wellington Chambers
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Ayr
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	KA71EH
Fax Number:	<input type="text"/>		
Email Address: *	robin@econstructdb.com		

Proposal/Application Details

Please provide the details of the original application(s) below:

Was the original application part of this proposal? * Yes No

Application Details

Please select which application(s) the new documentation is related to.

Application: *

Document Details

Please provide an explanation as to why the documentation is being attached after the original application was submitted: * (Max 500 characters)

Apologies this information submitted forms part of the LRB application. Part of the original document was not attached when previously uploaded.

Checklist – Post Submission Additional Documentation

Please complete the following checklist to make sure you have provided all the necessary information in support of your application.

The additional documents have been attached to this submission. * Yes No

Declare – Post Submission Additional Documentation

I/We the applicant/agent certify that this is a submission of Additional Documentation, and that all the information given in this submission is true to the best of my/the applicants knowledge.

Declaration Name: Mr Robin Ghosh

Declaration Date: 29/08/2024

REPORT OF HANDLING

REPORT OF HANDLING

Reference: 2024/0077/TP

Date Registered: 21st February 2024

Application Type: Full Planning Permission

This application is a Local Development

Ward: 5 -Newton Mearns South And Eaglesham

Co-ordinates: 252550/:655017

Applicant/Agent:

Applicant:

Mr Robin Ghosh

64 Wellington Chambers

Ayr

Scotland

KA7 1EH

Agent:

Robin Ghosh

Wellington Chambers

64 Fort Street

Ayr

Scotland

KA7 1EH

Proposal: Erection of three storey rear extension including upper floor balcony/decking, and alterations to existing side extension of dwellinghouse.

Location: Treeside Cottage
Ayr Road
Newton Mearns
East Renfrewshire
G77 6RT

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY:

2017/0576/TP	Erection of 4 two storey detached dwellinghouses with formation of access	Local Review Allowed	11.12.2017
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2019/0606/TP	Erection of 18 flats following demolition of existing dwellinghouse with associated formation of access off Malletsheugh Road, parking and landscaping.	Local Review Dismissed	05.08.2020
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REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

Design and Access Statement – Describes the site and its context. Provides a description of the proposal and sets out a rationale for the proposed design.

Additional Planning Information – Provides further justification behind the design rationale following a reduction in the massing of the proposed rear extension, including placing importance on the retention of the existing dwelling.

ASSESSMENT:

The application site comprises a detached traditional one and a half storey cottage and the western-most part of its large garden area. It lies within the area identified in the adopted East Renfrewshire Local Development Plan 2 as Malletsheugh/Maidenhill Strategic Development Opportunity. The site lies to the north of Ayr Road, adjacent to its junction with Malletsheugh Road. The site is currently laid out as garden ground and is bounded by mature privet hedges, mature conifers and deciduous trees. The site is accessed via a private driveway from Malletsheugh Road. The dwelling has an existing single storey hip-roofed side extension and a two storey flat-roofed rear extension. The ground to the rear of the dwelling steps down, such that the rear extension sits at a lower level than the original dwellinghouse.

Planning permission is sought for the erection of a three storey rear extension and for alterations to the existing side extension. The proposed rear extension is in a pseudo-modernist style with a series of flat roofs and expansive window openings. The lower level/undercroft comprises a car-parking area/car-port. Given the drop in levels to the rear, the upper-most roof of the proposed three storey rear extension sits below the level of the ridge of the existing dwelling. The proposed rear extension extends the width of the dwelling and exceeds its width by 2 metres. The alterations to the existing side extension include the formation of a gable wall in lieu of its hipped roof. The proposal also involves the sub-division of the larger plot. No proposals have been submitted in respect of the remainder of the plot.

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

The policies most relevant to this proposal in NPF4 are Policy 14 (Design, quality and place) and Policy 16 (Quality homes).

Policy 14 states that development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

Policy 16 states that householder development proposals will be supported where they:

- (i) do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
- (ii) do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.

Policies D1, D1.1, D1.2 and D6 of the adopted East Renfrewshire Local Development Plan 2 are also relevant to this development. Policy D1 requires that all development should not result in a significant loss of character or amenity to the surrounding area and Policy D1.1 requires that extensions and alterations should complement the character of the existing building in terms of its style, form and materials and not give rise to a significant loss of character or amenity to the surrounding area. Policy D1.2 provides criteria with which residential sub-divisions should comply and Policy D6 and the Supporting Supplementary Planning Guidance: Green Networks sets out the minimum open space requirements for new residential development. (Whilst this

proposal relates to an existing dwelling it nevertheless proposes the creation of a new curtilage. Policy D6 and the Green Networks SPG are therefore deemed to be relevant to the proposal).

Given its location in relation to the closest dwellings, the proposal would not give rise to significant additional overlooking, overshadowing or loss of daylight.

The existing cottage is characterised by its traditional proportions and design, including its traditional pitch roof and windows with vertical emphasis. Whilst the existing flat-roofed extension is noted, this is very much smaller in its scale and massing than the existing dwelling. As such, it does not dominate the existing dwelling. Notwithstanding its lower ridge height, the proposed pseudo-modernist three storey extension, with its flat roofs and horizontal emphasis is considered to be at odds with the traditional style of the existing dwelling. Given this contrasting style and its size and scale, it is considered to dominate and overwhelm the traditional character of the existing dwelling. The proposal is therefore considered to be contrary to Policy 16 of NPF4 and Policy D1.1 of LDP2.

The proposed three storey extension would be a jarring and ungainly addition to the existing dwelling to the detriment of the visual amenity of the area. The proposal is therefore considered to be contrary to Policy 14 of NPF4 and Policy D1 of LDP2.

Given the house to plot ratio of the proposed curtilage and the size of the garden area, the proposal raises no significant conflict with Policies D1.2 and D6 of LDP2 or with the Green Networks SPG. The eastern-most boundary of the proposed plot lies only 1 metre from the side elevation of the dwelling where the SPG states this should be a minimum of 2 metres. This shortfall would not be considered to have a significant impact on the amenity of the dwelling or of the wider area.

It is noted that the applicant's agent has made alterations to the design of the rear extension during the processing of the application, including to reduce its overall height. However the proposal still falls to be contrary to the terms of the development plan as discussed above.

The terms of the supporting reports are noted, however they are not considered to outweigh the above considerations against policy.

The proposal is therefore contrary to the terms of the development plan (Policies 14 and 16 of NPF4 and Policies D1 and D1.1 of LDP2). There are no material considerations that indicate the application should not be refused. It is therefore recommended that the application is refused.

PLANNING OBLIGATIONS: None.

RECOMMENDATION: Refuse

REASONS FOR REFUSAL:

1. The proposal is contrary to Policies 14 and 16 of National Planning Framework 4 as the proposed three storey rear extension would dominate and overwhelm the character and design of the existing dwelling and would be detrimental to visual amenity given its scale and contrasting design.

2. The proposal is contrary to Policies D1 and D1.1 of the adopted East Renfrewshire Local Development Plan 2 as the proposed three storey rear extension would dominate and overwhelm the character and design of the existing dwelling and would be detrimental to visual amenity given its scale and contrasting design.

ADDITIONAL NOTES:

None.

ADDED VALUE: None.

BACKGROUND PAPERS:

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

Ref. No.: 2024/0077/TP
(DESC)

DATE: 27th June 2024

DIRECTOR OF ENVIRONMENT

Reference: 2024/0077/TP - Appendix 1

DEVELOPMENT PLAN:

Adopted East Renfrewshire Local Development Plan 2

Policy D1

Placemaking and Design

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

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be appropriate to its location, be high quality and of a size, scale, height, massing and density and layout that is in keeping with the buildings in the locality or appropriate to the existing building and should respect local architecture, building form and design;
3. Respect existing building lines and heights of the locality;
4. Create a well-defined structure of streets, public spaces and buildings;
5. Ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality;
6. Respond to and complement site topography and not impact adversely upon the green belt and landscape character and setting, green networks, features of historic interest, landmarks, vistas, skylines and key gateways. Existing buildings and natural features of

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

20. Incorporate the use of sustainable design and construction methods and materials in the layout and design to support a low carbon economy.

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

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

Policy D1.1

Extensions and Alterations to Existing Buildings for Residential Purposes

Proposals will be assessed against the following criteria:

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

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

Policy D1.2

Residential Sub-division and Replacement

Proposals will be assessed against the following criteria:

1. Reflect the scale and character of the surrounding residences and the established pattern of development in the area;
2. Should be of a size and shape capable of accommodating a residential property and compatible with the locality;
3. There should be sufficient land to provide garden ground that is of a scale and character compatible with the locality for the proposed and donor properties;
4. Provide safe vehicular access and parking for the proposed and donor properties;
5. Not adversely impact upon the setting of the donor property; and
6. Respect existing building lines.

Policy D6

Open Space Requirements

Proposals will be required to incorporate multi-functional, integrated and accessible on-site green networks and green infrastructure, including open space provision, wildlife habitats and landscaping.

Proposals will be required to meet the following criteria:

1. Demonstrate that the provision and distribution of open space and green infrastructure has been integrated into the design approach from the outset and has been informed by the context and characteristics of the site using key natural and physical features. Proposals should be designed to accommodate users of all age groups, and levels of agility and mobility;
2. Provide a network and hierarchy of open space to create a structured and legible framework for development, which clearly distinguishes public space, semi-public space and private space using appropriate boundary treatments. Design and layout of proposals should encourage species dispersal through improving connectivity and the availability of habitats. New planting must promote and enhance the biodiversity of the area and incorporate native trees where appropriate;
3. Complement, extend and connect existing open spaces and provide links to the wider green network;
4. Make provision for the long-term management and maintenance of open space. Details of maintenance requirements and arrangements must be set out, including who is responsible for these requirements;
5. Integrate Sustainable Urban Drainage Systems (SUDs) features with open space and active travel networks as part of a multifunctional approach to landscape design. SUDs may form part of open spaces subject to their design, provided they are accessible and contribute to the amenity value of the wider open space; and
6. Meet the minimum open space requirements set out in Schedule 4.

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.

Finalised 27th June 2024 MS(E)

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. **2024/0077/TP**

Applicant:

Mr Robin Ghosh
64 Wellington Chambers
Ayr
Scotland
KA7 1EH

Agent:

Robin Ghosh
Wellington Chambers
64 Fort Street
Ayr
Scotland
KA7 1EH

With reference to your application which was registered on 21st February 2024 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of three storey rear extension including upper floor balcony/decking, and alterations to existing side extension of dwellinghouse.

at: Treeside Cottage Ayr Road Newton Mearns East Renfrewshire G77 6RT

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

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

1. The proposal is contrary to Policies 14 and 16 of National Planning Framework 4 as the proposed three storey rear extension would dominate and overwhelm the character and design of the existing dwelling and would be detrimental to visual amenity given its scale and contrasting design.
2. The proposal is contrary to Policies D1 and D1.1 of the adopted East Renfrewshire Local Development Plan 2 as the proposed three storey rear extension would dominate and overwhelm the character and design of the existing dwelling and would be detrimental to visual amenity given its scale and contrasting design.

Dated 27th June 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	PLA001		
Block Plan Proposed	PLA003		
Elevations Proposed	PLA007	A	
Plans Proposed	PLA006	A	

GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS

REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY

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

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

CONTACT DETAILS

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

**General Inquiry lines 0141 577 3001
Email planning@eastrenfrewshire.gov.uk**

NOTICE OF REVIEW



2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: planning@eastrenfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100660846-003

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:	Edesign Architecture & Planning Scotland Ltd		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Robin	Building Name:	Wellington Chambers
Last Name: *	Ghosh	Building Number:	64
Telephone Number: *	01292263799	Address 1 (Street): *	Fort Street
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Ayr
Fax Number:	<input type="text"/>	Country: *	United Kingdom
		Postcode: *	KA7 1EH
Email Address: *	robin@econstructdb.com		

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="Robin"/>	Building Number:	<input type="text" value="64"/>
Last Name: *	<input type="text" value="Ghosh"/>	Address 1 (Street): *	<input type="text" value="Wellington Chambers"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="AYr"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="KA71EH"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="robin@econstructdb.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="TREESIDE COTTAGE"/>
Address 2:	<input type="text" value="AYR ROAD"/>
Address 3:	<input type="text" value="NEWTON MEARNS"/>
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 6RT"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="655017"/>	Easting	<input type="text" value="252550"/>
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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)

Proposed two storey rear extension and associated internal alterations to existing dwelling house

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.

Please see supporting document.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Supporting information document

Application Details

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

2024/0077/TP

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

16/02/2024

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

27/06/2024

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 Robin Ghosh

Declaration Date: 31/07/2024

**Treeside Cottage, Ayr Road, Newton Mearns, East Renfrewshire
G77 6RT**

**Appeal to the Local Review Board against delegated refusal by
Planning Officer**

Planning reference 2024/0077/TP

To respect the time of LRB members, we have prepared this appeal in two parts.

1. To identify where the planning officer is factually wrong in his reasons for refusal.
2. To provide supporting background Information raised during our various discussions with the planning officer - and why we believe this application is of national importance beyond the confines of East Renfrewshire.

1. To identify where the planning officer is factually wrong in his reasons for refusal.

The two reasons given for the council's decision are, in fact, identical, albeit they seek to rely on NPF4 and ERC LDP2. Given the identical wording we will address both as one.

“The proposal is contrary to Policies 14 and 16 of National Planning Framework 4 as the proposed three storey rear extension would dominate and overwhelm the character and design of the existing dwelling and would be detrimental to visual amenity given its scale and contrasting design.”

The proposal is contrary to Policies D1 and D1.1 of the adopted East Renfrewshire Local Development Plan 2 as the proposed three storey rear extension would dominate and overwhelm the character and design of the existing dwelling and would be detrimental to visual amenity given its scale and contrasting design.”

- ***‘proposed three storey rear extension would dominate and overwhelm the character and design of the existing dwelling’***

The application is for a TWO storey rear extension to replace the existing 1960s/1970s’ extension.

Entering from the front door you walk through the original Victorian sandstone farm worker’s cottage and into the lower of the two floors of the proposed extension. The ground floor level is the same from the cottage into the proposed extension.

Because of the sloping nature of the site this leaves an open void below the extension.

An open void is neither residential accommodation nor does it constitute a ‘storey’ in any manner. The open void was originally intended to be a granny flat, teenage annex or office space. Those plans were deleted at the specific insistence of the planning officer. He then failed to amend the description from three storeys to two, having previously rejected our offered title wording. Either way, having insisted it be removed it goes to

the efficacy of the planning officer he would now refuse PP whilst still claiming it is three storeys.

This may give an insight as to why the application has sat with planning for over five months. We did everything we could to meet the planning officer's wishes and were extremely patient throughout, believing the platitudes we were being offered and believing that, in meeting his demands, planning would be granted.

The two-storey extension as proposed is lower than what currently exists AND when completed would be 700mm below the existing and retained Treeside Cottage roof. Therefore, the wording the Planning Officer has chosen to use, describing the application as three storeys is factually wrong and greatly misleading.

• ***'would dominate and overwhelm the character and design of the existing dwelling and would be detrimental to visual amenity given its scale and contrasting design.'***

As the proposed extension is lower than what currently exists and has been on site for the last 60-70 years, it cannot possibly be said it "would dominate and overwhelm the character and design of the existing dwelling."

Further, we would stress the existing rear extensions are ugly, impossible to heat cost effectively, and totally detract from the beauty of the original Victorian Treeside Cottage.

Our mission is to create the first retrofitted period cottage to have maintenance free facades, use zero energy, be fit for 21st century living - and offer a complementary 21st Century aesthetic in contrast the original 19th Century aesthetic. The design, which is in line with directives from Historic Scotland and other preservation bodies, clearly defines which parts are 19th and 21st Century.

Except for the cottage roof ridge line, the front of the cottage cannot be seen from the back - nor can the proposed extension be seen from the front, viewing from Ayr Rd, and the west side of the site is completely hidden by a high hedge, which will be retained to give privacy. Only from the east side does the viewer get a hint of the two styles, which are not incongruous and blend harmoniously. And to get to the east side viewing point you would have to be well within the garden ground and at a spot which can only be legally accessed by invitation of the owners.

We attach a photograph of the rear as is and a drawing of how the finished extension will look and we ask LRB members to judge for themselves which delivers the better visual amenity.

• ***'overwhelm the character and design of the existing dwelling'***

At our first meeting with the planning officer, we were shocked when he proposed we demolish the original cottage. From the start we recognised its authenticity and external originality, being one of the very few remaining in the area. We assumed, wrongly as it turned out, the planner would insist on its retention, hence our shock at his proposal.

Given his preference to demolish the existing dwelling in its entirety, he cannot now offer the words "*overwhelm the character and design of the existing dwelling*" as a credible reason for refusing our application.

The grounds of Treeside Cottage are lined with a mature tree belt screen up to 40' high in parts. Therefore, the proposed extension cannot be seen from Ayr Rd or from Malletsheugh Road. The only place the proposed extension can be seen is from within the grounds.

We also must point out that the same planning officer previously used his delegated powers to refuse an application by others, which included building four new homes in the grounds, prior to our acquiring the site. That refusal was also reviewed by a previous LRB who overruled the delegated refusal and approved the application in its entirety. It is extremely disappointing, more than five months after submitting the planning application and acquiescing to all the concerns of the planning officer apart from demolishing the original cottage, we find ourselves having to appeal to the LRB.

Our last point to conclude part one is to highlight the extension proposed increases the residential square footage by slightly under 49% - therefore apart from one criterion we are currently working to establish the extent to which the west title boundary extends, we could argue planning permission is NOT required, as subject to establishing the western title boundary location, we meet the requirements for developing under Permitted Development Rights (attached is a copy of the relevant legislation). Instead, we chose to go down the application route as we want to take ERC's Planning Dept with us in turning Treeside Cottage and its extensive grounds into an exemplar site for the reasons we explain in part two.

<https://www.gov.scot/publications/householder-permitted-development-rights-guidance-updated-2021/pages/6/>



2. Provide supporting background Information raised during our various discussions with the planning officer - and why we believe this application is of national importance beyond the confines of East Renfrewshire.

Supporting Information for the Local Review Board

During lockdown in 2020 four friends - all seasoned property professionals - were discussing what the future would be like after Covid. The conversation questioned why in 2020, we were still building houses as we had done for the previous 400 years: outdoors in all weathers laying one brick at a time, one slate or roof tile at a time. The conversation went on to discuss how today's housing might be viewed in 100-300 years' time and questioned how we are building in the Scottish climate where you could have four seasons in an hour in the summer and the quality related problems of building in the Scottish winter.

They decided to start with a clean sheet, focusing on engineering and technology to create a house fit for the 21st Century and concentrating on four essential criteria:

- The house design had to be as maintenance free as possible, using materials and modern composites with an infinite life.
- They decided to adopt a zero approach to tolerance requirements by prefabricating offsite in a factory.
- The house designs had to be capable of producing their own power, heat and cooling - the proposed design incorporates, amongst other technologies, a ground source heat pump and PV panels positioned to maximise electricity generated during daylight hours all year round.
- The house designs had to be capable of erection to deliver a wind and watertight within five days or less, after the foundations, road and services were completed.

In December 2020 they purchased Treeside Cottage which came with detailed planning permission for four houses in the garden. They immediately scrapped the designs for the four new houses as being incompatible with their design criteria and took the view that four additional units in the grounds was overdevelopment - and duly subdivided the land down to three plots.

They viewed Treeside Cottage - a former Victorian sandstone farm worker's cottage with hideous 1960/70s extensions to the rear - as being the perfect opportunity to prove they could retro-engineer a Victorian draughty building to meet their goal of self-sufficiency with any surplus power being fed back into the national grid.

Unfortunately, due to the severe disruption Covid-19 inflicted, the planning permission lapsed for both Treeside Cottage and the four additional plots.

Unusually, they took the view that as Treeside Cottage itself was one of the few remaining examples of its type remaining in the area, they wanted to retain the visual appearance of the Ayr Road elevation as it was. The technologies to convert this Victorian building into an energy efficient desirable home suitable for modern living currently exist and are well proven in other industries.

The research, design and development to date has been entirely self-funded and took three years to be finalised at the end of 2023. A planning application was submitted to ERC's planning dept on the 16th of February 2024 and was validated on the 21st of February.

Late on the 28th of June, after much discussion with the principal planning officer, the applicants were astonished to learn – on an ERC planning portal - the application had been refused. Up until that point the applicant had accepted the officer's assurance, he was 100% behind the project. He had asked for some alterations and the applicants had accommodated all his requests and suggestions, bar one when the officer expressed a preference for Treeside Cottage be demolished and replaced with a completely new build.

The applicants believed from their various conversations and communications the officer had subsequently accepted their reasons and preference for retaining the cottage, particularly as it was one of the few remaining historic cottages in the area.

We believe this exemplar project has the potential to be a game-changer by demonstrating the use of modern methods of construction, combined with modern maintenance free materials and proven energy efficiency technologies to build better, energy efficient, homes faster and help mitigate Scotland's housing crisis - all of which is exactly in line with both Scottish and UK government ambitions.

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

Sent: 29 Aug 2024 03:43:48

145

To: planningdms@eastrenfrewshire.gov.uk

Cc:

Subject: Fw: Post Submission of Additional Documents - Failure LRB Document 2024/0077/TP

Attachments: L.R.B. Supporting Document REVA.pdf

From: Building Standards Planning <BuildingStandards.Planning@eastrenfrewshire.gov.uk>

Sent: 29 August 2024 09:35

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

Subject: Fw: Post Submission of Additional Documents - Failure LRB Document 2024/0077/TP

From: Gareth Bryden-Reid <Gareth@edesignarchitecture.co.uk>

Sent: 29 August 2024 08:54

To: Building Standards Planning <BuildingStandards.Planning@eastrenfrewshire.gov.uk>

Cc: Robin Ghosh <robin@econstructdb.com>

Subject: RE: Post Submission of Additional Documents - Failure LRB Document 2024/0077/TP

Dear Sir / Madam,

I write in response to the attached letter regarding the recent application for Local Review.

I have had to add some missing information as part of the submission under a second post submission document however in the attached letter you state this should have the end reference -001. I have added this under this reference and also the LRB reference however it generates a new submission reference -004 and -005 now.

I am not sure what else I can do and therefore attach the document I have been trying to upload to the submitted LRB application ending in online reference -003.

Please let me know if you require anything else.

Many thanks

Robin Ghosh

-----Original Message-----

From: buildingstandards_planning@eastrenfrewshire.gov.uk <buildingstandards_planning@eastrenfrewshire.gov.uk>

Sent: Wednesday, August 21, 2024 3:42 PM

To: Gareth Bryden-Reid <Gareth@edesignarchitecture.co.uk>

Subject: Post Submission of Additional Documents - Failure

Please find attached a letter for your recent submission



ADDITIONAL PLANNING SUPPORTING INFORMATION PACKAGE

PROPERTY DETAILS: TREESIDE COTTAGE AYR ROAD GLASGOW

PLANNING REFERENCE: 2024/0077/TP

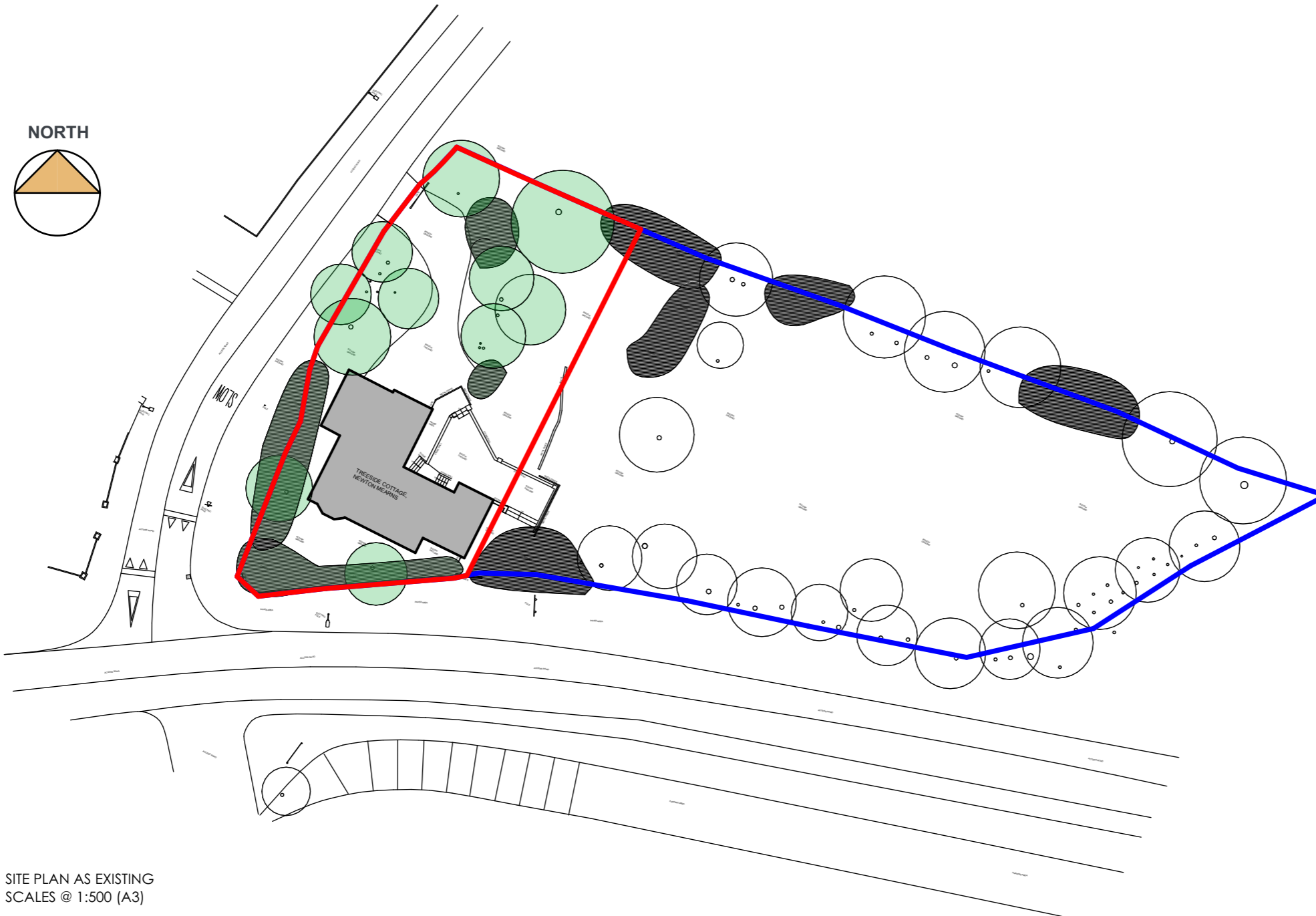
This additional supporting statement accompanying the application for planning permission provides further justification behind the design rationale to create a design solution that allows Treeside Cottage to be retained whilst creating an enlarged, practical, modern, sustainable and more useable family living space.

Discussions with East Renfrewshire Planning Section has resulted in a review of the design parameters specifically surrounding the relationship with the proposed extension with the existing house. A brief summary has been noted below and reflected within the amended drawing package.

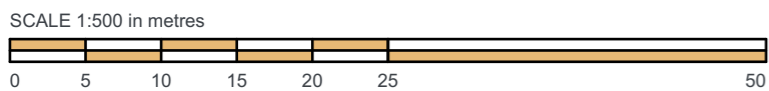
- The retention of Treeside Cottage is a fundamental priority within this development. Although the architectural qualities of Treeside Cottage may well be considered to be limited (especially with the existing 2 storey rear extension), the fact that it provides a visual reflection / timeline of a historic traditional simple home is worth remembering within the modern, surrounding, urban built environment. This retention and reuse of Treeside Cottage falls in line with the general sustainable spirit and policy guidance set out by the Scottish Government within the NP4 document.
- The original design concept was to ensure that from Ayr Road Treeside Cottage remained traditional in appearance and it is not until moving to the rear elevation that the more contemporary design theme reveals itself. Due to mature natural screening the side elevations will not be visible allowing the front and rear elevations to be independently viewed. The specific context of the site has enabled this design concept to be considered.
- A review of the design has now significantly reduced the massing of the proposed extension to the rear elevation specifically on the basement level with the removal of the lower-level accommodation. The removal of the basement living space reduces the accommodation footprint by circa 60msq. A covered car port forming part of the supporting structure still provides an open garage space with an external door and staircase leading to the ground floor accommodation space.
- The design review moved to focus on the upper-level roof extension on the first floor. This is required on a practical level to provide headroom from the staircase to access a further bedroom on the upper level. This additional bedroom was introduced as the existing upper accommodation of the cottage has limited headroom due to narrow and sloping roof space. Therefore, the reduction in the first-floor levels and alterations to the structural design have enabled the upper-level extension to be reduced in mass and become more subservient to the rear existing roof plane.

We trust that this additional design review rationale outlines the background to the design theory and concept behind the retention of Treeside Cottage along with the more recent design review and subsequent amendments whilst retaining the importance within the proposed extension to enable this family home to be able to accommodate modern sustainable living requirements.

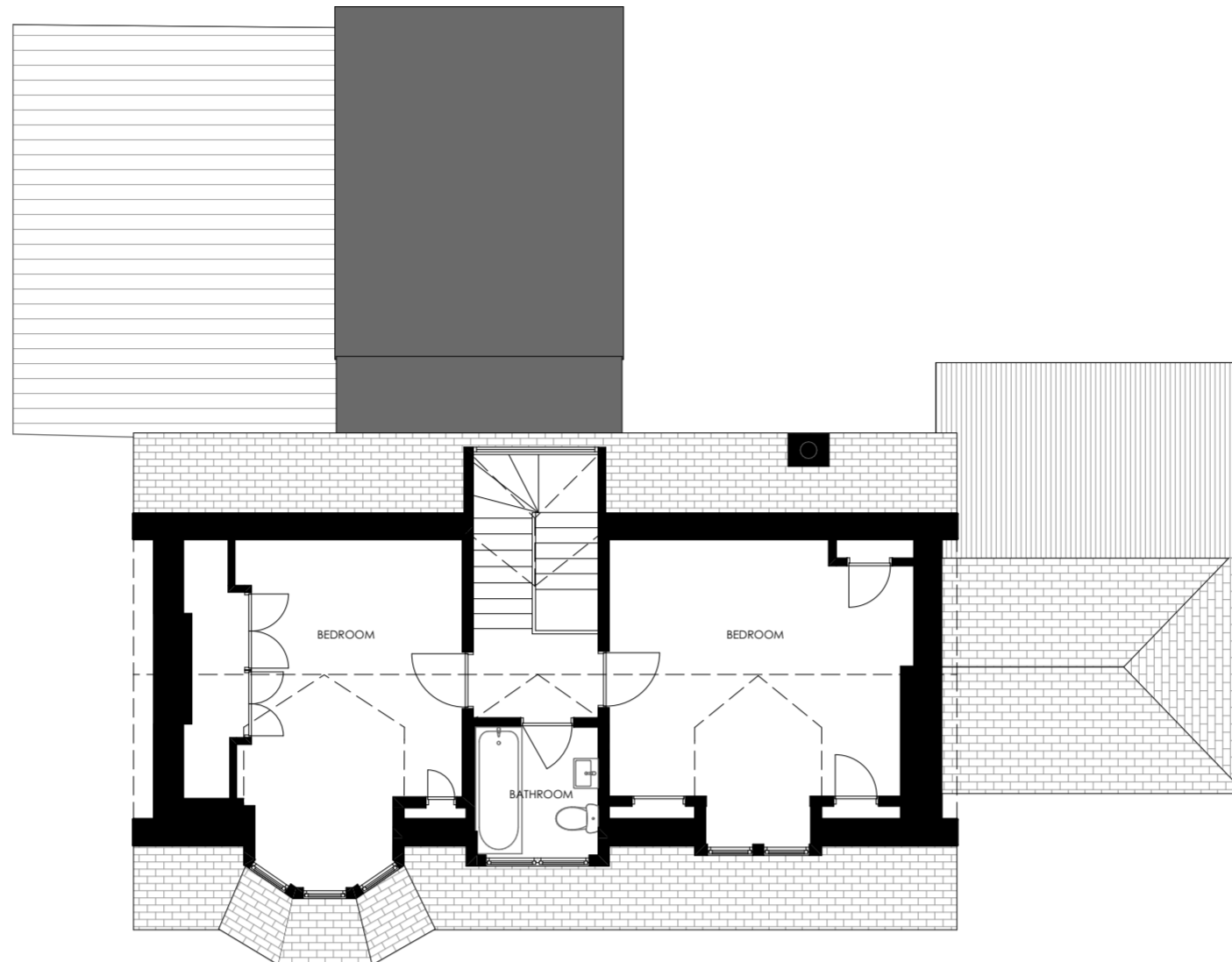
PLANS/DRAWINGS



SITE PLAN AS EXISTING
 SCALES @ 1:500 (A3)



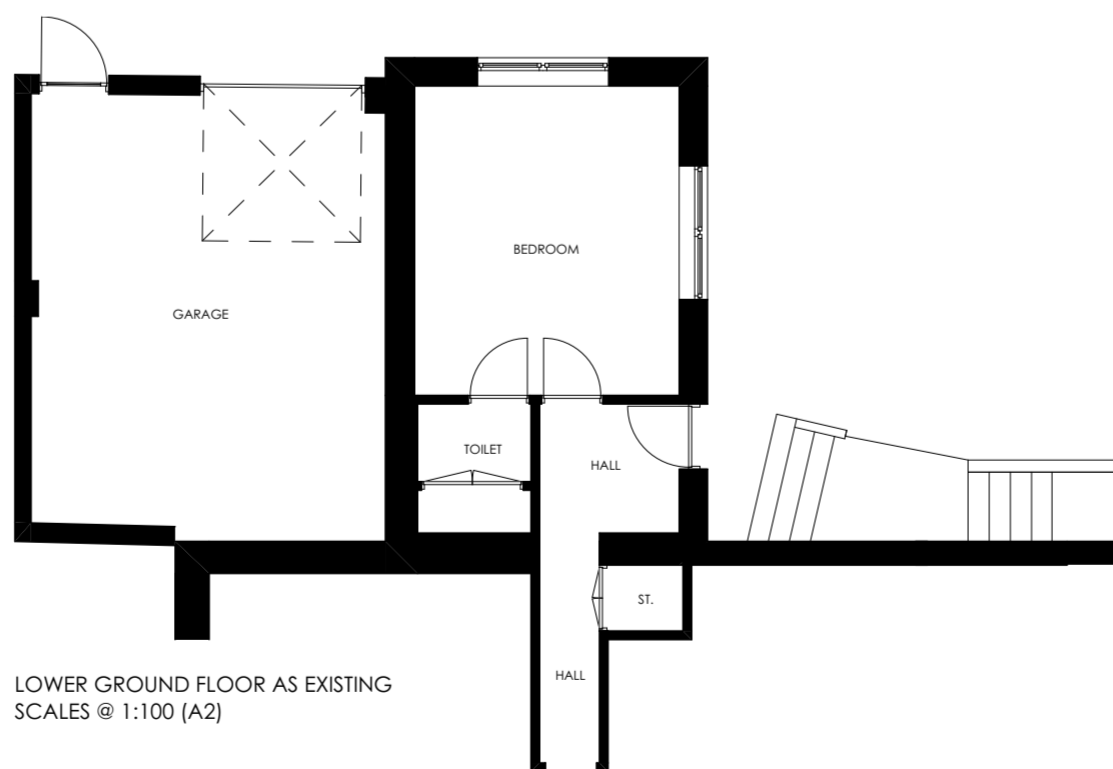
Rev	Description	Date
Status PLANNING		
Project 2315		
Client -		
Site TREESIDE COTTAGE, AYR ROAD NEWTON MEARNS, G77 6RT		
Drawing Title SITE PLAN AS EXISTING		
Drawing No. PLA002		Revision -
Scale AS @ A3	Drawn CI	Date FEB 2024
64 WELLINGTON CHAMBERS, AYR, KA7 1 E H		
T : 0 1 2 9 2 2 6 3 7 9 9		
E : ENQUIRY@EDESIGNARCHITECTURE.COM		
W : WWW.EDESIGNARCHITECTURE.CO.UK		



FIRST FLOOR AS EXISTING
 SCALES @ 1:100 (A2)



GROUND FLOOR AS EXISTING
 SCALES @ 1:100 (A2)



LOWER GROUND FLOOR AS EXISTING
 SCALES @ 1:100 (A2)

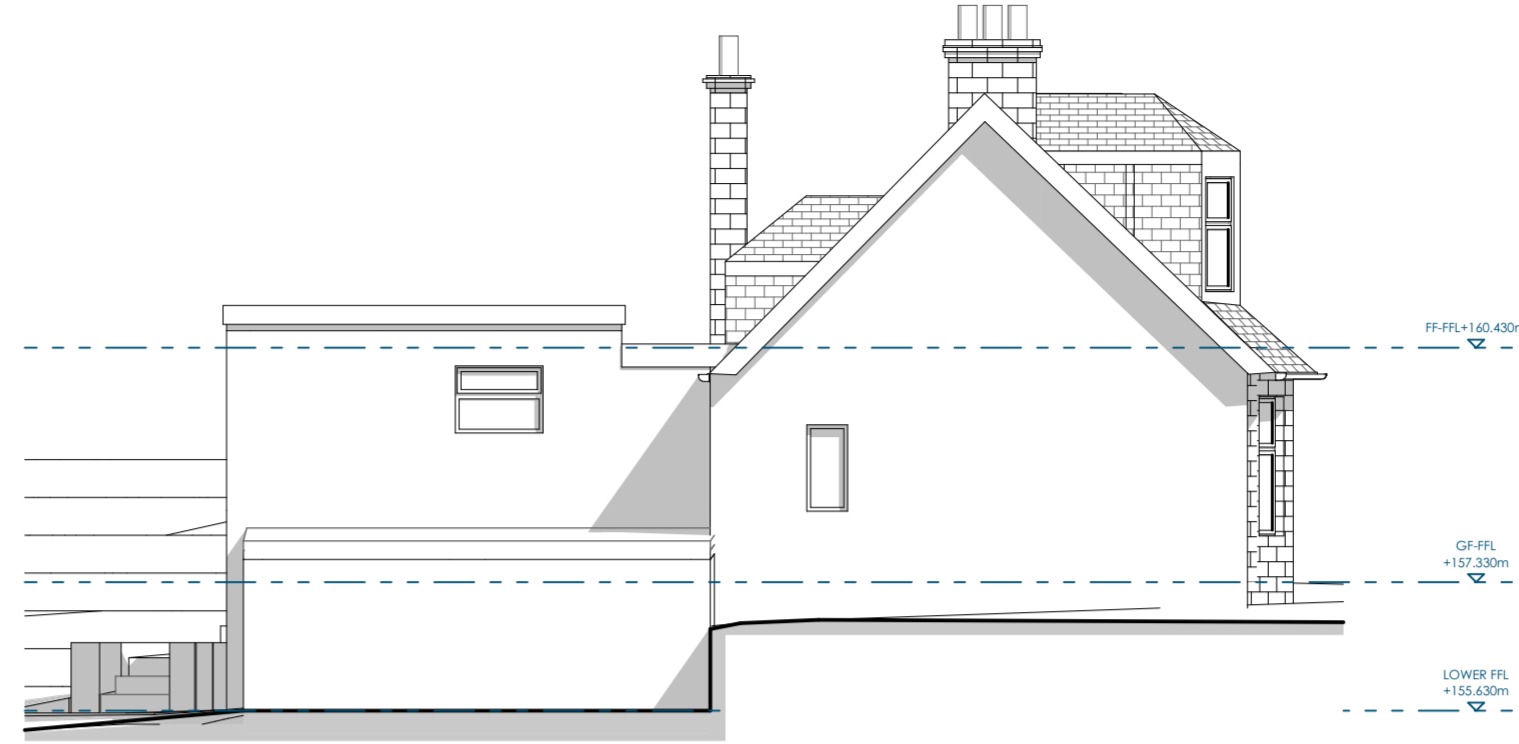
Rev	Description	Date



Status		
PLANNING		
Project		
2315		
Client		
-		
Site		
TREESIDE COTTAGE, AYR ROAD NEWTON MEARN, G77 6RT		
Drawing Title		
FLOOR PLANS AS EXISTING		
Drawing No.	Revision	
PLA004		
Scale	Drawn	Date
AS @ A2	CI	FEB 2024
64 WELLINGTON CHAMBERS, AYR, KA7		
1 E		
T : 0 1 2 9 2 2 6 3 7 9 9		
E : ENQUIRY@EDESIGNARCHITECTURE.COM		
W : WWW.EDESIGNARCHITECTURE.CO.UK		



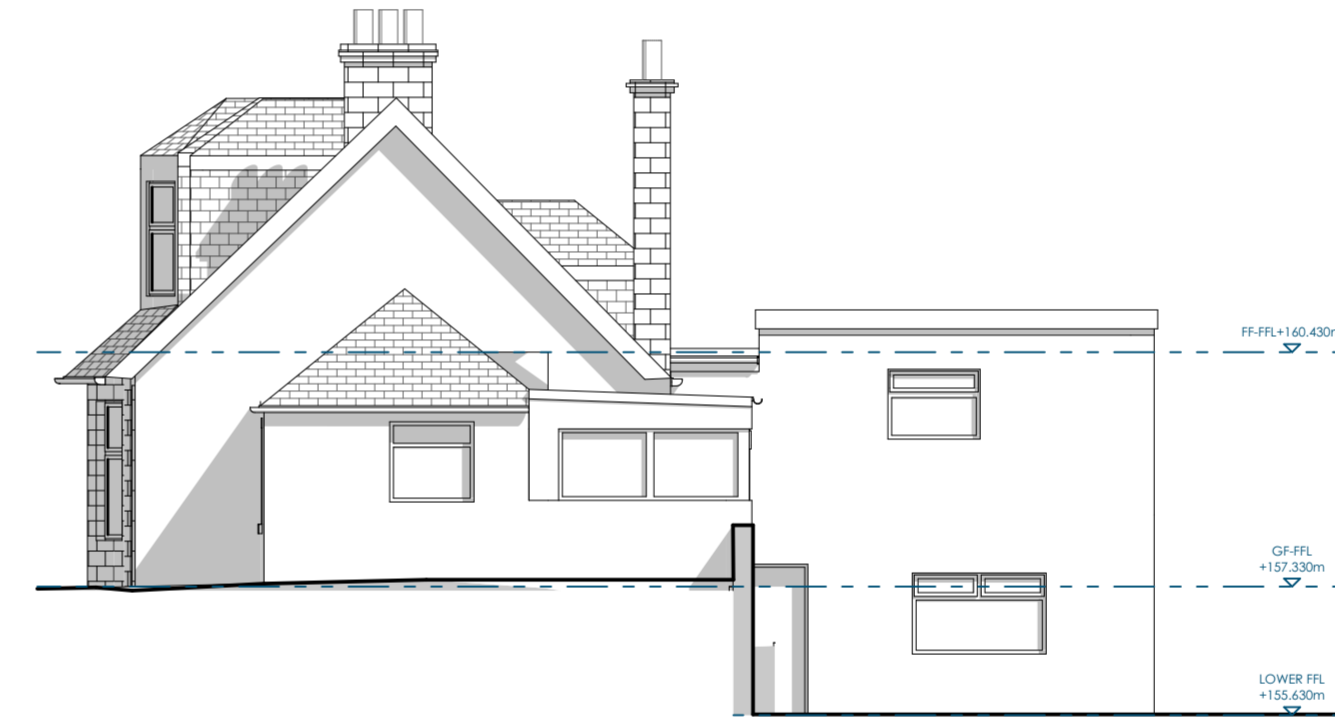
EXISTING FRONT ELEVATION
SCALES @ 1:100 (A2)



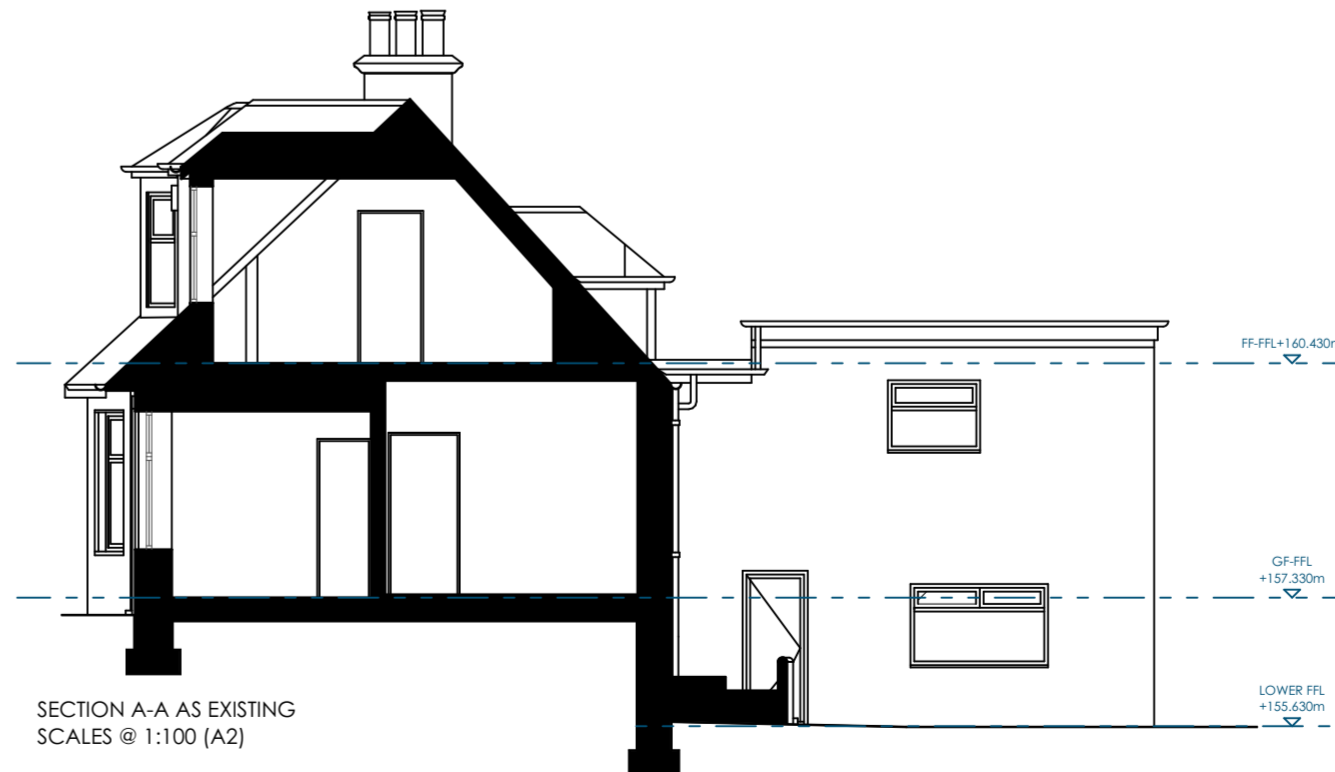
EXISTING WEST ELEVATION
SCALES @ 1:100 (A2)



EXISTING REAR ELEVATION
SCALES @ 1:100 (A2)



EXISTING EAST ELEVATION
SCALES @ 1:100 (A2)



SECTION A-A AS EXISTING
SCALES @ 1:100 (A2)

Rev	Description	Date



Status	PLANNING
Project	2315
Client	-
Site	TREESIDE COTTAGE, AYR ROAD NEWTON MEARN, G77 6RT
Drawing Title	ELEVATIONS & SECTION AS EXISTING
Drawing No.	PLA005
Scale	AS @ A2
Drawn	CI
Date	FEB 2024

64 WELLINGTON CHAMBERS, AYR, KA7 1JE
 T : 01292 263799
 E : ENQUIRY@EDESIGNARCHITECTURE.COM
 W : WWW.EDESIGNARCHITECTURE.CO.UK

**OVERVIEW OF PROPOSALS AND
DESIGN RATIONALE**

PROPOSED ALTERATIONS AND EXTENSION TO:

**TREESIDE COTTAGE
AYR ROAD
NEWTON MEARNES
G77 6RT**

This document has been prepared in support of the above proposals and seeks to illustrate the design rationale behind the submitted drawing package.

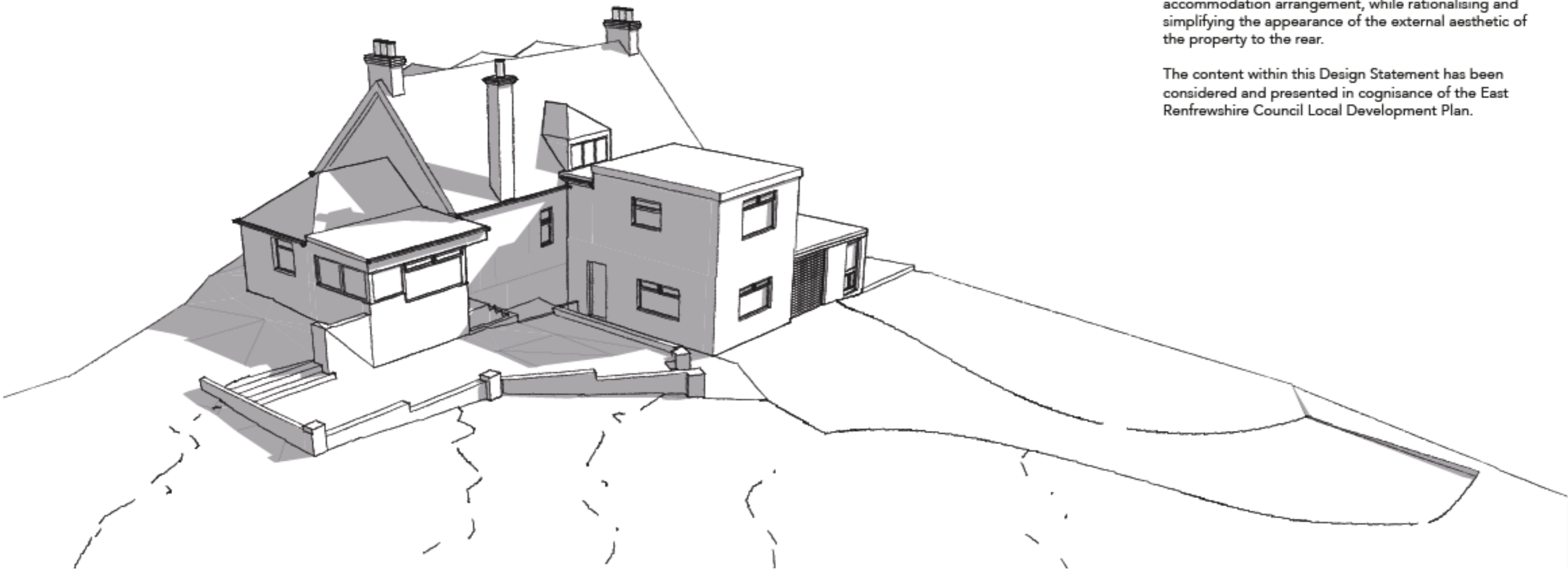


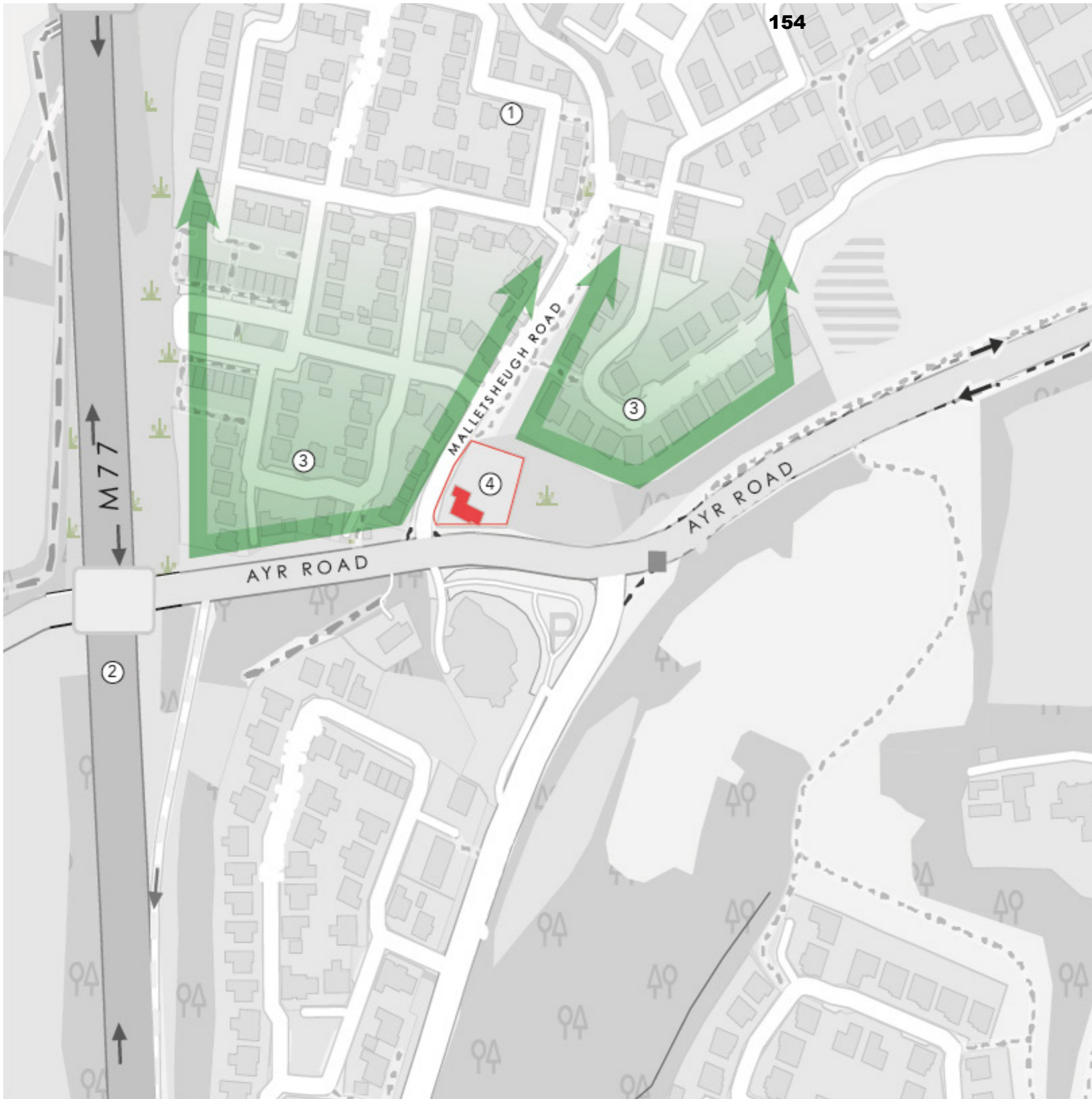
THE PURPOSE OF THIS DOCUMENT

The following design and access statement has been submitted with the Planning Proposals as a supporting document presents in detail an appraisal of the existing site and design rationale behind the proposals to extend the existing property at Treeside Cottage in Newton Mearns.

The document outlines the aspiration to responsibly increase the overall footprint and massing of the current dwelling. As such, the design has been developed to significantly improve the internal flow and accommodation arrangement, while rationalising and simplifying the appearance of the external aesthetic of the property to the rear.

The content within this Design Statement has been considered and presented in cognisance of the East Renfrewshire Council Local Development Plan.





EXISTING SITE:

SITE LOCATION WITHIN THE SURROUNDING AREA CONTEXT:

The application site is located in Newton Mearns, towards the South boundary of the settlement and the nearby M77.

The perimeter setting of the application site enjoys various aspects of views to the surrounding countryside and neighbouring modern housing developments.

ACCESS TO THE SITE:

The application site is located at the junction between Malletsheugh Road and Ayr road and is accessed via a private driveway directly off of Malletsheugh Road.

SPECIFIC SITE LOCATION:

E: 252533 N: 655020

Postcode: G77 6RT

◀ CONTEXT MAP (NTS):

- ① Settlement of Newton Mearns
- ② M77 to Glasgow (N)/ Ayr (S)
- ③ Surrounding modern housing developments
- ④ Application site outlined in red



1



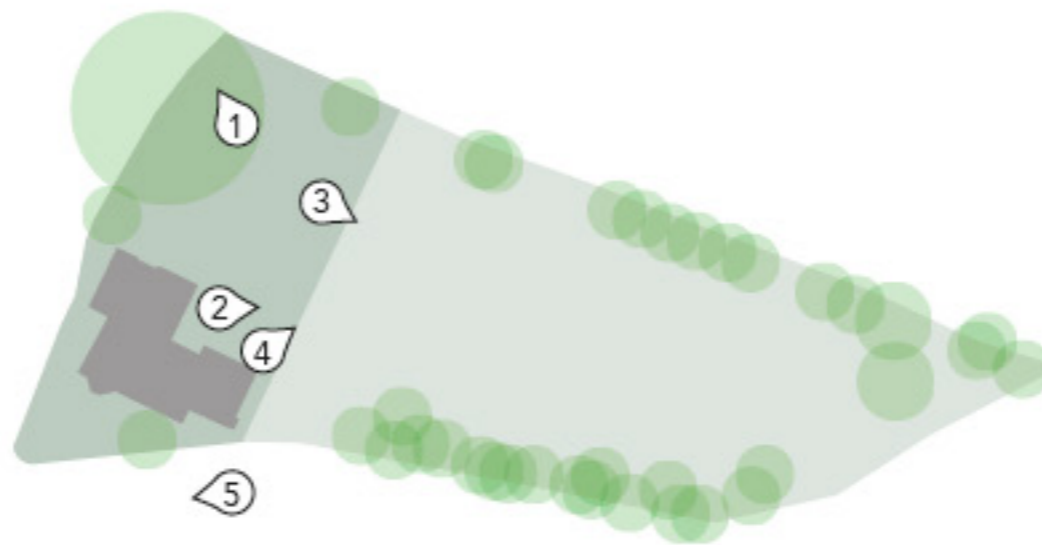
2



3



4



SURROUNDING SITE AND LANDSCAPING

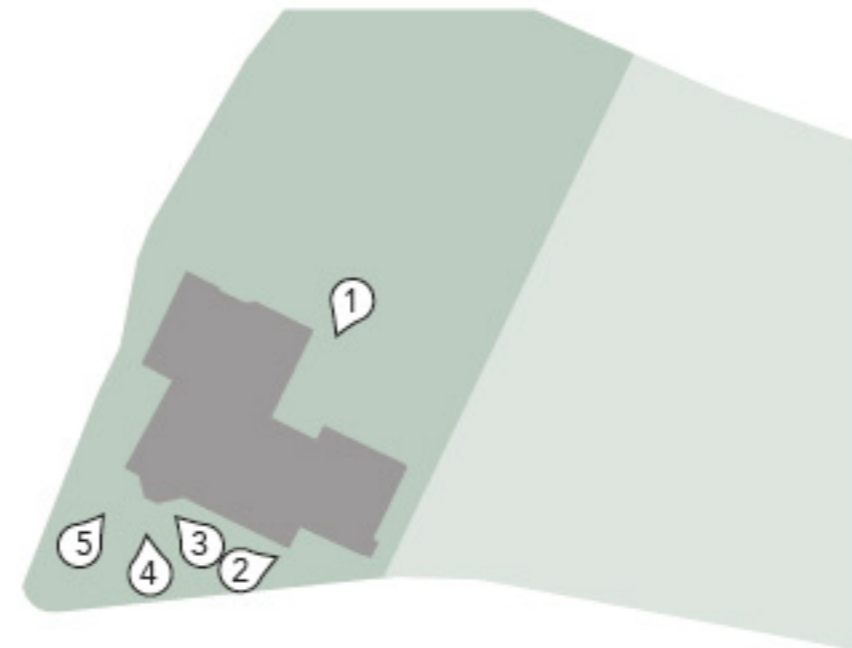
Treeside Cottage is situated and screened within a generously spacious plot with landscaped, undulating gardens and established trees and foliage.

The majority of the perimeter the large, mature garden is lined in with large ever-green trees and shrubs which provide excellent natural screening to the rear of The property.

◀ **EXISTING SITE IMAGES:**

The adjacent photos illustrate the current site access, boundaries and have been taken are indicated on the neighbouring diagram as follows:

- ① View to Malletsheugh Road from existing driveway.
- ② Views of existing rear garden of property, showing large mature trees and shrubs around the application site boundary
- ③
- ④
- ⑤ View of existing property from Ayr Road showing the existing property with a frontage of traditional vernacular and limited space to the front curtilage of the property.. Modern housing development in the distance.



EXISTING PROPERTY

The existing property is located towards the southern boundary of the settlement of the application site. The dwelling is an early 20th century, 3 storey detached villa set over 3 storeys, Lower Ground Floor, Ground Floor and First Floor, with the appearance of a traditional storey-and-a-half massing to the front elevation.

EXISTING PROPERTY IMAGES:

The adjacent photographs document external views of the dwelling in its current form, much of which is tired in appearance and in need of maintenance/refurbishment:

① View of rear of property showing original building in background with circa 1980s flat roof two storey extension. The external condition of the extension is poor and its current intervention offers little in regard to architectural design value and response to its surrounding environment.

② South-west corner of existing dwelling showing further intervention towards the rear. Existing blonde sandstone walls showing growth of unwanted moss, discolouration etc.

③ These photographs document the traditional frontage of the property, visible from Ayr Road. The front elevation is familiar to traditional rural Scottish architectural form, comprising of existing dormer windows to front elevation showing original bay window style dormer on the left and further intervention of two newer hipped roof dormer windows to allow increased head room at the First floor level.

④ The front curtilage of the property is overgrown and the appearance of the building itself is tired and in need of refurbishment.

RELATIONSHIP BETWEEN THE EXISTING PROPERTY AND THE SURROUNDING SITE

The dwelling in its existing form sits neatly in the south-west corner of the site at the junction between Malletsheugh Road and Ayr Road. As can be seen in the adjacent diagram, the existing footprint of the house sits comfortably within the extensive plot (circa 900sqm) and will comfortably accommodate an increase in size of the existing dwelling, particularly towards the rear of the property and therefore has been assessed as the not appropriate siting to extend.

INCREASING THE FOOTPRINT WITHIN THE EXISTING SITE AND EMBRACING SUSTAINABILITY:

It is proposed to alter and extend the dwelling by means of a substantial remodelling and extension of the rear of the building across all floor levels.

The purpose of the proposals in principal seeks to dramatically improve and modernise the flow and scale of the dwelling's internal spaces to offer accommodation more sympathetic to modern living whilst increasing the sustainability of the Existing house with the addition of ground source heat pump and vertical bore hole, solar PV power and a rainwater harvesting system.

Externally, the proposals seek a contemporary aesthetic to complement and differentiate b from the traditional existing massing and materiality.

PROPOSED ALTERATIONS AND SITE AREA

The design brief was always to emphasise the contrast between the traditional front elevation and a contemporary aesthetic to the rear. As such, the proposals will focus almost entirely on extending and altering the rear of the existing property, with minimal impact to the established, traditional storey-and-a-half facade to the front. Particular focus has been given to 'hiding' the rear extension proposals from the front and is discussed in greater detail later in this document.

The area highlighted in pink shows the proposed area of increased footprint of the house and the marginal impact it will have on the overall application site area.

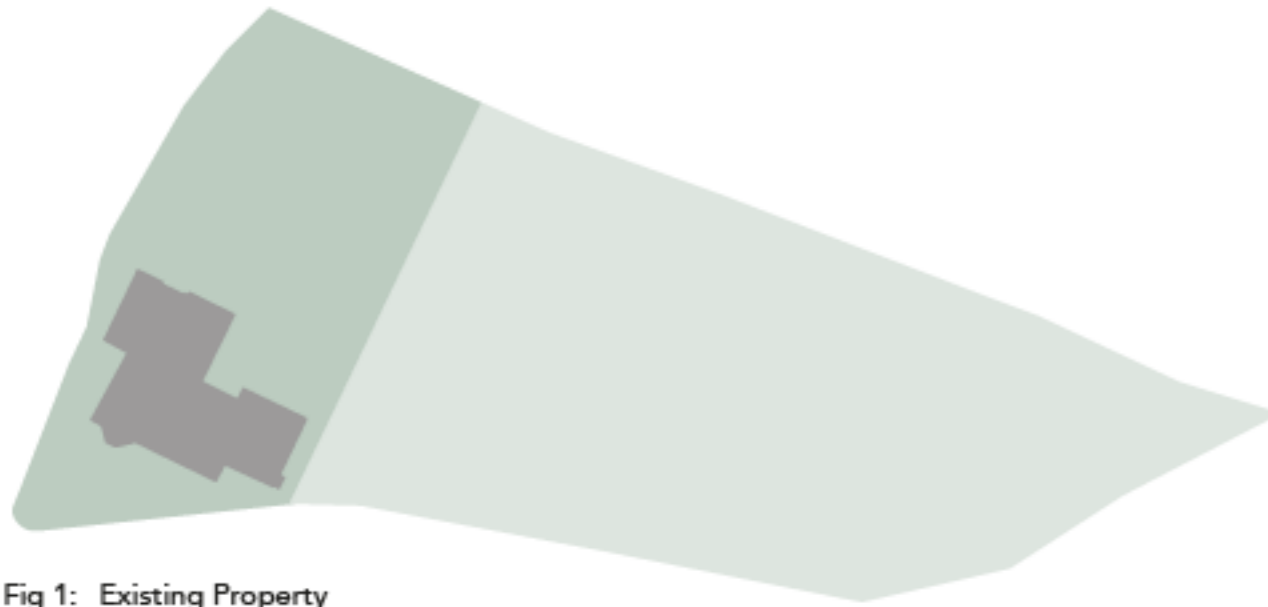


Fig 1: Existing Property

- Indicates footprint of existing dwelling
- Indicates application site
- Indicates additional land within client ownership

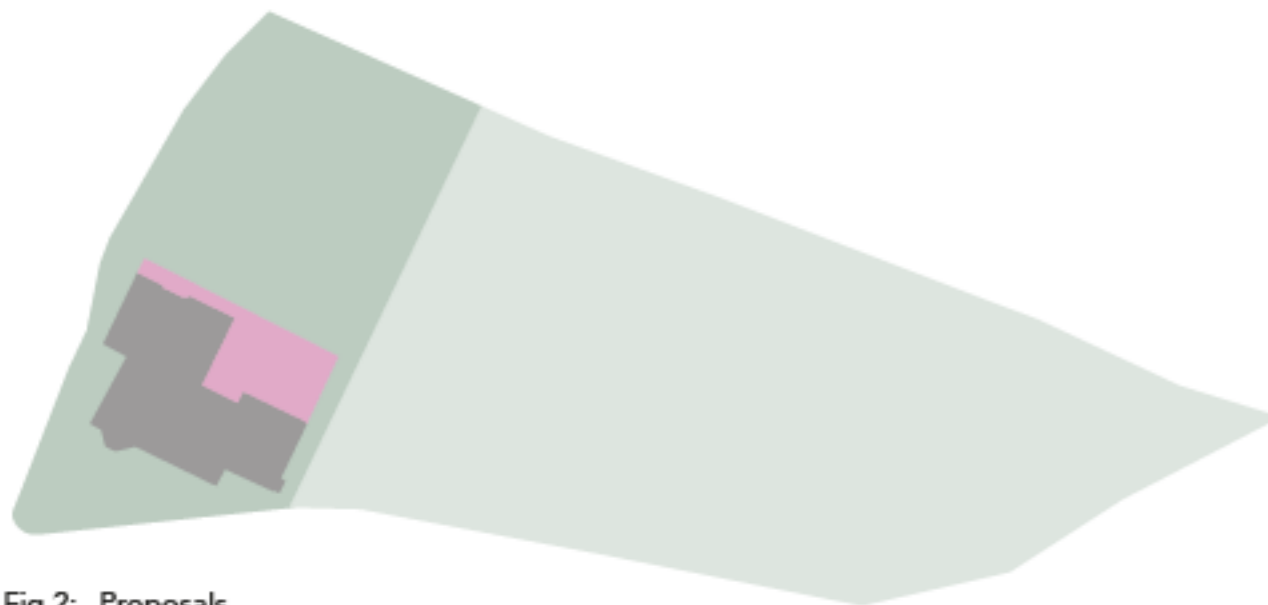


Fig 2: Proposals

- Indicates additional land within client ownership

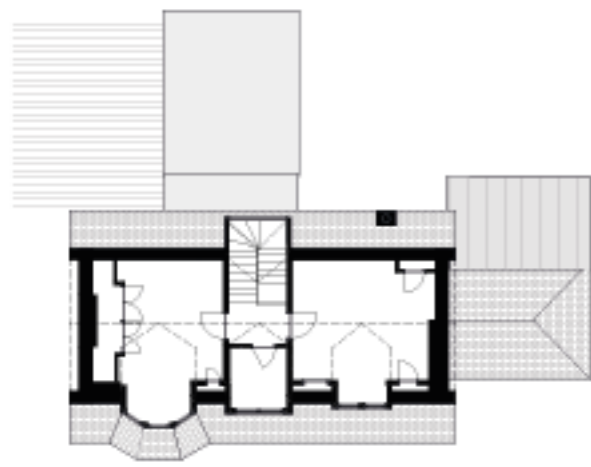


Fig 1: Plans as Existing

On detailed appraisal, it is apparent that the existing layout arrangement of the property is dated both from an aesthetic and practical perspective and is requires significant modernisation.

The existing layout flow results in a series of historic reactive intervention with little consideration towards functional layout and connecting with the surrounding external environment.

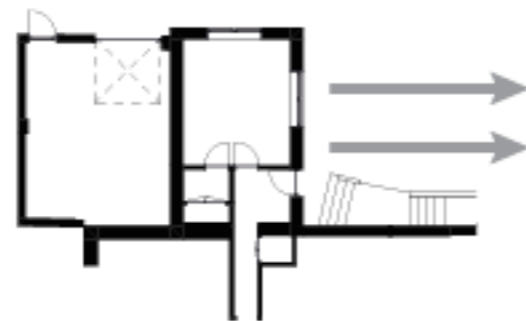
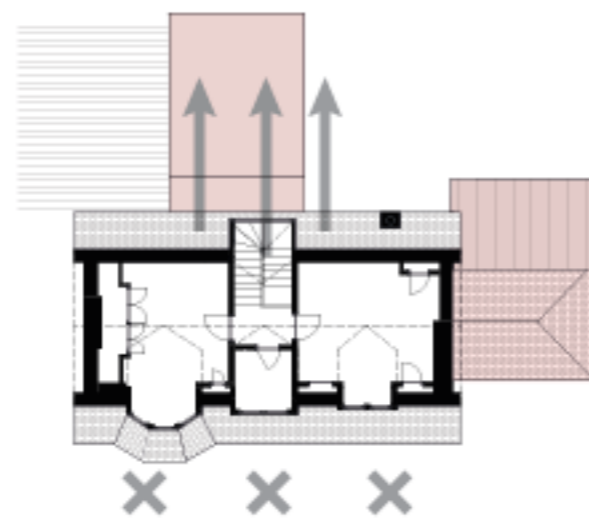


Fig 2: Dingtakings and Alterations to the Existing Property

The diagram above highlights the areas of the building which are to be removed. These areas currently obscure views towards the rear garden, which could be significantly improved upon.

The grey arrows indicate the areas of the existing building which are suitable to extend.

The grey crosses indicate the front elevation of the dwelling which is to be maintained with as little visual impact from Ayr Road as possible.

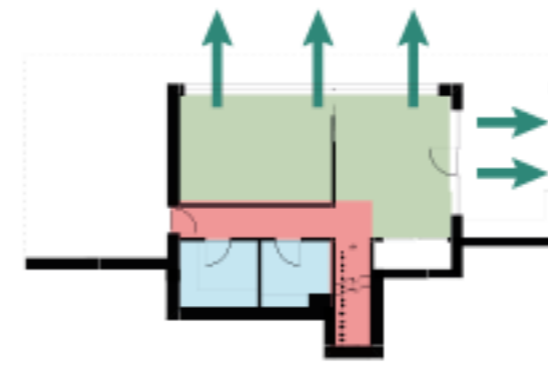
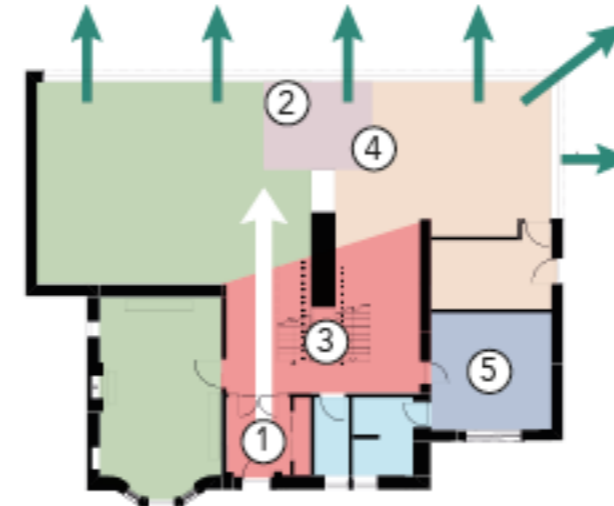
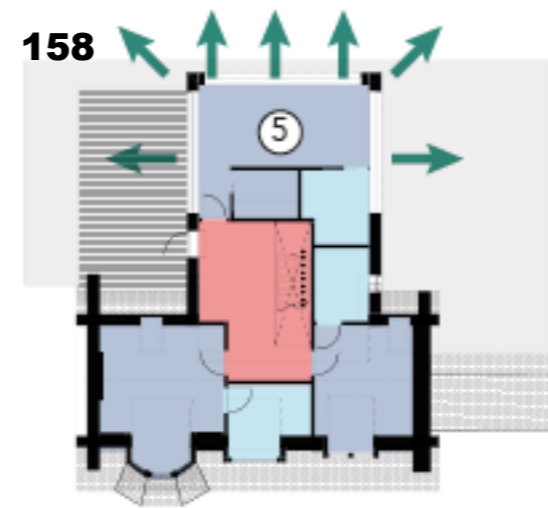


Fig 3: Proposed Concept

The plan above shows an overview of the benefits of extending and altering the existing dwelling.

The concept of the extended property offers constant connectivity to outside and is designed in a social and contemporary, open plan manner.

All apartments have been designed around feature circulation space which extends throughout floors, tying them together vertical and allowing direct access to all areas and apartments of the extended property.

IMPROVING INTERNAL FLOW

The diagrams adjacent illustrate areas of the dwelling which have been altered to offer a contemporary solution to existing accommodation sizing and to the overall flow of the floor plans.

The proposed design seeks to respect the traditional feel of the original house layout whilst introducing open plan, contemporary living towards the rear, opening the internal spaces out to the surrounding garden landscaping and foliage.

The proposed improvements and intervention to the existing dwelling are highlighted in Figures 1 - 3, adjacent and as noted below:

- ① Entrance reconfigured to encourage open views and ingress of natural light directly through the feature staircase and connecting through large format glazing to the exterior landscaping and foliage.
- ② Dark green arrows represents visual connection from the internal to the external space
- ③ Feature circulation space
- ④ Open plan living layout
- ⑤ Additional bedroom accommodation

DISTRIBUTION OF ACCOMMODATION:

The coloured areas in Figure 3 represent the accommodation provision as indicated below:

- Circulation
- Living accommodation
- Bedroom accommodation
- Kitchen/ Utility accommodation
- Sanitary accommodation

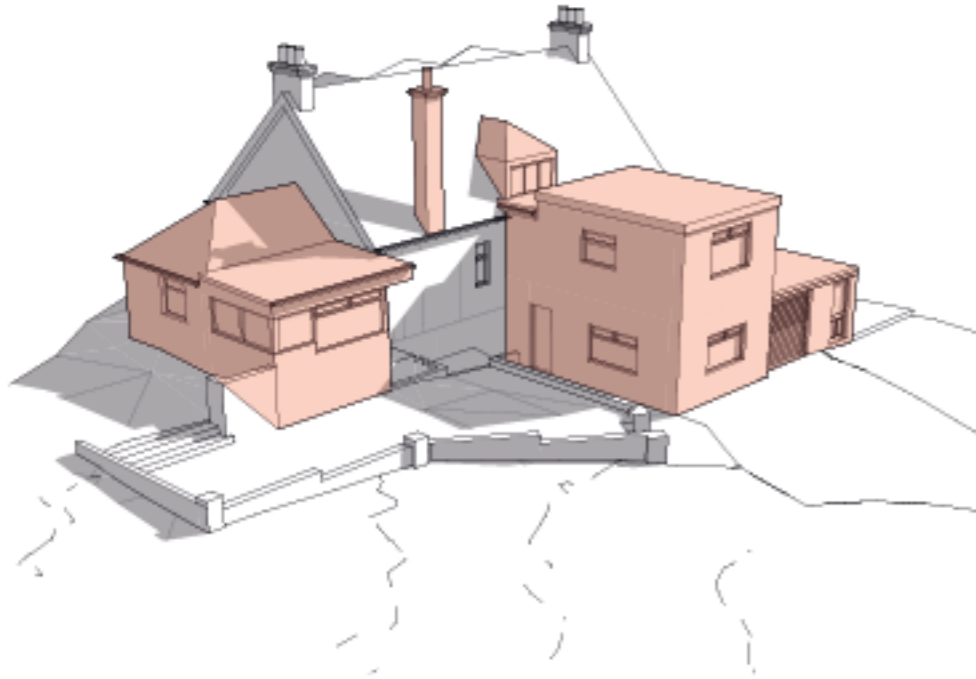


Figure 1:
EXISTING DWELLING MASSING AND
PROPOSED DOWNTAKINGS TO REAR

The above diagram highlights area of the house which the proposals seek to demolish from the current property to make way for the proposed extension.

The downtakings highlighted in pink make up a large proportion of the rear appearance and span across three floors:

Lower Ground Floor
Ground Floor
First floor

Proposed removal from the existing rear elevation not only unlocks potential for a more aesthetically pleasing design solution externally, but also to modernise the flow of the internal layout.

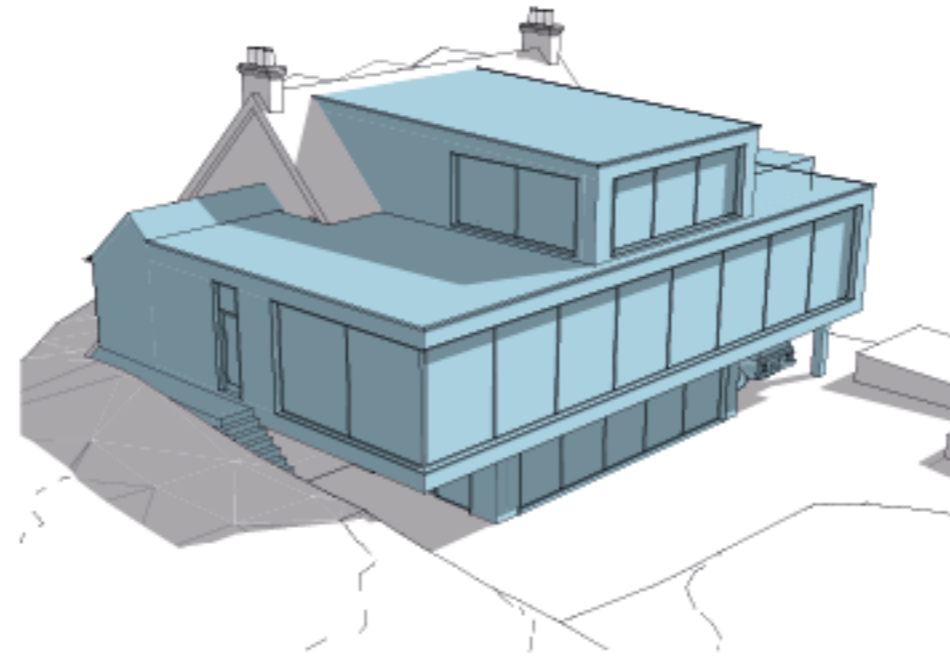


Figure 2:
PROPOSED DWELLING MASSING
SHOWING EXTENSION TO REAR

The above areas highlighted in blue highlight the massing of the proposals in comparison to that in the existing of Figure 1.

The proposals seek to transform the rear appearance of the of the property from an existing series of functional interventions with various historic unsightly solutions and aesthetic to a coherent, considered solution representing a singular contemporary aesthetic.

The proposed extension massing has been designed to take it's lead from and maintain the floor levels of the existing property, extending vertically on the first floor at the rear only, to improve functionality and access.

Whilst the proposals seek to extend the property vertically to the rear, care has been taken to ensure that the ridge level of the dwelling remains principle in the massing hierarchy and despite it's increase in mass, the proposals to the rear maintain a subservient relationship with the original massing of the property.

SCALE AND MASSING: CONTEMPORARY INTERVENTION

PROPOSALS TO REAR

As highlighted earlier in this document, the proposed contemporary extension to the rear will mainly be screened from public view by the existing natural visual barrier of mature trees and foliage around the site boundary.

Notwithstanding this, care has been taken throughout the design process to respect the existing massing of the property whilst taking the opportunity to tie the rear elevation with a contrasting modern, simple form.

Figures 1 and 2 illustrate that despite an increase in the massing of the property, the proposals read as a single contemporary design and a massing still within an appropriate scale to the existing dwelling and the surrounding site.



Figure 1:
ELEVATION AS EXISTING
SHOWING FLOOR LEVELS

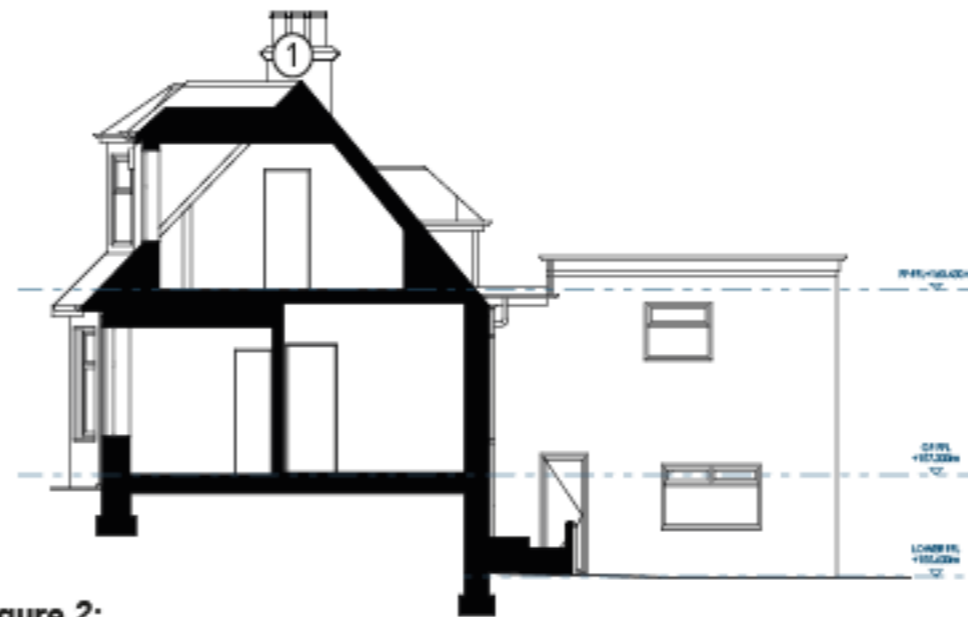


Figure 2:
SECTION THROUGH EXISTING
SHOWING FLOOR LEVELS

**SCALE AND MASSING:
MAINTAINING FRONTAGE CHARACTER AND
HIDING CONTEMPORARY INTERVENTION**

The adjacent diagrams illustrate the measures taken to ensure that the massing of the proposed extension remain subservient to the primary ridge line of the existing dwelling.

The proposals seek to extend down in to the ground to form additional space on the lower ground floor area. This allows each floor level to tie in to the existing whilst maintaining minimal visual impact on the proposed front elevation.



Figure 3:
ELEVATION AS PROPOSED
SHOWING FLOOR LEVELS

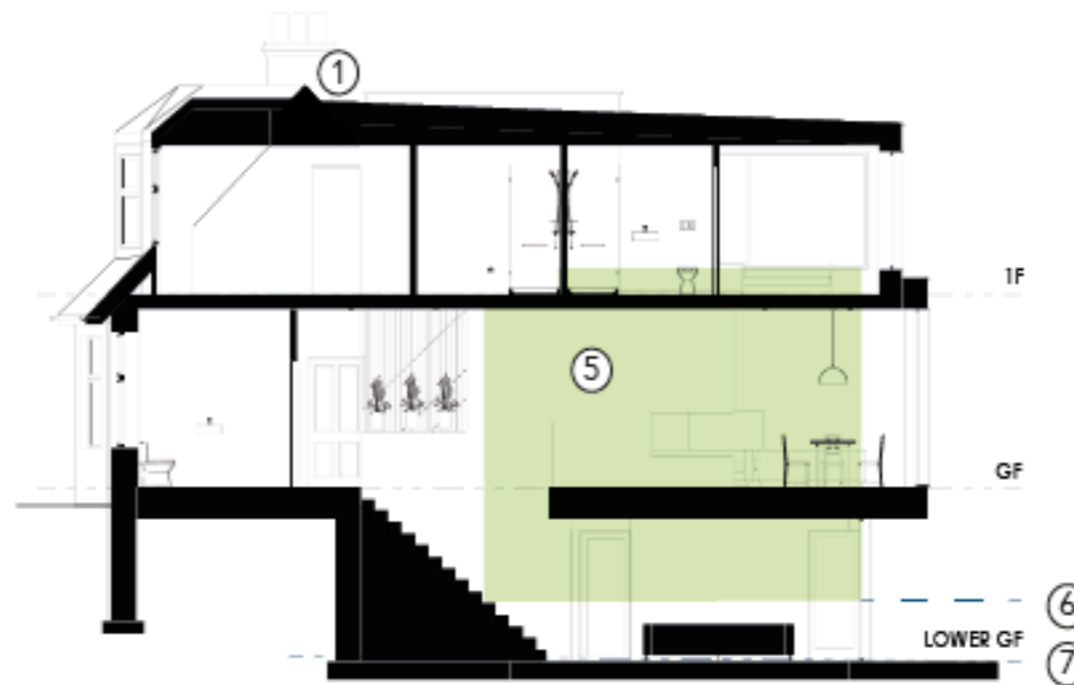
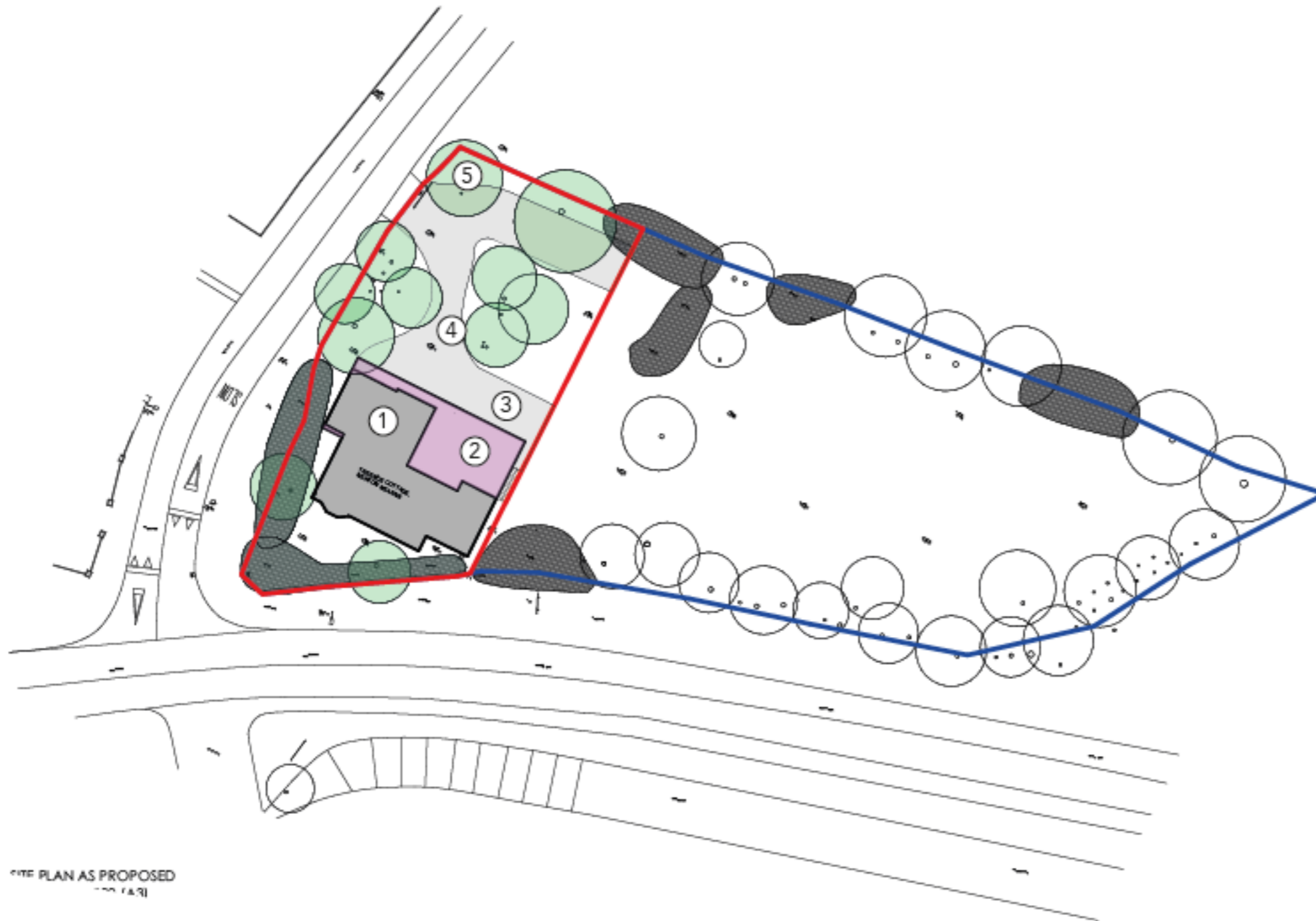


Figure 4:
SECTION PROPOSED EXISTING
SHOWING FLOOR LEVELS

- ① Principal ridge line to be maintained
- ② Pink hatch indicates proposals seen from the front elevations
- ③ Blue dotted line indicates massing of extension at rear
- ④ Arrows indicate proposed dropped lower ground floor level
- ⑤ Green Hatch indicates existing building massing to the rear of the dwelling
- ⑥ Existing lower ground floor level
- ⑦ Proposed lower ground floor level



CITE PLAN AS PROPOSED
12/1/2021

THE PROPOSALS

IMPROVING LANDSCAPING AND ACCESS

As well as improving the appearance and flow of the dwelling itself, it is proposed to also improve the aesthetic appearance of the landscaping and vehicular access within the application site. With an already well established tree line around the boundary, it was important during the design process to ensure that the natural privacy barrier between the plot and public view was maintained.

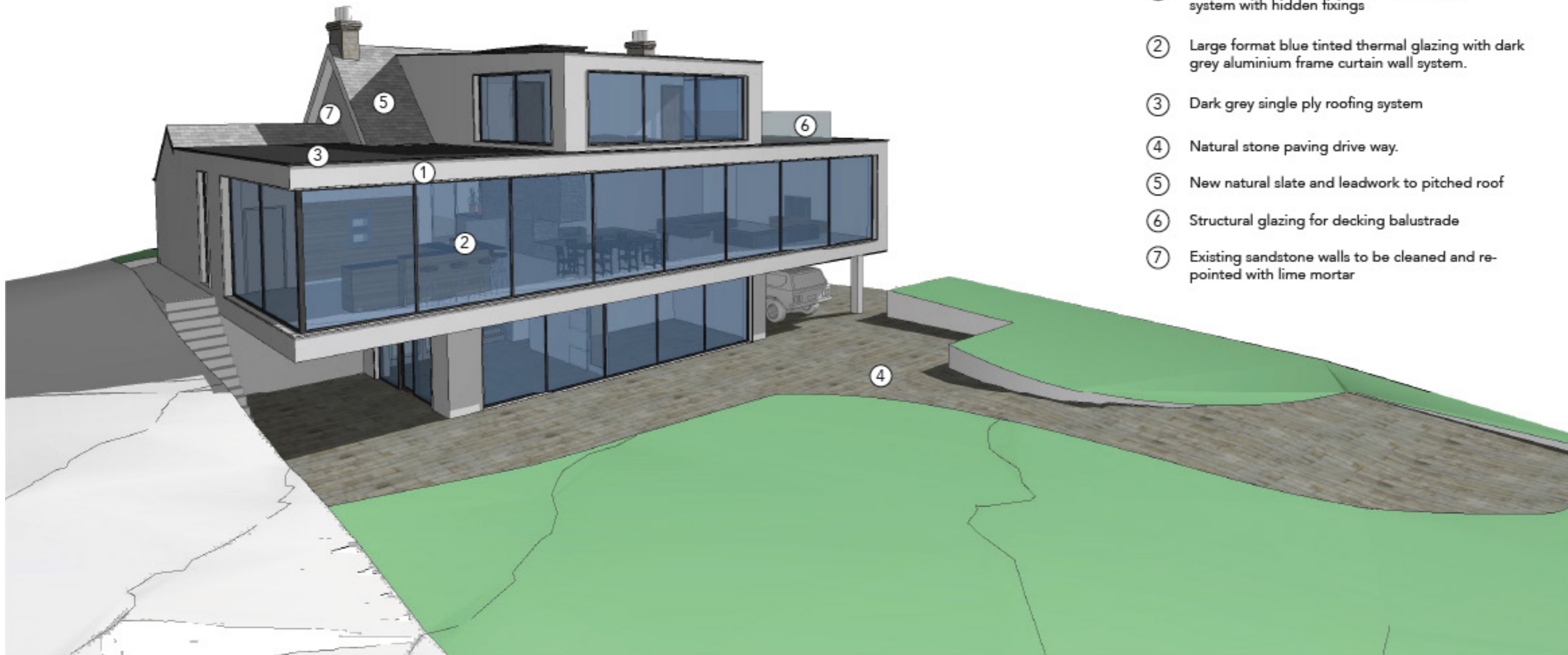
Adjacent is the site plan showing a summary of the proposed works:

- ① Footprint of existing dwelling shown in grey
- ② Footprint of proposed extension shown in purple
- ③ Proposed new patio area at lower ground floor level.
- ④ Existing drive way layout to be upgraded
- ⑤ All existing mature trees and foliage to be retained.

PROPOSED MATERIALS

The materiality of the proposed rear extension of the existing dwelling has been carefully considered and are proposed as indicated in the adjacent diagram and noted below:

- ① White powder coated aluminium cladding system with hidden fixings
- ② Large format blue tinted thermal glazing with dark grey aluminium frame curtain wall system.
- ③ Dark grey single ply roofing system
- ④ Natural stone paving drive way.
- ⑤ New natural slate and leadwork to pitched roof
- ⑥ Structural glazing for decking balustrade
- ⑦ Existing sandstone walls to be cleaned and re-pointed with lime mortar





Visualisation 01 of proposed internal space



Visualisation 02 of proposed internal space



Visualisation 03 of proposed internal space



Visualisation of rear extension and alterations.



Visualisation of Proposals from drive way

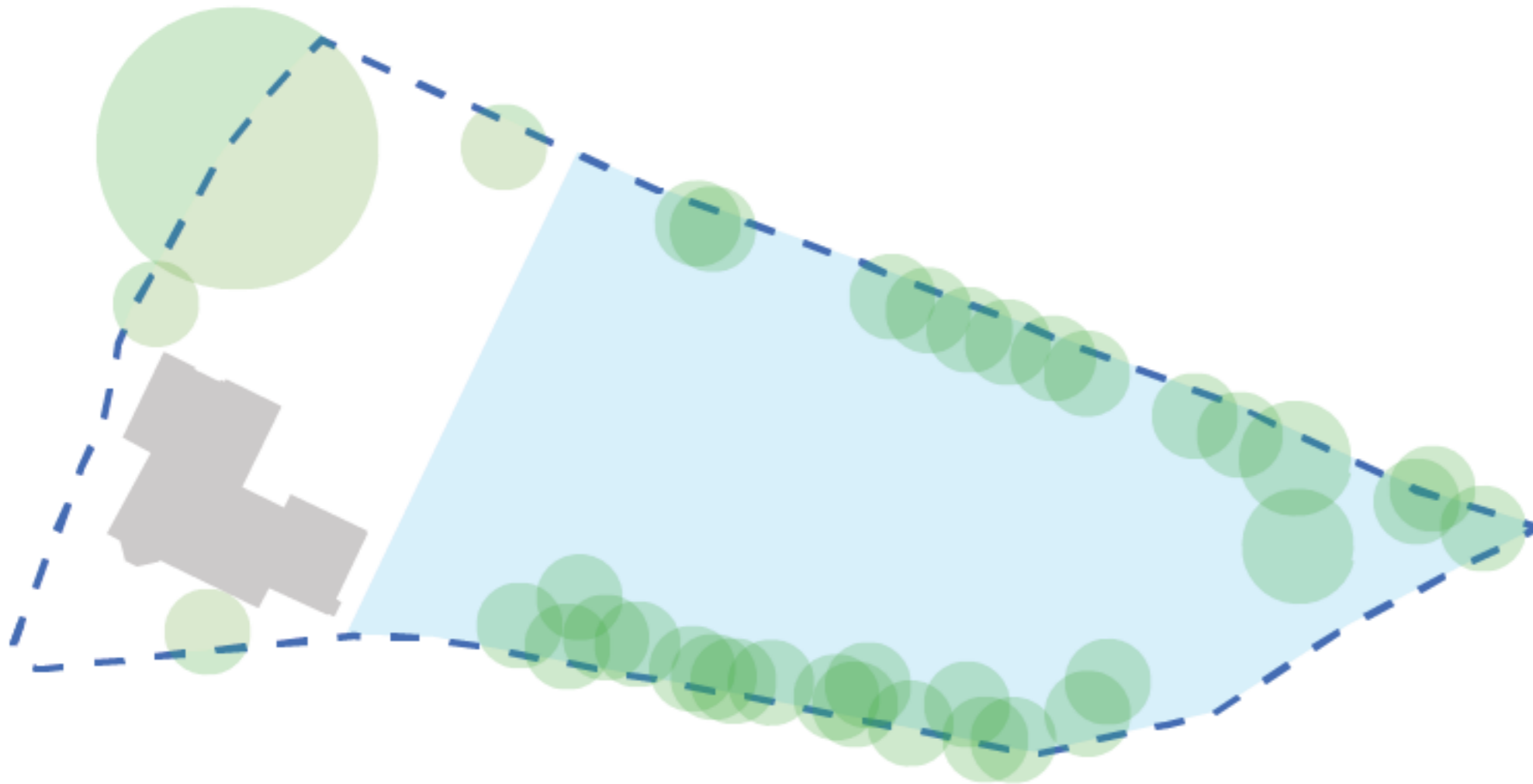


Figure 1:

Additional land currently owned by applicant indicated in light blue hatch.

**CONSIDERATION OF FUTURE PROPOSALS:
PLANNING COMMENT AND FUTURE
PLANNING APPLICATION**

The adjacent diagram indicates both the application site and land currently within ownership of the applicant.

The blue hatch indicates an area which the applicant would like to consider presenting as additional dwellings of a similar aesthetic.

It is proposed to apply for permission to erect a further 3 detached properties of a similar design aesthetic and will be part of an additional application for Planning in Principal.



Wellington Chambers
64 Fort St
Ayr
KA7 1EH

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