

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY2 April 2025Report by Director of Business Operations and PartnershipsREVIEW OF CASE - REVIEW/2025/02CONVERSION OF EXISTING DETACHED GARAGE INTO ANNEX**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:- 2024/0422/TP).
- Applicant: Mr Alex Findlay
- Proposal: Conversion of existing detached garage into annex.
- Location: 26 Glenville Avenue, Giffnock, G46 7AH
- 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 in the appendices to the report.

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 April 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 - 14);
- (b) Objections and the Applicant/Agent's response to an additional objection – Appendix 2 (Pages 15 - 20)
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 21 - 32 );
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 33 - 36); and
- (d) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages 37 - 43).

**15.** The applicant has also submitted the drawings listed below and these are attached as Appendix 6 (Pages 44 - 50 ).

- (a) Existing Plans and Sections;
- (b) Existing Elevations;
- (c) Proposed Plans;
- (d) Proposed Front and Rear Elevations;
- (e) Proposed Side Elevations and Section; and
- (f) Location Plan.

**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](mailto:john.burke@eastrenfrewshire.gov.uk)  
Tel: 0141 577 3026

Date:- 25 March 2025

**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      100682808-001

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)

Conversion of existing detached garage into annex

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:	Bach Design		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Mark	Building Name:	
Last Name: *	McKeeman	Building Number:	14
Telephone Number: *	07739014620	Address 1 (Street): *	Barnhill Drive
Extension Number:		Address 2:	Newton Mearns
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	United Kingdom
		Postcode: *	G77 5FY
Email Address: *	mark@bachdesign.co.uk		

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: *	Alex	Building Number:	26
Last Name: *	Findlay	Address 1 (Street): *	Glenville Avenue
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Giffnock
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	G46 7AH
Fax Number:			
Email Address: *	alexfindlay@googlemail.com		

## Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

26 GLENVILLE AVENUE

Address 2:

GIFFNOCK

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G46 7AH

Please identify/describe the location of the site or sites

Northing

659164

Easting

255817

## 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: Mark McKeeman

On behalf of: Mr Alex Findlay

Date: 23/08/2024

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: Mr Mark McKeeman

Declaration Date: 23/08/2024

**Payment Details**

Pay Direct

Created: 25/08/2024 19:22

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**OBJECTIONS/REPRESENTATIONS**

## Comments for Planning Application 2024/0422/TP

### Application Summary

Application Number: 2024/0422/TP

Address: 26 Glenville Avenue Giffnock East Renfrewshire G46 7AH

Proposal: Conversion of existing detached garage to form residential annexe

Case Officer: Ms Margaret McGleish

### Customer Details

Name: Mr John Henderson

Address: 20 Glenville Avenue Giffnock East Renfrewshire G46 7AH

### Comment Details

Commenter Type: Rec'd Neighbour Notification from Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the application on the following grounds:

\* Any residential annexe could be used for Air BnB or other rental purposes either by the current owner, or future owners. Such an arrangement will result in access to the property being achieved via Glenville Lane and therefore, over my own property. My concern is that we will not know who belongs in the lane and what their purposes are and how frequently they will be crossing my property. This concern is amplified as my children play in our part of the lane and/or garden.

\* Any residential annexe could potentially be sold as a separate property now, or at some time in the future, leading to further issues with access via Glenville Lane

\* Any intended use of the annexe property will result in increased traffic through Glenville Lane and across my property, something I do not feel is appropriate given the nature and condition of the lane. The upkeep of the condition of my section of the lane will be my own responsibility when we have no vehicle traffic using it. Glenville Avenue also currently has difficulty supporting all the parking needs of residents

\* There will be some degree of overlooking from the proposed property into our own garden area

\* There is potential for some degree of nuisance being caused due to noise and lighting in what is currently a very dark and quiet lane surrounded by mature trees

\* Any additional property in Glenville Avenue will further add to problematic drainage at the end of the street which regularly floods due to old drainage systems in the area

\* I believe that allowing an annexe property on grounds adjacent to Glenville Lane sets a precedent which could then be repeated by every other property on this side of Glenville Avenue

## Comments for Planning Application 2024/0422/TP

### Application Summary

Application Number: 2024/0422/TP

Address: 26 Glenville Avenue Giffnock East Renfrewshire G46 7AH

Proposal: Conversion of existing detached garage to form residential annexe

Case Officer: Ms Margaret McGleish

### Customer Details

Name: Mr Lewis Barnes

Address: 24 Glenville Avenue Giffnock East Renfrewshire G46 7AH

### Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Unfortunately, after looking into these plans I do not feel I can support them

I am concerned about the increase in traffic down Glenville Lane, especially as a lot of children play here and I do not believe the lane can support the increased level of traffic.

Also, whilst the plans show windows on the other side of the property, our back garden and living room are directly visible from most of the property.

Also, I have been informed in the past that backland development should be avoided and I am concerned that this development may create a precedent for building a new street directly out the back of our property.

Additional Objection submitted by Mr Lewis Barnes on 3 March 2025:

"I would like to add my further concerns that whilst the current residents assure us that the conversion will just be for a residential annexe, if they sell the property there are no guarantees what further owners may use it for such as Air BnB. This would be completely unsuitable and inappropriate, impacting greatly on our residence and the amount of traffic on the lane."



Applicant and Agent's responses to additional objection:

From Mark McKeeman (Agent) on 11 March 2025:

"We appreciate Mr Barnes concerns in regards to the annex being utilised as an Air BnB. However it is not my clients intention to use it for this purpose, therefore we would be happy for a condition to be attached to the planning approval noting that the annex must be used solely as accommodation ancillary to the existing dwellinghouse on the site and shall only be occupied by a person(s) associated with or related to the occupants of the dwelling.

For context this condition was attached to a planning consent we obtained for another property in East Renfrewshire in 2022 (REF NO: **2022/0019/TP**) where our client wished to convert their detached garage into an annex for an elderly relative.

We would therefore request that the same condition was applied to this application.

Thanks again for the opportunity to respond to the below and I will let our client Alex respond separately if he has any additional points he would like to make."

From Barry McMullan (Agent) on 11 March 2025:

"Further to our previous email, there is one additional comment we wish to make.

If the current applicant, or any future property owner, did consider using the annex building as a rental property, with a view to regularly renting the property on a short-term basis, they would be required to apply for a change of use planning application, to convert the domestic building into a Class 3 - Guest House.

Therefore, if the current householder planning application is approved, the permission would not permit the current applicant or any future property owner to regularly rent the property on a short-term basis.

From Alex Findlay (Applicant) on 12 March 2025:

"My response to my Neighbours concerns are that my application seems to have been rejected for reasons i have not applied for nor want. I do not intend to use the annex for rental or a separate dwelling.

Anyone else in the future who wants to change the use will be required to apply to planning for a change of use.

As far as I am aware both scenarios would require permission in Scotland? Surely any such issues could be dealt with at that time in the unlikely event that someone wanted to do this? I agree with my neighbours that Airbnb or separate dwelling would be inappropriate for this area and would be happy if a clause was added to any permission granted forbidding both uses and granted for single family use only."

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**REPORT OF HANDLING**

# REPORT OF HANDLING

Reference: 2024/0422/TP

Date Registered: 26th August 2024

Application Type: Full Planning Permission

This application is a Local Development

Ward: 3 -Giffnock And Thornliebank

Co-ordinates: 255817/:659164

Applicant/Agent:

Applicant:

Mr Alex Findlay

26 Glenville Avenue

Giffnock

Scotland

G46 7AH

Agent:

Mark McKeeman

14 Barnhill Drive

Newton Mearns

Glasgow

G77 5FY

Proposal: Conversion of existing detached garage to form residential annexe

Location: 26 Glenville Avenue

Giffnock

East Renfrewshire

G46 7AH

**CONSULTATIONS/COMMENTS:** None.

**PUBLICITY:** None.

**SITE NOTICES:** None.

**SITE HISTORY:**

2018/0189/TP

Erection of single storey rear extension; installation of dormer windows at front and rear; erection of detached garage at rear

Approved Subject to Conditions

04.09.2018

**REPRESENTATIONS:** 2 objections have been received and can be summarised as follows:

- Could be used for short term lets or other rental purposes either by the current owner, or future owners. Concern is that the objector will not know who belongs in the lane and what their purposes are and how frequently they will be crossing the objector's part of the lane.
- Could potentially be sold as a separate property now, or at some time in the future, leading to further issues with access via Glenville Lane
- Will result in increased traffic through Glenville Lane which is not appropriate given the nature and condition of the lane. The upkeep of the condition of the objectors section of the lane will be their responsibility when they have no vehicle traffic using it. Glenville Avenue also currently has difficulty supporting all the parking needs of residents
- Overlooking.
- Degree of nuisance being caused due to noise and lighting.

- Add to problematic drainage at the end of the street which regularly floods due to old drainage systems in the area.
- Sets a precedent.

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

**SUPPORTING REPORTS:** None

**ASSESSMENT:**

Site description

The application site is a one and a half storey detached house which has a detached garage located towards a corner of the garden area at the rear. The garage has a footprint measuring approximately 7m by approximately 8m and has a pitched roof approximately 4.3m high. The main external materials on the garage are render with cladding above the garage door and tiles on the roof. There are two windows and a door on the side (south facing) elevation. Monoblocks are laid on the ground in front of the garage door and there is an area of lawn to the south side of the garage.

Vehicular access to the garage is via a lane that runs along the rear boundaries of the properties along Glenville Avenue. There are a number of garage buildings across and on the west side of the lane.

There is a fence that separates the area where the garage is located from the remainder of the garden of the house. There is an access in the fence to go between the garden ground immediately beside the house and to the garage as well as the garden area adjacent to it.

Proposed development

Permission is sought to convert the garage to be used for residential purposes. The submitted plans show internal alterations being carried out to form a bedroom with an attached bathroom as well as a kitchen with a lounge. The garage door is to be removed and a door and a window installed. On the side (south facing elevation) the door and windows are to be removed and sliding doors are to be installed as well as an enlarged window. The sliding doors are to access raised decking which is to extend by 3m from the side elevation and is to be 3m long. The platform level of the decking is to be 0.34m above ground level.

It has been indicated the converted garage is to be occupied by an elderly family member so the applicant's family can be nearby to assist with day-to-day living.

Development Plan Policies

The proposal is required to be assessed against the Development Plan which consists of the National Planning Framework 4 (NPF4) and East Renfrewshire Council Local Development Plan 2 (LDP2). Due to the scale and nature of the proposal, Policies 1, 2, 14 and 16 of NPF4, and Policies D1, D1.1, D1.2 and D2 of LDP2 are the most relevant.

Policy 1 of NP4 requires that development proposal take account of the global climate and nature crisis. In terms of Policy 2, development proposals should minimise greenhouse gas emissions and be designed to adapt to climate change risks. The conversion/adaption of the garage for the intended use would in general terms accord with both of these policies.

By referring to the proposal as "residential annexe" it is assumed the applicant has submitted the application to alter the garage on the basis of accommodation ancillary to the main/existing

house. Ancillary accommodation would generally be understood to be additional living space where the occupant(s) would still use some shared amenities within the main dwelling. Typically, this would mean that the occupant(s) would still use and share facilities located within the main dwellinghouse such as kitchen, dining and washing areas. The more self-contained the converted garage is, the less reliance the occupant(s) would have on the facilities of the main dwelling. Similarly, larger scale accommodation in annexes or outbuildings would imply that the occupant(s) can live independently with less reliance on the main dwellinghouse.

The applicant is proposing accommodation within the converted garage that is that are more commensurate with a conventional house, albeit a relatively small house, as opposed to ancillary accommodation. Therefore, it is necessary to assess this application on the basis of fact and degree. The fence that has been erected that separates the area where the garage is located from the remainder of the garden of the house also gives the appearance of it having been sub-divided from the remainder of the property. Therefore the relevant policies relating of the Development Plan relating to a proposed house should be used to assess the application with Policy 1.2 of LDP2 being important in this regard.

The converted garage is to provide accommodation for an elderly family member. Whilst this intention is understood, consideration must be given to the long term use of the converted garage. The development, if approved, would result in a building that appears as a house and functions as such. Although the converted garage may have an initial function for welfare or family care, in the longer term it could be used for other purposes and/or be sub-divided from the main house. Use of the converted garage as ancillary living accommodation may be acceptable in planning terms if the use is properly scaled, and the occupant(s) relies on and utilises shared facilities within the main house. However this is not the case based on the types of rooms/accommodation shown on the proposed floor plan which exhibits the characteristics of a self-contained house, with little or no requirement to use the facilities of the existing house.

The proposal does not explicitly include the formation of a separate curtilage for the converted garage but would be encompassed within the garden ground of the existing house provided the access in the existing fence is not closed off. That being said the resultant house it would in effect be in a "backland" location which is at variance with the established pattern of residential development in the surrounding area where houses front onto their respective streets.

The converted garage would be smaller than the majority of the existing houses in the surrounding area and therefore does not reflect the scale and character of the surrounding residences. The ground associated with the garage together with the garden ground/amenity space associated with the converted garage is limited. It is not considered that the site to be of a size and capable of accommodating a house nor is their sufficient garden ground in combination for both the proposed development and the donor property. This is therefore overdevelopment of the overall application site. Vehicular access along the lane to serve the converted garage is perhaps not ideal however this access route already exists. When considering the above factors the proposal is therefore contrary to Policy 1.2 of LDP2.

With regard to the external alterations associated with the conversion of the garage to install the windows and doors, these would not be readily visible from general public view from outwith the site given the position of the garage. Should planning permission be granted for the proposed use, these alterations are in themselves considered acceptable when assessed against the terms of Policies 14 and 16 of NPF4 and Policies D1 and D1.1 of LDP2. The same can be said for the proposed decking area at the side of the garage. The decking is limited in size and again would not be readily visible from general public view from outwith the site. The platform level of the decking is a limited amount above ground level and its use would not result in significant overlooking nor adversely affect privacy.

### Objections

With regard to grounds the objections which have not been considered above the following comments are made. Any potential future use of the building cannot be considered in this application. If any future use results in a material change of use planning permission will be required and a planning application will be assessed against the relevant policies of the development plan and any material planning considerations at that time. The possible sale of the building is not a material planning consideration.

The lane at the rear of Glenville Avenue is used to access a number of detached garages as well as the rear gardens of houses and is already used to access the garage. Maintenance of the lane is the responsibility of the owners of the respective parts of the lane and this is not a material planning consideration.

It is not considered that significant overlooking will occur given the position of the building relative to existing houses. It is not considered the proposed use of the building would result in disturbance beyond what normally occurs in an urban location.

Any existing drainage problems are not within the remit of this planning application to address rather it is for the infrastructure provider to do so. If any connections to the drainage system are required only the infrastructure provider can give approval to connect to their infrastructure.

Any similar application will be assessed against the relevant policies of the development plan and any material planning considerations.

#### Conclusion

The proposed conversion of the garage as shown on the application drawings results effectively in a new dwellinghouse at this location. The new dwellinghouse would be in a backland location which is at variance with the pattern of the existing residences in the surrounding area, is smaller than the majority of the existing houses in the surrounding area and therefore does not reflect the scale and character of the surrounding residences. It is not considered that the site is of a size and shape capable of accommodating a dwellinghouse nor is their sufficient garden ground in combination for both the proposed development and the donor property resulting in overdevelopment of the overall application site.

The proposal is therefore contrary to Policy 1.2 of LDP2 and there are no material considerations that outweigh the relevant policies of the Development Plan in order to recommend approval of the application.

**PLANNING OBLIGATIONS:** None.

**RECOMMENDATION:** Refuse

#### **REASON FOR REFUSAL:**

1. The proposed conversion of the garage to form residential accommodation with associated external alterations is considered to be in effect a new dwellinghouse. The resultant dwellinghouse fails to accord with Policy 1.2 of the adopted East Renfrewshire Local Development Plan 2 as:

the new dwellinghouse would be in a backland location which is at variance with the pattern of the existing residences in the surrounding area;  
is smaller than the majority of the existing houses in the surrounding area and therefore does not reflect the scale and character of the surrounding residences; and

the site is not of a size or shape capable of accommodating a new dwellinghouse as there is insufficient garden ground in combination for both the proposed development and the donor property resulting in overdevelopment of the overall application site.

**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](http://www.gov.uk/government/organisations/the-coal-authority)

**ADDED VALUE:** None.

**BACKGROUND PAPERS:**

Further information on background papers can be obtained from Mr Sean McDaid on 0141 577 3001.

Ref. No.: 2024/0422/TP  
(SEMC)

DATE: 27<sup>th</sup> December 2024

**DIRECTOR OF ENVIRONMENT**

**Reference: 2024/0422/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.

### **National Planning Framework 4**

## Policy 1

## Tackling the climate and nature crises

When considering all development proposals significant weight will be given to the global climate and nature crises.

## Policy 2

## Climate mitigation and adaptation

- a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.
- b) Development proposals will be sited and designed to adapt to current and future risks from climate change.
- c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.

## 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> December 2024 MS(C)

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## 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.        **2024/0422/TP**

**Applicant:**

Mr Alex Findlay  
26 Glenville Avenue  
Giffnock  
Scotland  
G46 7AH

**Agent:**

Mark McKeeman  
14 Barnhill Drive  
Newton Mearns  
Glasgow  
G77 5FY

With reference to your application which was registered on 26th August 2024 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

**Conversion of existing detached garage to form residential annexe**

**at: 26 Glenville Avenue, Giffnock, East Renfrewshire, G46 7AH**

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 proposed conversion of the garage to form residential accommodation with associated external alterations is considered to be in effect a new dwellinghouse. The resultant dwellinghouse fails to accord with Policy 1.2 of the adopted East Renfrewshire Local Development Plan 2 as:

the new dwellinghouse would be in a backland location which is at variance with the pattern of the existing residences in the surrounding area;  
is smaller than the majority of the existing houses in the surrounding area and therefore does not reflect the scale and character of the surrounding residences; and  
the site is not of a size or shape capable of accommodating a new dwellinghouse as there is insufficient garden ground in combination for both the proposed development and the donor property resulting in overdevelopment of the overall application site.

Dated            27<sup>th</sup> December 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
Elevations Proposed	24036_PL_005		
Location Plan	Location Plan		
Plans Proposed	24036_PL_003		
Elevations Proposed	24036_PL_004		

## **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)**

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## 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 100682808-002

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:

Bach Design

Ref. Number:

You must enter a Building Name or Number, or both: \*

First Name: \*

Mark

Building Name:

Last Name: \*

McKeeman

Building Number:

14

Telephone Number: \*

07739014620

Address 1  
(Street): \*

Barnhill Drive

Extension Number:

Address 2:

Newton Mearns

Mobile Number:

Town/City: \*

Glasgow

Fax Number:

Country: \*

United Kingdom

Postcode: \*

G77 5FY

Email Address: \*

info@bachdesign.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="Alex"/>	Building Number:	<input type="text" value="26"/>
Last Name: *	<input type="text" value="Findlay"/>	Address 1 (Street): *	<input type="text" value="Glenville Avenue"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Giffnock"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G46 7AH"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="alexfindlay@googlemail.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="26 GLENVILLE AVENUE"/>
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 7AH"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="659164"/>	Easting	<input type="text" value="255817"/>
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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)

Conversion of existing detached garage to form residential annexe.

## 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 proposed conversion is not a separate dwelling house. -The purpose of the conversion is a residential annexe, to be used exclusively by the existing dwelling house. The external dimensions and scale of the existing garage are not increased, therefore there is no new backland development. -The existing garden area does not alter and it is sufficient for both the existing house and proposed conversion. -The external appearance of the conversion is suitable for the surrounding context.

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)

Existing & Proposed Drawings

## Application Details

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

2024/0422/TP

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

23/08/2024

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

27/12/2024

## 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 Mark McKeeman

Declaration Date: 17/01/2025

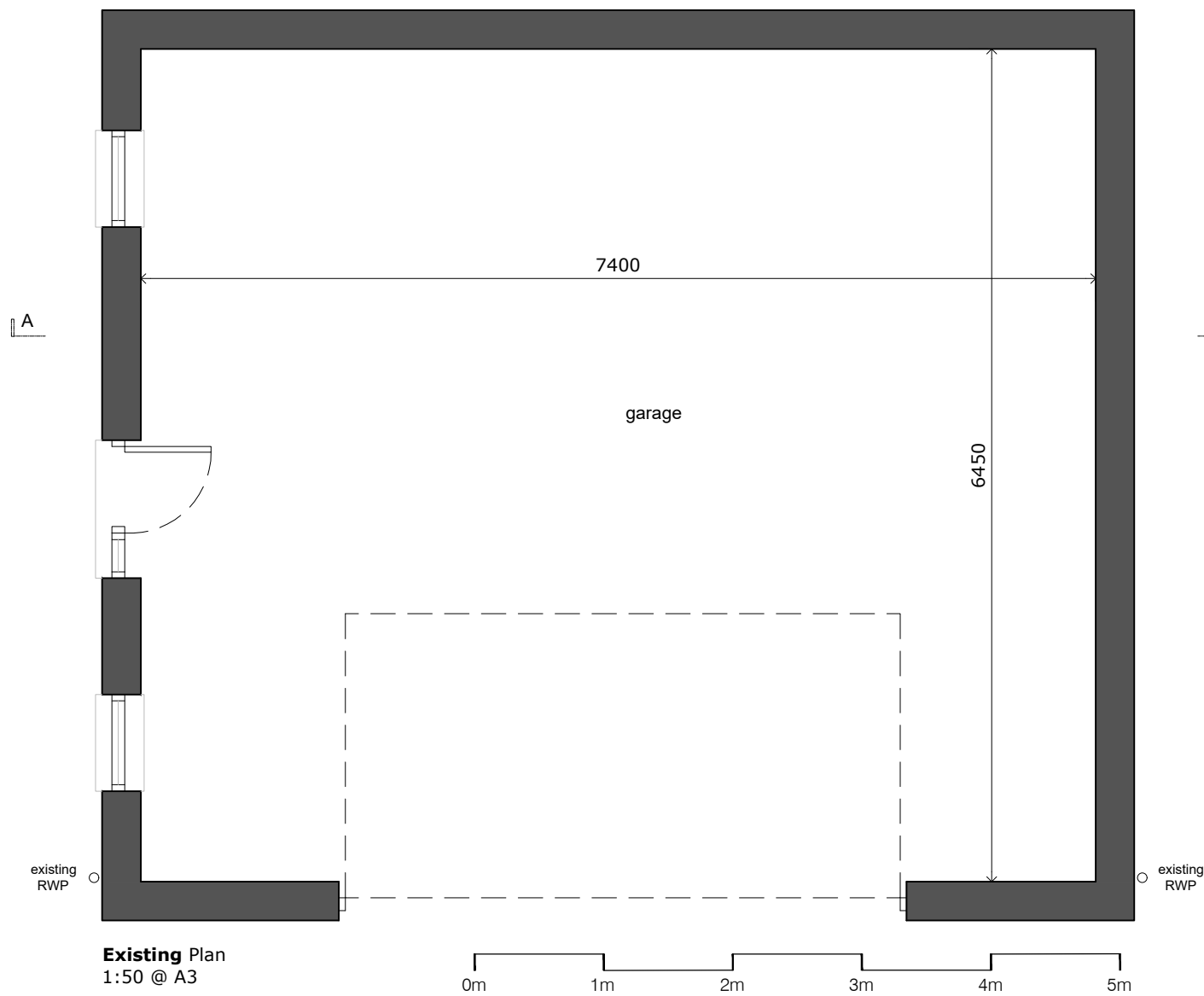


**PLANS/DRAWINGS**

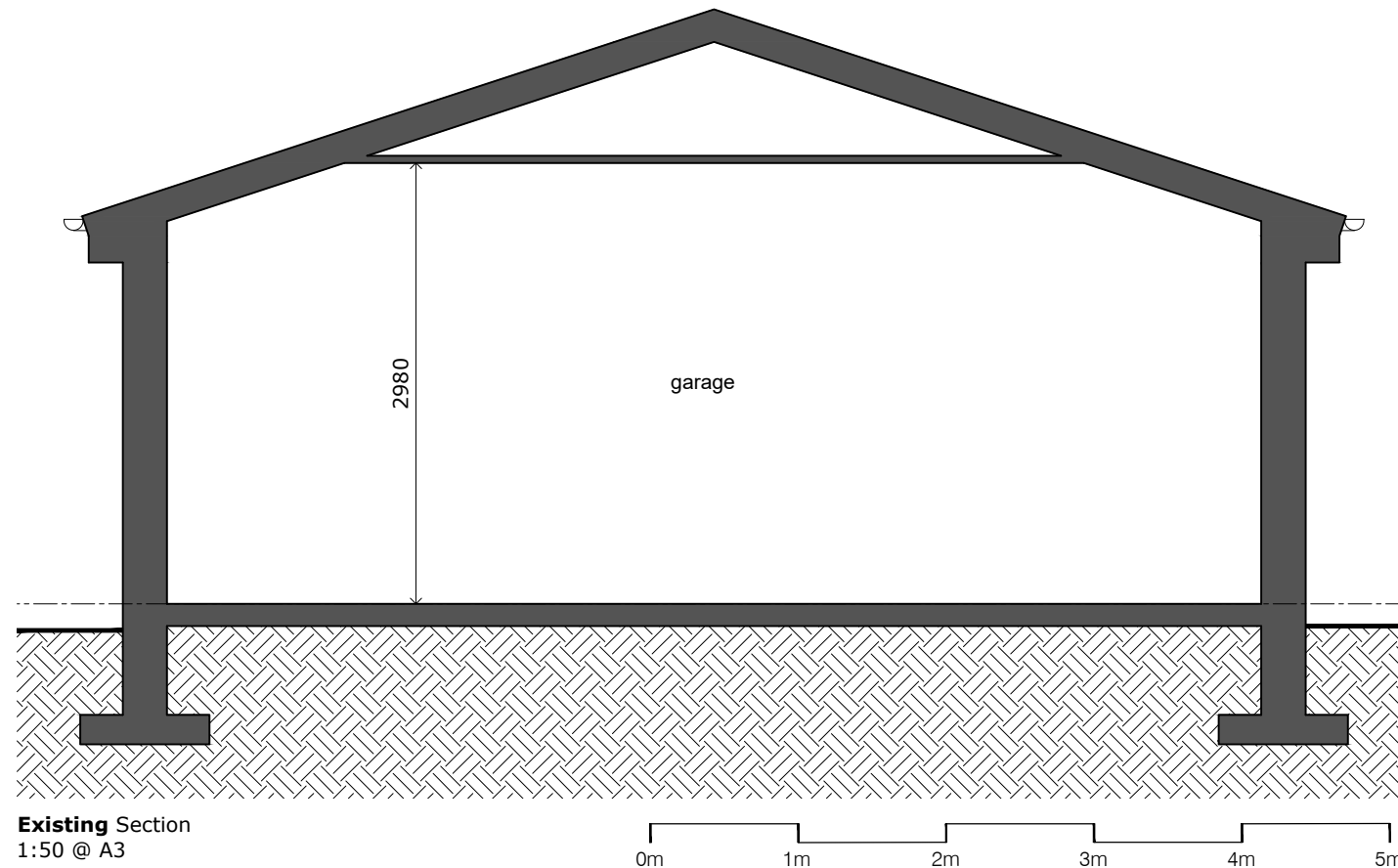
The purpose of this drawing is solely for the purposes of obtaining either Planning or Building Warrant Approval. This drawing may be suitable for construction but it may be necessary to augment and/or amend this information for this purpose. No liability will be accepted for any omission on this drawing, should the drawing be used for construction purposes.



Existing Block Plan  
1:500 @ A3



Existing Plan  
1:50 @ A3



Existing Section  
1:50 @ A3

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previous revisions  
revision:  
-- first issue

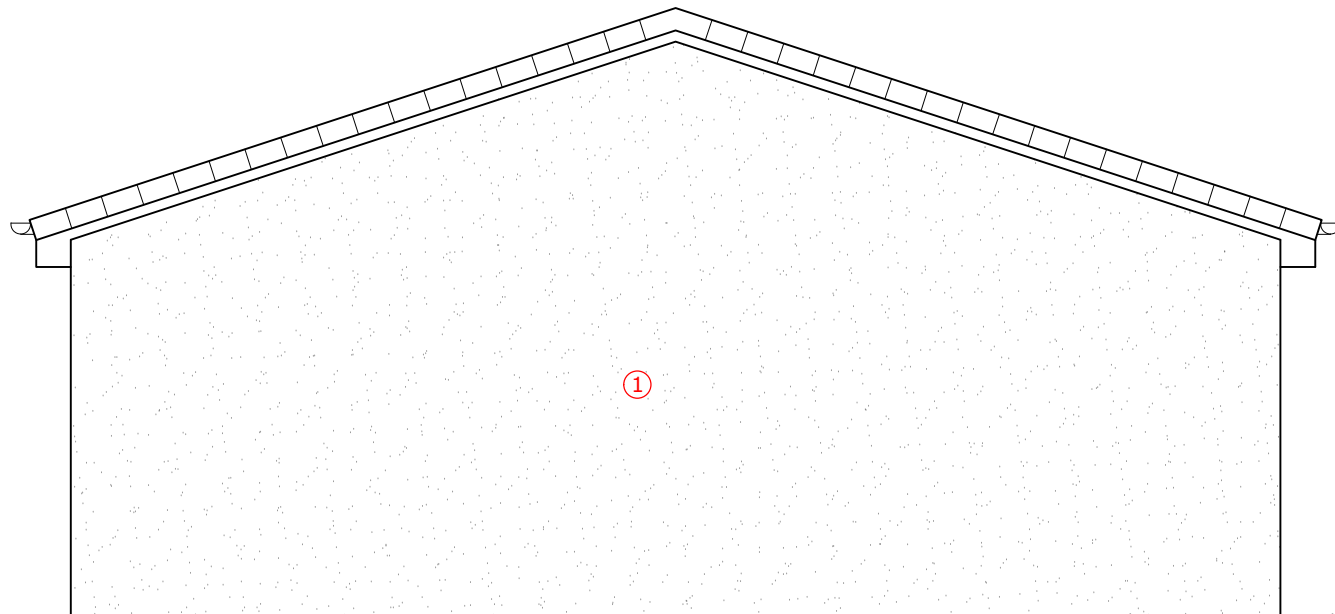
by: MM date: 23.08.2024

14 barnhill drive  
newton mearns  
glasgow  
g775fy  
  
0141 321 7397  
info@bachdesign.co.uk

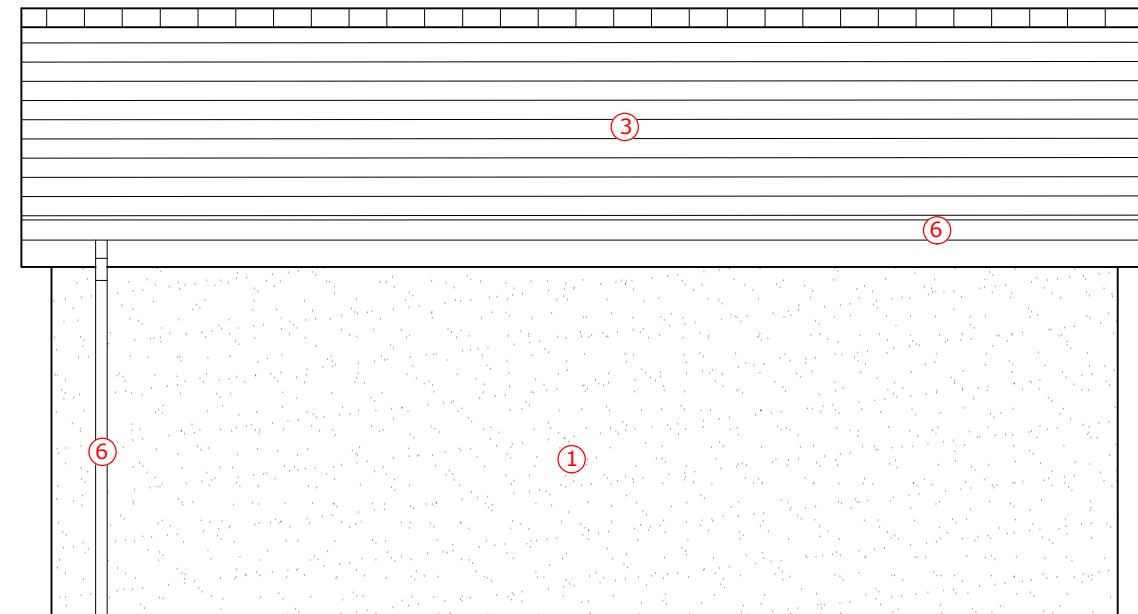


project: 26 Glenville Avenue, Giffnock  
client: A.Findlay  
drawing: Existing Plans & Section  
scale @ A3: 1:50 / 1:500  
dwg number: 24036\_PL\_001  
revision: -  
date: 23.08.2024  
status: PLANNING

- Key:**
- ① Existing smooth render colour: off white
  - ② Existing horizontal cladding colour: black
  - ③ Existing roof tiles
  - ④ Existing UPVc window/door colour: black
  - ⑤ Existing concrete plinth
  - ⑥ Existing UPVc rainwater goods
  - ⑦ New smooth render to match existing colour: off white
  - ⑧ New UPVc window/door to match existing colour: black
  - ⑨ New UPVc sliding door colour: black
  - ⑩ New entrance door colour: black
  - ⑪ New concrete steps

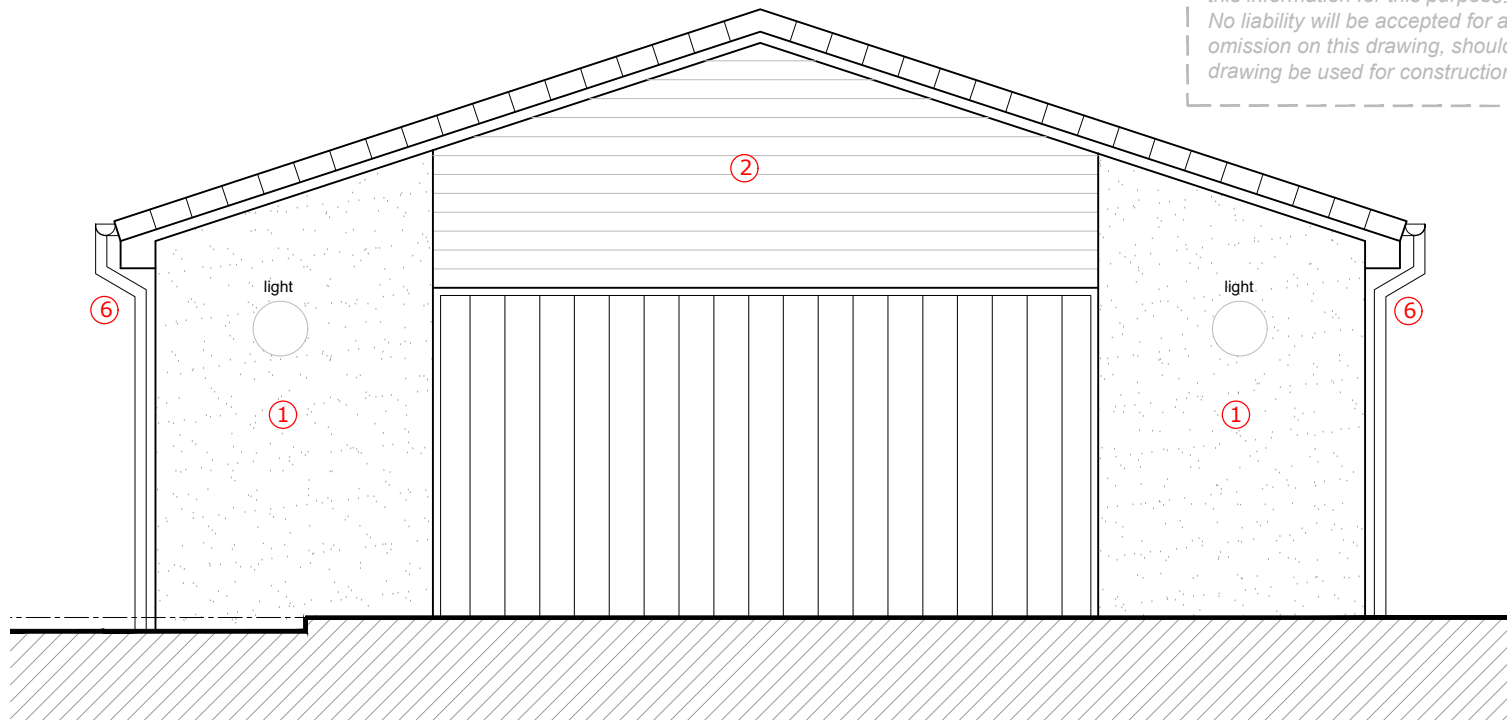


Existing Rear Elevation  
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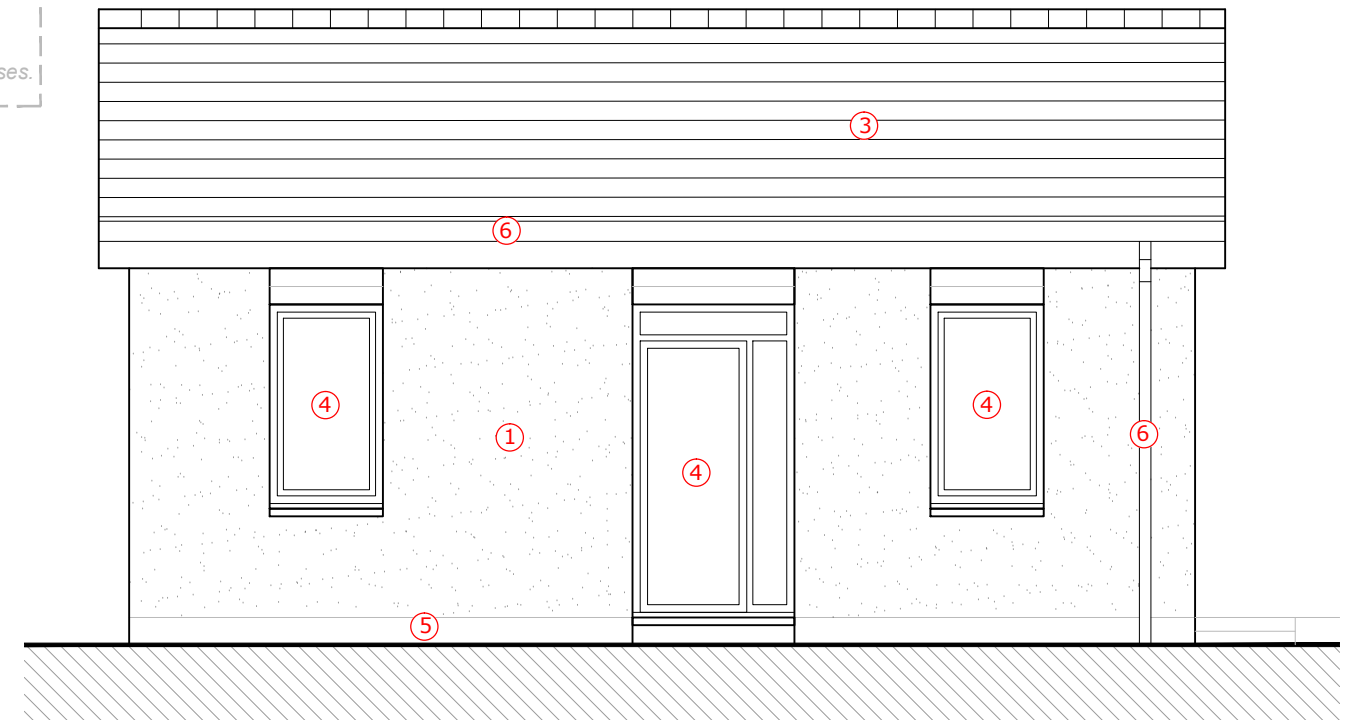


Existing Side Elevation  
1:50 @ A3

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Existing Front Elevation  
1:50 @ A3



Existing Side Elevation  
1:50 @ A3



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by: MM date: 23.08.2024

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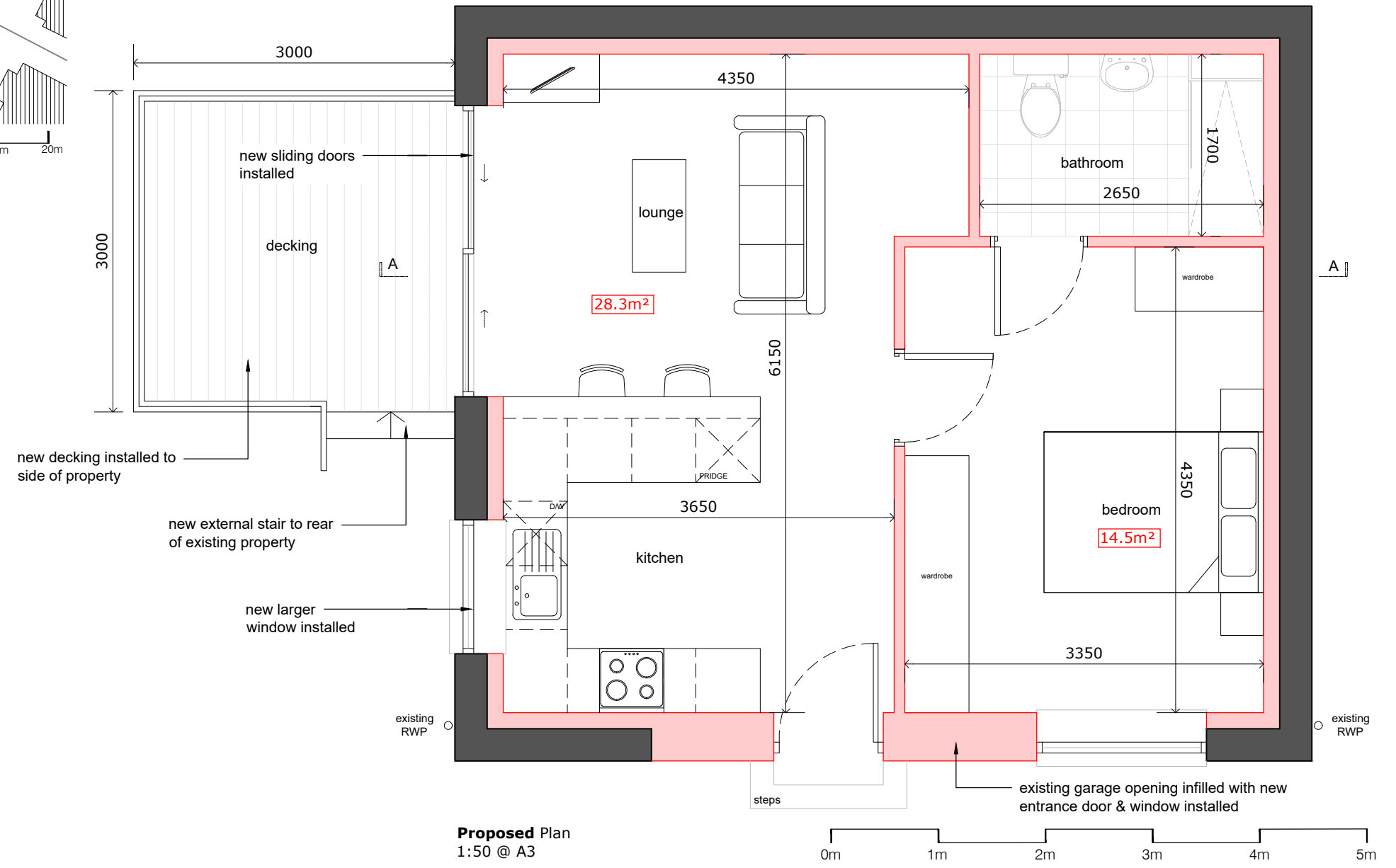


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client: A.Findlay  
drawing: Existing Elevations  
scale @ A3: 1:50  
dwg number: 24036\_PL\_002  
revision: -  
date: 23.08.2024  
status: PLANNING



**Proposed Block Plan**  
1:500 @ A3

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**Proposed Plan**  
1:50 @ A3

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revision: -- first issue

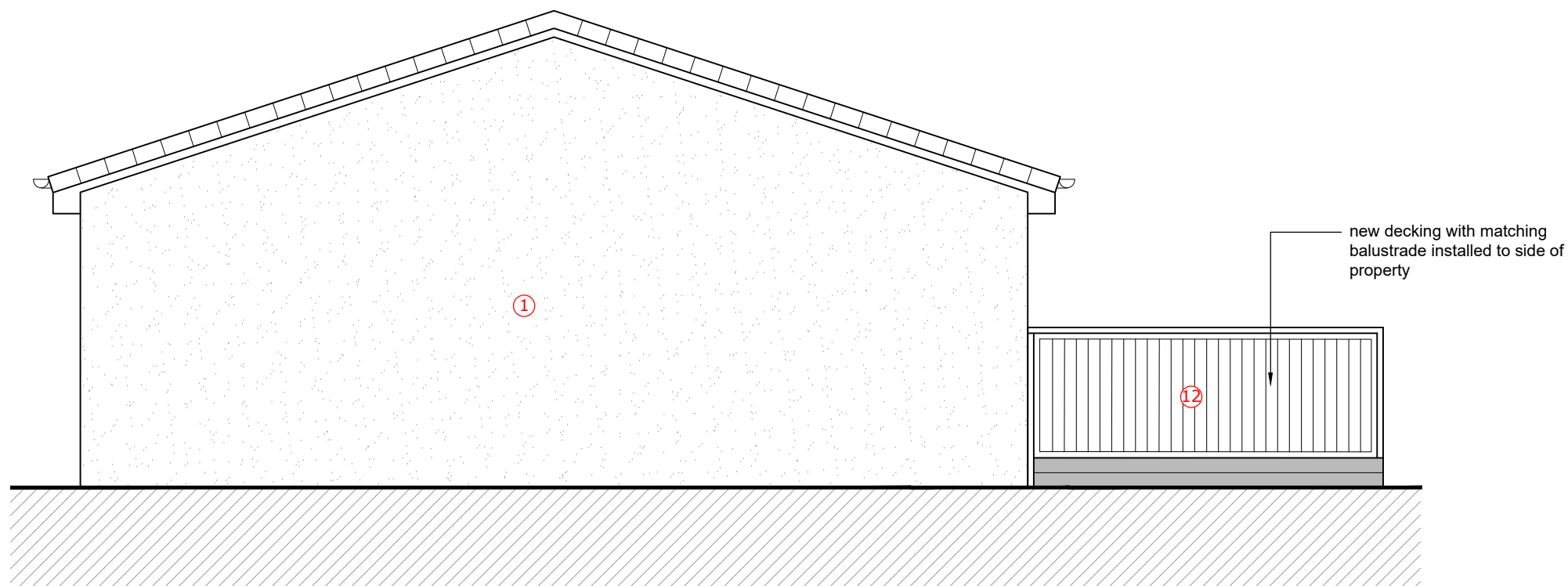
by: MM date: 23.08.2024

14 barnhill drive  
newton mearns  
glasgow  
g775fy

0141 321 7397  
info@bachdesign.co.uk

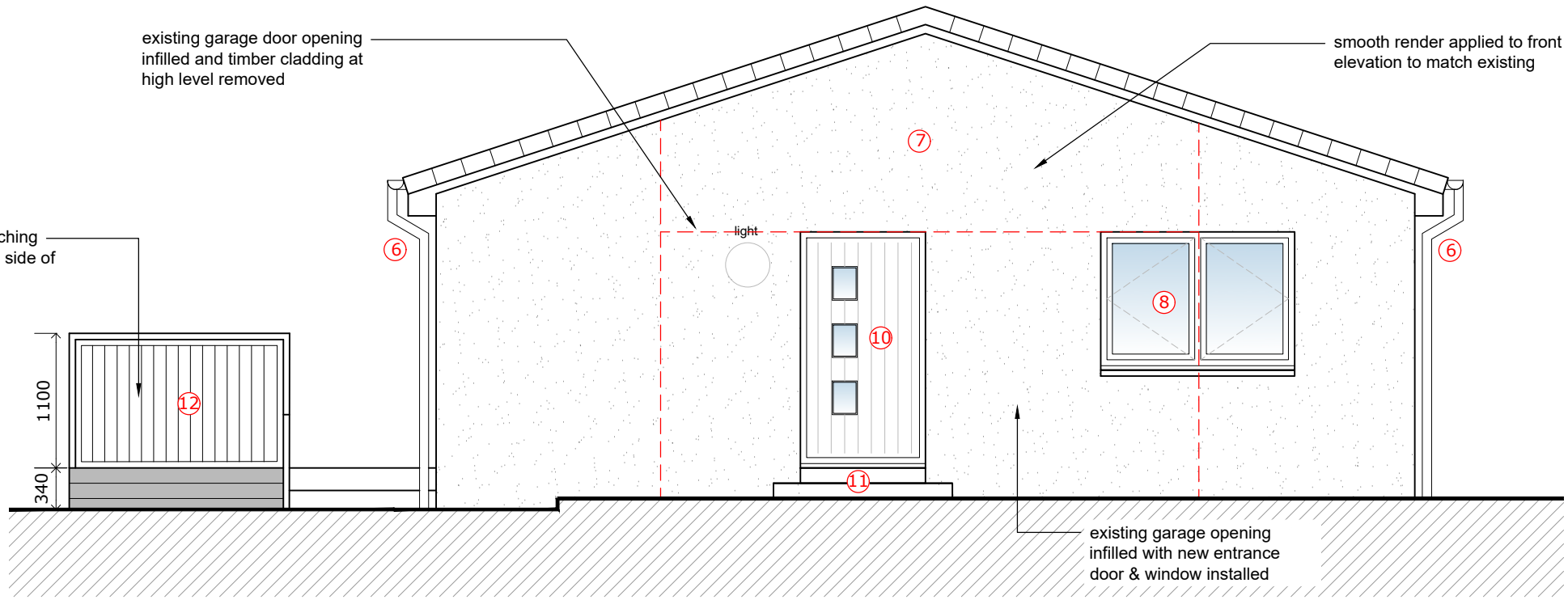


project: 26 Glenville Avenue, Giffnock  
client: A.Findlay  
drawing: Proposed Plans  
scale @ A3: 1:50 / 1:500  
dwg number: 24036\_PL\_003  
revision: -  
date: 23.08.2024  
status: PLANNING



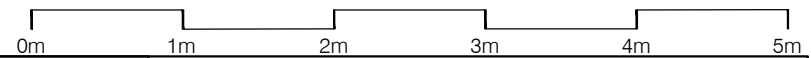
**Proposed Rear Elevation**  
1:50 @ A3

- Key:**
- ① Existing smooth render colour: off white
  - ② Existing horizontal cladding colour: black
  - ③ Existing roof tiles
  - ④ Existing UPVc window/door colour: black
  - ⑤ Existing concrete plinth
  - ⑥ Existing UPVC rainwater goods
  - ⑦ New smooth render to match existing colour: off white
  - ⑧ New UPVc window/door to match existing colour: black
  - ⑨ New UPVc sliding door colour: black
  - ⑩ New entrance door colour: black
  - ⑪ New concrete steps
  - ⑫ New composite decking with matching balustrade colour: grey



**Proposed Front Elevation**  
1:50 @ A3

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previous revisions  
revision: -- first issue

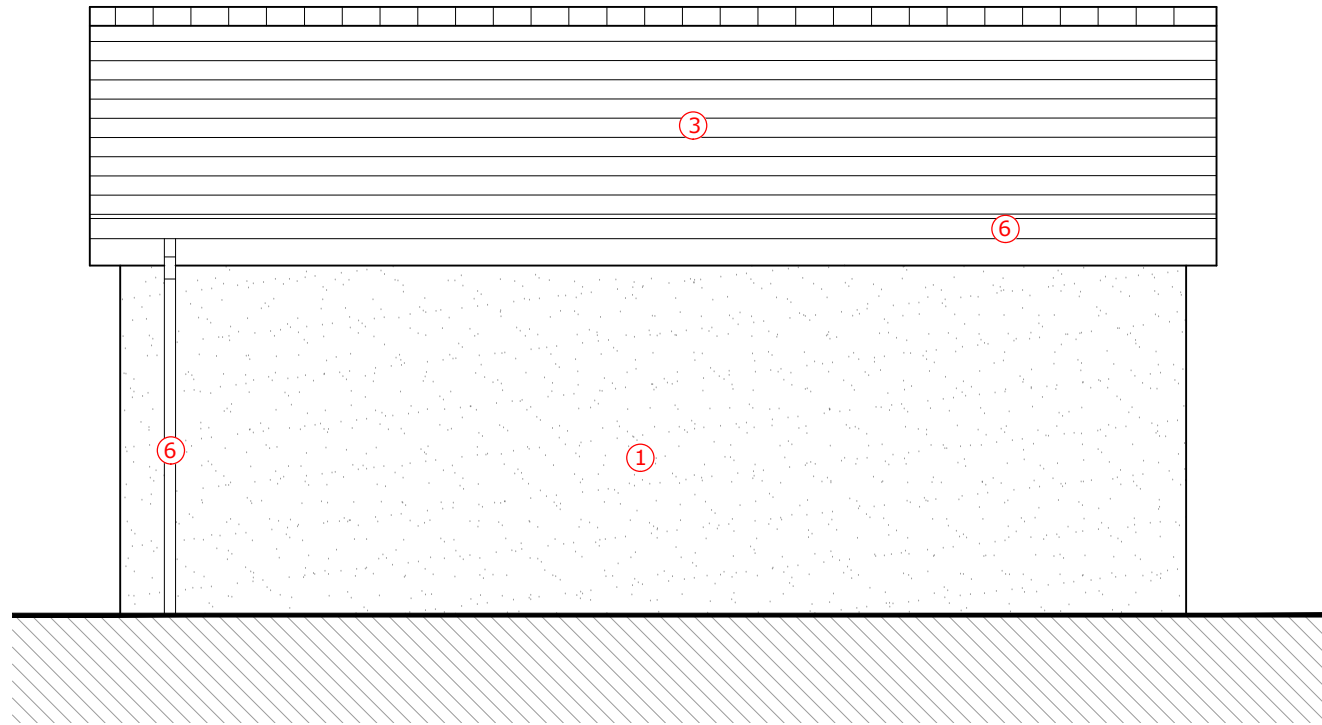
by: MM date: 23.08.2024

14 barnhill drive  
newton mearns  
glasgow  
g775fy

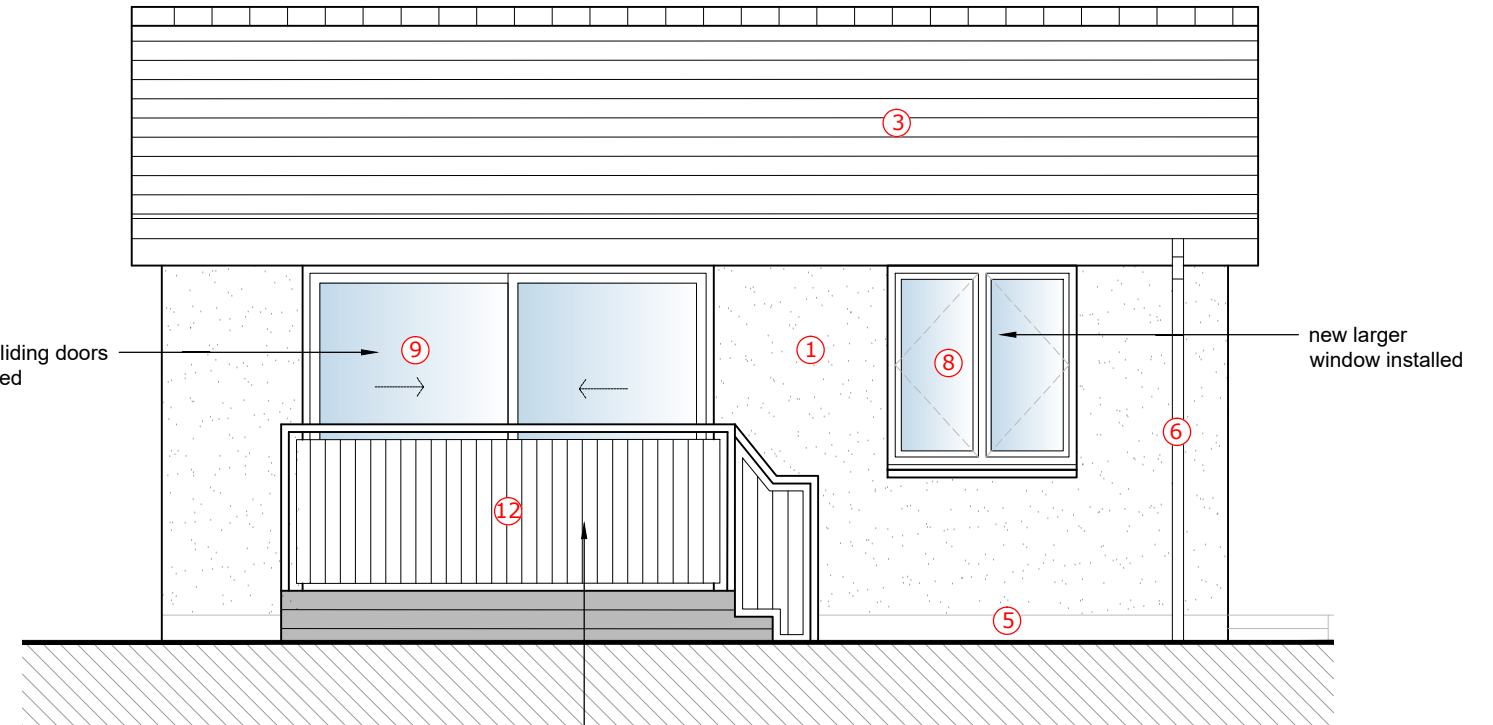
0141 321 7397  
info@bachdesign.co.uk



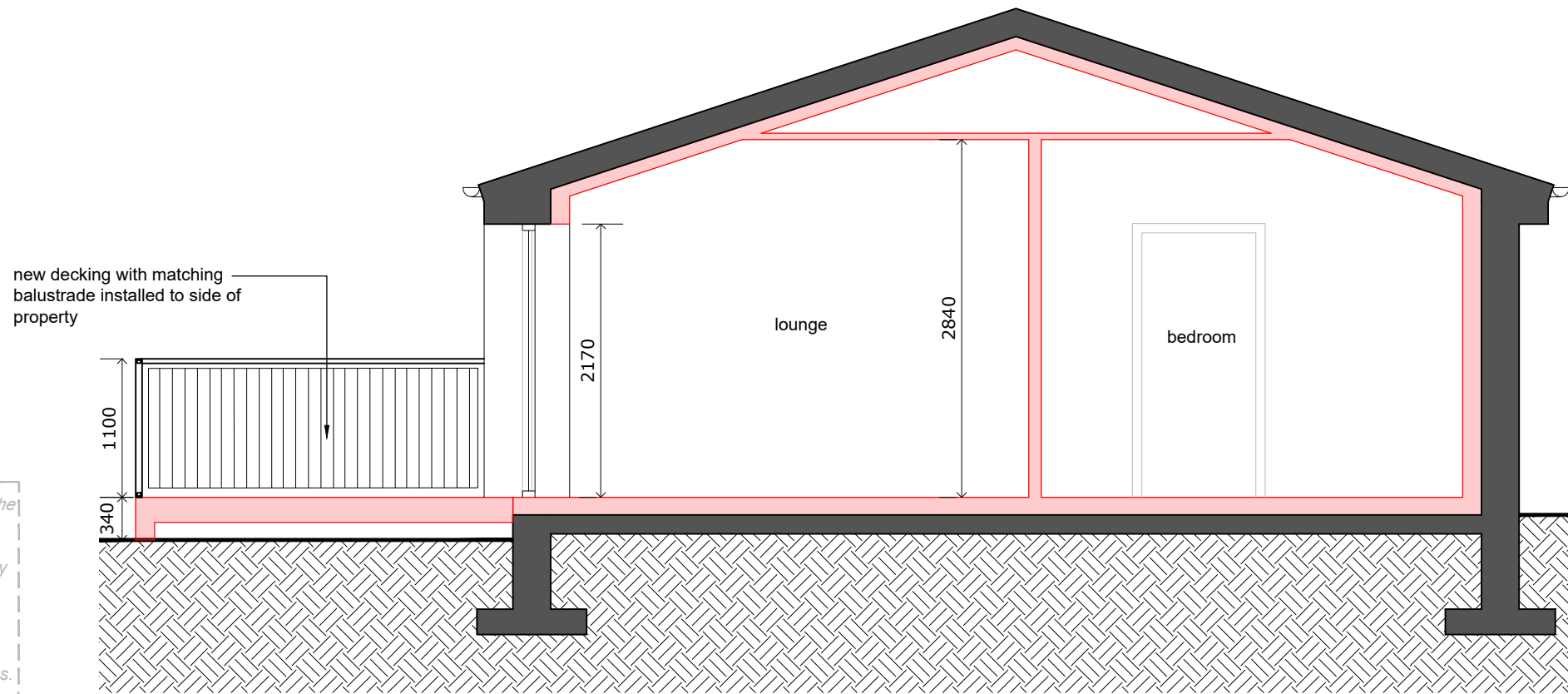
project: 26 Glenville Avenue, Giffnock  
client: A.Findlay  
drawing: Proposed Front & Rear Elevations  
scale @ A3: 1:50  
dwg number: 24036\_PL\_004  
revision: -  
date: 23.08.2024  
status: PLANNING



**Proposed Side Elevation**  
1:50 @ A3



**Proposed Side Elevation**  
1:50 @ A3




**Proposed Section**  
1:50 @ A3

- Key:**
- ① Existing smooth render colour: off white
  - ② Existing horizontal cladding colour: black
  - ③ Existing roof tiles
  - ④ Existing UPVc window/door colour: black
  - ⑤ Existing concrete plinth
  - ⑥ Existing UPVc rainwater goods
  - ⑦ New smooth render to match existing colour: off white
  - ⑧ New UPVc window/door to match existing colour: black
  - ⑨ New UPVc sliding door colour: black
  - ⑩ New entrance door colour: black
  - ⑪ New concrete steps
  - ⑫ New composite decking with matching balustrade colour: grey

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<p>Do not scale from this drawing. If in doubt, ask. This drawing is the property of bach design limited and must not be copied, reproduced or disclosed without written permission.</p>	<p>previous revisions revision: -- first issue</p> <p>by: MM      date: 23.08.2024</p>	<p>14 barnhill drive newton mearns glasgow g775fy</p> <p>0141 321 7397 info@bachdesign.co.uk</p>		<p>project: 26 Glenville Avenue, Giffnock client: A.Findlay drawing: Proposed Side Elevations &amp; Section scale @ A3: 1:50 dwg number: 24036_PL_005 revision: - date: 23.08.2024 status: PLANNING</p>
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## 26 Glenville Avenue, Giffnock, Glasgow, G46 7AH



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