

EAST RENFREWSHIRE COUNCIL

LOCAL REVIEW BODY

12 February 2025

Report by Director of Business Operations and Partnerships

REVIEW OF CASE - REVIEW/2025/01

REPLACEMENT OF HIPPED ROOF WITH NEW PITCHED ROOF, TO INCLUDE 2 DORMERS TO FRONT ELEVATION AND 1 DORMER TO REAR ELEVATION. TILED ROOF FINISH TO MATCH EXISTING ROOF TILE. INTERNAL ALTERATIONS AT GROUND AND FIRST FLOOR. NEW TERRACE TO REAR OF HOUSE

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:- 2024/0427/TP).
- Applicant: Dr Alison MacEwen
- Proposal: Replacement of hipped roof with new pitched roof to include 2 dormers to front elevation and 1 dormer to rear elevation. Tiled roof finish to match existing roof tile. Internal alterations at ground and first floor. New terrace to rear of house.
- Location: 123 Ayr Road, Newton Mearns, East Renfrewshire, G77 6RF
- 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, 12 February 2025 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 24);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages 25 to 28); and
- (d) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 4 (Pages 29 to 48).

15. All the documents referred to in this report can be viewed online on the Council's website at www.eastrenfrewshire.gov.uk.

RECOMMENDATIONS

17. The Local Review Body is asked to:-

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

Report Author: John Burke

Director – Louise Pringle, Director of Business Operations and Partnerships

John Burke, Democratic Services Officer
e-mail: john.burke@eastrenfrewshire.gov.uk
Tel: 0141 577 3026

Date:- 24 September 2024

APPLICATION FOR PLANNING PERMISSION



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

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

Thank you for completing this application form:

ONLINE REFERENCE 100683182-001

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)

Replace hipped roof with new pitched roof, to include 2 dormers to front elevation and 1 dormer to rear elevation. Tiled roof finish to match existing roof tile. Internal alterations at ground and first floor. New terrace to rear of house.

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:	<input type="text" value="Kirsten Mackenzie Architects"/>	
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *
First Name: *	<input type="text" value="Kirsten"/>	Building Name: <input type="text"/>
Last Name: *	<input type="text" value="Mackenzie"/>	Building Number: <input type="text" value="30"/>
Telephone Number: *	<input type="text" value="07751341355"/>	Address 1 (Street): * <input type="text" value="Helensburgh Drive"/>
Extension Number:	<input type="text"/>	Address 2: <input type="text" value="Jordanhill"/>
Mobile Number:	<input type="text"/>	Town/City: * <input type="text" value="Glasgow"/>
Fax Number:	<input type="text"/>	Country: * <input type="text" value="United Kingdom"/>
		Postcode: * <input type="text" value="G13 1RS"/>
Email Address: *	<input type="text" value="kirstenlmackenzie@icloud.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="Other"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text" value="Dr"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Alison"/>	Building Number: <input type="text" value="123"/>
Last Name: *	<input type="text" value="MacEwen"/>	Address 1 (Street): * <input type="text" value="Ayr Road"/>
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="United Kingdom"/>
Mobile Number:	<input type="text" value="07989476145"/>	Postcode: * <input type="text" value="G77 6RF"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="alisonmacewen@hotmail.com"/>	

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

123 AYR ROAD

Address 2:

NEWTON MEARNES

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G77 6RF

Please identify/describe the location of the site or sites

Northing

655990

Easting

254138

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

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: Kirsten Mackenzie

On behalf of: Dr Alison MacEwen

Date: 27/08/2024

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: Mrs Kirsten Mackenzie

Declaration Date: 27/08/2024

Payment Details

Online payment: ZZ0100003761
Payment date: 27/08/2024 16:01:00

Created: 27/08/2024 16:01

REPORT OF HANDLING

REPORT OF HANDLING

Reference: 2024/0427/TP

Date Registered: 28th August 2024

Application Type: Full Planning Permission

This application is a Local Development

Ward: 5 -Newton Mearns South And Eaglesham

Co-ordinates: 254138/655990

Applicant/Agent:

Applicant:

Dr Alison MacEwen

123 Ayr Road

Newton Mearns

G77 6RF

Agent:

Kirsten Mackenzie

30 Helensburgh Drive

Jordanhill

Glasgow

G13 1RS

Proposal: Replace hipped roof with new gable roof, to include 2 dormers to front elevation and 1 dormer to rear elevation. Tiled roof finish to match existing roof tile. Internal alterations at ground and first floor. New terrace to rear of house.

Location: 123 Ayr Road
Newton Mearns
East Renfrewshire
G77 6RF

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY:

2004/0446/TP	Erection of single storey rear extension	Approved Subject to Conditions	28.06.2004
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REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS: None.

ASSESSMENT:

Site and Proposal:

No 123 Ayr Road is a detached, bungalow dwelling with rear lean-to extension, driveway and garden. The property displays a pyramidal roof, hipped to all sides. Finishing materials comprise render to external walls (painted white), stone work; brown concrete roof tiles and Upvc windows.

A low wall bounds the front garden with driveway. The dwelling is set back from the pavement edge, and is visible from the street.

The application proposes removal of the roof and replacement with a complete new roof incorporating gables to the side. Two flat-roofed dormers are proposed to the principal elevation (roadside), and a single flat-roof dormer to the rear. A new window at first floor will feature to the north-eastern gable, and the lean-to extension will be adapted through the formation of French doors which will access a newly constructed raised deck/terrace.

Finishing materials to new walls and pitched roof will match the existing bungalow, and a synthetic rubber coating would be applied to the flat roofs of the dormers.

Principle:

Whilst the principle of house extensions are supported by the Development Plan, the proposal is required to be assessed against the policies of NPF4 and the East Renfrewshire Local Development Plan 2. The policies of NPF4 relevant in this case 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.

In relation to the East Renfrewshire Local Development Plan 2, adopted policies D1 and D1.1 are also must also be considered. 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.

Visual Amenity and Design:

The position of the dormers, their scale, form and appearance would accord with the Council's House Design Guide which supports the Development Plan Design Policies. The presence of boundary screening within the guidance will safeguard the privacy of adjacent residential occupiers. The space between properties will mean that significant impacts on neighbours through loss of light or overshadowing is unlikely.

However, the loss of the hipped roofs and the introduction of a gabled pitched roof, raises design concerns as development inappropriate to its context.

The north side of Ayr Road between Shaw Road and Firwood Road is a residential street predominantly comprising early 20th century bungalow housing. Whilst there is some variety in the style of property, a consistency in scale, form, layout, frontage treatment, roof arrangement, and later adaptations of buildings can be recognised. The low-rise form of the bungalows means that the roofs are a dominant element of the street scene, and the full hips roofs reinforce the impression of detached dwellings within spacious plots. These townscape qualities are readily distinguishable from the public realm.

In design terms the introduction of a gabled pitched roof, will be visually prominent, will materially dilute these positive townscape qualities, and will erode the distinct character and appearance of the street scene.

The proposals fail to compliment the character of the host building and are not in keeping with their surroundings.

Accordingly, the proposals fail to accord with the positive placemaking aspirations of the Development Plan, and in particular Policies D1, and D1.1. of the East Renfrewshire Local Development Plan 2; and Policies 14 and 16 of the National Planning Framework⁴. Sections 25 & 37(2) of the Town & Country Planning (Scotland) Act 1997, require a Planning Authority, when dealing with any planning application, to have regard to the provisions of the Development Plan, so far as material to the application, and to any other material consideration. In this case there are no material considerations which justify setting aside the policy expectations of the Development Plan.

Recommendation: Refuse

PLANNING OBLIGATIONS: None.

RECOMMENDATION: Refuse

REASON FOR REFUSAL:

1. The proposal, through the style and form of the roof extension, fails to compliment the character of the existing building and its immediate setting, and would result in a significant loss of character, causing harm to local amenity. Such development would fail to accord with the Development Plan, and in particular Policies D1, and D1.1 of the Adopted East Renfrewshire Local Development Plan 2; and Policies 14 and 16 of the National Planning Framework 4.

ADDITIONAL NOTES:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Garry Dimeck on 0141 577 3001.

Ref. No.: 2024/0427/TP
(GADI)

DATE: 17th October 2024

DIRECTOR OF ENVIRONMENT

Reference: 2024/0427/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

- ii. 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.
- 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 17th October 2024 MS(C)

DECISION NOTICE

EAST RENFREWSHIRE COUNCIL

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

REFUSAL OF PLANNING PERMISSION

Ref. No. **2024/0427/TP**

Applicant:

Dr Alison MacEwen
123 Ayr Road
Newton Mearns
G77 6RF

Agent:

Kirsten Mackenzie
30 Helensburgh Drive
Jordanhill
Glasgow
G13 1RS

With reference to your application which was registered on 28th August 2024 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Replace hipped roof with new gable roof, to include 2 dormers to front elevation and 1 dormer to rear elevation. Tiled roof finish to match existing roof tile. Internal alterations at ground and first floor. New terrace to rear of house.

at: 123 Ayr Road Newton Mearns East Renfrewshire G77 6RF

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, through the style and form of the roof extension, fails to compliment the character of the existing building and its immediate setting, and would result in a significant loss of character, causing harm to local amenity. Such development would fail to accord with the Development Plan, and in particular Policies D1, and D1.1 of the Adopted East Renfrewshire Local Development Plan 2; and Policies 14 and 16 of the National Planning Framework4.

Dated 17th October 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	LOCATION		
Existing and proposed layout plans	PL-010REV_		
Existing and proposed floor plans	PL-100 REV_		
Existing and proposed floor plans	PL-101REV_		
Roof Plan	PL-102REV_		
Cross Sections	PL-200REV_		
Cross Sections	PL-201REV_		
Cross Sections	PL-202REV_		
Cross Sections	PL-203REV_		
Elevations Existing and Proposed	PL-300REV_		
Elevations Existing and Proposed	PL-301REV_		
Elevations Existing and Proposed	PL-302REV_		
Elevations Existing and Proposed	PL-303REV_		

GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS

REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY

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

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

CONTACT DETAILS

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

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

NOTICE OF REVIEW



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

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

Thank you for completing this application form:

ONLINE REFERENCE 100683182-002

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:	Kirsten Mackenzie Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Kirsten	Building Name:	
Last Name: *	Mackenzie	Building Number:	30
Telephone Number: *	07751341355	Address 1 (Street): *	Helensburgh Drive
Extension Number:		Address 2:	Jordanhill
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	United Kingdom
		Postcode: *	G13 1RS
Email Address: *	kirstenlmackenzie@icloud.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="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Dr"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Alison"/>	Building Number:	<input type="text" value="123"/>
Last Name: *	<input type="text" value="MacEwen"/>	Address 1 (Street): *	<input type="text" value="Ayr Road"/>
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="United Kingdom"/>
Mobile Number:	<input type="text" value="07989476145"/>	Postcode: *	<input type="text" value="G77 6RF"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="alisonmacewen@hotmail.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="123 AYR ROAD"/>
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 6RF"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="655990"/>	Easting	<input type="text" value="254138"/>
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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)

Replace hipped roof with new pitched roof, to include 2 dormers to front elevation and 1 dormer to rear elevation. Tiled roof finish to match existing roof tile. Internal alterations at ground and first floor. New terrace to rear of 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.

Refer attached Review report document and applicant letter.

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)

Review Report attached. Applicant Letter attached.

Application Details

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

2024/0427/TP

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

27/08/2024

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

17/10/2024

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: Mrs Kirsten Mackenzie

Declaration Date: 08/01/2025

Planning Review

Appeal against Planning Refusal for development at:
123 Ayr Road,
Newton Mearns,
G77 6RF



3D view of Ayr Road, Newton Mearns.

Contents

Introduction

Review reasoning

Reference map for precedent and example properties

Precedent and example images

Existing plans and elevations

Proposed plans and elevation

Conclusion

Appendix 1 – LDP and NPF4 extracts

INTRODUCTION

This document has been prepared as a support document for the refused Planning Application at 123 Ayr Road, Planning Reference 2024/0427/TP.

The intention of this document is to show examples of similar properties and demonstrate that the application proposal has strong precedent examples and does meet East Renfrewshire's planning guidance.

REVIEW REASONING

The planning application has been refused for the following reason:

- *The proposal, through the style and form of the roof extension, fails to compliment the character of the existing building and its immediate setting, and would result in a significant loss of character, causing harm to local amenity. Such development would fail to accord with the Development Plan, and in particular Policies D1, and D1.1 of the Adopted East Renfrewshire Local Development Plan 2; and Policies 14 and 16 of the National Planning Framework 4.*

Refer **Appendix 1** for the relevant clauses from the LDP2 and NPF4.

Reviewing the reason for refusal and related policies:

This property does not lie within a conservation area and is not a listed building. While there are no protection policies for this property, the design proposals have been sensitively sought to provide additional space within the property while respecting the existing building and surrounding area.

The LDP and NPF4 guidance has been considered and reflected during the process of design for this property with the resulting design in place for the Planning Application.

This property is set back from the street frontage of Ayr Road. The house frontage building line is generally consistent along Ayr Road, with the houses consisting of a variety of architectural styles and scale.

Historically, many of these houses were built with square hip roofs as the roof spaces were mostly uninhabited. Over time, many of these roofs have been developed either with roof windows, dormers or roof extensions to allow these spaces to become inhabited. In extreme cases, an additional floor has been added with the roof raised to accommodate this. There are now very few houses left in the area without roof development.

While roof development appears to be the norm within the area, we understand the importance of doing this sensitively. To this end, the following aspects have been carefully considered:

- The proposed materials have been selected to blend with the existing materials and provide a sensitive, sustainable and durable solution which is sympathetic to the existing building and will weather well.
- The proposed roof and dormers are similar in scale and proportion to roofs and dormers in the surrounding area.
- The eaves and ridge heights to the roof have been maintained and do not exceed the eaves and ridge heights of the existing roof.
- The design of the roof/dormers has been undertaken with specific regard to the existing windows below in character, proportion and alignment. The rhythm of the dormer windows is balanced to reflect the existing windows.
- The location of the bedroom windows have been considered to avoid overlooking neighbouring properties and the roof form considered to have minimal/no impact on daylight obstruction to neighbouring properties.
- The additional living space has been formed within the usable space of the existing house thereby not increasing the footprint of the house on the overall site.
- While Ayr Road is the immediate setting, many of the surrounding roads have examples of enlarged roofs and dormers of a similar size with similar materials and styles.
- The proposals are very much in line with the development at No.192 Ayr Road, which is in very close proximity to 123 Ayr Road, and was approved by East Renfrewshire Council in June 2014.

There is a clear precedent for development of this nature in the area, which has previously been considered acceptable by the Council. The following pages show examples of these and other precedent properties set within the area.

Example properties within the immediate and wider local surrounding area with similar design aspects:

1. *No.115b Ayr Road – Pitched roof with gable walls and dormers. Rendered walls and tiled roof.
2. No.115a Ayr Road – Large dormer, part gable walls. Rendered walls and tiled roof.
3. *No.105 Ayr Road – Pitched roof with gable walls and dormers. Rendered walls and tiled roof.
4. *No.15 Beech Avenue – Pitched roof with gable walls and dormers. Rendered walls and tiled roof.

Example properties within the immediate area that have been approved by the Council and developed from a square pyramid roof to a pitched roof with gable walls and dormer windows, or raised an additional storey:

5. *No.192 Ayr Road – Pitched roof with gable walls. Stone/rendered walls with tiled roof.
6. No.141 Ayr Road – Additional storey with raised roof. Stone/rendered walls with slated roof.

Example properties within the immediate and wider local area that have been approved by the Council and developed from a hipped or square pyramid roof to a pitched roof with semi-gable walls and dormer windows:

7. No.133 Ayr Road – Enlarged and raised roof with part gable walls and dormers. Rendered walls and tiled roof.
8. No.31 Larchfield Avenue (planning approved for roof extension – 2022/0665/TP)
9. No.31 Hazelwood Avenue (planning application for roof extension – 2024/0473/TP)

* Properties with full gable walls



REFERENCE MAP

Example properties within the immediate and wider local surrounding area with similar design aspects:



1. 115b Ayr Road



2. 115a Ayr Road



3. 105 Ayr Road



4. 15 Beech Avenue

Example and precedent properties within the immediate area that have been approved by the Council and developed from a square pyramid roof to a pitched roof with gable walls and dormer windows, or raised an additional storey:



Before



After

5. 192 Ayr Road



Before



After

6. 141 Ayr Road

Example properties within the immediate and wider local area that have been approved by the Council and developed from a hipped or square pyramid roof to a pitched roof with semi-gable walls and dormer windows:



Before

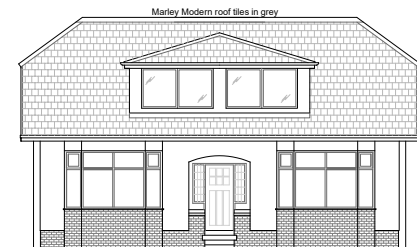


After

7. 133 Ayr Road

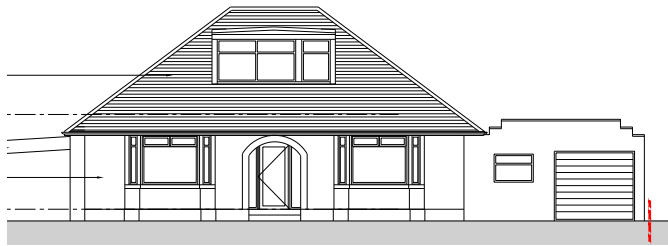


Existing



Proposed

8. 31 Larchfield Avenue



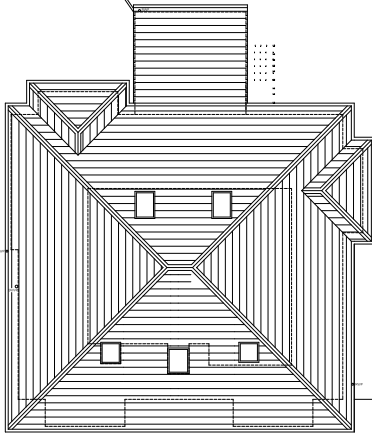
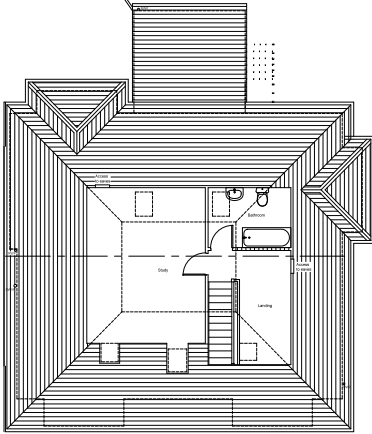
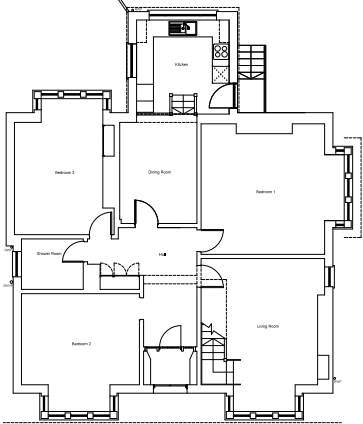
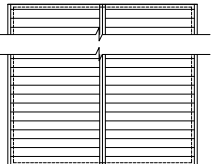
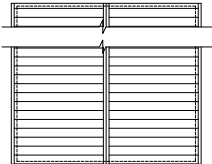
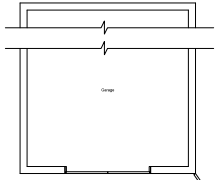
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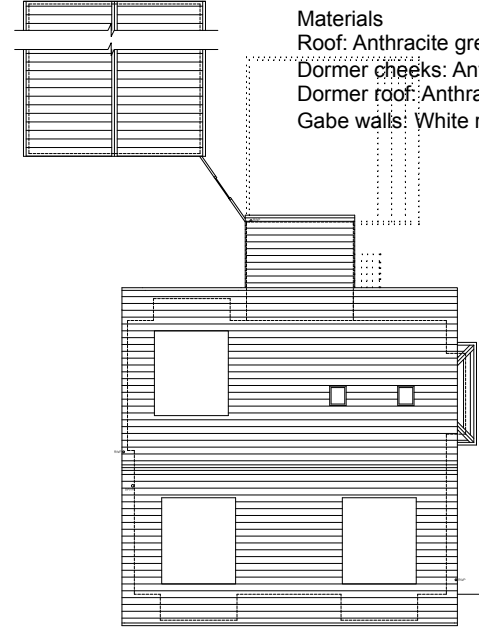
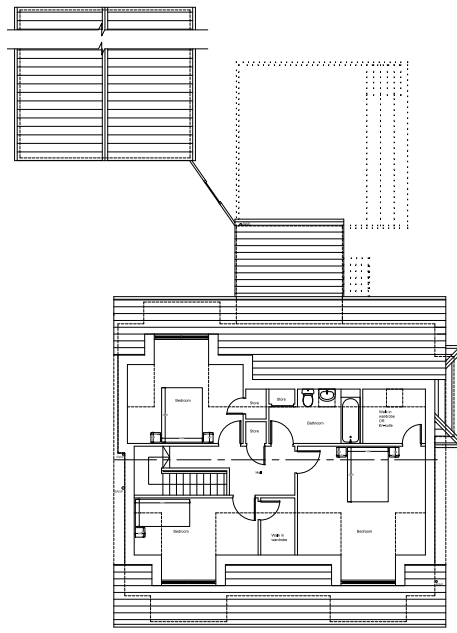
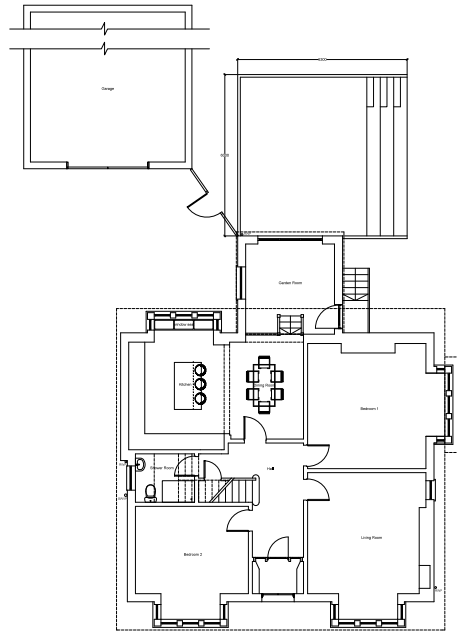
Proposed

9. 31 Hazelwood Avenue

Existing plan and elevation drawings of the proposals (not to scale)



Proposed plan and elevation drawings of the proposals (not to scale)



Materials
Roof: Anthracite grey tiles to match existing roof
Dormer cheeks: Anthracite grey tiles.
Dormer roof: Anthracite grey EPDM roof.
Gabe walls: White render to match existing walls.



Conclusion

In summary, the design as proposed:

- The materials and scale of the proposals blend with surrounding houses in the area.
- Ridge height does not exceed the existing ridge height.
- Has no daylight and overlooking issues with neighbouring houses.
- Does not disturb the existing building frontage line on Ayr Road.
- The existing footprint of the house remains unchanged.
- The proposed terrace area covers approximately 4% of the garden area.
- Dormers are set back from the wall head and ridge of the new roof within permitted development allowances and align with windows below.
- Rear bedroom dormer is set 20m back from the rear boundary line and front dormers area set back 12.5m from the front boundary line.

In relation to the LDP, the proposal:

- Does not result in a significant loss of character or amenity to the surrounding area.
- Is appropriate to its location, is of high quality and of a size, scale, height and massing that is in keeping with the buildings in the locality and respects local architecture, building form and design.
- Uses materials, colours and finishes that complement existing development and buildings in the locality.
- Does not create an unbroken or terraced appearance.
- Does not alter any parking arrangements on the site.
- Is not an over development of the site.

In relation to the NPF4, the proposal:

- Supports attention to detail of local architectural styles.
- Does 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.
- Does not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.
- Provides adaptations that lead to particular accommodation needs.

APPENDIX 1

East Renfrewshire Local Development Plan 2 & National Planning Framework 4

Relevant guidance under the above noted policies:

1. LDP Policy D1:

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, 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. *-*
5. *Ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality.*

2. LDP Policy D1.1:

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.*
6. *Should avoid over-development of the site by major loss or existing front and rear garden space. No more than 50% of the rear garden should be occupied by the development.*

3. NPF4 Policy 14:

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Distinctive: *Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.*

4. NPF4 Policy 16:

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.