

**Business Operations and Partnerships Department**

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

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

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

Date: 25 March 2025

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

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

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

**LOCAL REVIEW BODY**

A meeting of the Local Review Body will be held in the Council Chamber, Council Headquarters, Eastwood Park, Giffnock on **Wednesday, 2 April 2025 at 2:30pm.**

The agenda of business is as shown below.

**Louise Pringle**

L PRINGLE

DIRECTOR OF BUSINESS OPERATIONS & PARTNERSHIPS

**AGENDA**

1. **Report apologies for absence.**
2. **Declarations of Interest.**
3. **Notice of Review – Review 2025/02 – Conversion of Existing Detached Garage into Annex at 28 Glenville Avenue, Giffnock. (Ref No:-2024/0422/TP). Report by Director of Business Operations and Partnerships (copy attached, pages 3 - 50).**
4. **Notice of Review – Review 2025/03 – Attic Conversion Incorporating a Rear Dormer Window and a Rooflight at 98 East Kilbride Road, Busby. (Ref No:- 2024/0452/TP). Report by Director of Business Operations and Partnerships (copy attached, pages 51 - 102)**
5. **Notice of Review – Review 2025/04 – Two Storey Rear Extension with Internal Remodel at 2 Arnside Avenue, Giffnock. (Ref No:-2024/0525/TP). Report by Director of Business Operations and Partnerships (copy attached, pages 103 - 144).**

For information on how to access the virtual meeting, please e-mail:-  
[john.burke@eastrenfrewshire.gov.uk](mailto:john.burke@eastrenfrewshire.gov.uk)

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

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

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? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> 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**

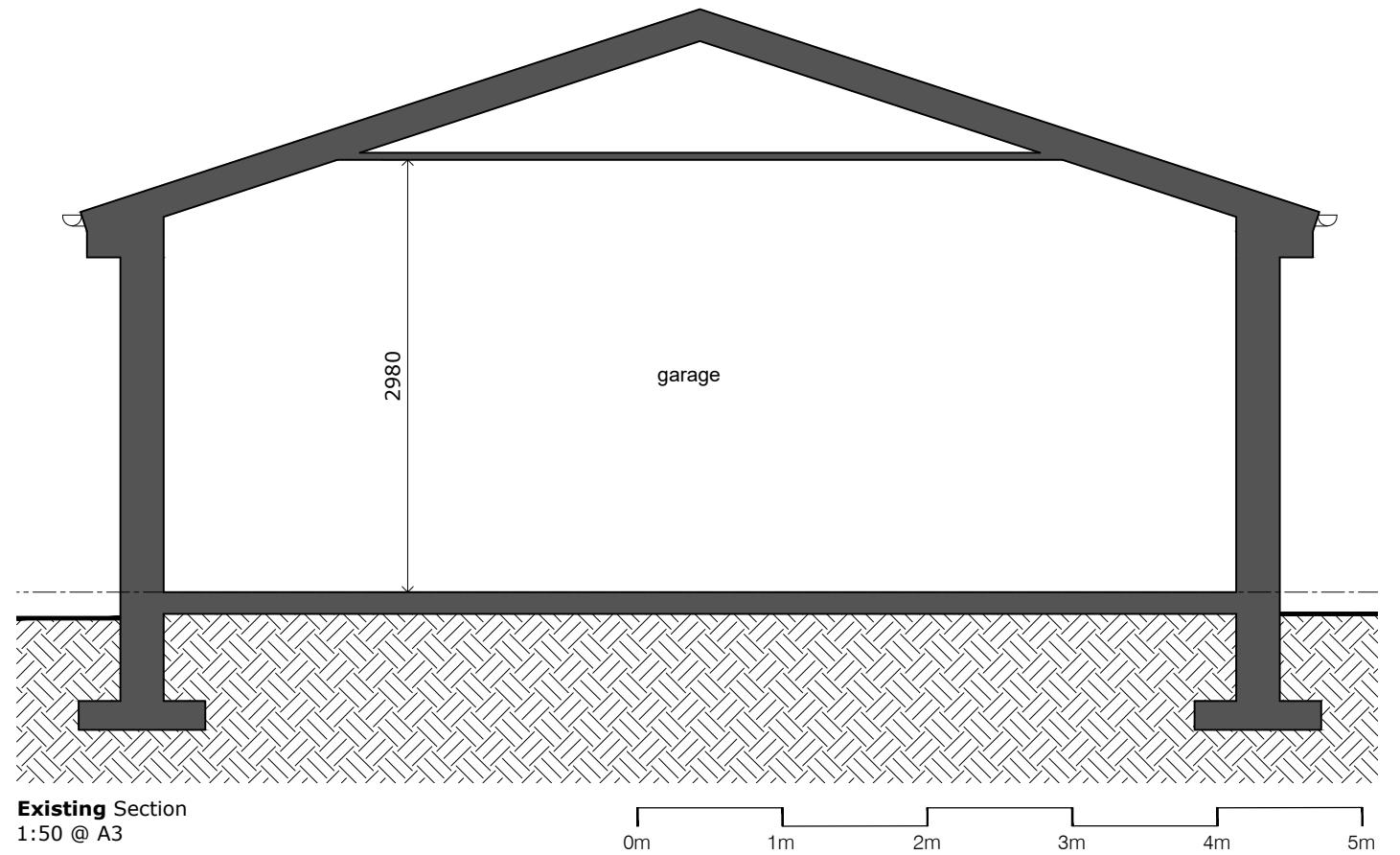
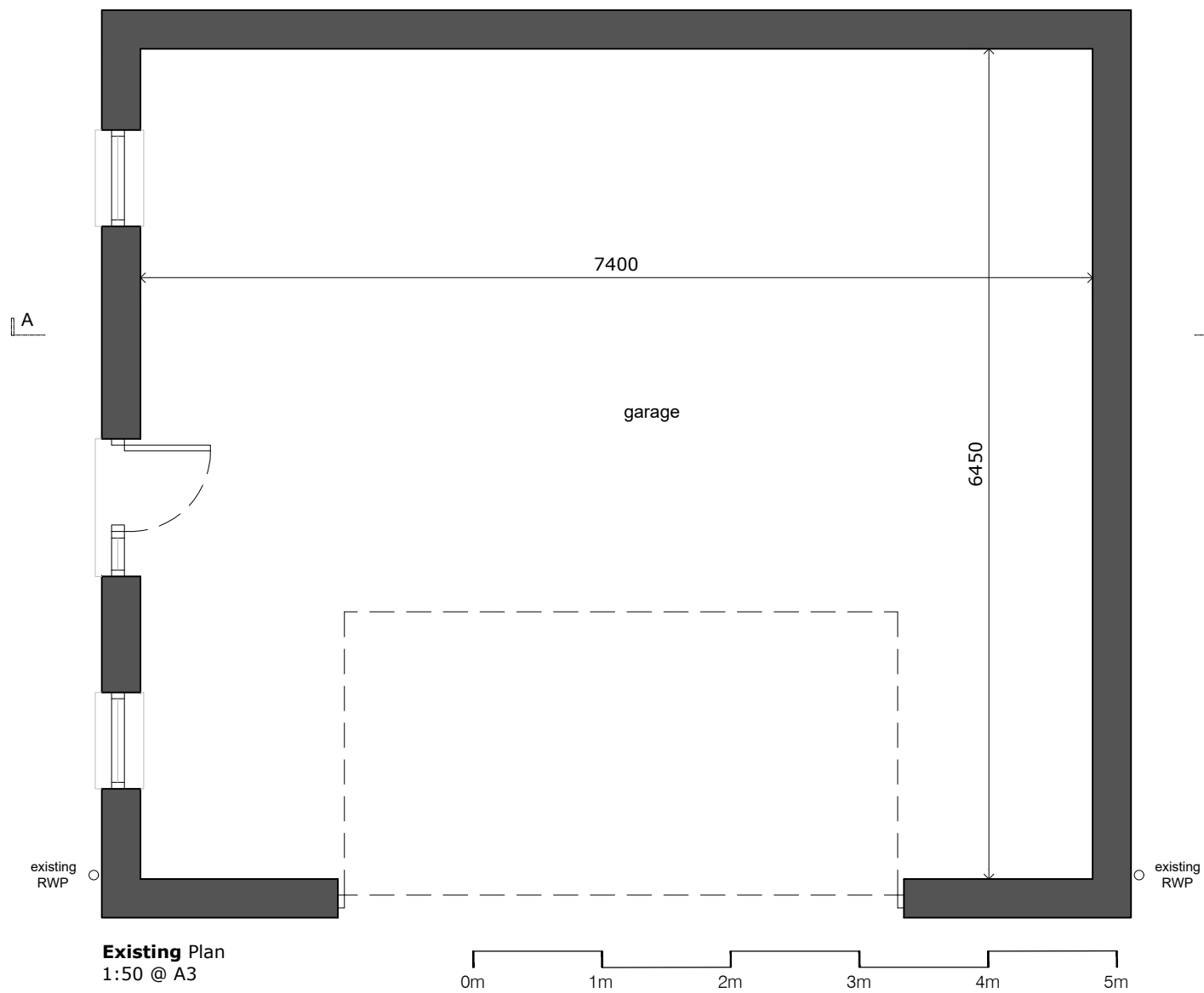
I/We the applicant/agent certify that this is an application for review on the grounds stated.

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.



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previous revisions  
 revision: -- first issue

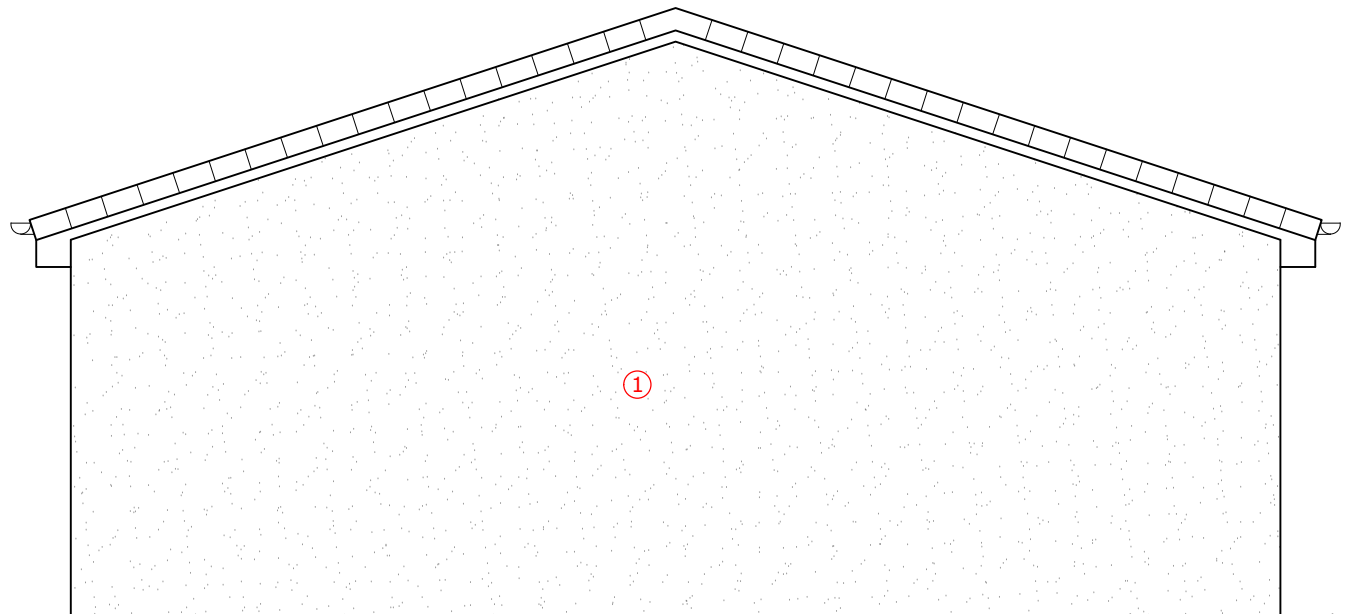
by: MM date: 23.08.2024

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

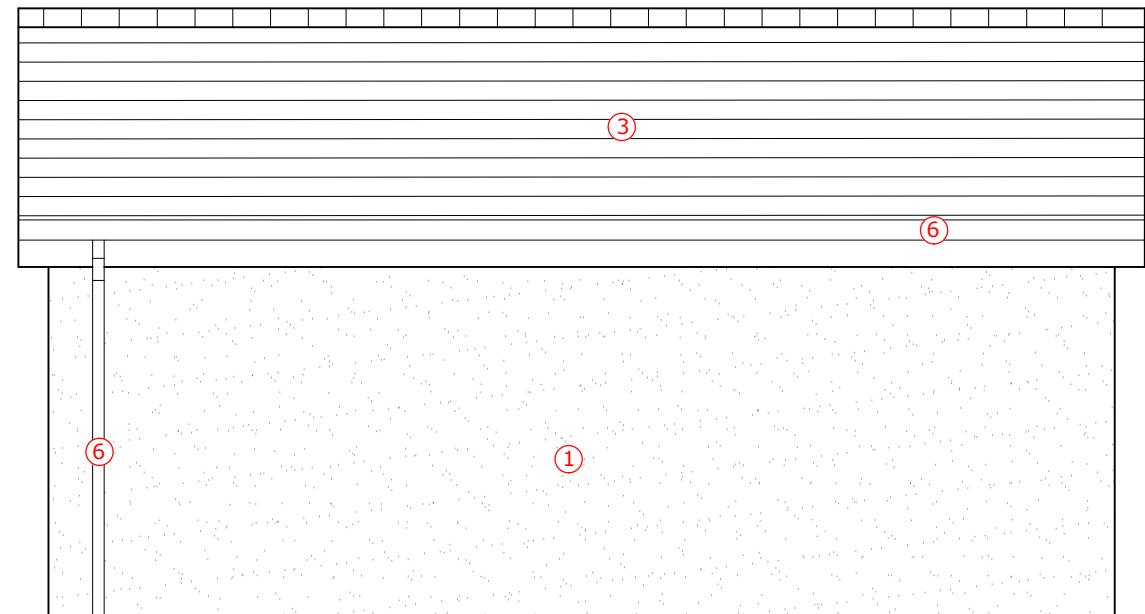


project: 26 Glenville Avenue, Giffnock  
 client: A.Findlay  
 drawing: Existing Plans & Section  
 scale @ A3: 1:50 / 1:500  
 dwg number: 24036\_PL\_001  
 revision: -  
 date: 23.08.2024  
 status: PLANNING

- 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

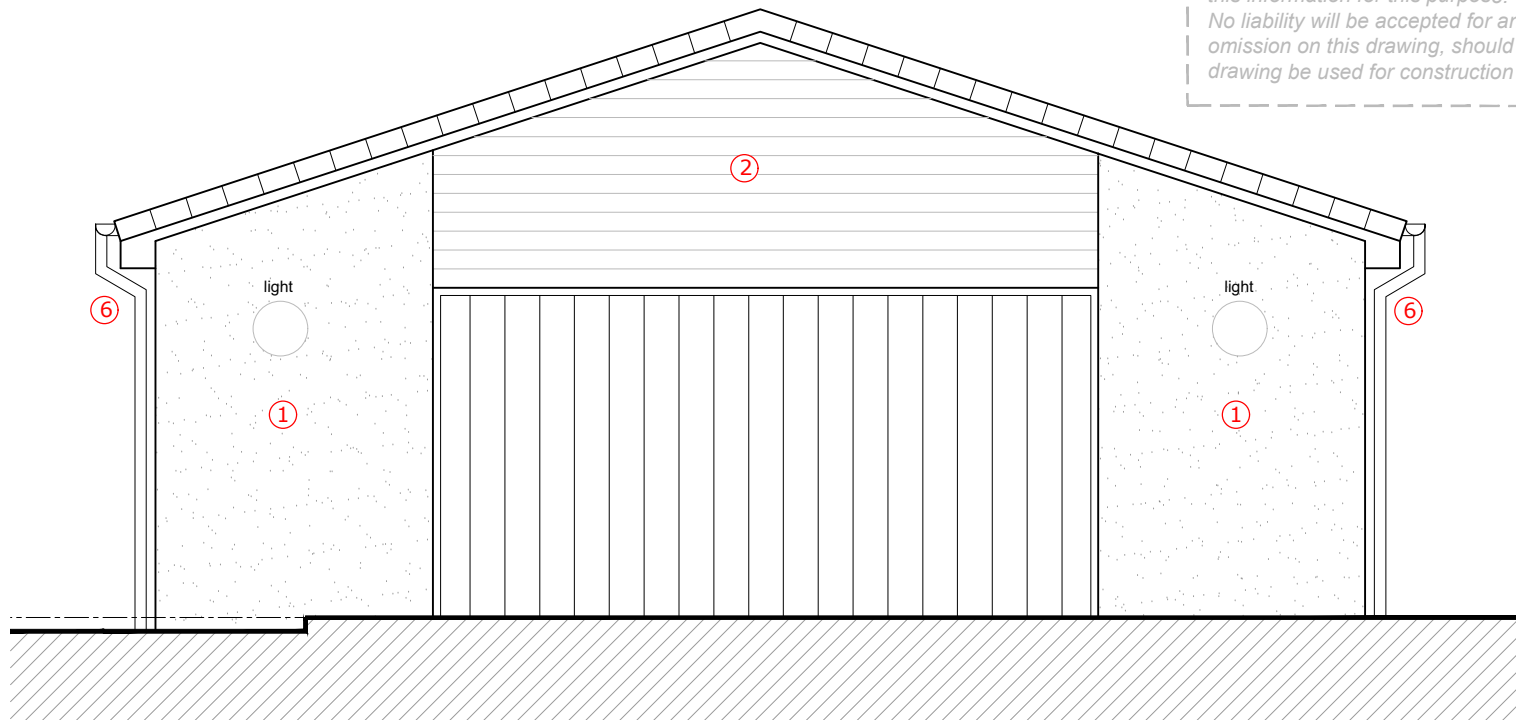


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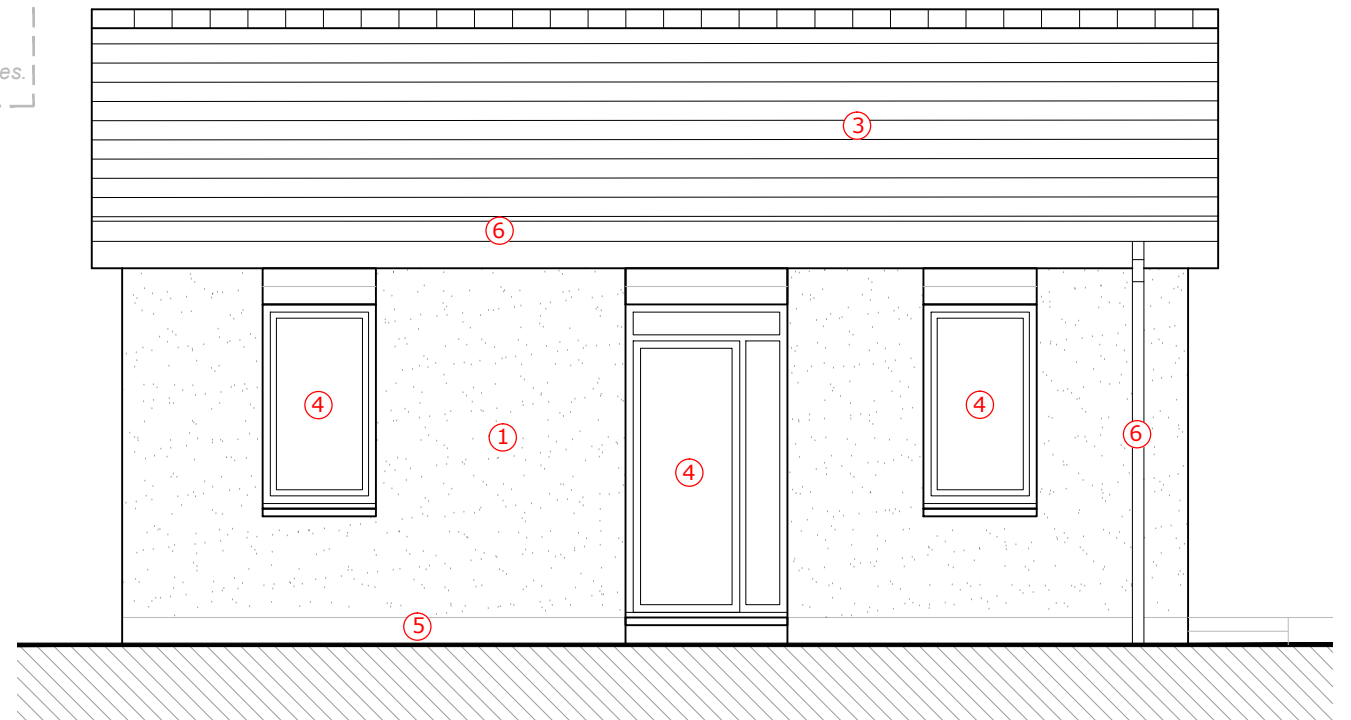


Existing Side Elevation  
1:50 @ A3

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Existing Front Elevation  
1:50 @ A3



Existing Side Elevation  
1:50 @ A3



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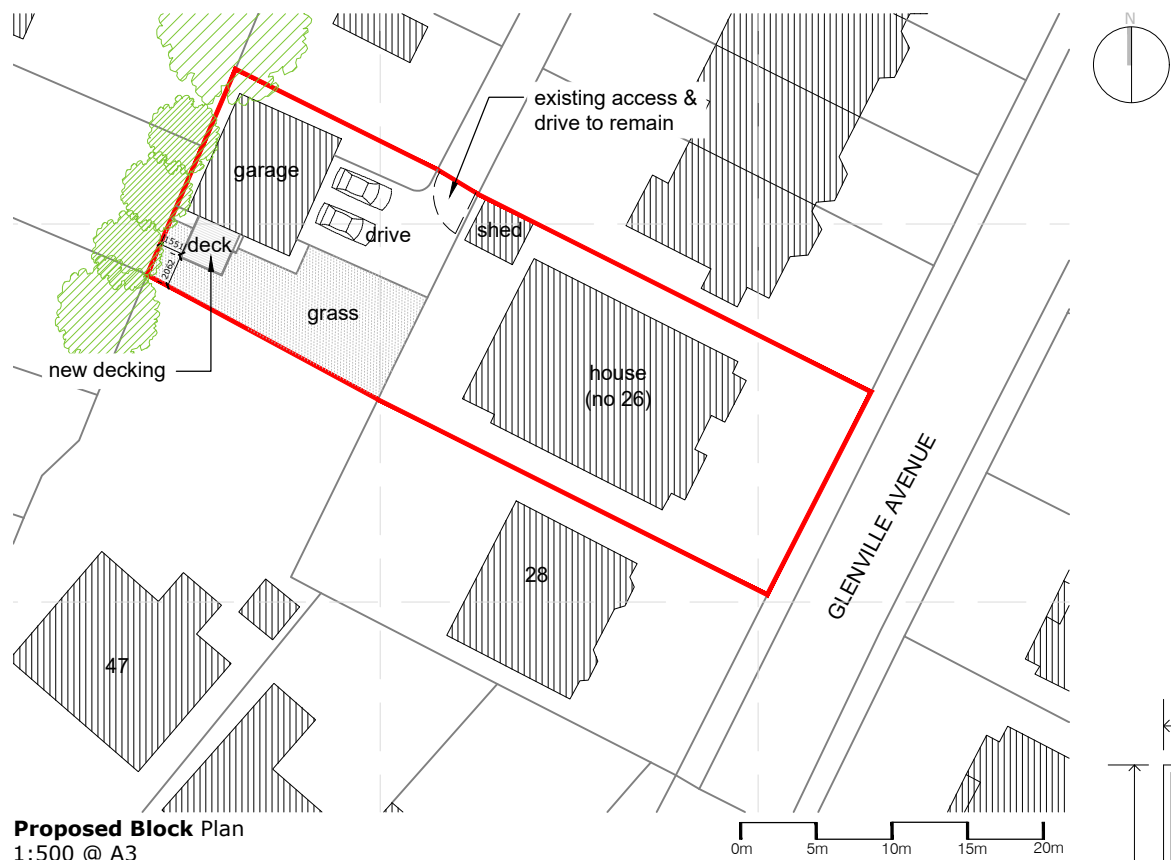
previous revisions  
revision:  
-- first issue

by: MM date: 23.08.2024

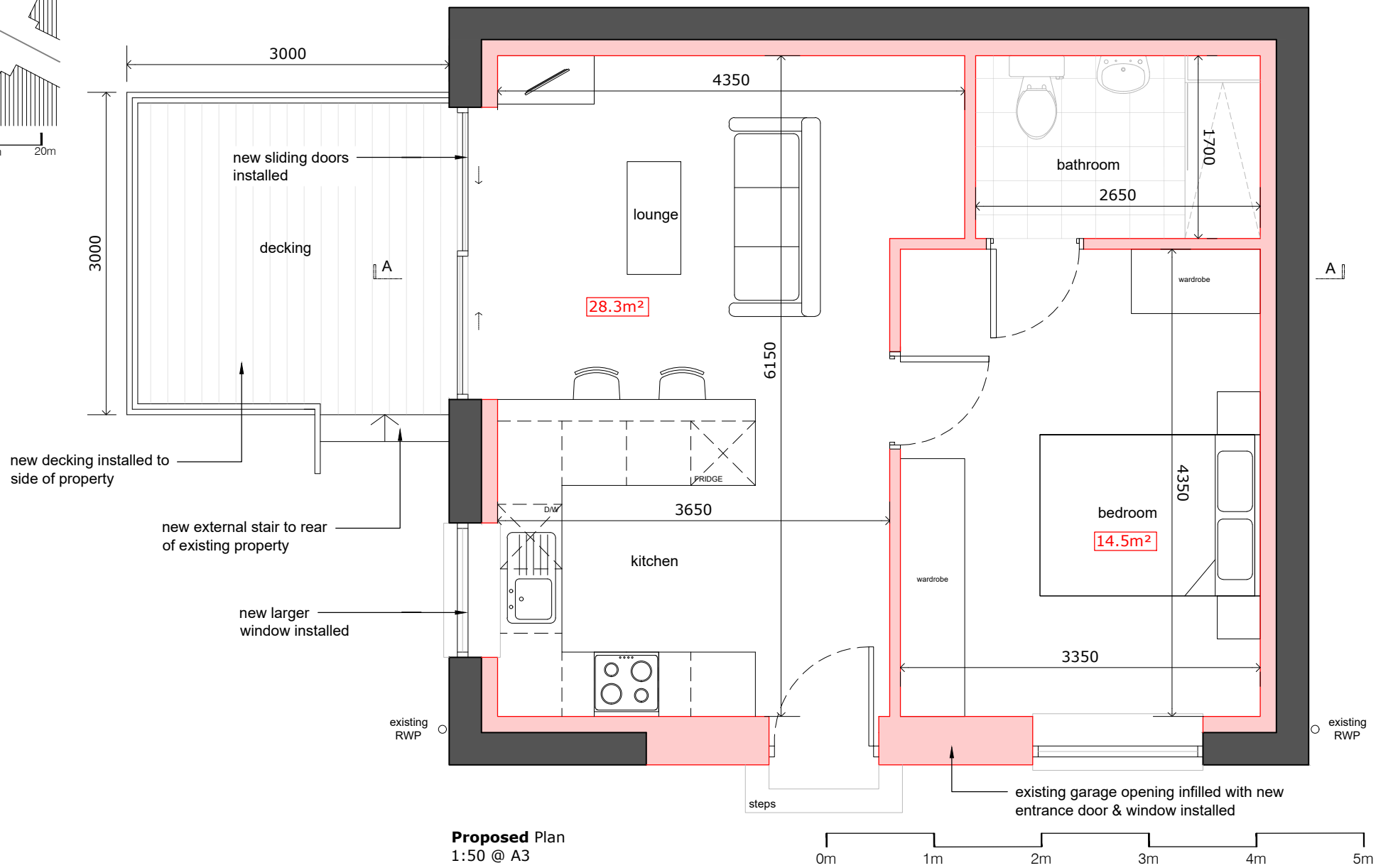
14 barnhill drive  
newton mearns  
glasgow  
g775fy  
  
0141 321 7397  
info@bachdesign.co.uk



project: 26 Glenville Avenue, Giffnock  
client: A.Findlay  
drawing: Existing Elevations  
scale @ A3: 1:50  
dwg number: 24036\_PL\_002  
revision: -  
date: 23.08.2024  
status: PLANNING



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previous revisions  
revision: -- first issue

by: MM date: 23.08.2024

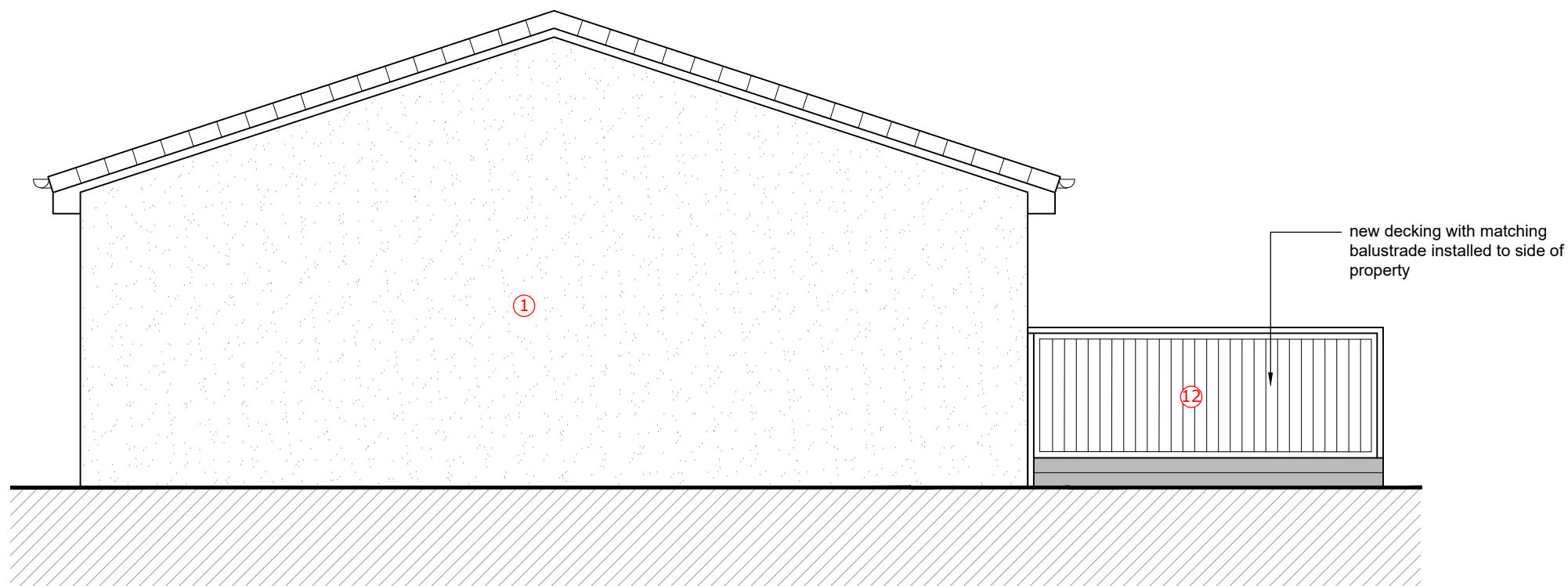
14 barnhill drive  
newton mearns  
glasgow  
g775fy

0141 321 7397  
info@bachdesign.co.uk

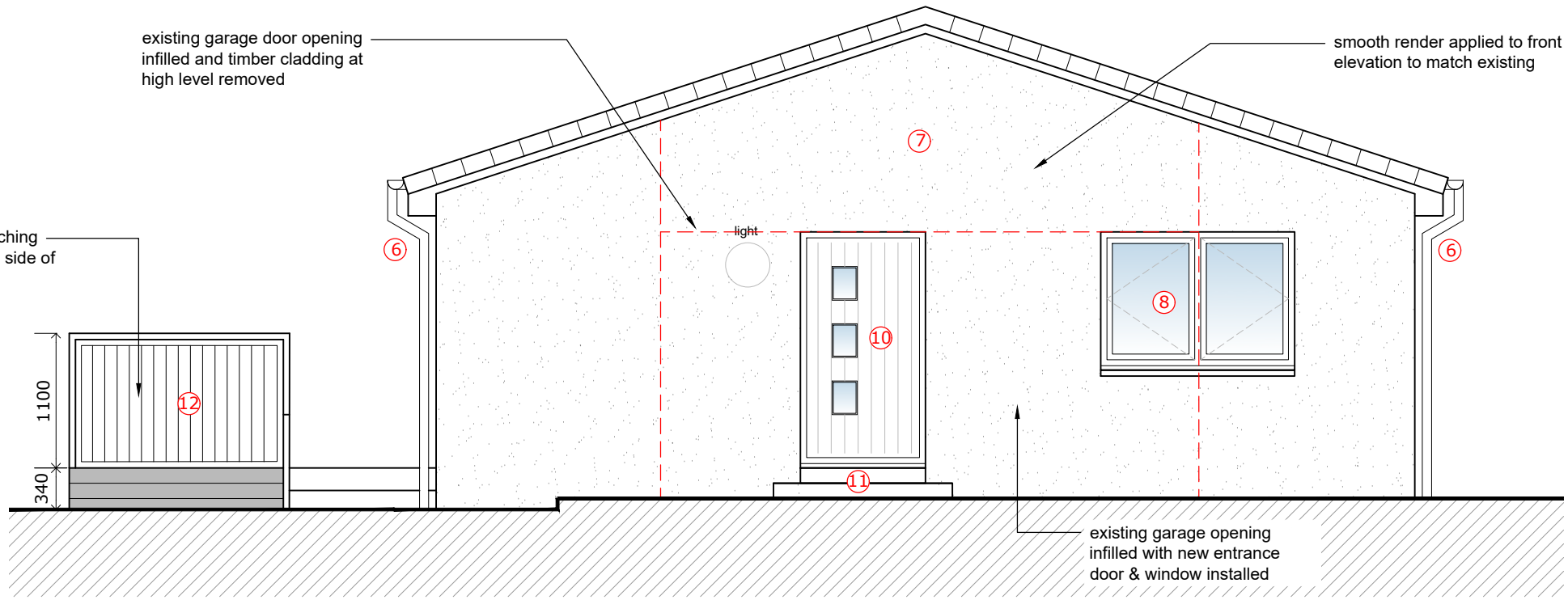


project: 26 Glenville Avenue, Giffnock  
client: A.Findlay  
drawing: Proposed Plans  
scale @ A3: 1:50 / 1:500  
dwg number: 24036\_PL\_003  
revision: -  
date: 23.08.2024  
status: PLANNING

- 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
  - ⑫ New composite decking with matching balustrade colour: grey



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



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

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previous revisions  
revision: -- first issue

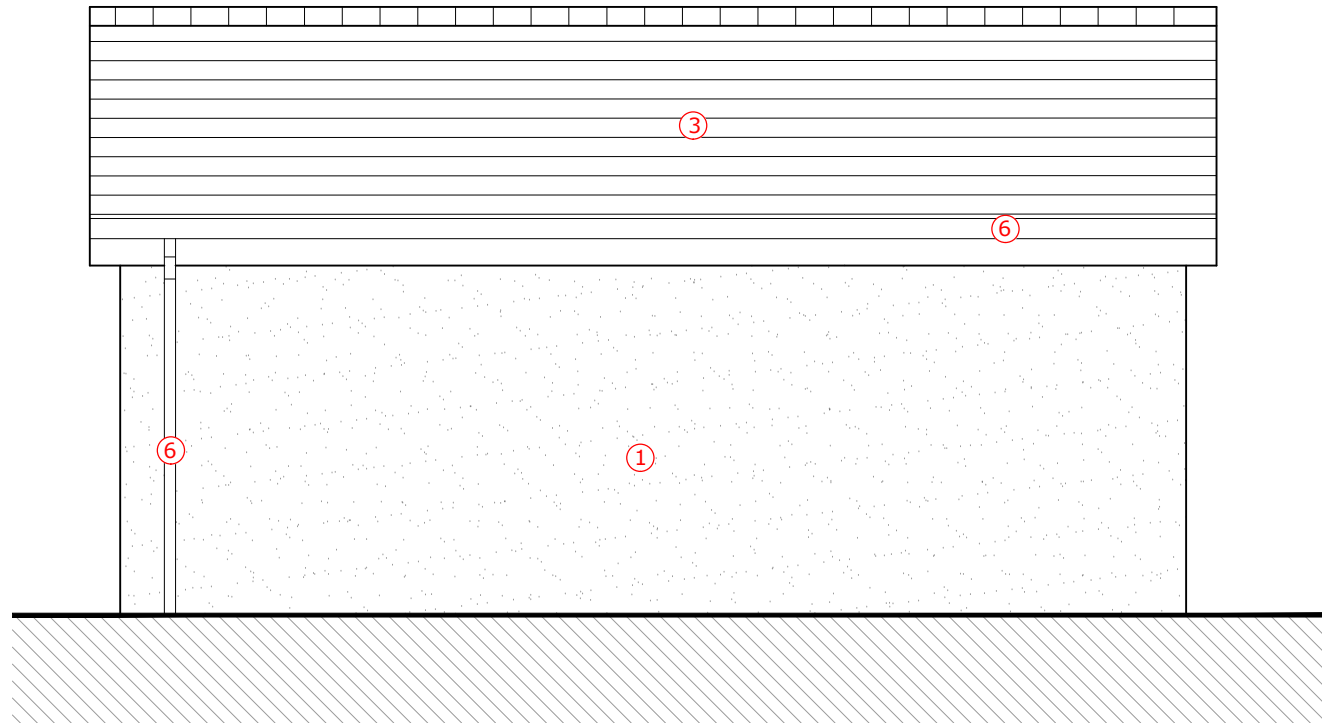
by: MM date: 23.08.2024

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newton mearns  
glasgow  
g775fy

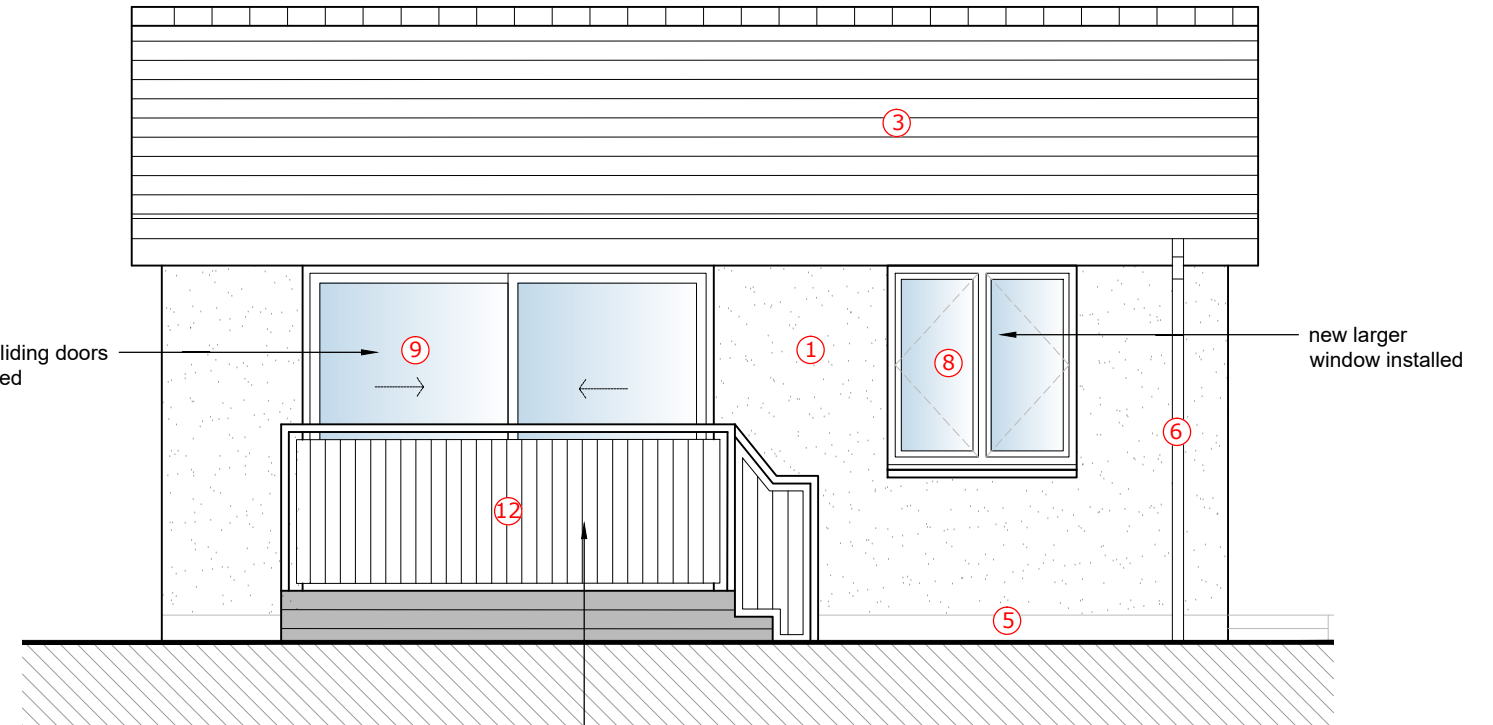
0141 321 7397  
info@bachdesign.co.uk



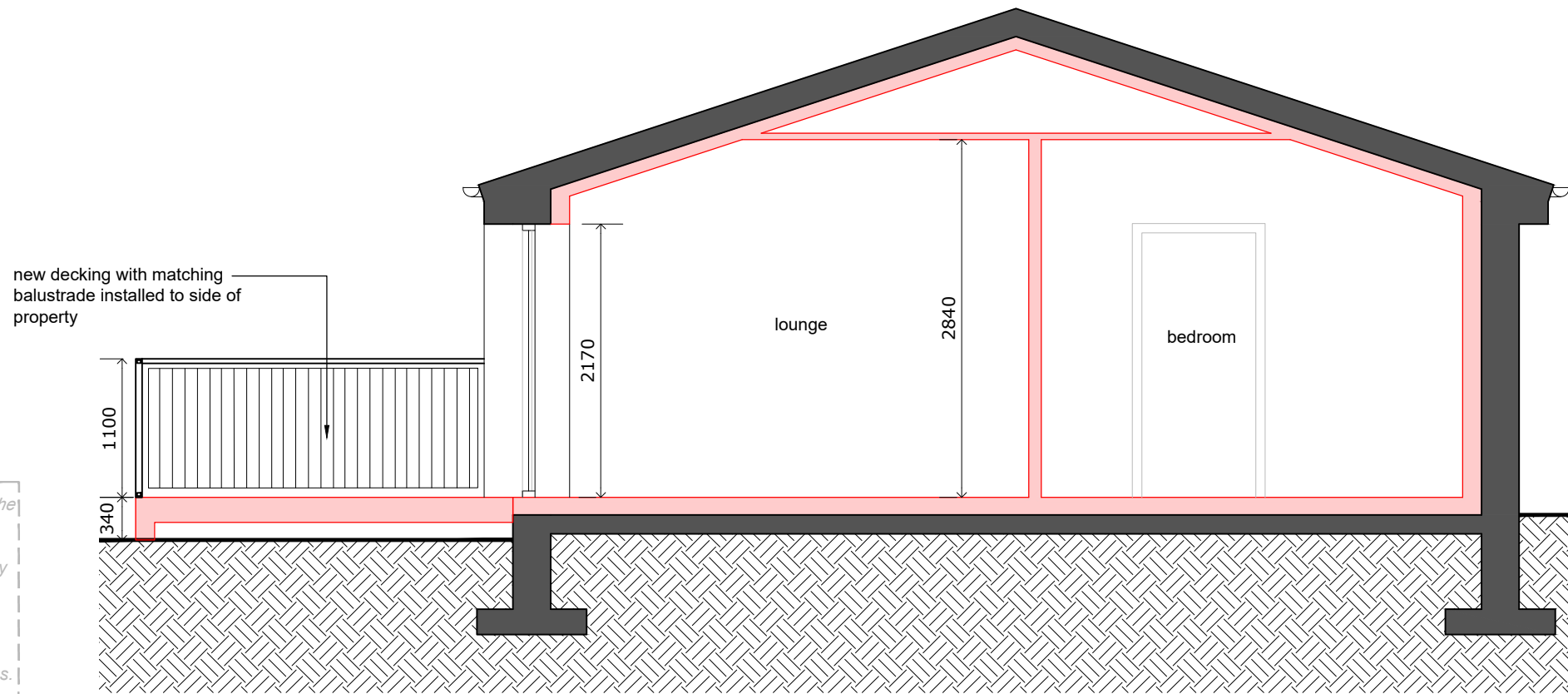
project: 26 Glenville Avenue, Giffnock  
client: A.Findlay  
drawing: Proposed Front & Rear Elevations  
scale @ A3: 1:50  
dwg number: 24036\_PL\_004  
revision: -  
date: 23.08.2024  
status: PLANNING



**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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EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY2 April 2025Report by Director of Business Operations and PartnershipsREVIEW OF CASE - REVIEW/2025/03ATTIC CONVERSION INCORPORATING A REAR DORMER WINDOW AND A ROOFLIGHT**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:- 2024/0452/TP).
- Applicant: Mr Stephen Christie
- Proposal: Attic conversion incorporating a rear dormer window and a rooflight
- Location: 98 East Kilbride Road, Busby, G76 8JF
- Council Area/Ward: Clarkston, Netherlee and Williamwood (Ward 4).

**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 55 - 62);
- (b) Objections – Appendix 2 (Pages 63 - 64);
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 65 - 76);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 77 - 80); and
- (d) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages 81 - 90).

**15.** The applicant has also submitted the drawings listed below and these are attached as Appendix 6 (Pages 91 - 102).

- (a) Location Plan as Existing;
- (b) Plans as Existing (AL\_0\_002);
- (c) Plans as Existing (AL\_0\_003);
- (d) Elevations as Existing;
- (e) Sections as Existing;
- (f) Site as Proposed;
- (g) Plans as Proposed (AL\_0\_010);
- (h) Plans as Proposed (AL\_0\_011);
- (i) Elevations as Proposed; and
- (j) Sections as Proposed.

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

## **RECOMMENDATIONS**

**17.** The Local Review Body is asked to:-

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

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

Report Author: John Burke

Director – Louise Pringle, Director of Business Operations and Partnerships

John Burke, Democratic Services Officer  
e-mail: [john.burke@eastrenfrewshire.gov.uk](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      100685223-001

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)

Attic conversion incorporating a rear dormer widow and a rooflight

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:	dam architects south		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Fiona	Building Name:	<input type="text"/>
Last Name: *	Dempsey	Building Number:	36
Telephone Number: *	07718 233738	Address 1 (Street): *	Stamperland Crescent
Extension Number:	<input type="text"/>	Address 2:	Clarkston
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	G76 8LH
Email Address: *	fiona@damarchitects-south.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:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	Stephen	Building Number:	98
Last Name: *	Christie	Address 1 (Street): *	East Kilbride Road
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Busby
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	G76 8JF
Fax Number:	<input type="text"/>		
Email Address: *	StephenChristie@lookers.com		

## Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

98 EAST KILBRIDE ROAD

Address 2:

BUSBY

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G76 8JF

Please identify/describe the location of the site or sites

Northing

656236

Easting

258657

## 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: Fiona Dempsey

On behalf of: Mr Stephen Christie

Date: 12/09/2024

Please tick here to certify this Certificate. \*

## Checklist – Application for Householder Application

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

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

Continued on the next page

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

You can attach these electronic documents later in the process.

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

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

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

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

## Declare – For Householder Application

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

Declaration Name: Ms Fiona Dempsey

Declaration Date: 12/09/2024

## Payment Details

Online payment: ZZ0100003773  
Payment date: 12/09/2024 13:20:00

Created: 12/09/2024 13:20

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## OBJECTIONS/REPRESENTATIONS

## Comments for Planning Application 2024/0452/TP

### Application Summary

Application Number: 2024/0452/TP

Address: 98 East Kilbride Road Busby East Renfrewshire G76 8JF

Proposal: Installation of rear dormer window and front rooflight window

Case Officer: Mr Garry Dimeck

### Customer Details

Name: Mr John Seenan

Address: 3 Kippen Drive Busby East Renfrewshire G76 8JG

### Comment Details

Commenter Type: Rec'd Neighbour Notification from Council

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: My property is adjacent to the subject property in this application. Owing to the angle at which the rear gardens were initially laid out, the rear of my property is arguably the one most affected by this application. In principle I have no objection to the proposed structure. I am however concerned that the privacy afforded by the mature trees between my property and the applicant's, which for years have concealed the respective windows of each property, are retained. Of particular note the applicant states in the application form that there are no trees to be considered. I would strongly disagree with that statement. There are several mature trees between the applicant's property and mine which may not be on the applicant's ground but their retention is critical to the maintenance of my privacy. I wish this to be taken account of and that the retention of the trees be a condition the process of this application being given approval.



**REPORT OF HANDLING**

# REPORT OF HANDLING

Reference: 2024/0452/TP

Date Registered: 12th September 2024

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Clarkston, Netherlee And Williamwood

Co-ordinates: 258657/:656236

Applicant/Agent:

Applicant:

Mr Stephen Christie

98 East Kilbride Road

Busby

Scotland

G76 8JF

Agent:

Fiona Dempsey

36 Stamperland Crescent

Clarkston

Glasgow

Scotland

G76 8LH

Proposal: Installation of rear dormer window and front rooflight window

Location: 98 East Kilbride Road

Busby

East Renfrewshire

G76 8JF

**CONSULTATIONS/COMMENTS:** None.

**PUBLICITY:**

04.10.2024

Evening Times

Expiry date 25.10.2024

**SITE NOTICES:**

Development within a Conservation Area      Date posted 04.10.2024      Expiry date 25.10.2024

**SITE HISTORY:** None.

**REPRESENTATIONS:** 1 representation has been received and can be summarised as follows:

No objections to the proposal are raised. The respondent would welcome assurance that trees within the garden of the adjoining property will be retained as an important local amenity and to safeguard privacy.

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

**SUPPORTING REPORTS:** None.

**ASSESSMENT:**

This proposal has been considered against the Development Plan which consists of the National Planning Framework 4 (NPF4) and East Renfrewshire Council Local Development Plan 2 (LDP2). Due to the scale and nature of the proposal, and its siting, Policies 7, 14 and 16 of the

NPF4, and Policies D1, D1.1, D14, D15 and D16 of the LDP2 are considered to be the most relevant.

Policy 7 of NPF 4 states that LDPs should support the sustainable management of the historic environment. The policy aims to protect and enhance historic environments, assets and places, and to enable positive change as a catalyst for the regeneration of places.

Policies 14 and 16 of NPF4 include, inter alia, that proposals should not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials or have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking. 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.

Policies D1 and D1.1 of LDP2 include, inter alia, that the proposal should not result in a significant loss of character or amenity to the surrounding area, should complement the scale and character of the existing building and neighbouring properties and their setting in terms of style, form and materials.

In terms of LDP2 Policy D16, the design, materials, scale and siting of any development in a conservation area is required to be appropriate to its character and setting.

## CONSIDERATIONS

### Character of Property:

No 98 East Kilbride Road is a modern, late 20th Century semi-detached dwellinghouse located within the Busby Conservation Area. The boundary of that designated area of historic and architectural importance runs along the rear garden of properties which front the south side of East Kilbride Road

The application property is 2 storied with a pitched roof over. Finishing materials comprise render, brick and concrete roof tiles, and currently the building has no roof openings or extensions. It is one of number of dwellings of similar age, form, scale and appearance which front both sides of this part of East Kilbride Road (Nos 84-102).

The application was initially submitted proposing a large, flat roofed dormer to the rear roofslope, set centrally within the roof, below the ridge and away from eaves, all consistent with general principles set out in the Council's Householder Design Guide.

However, that guidance also makes clear that dormers should not detract from the character of the surrounding area; and consideration is required to be given to cumulative detrimental impacts on the wider area which could arise from poorly designed extensions and alterations.

Having regard to the particular qualities of this site; and in particular its setting within a designated area of historic importance, Officer concerns were relayed to the applicants. These related to the scale, form and likely visual prominence of the proposal, together with the horizontal alignment of new roof window on the front elevation.

The applicants requested the opportunity to address those concerns and this was provided. Revised plans have now been submitted which propose:

- a flat roofed dormer of reduced width to the rear roof;
- the addition of a new rooflight to the rear roof;

- replacement of the rooflight on the front elevation with a more appropriate size.

The dormer is no longer central within the roof but is smaller and positioned in an off-set manner. It remains set below the ridge and away from the eaves.

Whilst a flat roofed dormer may be a common, functional approach to enlarging a modern dwelling, it is rarely the only way of achieving additional accommodation. The original, un-interrupted roof of the dwelling, lacking extension, is a notable and positive element, which serves to diminish the modern intrusion of the building into the Conservation Area.

Given the prominence of the rear roofslope, and the sensitive setting, it is considered that the proposed dormer would be a harmful change to the appearance and character of the building.

#### Character of street scene:

98 East Kilbride Road is located at the eastern edge of the Busby Conservation Area and is one of a number of modern estate houses of similar age, scale and appearance which have been laid out fronting East Kilbride Road.

Whilst traditional finishing materials and architectural detailing, are most typical of the older housing in this part of the Conservation Area, these modern infill dwellings have a simple gabled form, respect the building line of the street, are consistent with the scale of surrounding buildings, have dark coloured roofs, and incorporate established planting to front gardens. All are qualities which help to assimilate the dwellings within a historic townscape, and minimise visual intrusion.

On the south side of East Kilbride Road, this line of modern housing is broken by the entrance to Kippen Drive, a residential estate of similar estate housing which lies adjacent to, but outside of the Busby Conservation Area.

From Kippen Drive itself public views towards the Conservation Area, and the rear of the application property, and Nos 84-102 East Kilbride Road are afforded. The roofs of those houses are prominent visual features.

Given its size and design, even as amended, the rear dormer would adversely affect the appearance of the property, diluting the simple form of the house, reinforcing its modern appearance and introducing an incongruous addition to this part of the Busby Conservation Area. It would be visible from the public realm, and would have a significantly adverse impact on the street scene, and the approach to the Conservation Area.

#### Character of Landscape:

Trees close to the rear boundary of the application site are located on third-party land, not owned or controlled by the applicant. Those trees are not impacted by the proposed development. No trees or hedgerows would be lost or disturbed as a consequence of the proposed works. Accordingly, there would be no significant adverse impact on the character of the landscape.

#### Relationship to Neighbours including physical impact, overlooking and overshadowing:

The rear of the property faces gardens to houses in Kippen Drive. Windows on the rear of the building already look towards neighbouring gardens. The dormer and roof window (to a bedroom and en-suite) would not give rise to any material loss of privacy to third-party properties through overlooking; and the structure is sufficiently distant to avoid any material overshadowing or overbearing impacts.

#### Any Other Material considerations:

##### Conservation Area Impacts:

The Council has a statutory duty as Planning Authority under Section 64(1) of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997, to have special regard to the

desirability of preserving the character and appearance of a Conservation Area, and its setting. 'Preserving' means preservation in its existing state; or subject only to such alterations as can be carried out without serious detriment to its character.

For the reasons set out above, the proposed dormer would not preserve the character and appearance of the Busby Conservation Area.

**Cumulative Impacts:**

This proposal would introduce the first dormer to the rear of very similar dwellings fronting East Kilbride Road (Nos84 - 102). The roofs to those properties are equally visible when viewed from the public realm. Whilst each case must be considered on its own individual merits, a consent granted for the current proposals would provide neighbouring householders within the Conservation Area with a reasonable expectation of securing planning permission for identical/similar dormer additions. The cumulative impacts arising from roof extensions/alterations which are unsympathetic, and which do not reflect historic traditions, would cause further serious detriment to the Busby Conservation Area

**Conclusion:**

The proposals would cause visual harm to the Busby Conservation Area by introducing an incongruous addition to the building, which reinforces its modern appearance in a prominent position. Accordingly, the proposed dormer and rooflight would neither preserve nor enhance the character and appearance of that historic environment.

**PLANNING OBLIGATIONS:** None.

**RECOMMENDATION:** Refuse

**REASONS FOR REFUSAL:**

1. The proposals, by virtue of the form, design and prominent siting of roof dormer, would fail to improve the quality of the area, neither preserving nor enhancing the appearance and character of the Busby Conservation Area, but would cause harm to that designated area of historic importance. Accordingly, the proposals fail to accord with the Development Plan and in particular Policies NPF4 7 & 14, and East Renfrewshire LDP2 D1, D1.1 and D16

**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 Garry Dimeck on 0141 577 3001.

Ref. No.: 2024/0452/TP  
(GADI)

DATE: 13th January 2025

**DIRECTOR OF ENVIRONMENT**

**Reference: 2024/0452/TP - Appendix 1**

**DEVELOPMENT PLAN:**

**Adopted East Renfrewshire Local Development Plan 2**

**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 D16**

Conservation Areas

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

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

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

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

The repair of the building is not economically viable; or

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

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

A detailed planning application for the replacement scheme would require to be submitted. Demolition shall not begin until evidence is given of contracts let for an approved replacement development.

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

##### **Policy 7**

Historic assets and places

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

Relevant considerations include the:

  - i. architectural and historic character of the area;
  - ii. existing density, built form and layout; and
  - iii. context and siting, quality of design and suitable materials.
- e) Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.
- f) Demolition of buildings in a conservation area which make a positive contribution to

its character will only be supported where it has been demonstrated that:

- i. reasonable efforts have been made to retain, repair and reuse the building;
  - ii. the building is of little townscape value;
  - iii. the structural condition of the building prevents its retention at a reasonable cost; or
  - iv. the form or location of the building makes its reuse extremely difficult.
- g) Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable design, layout and materials are being used for the replacement development.
- h) Development proposals affecting scheduled monuments will only be supported where:
- i. direct impacts on the scheduled monument are avoided;
  - ii. significant adverse impacts on the integrity of the setting of a scheduled monument are avoided; or
  - iii. exceptional circumstances have been demonstrated to justify the impact on a scheduled monument and its setting and impacts on the monument or its setting have been minimised.
- i) Development proposals affecting nationally important Gardens and Designed Landscapes will be supported where they protect, preserve or enhance their cultural significance, character and integrity and where proposals will not significantly impact on important views to, from and within the site, or its setting.
- j) Development proposals affecting nationally important Historic Battlefields will only be supported where they protect and, where appropriate, enhance their cultural significance, key landscape characteristics, physical remains and special qualities.
- k) Development proposals at the coast edge or that extend offshore will only be supported where proposals do not significantly hinder the preservation objectives of Historic Marine Protected Areas.
- l) Development proposals affecting a World Heritage Site or its setting will only be supported where their Outstanding Universal Value is protected and preserved.
- m) Development proposals which sensitively repair, enhance and bring historic buildings, as identified as being at risk locally or on the national Buildings at Risk Register, back into beneficial use will be supported.
- n) Enabling development for historic environment assets or places that would otherwise be unacceptable in planning terms, will only be supported when it has been demonstrated that the enabling development proposed is:
- i. essential to secure the future of an historic environment asset or place which is at risk of serious deterioration or loss; and
  - ii. the minimum necessary to secure the restoration, adaptation and long-term future of the historic environment asset or place.
- The beneficial outcomes for the historic environment asset or place should be secured early in the phasing of the development, and will be ensured through the use of conditions and/or legal agreements.



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

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

### **Policy 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 13<sup>th</sup> January 2025 MS(C)

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## DECISION NOTICE

**78**  
**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.        **2024/0452/TP**

**Applicant:**

Mr Stephen Christie  
98 East Kilbride Road  
Busby  
Scotland  
G76 8JF

**Agent:**

Fiona Dempsey  
36 Stamperland Crescent  
Clarkston  
Glasgow  
Scotland  
G76 8LH

With reference to your application which was registered on 12th September 2024 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

**Installation of rear dormer window and front rooflight window**

**at: 98 East Kilbride Road Busby East Renfrewshire G76 8JF**

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 proposals, by virtue of the form, design and prominent siting of roof dormer, would fail to improve the quality of the area, neither preserving nor enhancing the appearance and character of the Busby Conservation Area, but would cause harm to that designated area of historic importance. Accordingly, the proposals fail to accord with the Development Plan and in particular Policies NPF4 7 & 14, and East Renfrewshire LDP2 D1, D1.1 and D16

Dated            13<sup>th</sup> January 2025



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

<b>Plan Description</b>	<b>Drawing Number</b>	<b>Drawing Version</b>	<b>Date on Plan</b>
Location Plan	AL(0)001	Rev A	
Site Plan	AL(0)009	Rev B	
Proposed floor plans	AL(0)010	Rev A	
Proposed floor plans	AL(0)011	Rev B	
Elevations Proposed	AL(0)012	B	

Sections Proposed	AL(0)013	Rev B	
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## **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 100685223-004

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:	dam architects south		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Fiona	Building Name:	
Last Name: *	Dempsey	Building Number:	36
Telephone Number: *	07718 233738	Address 1 (Street): *	Stamperland Crescent
Extension Number:		Address 2:	Clarkston
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	G76 8LH
Email Address: *	fiona@damarchitects-south.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="Stephen"/>	Building Number:	<input type="text" value="98"/>
Last Name: *	<input type="text" value="Christie"/>	Address 1 (Street): *	<input type="text" value="East Kilbride Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Busby"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G76 8JF"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="stephenchristie@lookers.co.uk"/>		

## Site Address Details

Planning Authority:	<input type="text" value="East Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="98 EAST KILBRIDE ROAD"/>
Address 2:	<input type="text" value="BUSBY"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G76 8JF"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="656236"/>	Easting	<input type="text" value="258657"/>
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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)

Installation of rear dormer window and front rooflight window

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See attached design statement

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)

AL(0)001 rev A Location/site plan as existing, AL(0)002 rev A Plans as existing, AL(0)003 rev A Plans as existing,  
 AL(0)004 rev A Elevations as existing AL(0)005 rev A Sections as existing, AL(0)009 rev B Site  
 plan as proposed, AL(0)010 rev A Plans as proposed, AL(0)011 rev B Plans as proposed AL(0)012 rev B  
 Elevations as proposed, AL(0)013 rev B Sections as existing Design statement Jan 25

### Application Details

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

2024/0452/TP

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

12/09/2024

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

14/01/2025

### Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

Yes  No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

Yes  No

Is it possible for the site to be accessed safely and without barriers to entry? \*

Yes  No

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

There is a gate but it can be open-end from the outside

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

Yes  No

Have you provided the date and reference number of the application which is the subject of this review? \*

Yes  No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

Yes  No  N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

Yes  No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

Yes  No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare – Notice of Review

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

Declaration Name: Ms Fiona Dempsey

Declaration Date: 22/01/2025

**JOB 0112 – 98 EAST KILBRIDE ROAD PLANNING APPLICATION REF 2024/0452/TP**

No pre-application feedback was available, as this service is currently not being offered by ERC Planning for domestic extensions.

The Planning application was submitted 12/09/24 and we received a registration letter on 25/09/24.

The planner carried out a site visit on 05/11/24 and my client was advised that the only comments received by ERC related to the retention of the trees in the back garden. We subsequently received an email from the allocated planner on 06/11/24 advising the following:-

*“I am afraid that this application is now being progressed with a recommendation of refusal.*

*The reason for refusal will relate to likely adverse impacts on the Conservation Area”*

When we requested clarification, we received feedback from the duty Planner on the phone and they advised that the rear dormer was ‘a bit too big’.

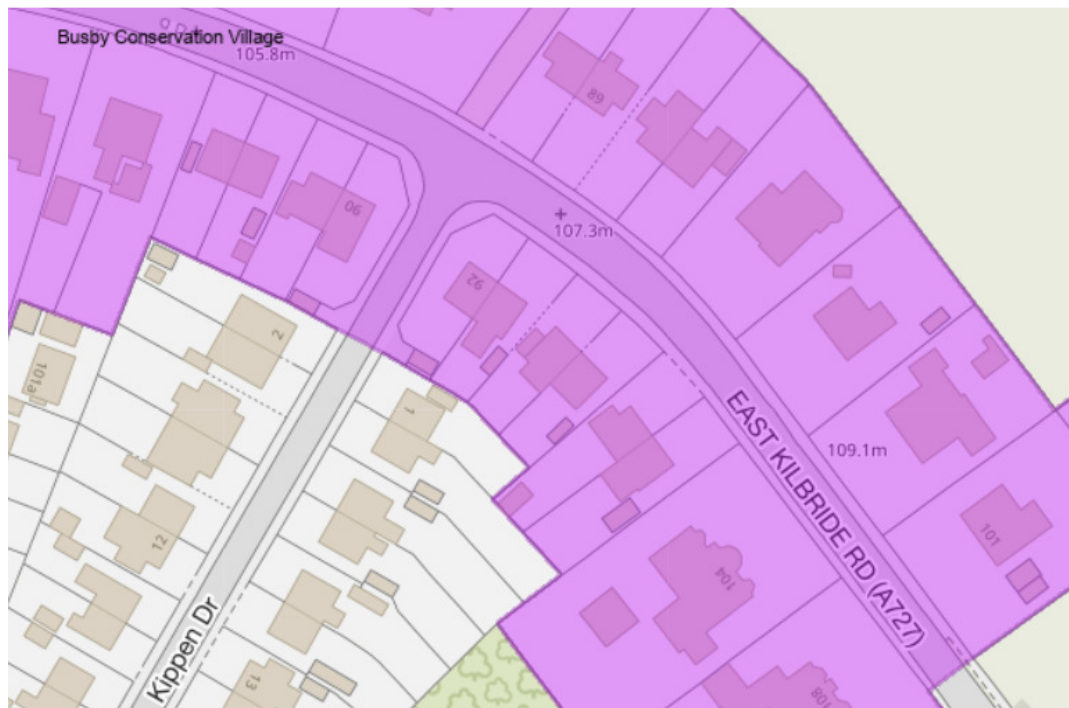
Redesign was carried out to significantly reduce the size of the rear dormer and revised drawings were submitted informally to Planning on 28/11/24, and subsequently added to the portal on 12/12/24.

A refusal notice was received on 13/01/24 as follows:-

*“The proposals, by virtue of the form, design and prominent siting of roof dormer, would fail to improve the quality of the area, neither preserving nor enhancing the appearance and character of the Busby Conservation area, but would cause harm that designated area of historic importance.”*

We are requesting that this decision be reviewed on the following grounds.

While we appreciate that no 98 East Kilbride Road sits within the Busby Conservation Village, it is located at the very edge of the boundary. The house was erected in the 1957 and it sits within a grouping of identical house on the south side of East Kilbride Road. Numbers 87 – 93 on the north side of the road are also identical. See site plan below.





Number 98 is in middle of photo above. The proposed rear dormer will barely be visible from the south eastern approach road.



The rear dormer will also not be visible from Kippen Drive as per the photo above. This photo shows the rear elevations of numbers 92 and 94 East Kilbride Road from this approach. The proposed rear dormer will only be visible from the rear gardens of the lower odd numbers of Kippen Drive.



Number 11 Kippen Drive, which is identical to number 98, and is visible from my client's rear garden property, received consent for a much larger rear dormer in July 2024 and has recently started construction.



View looking up Kippen Drive towards number 11.

Number 98 East Kilbride Road is, with the exception of the identical neighbours noted above, surrounded by large sandstone Edwardian villas. – see photos below. We would argue that it is the character of the latter that the Conservation Village status seeks to preserve and protect. We would also contend that the insertion of a modestly sized rear dormer to the rear of this property will not have any impact at all on the character of the conservation village, and as such we would request that this appeal be upheld and the refusal overturned.

See photos below of numbers 95 – 101 and number 104 East Kilbride Road.

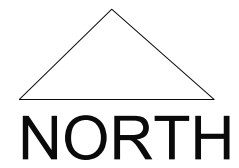




**PLANS/DRAWINGS**



1:500



1:1250

© Copyright dam architects  
 Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.  
 If in doubt, ask.

A Planning application Sep 24  
 Mark Revision Date

**dam architects south**  
 architecture + design + interiors + masterplanning + feasibility

36 Stamerland Crescent  
 Clarkston  
 Glasgow G76 8LH  
 t/f 07718 233738

Client  
 Mr and Mrs Christie

Project  
 98 East Kilbride Road  
 Busby  
 G76 8JF

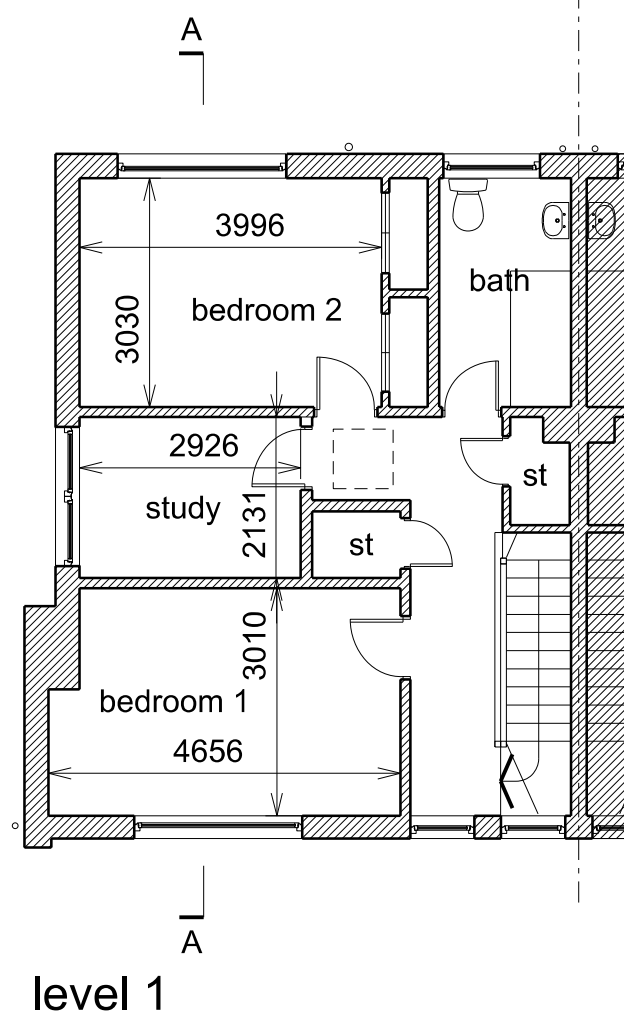
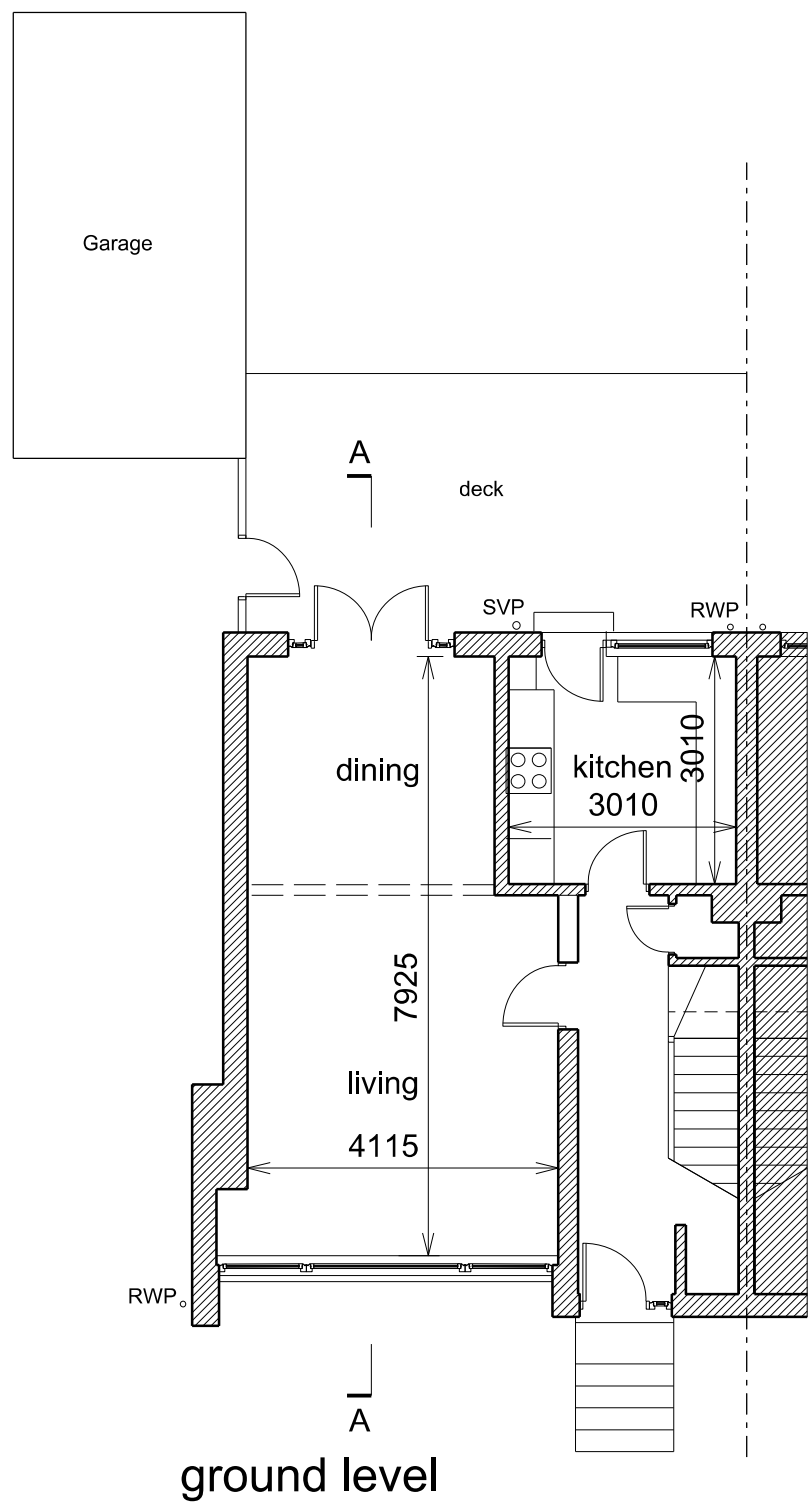
Drawing  
 site  
 as existing

Scale 1:1250/1:500 (A3)

Project No. 0112 Drawing No. AL(0)001 Rev. A

Created • Status  
 Date •  
 Checked •

© Copyright dam architects  
 Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, ask.



# existing floor plans

A Planning application Sep 24  
 Mark Revision Date

**dam architects south**  
 architecture + design + interiors + masterplanning + feasibility

36 Stammerland Crescent  
 Clarkston  
 Glasgow G76 8LH

t/f 07718 233738

Client  
 Mr and Mrs Christie

Project  
 98 East Kilbride Road  
 Busby  
 G76 8JF

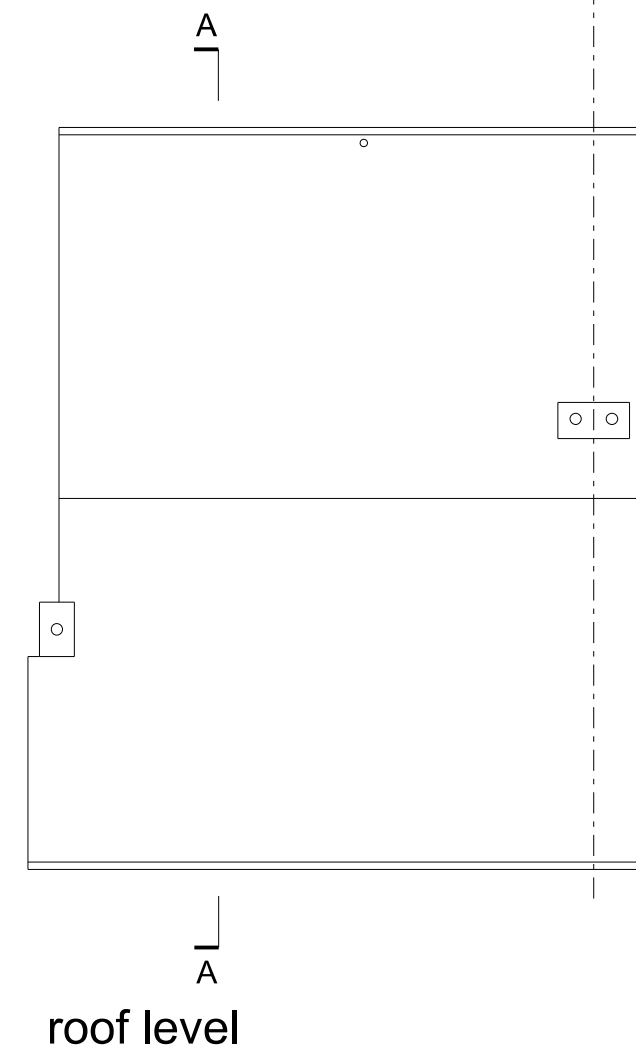
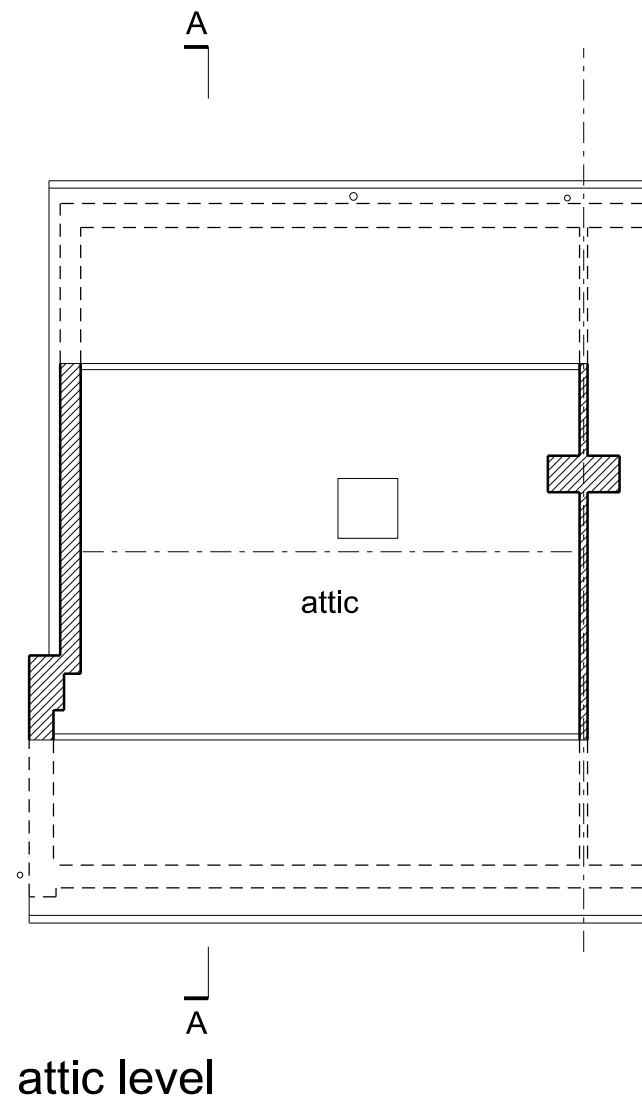
Drawing  
 plans as existing

Scale 1:100 (A3)

Project No. 0112 Drawing No. AL(0)002 Rev. A

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# existing floor plans



	A Planning application	Sep 24
Mark	Revision	Date

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Client  
 Mr and Mrs Christie

Project  
 98 East Kilbride Road  
 Busby  
 G76 8JF

Drawing  
 plans as existing

Scale 1:100 (A3)

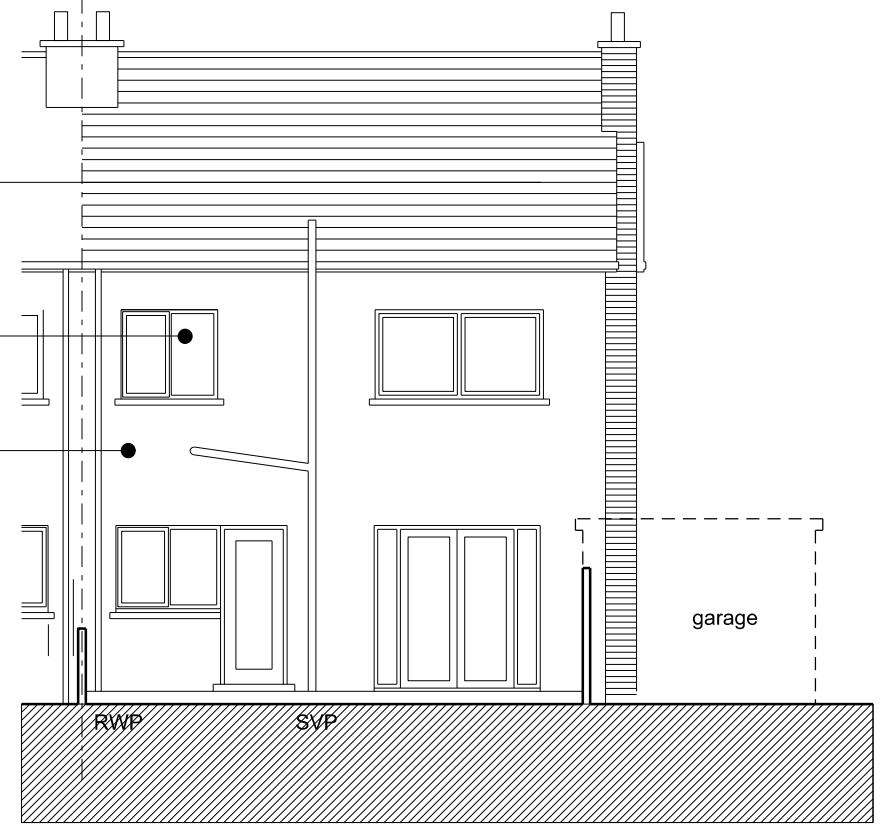
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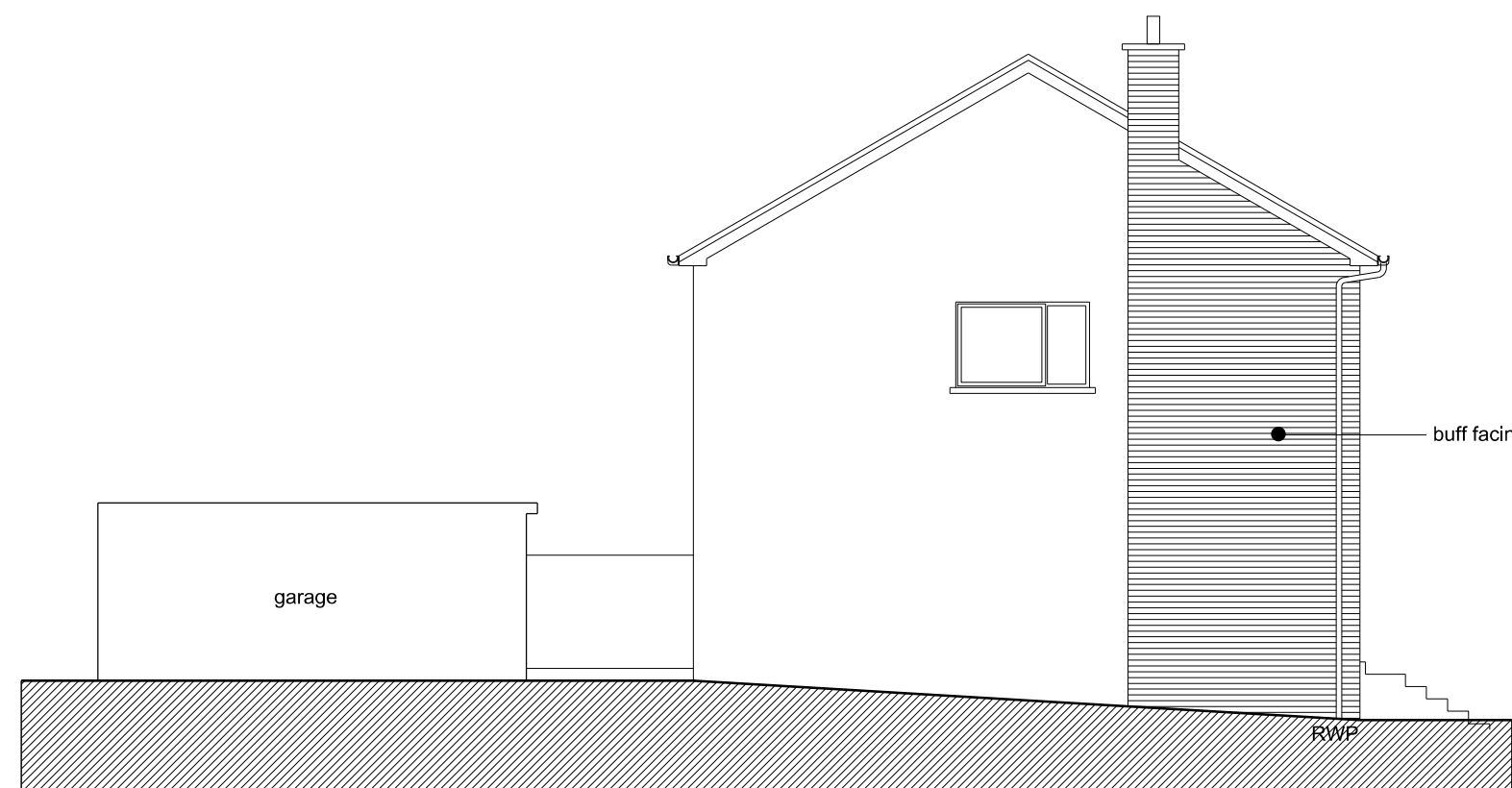
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front elevation

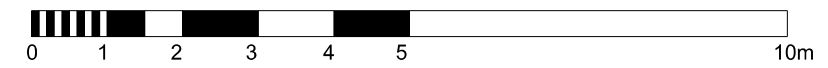


rear elevation



gable elevation

existing elevations



A	Planning application	Sep 24
Mark	Revision	Date

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Client  
 Mr and Mrs Christie

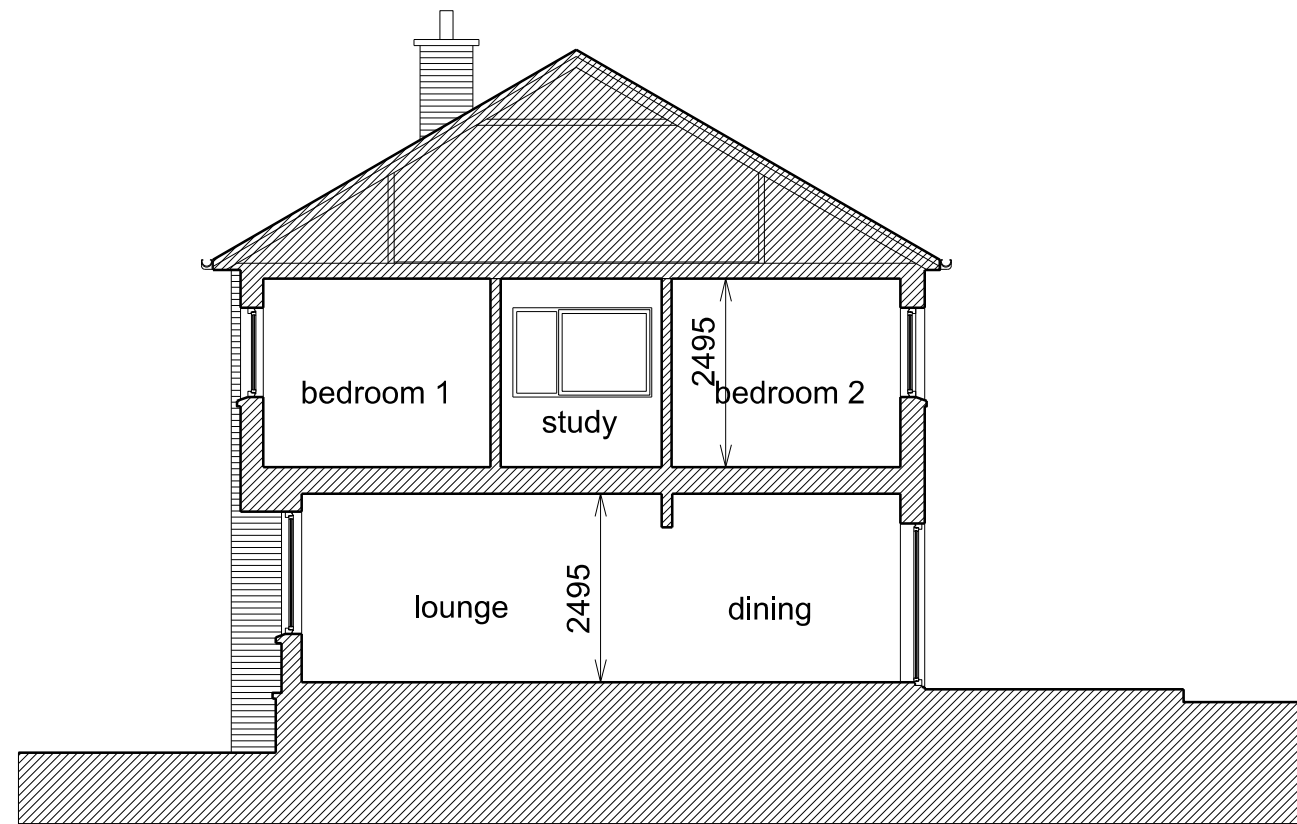
Project  
 98 East Kilbride Road  
 Busby  
 G76 8JF

Drawing  
 Elevations as existing

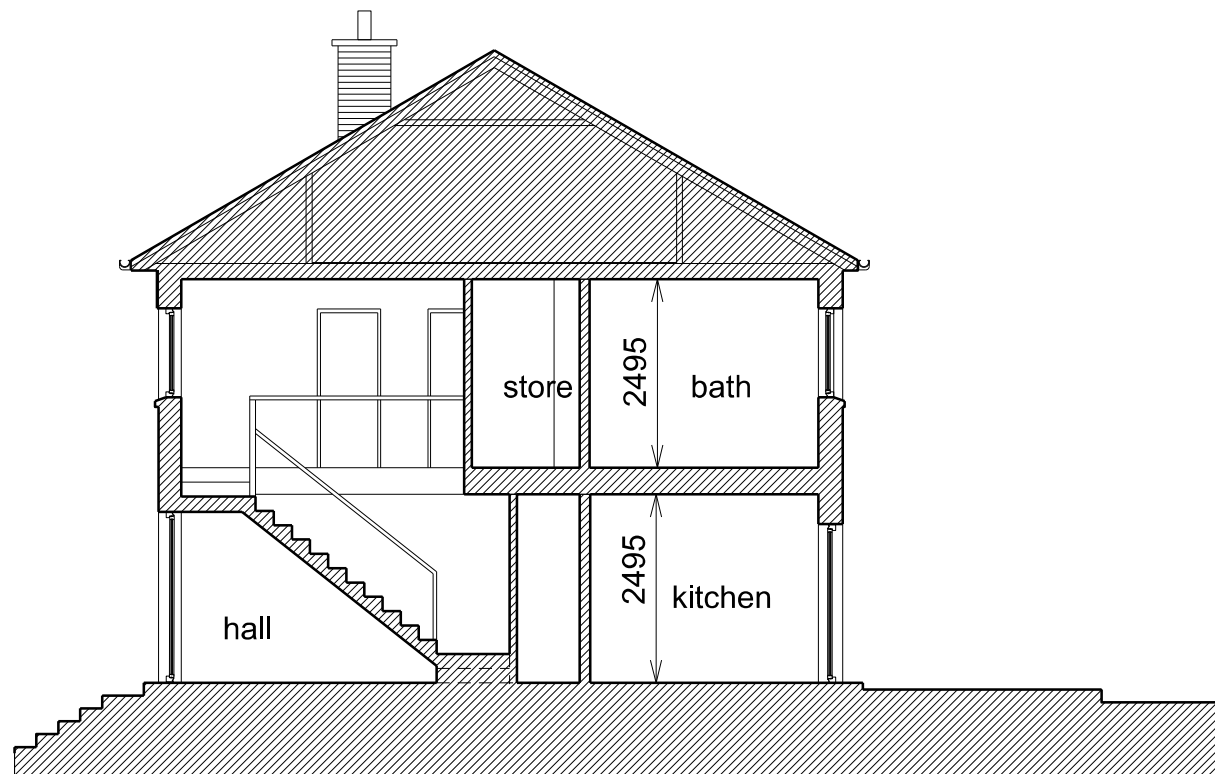
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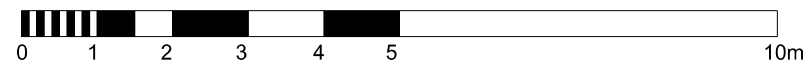


section AA



section BB

existing sections



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A	Planning application	Sep 24

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Drawing  
 Sections as existing

Scale 1:100 (A3)

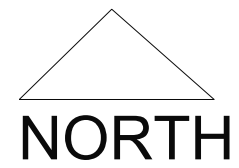
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Created	•	Status
Date	•	
Checked	•	





1:500



1:1250

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B	Scheme revised	Nov 24
A	Planning application	Sep 24
Mark	Revision	Date

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Project  
 98 East Kilbride Road  
 Busby  
 G76 8JF

Drawing  
 site  
 as proposed

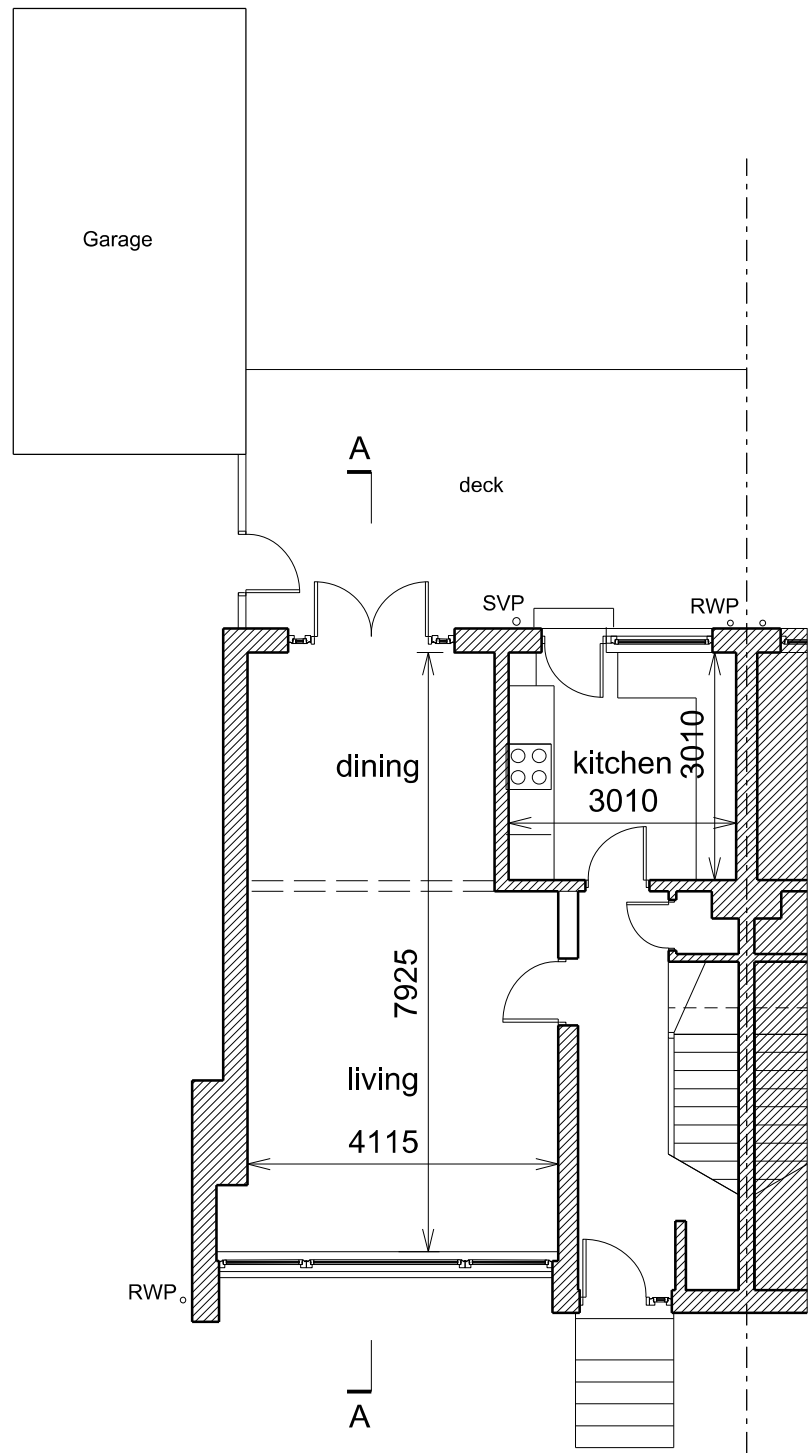
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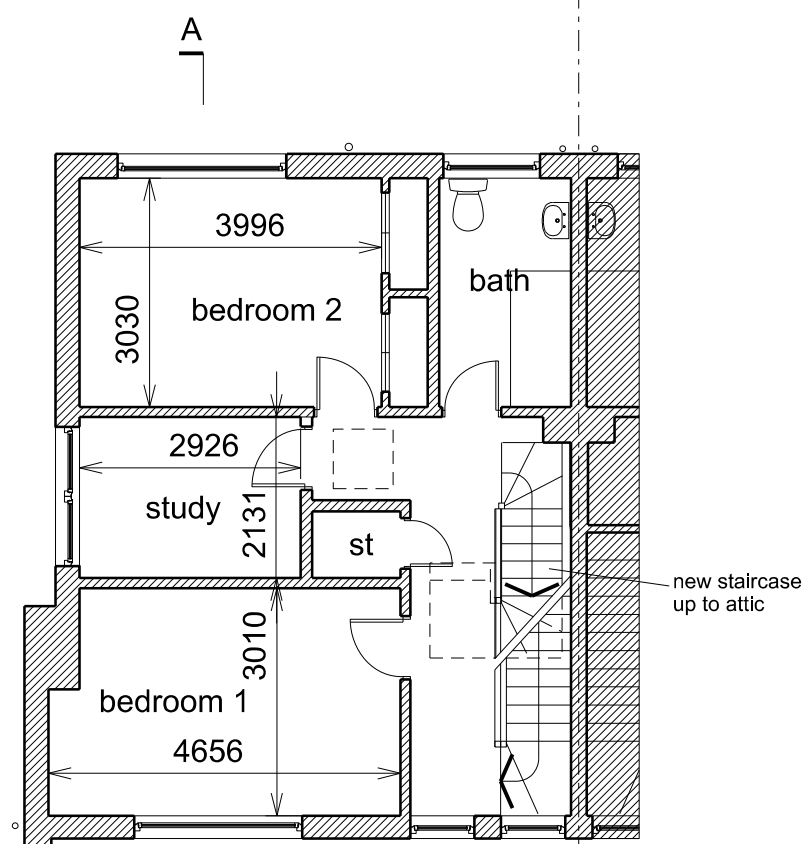
Created  
 Date  
 Checked

Status

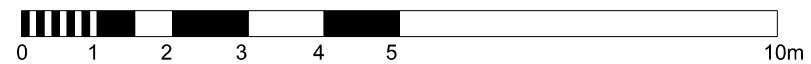
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ground level - unchanged



level 1



proposed floor plans

A Planning application Sep 24  
 Mark Revision Date

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Client  
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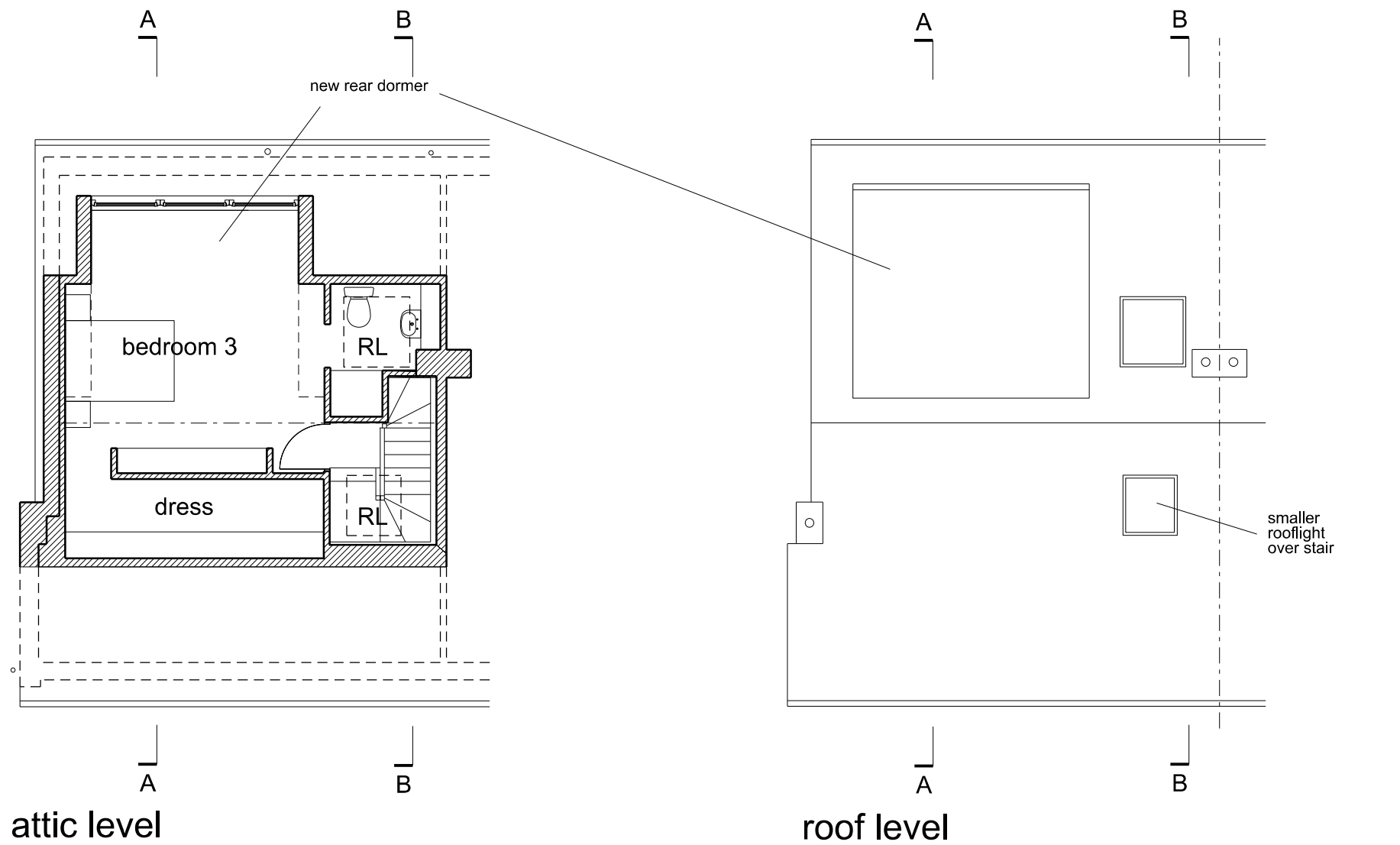
Drawing  
 plans as proposed

Scale 1:100 (A3)

Project No. 0112 Drawing No. AL(0)010 Rev. A

Created • Date • Checked • Status

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proposed floor plans



B	Revised submission to Planning	Nov 24
A	Planning application	Sep 24
Mark	Revision	Date

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 Glasgow G76 8LH

t/f 07718 233738

Client  
 Mr and Mrs Christie

Project  
 98 East Kilbride Road  
 Busby  
 G76 8JF

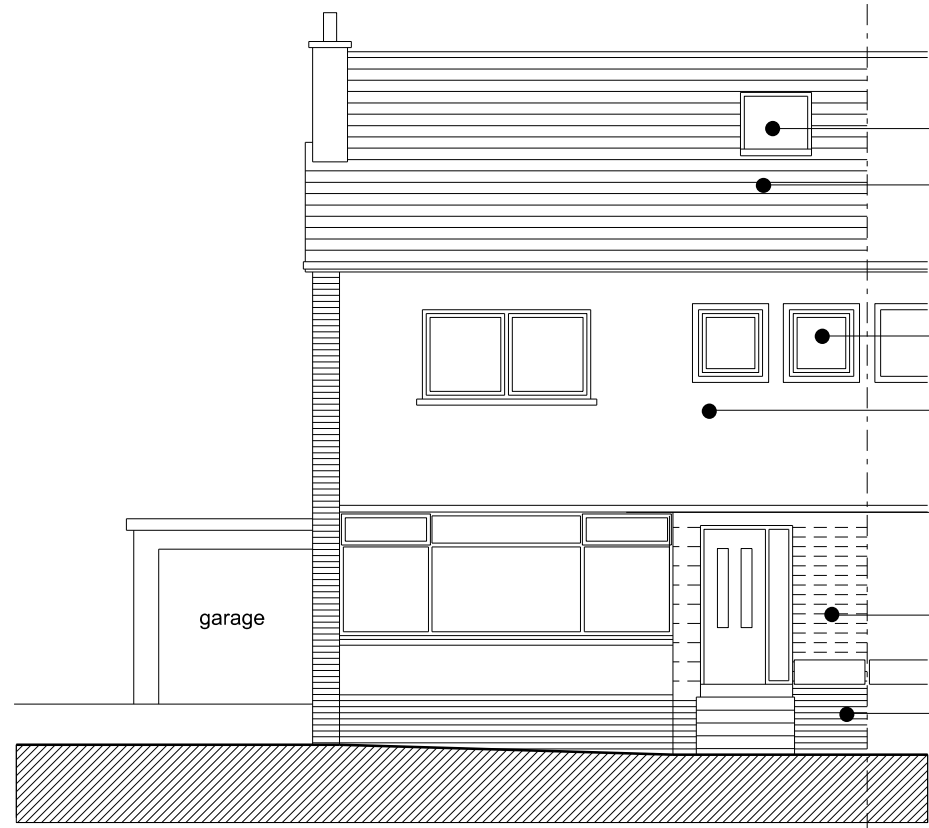
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Scale 1:100 (A3)

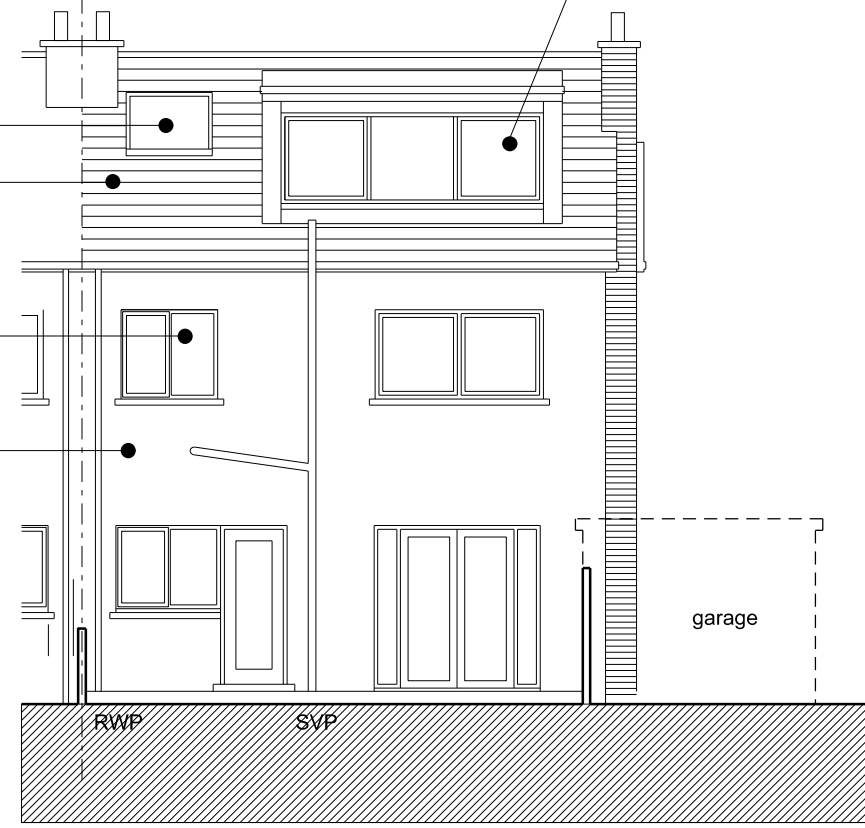
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Created • Status  
 Date •  
 Checked •

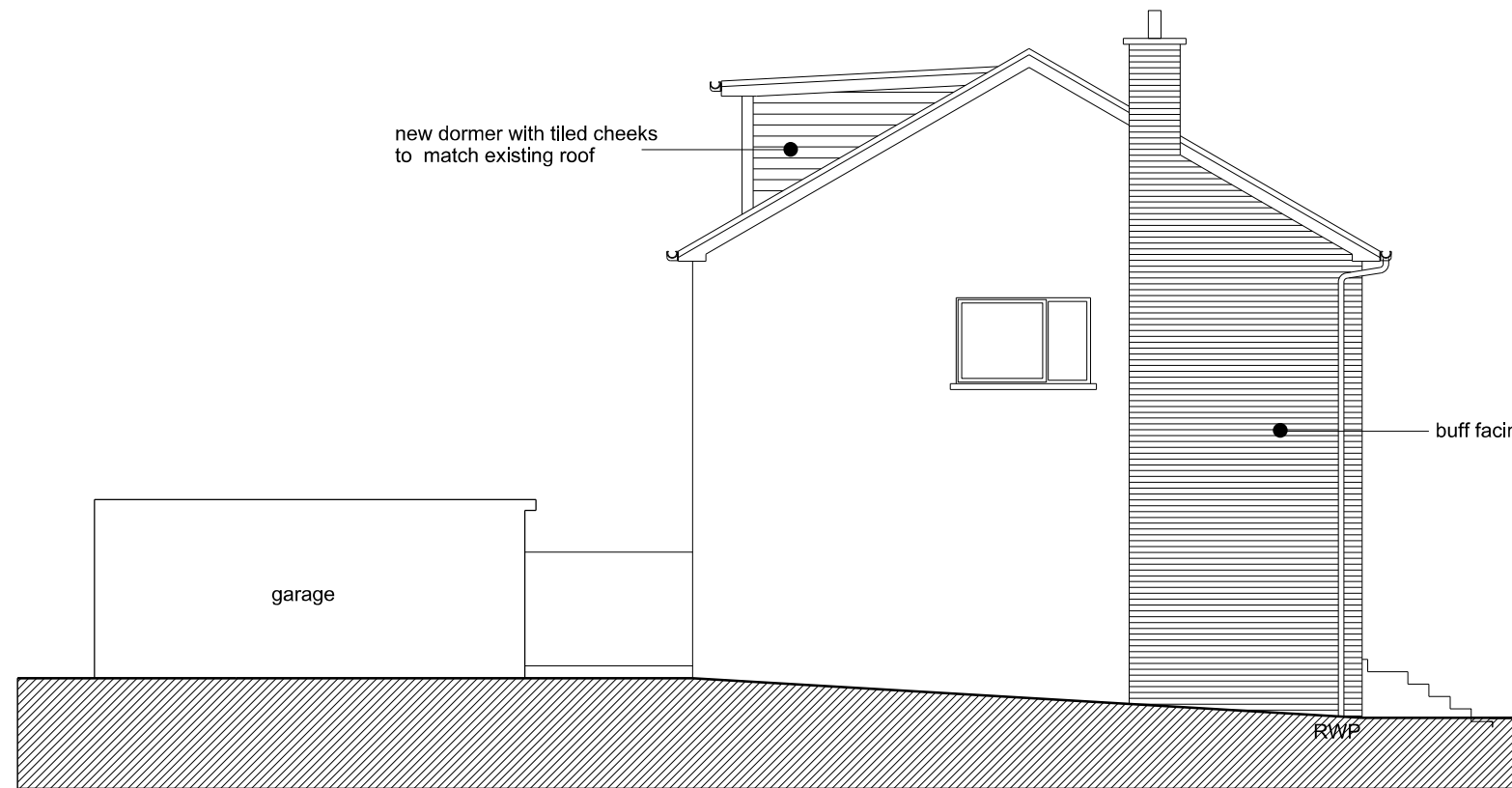
100



front elevation

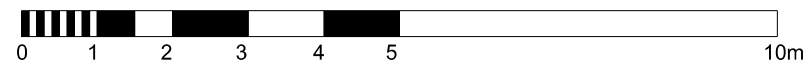


rear elevation



gable elevation

# proposed elevations



new dormer with tiled cheeks to match roof and white UPVC windows

new rooflights

concrete tile roof

white UPVC windows

roughcast

red sandstone door surround

buff facing brick

garage

garage

RWP

SVP

new dormer with tiled cheeks to match existing roof

buff facing brick

garage

RWP

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B	Revised submission to Planning	Nov 24
A	Planning application	Sep 24
Mark	Revision	Date

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Glasgow G76 8LH

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Client  
Mr and Mrs Christie

Project  
98 East Kilbride Road  
Busby  
G76 8JF

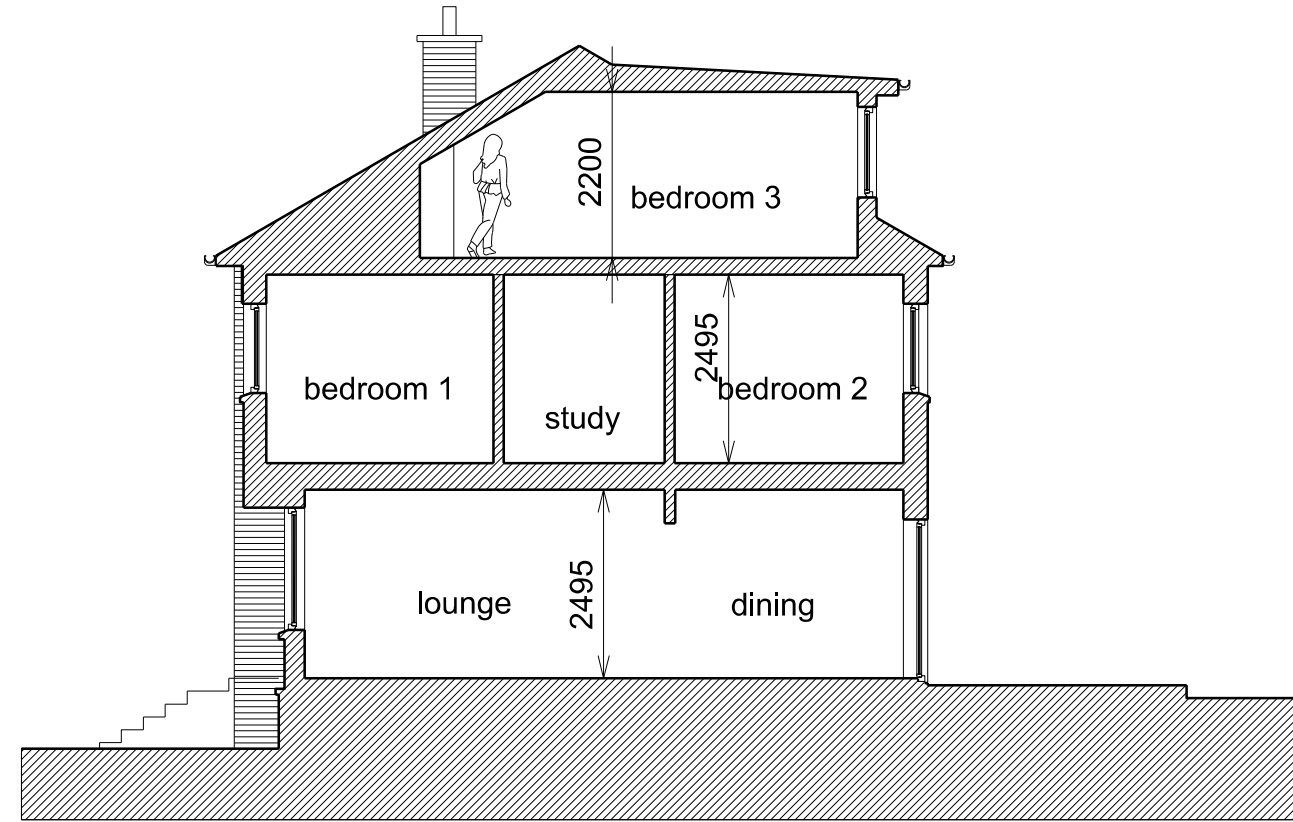
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Elevations as proposed

Scale 1:100 (A3)

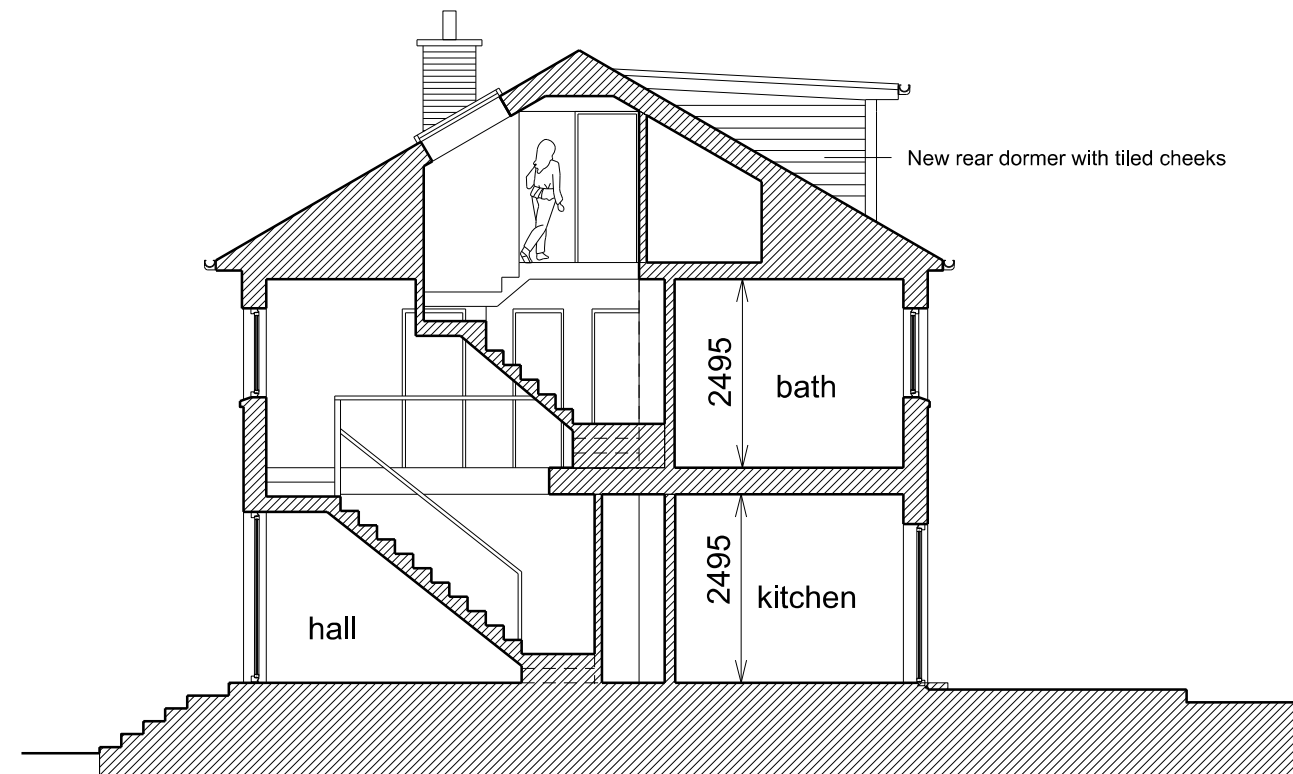
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Checked	•	

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section AA



section BB

proposed sections



Mark	Revision	Date
B	Revised submission to Planning	Nov 24
A	Planning application	Sep 24

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 Clarkston  
 Glasgow G76 8LH

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Client  
 Mr and Mrs Christie

Project  
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 Busby  
 G76 8JF

Drawing  
 Sections as proposed

Scale 1:100 (A3)

Project No.	Drawing No.	Rev.
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EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY2 April 2025Report by Director of Business Operations and PartnershipsREVIEW OF CASE - REVIEW/2025/04TWO STOREY REAR EXTENSION WITH INTERNAL REMODEL**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:- 2024/0525/TP).
- Applicant: Mr Scott McAllister
- Proposal: Two Storey Rear Extension with Internal Remodel
- Location: 2 Arnside Avenue, Giffnock, G46 7QQ
- 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 107 - 114);
- (b) Objections and Representations – Appendix 2 (Pages 115 - 118);
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 119 - 128);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 129 - 132); and
- (d) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages 133 - 138).

**15.** The applicant has also submitted the drawings listed below and these are attached as Appendix 6 (Pages 139 - 144).

- (a) Existing Design;
- (b) Proposed Plans;
- (c) Proposed Elevations; and
- (d) Existing Block 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 100689878-001

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)

Two storey rear extension with internal remodel

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:

Ref. Number:

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

First Name: \*

Scott

Building Name:

Last Name: \*

McAllister

Building Number:

9

Telephone Number: \*

07909756778

Address 1  
(Street): \*

Glasgow Road

Extension Number:

Address 2:

Mobile Number:

Town/City: \*

Paisley

Fax Number:

Country: \*

Scotland

Postcode: \*

PA1 3QS

Email Address: \*

localarchitect@outlook.com

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

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:

Mrs

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

Other Title:

Building Name:

2

First Name: \*

Melanie and Daniel

Building Number:

Last Name: \*

Friel

Address 1  
(Street): \*

Arnside Avenue

Company/Organisation

Address 2:

Telephone Number: \*

Town/City: \*

Giffnock

Extension Number:

Country: \*

Glasgow

Mobile Number:

Postcode: \*

G46 7QQ

Fax Number:

Email Address: \*

dan.friel1@gmail.com

## Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

2 ARNSIDE AVENUE

Address 2:

GIFFNOCK

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G46 7QQ

Please identify/describe the location of the site or sites

Northing

659378

Easting

256167

## 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: Scott McAllister

On behalf of: Mrs Melanie and Daniel Friel

Date: 25/10/2024

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 Scott McAllister

Declaration Date: 25/10/2024



## Payment Details

Online payment: ZZ0100003794  
Payment date: 25/10/2024 16:11:00

Created: 25/10/2024 16:11

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**OBJECTIONS/REPRESENTATIONS**

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

**Sent:** 09 Dec 2024 09:33:31

**116**

**To:** planningdms@eastrenfrewshire.gov.uk

**Cc:**

**Subject:** Fw: Ref.No 2024/0525/TP

**Attachments:**

---

**From:** Danielsanibel@Ao <danielsanibel@aol.com>

**Sent:** 06 December 2024 16:00

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

**Subject:** Ref.No 2024/0525/TP

Dear Sir

Regarding planning permission for Re. No. 2024/0525/TP

As a resident in Arnside Ave I would like to put in my objection due to the following reasons.

Arnside Ave is a relatively small avenue which is been used by a number of shop owners in Burnfield Road since parking restrictions were put in place by the local authority. The owners, staff and customers of the Indian Restaurant, Beauty Salon, Marks Deli and the staff of Cosgrove Care ( Burnfield Road) park in the Ave and park daily for either 24 hours or for the weekend. They tend to park at the top of the avenue towards St. Leonards Ave . In other words as close as they can get to their place of work.

We also have a residential complex in Arnside Ave for people who have additional needs . Staff and visitors park in the avenue not including the number of times daily courtesy buses come for the residents , taxis picking up residents taken them to various establishments and maintenance workers arriving in their vans on a daily basis. A number of the residents go out independently and crossing the avenue has been an issue for some as they cannot see past the parked car which are parked on the pavement.

With this application additional works vans will be parked in the avenue for a number of months not including delivery lorries.

Owners also leave their cars in Arnside Ave so that they can get to the shops in Fenwick Road.

If the authority would lift the parking restrictions on St. Leonards Ave and Burnfield Road this may ease the situation in Arnside Ave.

Yours sincerely

## Comments for Planning Application 2024/0525/TP

### Application Summary

Application Number: 2024/0525/TP

Address: 2 Arnside Avenue Giffnock East Renfrewshire G46 7QQ

Proposal: Erection of one and half storey rear extension to form gable, installation of dormer windows to front and side; and re-roofing of dwellinghouse

Case Officer: Mr Garry Dimeck

### Customer Details

Name: Mr Ernest Wenzel

Address: 4 St Leonards Drive Giffnock East Renfrewshire G46 7QG

### Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish register my grave concern regarding the planning application to the above property.

The large scale side dormer will directly overlook the only private area of my garden. It will also look directly into my bedroom and kitchen/living windows. I feel the proximity of the dormer would compromise my privacy.

Also gable end construction to hipped style bungalows, in the past, have often been refused permission unless a precedent had been set, as this was not in keeping with the existing house roof style.

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**REPORT OF HANDLING**

# REPORT OF HANDLING

Reference: 2024/0525/TP

Date Registered: 19th November 2024

Application Type: Full Planning Permission

This application is a Local Development

Ward: 3 -Giffnock And Thornliebank

Co-ordinates: 256167/:659378

Applicant/Agent:

Applicant:

Mrs Melanie and Daniel Friel

2 Arnside Avenue

Giffnock

Glasgow

G46 7QQ

Agent:

Scott McAllister

9 Glasgow Road

Paisley

Scotland

PA1 3QS

Proposal: Erection of one and half storey rear extension to form gable, installation of dormer windows to front and side; and re-roofing of dwellinghouse

Location: 2 Arnside Avenue  
Giffnock  
East Renfrewshire  
G46 7QQ

**CONSULTATIONS/COMMENTS:** None.

**PUBLICITY:** None.

**SITE NOTICES:** None.

**SITE HISTORY:** None

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

- Overlooking/loss of privacy/un-neighbourliness
- Design - inappropriateness of gabled extension
- Existing local parking difficulties exacerbated by construction vehicles
- Local Parking restrictions should be lifted to ease on-street parking in Arnside Avenue

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

**SUPPORTING REPORTS:** None

**ASSESSMENT:**

This 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 14 and 16 of the NPF4, and Policies D1 and D1.1 of the LDP2 are the most relevant.

Character of Property



2 Arnside Avenue is a detached, 2 bed bungalow with a hipped roof. A small, flat roofed extension projects from the rear and a driveway is along the northern side of the property provides access to a detached garage within the rear garden.

Existing finishing materials are stonework and render on the walls and slates on the roof.

The application proposes a full width extension to the rear, and a new roof to the property to provide bedroom accommodation at first floor level. The rear extension would have a gable end, and new dormer windows would be on the front and side (south) roof slopes. Finishing materials of slates and render are proposed.

The dormers are set centrally within the roof, below the ridge and away from the eaves, consistent with the advice in the Council's Householder Design Guide.

In design terms, although the proposal would change the appearance of the dwelling, it would not have a significant adverse impact on the character of the property.

### Character of Street

Whilst the introduction of the gabled roof-end would change the appearance/profile of the house, such an approach is not unusual within East Renfrewshire and has been approved where acceptable impacts on local character and neighbour amenity can be achieved.

Arnside Avenue is a residential street of detached bungalows of a similar scale and appearance. However, immediately to the west is a building of 1 and 1/2 storeys; whilst within the wider area, many of the properties have been extended to the rear, or through roof additions.

Within this context, the proposed gable end, which is to the rear of the property and would not be prominent, would not have a significant adverse impact on the character or appearance of the street-scene.

### Character of Landscape (including any affected trees)

No trees or shrubs would need to be removed to accommodate the rear extension. Accordingly, the proposals will not have an adverse impact on the character of the landscape.

### Relationship to neighbours

The rear of properties in St Leonards Drive, to the east face the application site and have relatively small gardens which back on to the application site.

The proposed side dormer window in the east facing roof-slope is relatively large, is close to the boundary, would serve a bedroom and due to its height, position and scale would be a dominant and notable addition to the property when viewed from neighbouring houses.

The proposals would give rise to direct overlooking and loss of privacy, affecting the amenities enjoyed by residential occupiers in St Leonards Drive. The site offers no potential to ameliorate those impacts.

### Any other material considerations

#### Parking

Sufficient space within the application site to provide off-street parking to meet the Council's standards is available.

Local difficulties caused by commercial properties in nearby Fenwick Road would not be compounded by the proposal to extend the application property.

On-street vehicle parking in Arnside Avenue is unrestricted.

Any disturbance to residents arising from construction vehicles would be for a temporary period only. Any obstruction of private driveways is a matter for Police Scotland to investigate.

### Householder Design Guide:

Although supporting the principle of dormer additions, the Householder Design Guide makes clear that the proximity to neighbouring properties will be considered, and direct overlooking should be avoided.

### Revisions

The applicants have indicated that: (i) similar dormer features have been approved elsewhere and provide 'precedent'; the dormer could be changed to feature obscure glazing and/or windows in the cheeks of the dormer; and (iii) discussions with one neighbour has met with support.

The cited examples of 'precedent' have been reviewed and are not considered to be comparable. It is the close relationship of the proposal to neighbouring properties; their orientation; and location of amenity space and windows, that give rise to un-neighbourliness in this case.

Whilst obscure glazing could prevent outlook from the new bedroom, activity within the room would be noticeable from neighbouring property (movement, lights on and off, curtains drawn etc). The close position of the window, and its size mean that these changes would be apparent and would be intrusive.

### CONCLUSION

For the reasons given above, the proposals would fail to accord with the Development Plan, and there are no material considerations in this case that over-ride planning policy objectives. It is therefore recommended that the application is refused.

**PLANNING OBLIGATIONS:** None.

**RECOMMENDATION:** Refuse

### **REASONS FOR REFUSAL:**

1. The siting and scale of dormer proposed on the eastern roof slope will adversely affect the amenities of residential occupiers of Nos 2 and 4 St Leonards Drive, appearing overbearing, dominant and giving rise to overlooking and loss of privacy. Those impacts cannot be effectively addressed and would give rise to unneighbourly development, contrary to the objectives of NPF4 Policy 16 and East Renfrewshire Local Development Plan 2 Policy D1.

### **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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: <https://www.gov.uk/government/organisations/mining-remediation-authority>

**ADDED VALUE:** None

## **BACKGROUND PAPERS:**

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

Ref. No.: 2024/0525/TP  
(GADI)

DATE: 30<sup>th</sup> January 2025

## **DIRECTOR OF ENVIRONMENT**

**Reference: 2024/0525/TP - Appendix 1**

## **DEVELOPMENT PLAN:**

### **Adopted East Renfrewshire Local Development Plan 2**

Policy D1

Placemaking and Design

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

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be appropriate to its location, be high quality and of a size, scale, height, massing and density and layout that is in keeping with the buildings in the locality or appropriate to the existing building and should respect local architecture, building form and design;
3. Respect existing building lines and heights of the locality;
4. Create a well-defined structure of streets, public spaces and buildings;
5. Ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality;
6. Respond to and complement site topography and not impact adversely upon the green belt and landscape character and setting, green networks, features of historic interest, landmarks, vistas, skylines and key gateways. Existing buildings and natural features of suitable quality, should be retained and sensitively integrated into proposals including greenspace, trees and hedgerows;
7. Boundary treatment and landscaping should create a distinctive edge and gateway to the development and reflect local character;
8. Promote permeable and legible places through a clear sustainable movement hierarchy favouring walking, then cycling, public transport, then the private car as forms of

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

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

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

## Policy D1.1

Extensions and Alterations to Existing Buildings for Residential Purposes

Proposals will be assessed against the following criteria:

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

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

## **National Planning Framework 4**

### Policy 14

Design, quality and place

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

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

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

#### Policy 16

##### Quality homes

- a) Development proposals for new homes on land allocated for housing in LDPs will be supported.
- b) Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:
  - i. meeting local housing requirements, including affordable homes;
  - ii. providing or enhancing local infrastructure, facilities and services; and
  - iii. improving the residential amenity of the surrounding area.
- c) Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:
  - i. self-provided homes;
  - ii. accessible, adaptable and wheelchair accessible homes;
  - iii. build to rent;
  - iv. affordable homes;
  - v. a range of size of homes such as those for larger families;
  - vi. homes for older people, including supported accommodation, care homes and sheltered housing;
  - vii. homes for people undertaking further and higher education; and
  - viii. homes for other specialist groups such as service personnel.
- d) Development proposals for public or private, permanent or temporary, Gypsy/Travellers sites and family yards and Travelling Showpeople yards, including on land not specifically allocated for this use in the LDP, should be supported where a need is identified and the proposal is otherwise consistent with the plan spatial strategy and other relevant policies, including human rights and equality.
- e) Development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need. Proposals for market homes will only be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where:
  - i. a higher contribution is justified by evidence of need, or
  - ii. a lower contribution is justified, for example, by evidence of impact on viability, where proposals are small in scale, or to incentivise particular types of homes that are needed to diversify the supply, such as self-build or wheelchair accessible homes. The contribution is to be provided in accordance with local policy or guidance.

- f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:
  - i. the proposal is supported by an agreed timescale for build-out; and
  - ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;
  - iii. and either:
    - delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or
    - the proposal is consistent with policy on rural homes; or
    - the proposal is for smaller scale opportunities within an existing settlement boundary; or
    - the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.
  
- g) Householder development proposals will be supported where they:
  - i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
  - ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.
  
- h) Householder development proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported.

Finalised 30<sup>th</sup> January 2025 MS(C)

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## DECISION NOTICE

**130**  
**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.        **2024/0525/TP**

**Applicant:**

Mrs Melanie and Daniel Friel  
2 Arnside Avenue  
Giffnock  
Glasgow  
G46 7QQ

**Agent:**

Scott McAllister  
9 Glasgow Road  
Paisley  
Scotland  
PA1 3QS

With reference to your application which was registered on 19th November 2024 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

**Erection of one and half storey rear extension to form gable, installation of dormer windows to front and side; and re-roofing of dwellinghouse**

**at: 2 Arnside Avenue Giffnock East Renfrewshire G46 7QQ**

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 siting and scale of dormer proposed on the eastern roof slope will adversely affect the amenities of residential occupiers of Nos 2 and 4 St Leonards Drive, appearing overbearing, dominant and giving rise to overlooking and loss of privacy. Those impacts cannot be effectively addressed and would give rise to unneighbourly development, contrary to the objectives of NPF4 Policy 16 and East Renfrewshire Local Development Plan 2 Policy D1.

Dated            30<sup>th</sup> January 2025



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

<b>Plan Description</b>	<b>Drawing Number</b>	<b>Drawing Version</b>	<b>Date on Plan</b>
Location Plan	1066 PL-01		
Proposed floor plans	1066 PL-01		
Block Plan Proposed	1066 PL-04		
Elevations Proposed	1066 PL-03		

**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 100689878-005

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

## 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:	Local Architect Ltd		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Scott	Building Name:	<input type="text"/>
Last Name: *	McAllister	Building Number:	9
Telephone Number: *	07909756778	Address 1 (Street): *	Glasgow Road
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Paisley
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	PA1 3QS
Email Address: *	localarchitect@outlook.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="Mrs"/>	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="Melanie and Daniel"/>	Building Number:	<input type="text" value="2"/>
Last Name: *	<input type="text" value="Friel"/>	Address 1 (Street): *	<input type="text" value="Arnside 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="Glasgow"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G46 7QQ"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="dan.friel1@gmail.com"/>		

## Site Address Details

Planning Authority:	<input type="text" value="East Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="2 ARNSIDE 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 7QQ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="659378"/>	Easting	<input type="text" value="256167"/>
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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)

Two storey rear extension with internal remodel, with new Garage to replace existing Timber Garage at the rear of property

## 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 Application was refused due to overlooking the neighbour and scale, the neighbour has reviewed and no objections. The client has based the proposals and scale on the following granted- 2024/0551- 8 Lonsdale Av, 2023/0731- 30 Braidholm Rd, 2022/0687- 57 Netherhill Av some examples have dormers in closer relationship/ bigger scale than is proposed. In response, the overlooking dormer could have frosted windows to the neighbour and clear side windows to the clients garden.

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)

(PL)01 Existing, (PL)02 Proposed Plans, (PL)03 Proposed Elevations, (PL)04 Existing block Plan

## Application Details

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

2024/0525/TP

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

19/11/2024

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

31/01/2025

## 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.

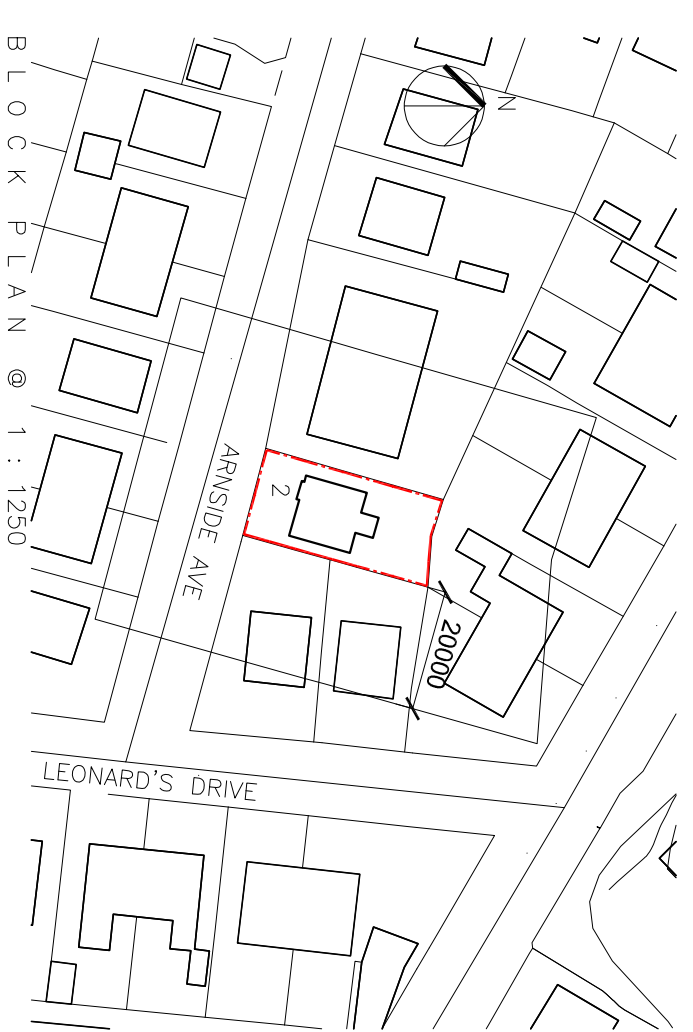
**Declare – Notice of Review**

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

Declaration Name: Mr Scott McAllister

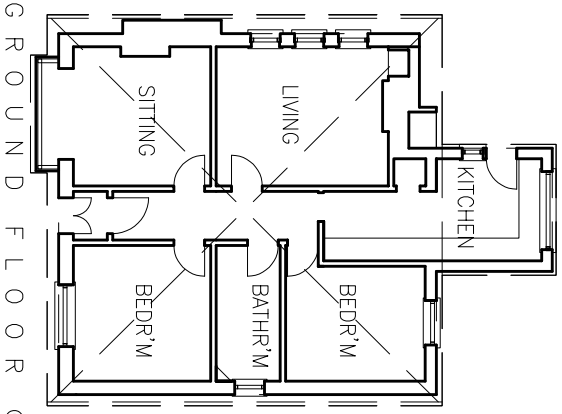
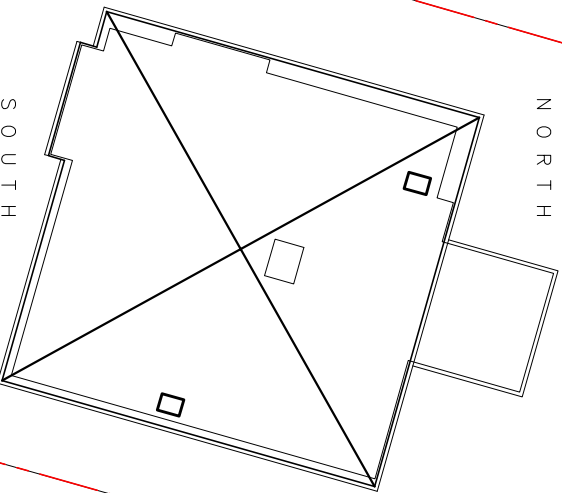
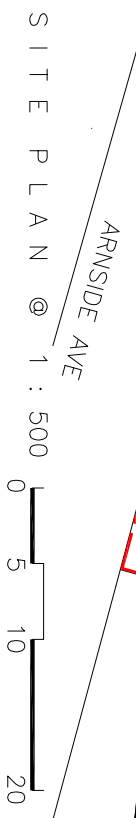
Declaration Date: 13/02/2025

**PLANS/DRAWINGS**

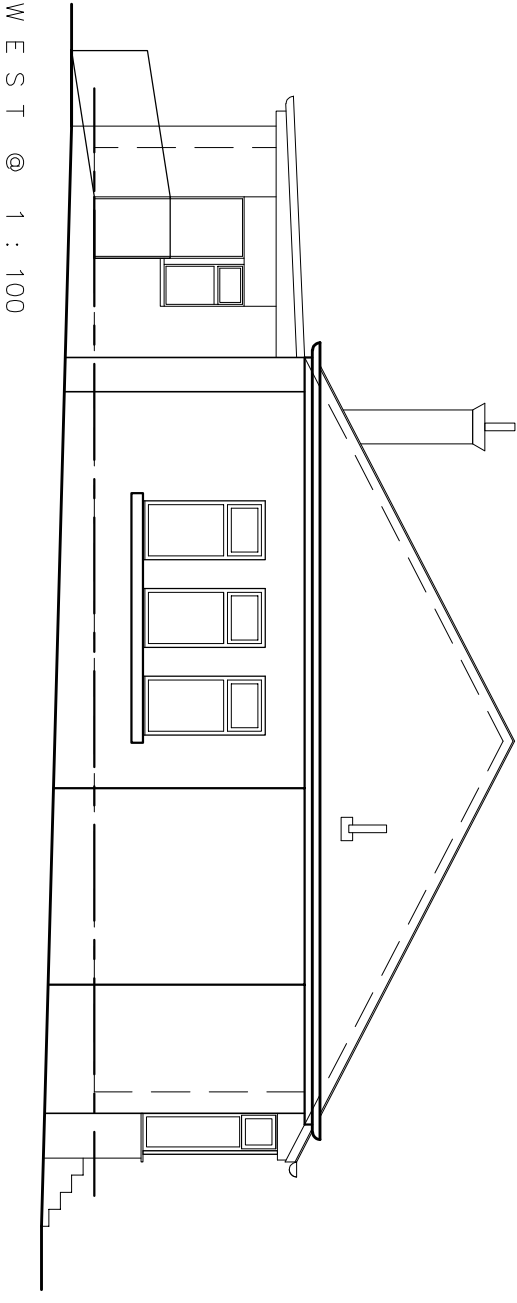
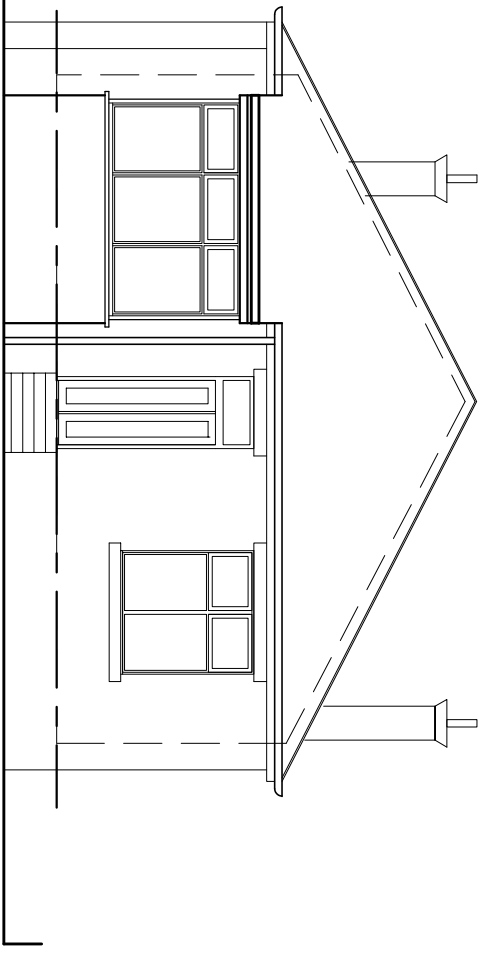


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AC0000807948, map purchased from Bluesky

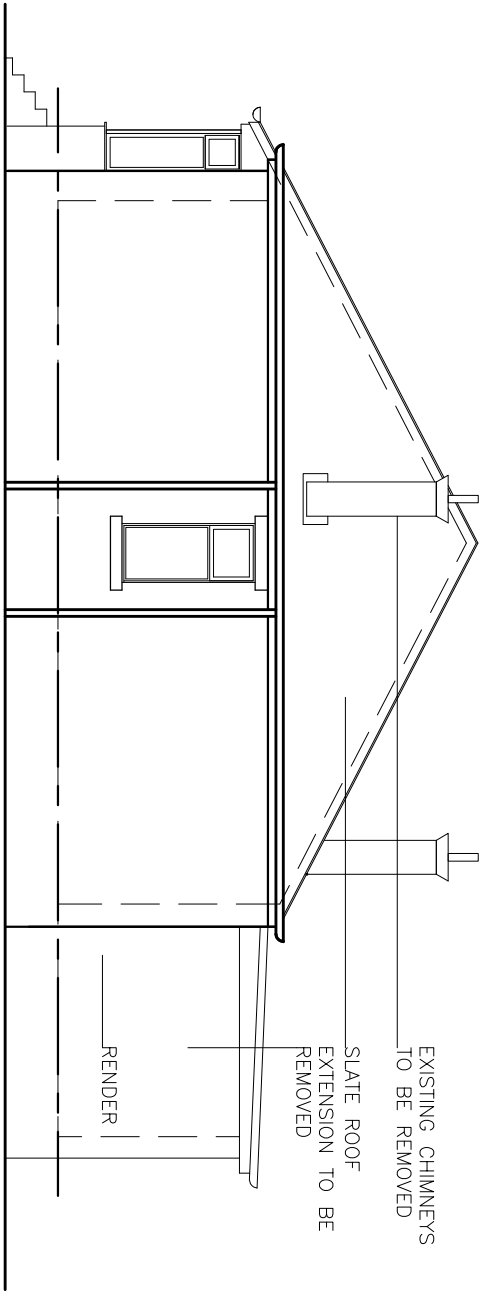
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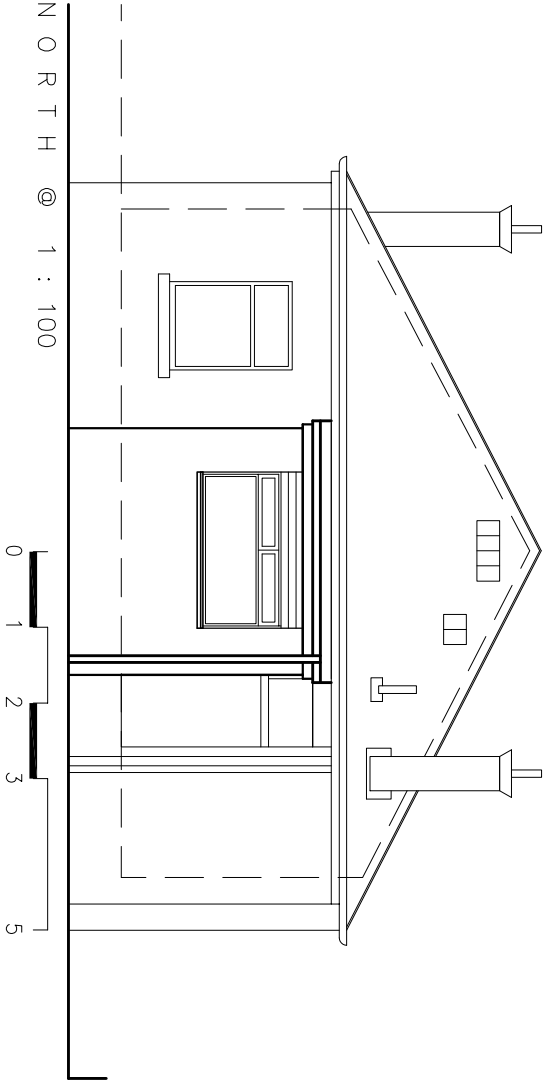
GROUND FLOOR @ 1:200 SOUTH @ 1:100



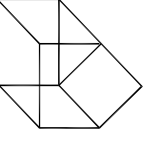
WEST @ 1:100

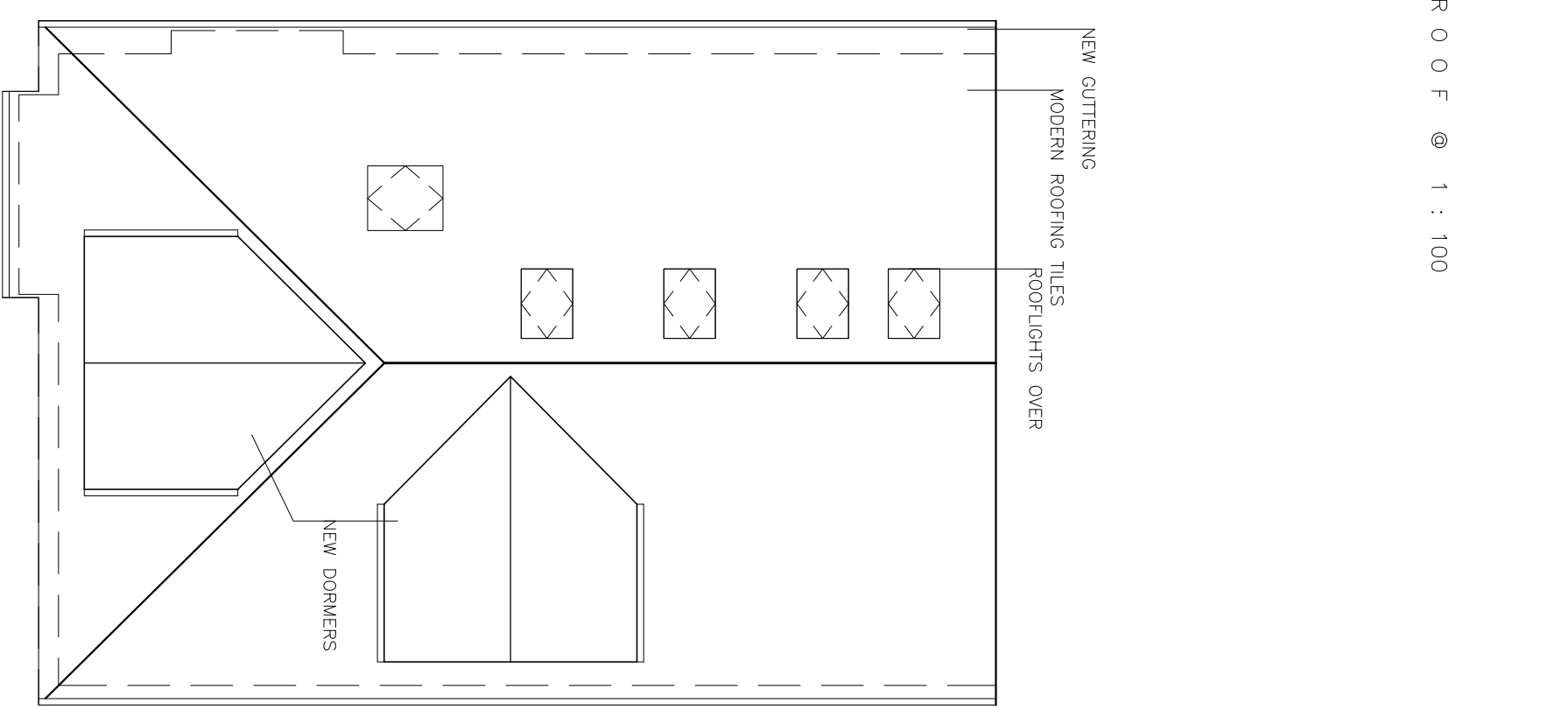
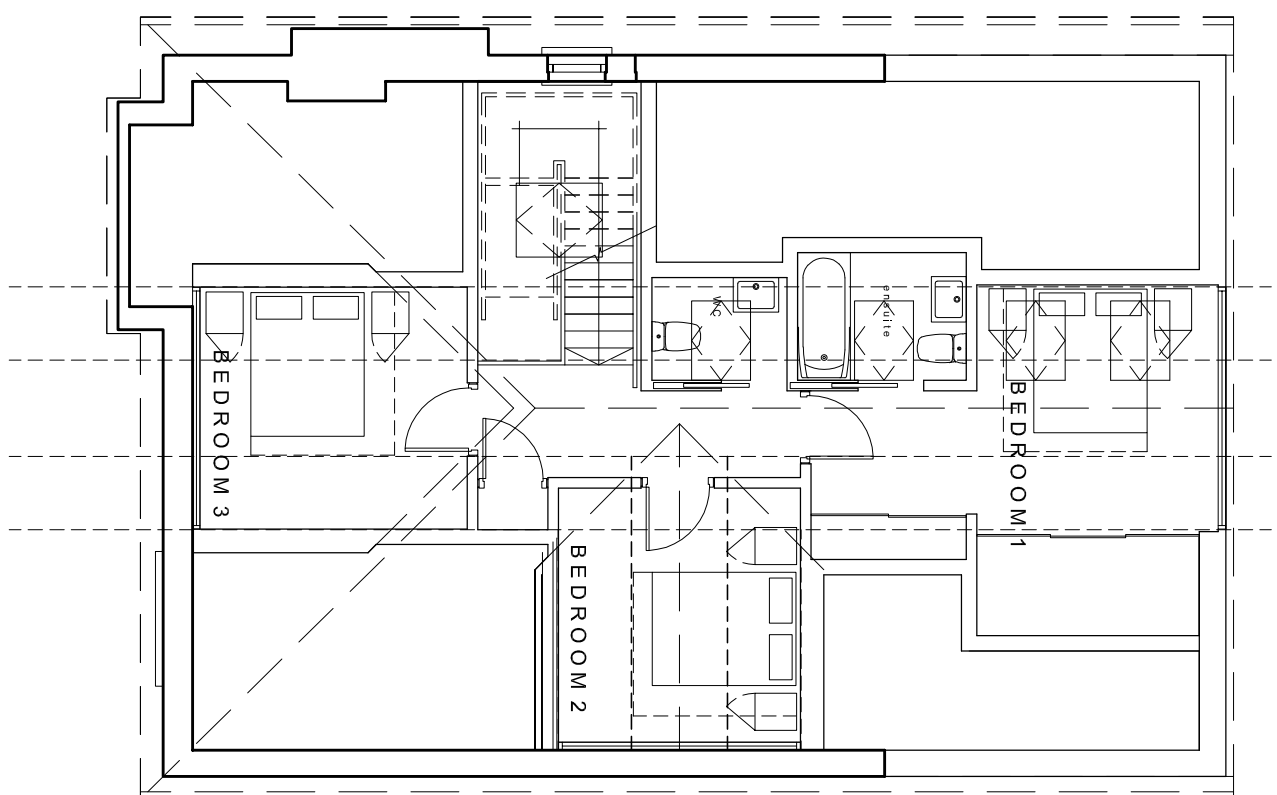
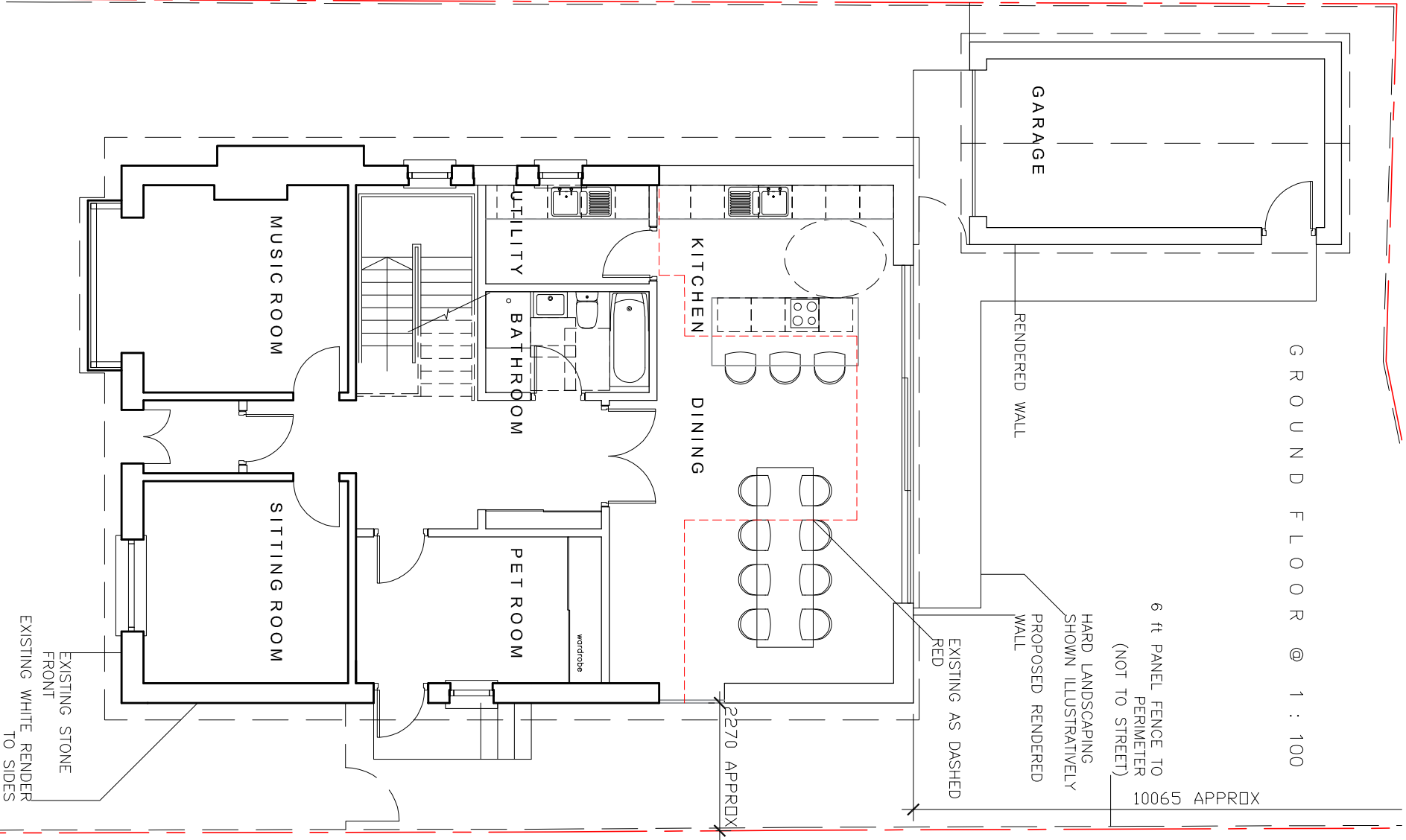


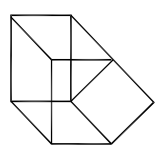
EAST @ 1:100



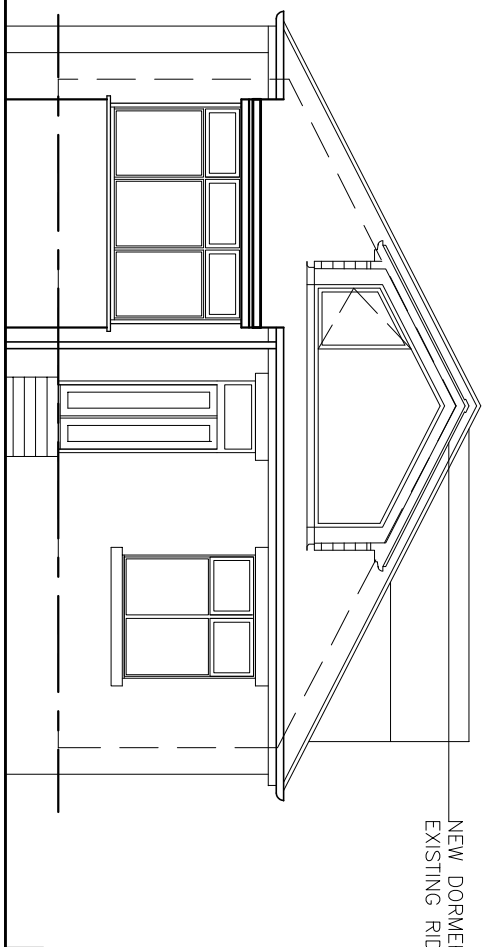
NORTH @ 1:100

 <p>Local Architect Ltd localarchitect@outlook.com</p>	Rev	Description	Date	By
CLIENT		MELANIE AND DANIEL FRIEL		
PROJECT		Two storey rear extension with internal remodel		
ADDRESS		2 ARNSIDE AVENUE, GIFFNOCK, GLASGOW, G46 7QQ		
TITLE		SCALE	noted @ A3	
Existing		DRAWING No		1066 (PL) 01
PLANNING		REV		

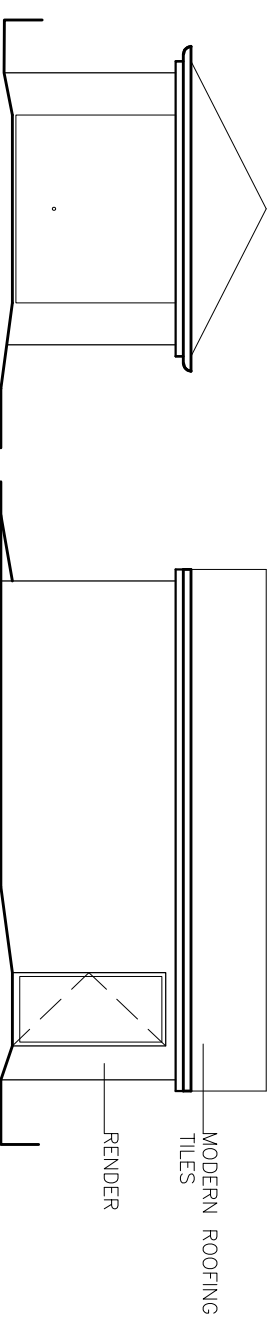


 <p>Local Architect Ltd localarchitect@outlook.com</p>	<p>Rev   Description</p>	<p>Date</p>	<p>By</p>
	<p>CLIENT MELANIE AND DANIEL FRIEL</p> <p>PROJECT Two storey rear extension with internal remodel</p> <p>ADDRESS 2 ARNSIDE AVENUE, GIFFNOCK, GLASGOW, G46 7QQ</p> <p>TITLE Proposed Plans</p>		
<p>SCALE noted @ A3</p>		<p>DATE 25.10.24</p>	<p>REV</p>
<p>P L A N N I N G</p>		<p>DRAWING No 1066 (PL) 01</p>	<p>REV</p>

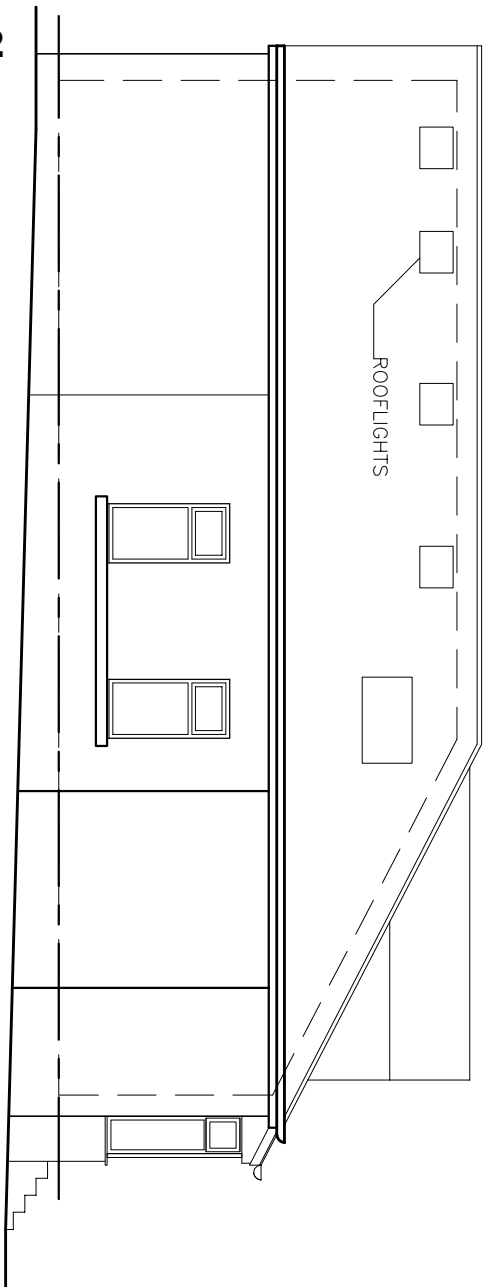
NEW DORMERS BELOW  
EXISTING RIDGE LINE



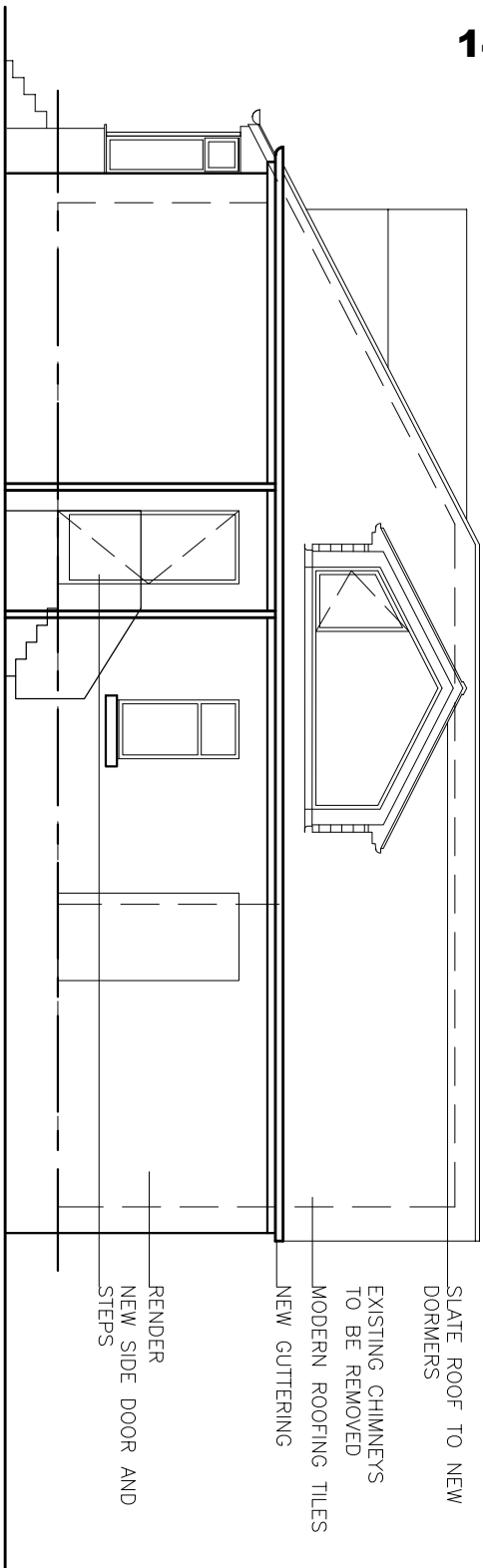
SOUTH @ 1 : 100



GARAGE ELEVATIONS @ 1 : 100



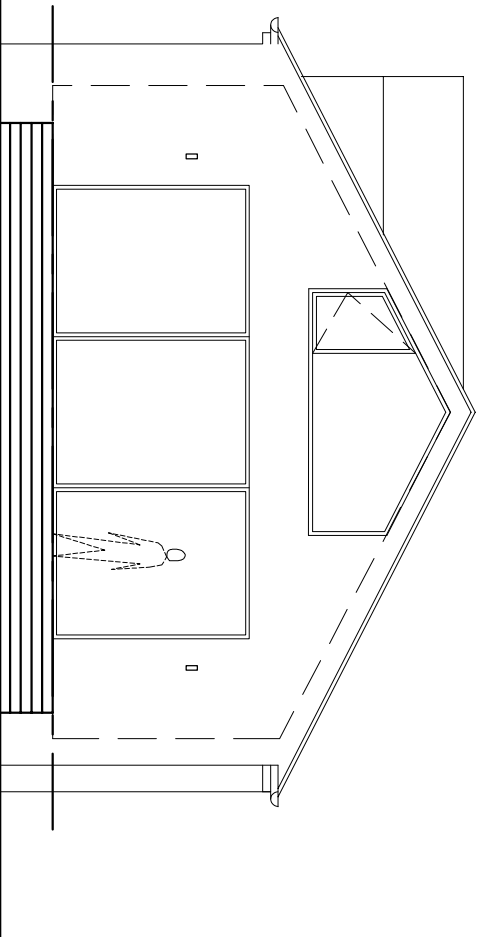
142  
WEST @ 1 : 100



EAST @ 1 : 100

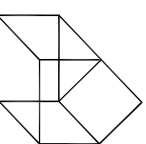
SLATE ROOF TO NEW  
DORMERS  
EXISTING CHIMNEYS  
TO BE REMOVED  
MODERN ROOFING TILES  
NEW GUTTERING

RENDER  
NEW SIDE DOOR AND  
STEPS

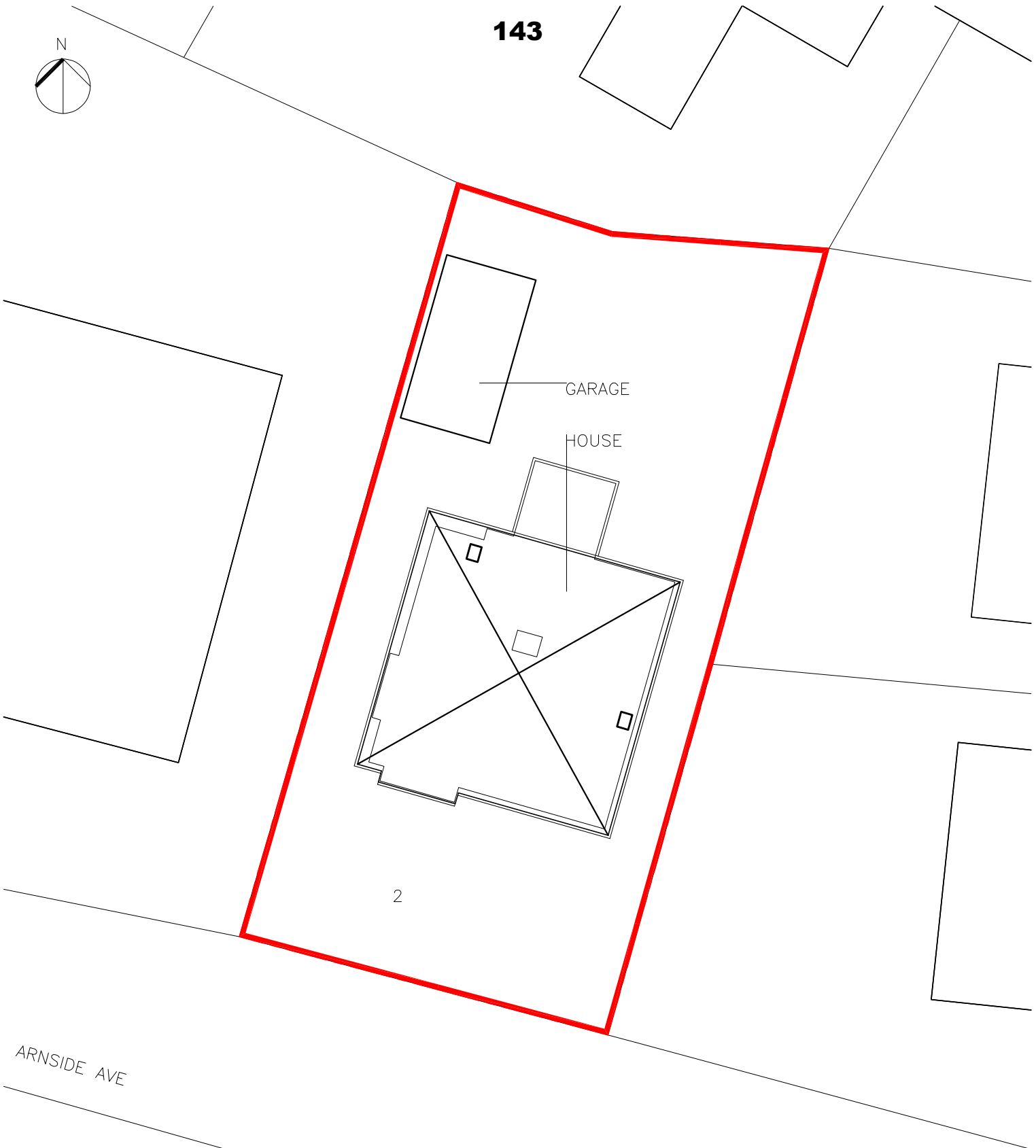
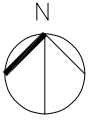


NORTH @ 1 : 100



 <p>Local Architect Ltd localarchitect@outlook.com</p>	Rev	Description	Date	By
CLIENT		MELANIE AND DANIEL FRIEL		DATE
PROJECT		Two storey rear extension with internal remodel		25.10.24
ADDRESS		2 ARNSIDE AVENUE, GIFFNOCK, GLASGOW, G46 7QQ		
TITLE		Proposed Elevations		
SCALE		noted @ A3		
DRAWING No		1066 (PL) 03		
REV		P L A N N I N G		

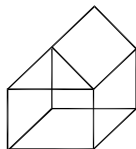
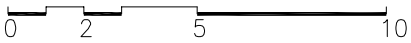
143



2

ARNSIDE AVE

EXISTING BLOCK PLAN @ 1 : 200



Local Architect Ltd  
localarchitect@outlook.com

Rev	Description	Date	By
	CLIENT MELANIE AND DANIEL FRIEL	DATE 08.11.24	
	PROJECT Two storey rear extension with internal remodel		
	ADDRESS 2 ARNSIDE AVENUE, GIFFNOCK, GLASGOW, G46 7QQ		
	TITLE Existing Block Plan	SCALE noted @ A4	
	PLANNING	DRAWING No 1066 (PL) 04	REV

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