

**Business Operations and Partnerships Department**

**Director of Business Operations & Partnerships: Louise Pringle**

Council Headquarters, Eastwood Park, Giffnock, East Renfrewshire, G46 6UG

Phone: 0141 577 3000

website: [www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk)

Date: 26 September 2024

When calling please ask for: John Burke (Tel No. 0141 577 3026)

e-mail:- [john.burke@eastrenfrewshire.gov.uk](mailto:john.burke@eastrenfrewshire.gov.uk)

TO: Councillors B Cunningham (Chair), J McLean (Vice Chair), P Edlin, A Ireland, C Lunday, M Montague and A Morrison.

**LOCAL REVIEW BODY**

A meeting of the Local Review Body will be held in the Council Chamber, Council Headquarters, Eastwood Park, Giffnock on **Wednesday, 2 October 2024 at 2:30pm or immediately following Planning Applications Committee, whichever is the later.**

The agenda of business is as shown below.

**Louise Pringle**

L PRINGLE

DIRECTOR OF BUSINESS OPERATIONS & PARTNERSHIPS

**AGENDA**

1. Report apologies for absence.
2. Declarations of Interest.
3. Notice of Review – Review 2024/07 – Domestic Double Storey Rear Extension. (Ref No:-2024/0053/TP). Report by Director of Business Operations and Partnerships (copy attached, pages 3 – 66).
4. Notice of Review – Review 2024/08 – Downstairs Extension to Enable Single Level Living with Access to a Ramp and Fitting Out of a Wet Floor Shower Tray Adaptation. (Ref No:- 2024/0131/TP). Report by Director of Business Operations and Partnerships (copy attached, pages 67 – 112).
5. Notice of Review – Review 2024/09 – Proposed Two Storey Rear Extension and Associated Internal Alterations to Existing Dwellinghouse. (Ref No:- 2024/0077/TP). Report by Director of Business Operations and Partnerships (copy attached, pages 113 – 170).
6. Notice of Review – Review 2024/05 – Replacement of Rear Single Storey Extension with Combined Flat and Pitched Roof and Extended Rear Dormer at 68 Montgomery Street, Eaglesham, G76 0AU. (Ref No:- 2024/0059/TP). Report by Director of Business Operations and Partnerships (copy attached, pages 171 – 224).

**This document can be explained to you in other languages and can be provided in alternative formats such as large print and Braille. For further information, please contact Customer First on 0141 577 3001 or email [customerservices@eastrenfrewshire.gov.uk](mailto:customerservices@eastrenfrewshire.gov.uk)**

**A recording of the meeting will also be available following the meeting on the Council's YouTube Channel <https://www.youtube.com/user/eastrenfrewshire/videos>**

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](http://www.eastrenfrewshire.gov.uk).

**RECOMMENDATIONS**

17. The Local Review Body is asked to:-

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

Report Author: John Burke

Director – Louise Pringle, Director of Business Operations and Partnerships

John Burke, 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](mailto:planning@eastrenfrewshire.gov.uk)

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

Thank you for completing this application form:

ONLINE REFERENCE 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? <span style="float: right; border: 1px solid black; padding: 2px 10px;">2</span></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)? * <span style="float: right; border: 1px solid black; padding: 2px 10px;">4</span></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](mailto: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 8<sup>th</sup> 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.**

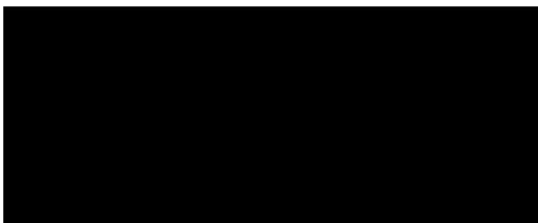
**at: 6 Paidmyre Crescent Newton Mearns East Renfrewshire G77 5AG**

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](http://www.eplanning.scotland.gov.uk). Please note that beyond the content of the appeal or review forms, **you cannot normally raise new matters** in support of an appeal or review, unless you can demonstrate that the matter could not have been raised before, or that its not being raised before is a consequence of exceptional circumstances. Following submission of the notice, you will receive an acknowledgement letter informing you of the date of the Local Review Body meeting or whether further information is required.

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

### **CONTACT DETAILS**

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

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

## NOTICE OF REVIEW



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

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

Thank you for completing this application form:

ONLINE REFERENCE 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 MEARNS,  
EAST RENFREWSHIRE, G77 5AG (LPA  
REFERENCE 2024/0053/TP)**

**GROUNDNS 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

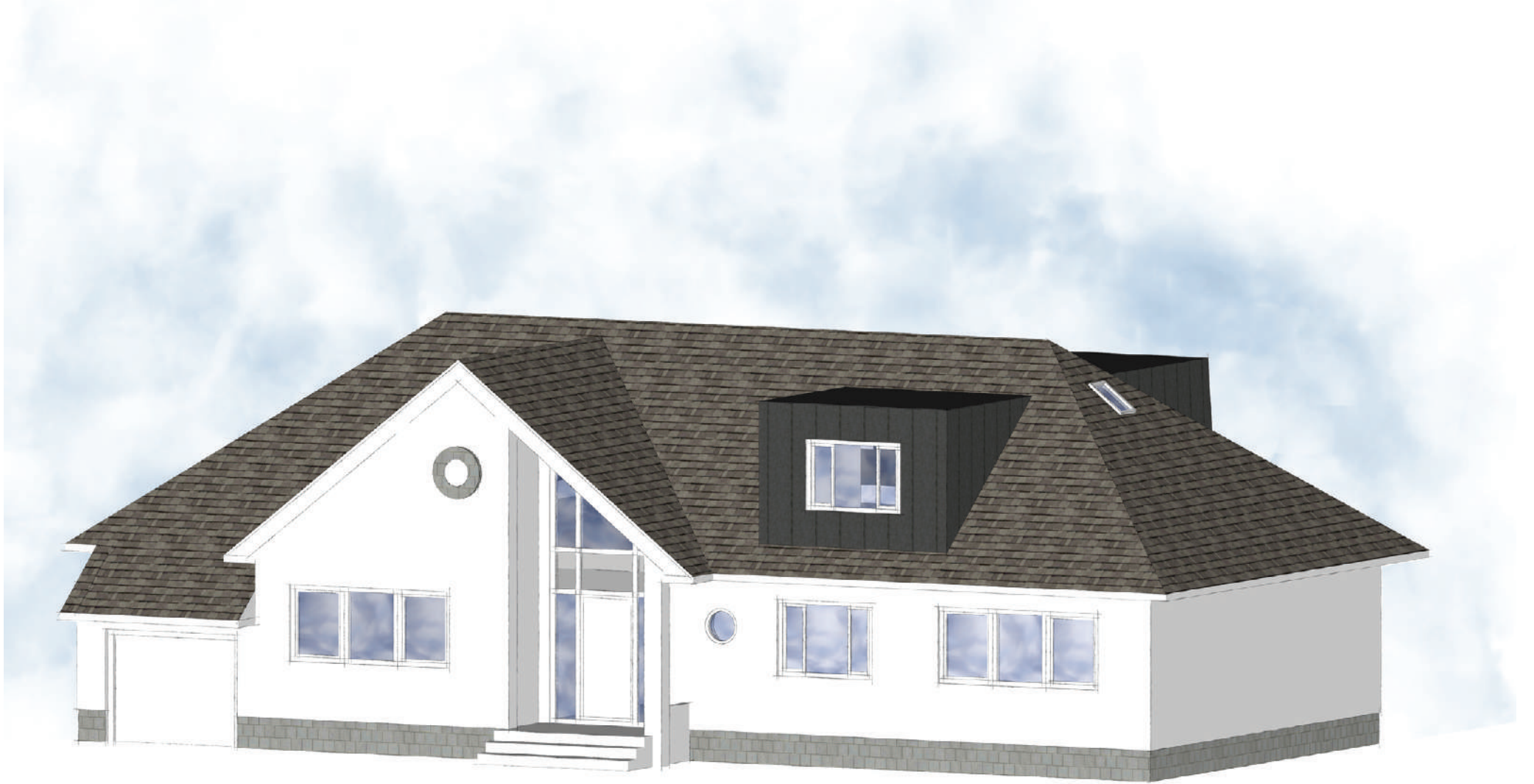
size, scale and height of any development must not adversely impact or dominate the existing building.

- 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](mailto:enquiries@framedestates.com)

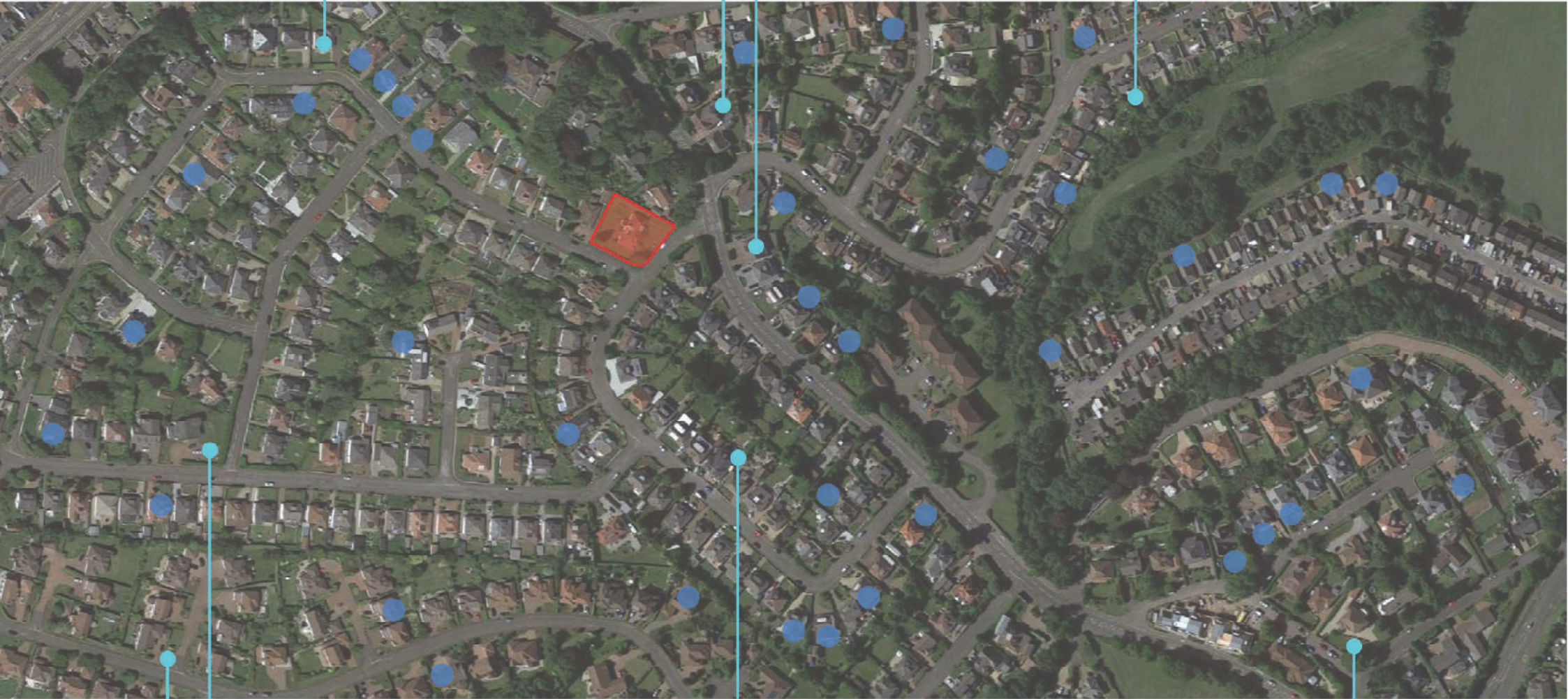
11 Eaglesham Road - 2003/0796/TP  
2.5 storey rear extension & external alterations

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

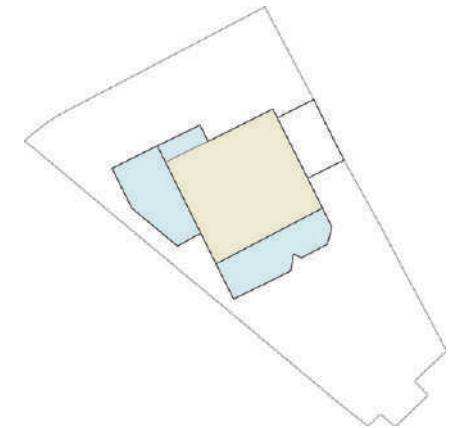
Existing Building = 123sqm

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

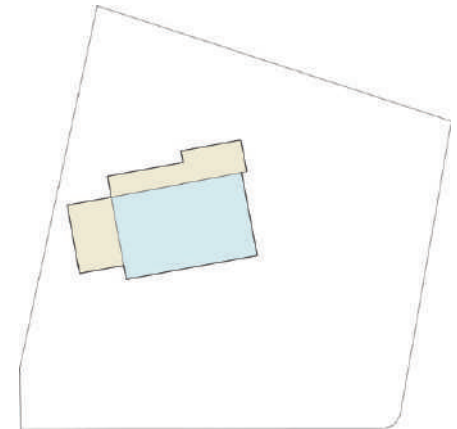
Existing Building = 100sqm

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

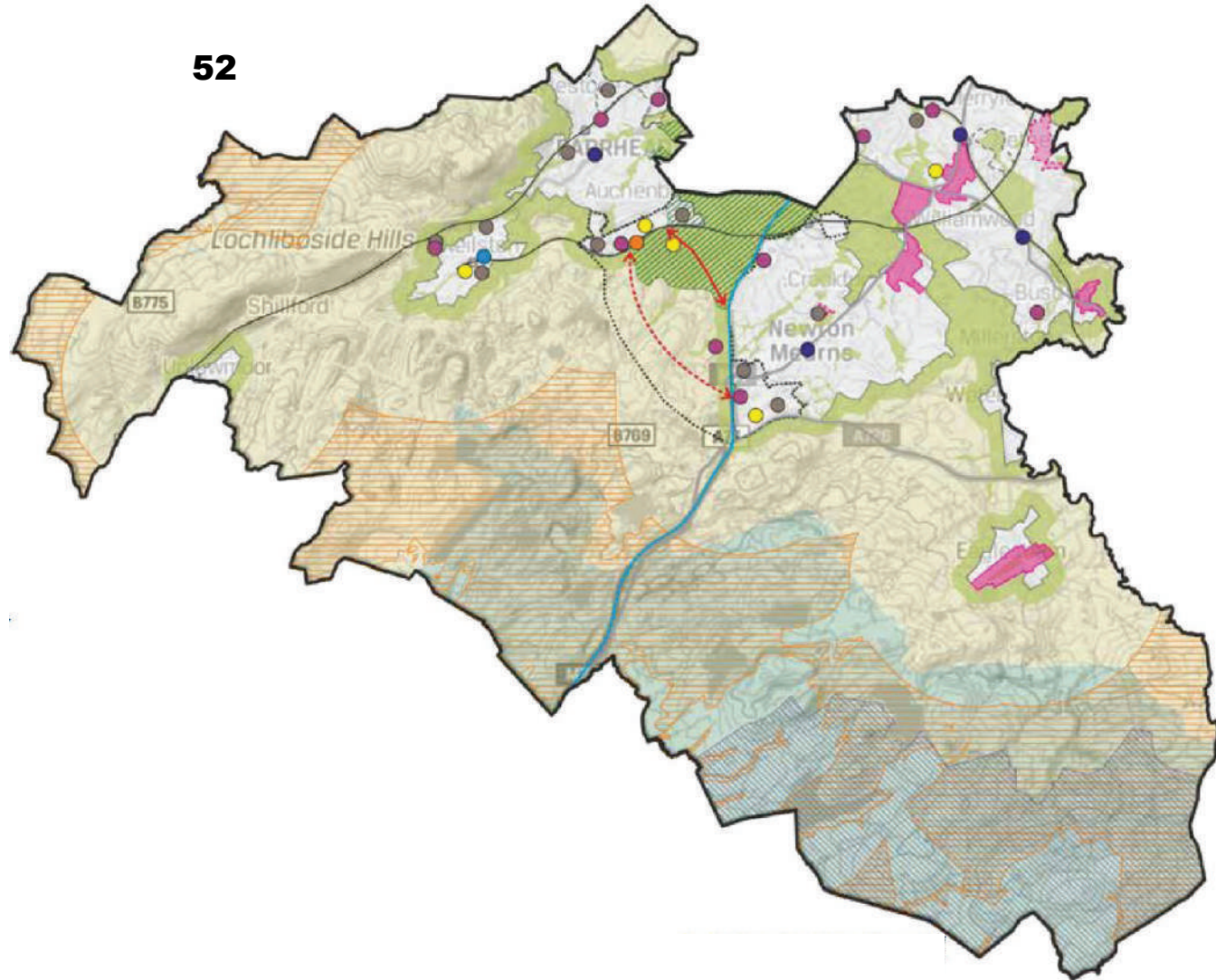
#### 3.1.1 LOCAL DEVELOPMENT PLAN

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

## 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.

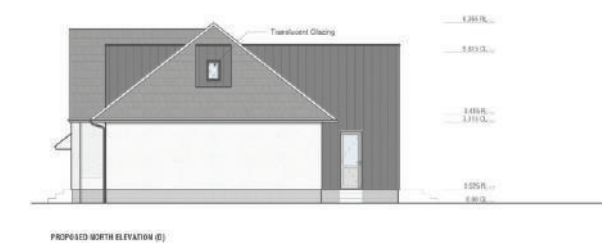
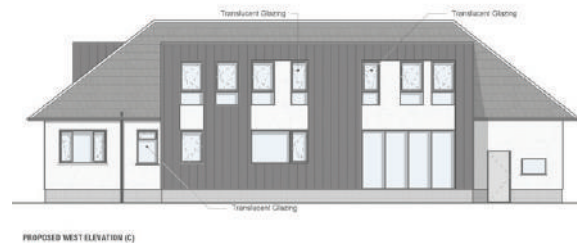


# 4.1 PROPOSED DESIGN

## 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	<b>PROPOSED DOMESTIC EXTENSION TO 6 PAIDMYRE CRESCENT, NEWTON MEARNS G77 5AG</b>
---------------	--

Drawing Title	<b>PROPOSED SITE PLAN</b>	<b>A3</b>	
Stage	<b>PLANNING</b>		
Drg No	<b>713-AP-102</b>	Date	May-24
Rev	<b>A</b>	Scale	1:200
		Drawn	RS
		Checked	SG

**PROPOSED SITE PLAN**  
Scale 1:200



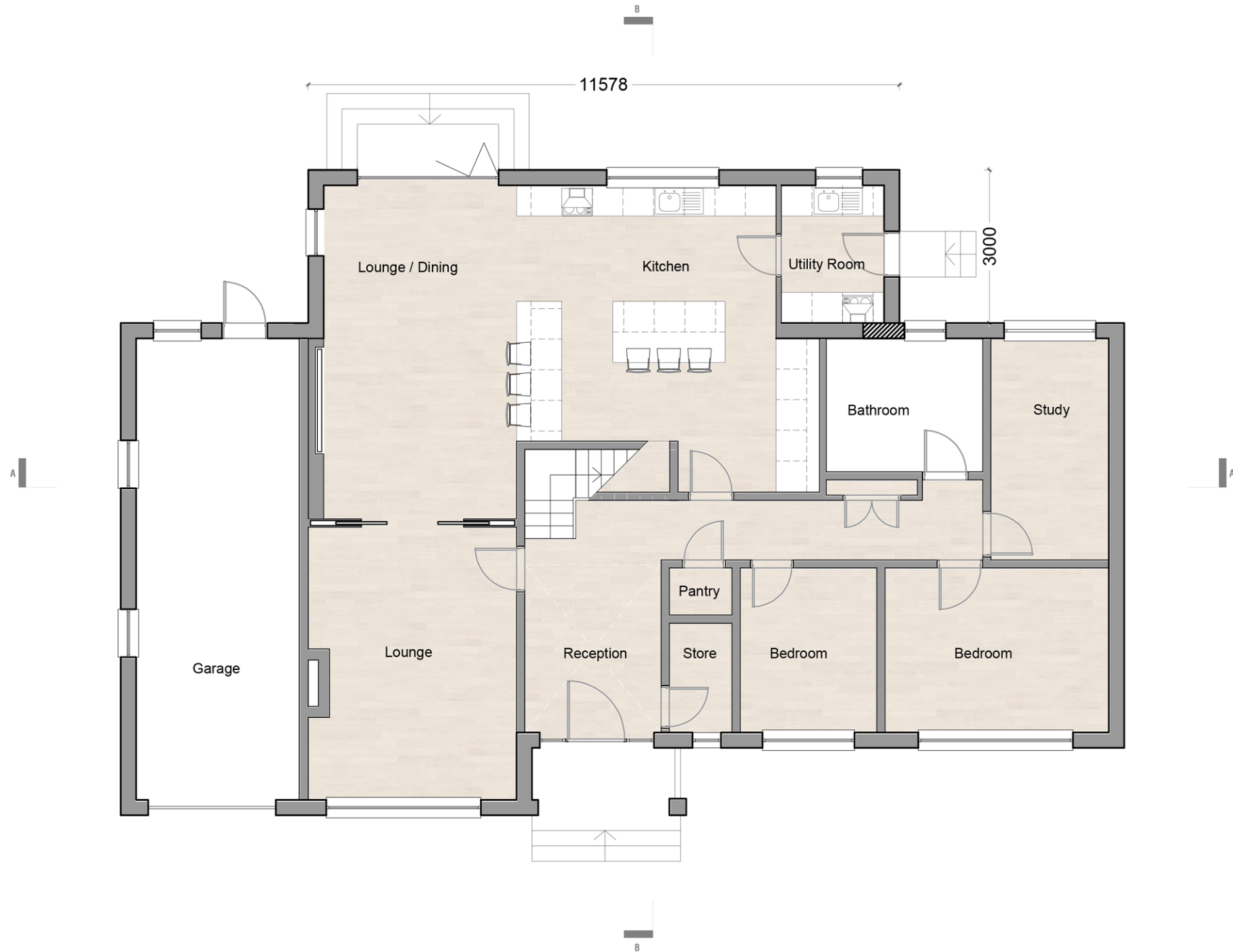
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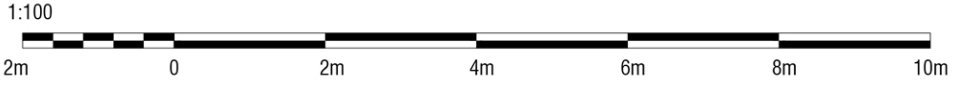
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Revision	Initials	Date
A	RS	25.04.2024

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



**PROPOSED GROUND FLOOR PLAN**  
 Scale 1:100



**FRAMED ESTATES**

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

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

**FRAMED ESTATES**  
 Studio 5001 Abbey Mill Business Center  
 12 Seedhill Road Paisley PA1 1JS  
 E.enquiries@framedestates.com  
 W.www.framedestates.com



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A	RS	25.04.2024

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**PROPOSED FIRST FLOOR PLAN**  
 Scale 1:100



**FRAMED ESTATES**

Project Title	<b>PROPOSED DOMESTIC EXTENSION TO 6 PAIDMYRE CRESCENT, NEWTON MEARNS G77 5AG</b>
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Drawing Title	<b>PROPOSED FIRST FLOOR PLAN</b>	<b>A3</b>
Date	May-24	
Stage	<b>PLANNING</b>	Scale 1:100
Drg No	<b>713-AP-121</b>	Rev <b>A</b>
		Drawn RS
		Checked SG

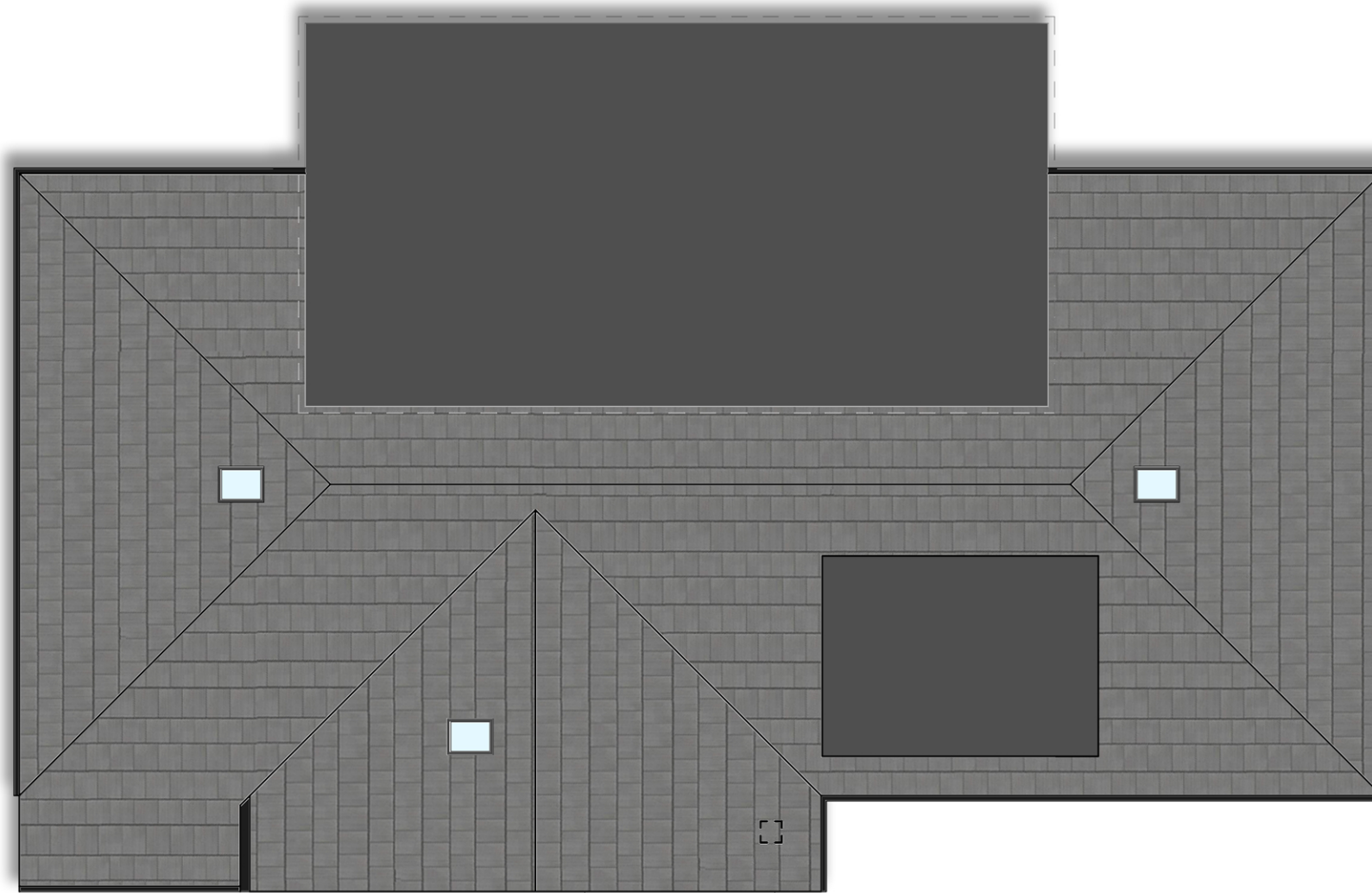
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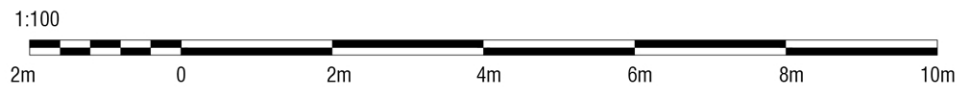
NB Recent revisions clouded in red on drawing

Revision	Initials	Date
A	RS	25.04.2024

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



**PROPOSED ROOF PLAN**  
 Scale 1:100



**FRAMED ESTATES**

Project Title
<b>PROPOSED DOMESTIC EXTENSION TO          6 PAIDMYRE CRESCENT,          NEWTON MEARNS          G77 5AG</b>

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

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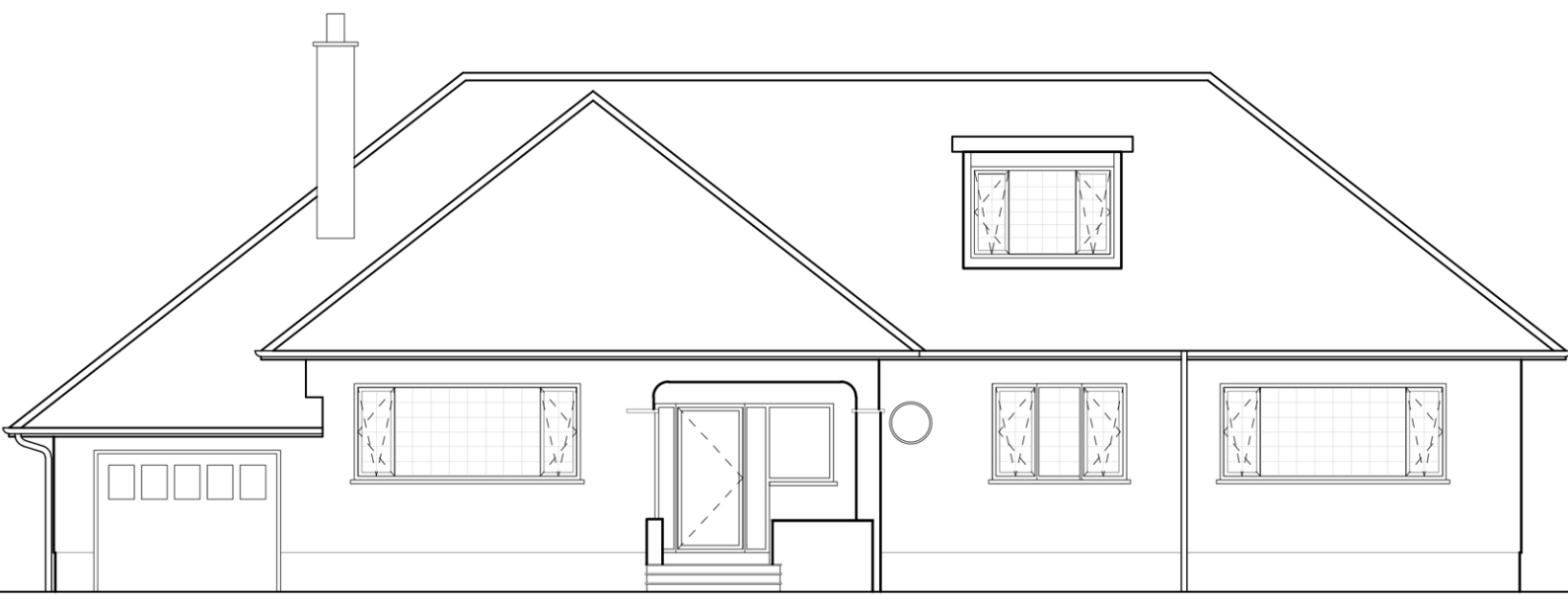
NB Recent revisions clouded in red on drawing

Revision	Initials	Date
A	RS	25.04.2024

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

**LEGEND**

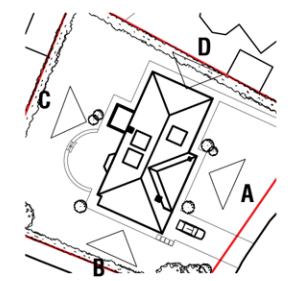
-  **UPVC Glazed Window Frame (Colour: Anthracite Grey)**
-  **Interlocking Concrete Roof Tiles (Colour: Smooth Grey, to match surrounding properties)**
-  **Common Brick to Below Finished Floor Level (Colour: Painted Grey, and Existing Repainted Grey)**
-  **Render, Textured to Match Existing Finish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



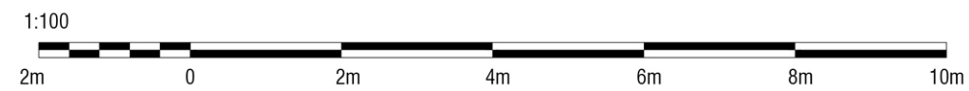
**PROPOSED EAST ELEVATION (A)**  
Scale 1:100

- 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	<b>PROPOSED DOMESTIC EXTENSION TO 6 PAIDMYRE CRESCENT, NEWTON MEARNs G77 5AG</b>
---------------	--

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

**FRAMED ESTATES**  
 Studio 5001 Abbey Mill Business Center  
 12 Seedhill Road Paisley PA1 1JS  
 E.enquiries@framedestates.com  
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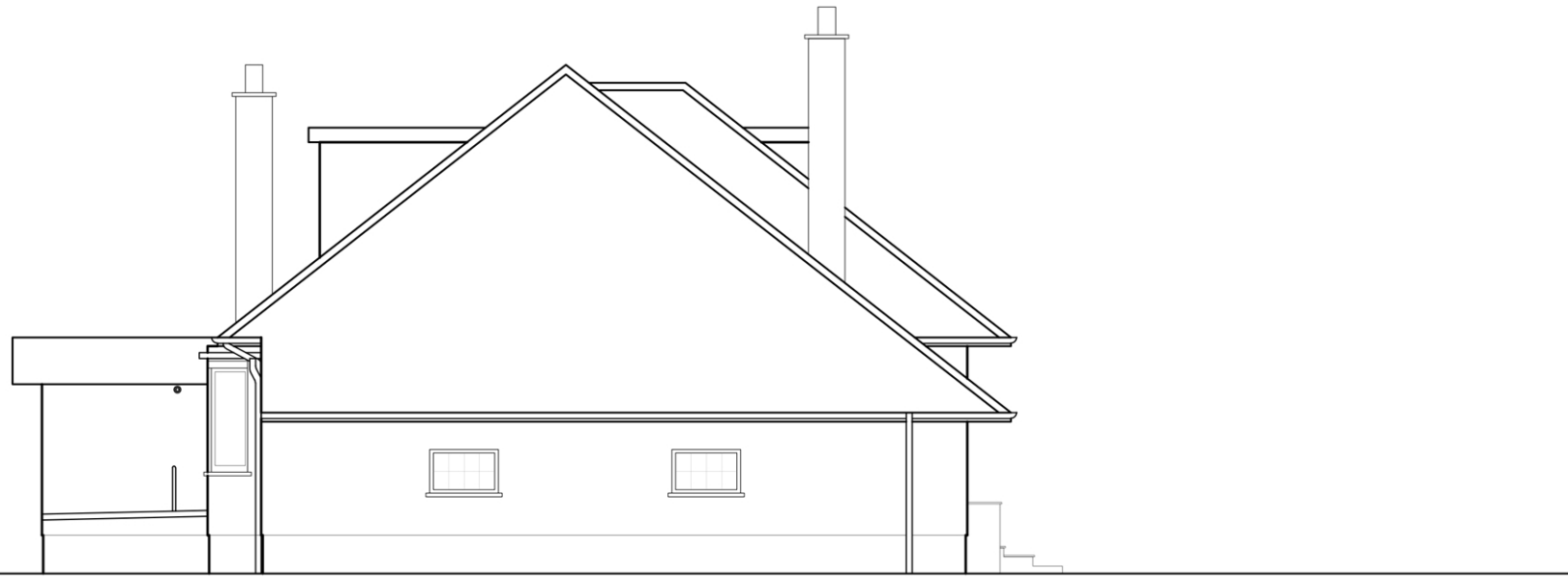
NB Recent revisions clouded in red on drawing

Revision	Initials	Date
A	RS	25.04.2024

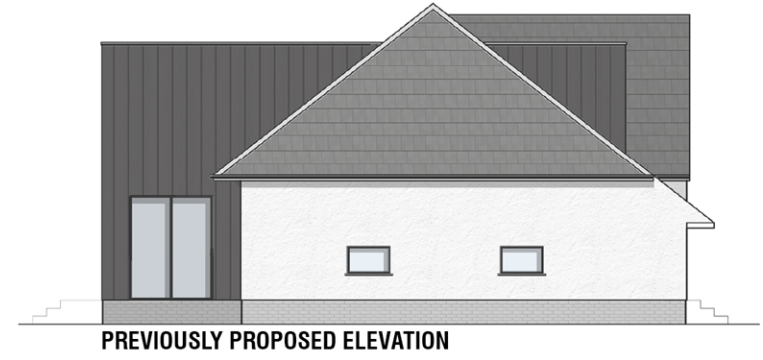
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**LEGEND**

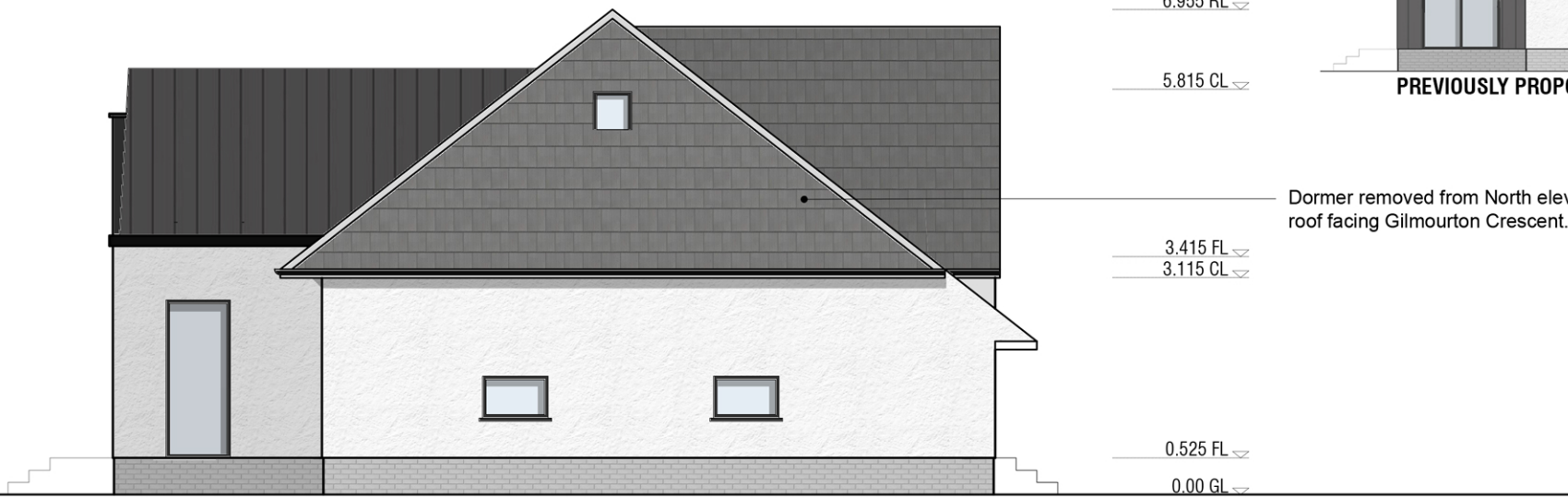
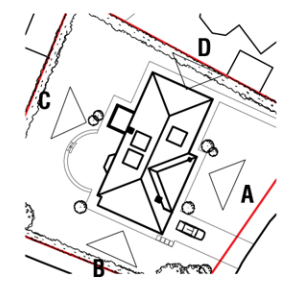
-  **UPVC Glazed Window Frame (Colour: Anthracite Grey)**
-  **Interlocking Concrete Roof Tiles (Colour: Smooth Grey, to match surrounding properties)**
-  **Common Brick to Below Finished Floor Level (Colour: Painted Grey, and Existing Repainted Grey)**
-  **Render, Textured to Match Existing Finish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



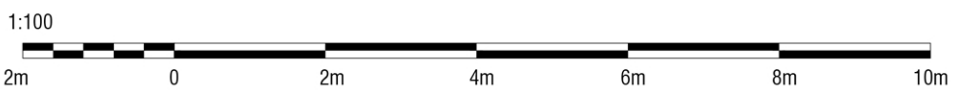
**EXISTING SOUTH ELEVATION (B)**  
Scale 1:100



**PREVIOUSLY PROPOSED ELEVATION**



**PROPOSED SOUTH ELEVATION (B)**  
Scale 1:100



**FRAMED ESTATES**

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

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

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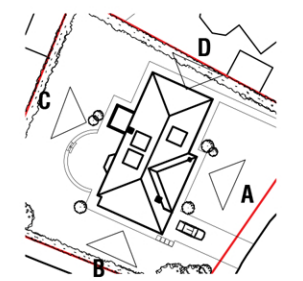
NB Recent revisions clouded in red on drawing

Revision	Initials	Date
A	RS	25.04.2024

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

**LEGEND**

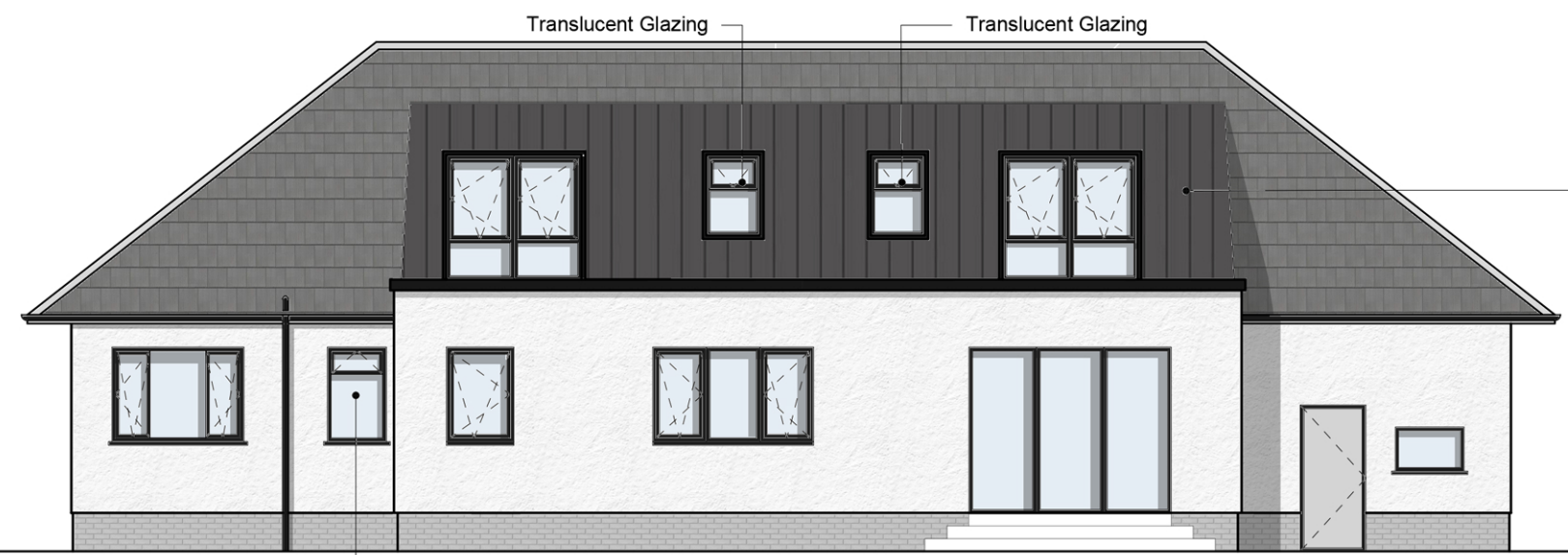
-  **UPVC Glazed Window Frame (Colour: Anthracite Grey)**
-  **Interlocking Concrete Roof Tiles (Colour: Smooth Grey, to match surrounding properties)**
-  **Common Brick to Below Finished Floor Level (Colour: Painted Grey, and Existing Repainted Grey)**
-  **Render, Textured to Match Existing Finish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



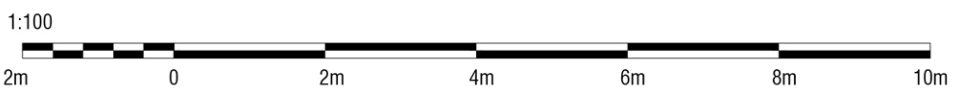
**EXISTING WEST ELEVATION (C)**  
Scale 1:100



**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	<b>PROPOSED DOMESTIC EXTENSION TO 6 PAIDMYRE CRESCENT, NEWTON MEARNS G77 5AG</b>
---------------	--

Drawing Title	<b>EXISTING AND PROPOSED WEST ELEVATION</b>	<b>A3</b>
Date	May-24	
Stage	<b>PLANNING</b>	Scale
Drg No	<b>713-AP-202</b>	Rev
Rev	<b>A</b>	Scale
Checked	SG	Drawn

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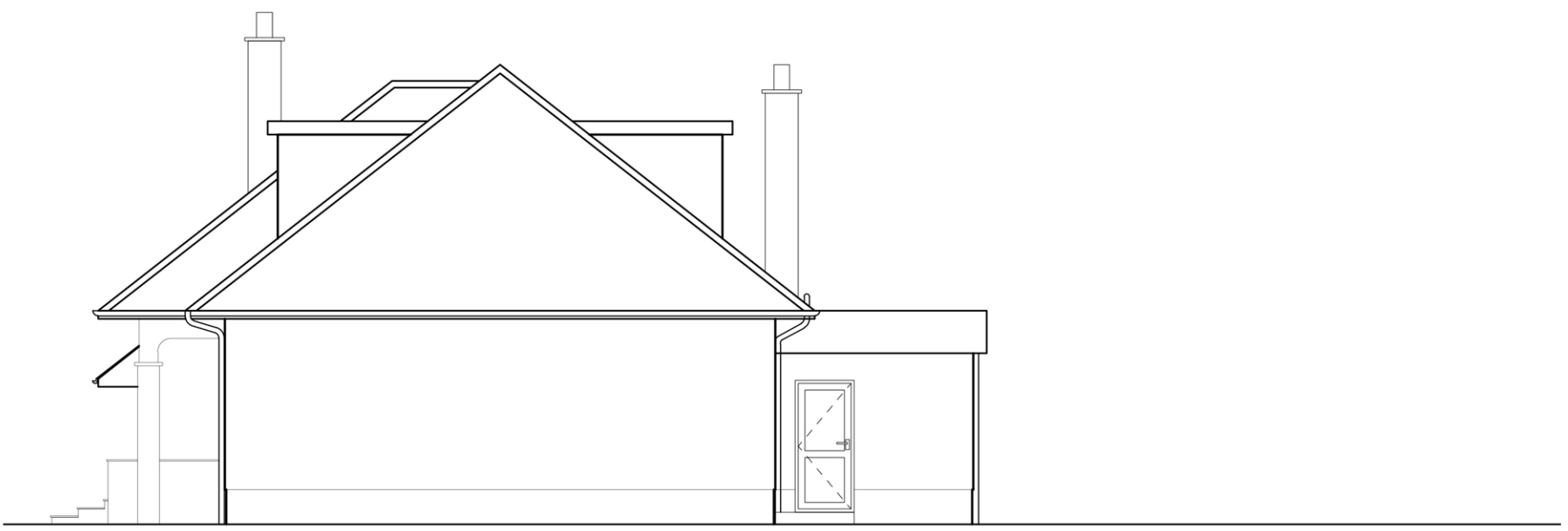
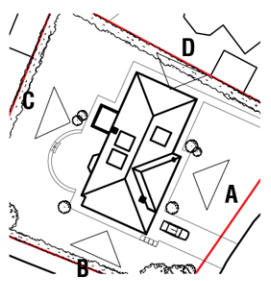
NB Recent revisions clouded in red on drawing

Revision	Initials	Date
A	RS	25.04.2024

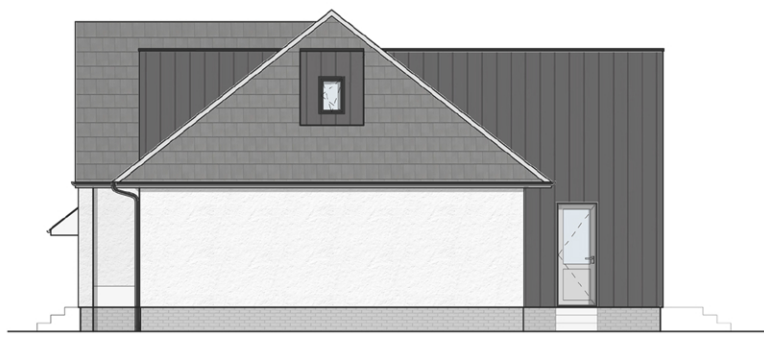
- General reduction in size, scale and massing, following planners comments

**LEGEND**

-  **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)**
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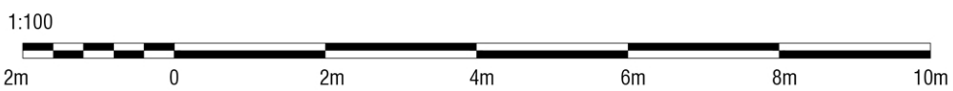
**EXISTING NORTH ELEVATION (D)**  
Scale 1:100



**PREVIOUSLY PROPOSED ELEVATION**



**PROPOSED NORTH ELEVATION (D)**  
Scale 1:100



**FRAMED ESTATES**

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

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

**FRAMED ESTATES**  
 Studio 5001 Abbey Mill Business Center  
 12 Seedhill Road Paisley PA1 1JS  
 E.enquiries@framedestates.com  
 W.www.framedestates.com



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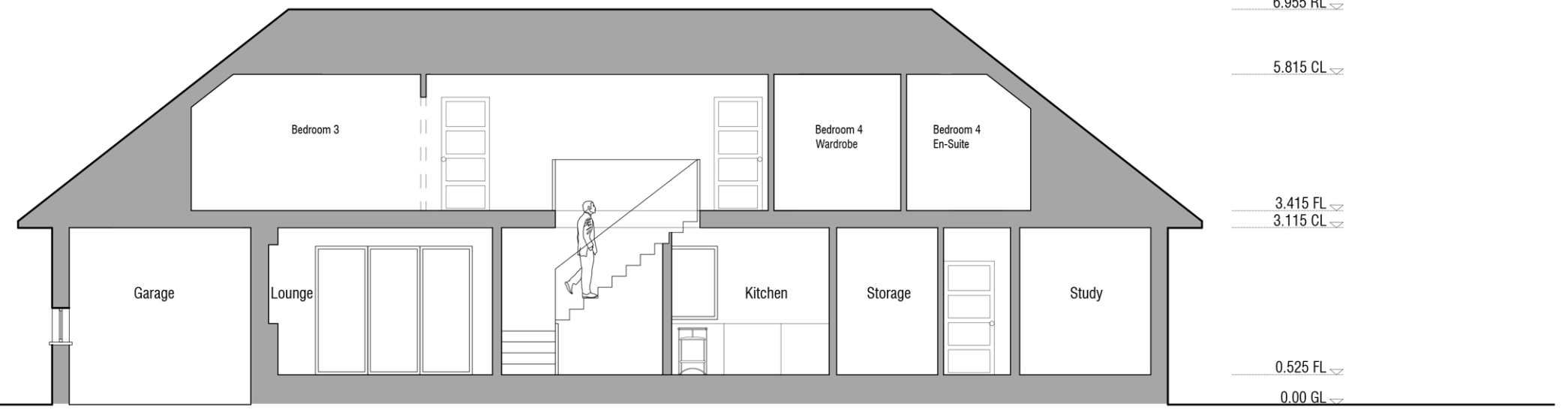
NB Recent revisions clouded in red on drawing

Revision	Initials	Date
A	RS	25.04.2024

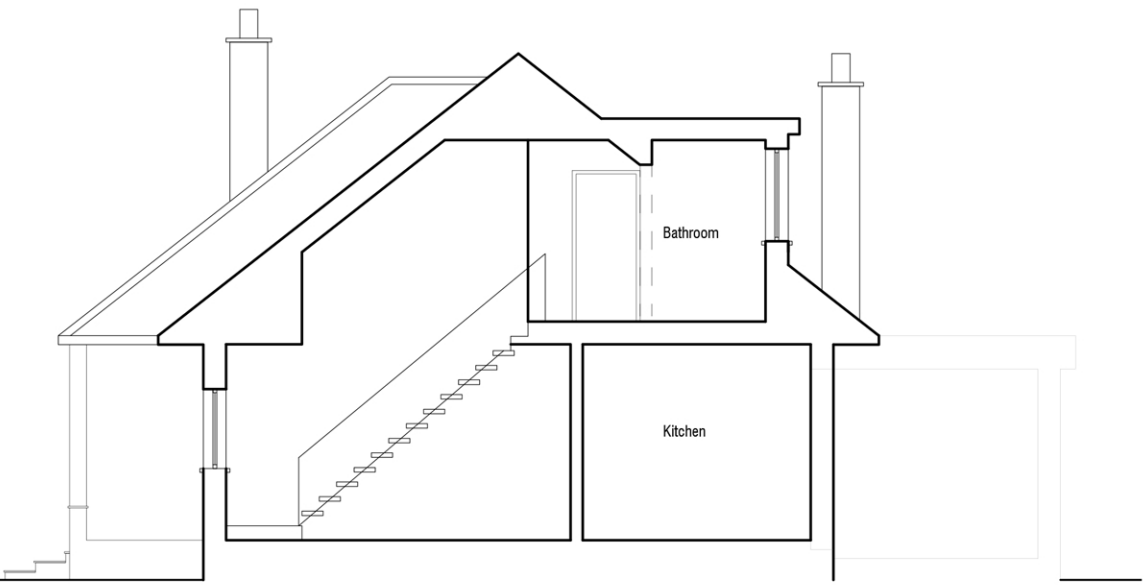
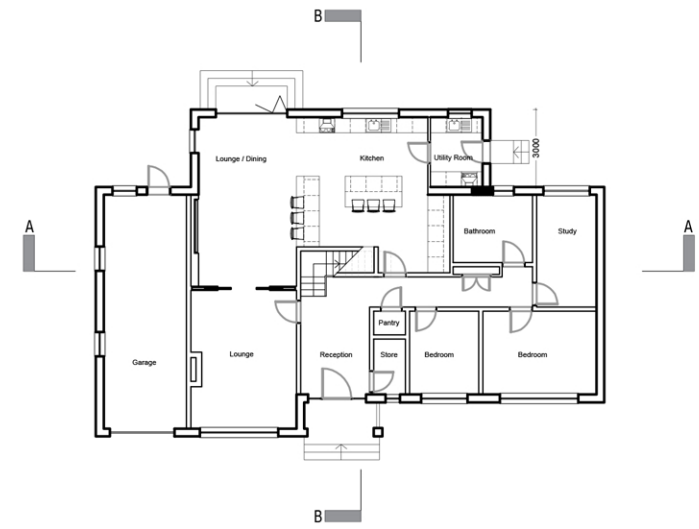
- General reduction in size, scale and massing, following planners comments



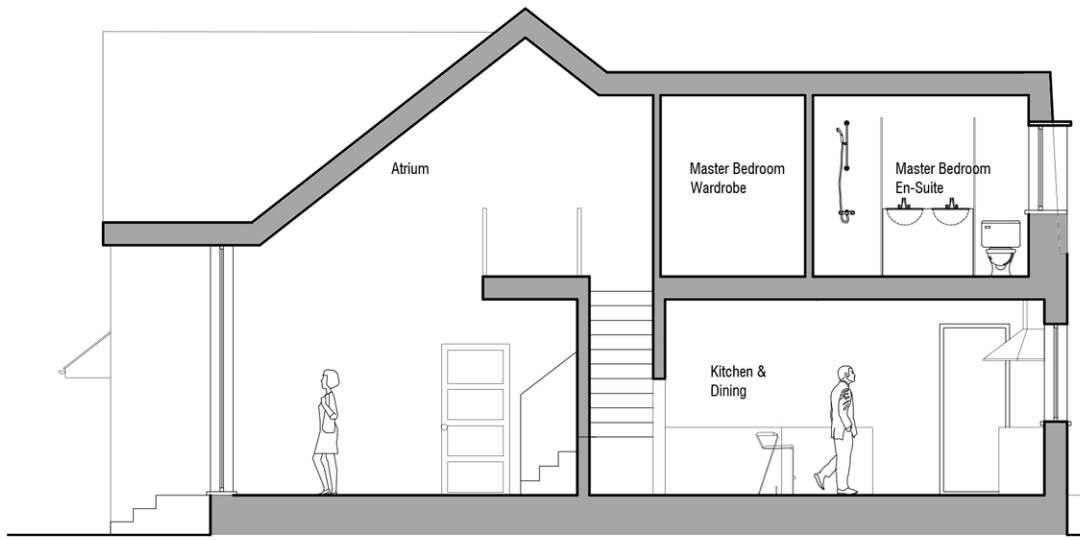
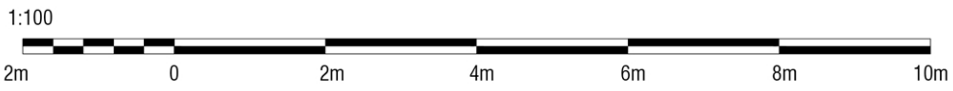
**EXISTING SECTION A-A**  
Scale 1:100



**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	<b>PROPOSED DOMESTIC EXTENSION TO 6 PAIDMYRE CRESCENT, NEWTON MEARNS G77 5AG</b>
---------------	--

Drawing Title	<b>EXISTING AND PROPOSED SECTIONS A-A AND B-B</b>	<b>A3</b>
Date	Apr-24	
Stage	<b>PLANNING</b>	Scale 1:100
Drg No	<b>713-AP-300</b>	Rev <b>A</b>
Rev	<b>A</b>	Drawn RS
		Checked SG

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 Studio 5001 Abbey Mill Business Center  
 12 Seedhill Road Paisley PA1 1JS  
 E.enquiries@framedestates.com  
 W.www.framedestates.com

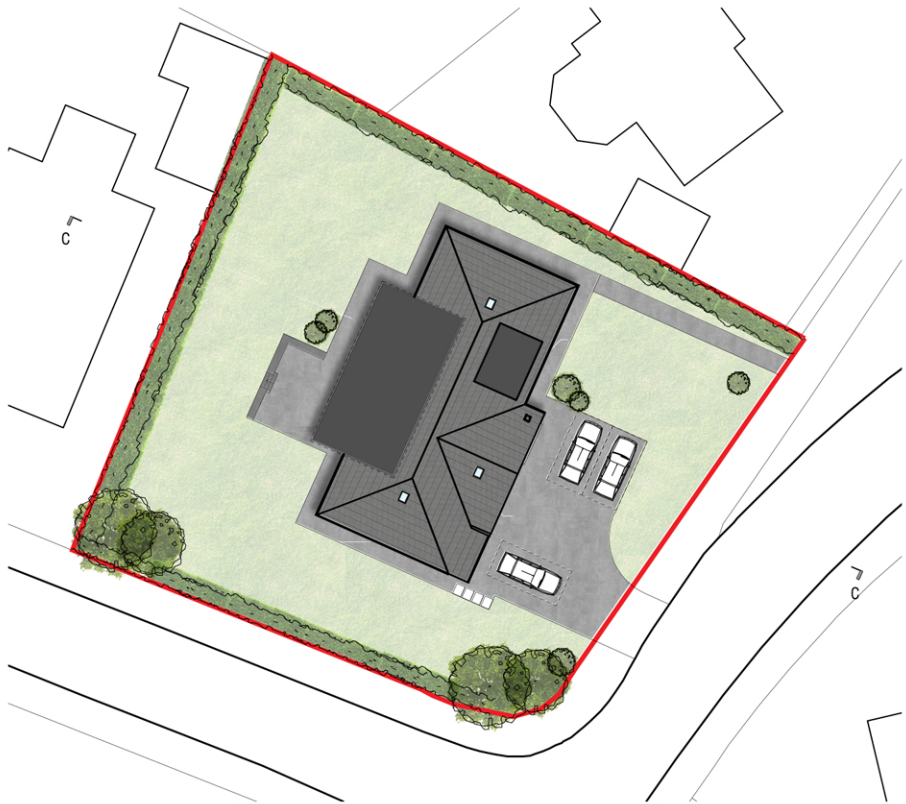


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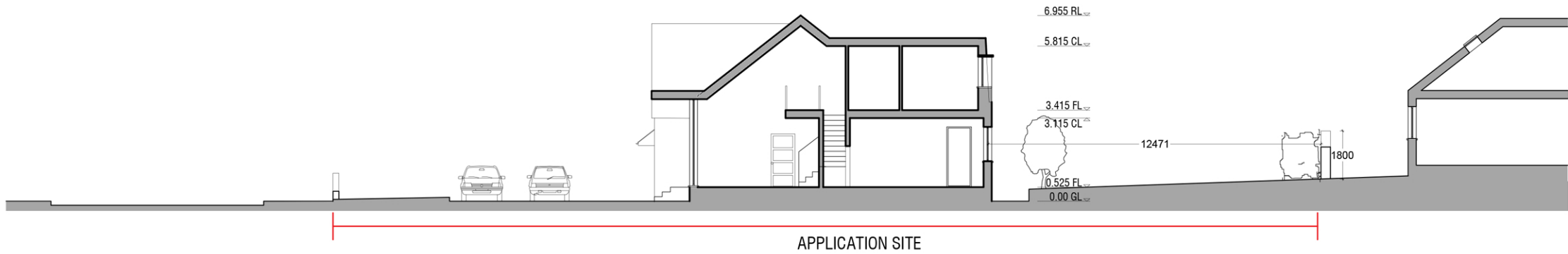
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Revision	Initials	Date
-	-	-
-	-	-



**PROPOSED SITE PLAN**  
 Scale 1:500



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



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Revision	Initials	Date
A	RS	25.04.2024

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



ARTIST IMPRESSION

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

Project Title
<b>PROPOSED DOMESTIC EXTENSION TO 6 PAIDMYRE CRESCENT, NEWTON MEARNS G77 5AG</b>

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

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Revision	Initials	Date
A	RS	25.04.2024

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ARTIST IMPRESSION

**FRAMED ESTATES**

Project Title
<b>PROPOSED DOMESTIC EXTENSION TO 6 PAIDMYRE CRESCENT, NEWTON MEARNS G77 5AG</b>

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

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY2 October 2024Report by Director of Business Operations and PartnershipsREVIEW OF CASE - REVIEW/2024/08DOWNSTAIRS EXTENSION TO ENABLE SINGLE LEVEL LIVING WITH ACCESS TO A RAMP AND FITTING OUT OF A WET FLOOR SHOWER TRAY ADAPTATION**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:- 2024/0131/TP).
- Applicant: Mr Khalid Masood
- Proposal: Downstairs extension to enable single level living with access to a ramp and fitting out of a wet floor shower tray adaptation
- Location: 70 Ravenscliffe Drive, Giffnock, G46 7QS
- Council Area/Ward: Giffnock and Thornliebank (Ward 3).

**REASON FOR REQUESTING REVIEW**

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

**RECOMMENDATIONS**

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

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

## **BACKGROUND**

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

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

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

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

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

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

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

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

12. In accordance with the above decision, the Local Review Body will carry out an unaccompanied site inspection on Wednesday, 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 71 to 78);
- (b) Objections and Consultation Responses – Appendix 2 (Pages 79 to 81);
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 82 to 91);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 92 to 95); and
- (d) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages 96 to 105).

**15.** The applicant has also submitted the drawings listed below and these are attached as Appendix 6 (Pages 106 to 112).

- (a) Location Plan as Existing;
- (b) Site Plan as Existing and as Proposed;
- (c) Floor Plan as Proposed;
- (d) Rear Elevations as Proposed;
- (e) Side Elevations as Proposed; and
- (f) Further Side Elevations as Proposed.

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

**RECOMMENDATIONS**

17. The Local Review Body is asked to:-

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

Report Author: John Burke

Director – Louise Pringle, Director of Business Operations and Partnerships

John Burke, 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](mailto:planning@eastrenfrewshire.gov.uk)

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

Thank you for completing this application form:

ONLINE REFERENCE      100664233-001

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)

Downstairs extension to enable single level living with access to a ramp and fitting out of a wet floor shower tray adaptation.

Is this a temporary permission? \*  Yes  No

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

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

No  Yes – Started  Yes - Completed

## 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:	Farleigh Associates Chartered Surveyors		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Cyril	Building Name:	<input type="text"/>
Last Name: *	Farleigh	Building Number:	1
Telephone Number: *	07885734613	Address 1 (Street): *	Aster Gardens
Extension Number:	<input type="text"/>	Address 2:	Southpark Village
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	United Kingdom
		Postcode: *	G53 7XG
Email Address: *	office@farleighcs.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: *	Khalid	Building Number:	70
Last Name: *	Masood	Address 1 (Street): *	Ravenscliffe Drive
Company/Organisation	<input type="text"/>	Address 2:	Gliffnock
Telephone Number: *	<input type="text"/>	Town/City: *	Glasgow
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	G46 7QS
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

## Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

70 RAVENSCLIFFE DRIVE

Address 2:

GIFFNOCK

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G46 7QS

Please identify/describe the location of the site or sites

Northing

659434

Easting

255703

## Pre-Application Discussion

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

Yes  No

## Site Area

Please state the site area:

224.00

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)

Residential

## 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? *    ≤ Yes <b>T</b> 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? <span style="float: right; border: 1px solid black; padding: 2px 10px;">2</span></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)? * <span style="float: right; border: 1px solid black; padding: 2px 10px;">2</span></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>
<p><b>Water Supply and Drainage Arrangements</b></p> <p>Will your proposal require new or altered water supply or drainage arrangements? *    ≤ Yes <b>T</b> No</p>
<p>Do your proposals make provision for sustainable drainage of surface water?? *    ≤ Yes <b>T</b> 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>≤ Yes</p> <p>≤ No, using a private water supply</p> <p><b>T</b> 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>
<p><b>Assessment of Flood Risk</b></p> <p>Is the site within an area of known risk of flooding? *    ≤ Yes <b>T</b> No ≤ 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? *    ≤ Yes <b>T</b> No ≤ Don't Know</p>
<p><b>Trees</b></p> <p>Are there any trees on or adjacent to the application site? *    ≤ Yes <b>T</b> 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>
<p><b>Waste Storage and Collection</b></p> <p>Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *    ≤ Yes <b>T</b> No</p>

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

Not affected, continue as existing.

## 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: Cyril Farleigh

On behalf of: Mr Khalid Masood

Date: 11/03/2024

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 principal 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:

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

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

PLANNING STATEMENT AND SUPPORTING LETTERS FROM MEDICAL TEAMS

Provide copies of the following documents if applicable:

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

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

**Declare – For Application to Planning Authority**

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

Declaration Name: Mr Cyril Farleigh  
 Declaration Date: 11/03/2024

## OBJECTIONS/REPRESENTATIONS

# Comments for Planning Application 2024/0131/TP

## Application Summary

Application Number: 2024/0131/TP

Address: 70 Ravenscliffe Drive Giffnock East Renfrewshire G46 7QS

Proposal: Erection of a single storey rear extension including access to a ramp.

Case Officer: Mr Derek Scott

## Customer Details

Name: Mr Kenneth Dickson

Address: 60 Treeburn Avenue Giffnock East Renfrewshire G46 7BB

## Comment Details

Commenter Type: Rec'd NeighbourNotification from Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: On Monday 16th April 2018 there was a subsidence at the rear of my garden which was then inspected by the following people.

Grant from East Renfrewshire Council's Building Control,  
my Building Insurance Loss Adjuster, a Chartered Geologist,  
Coal Board Authority Project Manager and a Coal Board Authority specialist drilling team GEOL  
Consultants from Gateshead.

After test examination Bore Holes from both the Chartered Geologist and also GEOL Consultants I  
was informed

that the subsidence was due to this area of Giffnock being built on an Open Quarry and that the  
Open Quarry had

not been levelled correctly prior to earth being put on top and that something had moved therefore  
causing this subsidence and that I could now make arrangements to infill with the correct  
membrane and also Type 1 Stones.

This was completed by Parklane Multitrade using the correct Membrane and 12 tons of Type 1  
Stones.

Overall the cost to myself was just over £3,000.

When I view Description Document " RDB KM 12 Floor Plan Proposed " it appears that the rear of  
this proposed extension will only be approximately 1.2 Metres from the above subsidence  
therefore I am very concerned that severe damage could be caused to my garden from the  
building foundation work only being approximately 1.2 Metres from my repaired garden  
subsistence.

Also when I view Description Document " RDB KM 35 Rear



Elevations As Proposed " I have concerns regards  
Guttering, Rain Drainage Pipes and Water Drainage Pipes.  
With the Guttering being so close to my garden if overflows, due  
to heavy rain storms, then that overflow of rain water will have  
the potential to flow into my garden which has the potential to  
damage my repaired garden subsidence .

**REPORT OF HANDLING**

# REPORT OF HANDLING

Reference: 2024/0131/TP

Date Registered: 8th April 2024

Application Type: Full Planning Permission

This application is a Local Development

Ward: 3 -Giffnock And Thornliebank

Co-ordinates: 255703/:659434

Applicant/Agent:

Applicant:

Mr Khalid Masood  
70 Ravenscliffe Drive  
Giffnock  
Glasgow  
Scotland  
G46 7QS

Agent:

Cyril Farleigh  
1 Aster Gardens  
Southpark Village  
Glasgow  
Scotland  
G53 7XG

Proposal: Erection of a single storey rear extension including access to a ramp.

Location: 70 Ravenscliffe Drive  
Giffnock  
East Renfrewshire  
G46 7QS

**CONSULTATIONS/COMMENTS:** None.

**PUBLICITY:** None.

**SITE NOTICES:** None.

**SITE HISTORY:**

2000/0188/TP	Erection of two storey rear extension	Granted	04.07.2000
2004/0487/TP	Erection of two storey rear extension	Approved Subject to Conditions	03.08.2004

**REPRESENTATIONS:** One representation has been received, indicating an objection to the proposal and can be summarised as follows:

Concerns over damage to subsidence remediation works at the adjacent property to the rear.

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

**SUPPORTING REPORTS:**

Planning Statement: Indicates the applicant has mobility issues and that the proposed extension will assist the applicant's condition. The statement includes letters in support of the proposal from 5 medical practitioners responsible for the applicant's care. The information contained within the statement is confidential.

**ASSESSMENT:**

The application site comprises a two storey, semi-detached dwelling and its curtilage and lies within an established residential area. The dwelling has previously been extended under reference 2004/0487/TP that permitted the erection of a two storey rear extension. That extension extends 4.3 metres from the rear of the dwelling, extends down the common rear boundary and covers the width of the dwelling. The property has an existing outbuilding in the rear garden area. Less the footprint of the outbuilding, the current useable rear garden area measures approximately 50 square metres. The side and rear boundaries are characterised by timber fencing and established planting.

Planning permission is now sought for the erection of a single storey rear extension. The proposed extension would extend a further 7.6 metres along the common rear boundary, extending as far as the rear boundary. It measures 4 metres wide and comprising a flat roof, it stands 3.5 metres high. An access ramp is also proposed. The existing outbuilding is proposed to be removed. Taking account of the access ramp, the residual rear garden area would measure approximately 24 square metres. The proposal would involve the removal of the boundary hedge along the common rear boundary with the attached neighbour to the west.

Information has been submitted in support of the application that indicates the single storey extension is required to assist with the applicant's mobility and personal health needs.

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 and D1.1 of the adopted East Renfrewshire Local Development Plan are also relevant to this development. Policy D1 requires that all development should not result in a significant loss of character or amenity to the surrounding area 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.

The erection of the single storey rear extension as proposed will require the removal of the removal of the boundary hedging. Cumulatively, when built in conjunction with the existing rear extension, this will result in a continuous wall running down the common rear boundary with the adjacent property to the west for a distance of approximately 12 metres and at a minimum of 3.5 metres high. When viewed from the property to the west, this wall would run the entire length of the rear garden and would have a dominant and overbearing visual impact, resulting in a sense

of being enclosed and "hemmed in". This would be to the detriment of the amenity of the adjacent property.

As noted above, the proposal will result in a significant loss of garden ground. Even accounting for the removal of the existing outbuilding, the proposal would result in an overall reduction in the amount of private rear garden ground from approximately 50 square metres to approximately 24 square metres. This would represent the over-development of an already constrained site, resulting in a significant loss in the amount of available private rear garden ground, to the detriment of the amenity of the occupants of the dwelling. The function of the remaining space as garden ground would be severely compromised. For example, it is considered that it would be difficult to accommodate standard domestic items such as a garden shed, rotary clothes drier and children's play equipment the remaining space.

Given the foregoing, the proposal is considered to be contrary to the relevant terms of the development plan.

The non-statutory Planning Guidance: Householder Design Guide is a material consideration. The Guidance states that single storey rear extensions should not generally extend more than 4 metres down a common rear boundary, with exceptions to this general rule being assessed on the amount of retained garden ground. For the reasons detailed above, the proposal is considered to be contrary to the terms of the non-statutory Planning Guidance: Householder Design Guide.

The applicant's particular mobility requirements and personal health, as explained in the confidential statement in support of the application, are material considerations. The statement includes letters from five medical professionals involved in the care of the applicant. The contents of the statement have been carefully considered. However, this must be weighed against the impact on the residential amenity of both the applicant's dwelling and the adjacent dwelling as discussed above. On balance, it is not considered that the applicant's circumstances outweigh the terms of the development plan.

The applicant's agent has suggested a planning condition that would require the demolition of the proposed extension when it is no longer required by the applicant. This would not mitigate the impact of the proposal on residential amenity during the life of the extension and the Council would have no control over when the extension is removed. It is also unlikely that such a condition would meet the tests for conditions as set out in Circular 4/1998 as it could be considered to be unreasonable and difficult to enforce.

The agent has also advised that alternative configurations were considered, including the conversion/use of the existing ground floor accommodation and the erection of a single storey side extension. The agent advises that those options have been discounted as being unsuitable.

The points of objection relating to damage to the adjacent property fall to be private legal matters and are not therefore material planning considerations.

Drawing all those matters together, it is considered that the proposal is contrary to the terms of the development plan and that 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: (i) the proposed single storey rear extension, in conjunction with the existing two storey rear extension, would have an unacceptable dominant and overbearing visual impact when viewed from the adjacent dwelling to the west, to the detriment of the amenity of the occupants of the adjacent property, given its height and length in proximity to the common rear boundary; and (ii) the proposed single storey rear extension and access ramp, in conjunction with the existing two storey rear extension, would give rise to the over-development of the site to the detriment of the residential amenity of occupants of the dwelling given its size and footprint.
2. The proposal is contrary to Policies D1 and D1.1 of the adopted East Renfrewshire Local Development Plan 2 as: (i) the proposed single storey rear extension, in conjunction with the existing two storey rear extension, would have an unacceptable dominant and overbearing visual impact when viewed from the adjacent dwelling to the west, to the detriment of the amenity of the occupants of the adjacent property, given its height and length in proximity to the common rear boundary; and (ii) the proposed single storey rear extension and access ramp, in conjunction with the existing two storey rear extension, would give rise to the over-development of the site to the detriment of the residential amenity of occupants of the dwelling given its size and footprint.
3. The proposal is contrary to the terms of the non-statutory Planning Guidance: Householder Design Guide as: (i) the proposed extension extends more than 4 metres along the common rear boundary; (ii) the proposed extension and access ramp would give rise to the over-development of the site, both the detriment of the residential amenity of the adjacent property and the applicant's property.

**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.: 2024/0131/TP  
(DESC)

DATE: 24th May 2024

**DIRECTOR OF ENVIRONMENT**

**Finalised 31<sup>st</sup> May 2024 – MS(1)**

Reference: 2024/0131/TP - Appendix 1

**DEVELOPMENT PLAN:**

**Adopted East Renfrewshire Local Development Plan 2**

Policy D1

Placemaking and Design

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

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be appropriate to its location, be high quality and of a size, scale, height, massing and density and layout that is in keeping with the buildings in the locality or appropriate to the existing building and should respect local architecture, building form and design;
3. Respect existing building lines and heights of the locality;
4. Create a well-defined structure of streets, public spaces and buildings;
5. Ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality;
6. Respond to and complement site topography and not impact adversely upon the green belt and landscape character and setting, green networks, features of historic interest, landmarks, vistas, skylines and key gateways. Existing buildings and natural features of suitable quality, should be retained and sensitively integrated into proposals including greenspace, trees and hedgerows;
7. Boundary treatment and landscaping should create a distinctive edge and gateway to the development and reflect local character;
8. Promote permeable and legible places through a clear sustainable movement hierarchy favouring walking, then cycling, public transport, then the private car as forms of movement;
9. Demonstrate connectivity through the site and to surrounding spaces via a network of safe, direct, attractive and coherent walking and cycling routes. These must be suitable for all age groups, and levels of agility and mobility to allow for ease of movement from place to place;
10. Demonstrate that safe and functional pedestrian, cycle and vehicular access, and parking facilities and infrastructure, including for disabled and visitor parking, is provided in accordance with the Council's Roads Development Guide. Where appropriate, proposals will be required to provide secure and accessible shelters, lockers, showers and seating and be designed to meet the needs of all users. Cycle parking and facilities should be located in close proximity to the entrances of all buildings to provide convenience and choice for users;
11. Incorporate integrated and enhance existing green infrastructure assets, such as landscaping, trees and greenspace, water management and SUDs including access and prioritise links to the wider green network as an integral part of the design process from the outset, in accordance with Policies D4 - D6. New green infrastructure must be

- designed to protect and enhance the habitat and biodiversity of the area and demonstrate a net gain;
12. Unless justified, there will be a general presumption against landraising. Where there is a justifiable reason for landraising, proposals must have regard to the scale and visual impact of the resultant changes to the local landscape and amenity. Proposals that adversely impact upon the visual and physical connections through the site and to the surrounding areas will be resisted;
  13. Backland development should be avoided;
  14. Provide safe, secure and welcoming places with buildings and spaces, including open spaces, play areas and landscaping, designed and positioned to reduce the scope for anti-social behaviour and fear of crime, improve natural surveillance, passive overlooking, security and street activity;
  15. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Guidance;
  16. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the proposal;
  17. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by noise, dust, pollution and smell or poor air quality;
  18. Ensure buildings and spaces are future proof designed to be easily adaptable and flexible to respond to changing social, environmental, technological, digital and economic conditions;
  19. Incorporate provision for the recycling, storage, collection and composting of waste materials; and
  20. Incorporate the use of sustainable design and construction methods and materials in the layout and design to support a low carbon economy.

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

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

#### Policy D1.1

##### Extensions and Alterations to Existing Buildings for Residential Purposes

Proposals will be assessed against the following criteria:

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. Should complement the scale and character of the existing building, neighbouring properties and their setting, particularly in terms of style, form and materials;
3. The size, scale and height of any development must be appropriate to and not adversely impact or dominate the existing building;
4. Should not create an unbroken or terraced appearance;
5. Where additional bedrooms are proposed or a garage/driveway is being converted



- to another use other than for the parking of a vehicle, proposals will be required to provide parking in accordance with the Council's Roads Development Guide; and
6. Should avoid over-development of the site by major loss of existing front and rear garden space. No more than 50% of the rear garden should be occupied by the development.

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

#### **National Planning Framework 4**

##### Policy 14

##### Design, quality and place

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

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

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

##### Policy 16

##### Quality homes

- a) Development proposals for new homes on land allocated for housing in LDPs will be supported.
- b) Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:
  - i. meeting local housing requirements, including affordable homes;
  - ii. providing or enhancing local infrastructure, facilities and services; and

- iii. improving the residential amenity of the surrounding area.
- c) Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:
- i. self-provided homes;
  - ii. accessible, adaptable and wheelchair accessible homes;
  - iii. build to rent;
  - iv. affordable homes;
  - v. a range of size of homes such as those for larger families;
  - vi. homes for older people, including supported accommodation, care homes and sheltered housing;
  - vii. homes for people undertaking further and higher education; and
  - viii. homes for other specialist groups such as service personnel.
- d) Development proposals for public or private, permanent or temporary, Gypsy/Travellers sites and family yards and Travelling Showpeople yards, including on land not specifically allocated for this use in the LDP, should be supported where a need is identified and the proposal is otherwise consistent with the plan spatial strategy and other relevant policies, including human rights and equality.
- e) Development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need. Proposals for market homes will only be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where:
- i. a higher contribution is justified by evidence of need, or
  - ii. a lower contribution is justified, for example, by evidence of impact on viability, where proposals are small in scale, or to incentivise particular types of homes that are needed to diversify the supply, such as self-build or wheelchair accessible homes. The contribution is to be provided in accordance with local policy or guidance.
- f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:
- i. the proposal is supported by an agreed timescale for build-out; and
  - ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;
  - iii. and either:
    - delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or
    - the proposal is consistent with policy on rural homes; or
    - the proposal is for smaller scale opportunities within an existing settlement boundary; or
    - the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.

- g) Householder development proposals will be supported where they:
  - i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
  - ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.
  
- h) Householder development proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported.

## DECISION NOTICE

**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.        **2024/0131/TP**

**Applicant:**

Mr Khalid Masood  
70 Ravenscliffe Drive  
Giffnock  
Glasgow  
Scotland  
G46 7QS

**Agent:**

Cyril Farleigh  
1 Aster Gardens  
Southpark Village  
Glasgow  
Scotland  
G53 7XG

With reference to your application which was registered on 8th April 2024 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

**Erection of a single storey rear extension including access to a ramp.**

**at: 70 Ravenscliffe Drive Giffnock East Renfrewshire G46 7QS**

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: (i) the proposed single storey rear extension, in conjunction with the existing two storey rear extension, would have an unacceptable dominant and overbearing visual impact when viewed from the adjacent dwelling to the west, to the detriment of the amenity of the occupants of the adjacent property, given its height and length in proximity to the common rear boundary; and (ii) the proposed single storey rear extension and access ramp, in conjunction with the existing two storey rear extension, would give rise to the over-development of the site to the detriment of the residential amenity of occupants of the dwelling given its size and footprint.
2. The proposal is contrary to Policies D1 and D1.1 of the adopted East Renfrewshire Local Development Plan 2 as: (i) the proposed single storey rear extension, in conjunction with the existing two storey rear extension, would have an unacceptable dominant and overbearing visual impact when viewed from the adjacent dwelling to the west, to the detriment of the amenity of the occupants of the adjacent property, given its height and length in proximity to the common rear boundary; and (ii) the proposed single storey rear extension and access ramp, in conjunction with the existing two storey rear extension, would give rise to the over-development of the site to the detriment of the residential amenity of occupants of the dwelling given its size and footprint.
3. The proposal is contrary to the terms of the non-statutory Planning Guidance: Householder Design Guide as: (i) the proposed extension extends more than 4 metres along the common rear boundary; (ii) the proposed extension and access ramp would give rise to the over-development of the site, both to the detriment of the residential amenity of the adjacent property and the applicant's property.

Dated 31<sup>st</sup> May 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
Block Plan Proposed	0/4		
Location Plan	0/1		
Plans Proposed	1/2		
Elevations Proposed	3/3		
Elevations Proposed	3/4		
Elevations Proposed	3/5		

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

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

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

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

### **CONTACT DETAILS**

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

**G46 8NG**

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

## NOTICE OF REVIEW





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

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

Thank you for completing this application form:

ONLINE REFERENCE 100677061-001

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:	bennett Developments and Consulting		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Don	Building Name:	<input type="text"/>
Last Name: *	Bennett	Building Number:	10
Telephone Number: *	07989417307	Address 1 (Street): *	Park Court
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	07989417307	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	UK
		Postcode: *	G46 7PB
Email Address: *	don@bennettgroup.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="Khalid"/>	Building Number:	<input type="text" value="70"/>
Last Name: *	<input type="text" value="Masood"/>	Address 1 (Street): *	<input type="text" value="Ravenscliffe Drive"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G46 7QS"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="don@bennettgroup.co.uk"/>		

## 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="70 RAVENSCLIFFE DRIVE"/>
Address 2:	<input type="text" value="GIFFNOCK"/>
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="G46 7QS"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="659434"/>	Easting	<input type="text" value="255703"/>
----------	-------------------------------------	---------	-------------------------------------

## 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)

erection of a single storey rear extension including access ramp

## 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.

Failure to properly apply the relevant policies SEE STATEMENT OF APPEAL

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)

Statement of appeal, Application form Report of Handling Decision Notice Plans and drawings Medical Reports

### Application Details

Please provide the application reference no. given to you by your planning authority for your previous application. 2024/0131/TP

What date was the application submitted to the planning authority? \* 08/04/2024

What date was the decision issued by the planning authority? \* 31/05/2024

### 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 Don Bennett

Declaration Date: 01/07/2024

**bennett** *Developments and Consulting*

10 Park Court,  
Glasgow G46 7PB  
don@bennettgroup.co.uk

**STATEMENT OF APPEAL**

1.7.2024

**70 RAVENSLIFFE DRIVE, GIFFNOCK G46 7QS**

**APPEAL AGAINST THE REFUSAL OF PLANNING PERMISSION BY EAST RENFREWSHIRE COUNCIL IN RESPECT OF WORKS AT THE ABOVE ADDRESS.**

**APPLICATION REF: 2024/0131/TP**

**01** Background;

The property at 70 Ravenscliffe Drive is a semi detached property in the very popular residential area of Giffnock in the south side of the city.

In 2004 the property was extended at the rear, by the addition of a two storey extension.

The appellant, Mr K Masood has resided in the property for more than twenty years and raised his family there. Due to a crippling medical condition which will be amplified upon later, he can no longer enjoy the property in its current configuration. This prompted him to pursue the possibility of a further extension which would address the debilitating nature of his condition.

Accordingly and with the supporting medical opinion, the current application which reflected the medical advice he was being given and which resulted in the design lodged for planning permission, was submitted.

Given the level of professional medical advice submitted and the support of the adjoining neighbour , an application was submitted on 5/4/2024 with some confidence that it would be supported.

It was a great disappointment therefore ,when on 31/5/24 the application was refused.

**02** Reasons for Refusal:

On the Decision Notice three reasons are cited

In the interest of brevity as reasons 1 and 2 are to all intents and purposes identical, these have been taken as a single reason:

**Reason1/2:** The proposal is contrary to Policies 14 and 16 of National Planning Framework 4 and Policies D1 and D1.1 of the adopted East Renfrewshire Local Development Plan 2, as:

- (i) The proposed single storey rear extension, in conjunction with the existing two storey rear extension, would have an unacceptable dominant and overbearing visual impact when viewed from the adjacent dwelling to the west, to the detriment of the amenity of the occupants of the adjacent property, given its height and length in proximity to the common rear boundary.
- (ii) The proposed single storey rear extension and access ramp, in conjunction with the existing two storey rear extension would give rise to the overdevelopment of the site to the detriment of the residential amenity of the occupants of the dwelling given its size and footprint.

**Reason 3:**The proposal is contrary to the terms of the non-statutory Planning Guidance- Householder Design Guide as:

- (i) The proposed extension extends more than 4 metres along the common rear boundary
- (ii) The proposed extension and access ramp would give rise to the overdevelopment of the site, to the detriment of the residential amenity of the adjacent property and the applicants property.

### 03 Response to Reasons for Refusal:

In determining an application for planning permission the proposal has to be assessed within the context of the approved and adopted local development plan and other statutory guidance such the National Planning Framework4(NPF4). In addition the local authority are required to produce a Report of Handling(ROH) which should provide the reasoning and thinking behind the decision and to provide substantive justification in support of the decision to refuse.

A critical examination of the ROH will reveal a report which has failed utterly to understand and address the reasons for this particular proposal. It also fails to understand that both statutory documents provide guidance and direction but are not cast in bronze, they offer guidance and are open to interpretation to be interpreted by the planning officer having regard to the specifics of each individual application. There are a number of parts to any policy. These are the actual written words, the spirit of the policy, what is intended by the policy, what outcomes are anticipated, the interpretation of the policy and finally the application of the policy. It is not a case of one size fits all. They must be interpreted, tailored and responsive to address the application in question .In this case, no such interpretation has been applied, no allowance made for the nature of the proposal and scant consideration of the painful and degrading medical condition which the appellant is having to endure. Therein lies the problem with the planning process or more specifically the way that planning officers enact the legislation . It is seen as absolute, infallible and inflexible. It is none of these things yet this application has been handled with little if any sensitivity, with an apparent reluctance to understand or even attempt to grasp the pressing need to assist and support the appellant.

Given that the sole reason for the proposed extension is the dire medical condition being experienced by the appellant, a condition which as has been testified by medical reports which are attached, will only get worse, yet hardly receives a mention. It is noted that the ROH did not include the medical reports on

the basis that they were confidential. This was not the wish of the appellant and it is important that the committee be in possession of all the facts so that a competent and considered decision can be made. The attached medical reports provide a detailed assessment of Mr Masoods condition which basically will reduce him to being unable to move about his house, to have a shower, to enjoy his own bedroom. He will in effect, become a prisoner in his own living room devoid of any dignity, utterly dependant on carers for his every need. Even eating will become increasingly more difficult. Currently he has to sleep in the lounge, with no privacy of any kind where he is visible to members of the family including grandchildren, placing the appellant in the most undignified and embarrassing situation. This proposal was intended to ease some of the suffering by constructing in essence his own living space on one level where he can have his own bedroom, be able to carry out his own personal care needs, have access to a bathroom and in the process retain his dignity. It is not a lot to ask and would provide welcome comfort for a person enduring a body deteriorating disease, yet none of this seemed to be properly considered in the assessment of the application. On the contrary the assessment focused almost exclusively on the impact the new structure would have on the adjoining neighbour, who as it happens is supportive of the proposal and does not have any concerns about the new wall which will abutt his garden. If anything it will ensure a higher level of privacy for the neighbour.

In ideal circumstances it may be that the proposed development would be considered to be overdevelopment as is suggested. Similarly in ideal circumstances the lack of remaining garden space would be a consideration, but these are not ideal circumstances. The issue at the heart of this application is the welfare of the appellant, the owner and providing some quality of life which otherwise will be denied. It is in such circumstances that the planning process has to be flexible and responsive and if that means that certain usual requirements have to be modified or ignored that is perfectly acceptable. This is one such case, and the proper and considered assessment of the proposal should have resulted in the application being approved rather than mired in policies which at best are guidance and at worse, obstructive.

## 04 Summary:

From all of the above it is apparent that the planning authority have failed the appellant in carrying out a flawed assessment of the proposal with no consideration of the reasons behind the proposal. Reasons which are compelling and involve human suffering and dignity. In such circumstances the primacy of the development plan must be considered of lesser importance than the impact which a flawed and unsafe decision would have on someone enduring a wasting and debilitating condition and who only seeks some measure of comfort to make life more bearable.

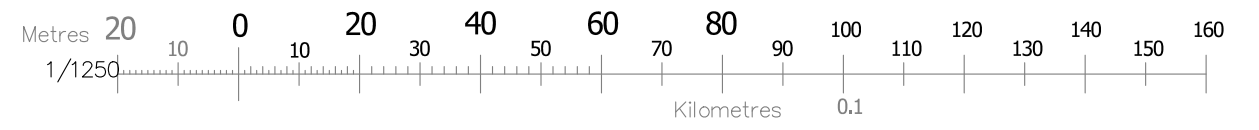
In the circumstances of this application the arguments advanced by the planning officer for refusing the application are not persuasive, nor do they reflect the true nature of the proposal. In such circumstances the needs of the individual outweigh the policies which as has been stated previously are meant for guidance, to be interpreted as befits the subject matter.

**Having regard to all of the above and the medical reports submitted we would ask that the Committee overturn the previous decision and approve this application.**

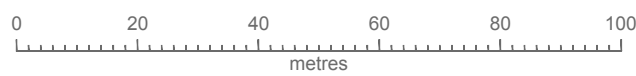




**PLANS/DRAWINGS**



MapServe®



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**Farleigh Associates**  
 CHARTERED SURVEYORS  
 email: cyril@farleighcs.com  
 MOBILE: 07885 734 613 VAT No: 856 9605 77

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CHECKED BY CLF	DATE 29/02/24
Drawing Number RDB/KM/0/1	Sheet Size A3
	Revision

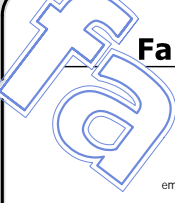
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 3. Do not scale this drawing only use figured dimensions.

rev	description	by	date

Title  
**LOCATION PLAN - AS EXISTING**


CLIENT  
 Mr Khalid Masood,  
 70 Ravenscliffe Drive,  
 G46 7QS

Property  
 Mr Khalid Masood,  
 70 Ravenscliffe Drive,  
 Giffnock,  
 East Renfrewshire,  
 G46 7QS



**Farleigh Associates**  
 CHARTERED SURVEYORS

email: [cyril@farleighcs.com](mailto:cyril@farleighcs.com)  
 MOBILE: 07885 734 613 VAT No: 856 9605 77



DRAWN BY JKF	Scale: 1/100
CHECKED BY CLF	DATE 29/02/24
Drawing Number RDB/KM/0/4	Sheet Size A3
	Revision

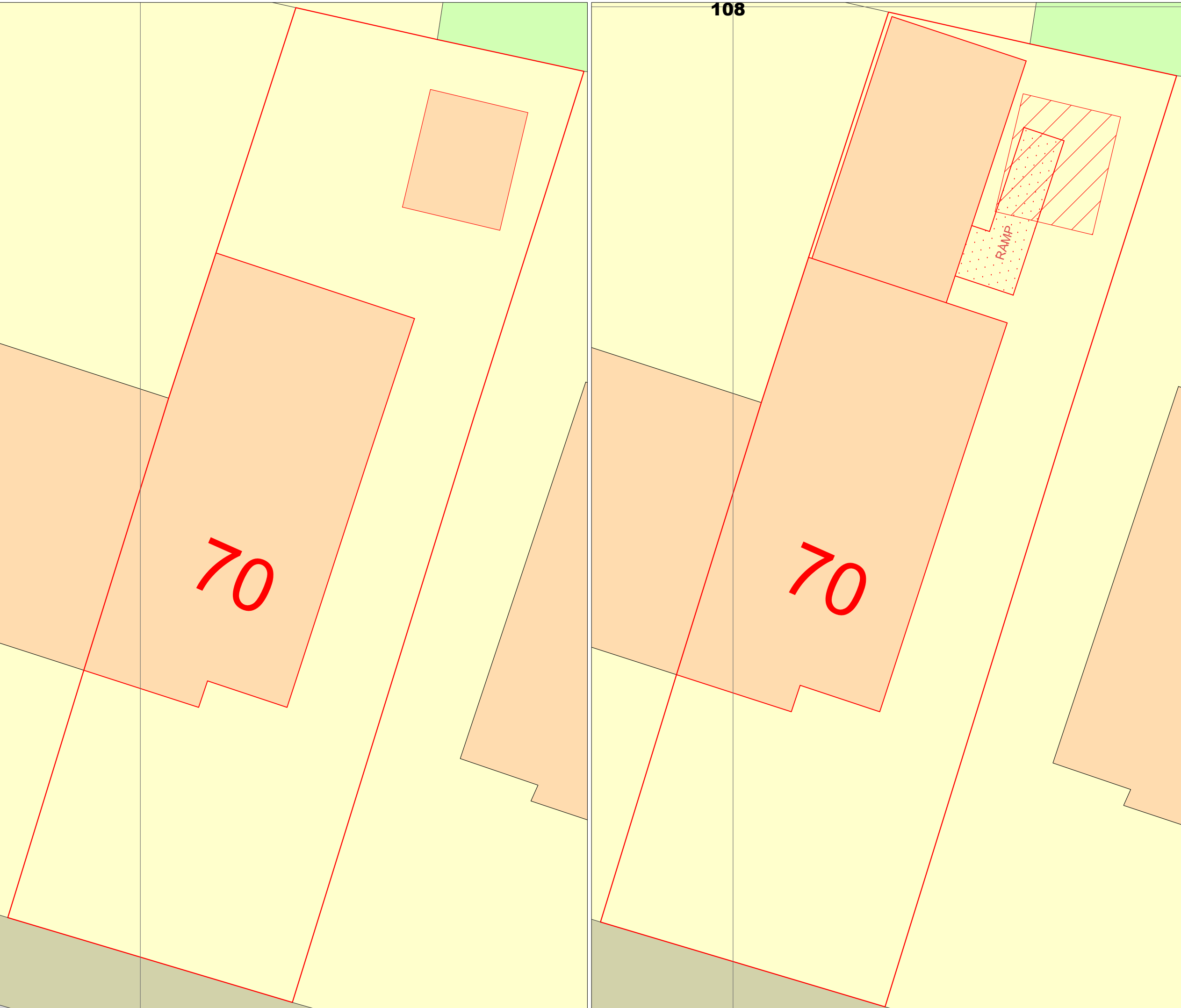
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 3. Do not scale this drawing only use figured dimensions.

rev	description	by	date

Title  
**SITE PLAN - AS EXISTING & AS PROPOSED**

CLIENT  
 Mr Khalid Masood,  
 70 Ravenscliffe Drive,  
 G46 7QS

Property  
 Mr Khalid Masood,  
 70 Ravenscliffe Drive,  
 Giffnock,  
 East Renfrewshire,  
 G46 7QS



**Farleigh Associates**  
ARCHITECTS & INTERIORS

**fa**

email: [cyril@farleigh.com](mailto:cyril@farleigh.com)  
 MOBILE: 07883 734 633    VAT No: 856 8603 77

Scale: 1/50

Sheet Size: A3

DATE: 29/02/24

Revision

Drawing Number: RDB/KM/1/2

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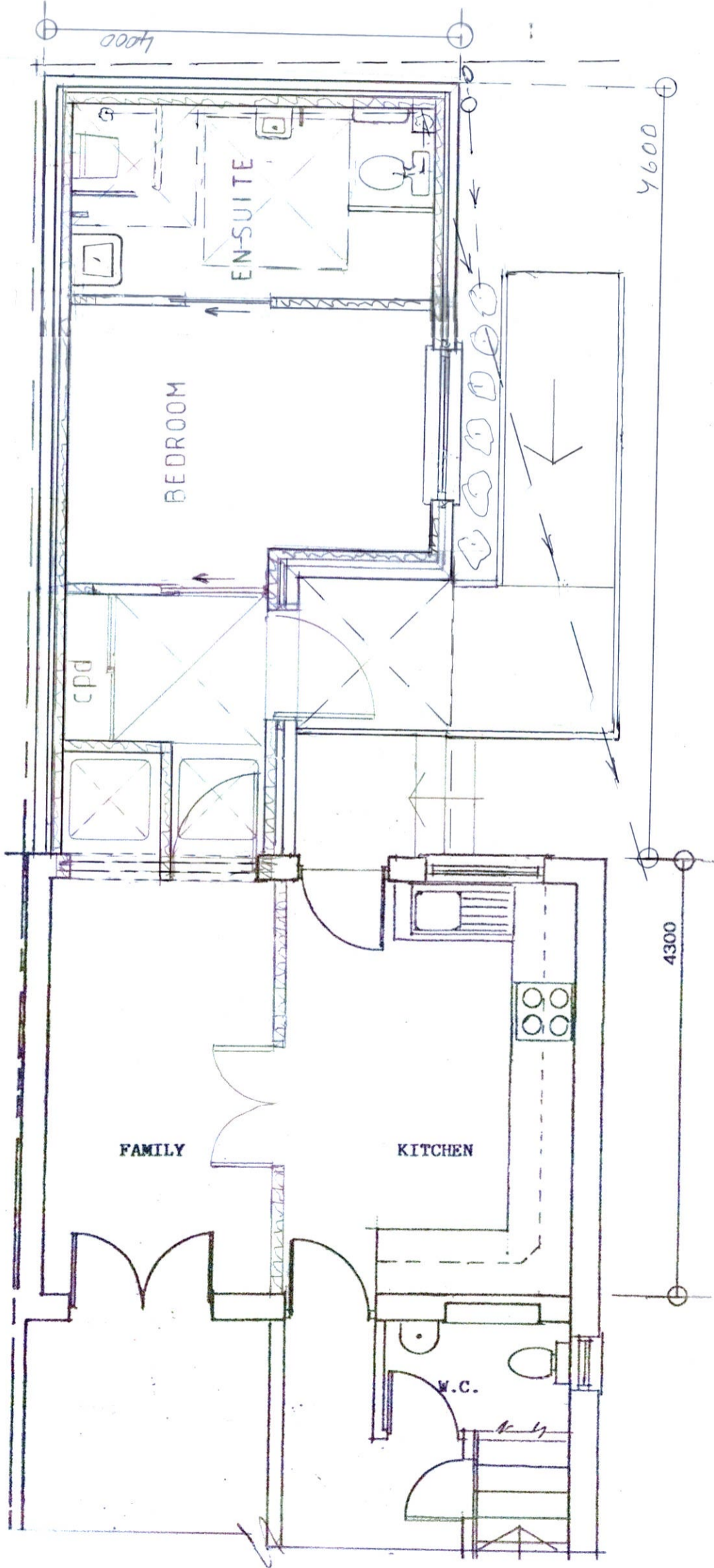
2. Do not scale this drawing only use figured dimensions.


rev	description	by	date

Title: **FLOOR PLAN - AS PROPOSED**

CLIENT: Mr Khalid Masood,  
70 Ravenscliffe Drive,  
G46 7QS

Property: Mr Khalid Masood,  
70 Ravenscliffe Drive,  
Giffnock,  
East Renfrewshire,  
G46 7QS





**Farleigh Associates**  
ARCHITECTS & SURVEYORS

email: [info@farleigh.com](mailto:info@farleigh.com)  
MOBILE: 07883 734 83    VAT No: 856 9603 77

Scale: 1/50

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Drawing Number RDB/KM/3/5		

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REV	DESCRIPTION	BY	DATE

Title

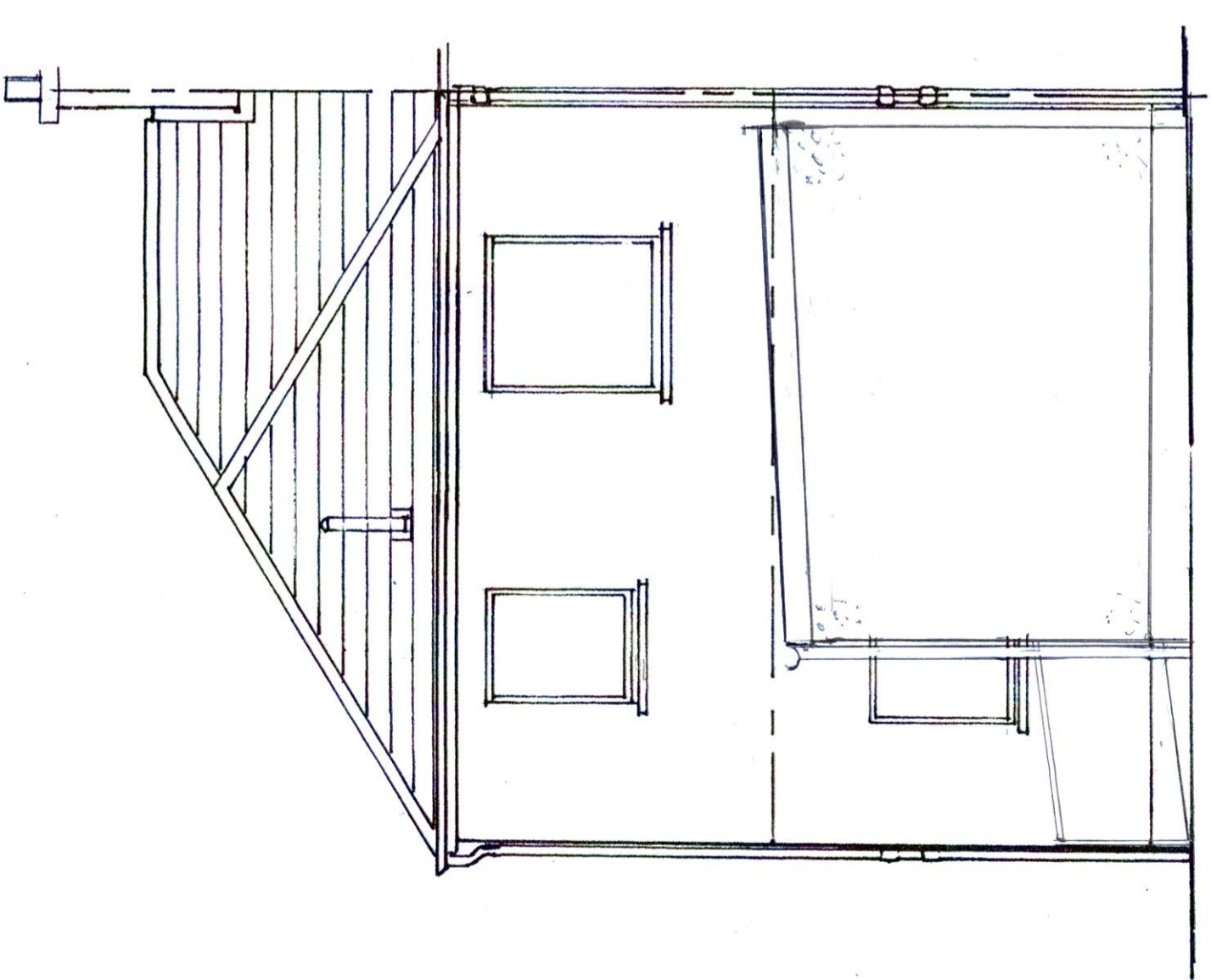
**REAR ELEVATIONS AS PROPOSED**

CLIENT

Mr Khalid Masood,  
70 Ravenscliffe Drive,  
G46 7QS

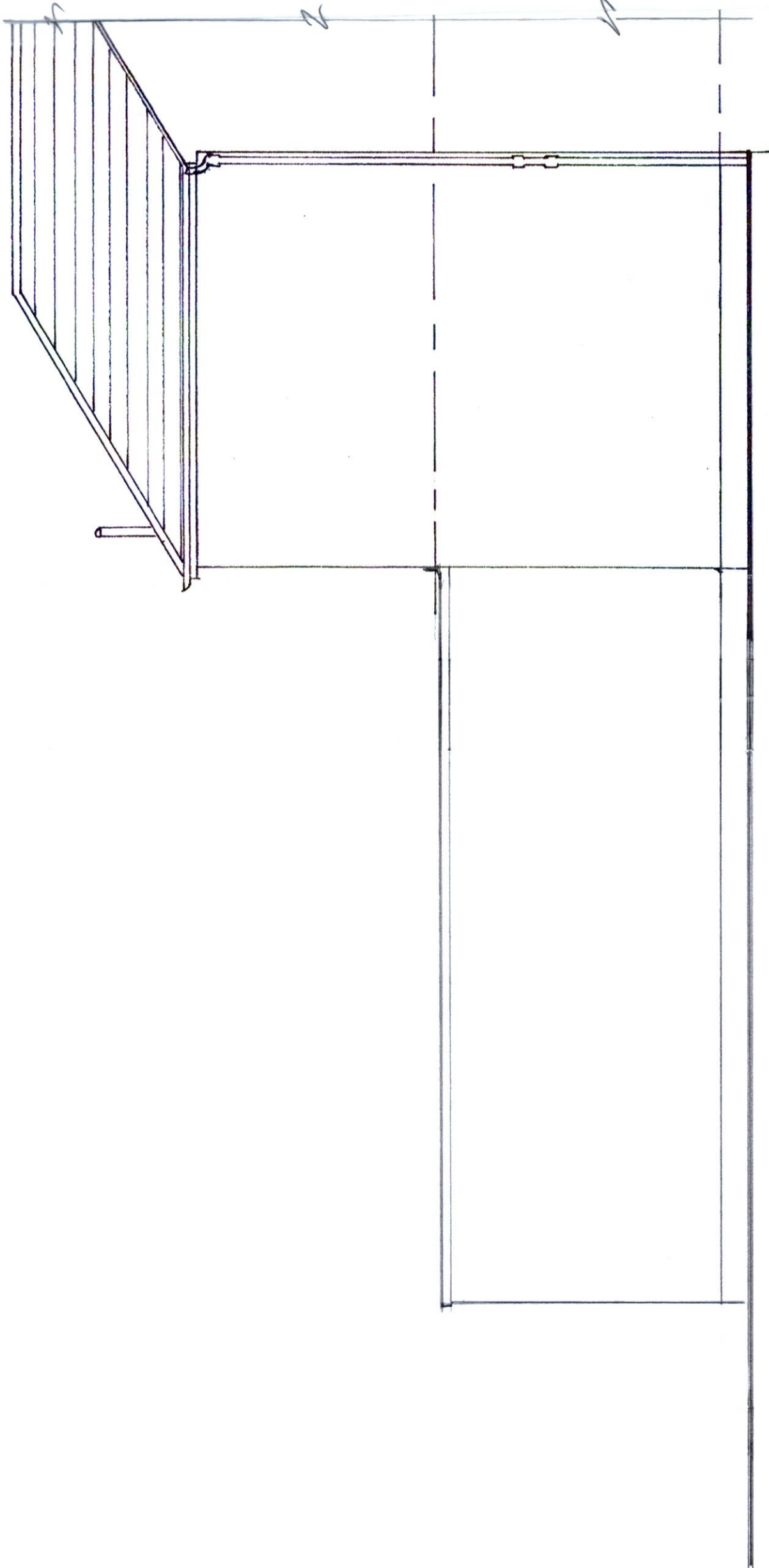
Property

Mr Khalid Masood,  
70 Ravenscliffe Drive,  
Giffnock,  
East Renfrewshire,  
G46 7QS



REAR ELEVATION





SIDE ELEVATION TO No 72

**Farleigh Associates**  
ARCHITECTS

email: [cmf@farleigh.com](mailto:cmf@farleigh.com)  
 MOBILE: 07885 734 613 VAT No: 826 9403 77

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CHECKED BY: CLF

Drawing Number: RDB/KM/3/3

Scale: 1/50

DATE: 29/02/24

Sheet: A3

Revision:

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REV	DESCRIPTION	BY	DATE

Title

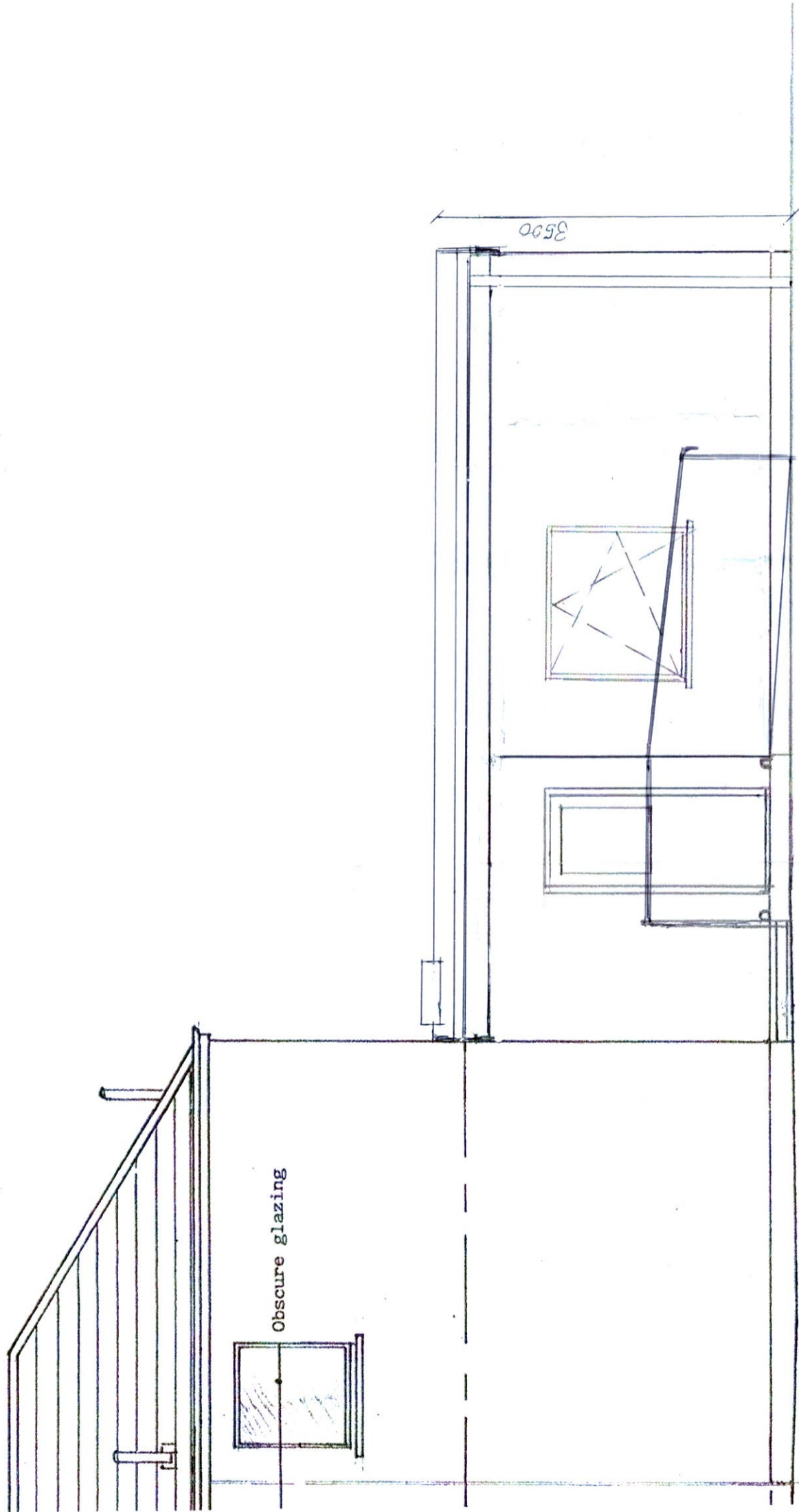
**SIDE ELEVATIONS AS PROPOSED**

CLIENT

Mr Khalid Masood,  
 70 Ravenscliffe Drive,  
 G46 7QS


Property

Mr Khalid Masood,  
 70 Ravenscliffe Drive,  
 Giffnock,  
 East Renfrewshire,  
 G46 7QS



SIDE ELEVATION





**Farleigh Associates**  
Architectural & Planning Services

email: [enquiries@farleigh.com](mailto:enquiries@farleigh.com)  
MOBILE: 07885 734 613    VAT No: 856 9405 77

Scale: 1/50

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CHECKED BY	CLF
DATE	29/02/24
Sheet Size	A3
Revision	

Drawing Number: RDB/KM/3/4

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- Do not scale this drawing only use figured dimensions.

rev	description	by	date

Title: **SIDE ELEVATIONS AS PROPOSED**

CLIENT: Mr Khalid Masood,  
70 Ravenscliffe Drive,  
G46 7QS

Property: Mr Khalid Masood,  
70 Ravenscliffe Drive,  
Giffnock,  
East Renfrewshire,  
G46 7QS



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](http://www.eastrenfrewshire.gov.uk).

**RECOMMENDATIONS**

17. The Local Review Body is asked to:-

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

Report Author: John Burke

Director – Louise Pringle, Director of Business Operations and Partnerships

John Burke, 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](mailto:planning@eastrenfrewshire.gov.uk)

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

Thank you for completing this application form:

ONLINE REFERENCE 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 27<sup>th</sup> 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](http://www.eplanning.scotland.gov.uk). Please note that beyond the content of the appeal or review forms, **you cannot normally raise new matters** in support of an appeal or review, unless you can demonstrate that the matter could not have been raised before, or that its not being raised before is a consequence of exceptional circumstances. Following submission of the notice, you will receive an acknowledgement letter informing you of the date of the Local Review Body meeting or whether further information is required.

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

### CONTACT DETAILS

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

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

## NOTICE OF REVIEW



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

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

Thank you for completing this application form:

ONLINE REFERENCE 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 16<sup>th</sup> of February 2024 and was validated on the 21<sup>st</sup> of February.

Late on the 28<sup>th</sup> 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

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**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

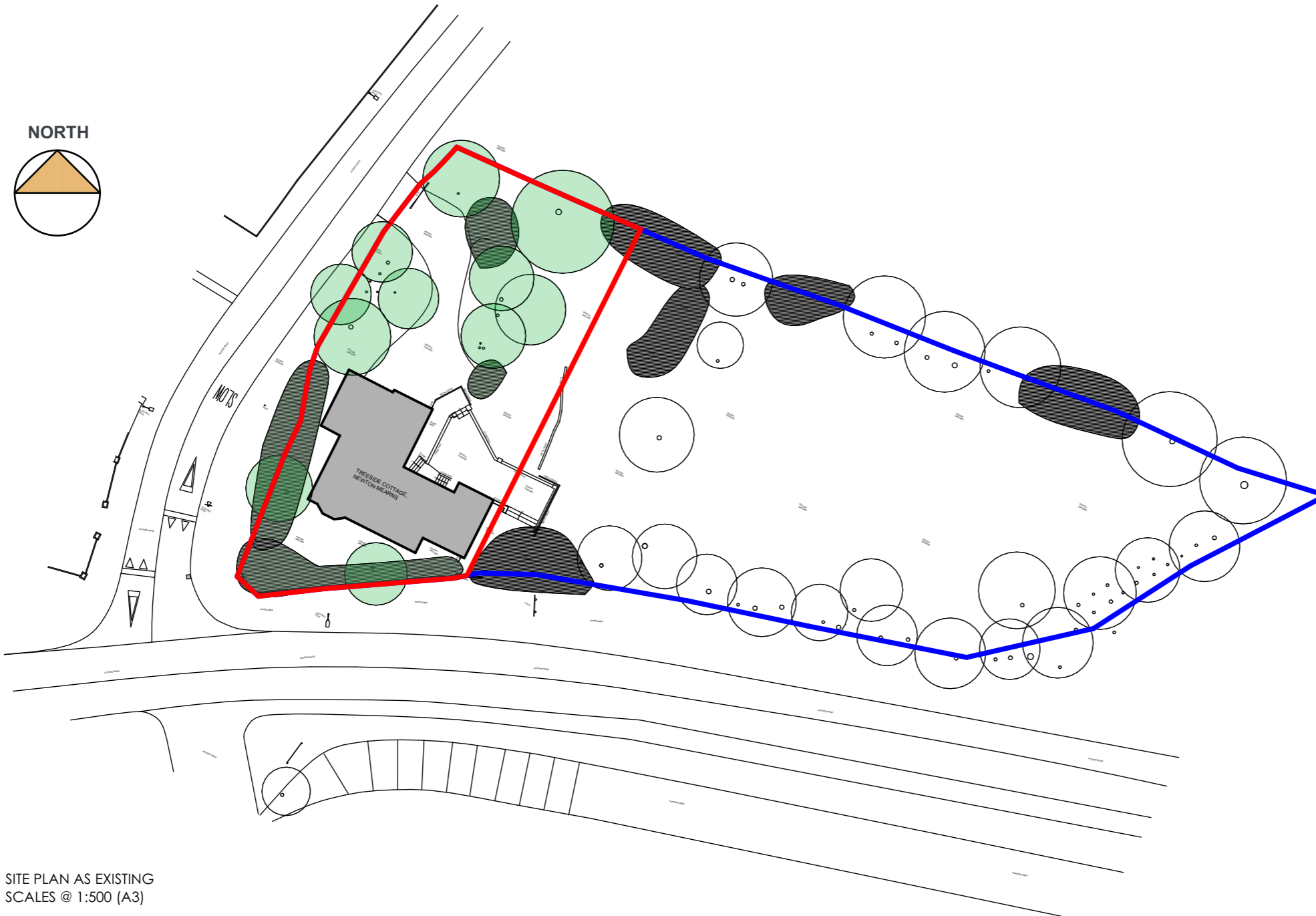
This additional supporting statement accompanying the application for planning permission provides further justification behind the design rationale to create a design solution that allows Treeside Cottage to be retained whilst creating an enlarged, practical, modern, sustainable and more useable family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

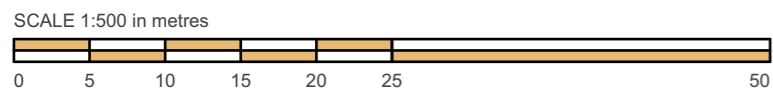
- The retention of Treeside Cottage is a fundamental priority within this development. Although the architectural qualities of Treeside Cottage may well be considered to be limited (especially with the existing 2 storey rear extension), the fact that it provides a visual reflection / timeline of a historic 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.

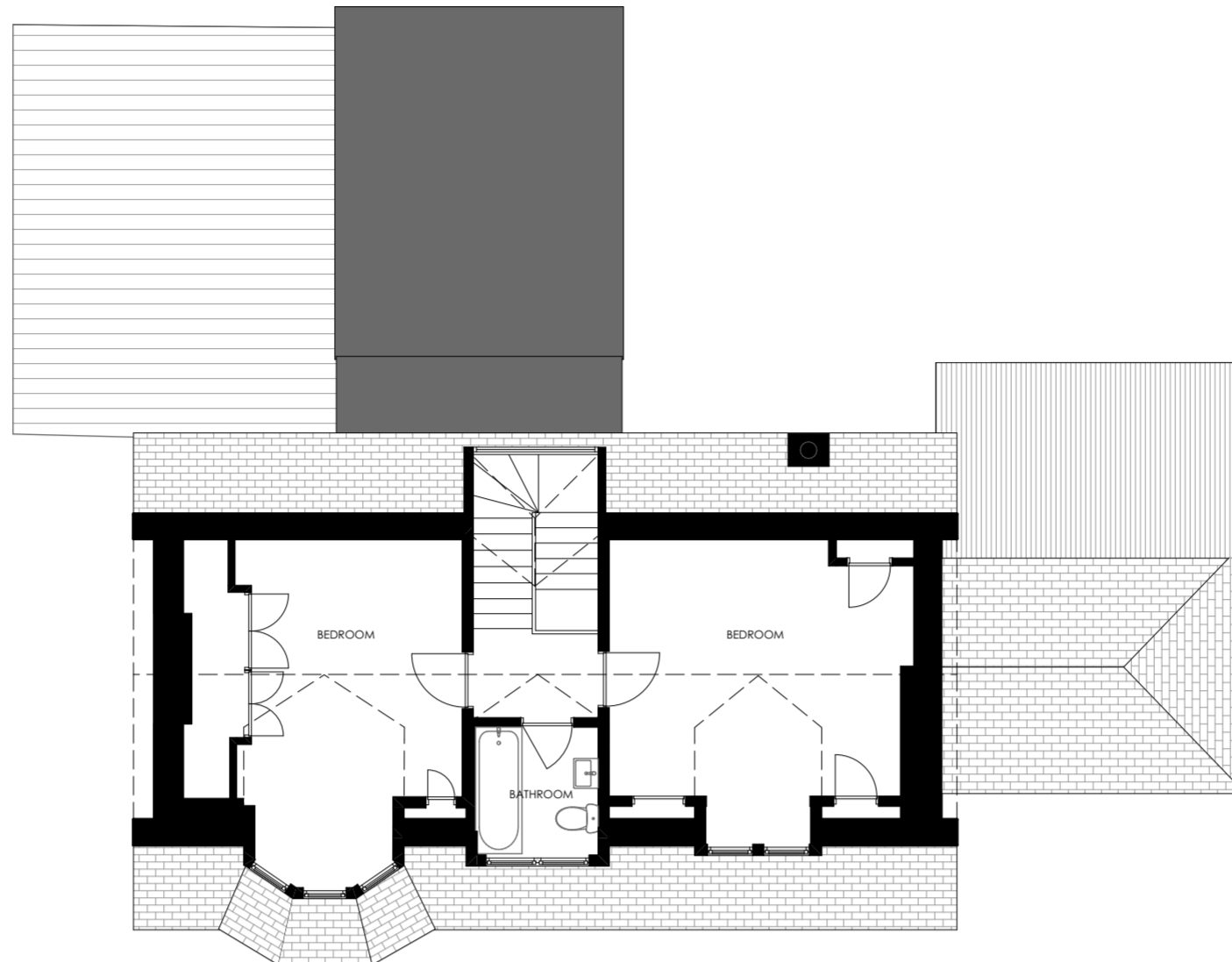
**PLANS/DRAWINGS**



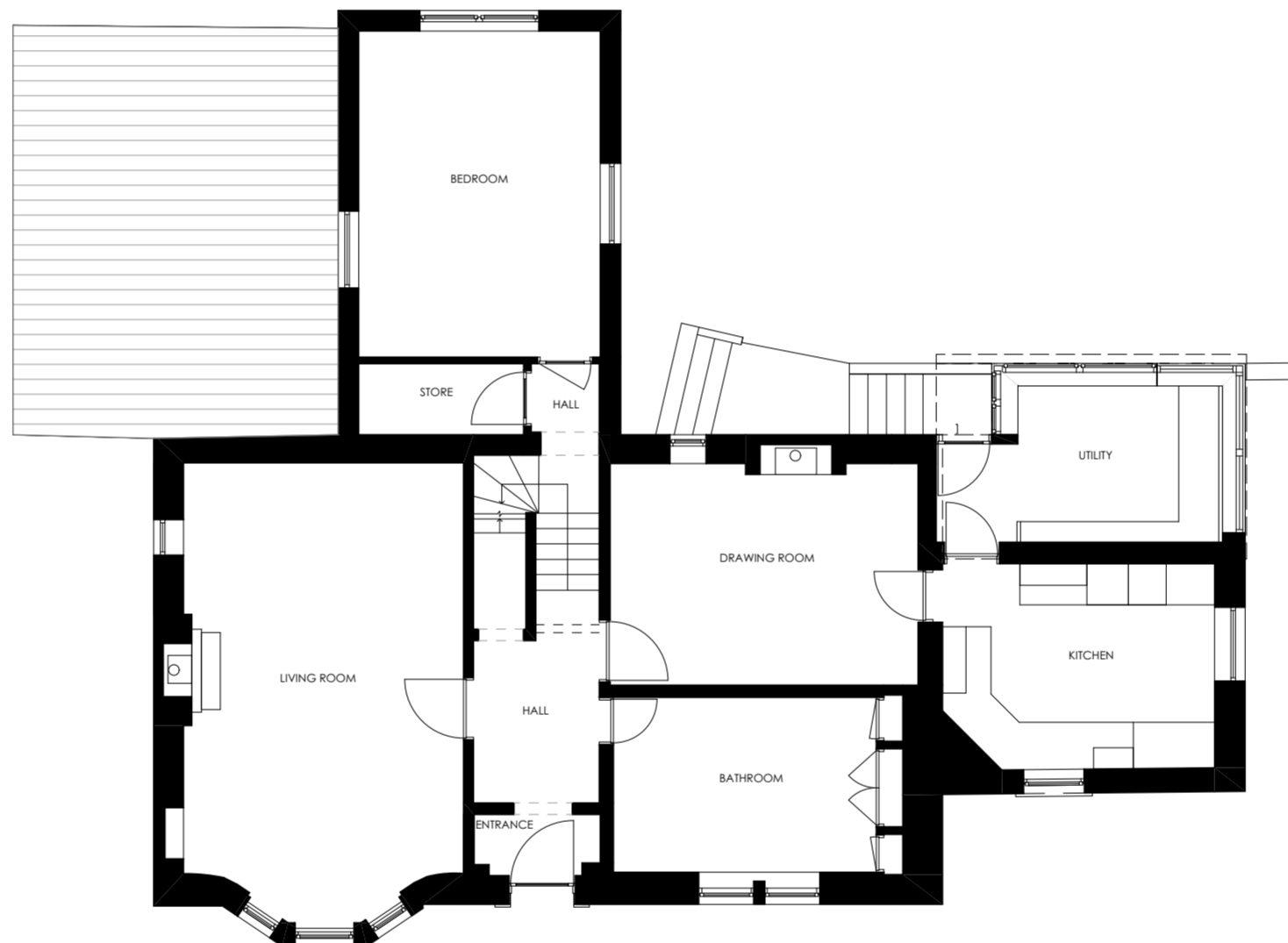
SITE PLAN AS EXISTING  
 SCALES @ 1:500 (A3)



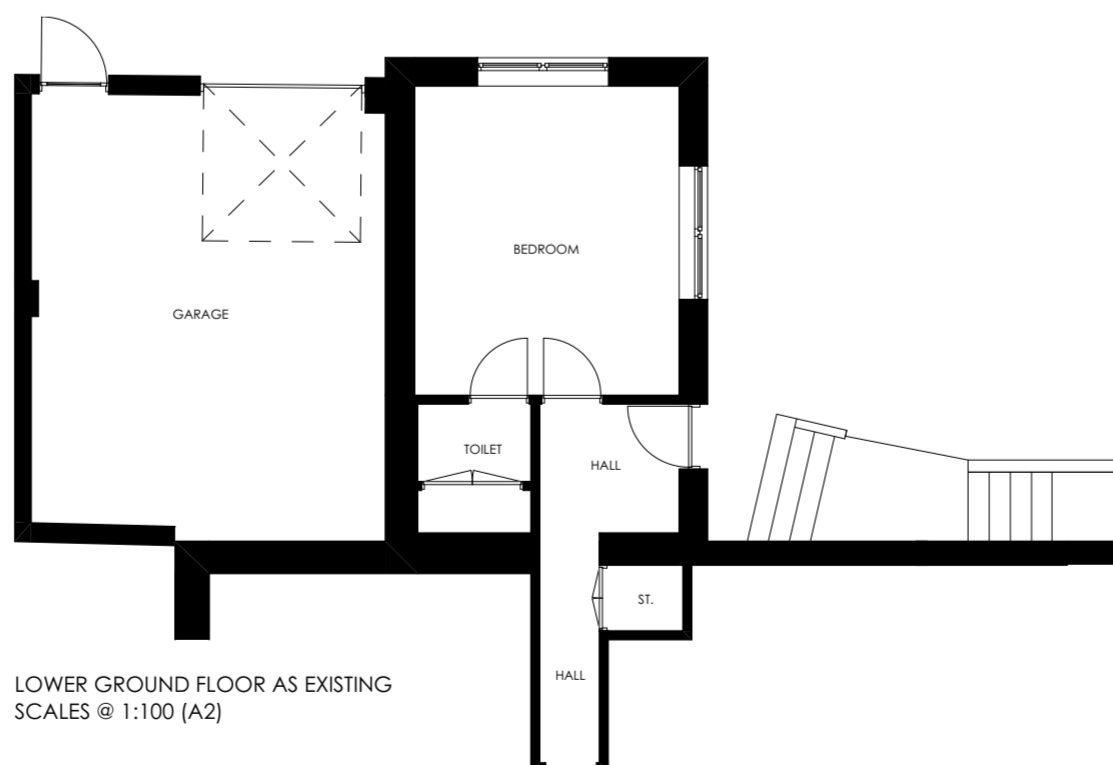
Rev	Description	Date
Status PLANNING		
Project 2315		
Client -		
Site TREESIDE COTTAGE, AYR ROAD NEWTON MEARNS, G77 6RT		
Drawing Title SITE PLAN AS EXISTING		
Drawing No. PLA002		Revision -
Scale AS @ A3	Drawn CI	Date FEB 2024
64 WELLINGTON CHAMBERS, AYR, KA7 1 E H		
T : 0 1 2 9 2 2 6 3 7 9 9		
E :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

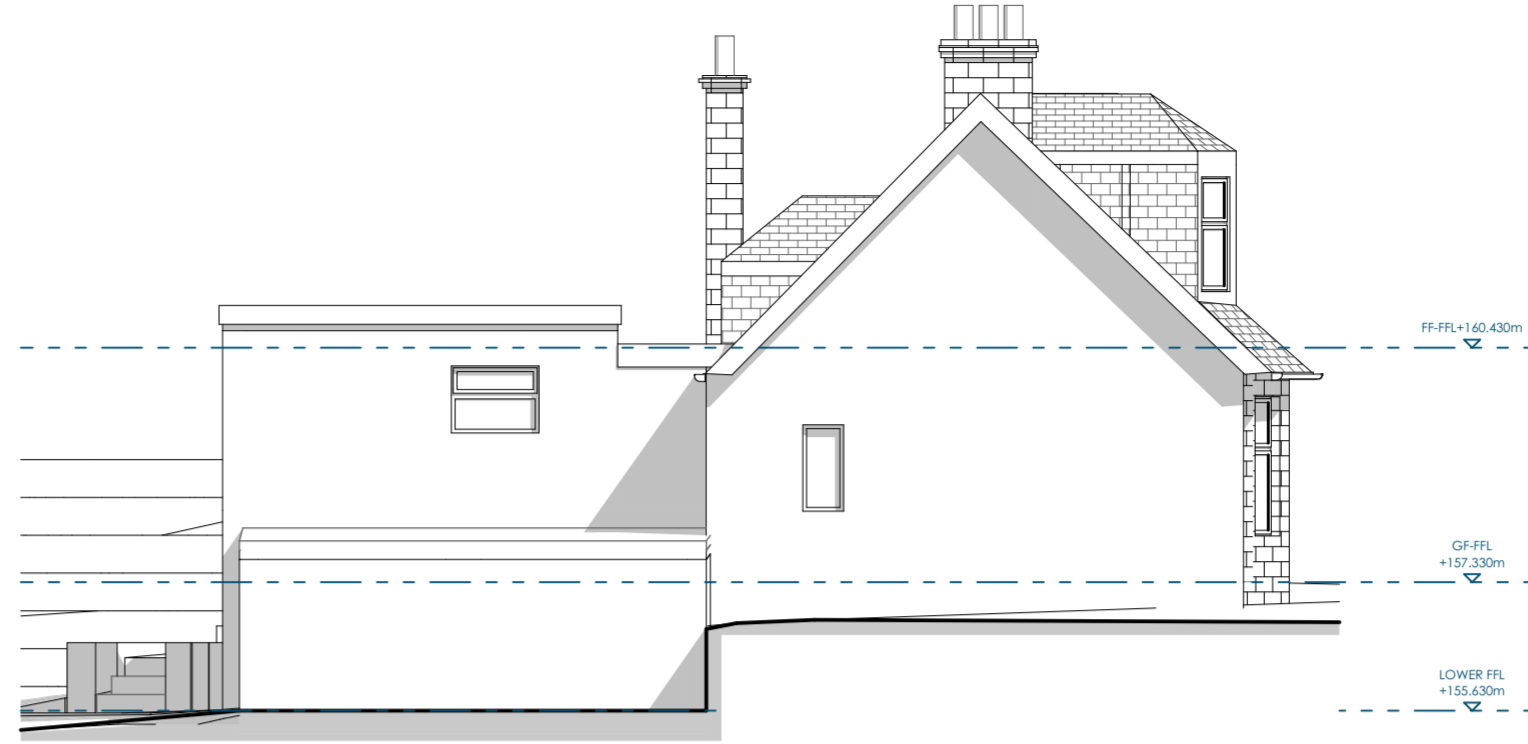
Rev	Description	Date



<b>Status</b>		
<b>PLANNING</b>		
<b>Project</b>		
2315		
<b>Client</b>		
-		
<b>Site</b>		
TREESIDE COTTAGE, AYR ROAD NEWTON MEARN, G77 6RT		
<b>Drawing Title</b>		
FLOOR PLANS AS EXISTING		
<b>Drawing No.</b>	<b>Revision</b>	
<b>PLA004</b>		
<b>Scale</b>	<b>Drawn</b>	<b>Date</b>
AS @ A2	CI	FEB 2024
64 WELLINGTON CHAMBERS, AYR, KA7 1EH		
T : 01292 263799		
E : ENQUIRY@EDESIGNARCHITECTURE.COM		
W : WWW.EDESIGNARCHITECTURE.CO.UK		



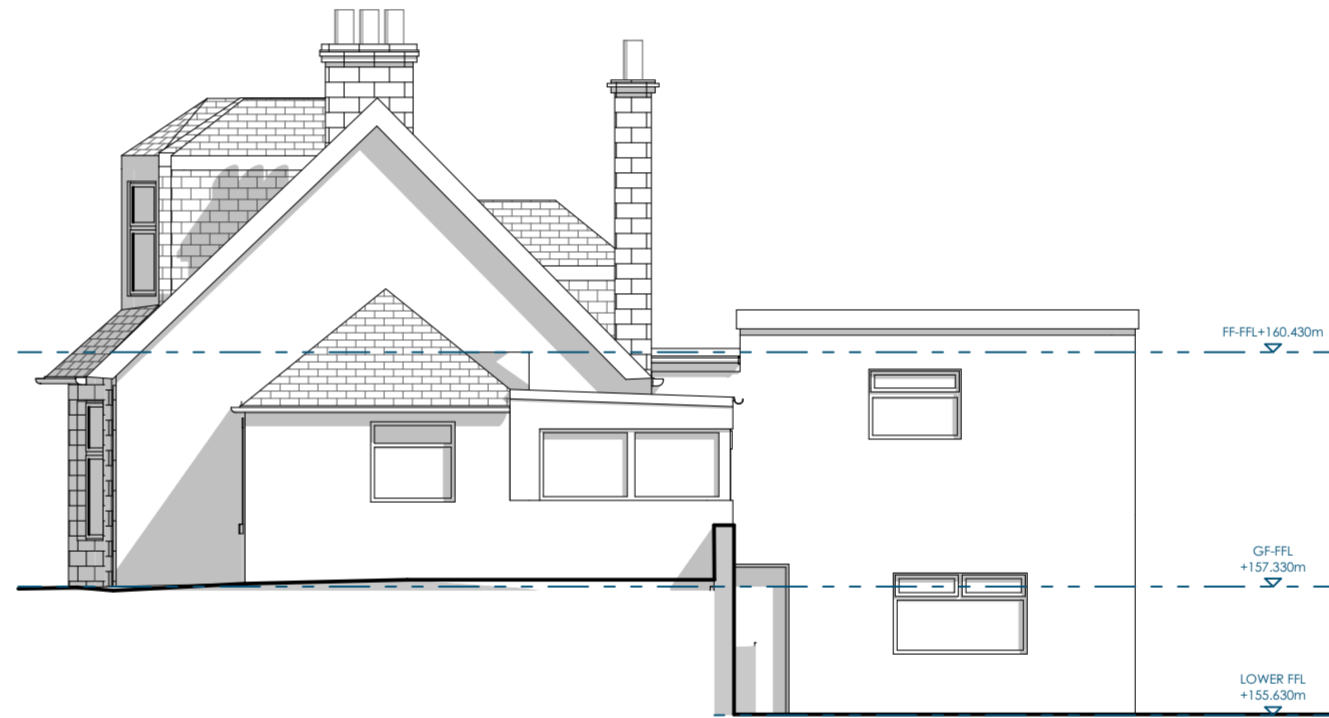
EXISTING FRONT ELEVATION  
 SCALES @ 1:100 (A2)



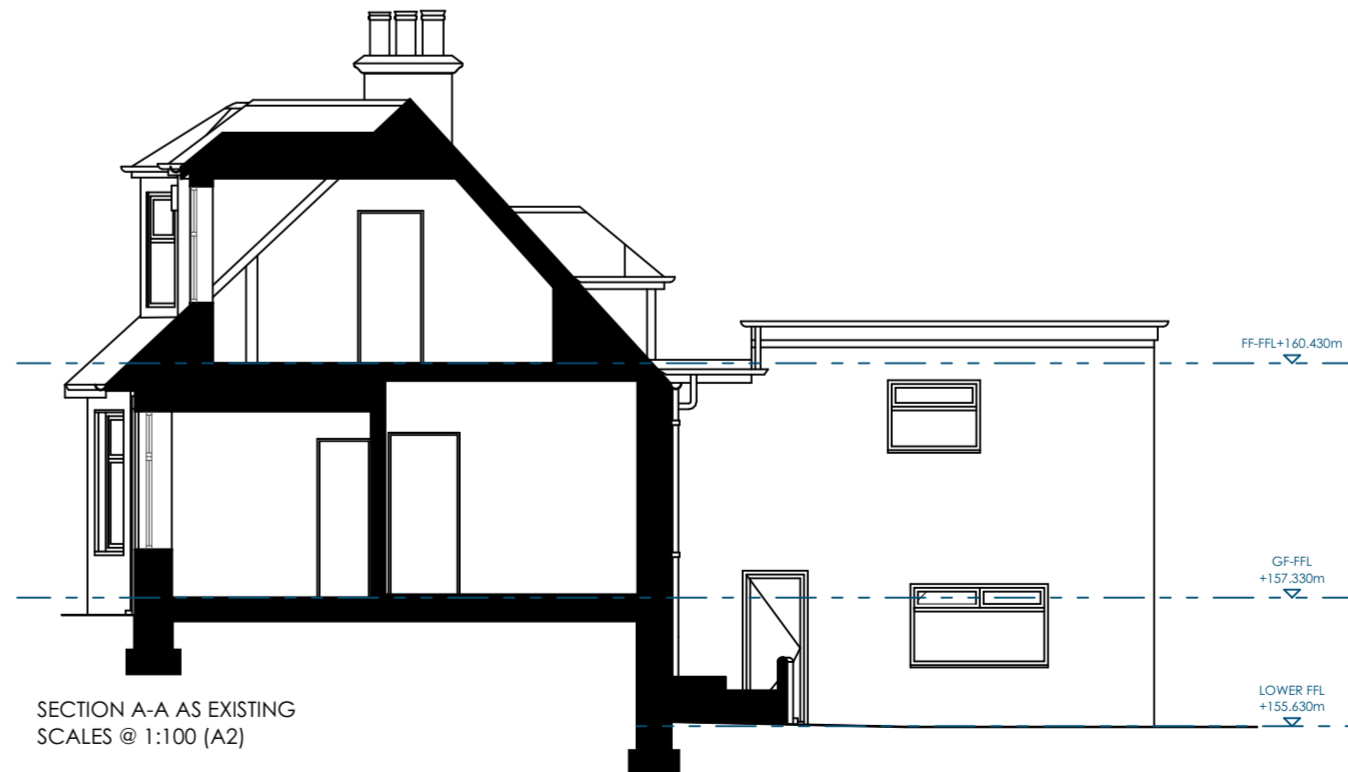
EXISTING WEST ELEVATION  
 SCALES @ 1:100 (A2)



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 1J  
 T : 0 1 2 9 2 2 6 3 7 9 9  
 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.



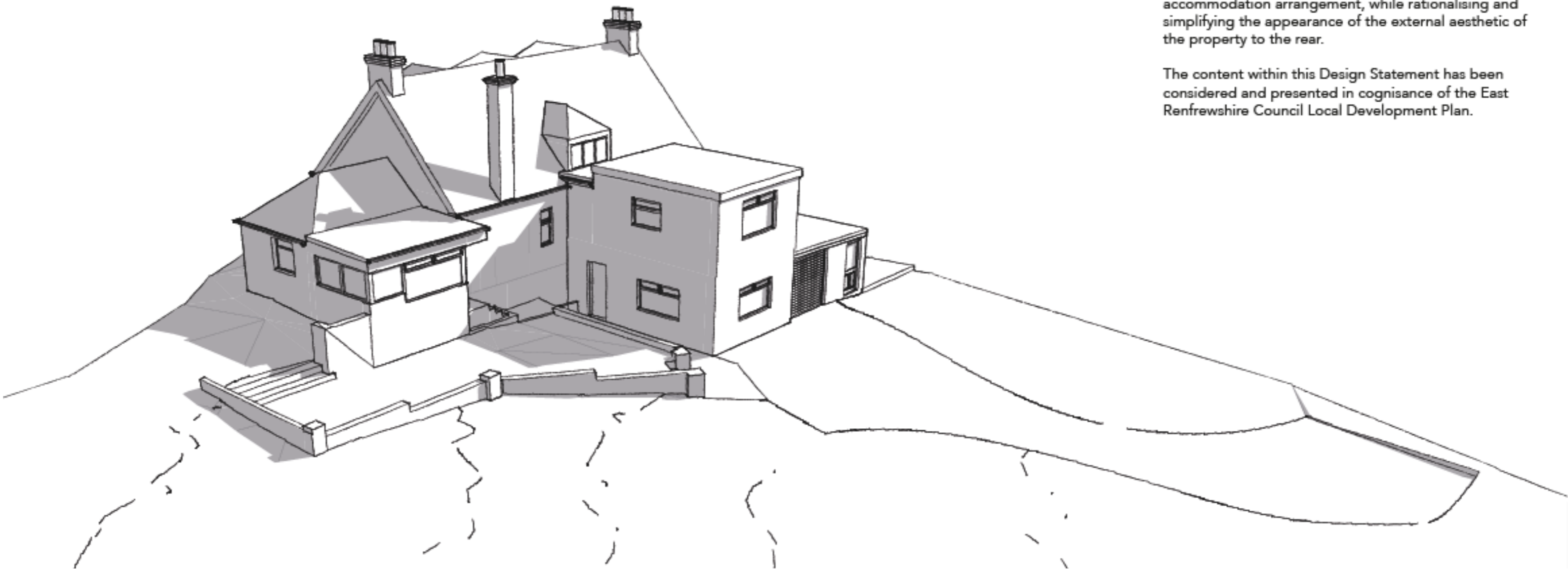


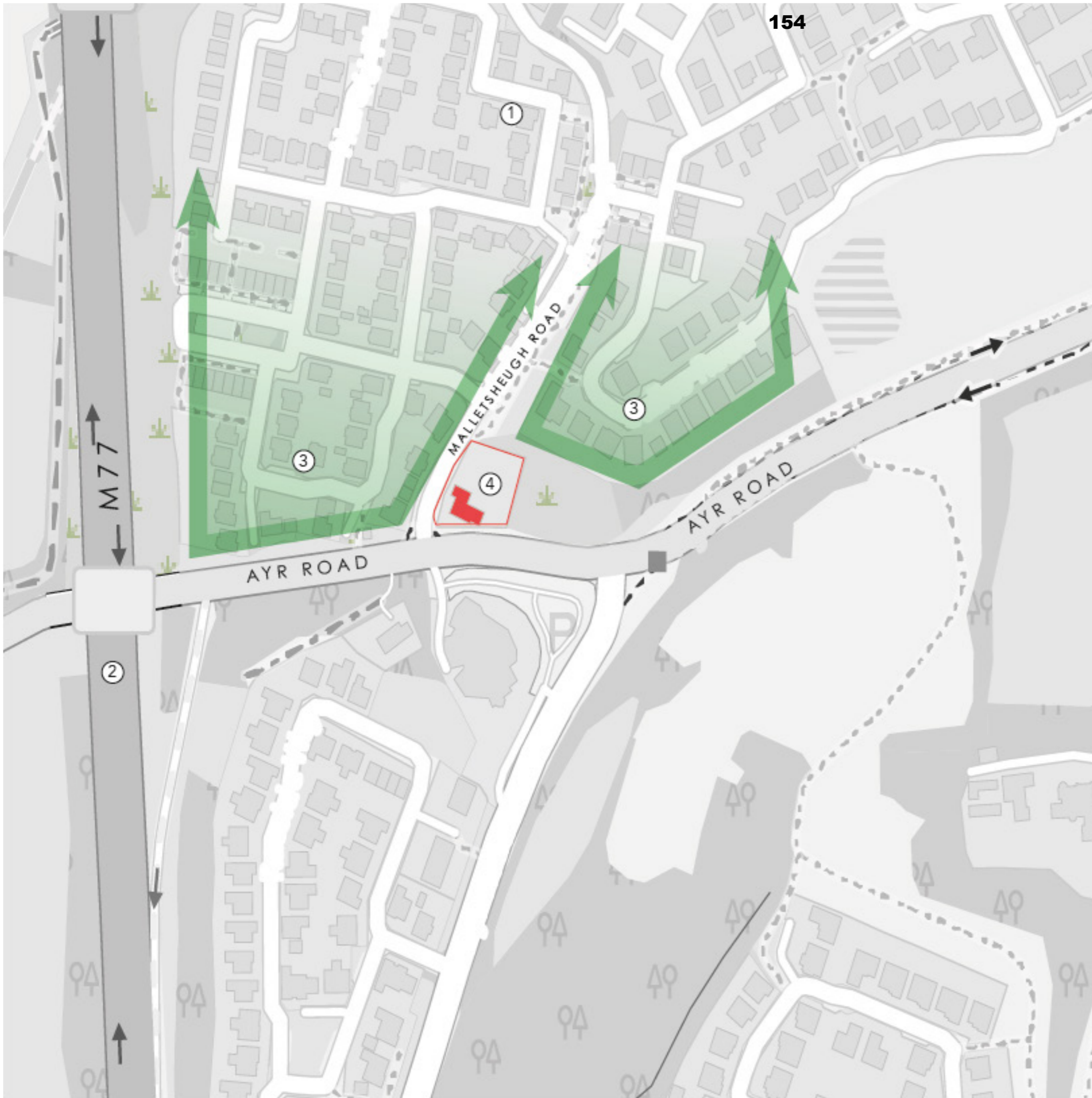
#### THE PURPOSE OF THIS DOCUMENT

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



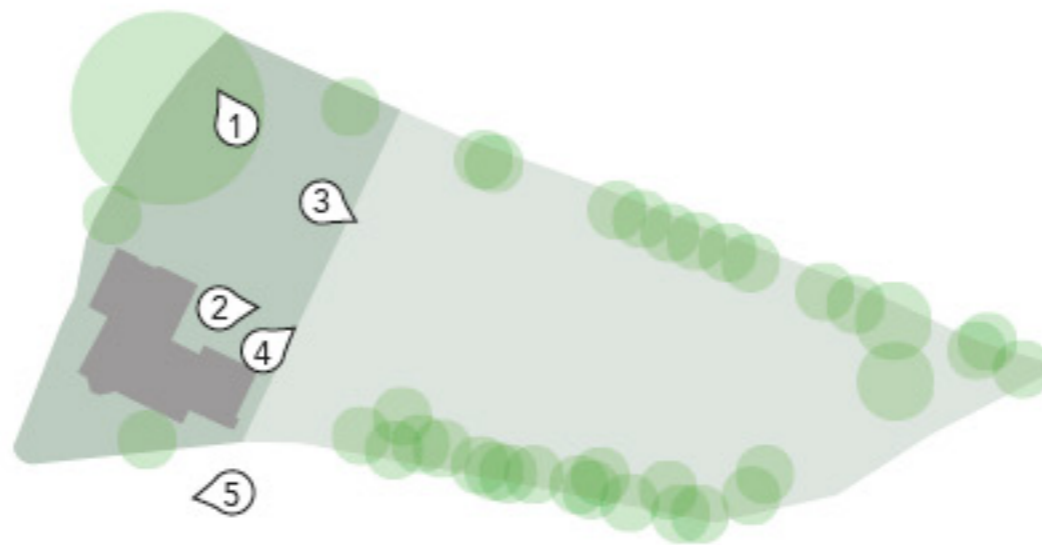
2



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 Views of existing rear garden of property, showing large mature trees and shrubs around the application site boundary
- ④ Views of existing rear garden of property, showing large mature trees and shrubs around the application site boundary
- 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.

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**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:

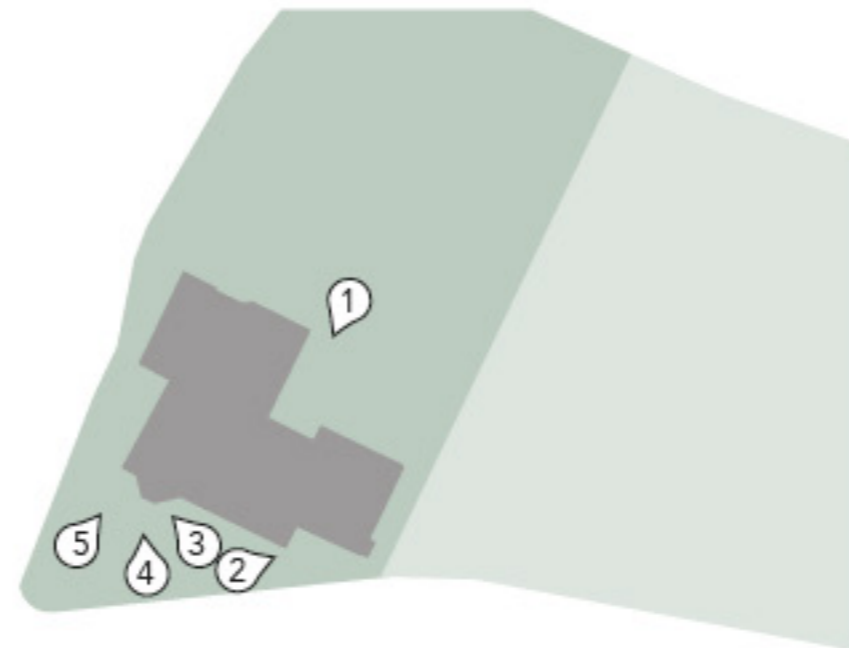


① View of rear of property showing original building in background with circa 1980s flat roof two storey extension. The external condition of the extension is poor and its current intervention offers little in regard to architectural design value and response to its surrounding environment.

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.

⑤ 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.

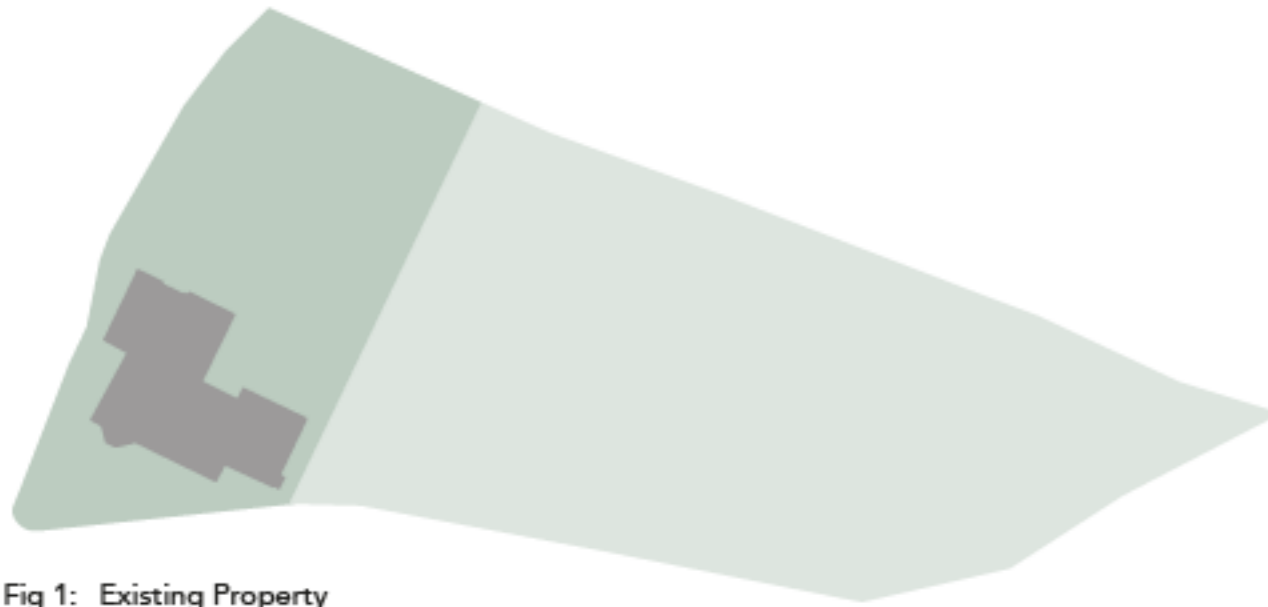


Fig 1: Existing Property

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

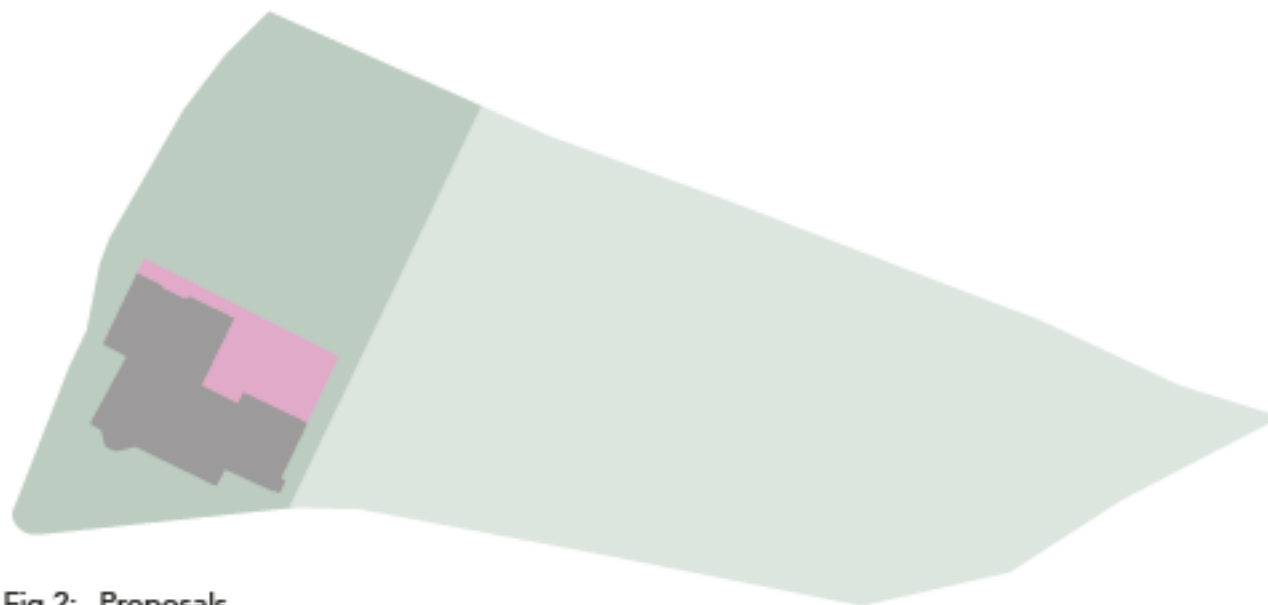
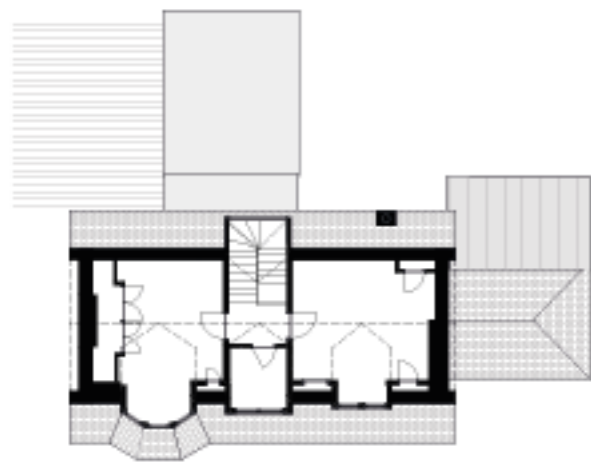


Fig 2: Proposals

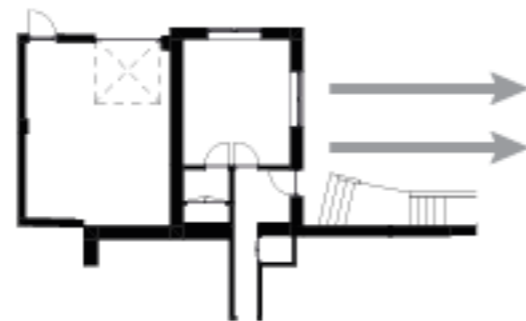
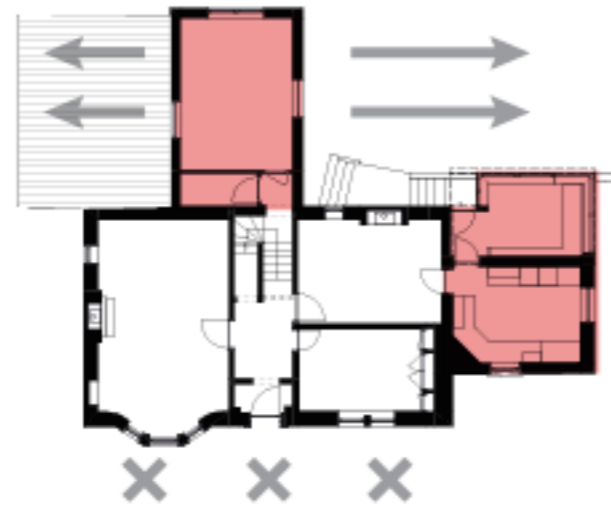
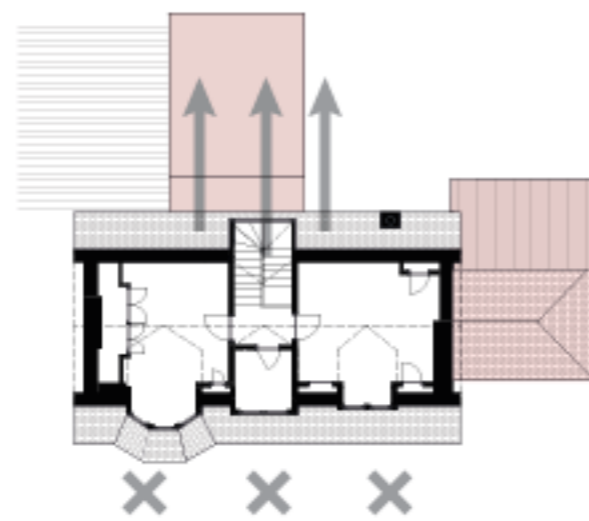
- Indicates additional land within client ownership



**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.

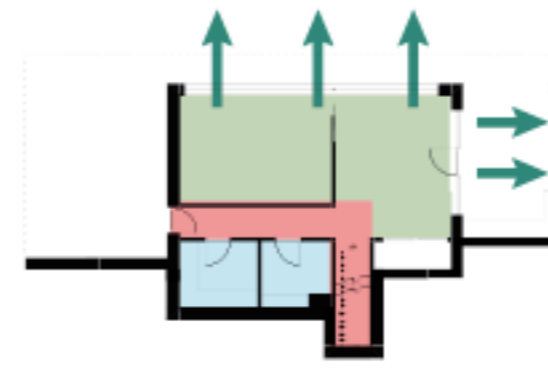
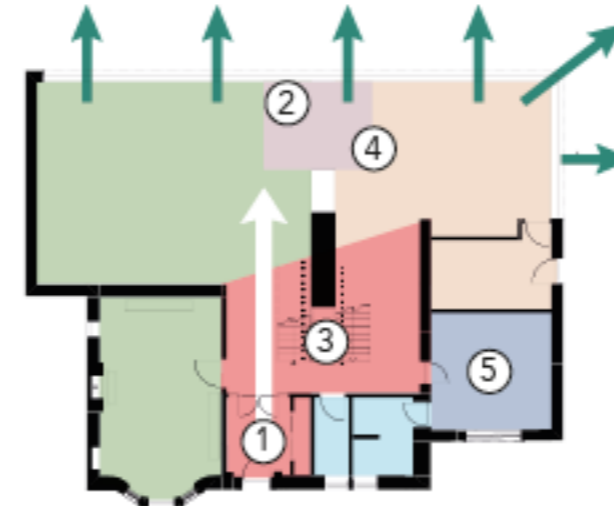
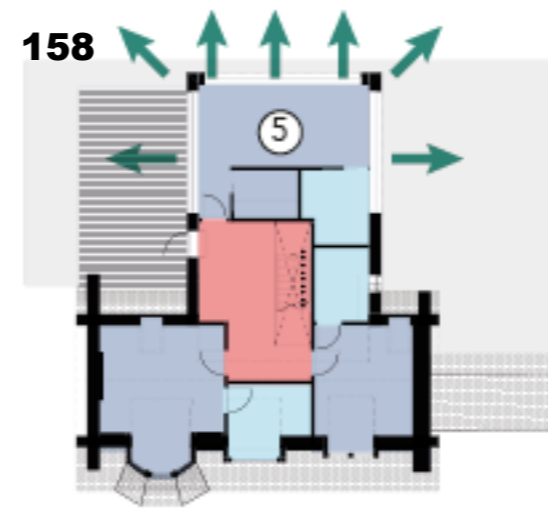


**Fig 2: Dingtakings and Alterations to the Existing Property**

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.

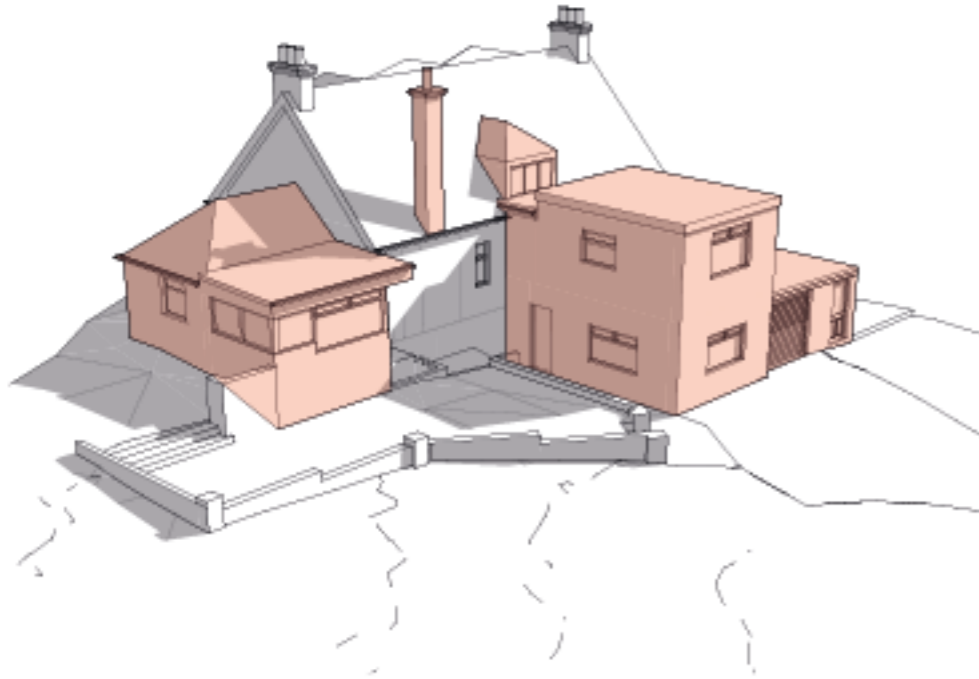
The proposed improvements and intervention to the existing dwelling are highlighted in Figures 1 - 3, adjacent and as noted below:

- 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



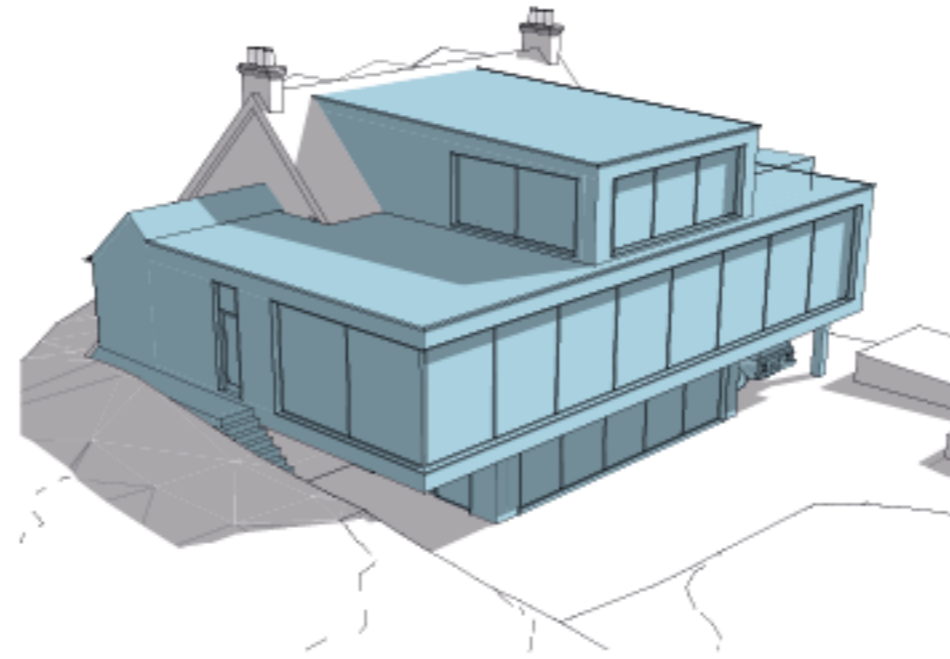
**Figure 1:**  
EXISTING DWELLING MASSING AND  
PROPOSED DOWNTAKINGS TO REAR

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

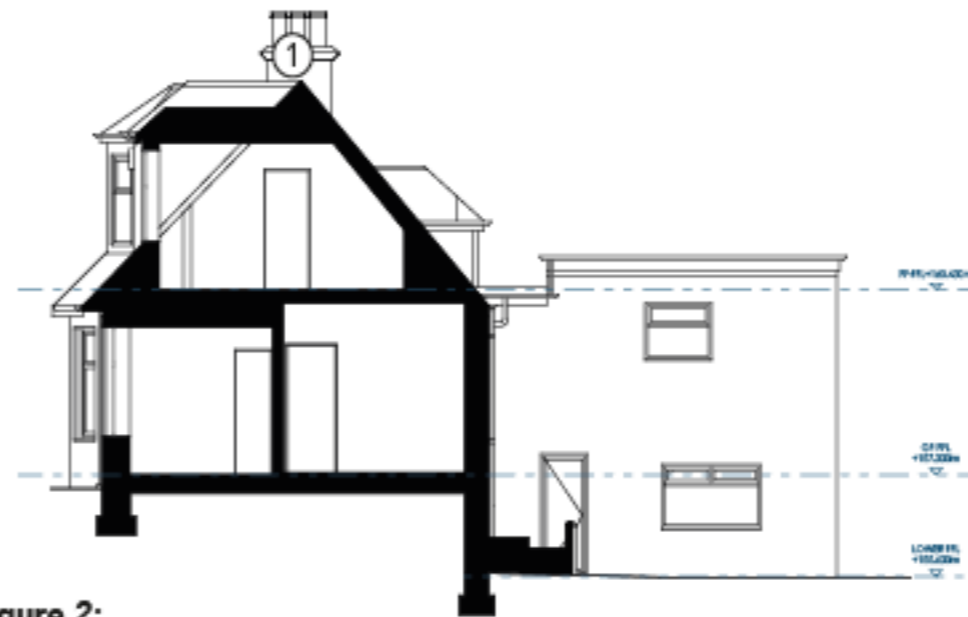
As highlighted earlier in this document, the proposed contemporary extension to the rear will mainly be screened from public view by the existing natural visual barrier of mature trees and foliage around the site boundary.

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

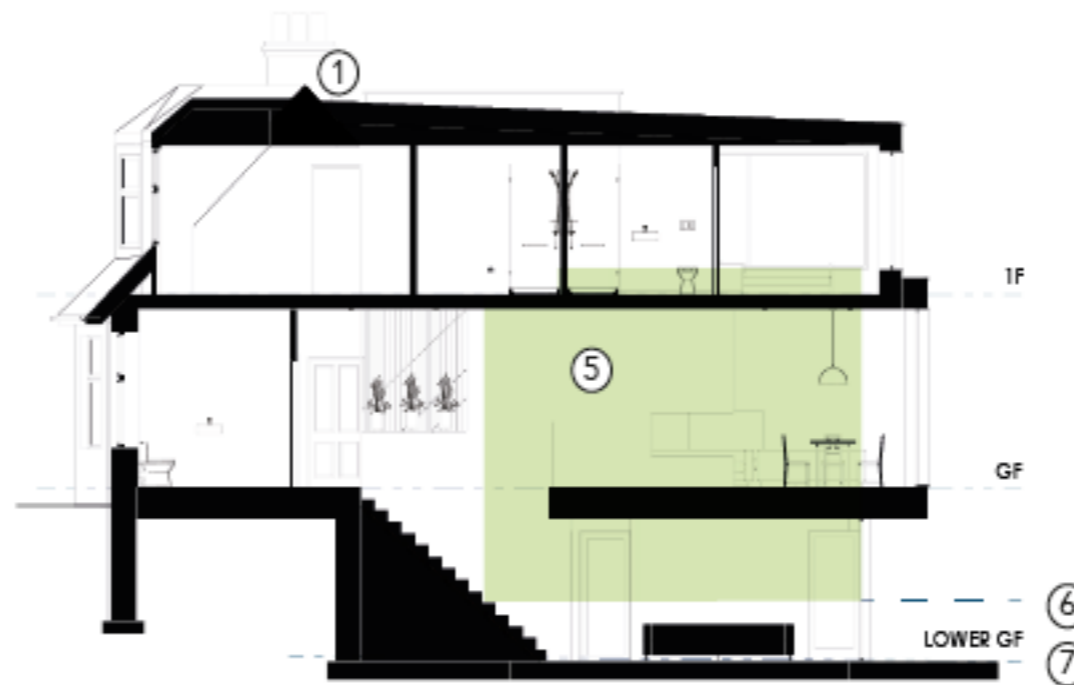
**SCALE AND MASSING:  
MAINTAINING FRONTAGE CHARACTER AND  
HIDING CONTEMPORARY INTERVENTION**

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.



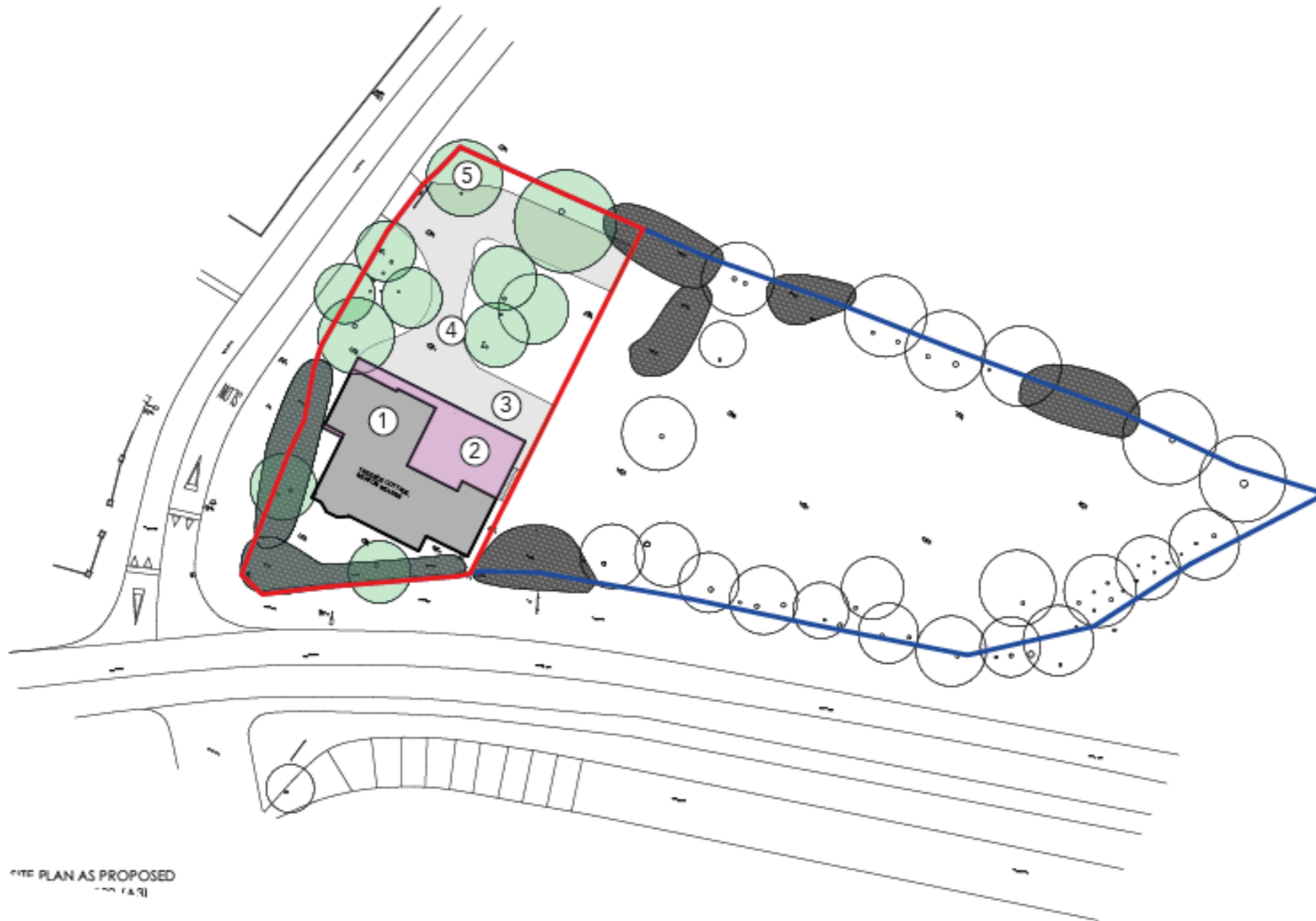
**Figure 3:**  
ELEVATION AS PROPOSED  
SHOWING FLOOR LEVELS



**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.

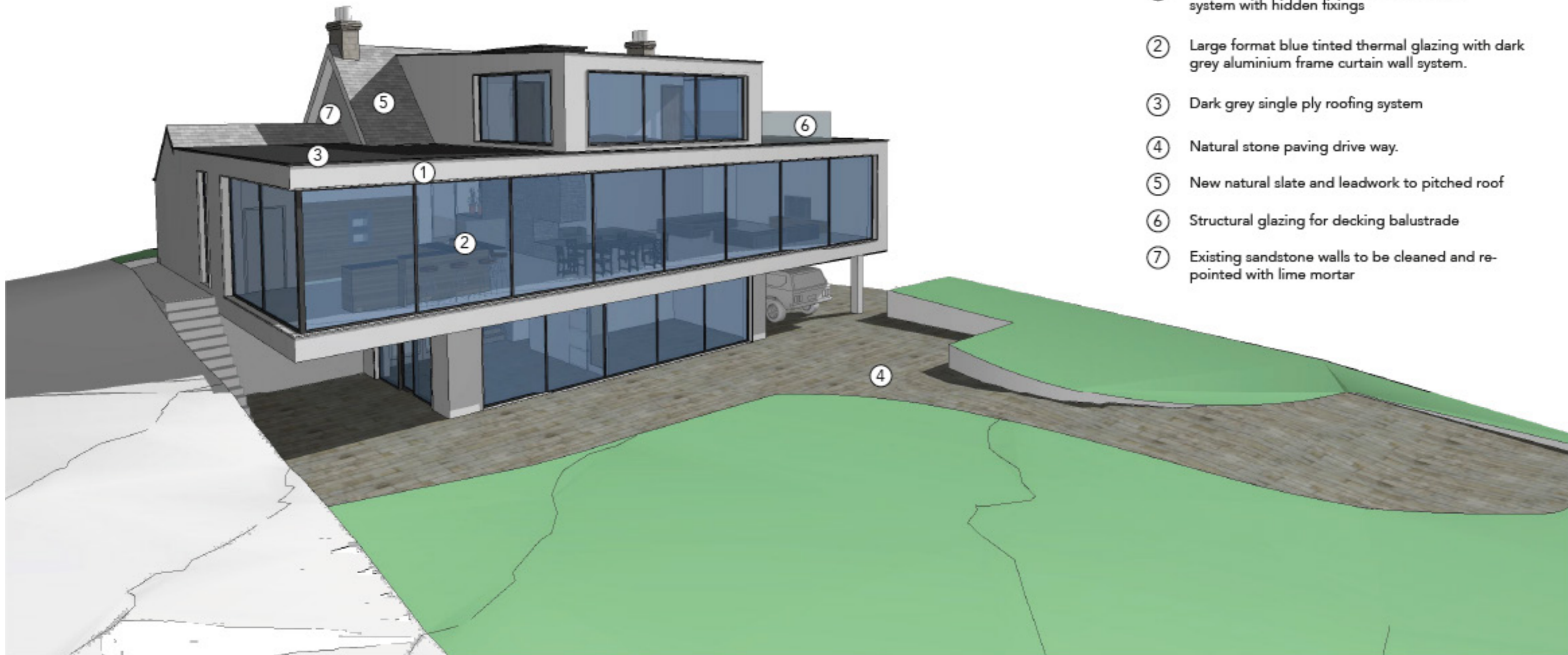
Adjacent is the site plan showing a summary of the proposed works:

- 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



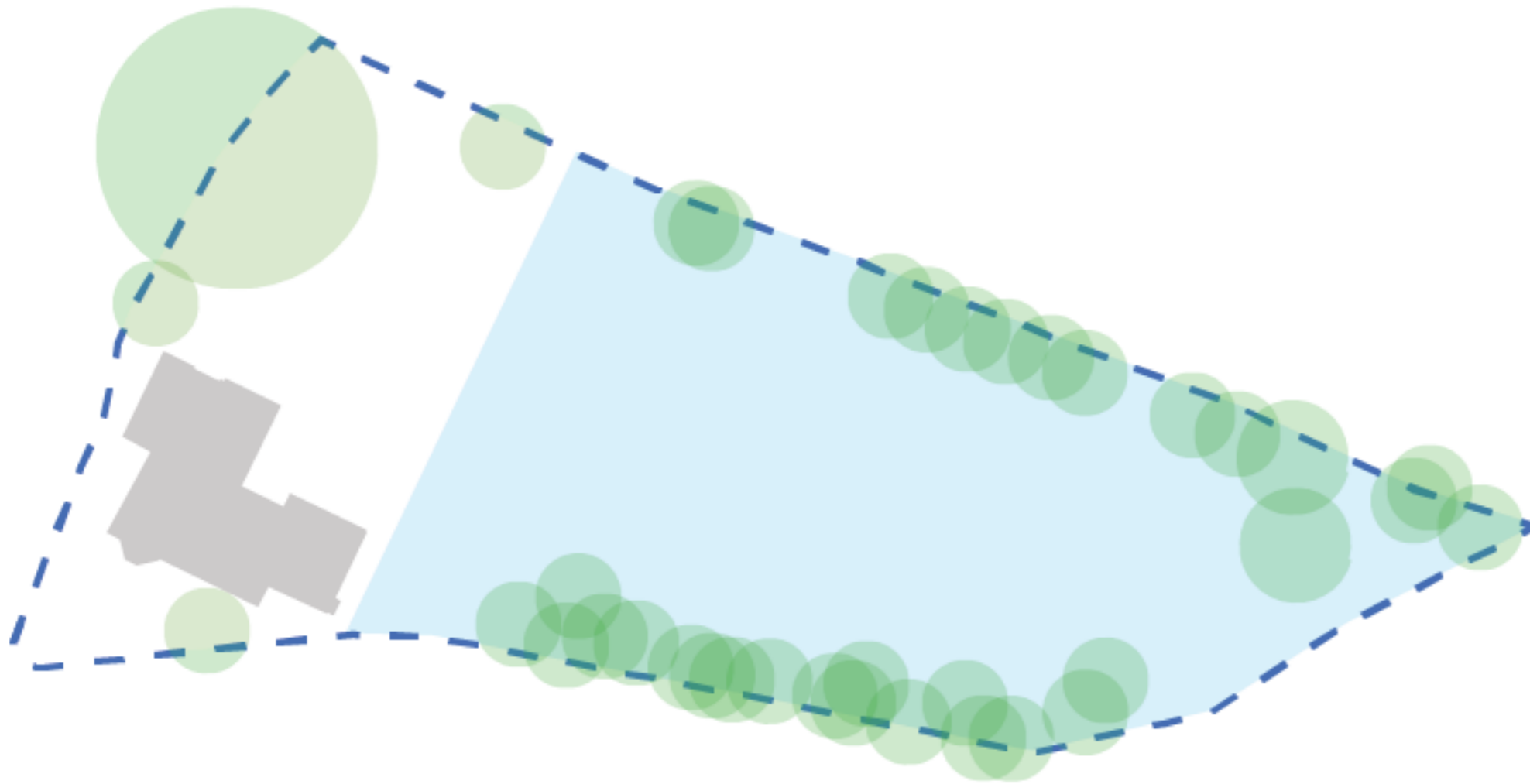
Visualisation 03 of proposed internal space



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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EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY2 October 2024Report by Director of Business Operations and PartnershipsREVIEW OF CASE - REVIEW/2024/05REPLACEMENT OF REAR SINGLE STOREY EXTENSION WITH COMBINED FLAT AND  
PITCHED ROOF AND EXTENDED REAR DORMER**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:- 2024/0059/TP).
- Applicant: Mr and Mrs B and P Scholarios Brown
- Proposal: Replacement of rear single storey extension with combined flat and pitched roof and extended rear dormer
- Location: 68 Montgomery Street, Eaglesham, G76 0AU
- 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, 7 August 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 175 to 180);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages 181 to 196);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages 197 to 200); and
- (d) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 4 (Pages 201 to 206).

**15.** The applicant has also submitted the drawings listed below and these are attached as Appendix 5 (Pages 207 to 217).

- (a) Existing Floor Plans, Elevation and Section;
- (b) Roof Plan as Existing;
- (c) Existing and Proposed Side Elevations;
- (d) Site Plan, Existing and Proposed;
- (e) Location Plan;
- (f) Proposed Floor Plans, Elevation and Section;
- (g) Ground Floor Plan as Proposed;
- (h) First Floor Plan as Proposed;
- (i) Roof Plan as Proposed; and
- (j) Front Elevation and Proposed Roof Plan.

**16.** At the meeting of the Local Review Body held on 7 August 2024, it was agreed to continue consideration of this item to allow members to view the decision of the Scottish Government Reporter in this case. That decision has now been received and is attached as Appendix 6 to the report, along with the applicant's comments on the decision (Pages 218 to 224).

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

**RECOMMENDATIONS**

17. The Local Review Body is asked to:-

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

Report Author: John Burke

Director – Louise Pringle, Director of Business Operations and Partnerships

John Burke, 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](mailto:planning@eastrenfrewshire.gov.uk)

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

Thank you for completing this application form:

ONLINE REFERENCE 100660413-001

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

## Description of Proposal

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

Proposed replacement of rear single storey extension with combined flat and pitched roof, and rear extended dormer.

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:	Jewitt and Wilkie Architects Ltd		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Fiona	Building Name:	<input type="text"/>
Last Name: *	Ballingham	Building Number:	38
Telephone Number: *	0141 352 6929	Address 1 (Street): *	New City Road
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	G4 9JT
Email Address: *	fiona@jawarchitects.co.uk		

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

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr and Mrs	Building Name:	<input type="text"/>
First Name: *	S and P	Building Number:	68
Last Name: *	Scholarios Brown	Address 1 (Street): *	Montgomery Street
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Eaglesham
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	G76 0AU
Fax Number:	<input type="text"/>		
Email Address: *	soteris1@gmail.com		

## Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

68 MONTGOMERY STREET

Address 2:

EAGLESHAM

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G76 0AU

Please identify/describe the location of the site or sites

Northing

651685

Easting

256974

## Pre-Application Discussion

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

Yes  No

## Pre-Application Discussion Details Cont.

In what format was the feedback given? \*

Meeting  Telephone  Letter  Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (max 500 characters)

Pre-application discussion with Margaret Anne McGleish.

Title:

Other title:

First Name:

Last Name:

Correspondence Reference  
Number:

Date (dd/mm/yyyy):

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Trees

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

Yes  No

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

## Access and Parking

Are you proposing a new or 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 proposed to make. You should also show existing footpaths and note if there will be any impact on these.

## 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: Fiona Ballingham

On behalf of: Mr and Mrs S and P Scholarios Brown

Date: 08/02/2024

Please tick here to certify this Certificate. \*

## Checklist – Application for Householder Application

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

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

Continued on the next page

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

You can attach these electronic documents later in the process.

- Existing and Proposed elevations.
- Existing and proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

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

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

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

## Declare – For Householder Application

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

Declaration Name: Ms Fiona Ballingham

Declaration Date: 08/02/2024

**REPORT OF HANDLING**

# REPORT OF HANDLING

Reference: 2024/0059/TP

Date Registered: 9th February 2024

Application Type: Full Planning Permission

This application is a Local Development

Ward: 5 -Newton Mearns South And Eaglesham

Co-ordinates: 256974/:651685

Applicant/Agent:

Applicant:

Mr and Mrs S and P Scholarios Brown

68 Montgomery Street

Eaglesham

Scotland

G76 0AU

Agent:

Fiona Ballingham

38 New City Road

Glasgow

Scotland

G4 9JT

Proposal: Proposed replacement of rear single storey extension with combined flat and pitched roof, and rear extended dormer.

Location: 68 Montgomery Street  
Eaglesham  
East Renfrewshire  
G76 0AU

**CONSULTATIONS/COMMENTS:** None.

**PUBLICITY:**

01.03.2024

Evening Times

Expiry date 22.03.2024

**SITE NOTICES:**

Development within a  
Conservation Area

Date posted 01.03.2024

Expiry date 22.03.2024

**SITE HISTORY:**

2015/0442/LBC

Erection of rear porch  
(listed building consent)

Approved Subject  
to Conditions

25.08.2015

2015/0443/TP

Erection of rear porch

Approved Subject  
to Conditions

10.08.2015

2022/0663/TP

Single storey replacement  
rear extension with  
pitched roof (including  
solar panels and flue) and

Withdrawn

28.03.2023

	rear extended dormer. Erection of raised patio, installation of rooflight and installation of window.		
2022/0697/LBC	Single storey replacement rear extension with pitched roof (including solar panels and flue) and rear extended dormer. Erection of raised patio, installation of rooflight and installation of window. Internal alterations.	Withdrawn	28.03.2023
2023/0562/TP	Replacement rear extension with single storey and part one and a half storey rear extension, enlargement of dormer window to rear, installation of roof lights, flue and supported canopy to rear. Installation of decking.	Approved Subject to Conditions	11.01.2024
2023/0563/LBC	Replacement rear extension with single storey and part one and a half storey rear extension, enlargement of dormer window to rear, installation of roof lights, flue and supported canopy to rear. Installation of decking.	Approved Subject to Conditions	11.01.2024

**REPRESENTATIONS:** No representations have been received.

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

**SUPPORTING REPORTS:** No reports have been submitted for consideration as part of this application.

**ASSESSMENT:**

The application site is a single-storey Category B-Listed semi-detached cottage situated within the Eaglesham Conservation Area. The front elevation of the sandstone dwelling has white painted timber windows with green painted window surrounds and cream painted render. The rear of the property has had various alterations over the years including a single storey L-shaped extension

and a large rear timber-clad dormer window. The windows and doors of the extension are brown UPVC with cream painted render walls. The property has a slate roof and is located within extensive garden grounds enclosed by a mixture of a high level stone wall, fencing and mature hedging.

The proposal has been summarised as the replacement of rear single storey extension with combined flat and pitched roof, and a rear extended dormer. The proposal however also involves various alterations, including changing the fenestration of the westmost section of the existing single storey rear extension, which is being retained, from windows to sliding patio doors. The rear dormer window which is being increased in depth and width will extend out over this single storey extension to create two larger sized bedrooms on the upper floor as well as creating a new snug and relocating the bathroom. There will also be an upper storey extension of the northernmost section of the existing extension to create an upper floor en-suite bathroom as well as a vaulted living room with an adjacent externally supported canopy. There will be a new single-storey extension of the utility room. There will be various rooflights installed on this upper extension along with installation of solar panels. The proposal also involves various internal alterations, as well as new decking, the installation of a flue and external painting to the rear. Materials being proposed are a mixture of traditional and contemporary including natural slate, white painted render, and cedar cladding, although colour of windows and doors have yet to be confirmed.

It should be noted that the proposal currently being assessed is a revised design of a planning application recently approved (2023/0562/TP). The assessment of the current proposal will therefore concentrate primarily on the elements of the original design that have been changed, namely:

- The increased rear dormer width, depth and height with introduction of 3no. Juliette balconies, and
- Changes to the roof pitch, height and design of the rear upper floor extension.

A related listed building consent application, 2024/0060/LBC, for the proposal has also been submitted for consideration.

The proposal has been considered against the Development Plan which consists of the National Planning Framework 4 (NPF4) and East Renfrewshire Council Local Development Plan 2 (LDP2). Due to the scale and nature of the proposal, Policies 7 and 16 of the NPF4, and Policies D1, D1.1, D14, D15 and D16 of the LDP2 are considered to be the most relevant.

Policy 7 of NPF 4 states that LDPs should support the sustainable management of the historic environment. The policy aims to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places. Development proposals for the re-use, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting.

Policy 16 of NPF4 includes, inter alia, that proposals should 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 or have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.

In terms of LDP2, Policies D1 and D1.1 include, inter alia, that the proposal 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 and neighbouring properties and their setting in terms of style, form and materials.

Through Policies D14, D15 and D16, the council will seek to positively manage the historic built environment through engagement to ensure that heritage assets are safeguarded, preserved and



enhanced and have a sustainable future for the benefit of future generations. The layout, design, materials, scale, siting and use of any development affecting a listed building shall be appropriate to the character and appearance of the conservation area, the listed building and its setting.

The front elevation of this B-listed property remains largely untouched, however, internally and to the rear, there have been various alterations over the years that have resulted in the removal of various internal walls and almost all of the original rear cottage wall to create an extended ground floor living area. As a result, these elements of the listed property have already been lost. That notwithstanding, the existing rear dormer along with the existing flat roofed single storey extension, still retains the legibility of the architectural and historic character of this B-Listed cottage within the Eaglesham Conservation Area.

As stated above, this assessment will concentrate on the proposed changed elements to the recently approved planning application (2023/0562/TP).

With regards to the increased dormer, this involves extending the depth of the existing dormer window by approximately 2metres, which is 1.5metres deeper than the recently approved design. This pushes the dormer window beyond the edge of the existing roof plane and out over the existing single storey extension for almost the entire width of the existing roof. The width of the dormer has also been extended further on both sides and leaves only 0.62metres width of the existing original slate cottage roof on either side compared to 1.2metres and 0.68metres width of the previous approval. It is also 0.5metres greater in overall height and is in line with the roof ridge rather than being set down as in the approved design, such that the fixed rooflights will project beyond the existing cottage roof ridge. The dormer also introduces 3no. Juliette balconies in front of double-glazed door units at 1<sup>st</sup> floor level in place of two previously approved windows. The proposed materials remain the same and are acceptable.

Overall the increased sized dormer will remove 75% of the existing roof plane. The most recent approval removed approximately 50% of the existing roof plane however its design, including small non-traditional shaped windows and the use of non-traditional materials, still retained the legibility of the character of the existing cottage via the remaining roof plane. The introduction of the double-glazed doors and Juliette balconies introduce further non-traditional elements that would detract from the property's historic character and would increase the potential for overlooking as the doors and balconies are now over the extended part of the property rather than smaller windows in a dormer that is set back within the existing roof plane. This is thereby likely to adversely impact on the privacy of residents of neighbouring properties.

It is considered that the increased scale and massing of the proposed dormer dominates the existing roof to an unacceptable level that would result in a significant and unacceptable loss of the original roof profile thereby removing the legibility of the character of the existing cottage. Along with the introduction of double glazed doors and Juliette balconies it would introduce further non-traditional elements and adversely impact on privacy, which together would be to the detriment of the historical and architectural character of the B-Listed cottage.

The design of the proposed upper floor of the single storey rear extension changes the roof profile so that it is now equally balanced. It also increases the roof pitch from 42degrees to 50 degrees with a slight increase in the overall height, although it is now in line with the roof ridge rather than being set down as in the previously approved design. The proposed materials remain the same and are acceptable. The proposed change in the roof profile and pitch is considered acceptable however the increase in height, albeit minimal, removes the legibility of the existing roof ridge and is not considered to be acceptable.

Whilst there are only two main changes being proposed, i.e. an increased dormer along with an altered roof pitch and design over the existing single storey extension, however, when taken together these changes merge to create one large extended upper floor where the massing is out

of scale with the existing cottage and that almost completely removes all architectural and historical elements that are remaining at the rear, to the detriment of the B-Listed cottage.

Material considerations

In respect of this assessment, previous applications on the site are considered to be material considerations. The application site has been subject to several planning applications of varying designs over the past year which involved numerous and lengthy discussions between the applicant/agent, the Planning Authority and Historic Environment Scotland. It should be noted that the changed elements being considered in this application are essentially the re-introduction of the various design elements that had been removed by the applicant/agent from various previous versions of application submissions, following these discussions, because they were deemed unacceptable.

The size and scale/massing of the proposed extended dormer in conjunction with the design of the upper floor extension in the previous planning application approval (2023/0562/TP) was considered to be the maximum accommodation that could be achieved without compromising the integrity and legibility of the historical and architectural character of the B-Listed Cottage whilst still allowing the cottage to become a viable property for future generations. This was made clear to the applicant/agent during these discussions and no further pre-application discussions took place between the applicant/agent and the planning authority since this approval, even although it has been indicated as such on the application form. It was therefore considered that no further meaningful discussions could take place over these same points that had not already been extensively discussed, and as there has been no intervening change in planning policy the position of the planning authority remains the same.

Taking the above matters into account, it is considered that although there are certain elements of the proposal that are acceptable and have already been approved in the previous application (2023/0562/TP) the pertinent changes being made in this application regarding the rear dormer window in conjunction with the upper floor extension on the eastmost side, makes the entire proposed development contrary to the development plan and would significantly adversely impact the architectural and historical character and amenity of the listed building, its setting and surrounding conservation area. There are no material considerations that indicate the application should be approved.

It is therefore recommended that the application is refused.

**PLANNING OBLIGATIONS:** None.

**RECOMMENDATION:** Refuse

REASON(S):

1. The proposal is contrary to Policy 7 of the National Planning Framework 4 as the proposed development fails to preserve the existing historical and architectural character of the B-Listed cottage by introducing a dormer and extension that is out of scale and dominates the roof plane to the detriment of the listed property within the Eaglesham Conservation Area.

2. The proposal is contrary to Policy 16 of the National Planning Framework 4 as the proposed development has a detrimental impact on the character of the existing home through the out-of-scale combination of the extended dormer and upper floor extension. It will also have a detrimental impact on the privacy and amenity of the neighbouring properties due to the introduction of 3 separate double glazing upper floor doors with Juliette balconies in the extended dormer.
3. The proposal is contrary to Policies D1 and D1.1 of the Adopted East Renfrewshire Local Development Plan 2 as the proposed development will result in a detrimental impact on the existing character of the property as it is of a scale and massing that is not in-keeping with the existing single storey cottage.
4. The proposal is contrary to Policies D14, D15 and D16 of the Adopted East Renfrewshire Local Development Plan 2 as the proposed development will result in a detrimental impact on the character and appearance of the listed building within the Conservation Area due to the inappropriate layout, design and scale of the development.

**ADDITIONAL NOTES:**

None.

**ADDED VALUE:**

None

**BACKGROUND PAPERS:**

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

Ref. No.: 2024/0059/TP  
(MAMC)

DATE: 18th April 2024

**DIRECTOR OF ENVIRONMENT**

**Reference: 2024/0059/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 D14

### Management and Protection of the Built Heritage

The Council will seek to positively manage the historic built environment through engagement with landowners and other organisations to ensure that heritage assets are safeguarded, preserved and enhanced, have appropriate viable uses and have a sustainable future for the benefit of future generations. Development likely to adversely affect these assets will not be supported.

All proposals should foster innovation and creativity that is sensitive and enhances the significance of heritage assets in terms of architectural design, detailing, scale, massing and use of materials.

Proposals involving the sensitive introduction of energy efficiency measures and/or micro-renewables installations to listed buildings and in conservation areas will be supported, where the proposals ensure that the character and appearance of the listed building, conservation area and their settings are preserved or enhanced.

Further guidance and information will be set out in the Placemaking and Design Supplementary Guidance.

### Policy D15

#### Listed Buildings

The layout, design, materials, scale, siting and use of any development affecting a listed building shall be appropriate to the character and appearance of the listed building and its setting.

There is a presumption against demolition or other works that adversely affect the special interest of a listed building or its setting.

No listed building should be demolished unless it can be clearly demonstrated that:

- the building is not of special interest; or
- the building is incapable of repair; or
- the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- the repair of the building is not economically viable and that it has been marketed, at a price reflecting its location and condition, to potential restoring purchasers.

To enable features to be recorded, Historic Environment Scotland shall be formally notified of all proposals where consent is granted to demolish listed buildings.

Enabling development may be acceptable where it can be clearly shown to be the only means of preventing the loss of the asset and securing its long-term future. Any development should be the minimum necessary to achieve these aims. The resultant development should be designed and sited carefully to preserve or enhance the character and setting of the historic asset.

Proposals that conserve and enhance assets on the Buildings at Risk register will be encouraged.

### Policy D16

### Conservation Areas

Development and demolition within a conservation area as listed in Schedule 10 or affecting its setting shall preserve or enhance its character and be consistent with any relevant conservation area appraisal or management plan that may have been prepared for the area.

The design, materials, scale and siting of any development shall be appropriate to the character of the conservation area and its setting. Trees which are considered by the planning authority to contribute to character and appearance shall be retained.

When considering the demolition of any unlisted building, within a conservation area, no building should be demolished unless it can be clearly demonstrated that:

The building is of little townscape value and does not contribute to the character of the conservation area; or

The repair of the building is not economically viable; or

The form or location of the building makes its re-use extremely difficult; and

The replacement scheme will preserve and enhance the special character of the conservation area.

A detailed planning application for the replacement scheme would require to be submitted.

Demolition shall not begin until evidence is given of contracts let for an approved replacement development.

## **National Planning Framework 4**

### Policy 7

#### Historic assets and places

- a) Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change. Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.
- b) Development proposals for the demolition of listed buildings will not be supported unless it has been demonstrated that there are exceptional circumstances and that all reasonable efforts have been made to retain, reuse and/or adapt the listed building. Considerations include whether the:
  - i. building is no longer of special interest;
  - ii. building is incapable of physical repair and re-use as verified through a detailed structural condition survey report;
  - iii. repair of the building is not economically viable and there has been adequate marketing for existing and/or new uses at a price reflecting its location and condition for a reasonable period to attract interest from potential restoring purchasers; or
  - iv. demolition of the building is essential to delivering significant benefits to economic growth or the wider community.
- c) Development proposals for the reuse, alteration or extension of a listed building will only

be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.

- d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced.
- Relevant considerations include the:
- i. architectural and historic character of the area;
  - ii. existing density, built form and layout; and
  - iii. context and siting, quality of design and suitable materials.
- e) Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.
- f) Demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where it has been demonstrated that:
- i. reasonable efforts have been made to retain, repair and reuse the building;
  - ii. the building is of little townscape value;
  - iii. the structural condition of the building prevents its retention at a reasonable cost; or
  - iv. the form or location of the building makes its reuse extremely difficult.
- g) Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable design, layout and materials are being used for the replacement development.
- h) Development proposals affecting scheduled monuments will only be supported where:
- i. direct impacts on the scheduled monument are avoided;
  - ii. significant adverse impacts on the integrity of the setting of a scheduled monument are avoided; or
  - iii. exceptional circumstances have been demonstrated to justify the impact on a scheduled monument and its setting and impacts on the monument or its setting have been minimised.
- i) Development proposals affecting nationally important Gardens and Designed Landscapes will be supported where they protect, preserve or enhance their cultural significance, character and integrity and where proposals will not significantly impact on important views to, from and within the site, or its setting.
- j) Development proposals affecting nationally important Historic Battlefields will only be supported where they protect and, where appropriate, enhance their cultural significance, key landscape characteristics, physical remains and special qualities.
- k) Development proposals at the coast edge or that extend offshore will only be supported where proposals do not significantly hinder the preservation objectives of Historic Marine Protected Areas.
- l) Development proposals affecting a World Heritage Site or its setting will only be supported where their Outstanding Universal Value is protected and preserved.



- m) Development proposals which sensitively repair, enhance and bring historic buildings, as identified as being at risk locally or on the national Buildings at Risk Register, back into beneficial use will be supported.
- n) Enabling development for historic environment assets or places that would otherwise be unacceptable in planning terms, will only be supported when it has been demonstrated that the enabling development proposed is:
  - i. essential to secure the future of an historic environment asset or place which is at risk of serious deterioration or loss; and
  - ii. the minimum necessary to secure the restoration, adaptation and long-term future of the historic environment asset or place.

The beneficial outcomes for the historic environment asset or place should be secured early in the phasing of the development, and will be ensured through the use of conditions and/or legal agreements.
- o) Non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible. Where there is potential for non-designated buried archaeological remains to exist below a site, developers will provide an evaluation of the archaeological resource at an early stage so that planning authorities can assess impacts. Historic buildings may also have archaeological significance which is not understood and may require assessment

Where impacts cannot be avoided they should be minimised. Where it has been demonstrated that avoidance or retention is not possible, excavation, recording, analysis, archiving, publication and activities to provide public benefit may be required through the use of conditions or legal/planning obligations. When new archaeological discoveries are made during the course of development works, they must be reported to the planning authority to enable agreement on appropriate inspection, recording and mitigation measures.

## 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 19/04/2024 GMc(6)



## 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.           **2024/0059/TP**

**Applicant:**

Mr and Mrs S and P Scholarios Brown  
68 Montgomery Street  
Eaglesham  
Scotland  
G76 0AU

**Agent:**

Fiona Ballingham  
38 New City Road  
Glasgow  
Scotland  
G4 9JT

With reference to your application which was registered on 9th February 2024 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

**Proposed replacement of rear single storey extension with combined flat and pitched roof, and rear extended dormer.**

**at: 68 Montgomery Street Eaglesham East Renfrewshire G76 0AU**

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 Policy 7 of the National Planning Framework 4 as the proposed development fails to preserve the existing historical and architectural character of the B-Listed cottage by introducing a dormer and extension that is out of scale and dominates the roof plane to the detriment of the listed property within the Eaglesham Conservation Area.
2. The proposal is contrary to Policy 16 of the National Planning Framework 4 as the proposed development has a detrimental impact on the character of the existing home through the out-of-scale combination of the extended dormer and upper floor extension. It will also have a detrimental impact on the privacy and amenity of the neighbouring properties due to the introduction of 3 separate double glazing upper floor doors with Juliette balconies in the extended dormer.
3. The proposal is contrary to Policies D1 and D1.1 of the Adopted East Renfrewshire Local Development Plan 2 as the proposed development will result in a detrimental impact on the existing character of the property as it is of a scale and massing that is not in-keeping with the existing single storey cottage.
4. The proposal is contrary to Policies D14, D15 and D16 of the Adopted East Renfrewshire Local Development Plan 2 as the proposed development will result in a detrimental impact on the character and appearance of the listed building within the Conservation Area due to the inappropriate layout, design and scale of the development.

Dated 19th April 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	L/100		
Site Plan	P/200	B	
Proposed plans and sections	P/300	I	
Plans Proposed	P/301	E	
Plans Proposed	P/302	G	
Roof Plan Proposed	P/303	F	
Elevations Existing and Proposed	P/500	C	
Plans and Elevations Proposed	P/501	C	

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

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

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

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

### **CONTACT DETAILS**

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

**G46 8NG**

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



## NOTICE OF REVIEW



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

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

Thank you for completing this application form:

ONLINE REFERENCE 100660413-003

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:	Jewitt and Wilkie Architects Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Fiona	Building Name:	
Last Name: *	Ballingham	Building Number:	38
Telephone Number: *	0141 352 6929	Address 1 (Street): *	New City Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	G4 9JT
Email Address: *	fiona@jawarchitects.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="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr and Mrs"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="S and P"/>	Building Number:	<input type="text" value="68"/>
Last Name: *	<input type="text" value="Scholarios Brown"/>	Address 1 (Street): *	<input type="text" value="Montgomery Street"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Eaglesham"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G76 0AU"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="soteris1@gmail.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="68 MONTGOMERY STREET"/>
Address 2:	<input type="text" value="EAGLESHAM"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G76 0AU"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="651685"/>	Easting	<input type="text" value="256974"/>
----------	-------------------------------------	---------	-------------------------------------

## 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 replacement of rear single storey extension with combined flat and pitched roof, and rear extended dormer.

## 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.

The Applicant believes the decision of the Planning Authority is incorrect and wishes a review of the application by locally elected members.

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)

Architects drawings attached: 3629/L/100 Location Plan, 3639/P/200-B Site Plan Existing and Proposed, 3629/E/300-A Existing Floor Plans Elevation and Section, 3629/P/300-I Proposed Floor Plans Elevation and Section, 3629/P/301-E Ground Floor Plan as Proposed, 3629/P/302-G First Floor Plan as Proposed, 3629/E/304-A Roof Plan as Existing, 3629/P/303-F Roof Plan as Proposed, 3629/P/500-C Existing and Proposed Side Elevations, 3629/P/501-C Front Elevation and Proposed Roof Plan.

### Application Details

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

2024/0059/TP

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

09/02/2024

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

19/04/2024

### 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

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

## 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.

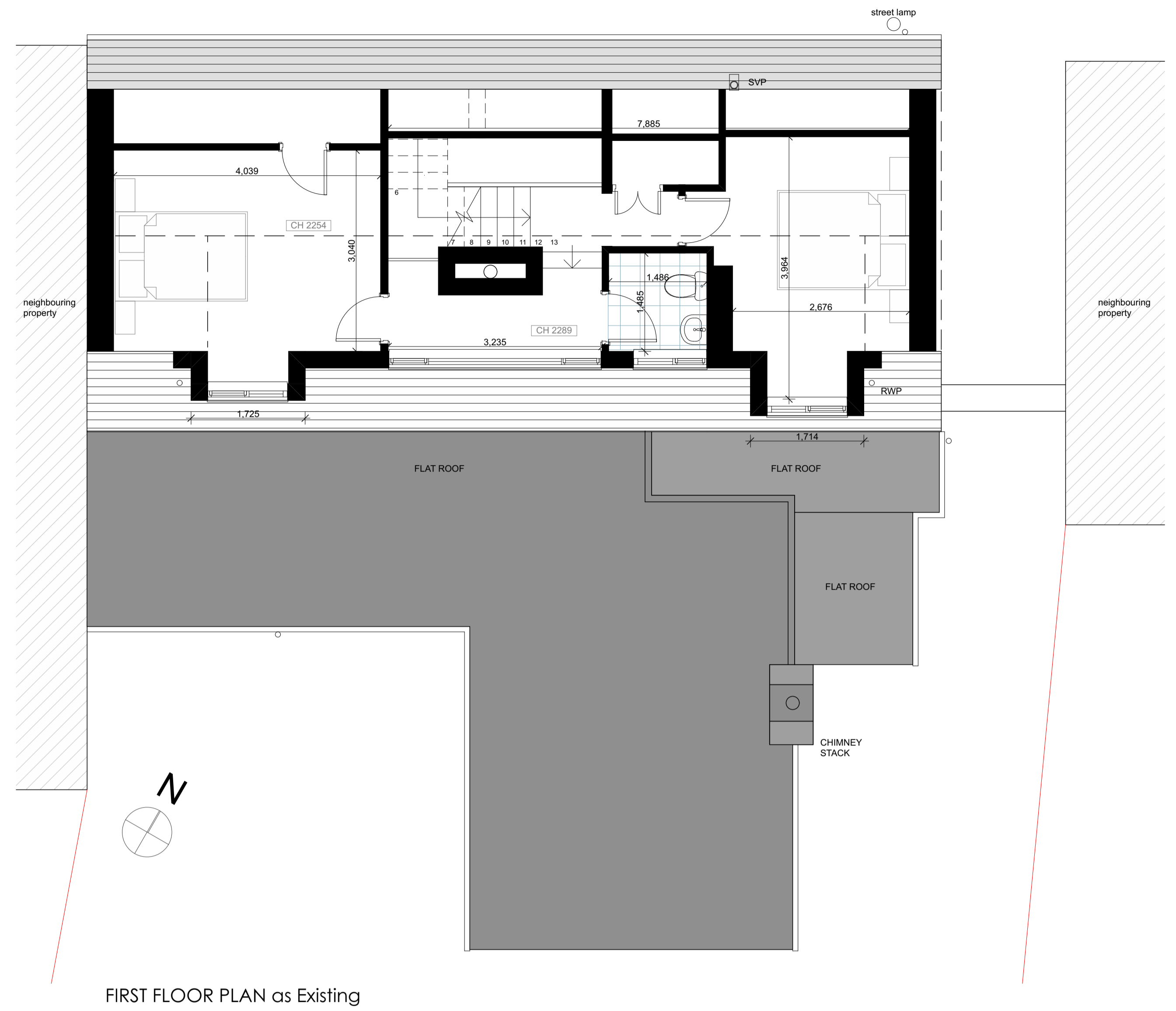
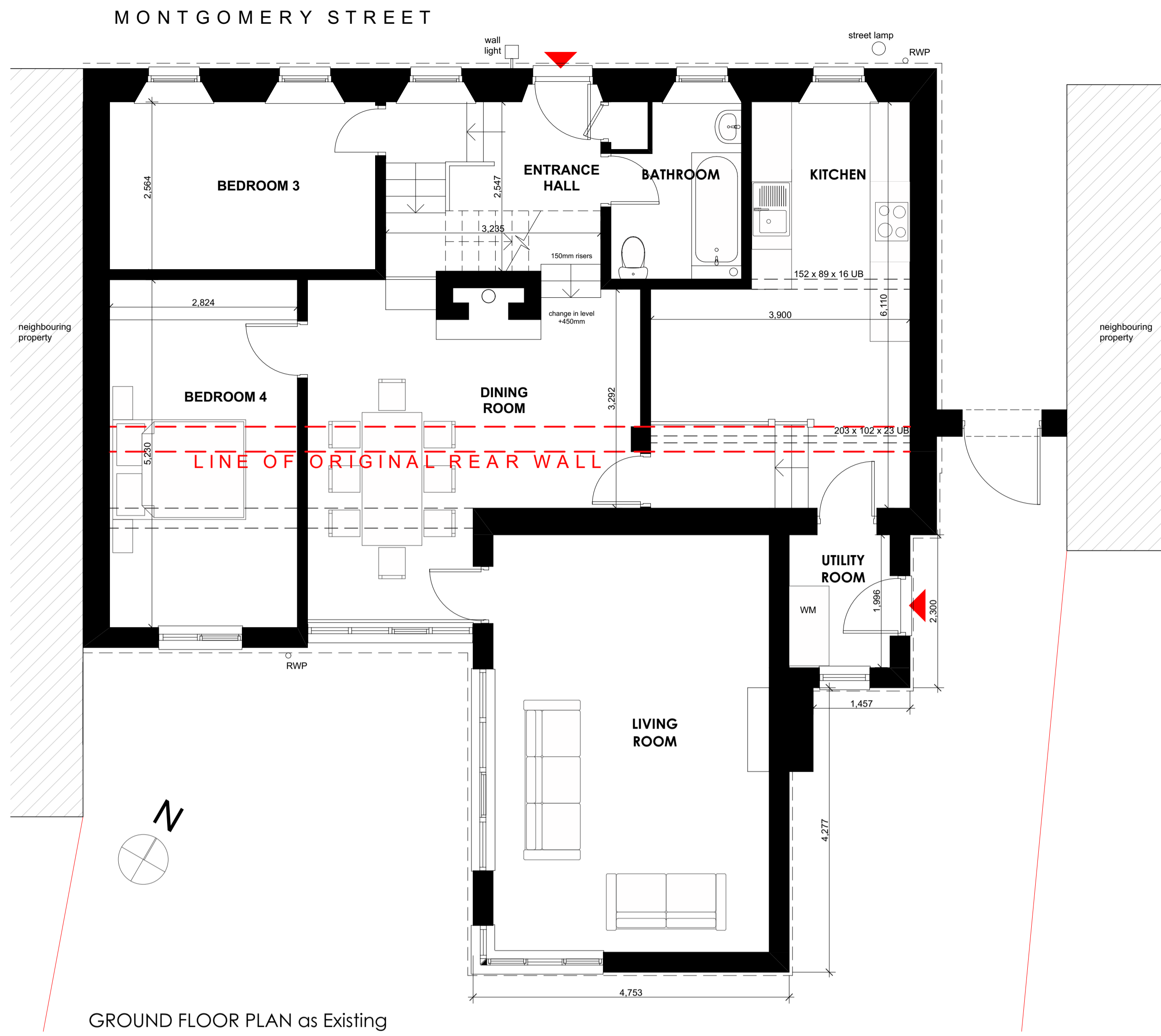
## Declare – Notice of Review

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

Declaration Name: Ms Fiona Ballingham

Declaration Date: 23/04/2024

**PLANS/DRAWINGS**



REV-A Outline of original rear wall added.  
14.08.23

REVISIONS

Do not scale. All dimensions to be checked on site prior to commencement of work.

**Jewitt and Wilkie**  
architects

38 New City Road  
Glasgow - G4 9JT  
0141 332 6929  
info@jwarchitects.co.uk  
www.jwarchitects.co.uk

JOB TITLE

**68 Montgomery Street,  
Eglisham, G76 0AU.**  
for  
**Mr S Scholarios & Mrs P Brown**

DRAWING TITLE

**Existing Floor Plans,  
Elevation and Section**

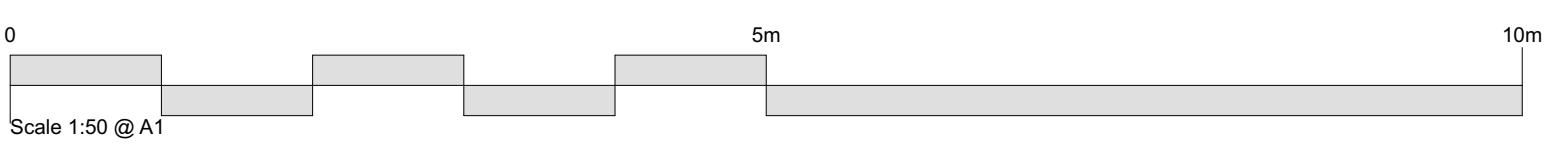
SCALE: 1:50 DATE: 03.11.2022

DRAWN BY: FB CHECKED BY: JJ

DRAWING NO: REV:

**3629/E/300-A**

PLANNING APPLICATION





NATURAL SLATE TILES

209

RWP

SVP

ADJOINING TWO STOREY PROPERTY

FLAT ROOF WITH SINGLE PLY MEMBRANE

1,322

10,654

941

RWP

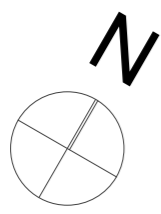
RWP

RWP

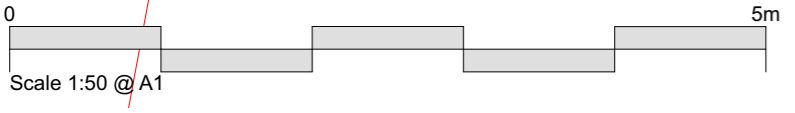
FLAT ROOF WITH SINGLE PLY MEMBRANE

FLAT ROOF WITH SINGLE PLY MEMBRANE

CHIMNEY STACK



ROOF PLAN as Existing



REV-A Dimensions added 19.09.2023

REVISIONS  
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38 New City Road  
Glasgow - G4 9JT  
0141 352 6929

info@jawarchitects.co.uk  
www.jawarchitects.co.uk

JOB TITLE

68 Montgomery Street,  
Eaglesham, G76 0AU.  
for  
Mr S Scholarios & Mrs P Brown

DRAWING TITLE

Roof Plan as Existing

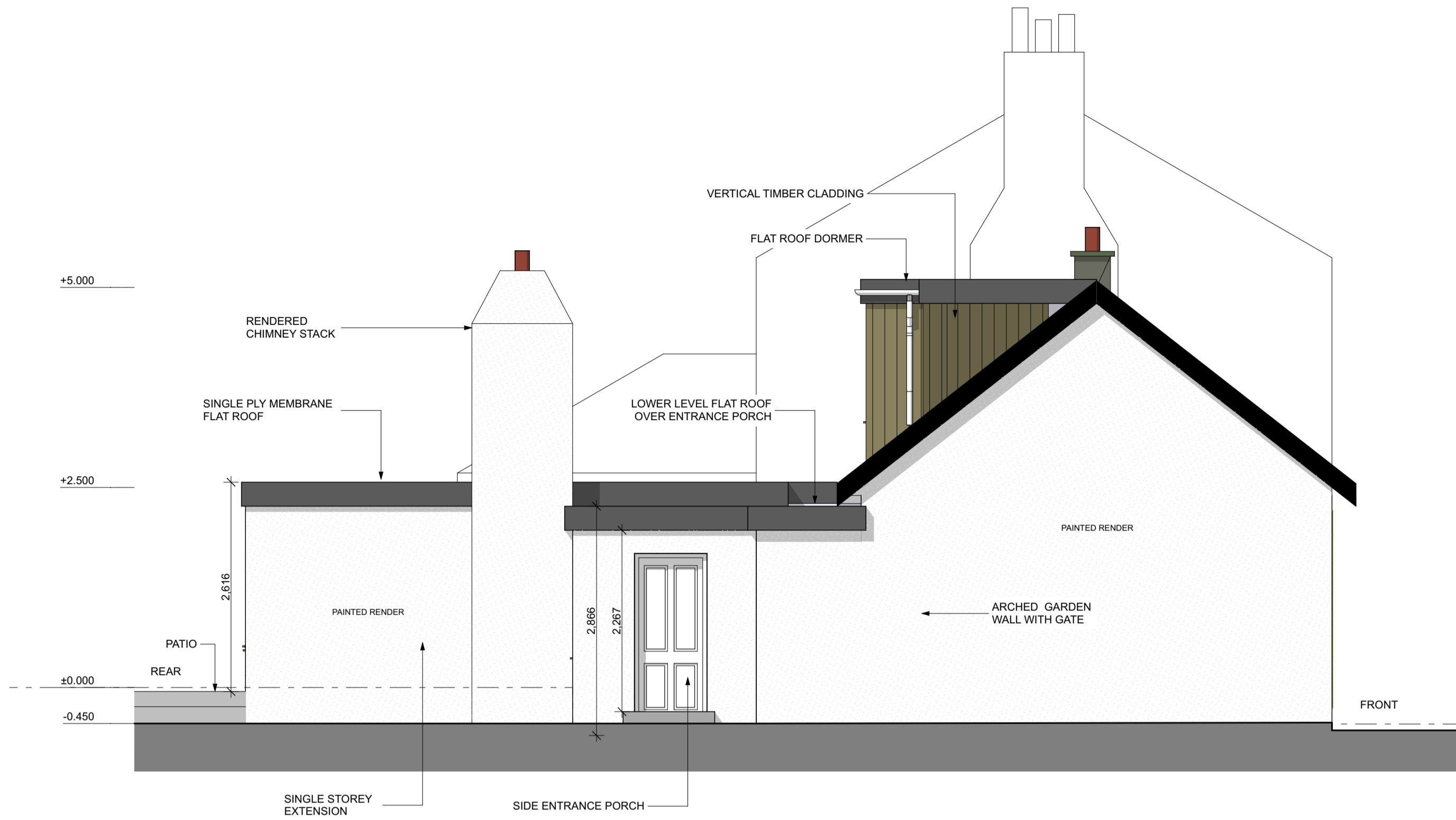
SCALE: 1:50 DATE: 03.11.2022

DRAWN BY: FB CHECKED BY: JJ

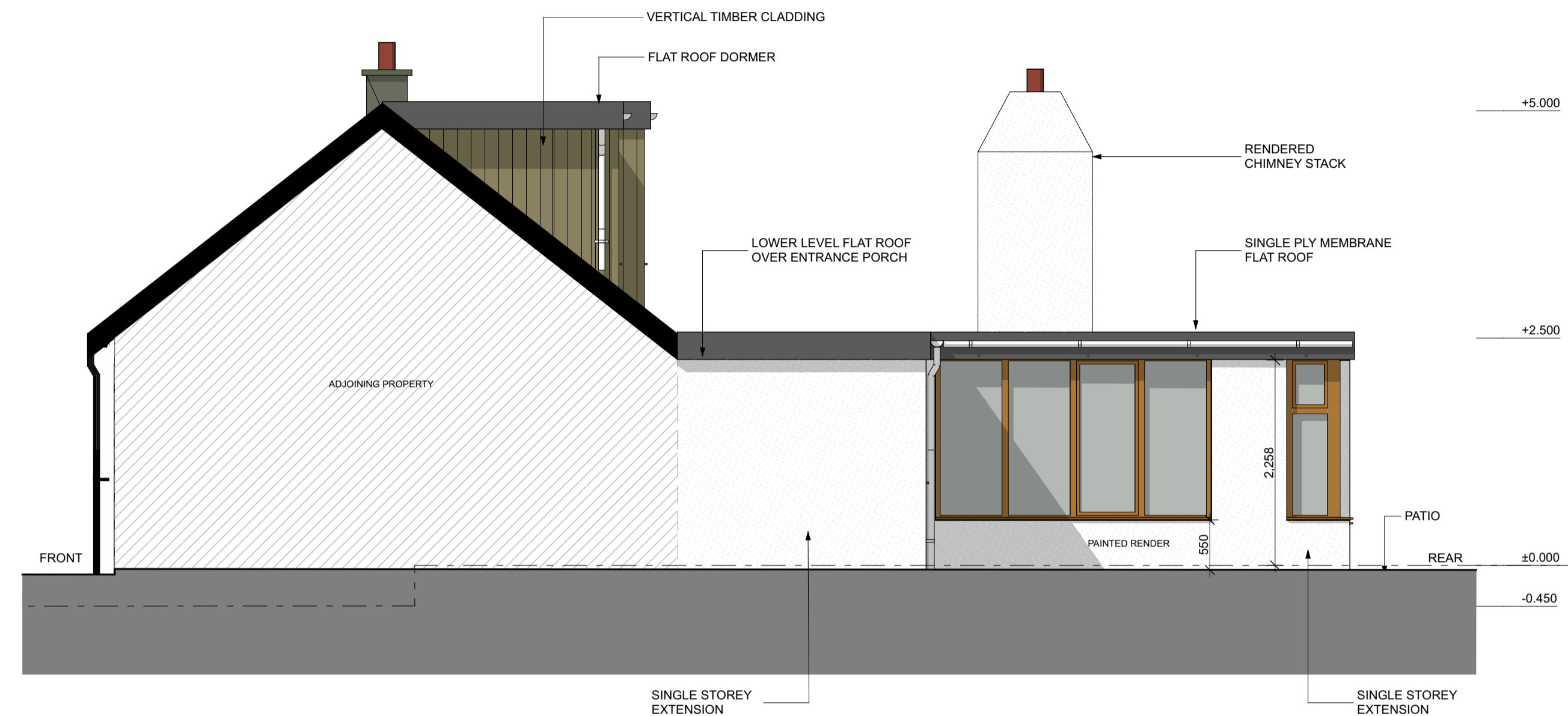
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3629/E/304-A

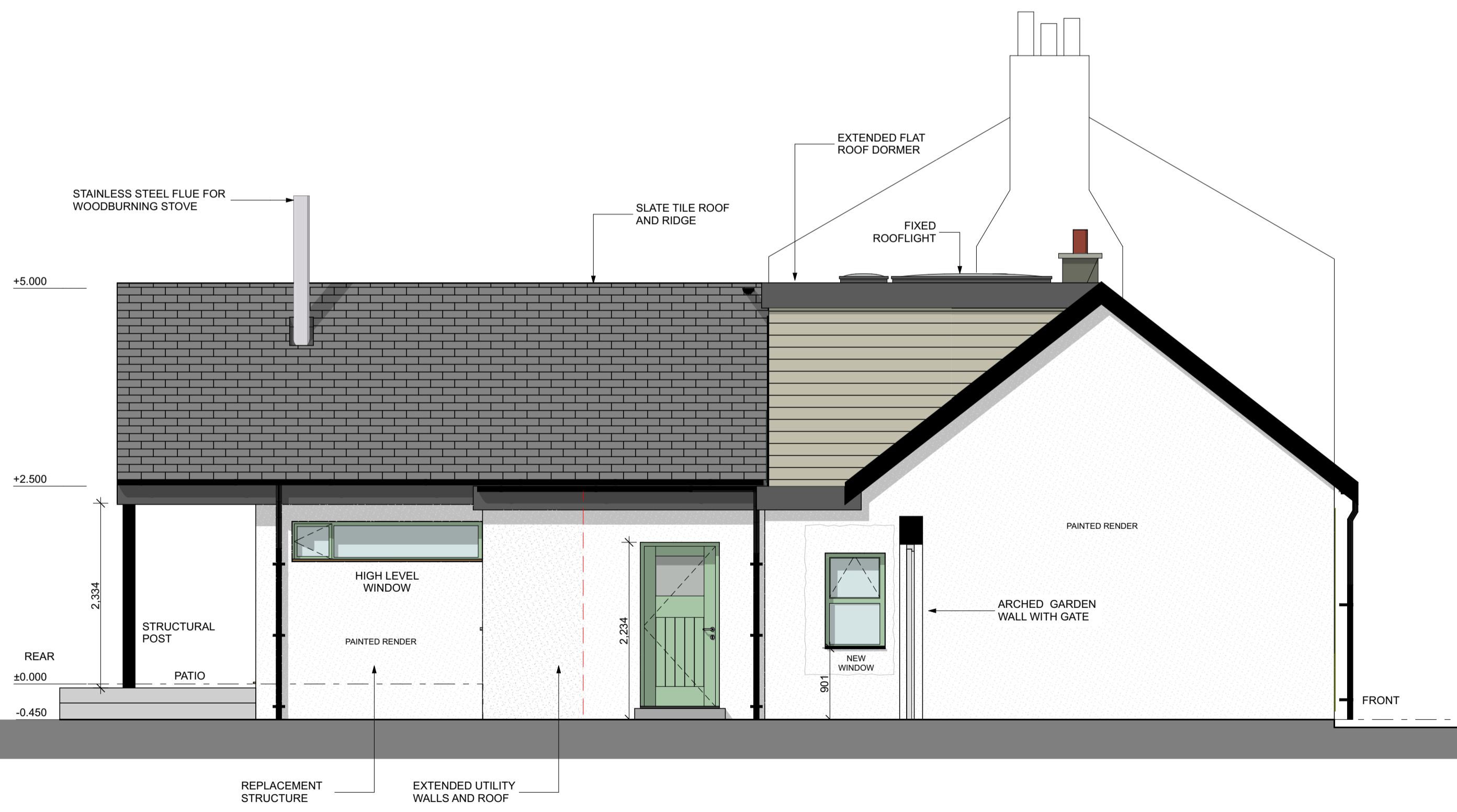
PLANNING APPLICATION



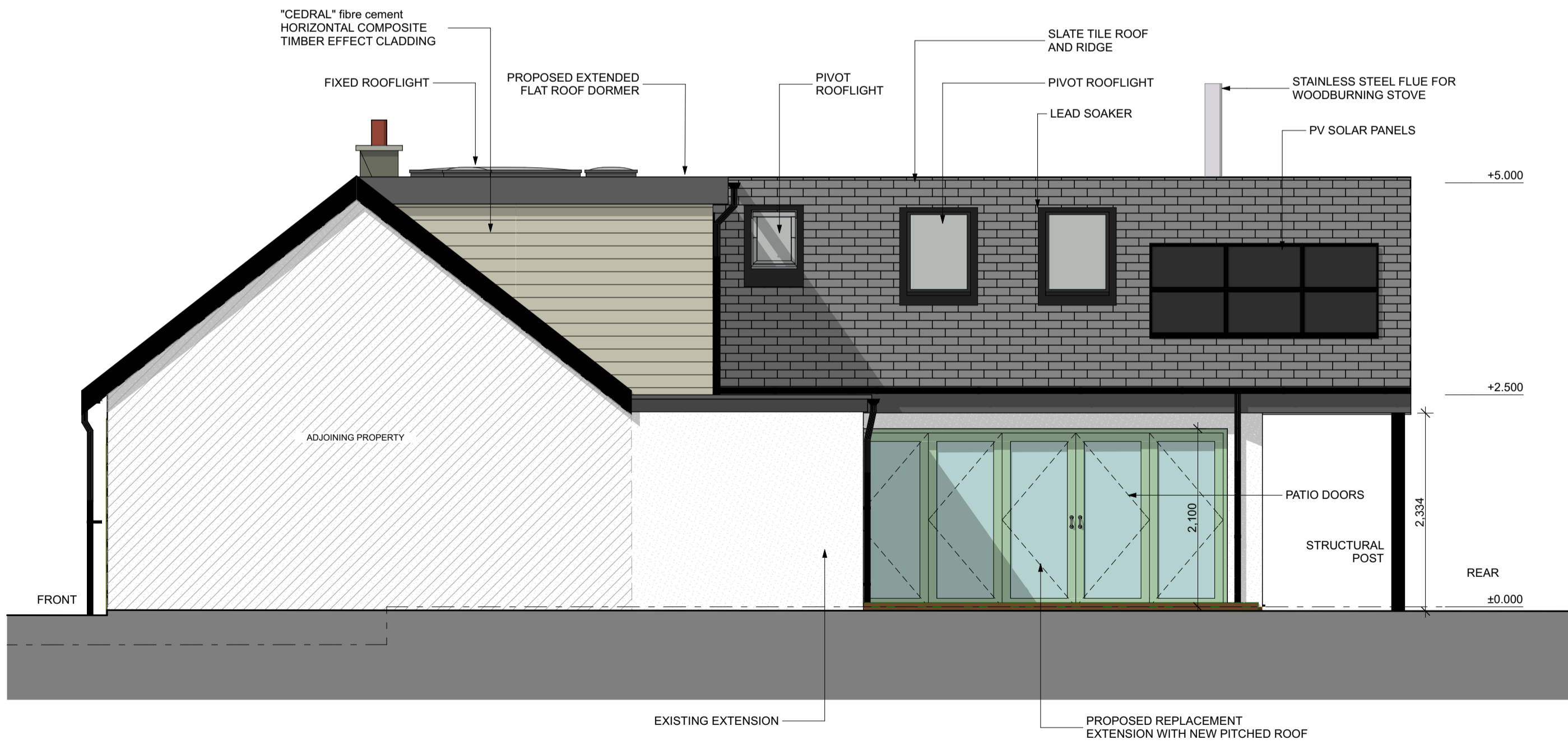
SIDE - EAST ELEVATION as Existing



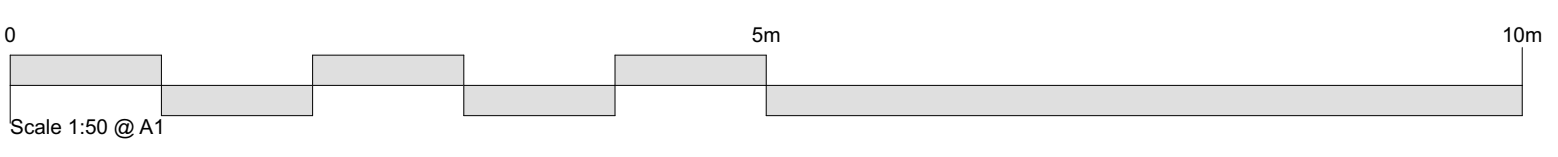
SIDE - WEST ELEVATION as Existing



SIDE - EAST ELEVATION as Proposed



SIDE - WEST ELEVATION as Proposed



**PLANNING APPLICATION - FEB 2024**  
 REV-C Re-design of extension roof and dormer. 07.02.2023  
 REV-B KK Re-design of extension roof and dormer. 17.11.2023  
 REV-A 14.08.2023 Pitch roof with flat lead section and curved roof dormer added.

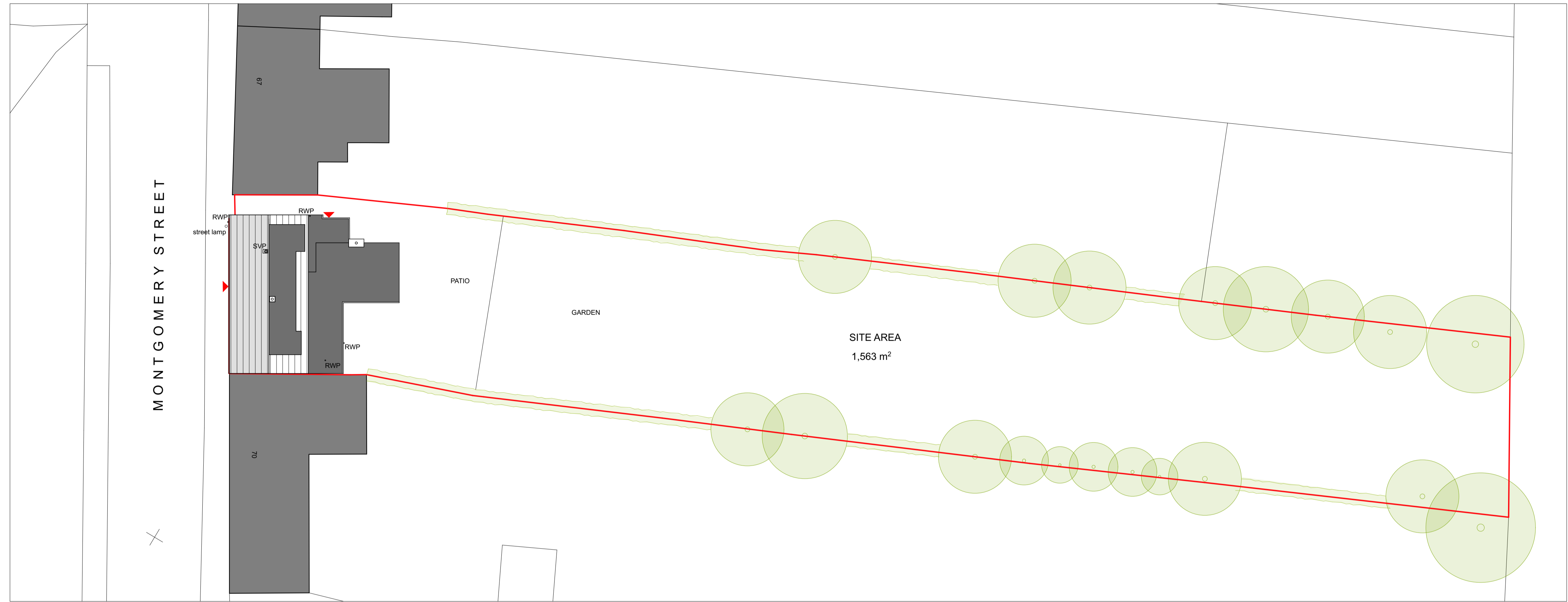
**Jewitt and Wilkie architects**  
 38 New City Road  
 Glasgow - G4 9JT  
 0141 332 6929  
 info@jwarchitects.co.uk  
 www.jwarchitects.co.uk

**68 Montgomery Street, Eaglesham, G76 0AU.**  
 for **Mr S Scholarios & Mrs P Brown**

**Existing and Proposed Side Elevations**

SCALE: 1:50 DATE: 03.11.2022  
 DRAWN BY: FB CHECKED BY: JJ  
 DRAWING NO: REV:

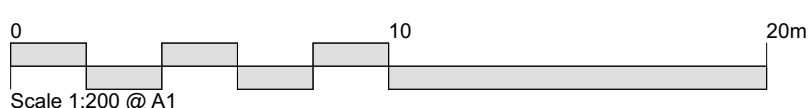
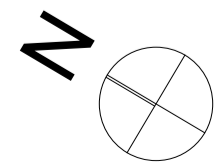
**3629/P/500-C**



SITE PLAN as Existing



SITE PLAN as Proposed



PLANNING APPLICATION - FEB 2024  
 REV-B Re-design of extension roof and dormer 07.02.2024  
 REV-A Re-design of extension roof and dormer 19.09.23

REVISIONS

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 architects

38 New City Road  
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 0141 332 6929  
 info@jwarchitects.co.uk  
 www.jwarchitects.co.uk

JOB TITLE  
**68 Montgomery Street,  
 Eaglesham, G76 0AU.**  
 for  
**Mr S Scholarios & Mrs P Brown**

DRAWING TITLE  
**Site Plan Existing and  
 Proposed**

SCALE: 1:200 DATE: 03.11.2022  
 DRAWN BY: FB CHECKED BY: JJ  
 DRAWING NO: REV:

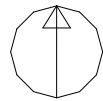
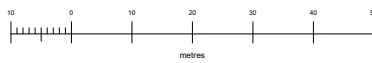
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PLANNING APPLICATION

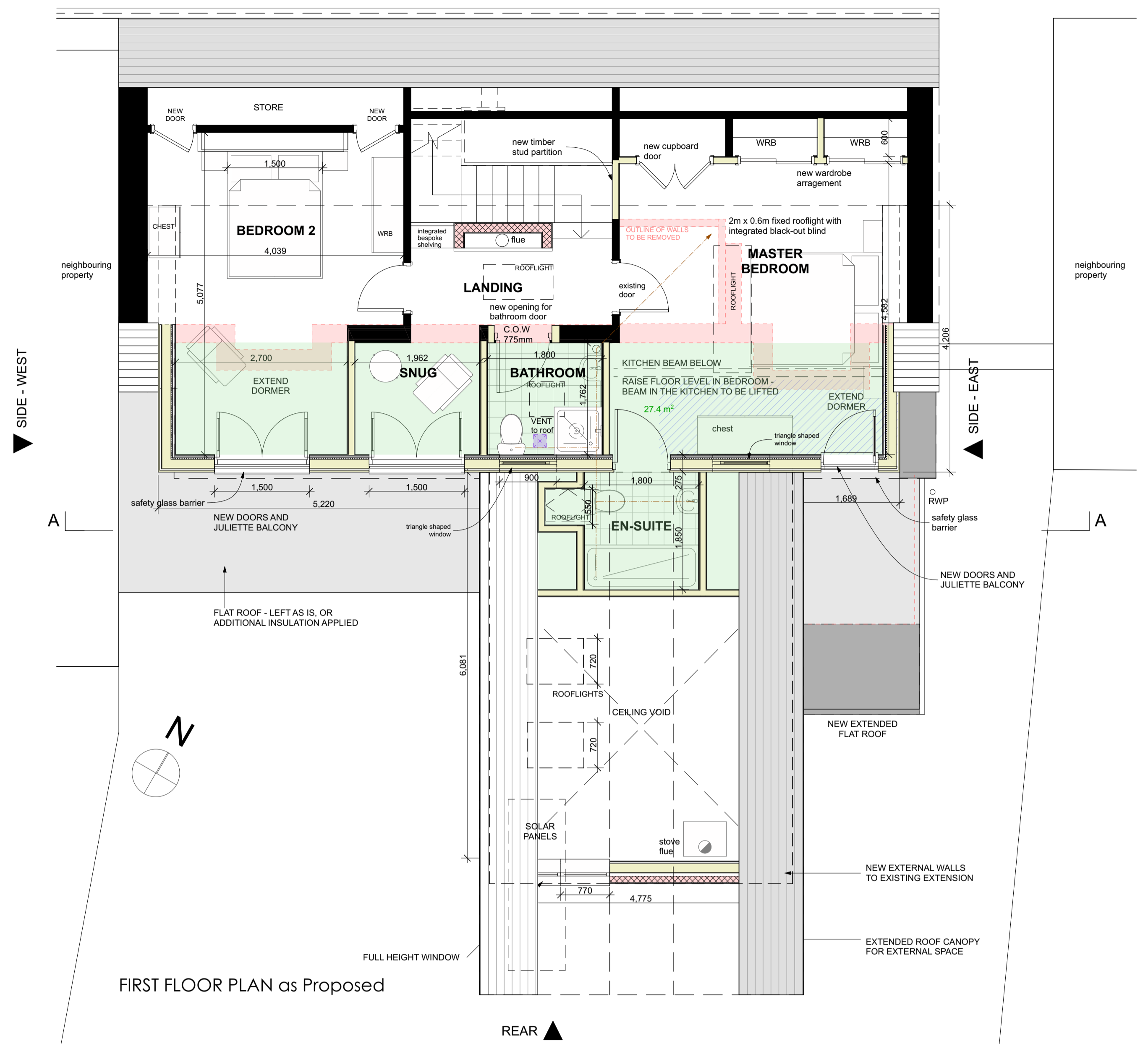
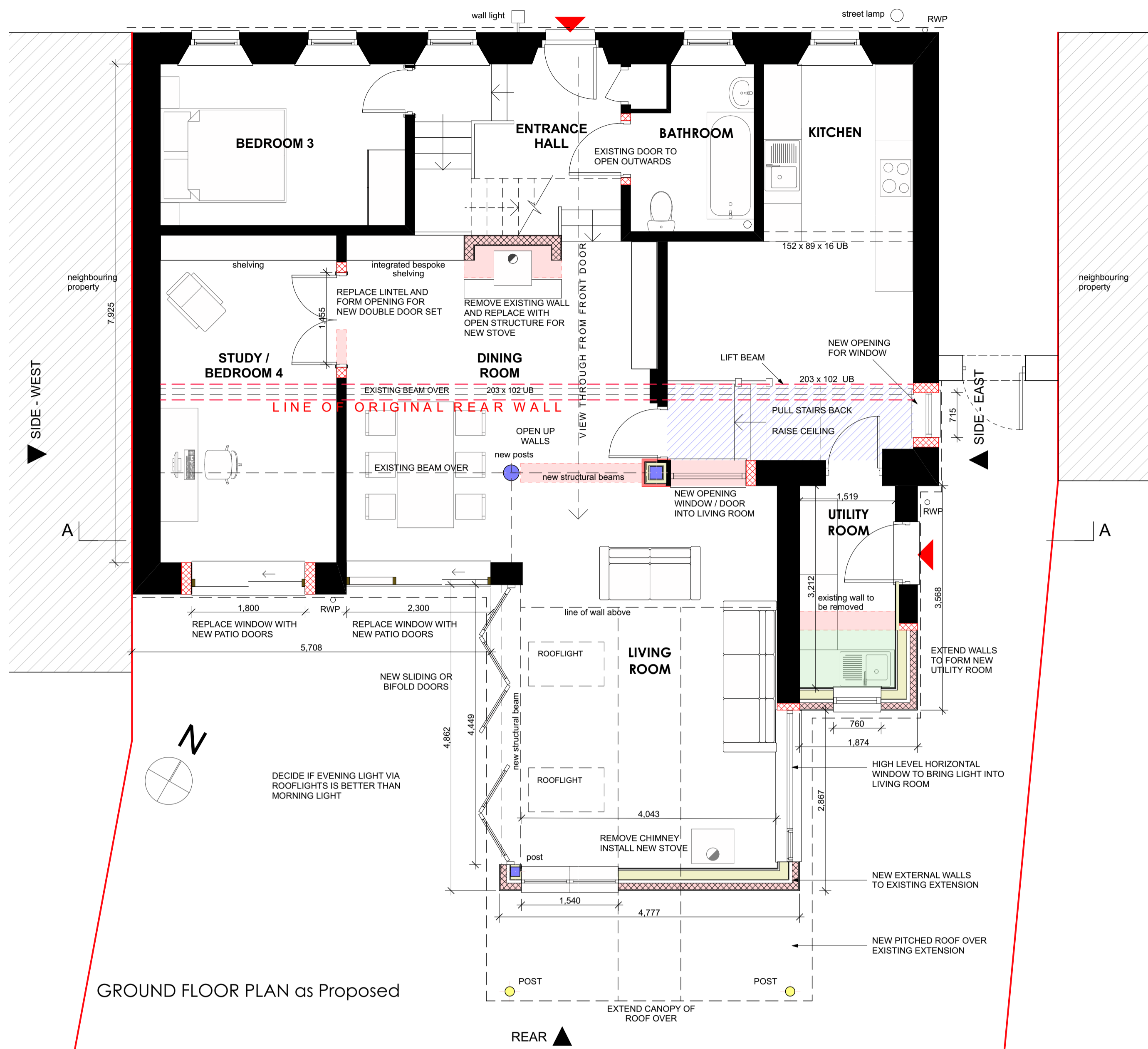
Ordnance Survey ©  
Ukmapcentre.com



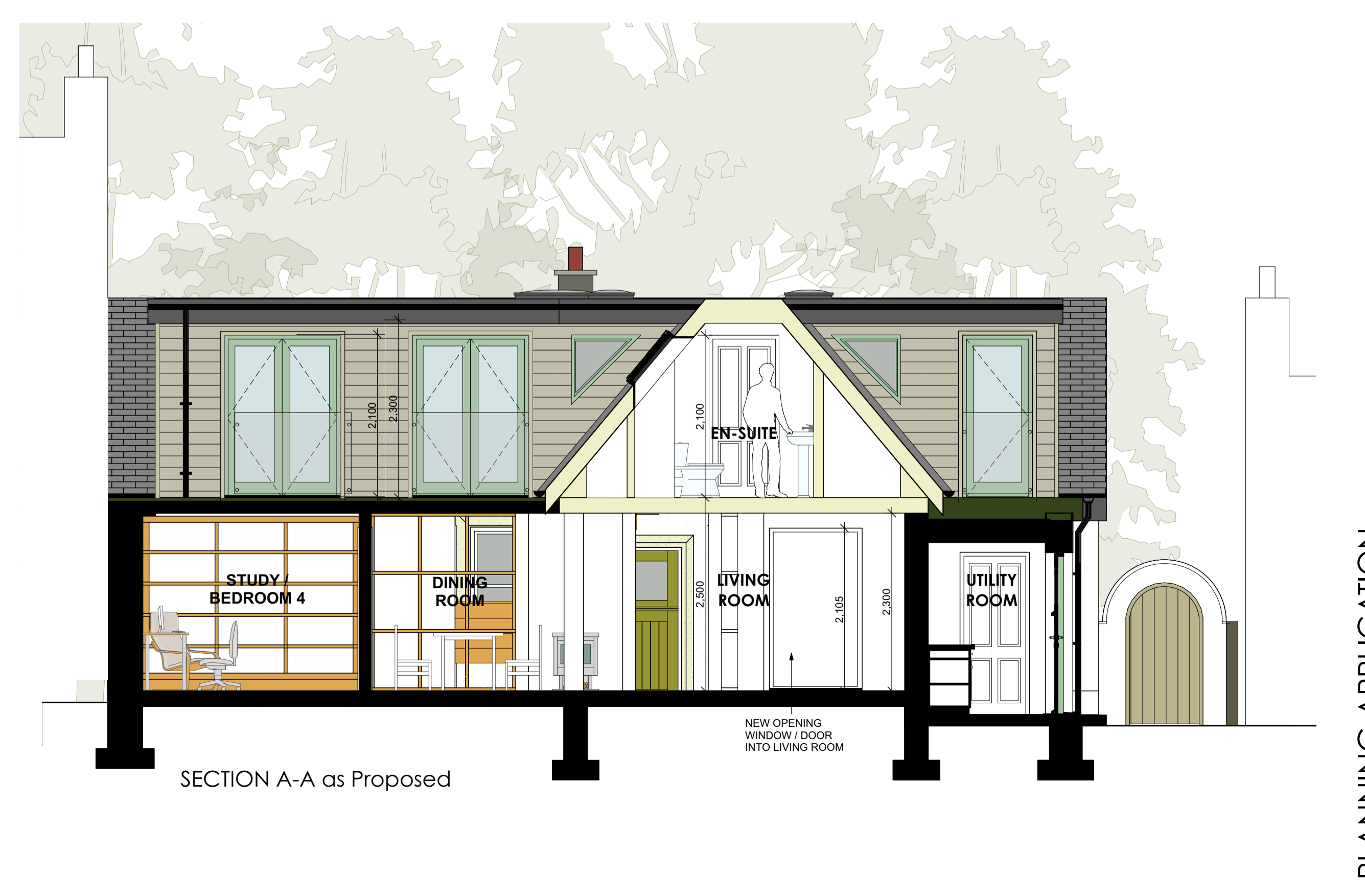
Serial number: 246458  
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DRAWING TITLE	<p style="text-align: center;"><b>Jewitt and Wilkie</b> architects</p> <p style="text-align: center;">38 New City Road Glasgow - G4 9JT 0141 352 6929</p> <p style="text-align: center;">info@jawarchitects.co.uk www.jawarchitects.co.uk</p>		<p style="text-align: right; font-size: small;">Do not scale. All dimensions to be checked on site prior to commencement of work</p>	
<p><b>Location Plan</b></p>			<p>SCALE: <b>1:1250</b>      DATE: 03.11.2022</p>	
<p>JOB TITLE</p> <p><b>68 Montgomery Street, Eaglesham, G76 0AU.</b> for <b>Mr S Scholarios &amp; Mrs P Brown</b></p>		<p>DRAWN BY:      CHECKED BY:</p> <p>DRAWING NO:      REV:</p> <p style="text-align: right; font-size: large;"><b>3629/L/100</b></p>		



- area of new floor
- indicates existing walls to be removed
- area of new raised floor level



**PLANNING APPLICATION - FEB 2024**

REV-H Re-design of extension roof and dormer. 07.02.2024  
 REV-I Re-design of extension roof and dormer. 17.11.23  
 REV-G Re-design of extension roof and dormer. 19.09.23  
 REV-F Dormer re-design. 30.05.23  
 REV-E Dormer re-design. 25.04.23  
 REV-D Dormer re-design. 19.04.23  
 REV-C sketch design final update  
 REV-B sketch design update  
 REV-A sketch design update

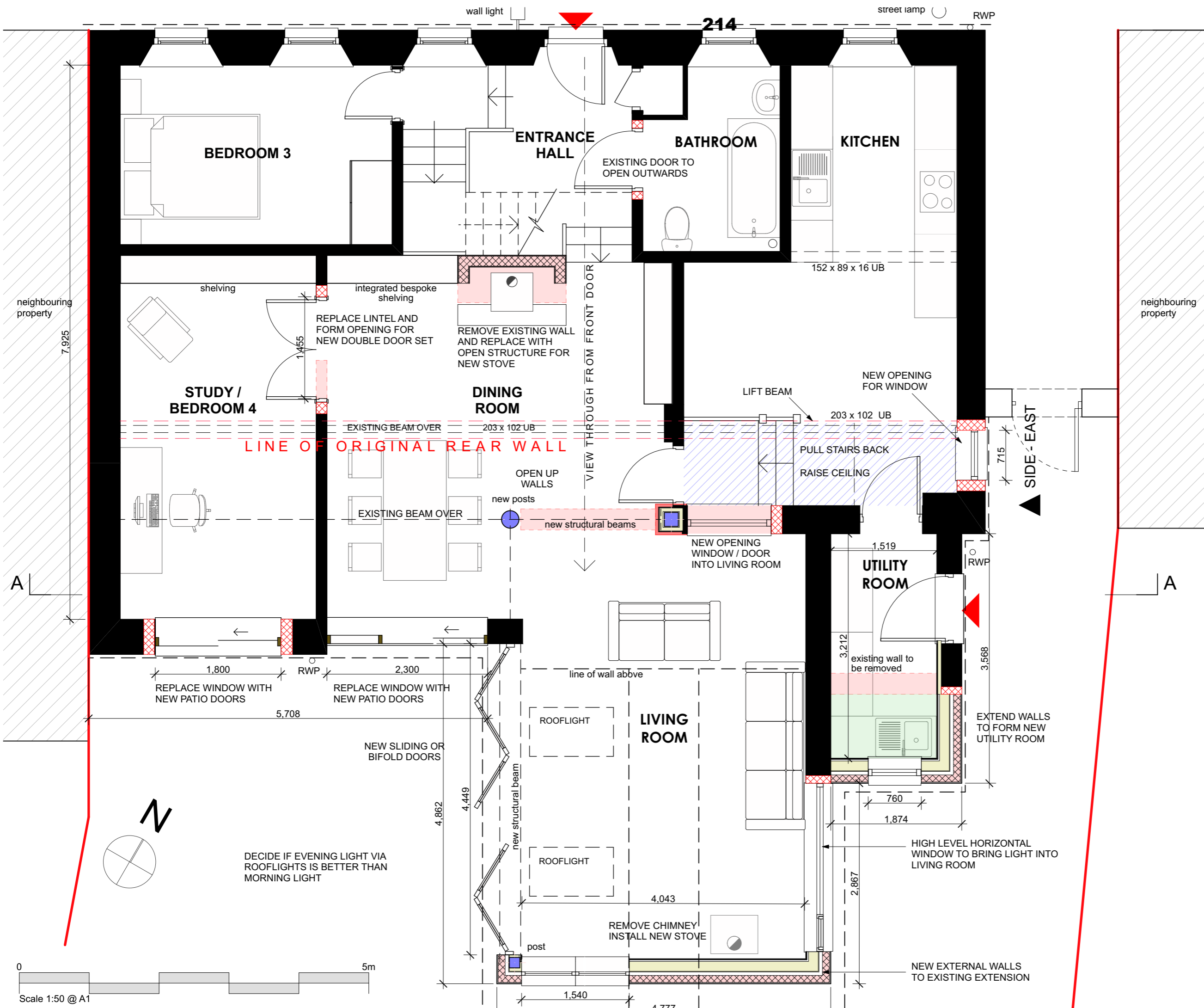
**Jewitt and Wilkie architects**

38 New City Road  
 Glasgow - G4 9JT  
 0141 332 6929  
 info@jwarchitects.co.uk  
 www.jwarchitects.co.uk

**68 Montgomery Street, Eaglesham, G76 0AU, for Mr S Scholarios & Mrs P Brown**

**Proposed Floor Plans, Elevation and Section**

Scale: 1:50 DATE: 03.11.2022  
 DRAWN BY: FB CHECKED BY: JJ  
 DRAWING NO: REV: 3629/P/300-1



- area of new floor
- indicates existing walls to be removed
- area of new raised floor level above

**PLANNING APPLICATION - FEB 2024**  
 REV-E Re-design of extension roof and dormer. 07.02.2024  
 REV-D sketch design final update  
 REV-C sketch design final update  
 REV-B sketch design update  
 REV-A sketch design update

REVISIONS

Do not scale. All dimensions to be checked on site prior to commencement of work

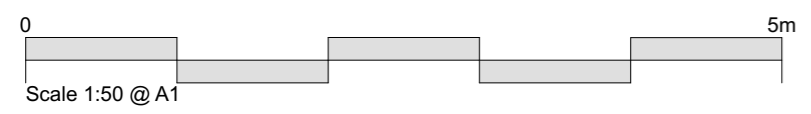
Jewitt and Wilkie  
architects

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Glasgow - G4 9JT  
0141 352 6929

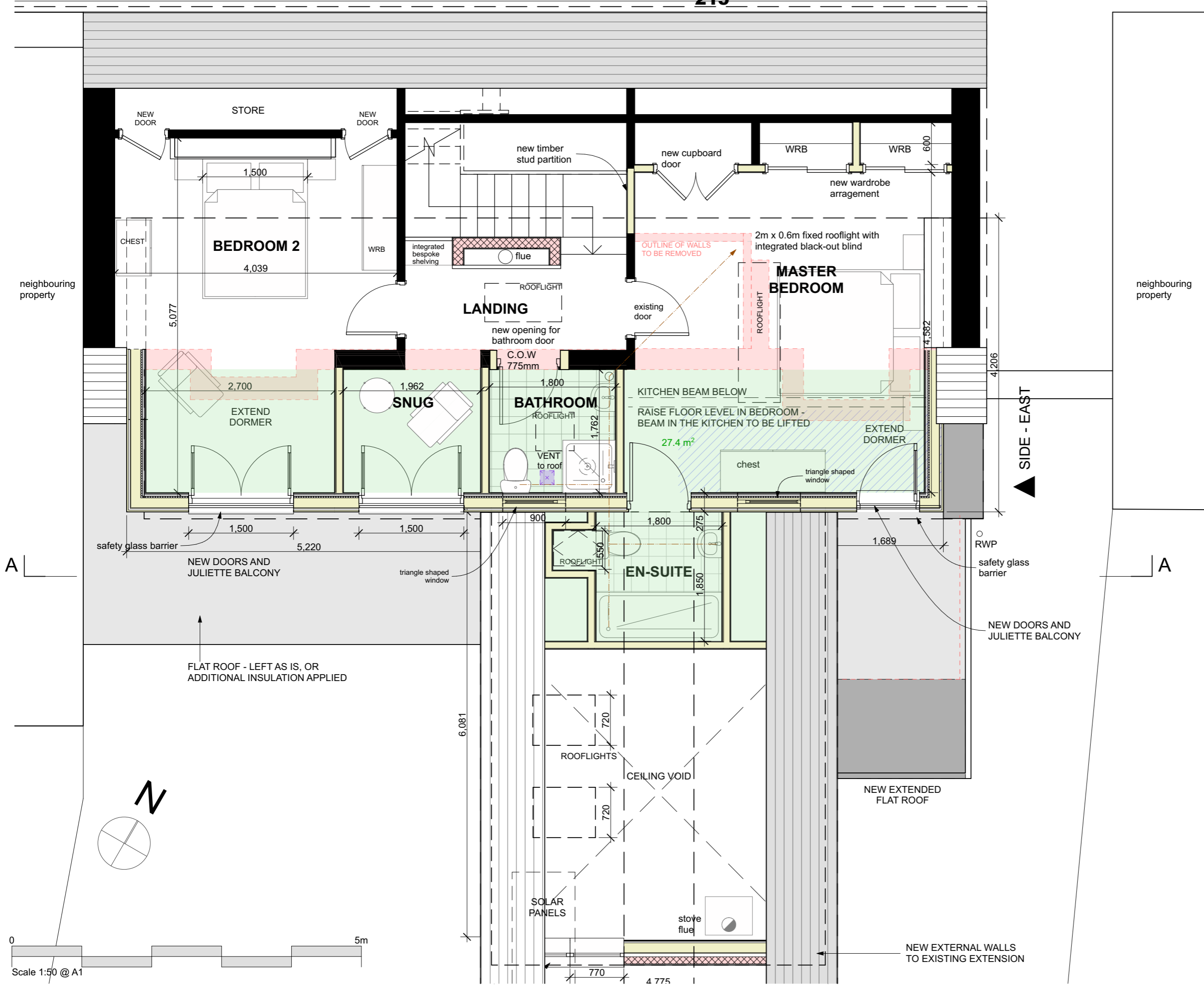
info@jwarchitects.co.uk  
www.jwarchitects.co.uk

PLANNING APPLICATION

JOB TITLE	
68 Montgomery Street, Eaglesham, G76 0AU.	
for	
Mr S Scholarios & Mrs P Brown	
DRAWING TITLE	
Ground Floor Plan as Proposed	
SCALE: 1:50	DATE: 03.11.2022
DRAWN BY: FB	CHECKED BY: JJ
DRAWING NO:	REV:
3629/P/301-E	



DECIDE IF EVENING LIGHT VIA ROOFLIGHTS IS BETTER THAN MORNING LIGHT



area of new floor

indicates existing walls to be removed

area of new raised floor level

- PLANNING APPLICATION - FEB 2024**
- REV-G Re-design of extension roof and dormer. 07.02.2023
  - REV-F KK Re-design of extension roof and dormer. 17.11.23
  - REV-E Re-design of extension and dormer. 19.09.23
  - REV-D sketch design update 30.05.23
  - REV-C sketch design final update
  - REV-B sketch design update
  - REV-A sketch design update

REVISIONS

Do not scale. All dimensions to be checked on site prior to commencement of work

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38 New City Road  
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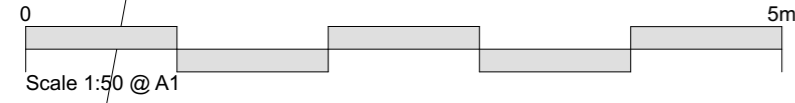
PLANNING APPLICATION

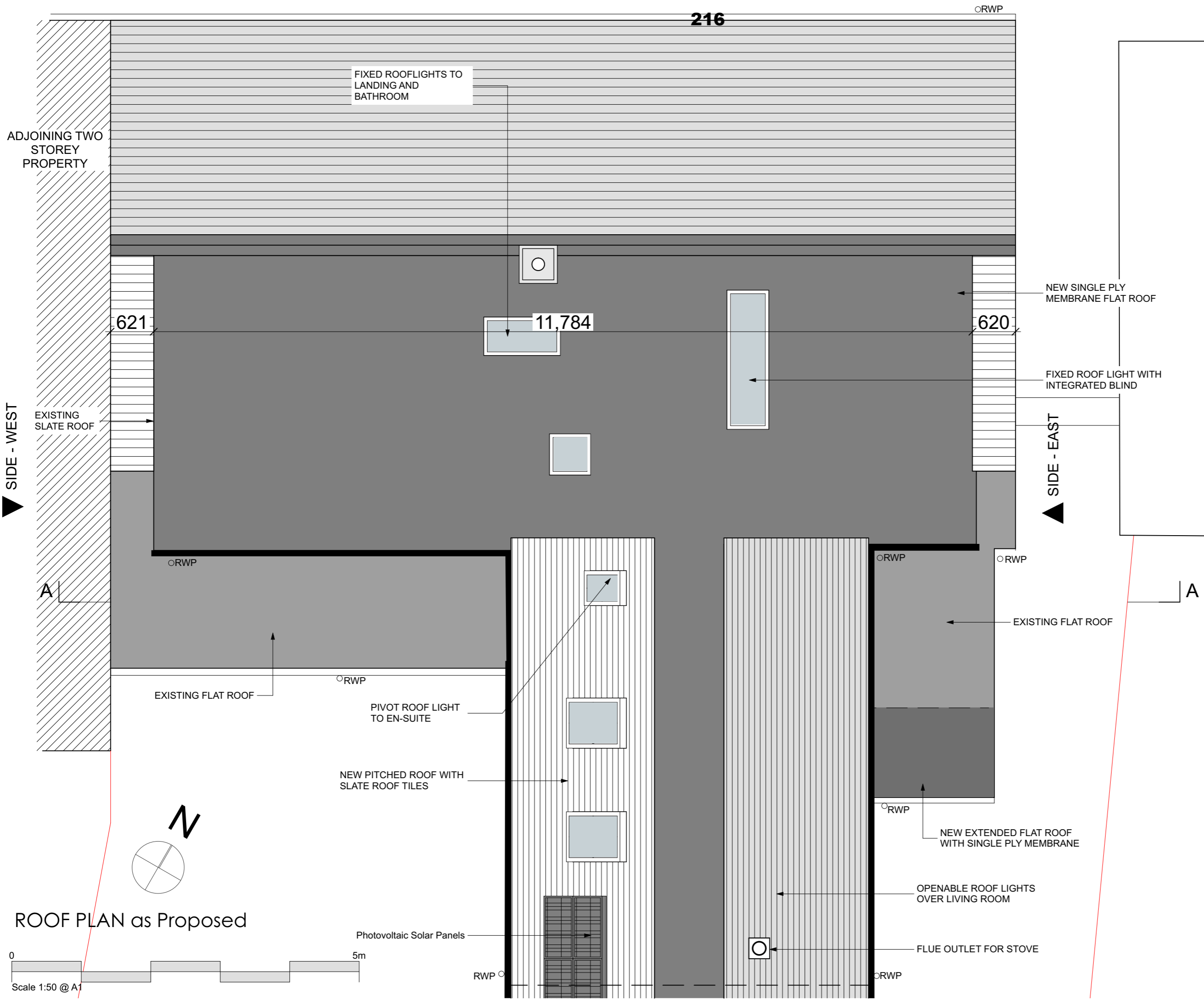
JOB TITLE	
<b>68 Montgomery Street, Eaglesham, G76 0AU.</b>	
for <b>Mr S Scholarios &amp; Mrs P Brown</b>	
DRAWING TITLE	
<b>First Floor Plan as Proposed</b>	
SCALE: 1:50	DATE: 03.11.2022
DRAWN BY: FB	CHECKED BY: JJ
DRAWING NO:	REV:
<b>3629/P/302-G</b>	

▲ SIDE - EAST

A

A





**PLANNING APPLICATION - FEB 2024**  
 REV-F Re-design of extension roof and dormer. 07.02.2023  
 REV-E Re-design of extension roof and dormer. 19.09.2023  
 REV-D Sketch design update 30.05.2023  
 REV-C sketch design final update  
 REV-B sketch design update  
 REV-A sketch design update

REVISIONS

Do not scale. All dimensions to be checked on site prior to commencement of work

**Jewitt and Wilkie**  
architects

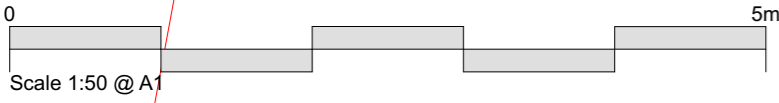
38 New City Road  
Glasgow - G4 9JT  
0141 352 6929

info@jawarchitects.co.uk  
www.jawarchitects.co.uk

JOB TITLE	
<b>68 Montgomery Street, Eaglesham, G76 0AU.</b>	
for <b>Mr S Scholarios &amp; Mrs P Brown</b>	
DRAWING TITLE	
<b>Roof Plan as Proposed</b>	
SCALE: 1:50	DATE: 03.11.2022
DRAWN BY: FB	CHECKED BY: JJ
DRAWING NO:	REV:
<b>3629/P/303-F</b>	

PLANNING APPLICATION

ROOF PLAN as Proposed



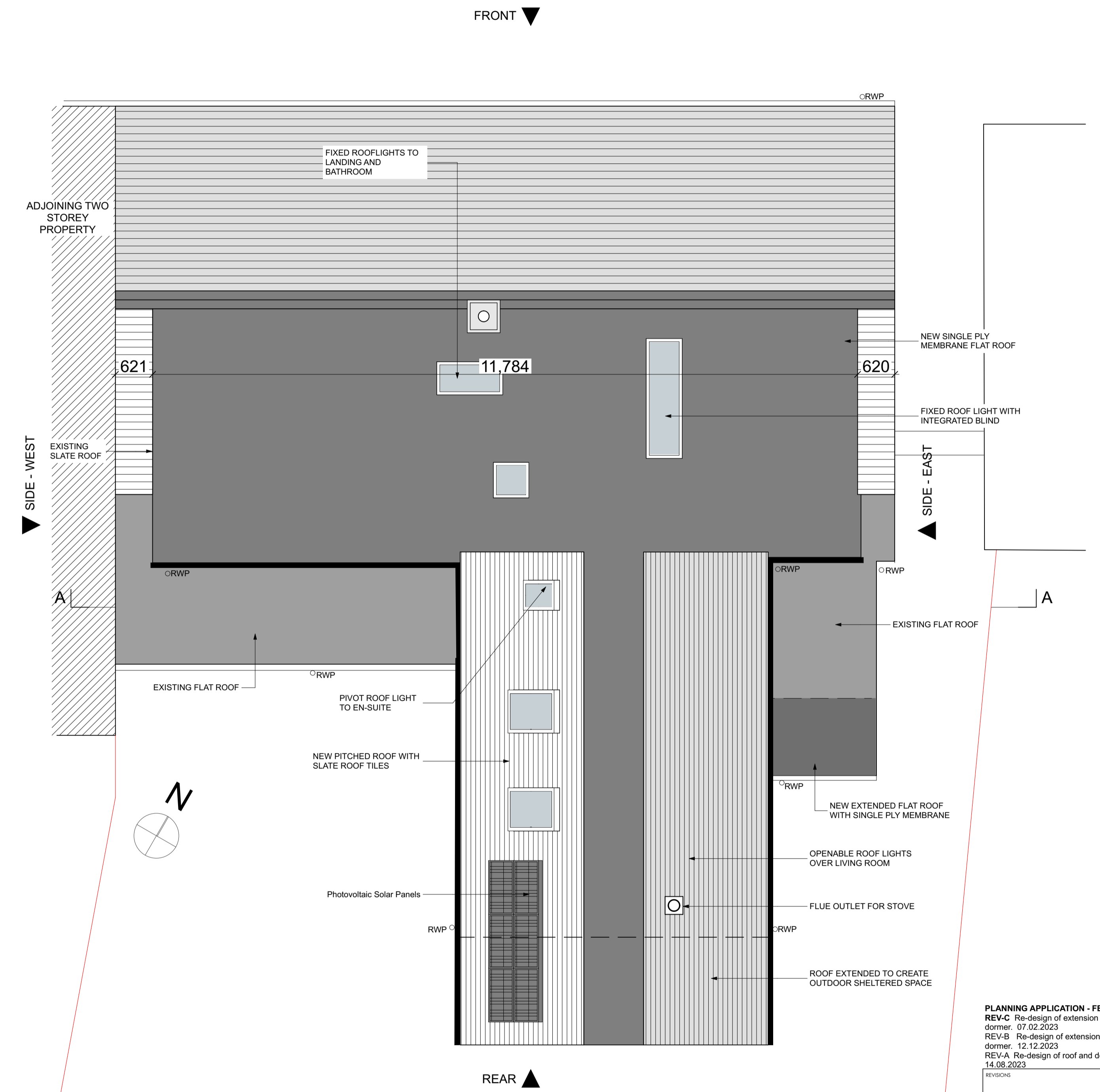




FRONT ELEVATION as Existing



FRONT ELEVATION as Proposed



ROOF PLAN as Proposed

PLANNING APPLICATION - FEB 2024  
 REV-C Re-design of extension roof and dormer. 07.02.2023  
 REV-B Re-design of extension roof and dormer. 12.12.2023  
 REV-A Re-design of roof and dormer. 14.08.2023

REVISIONS  
 Do not scale. All dimensions to be checked on site prior to commencement of work.

**Jewitt and Wilkie**  
 architects

38 New City Road  
 Glasgow - G4 9JT  
 0141 332 6929  
 info@jwarchitects.co.uk  
 www.jwarchitects.co.uk

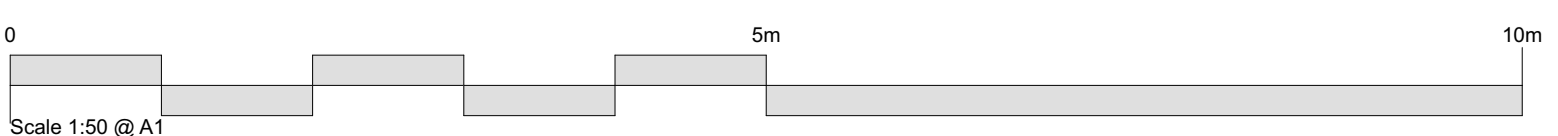
JOB TITLE  
**68 Montgomery Street,  
 Eaglesham, G76 0AU.**  
 for  
**Mr S Scholarios & Mrs P Brown**

DRAWING TITLE  
**Front Elevation and  
 Proposed Roof Plan**

SCALE: 1:50 DATE: 24.11.2022  
 DRAWN BY: FB CHECKED BY: JJ  
 DRAWING NO: REV:

**3629/P/501-C**

PLANNING APPLICATION



**ADDITIONAL APPENDIX – REPORTER’S DECISION**

Planning and Environmental Appeals Division  
Hadrian House, Callendar Business Park, Falkirk, FK1 1XR  
E: [dpea@gov.scot](mailto:dpea@gov.scot) T: 0300 244 6668



Scottish Government  
Riaghaltas na h-Alba  
[gov.scot](http://gov.scot)

Planning (Listed Building and Conservation Areas)  
(Scotland) Act 1997  
Appeal Decision Notice

---

Decision by Andrew Fleming, a Reporter appointed by the Scottish Ministers

- Listed building consent appeal reference: LBA-220-2003
- Site address: 68 Montgomery Street, Eaglesham, G76 0AU
- Appeal by Mr and Mrs Scholarios Brown against the decision by East Renfrewshire Council
- Application for listed building consent 2024/0060/LBC dated 9 February 2024 refused by notice dated 19 April 2024
- The works proposed: proposed replacement single storey rear extension with combined flat and pitched roof, rear extended dormer and rooflights
- Date of site visit by Reporter: 24 May 2024

Date of appeal decision: 5 June 2024

---

## Decision

I dismiss the appeal and refuse listed building consent.

## Reasoning

1. I am required by section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to have special regard to the desirability of preserving this building or its setting or any features of special architectural or historic interest which it possesses. I am also required by section 64(1) of that act to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in which the building is located. The determining issues in this appeal are therefore the effect of the proposals on the category B listed building and on the character and appearance of the Eaglesham Conservation Area.

2. The appeal property is a category B listed semi-detached cottage, dating from the early nineteenth century. The front elevation of this sandstone dwelling has cream painted render, white painted timber windows with green painted window surrounds with a traditional pitched roof with slate tiles. With no openings in the pitched roof facing the street, the property has the appearance of a single storey cottage. When viewed from the street, the property's simple domestic design, use of limited building materials, small scale and low height all contribute to its appearance as a traditional single storey cottage. The rear of the property has been subject to various alterations over the years. These include a single storey L-shaped extension and a large timber-clad dormer window. These works have resulted in the removal of various internal walls and the majority of the original rear cottage wall.

3. The existing modern dormer, whilst large, sits below the ridge line of the original roof. It is also set back from the left and right edges of the roof and set back from the southern edge of the original roof. These measures and the flat roofed design of the single storey extension ensure that the form and profile of the original roof to the cottage, remain legible. The original roof is an integral part of the architectural and historic interest of the building.

4. The property is located in the Eaglesham Conservation Area which has a central green space boarded to the north and south by Polnoon Street and Montgomery Street, respectively. The predominantly residential buildings along these streets vary from typically two and a half to one storey in height. There is a strong rhythm to the streetscene due to the simple, repeated architectural styles, use of a limited range of building materials and given that the properties are positioned to the front of their respective plots, directly onto the street. The architectural rhythm and position of the buildings within their respective plots contributes to the distinctive appearance of this 'planned village'.

5. The proposals involve the replacement of the rear single storey extension with combined flat and pitched roof and a rear extended dormer. Historic Environment Scotland's document 'Managing Change in the Historic Environment: Roofs' (2010) advises that: "...The design, use of materials, construction and detailing of roofs make a substantial contribution to the character of any historic building or area." The guidance advises that when altering a roof: "...it is important to understand the impact of the works on the roof itself and the appearance of the building." With regards to dormers and rooflights, the guidance advises that these "...should be appropriately designed and located with care."

6. The rear dormer window is proposed to be increased in depth, width and height in order to create two larger sized bedrooms on the upper floor as well as creating a new snug and relocating the bathroom. This involves extending the depth of the existing dormer window by approximately 2 metres. This pushes the dormer window beyond the edge of the existing roof plane and out over the existing single storey extension for almost the entire width of the existing roof. This would leave only 0.62 metres width of the existing original slate roof on either side. The proposed dormer is also 0.5 metres greater in overall height and would be in line with the roof ridge rather than being set down such that the proposed rooflights would project beyond the existing cottage roof ridge.

7. The increased sized dormer would see the removal of 75% of the existing roof plane which on any building would be significant but particularly so on a building of this scale. The proposed replacement dormer (due to its scale and massing) would dominate the existing roof more than the existing dormer does. I consider that this increased sized dormer would have a significant impact on the profile and form of the original roof of this listed cottage.

8. The proposed dormer would incorporate 3no. doors (two of which are double doors) with Juliette balconies (safety glass barriers) in front of each of these door units. Such features are not typical of or in keeping with the roof space of such traditional buildings. The three proposed doors in the roof space are a further demonstration of the domineering impact of the proposed dormer on this rear roof plane.

9. The proposals also include an upper storey extension of the northernmost section of the existing extension to create an upper floor en-suite bathroom as well as a vaulted living room with an adjacent externally supported canopy. Historic Environment Scotland's document 'Managing Change in the Historic Environment: Extensions' (2010) advises that: "...an addition or extension should play a subordinate role. It should not dominate the original building as a result of its scale, materials, or location and should not overlay principal elevations; An extension should be modestly scaled and skillfully sited."

10. As referred to above, the extended dormer would be in line with the roof ridge rather than being set down such that the fixed rooflights would project beyond the existing cottage roof ridge. The roof ridge of the upper storey extension would also be in line with the roof ridge of the original property. In combination, these proposed measures create one large extended upper floor where the massing is out of scale to the existing cottage. Whilst I acknowledge that the previous alterations have impacted the listed building, the proposed works almost completely remove all architectural and historic elements that remain at the rear, to the detriment of this B listed cottage. I make these findings, fully aware that the council has recently granted listed building consent (ref: 2023/0563/LBC) for proposals at the property involving a design which is more subservient to the original building.

11. During the accompanied site inspection, the appellant referred me to the neighbouring property which has a one and a half storey extension to the rear of the original property. I observed that this extension has been designed so that the roof form of the original cottage remains largely intact allowing an appreciation of the original property. A like for like comparison with the proposals subject of this appeal is therefore not possible. I am also mindful that each case must be determined on its own merits.

12. As already referenced, the property is located within the Eaglesham Conservation Area. During my site inspection, I observed that there are no views to the rear of the property from the street. Given that all the works are proposed to the rear of the building, the only elements that would be visible from the street are the proposed stainless steel flu which would protrude from the roof of the rear extension and, to a lesser extent, the proposed rooflights on the rear dormer which would sit just above the ridge tiles of the roof of the cottage. I do not consider that either of these elements would be particularly noticeable in the streetscene.

13. The rear gardens of the properties within this part of the conservation area are particularly long and narrow and there are mature trees and shrubs along the boundaries between the properties to the east and west. Whilst the proposals would be visible, in part, from the rear gardens of neighbouring properties, immediately on either side of the property, wider views of the proposals from the east and west would be limited. This is due to the established vegetation along garden boundaries which would act to screen views of the proposals. The appeal property's southern boundary (which is also part of the conservation area's southern boundary) is next to agricultural fields. Given that there are no public views towards the rear of the property and given that there is only limited visibility of the property from the rear by neighbouring residents, I am satisfied that the proposed works would not negatively affect the character or appearance of the conservation area. I therefore must conclude that the character and appearance of the conservation area are preserved.

14. I have considered all matters raised but none lead me to conclude other than that the proposed works would fail to preserve the special interest of the listed building. The appeal is therefore dismissed.

*Andrew Fleming*  
Reporter

68 Montgomery Street, Eaglesham, East Renfrewshire.  
Jewitt & Wilkie Architects' Analysis of the Reporter's Decision.  
Wednesday 14<sup>th</sup> August 2024.  
Job Number 3629.

In an e-mail dated 13<sup>th</sup> August 2024 Jewitt & Wilkie Architects were advised by Mr. John Burke, Democratic Services Officer within the Department of Business Operations and Partnerships that:

*"Under the Regulations governing the operation of LRB's the Reporter's decision is regarded as "new information" because it was not available to the case officer at the time they determined the case. The LRB members were aware of the Reporter's decision but were not able to formally consider it without first agreeing to do so. Having now agreed that the Reporter's decision can be considered as part for the information to be reviewed when determining the appeal, it is best practice to formally ask the appellant or their agent if they wish to comment on the content of the Reporter's decision."*

*There was no requirement on you to submit the Reporter's decision and you have not missed an opportunity to submit information but you should submit any comments you wish to make on the Reporter's decision back to me at this e-mail address as soon as possible. This ensures fairness in the process by giving all parties the opportunity to comment where new information is brought forward."*

From the opportunity given to the applicant and agent to respond to the Reporter's decision that will be presented to the Local Review Board, we respond as follows:

#### **Decision by Andrew Fleming, a Reporter Appointed by the Scottish Ministers**

- Listed building consent appeal reference: LBA-220-2003
- Site address: 68 Montgomery Street, Eaglesham, G76 0AU
- Appeal by Mr and Mrs Scholarios/Brown against the decision by East Renfrewshire Council
- Application for listed building consent 2024/0060/LBC dated 9 February 2024 refused by notice dated 19 April 2024
- The works proposed: proposed replacement single storey rear extension with combined flat and pitched roof, rear extended dormer and rooflights
- Date of site visit by Reporter: 24 May 2024.
- Date of appeal decision: 5 June 2024

#### **Reasoning**

1. I am required by section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to have special regard to the desirability of preserving this building or its setting or any features of special architectural or historic interest which it possesses. I am also required by section 64(1) of that act to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in which the building is located. The determining issues in this appeal are therefore the effect of the proposals on the category B listed building and on the character and appearance of the Eaglesham Conservation Area.

*Applicant/Agent Response: Due to the position of the affected area, the lack of visibility and the previous works carried out on the property it is not considered that the proposals will impact any preservation, setting or features of architectural, or historic interest. These were lost as a result of previous works.*

8. The proposed dormer would incorporate 3no. doors (two of which are double doors) with Juliette balconies (safety glass barriers) in front of each of these door units. **Such features are not typical of or in keeping with the roof space of such traditional buildings.** The three proposed doors in the roof space are a further demonstration of the domineering impact of the proposed dormer on this rear roof plane.

*Applicant/Agent Response: None of the existing rear features are in keeping with the original building.*

12. As already referenced, the property is located within the Eaglesham Conservation Area. During my site inspection, **I observed that there are no views to the rear of the property from the street. Given that all the works are proposed to the rear of the building, the only elements that would be visible from the street are the proposed stainless steel flu which would protrude from the roof of the rear extension and, to a lesser extent, the proposed rooflights on the rear dormer which would sit just above the ridge tiles of the roof of the cottage. I do not consider that either of these elements would be particularly noticeable in the streetscene.**

*Applicant/Agent Response: The Reporter confirms that the proposed alterations are not visible from the streetscape.*

13. The rear gardens of the properties within this part of the conservation area are particularly long and narrow and there are mature trees and shrubs along the boundaries between the properties to the east and west. Whilst the proposals would be visible, in part, from the rear gardens of neighbouring properties, immediately on either side of the property, wider views of the proposals from the east and west would be limited. This is due to the established vegetation along garden boundaries which would act to screen views of the proposals. The appeal property's southern boundary (which is also part of the conservation area's southern boundary) is next to agricultural fields. **Given that there are no public views towards the rear of the property and given that there is only limited visibility of the property from the rear by neighbouring residents, I am satisfied that the proposed works would not negatively affect the character or appearance of the conservation area.** I therefore must conclude that the character and appearance of the conservation area are preserved.

*Applicant/Agent Response: The Reporter confirms that the proposed alterations do not negatively alter the character or appearance of the conservation area.*

14. **I have considered all matters raised but none lead me to conclude other than that the proposed works would fail to preserve the special interest of the listed building. The appeal is therefore dismissed.**

**Applicant/Agent Response: Conclusion.**

*Whilst acknowledging the historic works to the rear of the building have already significantly altered the listed building, as well as confirming that the proposed works, which are not visible from the main street, therefore not impacting the character and setting of the Conservation area, ultimately, the Reporter's decision has been made over the impact that the enlarged left-hand side single dormer has upon the roofscape.*

*Given that the remainder of the dormer and building extension has been approved by a previous Listed Building Consent and Planning Application, the proposed enlarged dormer arrangement refused by the Reporter only represents an additional loss of 3.5sqm of roof finish – 0.62m wide by 5.64m long.*

*Jewitt & Wilkie Architects, 14<sup>th</sup> August 2024. Job No. 3629.*

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