

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY5 August 2020Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2020/09ERECTION OF ONE AND A HALF STOREY REAR EXTENSION FORMING GABLE ENDWITH ASSOCIATED RAISING OF RIDGE HEIGHTAT 52 MELFORD AVENUE GIFFONCK**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: Full Planning Permission (Ref No:- 2020/0100/TP).
- Applicant: Mr John Dunn.
- Proposal: Erection of one and a half storey rear extension forming gable end with associated raising of ridge height
- Location: 52 Melford Avenue, Giffnock G46 6ND
- 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.

- (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.

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 (Chief Planning Officer).

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 is attached as Appendix 5.

9. The applicant is entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and has indicated that his stated preference is a site inspection.

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. However, 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. Given the current restrictions that are in place associated with the Covid-19 pandemic it will not be possible for members of the Local Review Body to visit the site to carry out their inspection in accordance with the aforementioned decision.

13. To overcome this issue, discussions have taken place with Councillor Ireland, Chair of the Local Review Body following which it was decided that as alternative to members of the Local Review Body visiting the site, the Planning Adviser to the Local Review Body will visit the site prior to the meeting during which he will film the application site. The recording will then be made available to the members of the Local Review Body to view in advance of the meeting which will be held on Wednesday, 5 August at 2.30pm.

INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

14. 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.

15. 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 143 - 150);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages 151 - 160);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages 161 - 166); and
- (d) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 4 (Pages 167 - 184).

16. The applicant has also submitted the drawings listed below (available for inspection within the Planning Division of the Environment Department prior to the meeting and for reference at the meeting) and these are attached as Appendix 5 (Pages 185 - 190).

- (a) Refused – Location Plan;
- (b) Refused – Existing and Proposed Plans, Elevations and Location Plans;
- (c) Refused – Existing and Proposed Roof Plan, Details and Notes; and
- (d) Refused – Proposed Attic Plan, Elevations and Sections.

17. The Local Review Body is advised that initial consultation responses and representations received if any, relating to the application will be listed in the planning officer's Report of Handling.

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

RECOMMENDATIONS

19. 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.

- (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: Paul O'Neil

Director - Caroline Innes, Deputy Chief Executive

Paul O'Neil, Committee Services Officer
e-mail: paul.o'neil@eastrenfrewshire.gov.uk
Tel: 0141 577 3011

Date:- July 2020

**APPLICATION
FOR
PLANNING PERMISSION**

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

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

Thank you for completing this application form:

ONLINE REFERENCE 100235684-001

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

Description of Proposal

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

Proposed rear 1.5 storey extension c/w ridge increase to exiting dwelling

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:	CAF Designs LTD		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Craig	Building Name:	<input type="text"/>
Last Name: *	Fullerton	Building Number:	53
Telephone Number: *	+441698825660	Address 1 (Street): *	Calderglen Avenue
Extension Number:	<input type="text"/>	Address 2:	Blantyre
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	United Kingdom
		Postcode: *	G72 9UP
Email Address: *	craig@cafdesigns.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:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	John	Building Number:	52
Last Name: *	Dunn	Address 1 (Street): *	Melford Avenue
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Giffnock
Extension Number:	<input type="text"/>	Country: *	UK
Mobile Number:	<input type="text"/>	Postcode: *	G46 6ND
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

52 MELFORD AVENUE

Address 2:

GIFFNOCK

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G46 6ND

Please identify/describe the location of the site or sites

Northing

658410

Easting

256735

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: Craig Fullerton

On behalf of: Mr John Dunn

Date: 19/02/2020

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 Craig Fullerton

Declaration Date: 19/02/2020

Payment Details

Pay Direct

Created: 19/02/2020 13:37

REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2020/0100/TP

Date Registered: 19th February 2020

Application Type: Full Planning Permission

This application is a Local Development

Ward: 3 -Giffnock And Thornliebank

Co-ordinates: 256735/:658410

Applicant/Agent:

Applicant:

Mr John Dunn

52 Melford Avenue

Giffnock

East Renfrewshire

G46 6ND

Agent:

Craig Fullerton

53 Calderglen Avenue

Blantyre

Glasgow

G72 9UP

Proposal: Erection of one and a half storey rear extension forming gable end with associated raising of ridge height

Location: 52 Melford Avenue
Giffnock
East Renfrewshire
G46 6ND

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY:

2003/0128/TP	Installation of rear dormer window	Granted	17.03.2003
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REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

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

ASSESSMENT:

The application site comprises a detached bungalow which has a hipped roof and front and rear dormer windows. The dwelling is externally finished in dry dash render, stone, upvc window/door frames and concrete roof tiles. A garage exists within the rear garden along the south side boundary. The site includes an area of hardstanding along the front as well as a rear garden. The rear garden is enclosed by approx. 2m high hedging along the rear and side (north) while the existing garage and a 2m high (approximately) close boarded timber fence encloses the side (north) boundary.

The surrounding area is residential in nature and characterised by similar style bungalows. It is noted that a number of gable ended extensions have been constructed onto neighbouring properties.

Planning permission is sought for the erection of a rear extension which is also to involve raising the existing ridge height by approx. 900mm to form the ridge line at right angles to the street. The roof is to finish on a gable end. In terms of scale, the roof of the extension is to project 7.5m (approximately) out from the central ridge point, the extension is to extend the width of the existing property and it is to be 4m (approximately) in depth. The roof tiles and render are to match the existing. Decking is proposed along part of the rear elevation and a new window is to be installed along the existing north side elevation.

The application requires to be assessed against Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan. Policy D1 requires that all development should not result in a significant loss of character to the surrounding area and Policy D14 requires that extensions should complement the character of the existing building in terms of its style, form and materials. The adopted Supplementary Planning Guidance: Householder Design Guide (SPG) is also of relevance. The SPG states that extensions to the rear of bungalows should have the same roof design as the existing and should not form a gable end.

The proposed extension forms a gable end to the rear, which significantly changes the profile of the house, and as such makes no reference to the existing design and would appear incongruous with the character and appearance of the property. The incongruous roof style is exacerbated by the extent in which it would project out from the existing and also its increase in height above the existing short ridge line. The proposal would also be visible from the street and therefore introduce a negative feature along it to the detriment of the character and visual amenity of the area. While a few gable end extensions exist in neighbouring streets they are not of such a number to characterise the area. They also pre-date current local development plan policy. As such, the extension is considered contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and to the specific terms of the SPG.

The extension itself would create no significant additional overlooking into neighbouring sites than that which already exists. Any overlooking from the proposed decking would be sufficiently screened by the existing boundary treatment around the site. The extension would also not give rise to significant additional overshadowing or loss of light on the neighbouring site at No. 54 given its orientation and distance off the boundary. A small degree of overshadowing would be experienced at No.50 however this would be limited to the late morning and as such would not be excessive. Notwithstanding, the overall design of the extension is unacceptable and the comments relating to residential amenity do not in their own justify approval of the application.

The proposed north side window would overlook the side windows within No.50 and therefore raises concerns regarding loss of privacy. Notwithstanding, should the proposed works be otherwise acceptable this could be removed from the proposal or substituted for a high level window.

The Proposed Local Development Plan 2 is a material consideration and with regard to this planning application, the relevant policies are considered to be D1 and D1.1. The aforementioned policies largely reflect the adopted Local Development Plan policies. Consequently, for reasons stated above, it is considered that the proposed works do not accord with the relevant policies in the Proposed Local Development Plan.

In conclusion, the proposed extension is considered to dominate and detract from the property and character of the area. It is therefore contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan, the proposed East Renfrewshire Local Plan and to the terms of the SPG. There are no material considerations that outweigh the terms of the policies.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None

REASONS FOR REFUSAL:

1: The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposed extension with its gable style roof fails to respect the architectural style and form of the property and character of the surrounding built environment.

2: The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the rear extension with its gable wall, elongated ridge and raised ridge height would detract from and dominate the character and appearance of the hip roofed bungalow.

3: The proposal is contrary to the terms of the adopted Supplementary Planning Guidance: Householder Design Guide as it would introduce a roof form that is incongruous to the existing, dominate the appearance of the property and create a negative feature that would diminish the character and appearance of the area.

ADDITIONAL NOTES: None

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mrs Zara Foster on 0141 577 3714.

Ref. No.: 2020/0100/TP
(ZAFO)

DATE: 16th April 2020

DIRECTOR OF ENVIRONMENT

Reference: 2020/0100/TP - Appendix 1

DEVELOPMENT PLAN:

Strategic Development Plan

This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Strategic Development Plan and therefore the East Renfrewshire Local Plan is the relevant policy document

Adopted East Renfrewshire Local Development Plan

Policy D1

Detailed Guidance for all Development

Proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. In some cases, where the criteria have not been met, a written justification will be required to assist with assessment.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties 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 Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
13. Where applicable, new development should take into account the legacy of former mining activity;
14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
16. Where applicable, developers should explore opportunities for the provision of digital

infrastructure to new homes and business premises as an integral part of development.

Policy D14

Extensions to Existing Buildings and Erection of Outbuildings and Garages

Any extensions must complement the existing character of the property, particularly in terms of style, form and materials.

The size, scale and height of any development must be appropriate to the existing building. In most circumstances, pitched roofs utilising slates or tiles to match the existing house will be the appropriate roof type. Alternatives, such as flat roofs or green roofs, will be considered on a site specific basis.

Side extensions should not create an unbroken or terraced appearance.

The development should avoid over-development of the site by major loss of existing garden space.

Dormer windows should not in general dominate the existing roof, nor rise above or break the existing ridgeline or hip of the roof, and should be finished in materials to match existing roof finishes.

The above are broad requirements and these are further defined in the Householder Design Guide Supplementary Planning Guidance.

Proposed 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 that is in keeping with the buildings in the locality or appropriate to the existing building and should respect local architecture, building form and design;
3. Respect existing building lines and heights of the locality;
4. Create a well-defined structure of streets, public spaces and buildings;
5. Ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality;
6. Respond to and complement site topography and not impact adversely upon the green belt and landscape character, green networks, features of historic interest, landmarks, vistas, skylines and key gateways. Existing buildings and natural features of suitable quality, should be retained and sensitively integrated into proposals including greenspace, trees and hedgerows;

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

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

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

Policy D1.1

Extensions and Alterations to Existing Buildings for Residential Purposes

Proposals will be assessed against the following criteria:

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

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

GOVERNMENT GUIDANCE: None

Finalised 16/04/20 AC(3)

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**DECISION NOTICE
AND
REASONS FOR REFUSAL**

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**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. **2020/0100/TP**

Applicant:

Mr John Dunn
52 Melford Avenue
Giffnock
East Renfrewshire
G46 6ND

Agent:

Craig Fullerton
53 Calderglen Avenue
Blantyre
Glasgow
G72 9UP

With reference to your application which was registered on 19th February 2020 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of one and a half storey rear extension forming gable end with associated raising of ridge height.

at: 52 Melford Avenue Giffnock East Renfrewshire G46 6ND

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

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

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposed extension with its gable style roof fails to respect the architectural style and form of the property and character of the surrounding built environment.
2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the rear extension with its gable wall, elongated ridge and raised ridge height would detract from and dominate the character and appearance of the hip roofed bungalow.
3. The proposal is contrary to the terms of the adopted Supplementary Planning Guidance: Householder Design Guide as it would introduce a roof form that is incongruous to the existing, dominate the appearance of the property and create a negative feature that would diminish the character and appearance of the area.

Dated 16th April 2020

Director of Environment
East Renfrewshire Council
2 Spiersbridge Way,
Spiersbridge Business Park,
Thornliebank,
G46 8NG
Tel. No. 0141 577 3001

The following drawings/plans have been refused

Plan Description	Drawing Number	Drawing Version	Date on Plan
Location Plan	100-19.004		
Elevations	100-19.001E		
Elevations	100-19.002		
Roof Plan	100-19.003		

GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS

REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY

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

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

CONTACT DETAILS

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

**General Inquiry lines 0141 577 3895 or 0141 577 3878
Email planning@eastrenfrewshire.gov.uk**

**NOTICE OF REVIEW
AND
STATEMENT OF REASONS**

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

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

Thank you for completing this application form:

ONLINE REFERENCE 100235684-004

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:	CAF Designs LTD		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Craig	Building Name:	<input type="text"/>
Last Name: *	Fullerton	Building Number:	53
Telephone Number: *	+441698825660	Address 1 (Street): *	Calderglen Avenue
Extension Number:	<input type="text"/>	Address 2:	Blantyre
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	United Kingdom
		Postcode: *	G72 9UP
Email Address: *	craig@cafdesigns.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="John"/>	Building Number:	<input type="text" value="52"/>
Last Name: *	<input type="text" value="Dunn"/>	Address 1 (Street): *	<input type="text" value="Melford 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="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G46 6ND"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

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="52 MELFORD 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 6ND"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="658410"/>	Easting	<input type="text" value="256735"/>
----------	-------------------------------------	---------	-------------------------------------

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Proposed rear 1.5 storey extension c/w ridge increase to exiting dwelling

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 supporting Documents

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)

Drawings :- 100.19/001 Rev E, 100.19/002 Rev B, 100.19/003 Rev A and Supporting Document

Application Details

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

2020/0100/TP

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

19/02/2020

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

22/04/2020

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

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

If you had to visit the site it would be advantageous to see that the rear extension backs onto a railway and would not be visible from the street whereas houses directly in front of my clients dwelling, which sits on an exposed hill, is clearly visible of the gable end rear extension.

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 Craig Fullerton

Declaration Date: 01/07/2020

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Supporting Statement
for
52 Melford Avenue
Giffnock

53 Calderglen Avenue, The Elms,
Blantyre, South Lanarkshire, G72 9UP
Mob: 0774 780 3435
Tel: 01698 825660

Email – craig@cafdesigns.co.uk

www.cafdesigns.co.uk

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CONTENTS

- 1.0 Introduction**
- 2.0 The application Site**
- 3.0 The Planning Refusal**
- 4.0 The Proposals**
- 5.0 Conclusion**

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52 Melford Avenue Giffnock

1.0 Introduction

- 1.1. Planning permission was refused at 52 Melford Avenue Giffnock for the ***“Erection of one and a half storey rear extension forming gable end with associated raising of ridge height.”***
- 1.2. My client is wishing to appeal this decision based on the surrounding estate with similar projects.

2.0 The application Site

- 2.1 The applicant Mr & Mrs John Dunn currently reside at 52 Melford Avenue Giffnock.
- 2.2 The existing bungalow style house complete with dormers is synonymous with this area
- 2.3 To the rear of the property is a high embankment, with a canopy of trees which hides the adjacent railway line
- 2.4 The site sits at the bottom the hill off Sutherland drive on Melford Avenue



52 Melford Avenue Giffnock



Aerial View





52 Melford Avenue Giffnock

3.0 The Planning Refusal

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

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposed extension with its gable style roof fails to respect the architectural style and form of the property and character of the surrounding built environment.
2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the rear extension with its gable wall, elongated ridge and raised ridge height would detract from and dominate the character and appearance of the hip roofed bungalow.
3. The proposal is contrary to the terms of the adopted Supplementary Planning Guidance: Householder Design Guide as it would introduce a roof form that is incongruous to the existing, dominate the appearance of the property and create a negative feature that would diminish the character and appearance of the area.

3.4 To access the site we will combine the initial driveway at claddengreen farm and then tail off it its own driveway, negating the need to have another access road of Broomhouse road.

4.0 The Proposals

4.1 The raising of the ridge height is by 0.5m which is in keeping with the surrounding proposals is to accommodate the required head height internally for building control on the first floor. By increasing the height of the roof the shallow pitched dormer becomes less intrusive from the street scene as it is surrounded more with the proposed roof. This in turn makes the roof less heavy in appearance.



4.2 The gable end rear extension is hidden from the street scene and as the rear of the property has a large embankment, tree canopy and railway behind it is not visible from the rear thus limiting any impact. See Photograph of rear of property below.



4.3 While the planning policies have altered the client feels that the decision is disappointing when there are so many other properties in the surrounding neighbourhood that have had similar extensions.

4.4 From where my client resides you can quite easily see a clear example of a gable end extension at the top off the hill on Sutherland Drive, whereas my clients gable end extension cannot be seen due to the railway, trees and embankment



4.4 The adjacent neighbour at No. 54 Melford Avenue has had an application to have a gable end rear extension approved.

4.5 My client has prepared a list of 40 properties below with similar projects within a 250m radius which have been approved by planning which underlines the fact that the proposal would in no way be distasteful to the neighbourhood nor look out of place or imposing.

Evan Drive:

- 14 raised ridge height
- 28, 56, 58, 60, 66, 68, 76, 78 and 80 all have raised ridge heights of the roof and gable end extension.

Brora Drive:

- 5, 20, 21 and 31 all have raised ridge heights and gable end extensions.

Clyth Drive:

- 7 and 19 both have gable end extensions.

Melford Avenue:

- Raised ridge heights at 12, 14, 30 and 34, 54, whilst 22 which is identical property has raised ridge height and a gable end extension.

Sutherland Drive:

- 10 raised ridge height
- 15 has raised ridge height and gable end extension.

Etive Drive:

- 21 has raised ridge height.
- 2, 10, 16 and 38 have both a raised ridge height and gable end extension.

Balvie Avenue:

- 1, 2, 5 and 9 all have raised ridge heights.
- 2 and 3 have raised ridge heights and gable end extensions.

Lawrence Avenue:

- 20 has a raised ridge height.
- 22, 23, 25 and 27 have both raised ridge heights and gable end extensions with number 25 having been granted this permission on 29/8/2018 at the original planning application without an appeals process.

Further to this, a simple search online shows that numerous other properties in the area some of which are listed above have also had applications of similar extensions which have been granted on appeal by the review board.

5.0 Conclusion

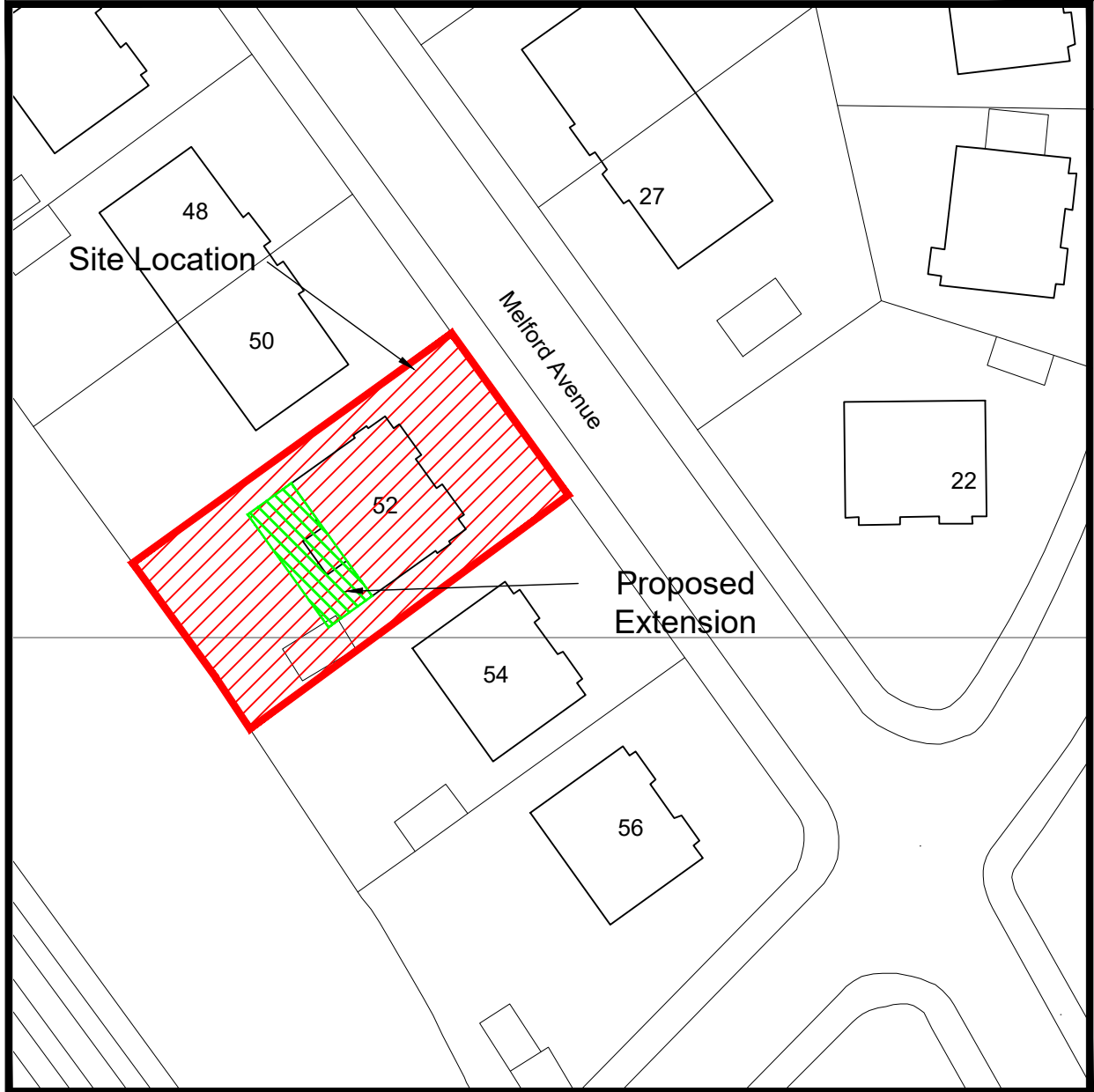
With the large number of dwellings in the near vicinity which have had similar extensions it would by no means be detrimental to the area. The proposal of the gable end extension is not visible from the street scene or to the rear due to the embankment / tree canopy and railway. In conclusion the

rear gable end extension which was refused is disappointing when so many others including their adjacent neighbour at No. 54 has had theirs approved.

PLANS/PHOTOGRAPHS/DRAWINGS

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Neighbourhood Notification



SITE PLAN
SCALE 1:500

Client and Project Address

Mr & Mrs John Dunn
52 Melford Avenue
Giffnock G46 6ND

Drawing Title

Proposed Rear Extension
Site Location

CAF

CAF DESIGNS LTD

53 CALDERGLEN AVENUE
THE ELMS BLANTYRE
SOUTH LANARKSHIRE G72 9UP

TEL. +44(0)1698 825660

Mob. +44(0)774 780 3435

E-MAIL craig@cafdesigns.co.uk www.cafdesigns.co.uk

Drawn by

CAF

CAD Location

C:\Drawings\100-19

Scale
1:500

Date
Feb 20

Paper Size
A4

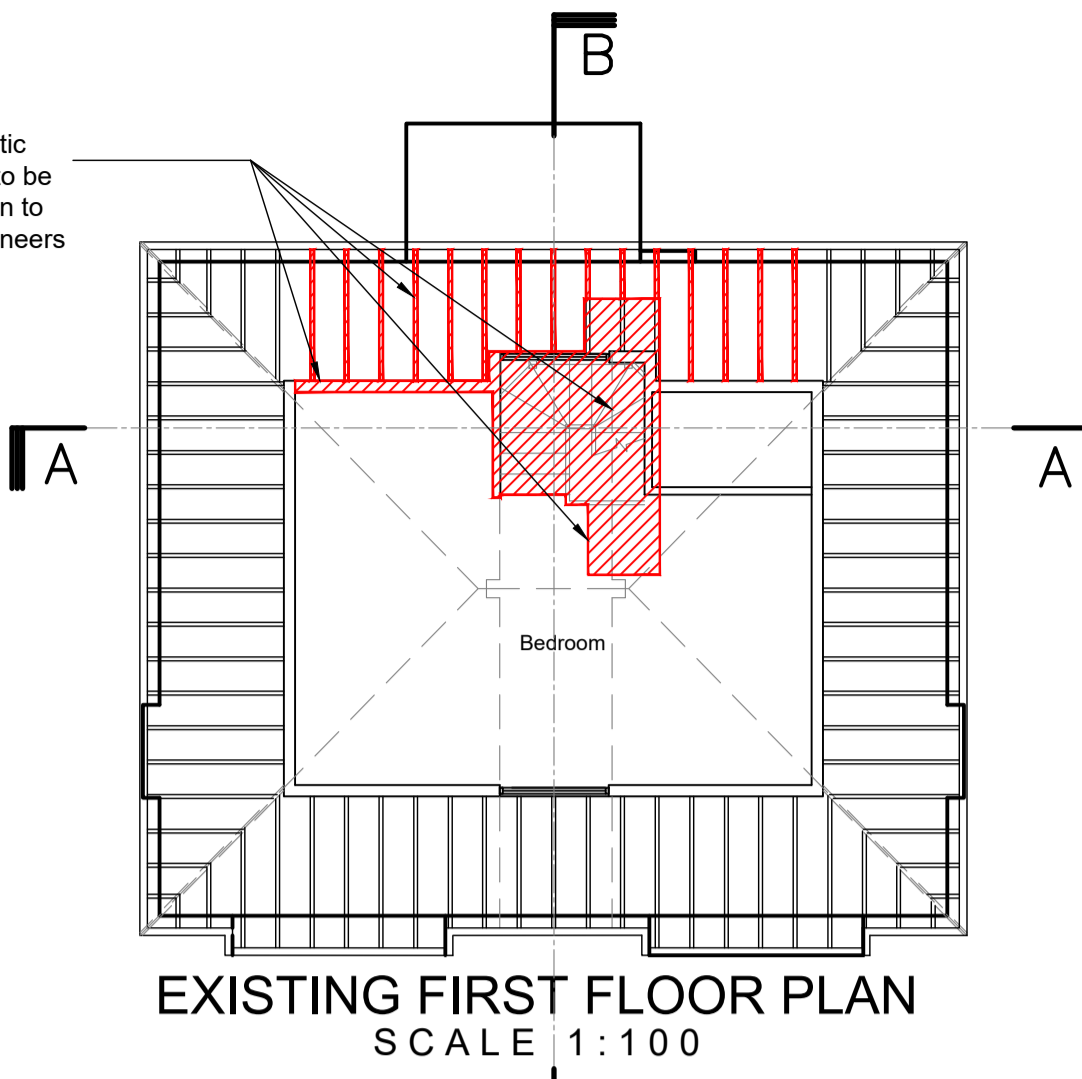
Drawing no.

100-19.004

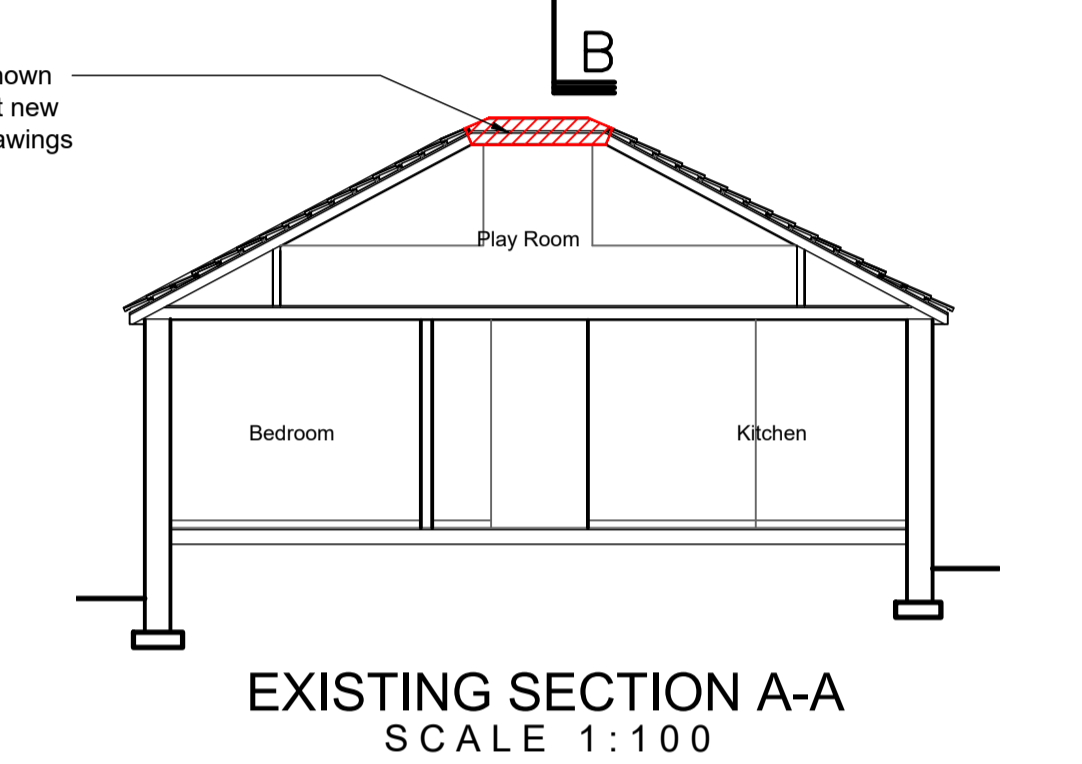
Drawing to be read in conjunction with Drawings 100-19.002 & 003, Drawing for Planning & Building Warrant purposes.

- General Notes
- Do not scale from this drawing
 - This drawing is to be read in conjunction with all relevant drawings and specifications, i.e. structural engineer's drawings etc
 - The contractor must advise the Designer and Engineers of any discrepancies between the contract drawings and the existing site dimensions
 - All dimensions to be checked on site prior to fabrication or erection
 - Contractor to take exact measurements on the proposed roof to ensure roof construction c/w lead flashing sits under first floor window eills and does not impede at its furthest projection the internal ceiling height.
 - Contractor / Client to inform of any underground services within the proposed area prior to commencement of works or ordering of materials.
 - No work to be begun until the appropriate approvals (i.e Building warrant and planning) have been received. Initial drawings submitted to the council may require altering to suit local authorities comment. Councils stamped drawings should be used during construction.
 - Client / Contractor responsibility to investigate existing ground prior to construction with regards to existing underground services. i.e. gas, water etc.
 - Scottish Water - It is the Owners responsibility to obtain the appropriate consents from Scottish Water regarding building over Water mains
 - Clients responsibility to confirm if in a listed building or conservation area prior to submitting for approvals.
 - For Additional information see www.cafdesigns.co.uk
 - All dismantlings and demolition works to be carried out in accordance with BS 6187:2011 and the Health and Safety at Work Act 1974.
 - All works to Building (Scotland) Act 2003 and Building (Scotland) Regulations 2018
 - Where the land is sloping at the proposed works or surrounding area, then it is the clients responsibility to provide a survey i.e. topographical survey to provide accurate gradients.
 - If in Doubt Ask

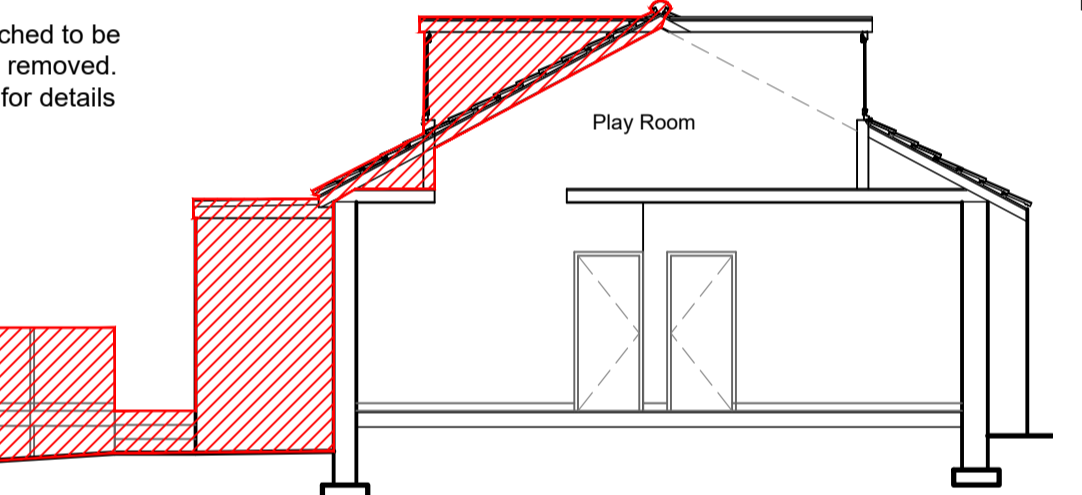
Existing stairs, dormer and attic construction shown hatched to be carefully adjusted / taken down to suit new proposals. See Engineers drawings for details



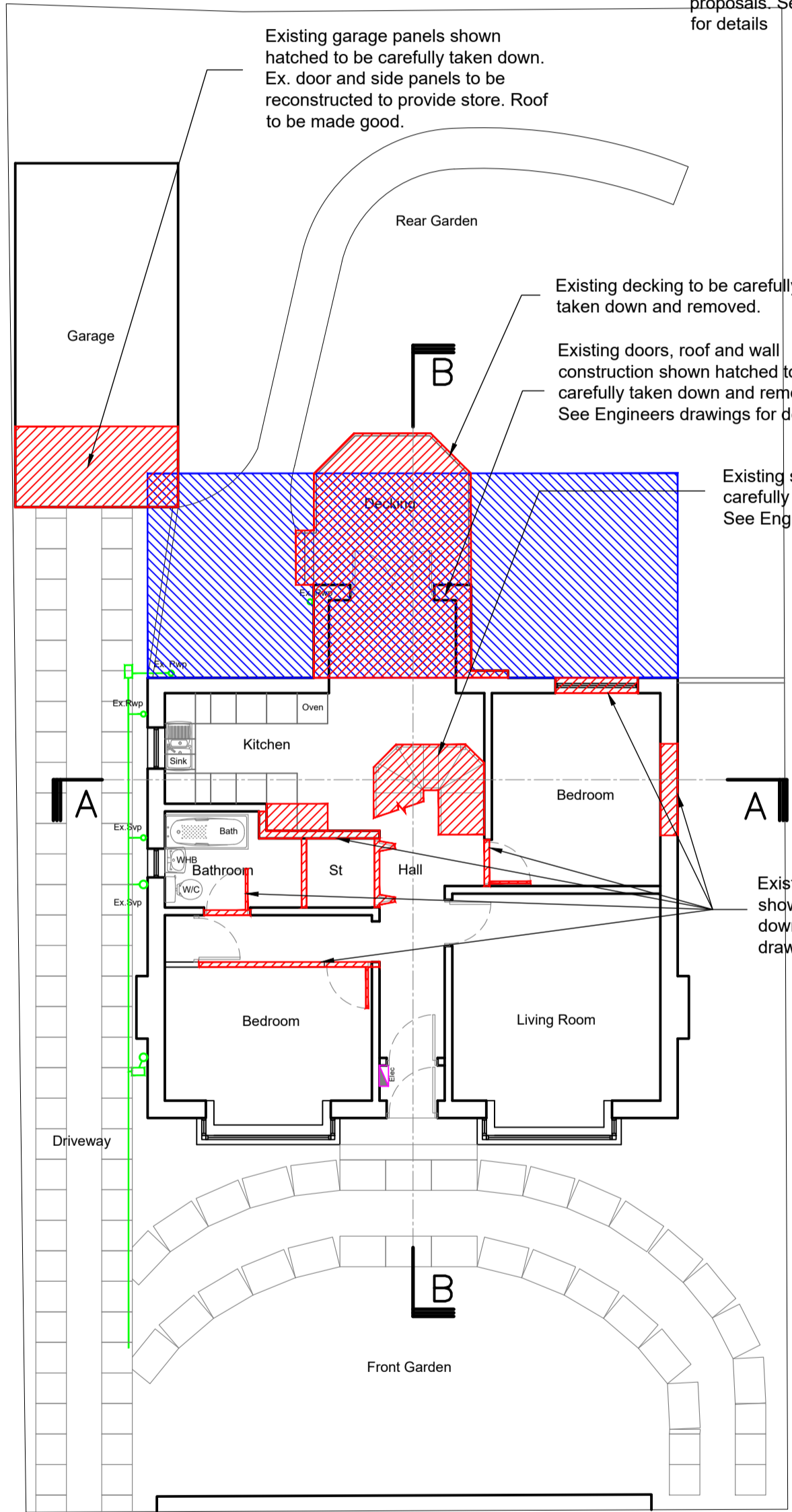
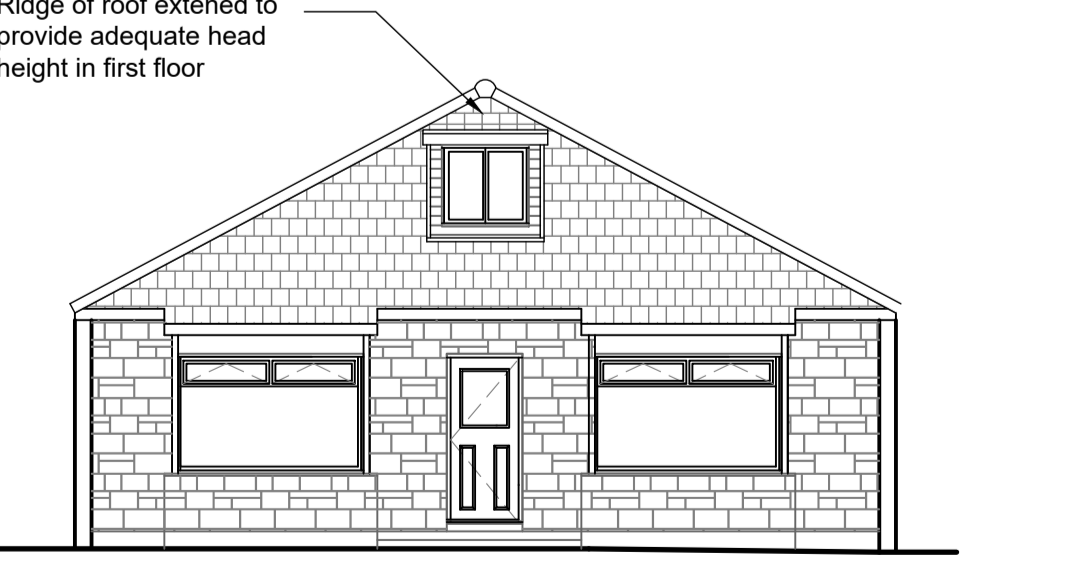
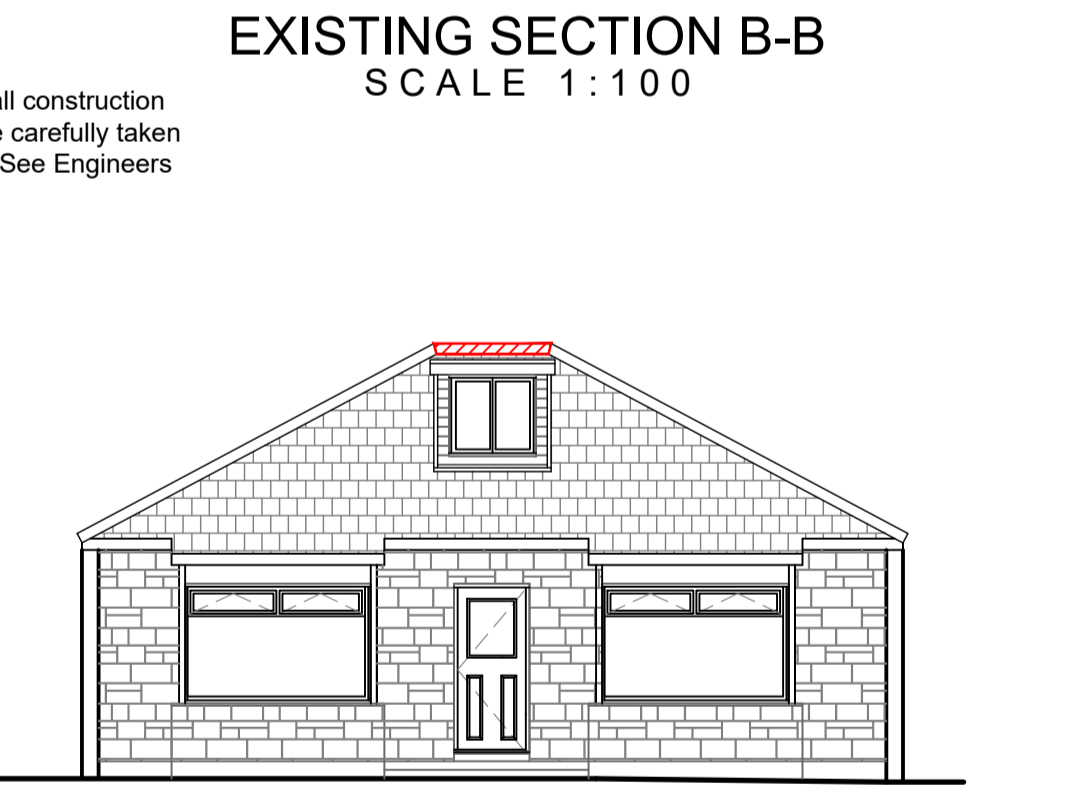
Existing rafter construction shown hatched to be adjusted to suit new proposals. See Engineers drawings for details



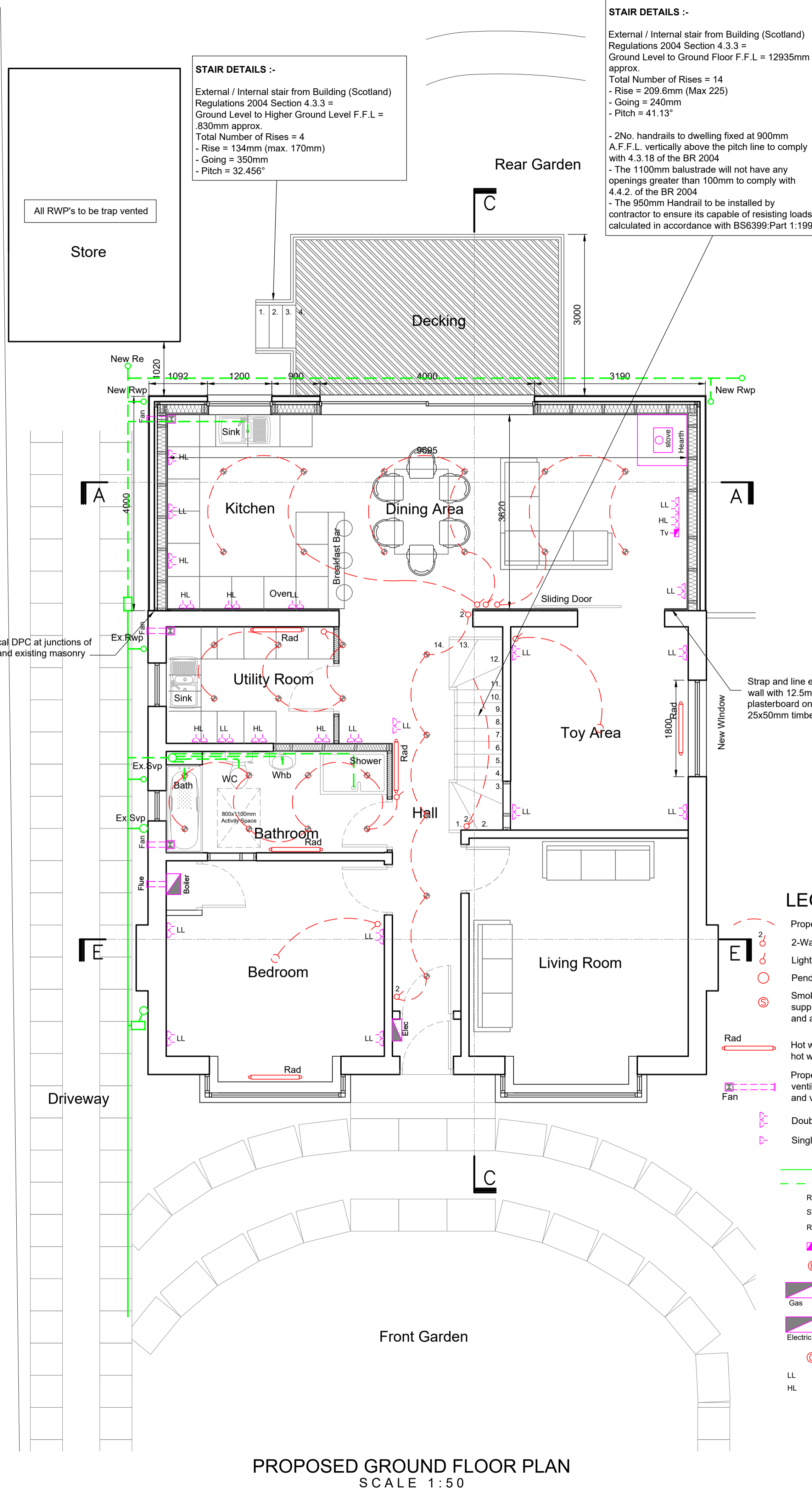
Existing stairs shown hatched to be carefully taken down and removed. See Engineers drawings for details



Existing door and wall construction shown hatched to be carefully taken down and removed. See Engineers drawings for details



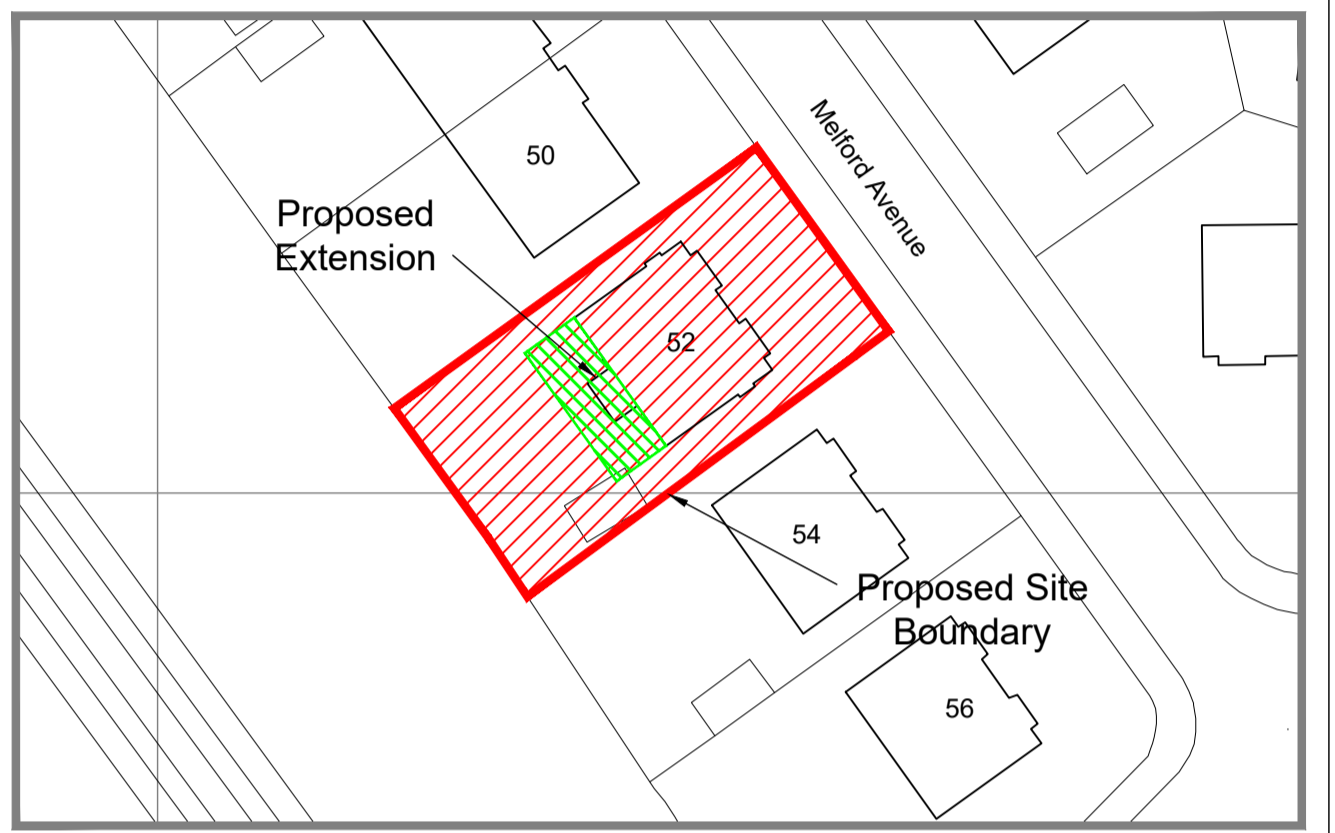
- Total Approx. area of existing dwelling and gardens = 445sqm
 - Approx. ground floor area of Dwelling = 100sqm
 - Proposed Extension Area = 41.9sqm
- Proposed Downtakings
 - Proposed Extension



STAIR DETAILS :-
External / Internal stair from Building (Scotland) Regulations 2004 Section 4.3.3 = Ground Level to Higher Ground Level F.F.L = 830mm approx.
Total Number of Rises = 4
- Rise = 134mm (max. 170mm)
- Going = 350mm
- Pitch = 32.456°

STAIR DETAILS :-
External / Internal stair from Building (Scotland) Regulations 2004 Section 4.3.3 = Ground Level to Ground Floor F.F.L = 12935mm approx.
Total Number of Rises = 14
- Rise = 209.6mm (Max 225)
- Going = 240mm
- Pitch = 41.13°
- 2No. handrails to dwelling fixed at 900mm A.F.F.L. vertically above the pitch line to comply with 4.3.18 of the BR 2004
- The 1100mm balustrade will not have any openings greater than 100mm to comply with 4.4.2. of the BR 2004
- The 950mm Handrail to be installed by contractor to ensure its capable of resisting loads calculated in accordance with BS6399:Part 1:1996

- LEGEND
- Proposed Electrical lighting circuit
 - 2-Way Light Switch
 - Light Switch
 - Pendant Light Fitting with Ceiling Rose
 - Smoke detectors - wired to mains electrical supply, positioned min 300mm from light fittings and adjacent walls provided with battery backup
 - Hot water radiator connected to existing hot water system c/w TRV's
 - Proposed ceiling/ wall mounted mechanical ventilation by a Fan c/w ducting to external wall and vermin cover
 - Double 13A Socket
 - Single 13A Socket
 - Existing Drainage
 - Proposed Drainage Run
 - RWP Rain Water Pipe
 - SVP Soil Vent Pipe
 - RE Rodding Eye
 - Tv Aerial Socket
 - Heat Detector
 - Gas Meter
 - Electric Meter and Distribution Board
 - Carbon Monoxide Detector
 - LL Low Level
 - HL High Level



For all structural implications, detailing and specification see Structural Engineers designs and specifications

Prior to the removal of any loadbearing or supporting walls the existing structure must be adequately propped and remain so until the alteration work is complete and cured

Rev	Description	Date
E	Planning	17/02/2020

Client and Project Address
Mr & Mrs John Dunn
 52 Melford Avenue
 Giffnock G46 6ND

Drawing Title
Proposed Rear Extension
 Existing & Proposed Plans,
 Elevations and location plans

CAF
 CAF DESIGNS
 53 CALDERGLEN AVENUE
 THE ELMS BLANTYRE
 SOUTH LANARKSHIRE G72 9UP
 TEL: +44(0)1698 825660 Mob: +44(0)774 780 3435
 E-MAIL: craig@cafdesigns.co.uk www.cafdesigns.co.uk

PLANNING

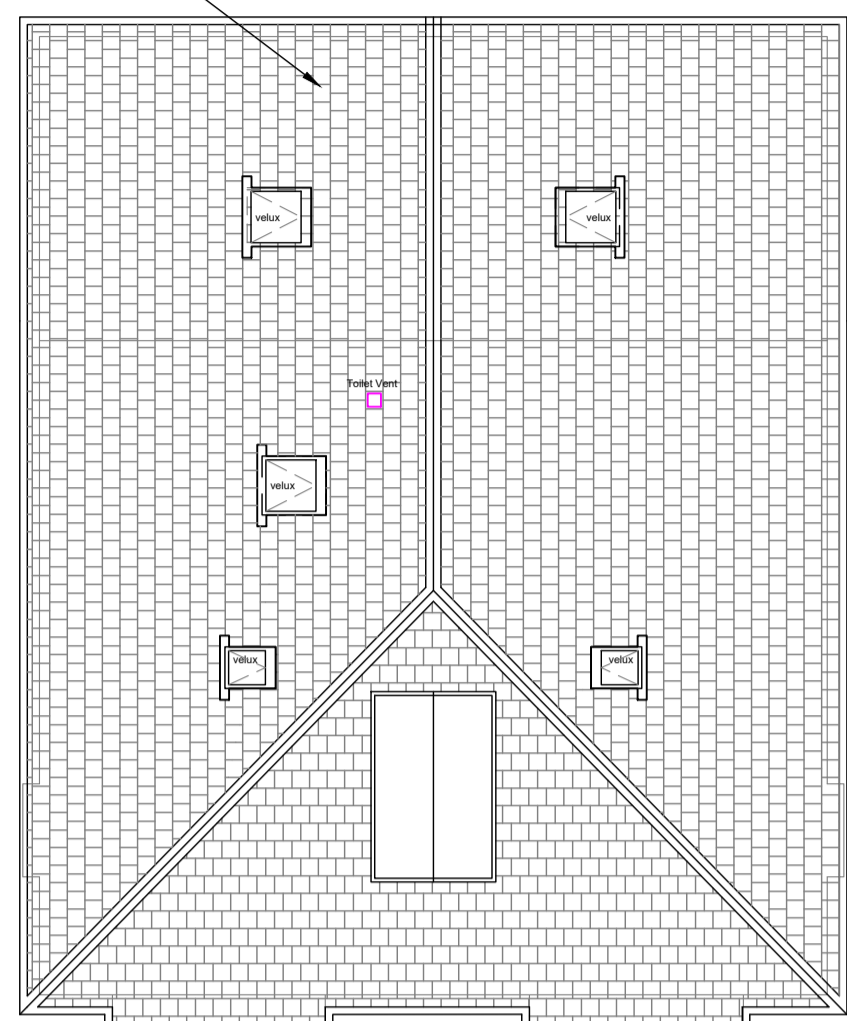
Drawn by: CAF CAD Location: C:\Drawings\100-19
 Scale: 1:50 Date: Dec 19 Paper Size: A1
 Drawing no: **100-19.001** E

Drawing to be read in conjunction with Drawing 026-19.001 Drawing for Planning & Building warrant purposes.

General Notes

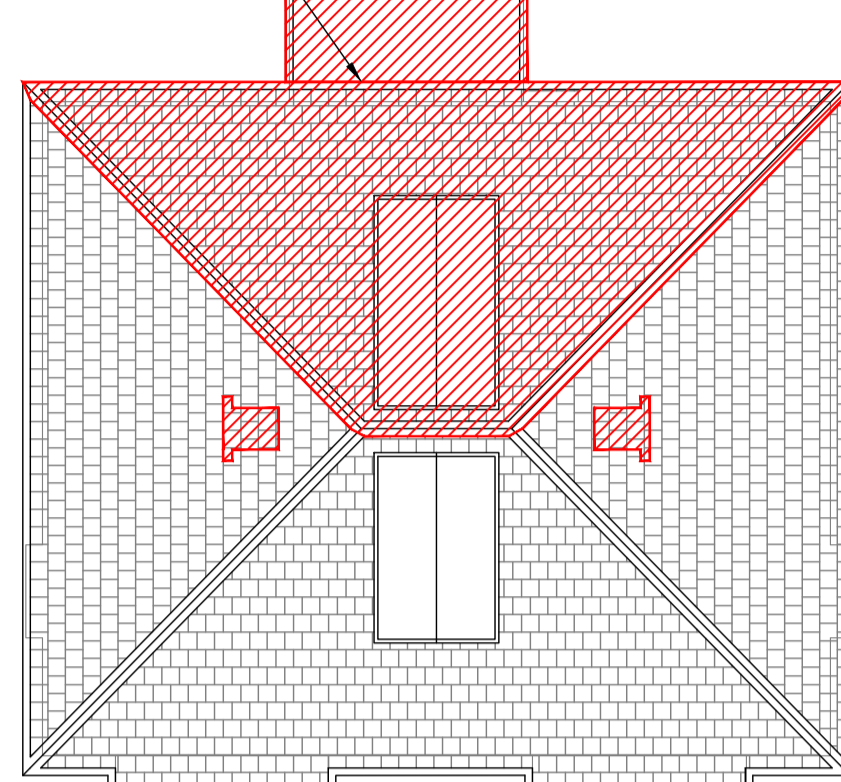
- 1. Do Not scale from this drawing
2. This drawing is to be read in conjunction with all relevant drawings and specifications, i.e. structural engineer's drawings etc
3. The contractor must advise the Designer and Engineers of any discrepancies between the contract drawings and the existing site dimensions
4. All dimensions to be checked on site prior to fabrication or erection
5. Contractor to take exact measurements on the proposed roof to ensure roof construction c/w lead flashing sits under first floor window cills and does not impede at its furthest projection the internal ceiling height.
6. Contractor / Client to inform of any underground services within the proposed area prior to commencement of works or ordering of materials.
7. No work to be begun until the appropriate approvals (i.e. Building warrant and planning) have been received. Initial drawings submitted to the council may require altering to suit local authorities comment. Councils stamped drawings should be used during construction.
8. Client / Contractor responsibility to investigate existing ground prior to construction with regards to existing underground services. i.e. gas, water etc.
9. Scottish Water - It is the Owners responsibility to obtain the appropriate consents from Scottish Water regarding building over Water mains
10. Clients responsibility to confirm if in a listed building or conservation area prior to submitting for approvals.
11. For Additional information see www.cafdesigns.co.uk
12. All downtakings and demolition works to be carried out in accordance with BS 6187:2011 and the Health and Safety at Work Act 1974
13. All works to Building (Scotland) Act 2003 and Building (Scotland) Regulations 2018
14. Where the land is sloping at the proposed works or surrounding area, then it is the clients responsibility to provide a survey i.e. topographical survey to provide accurate gradients.
14. If in Doubt Ask

Proposed roof tiles to match existing

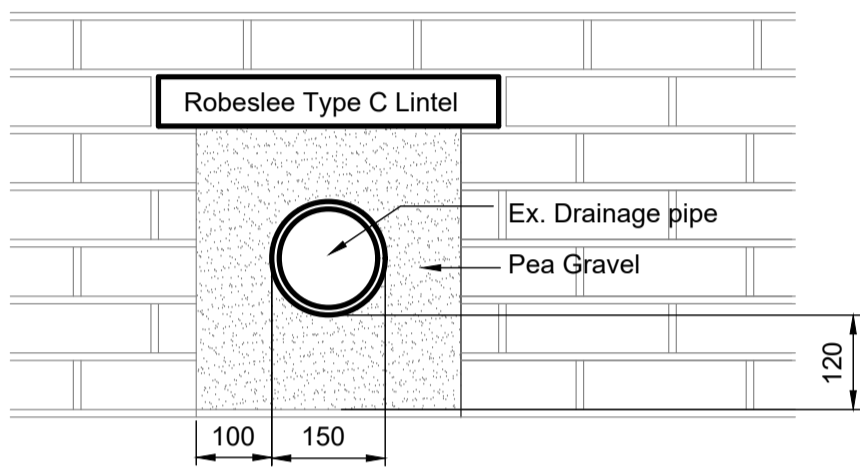


PROPOSED ROOF PLAN SCALE 1:100

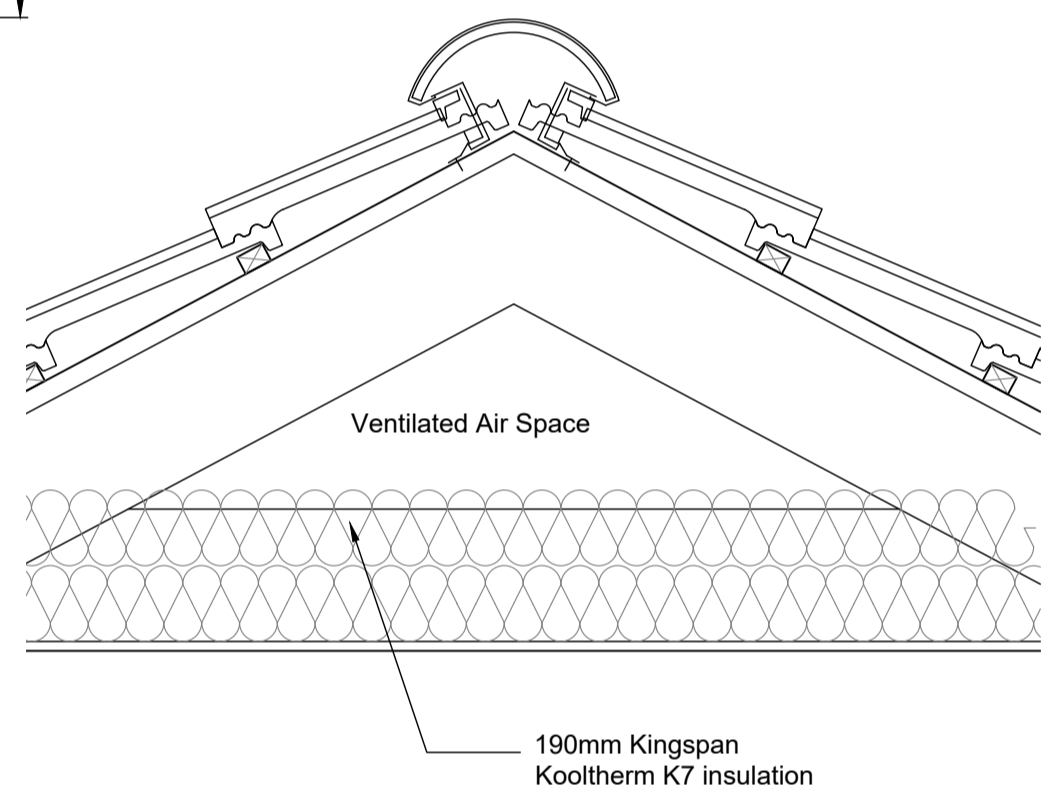
Existing roof construction shown hatched to be carefully stripped back to accommodate new extension roof



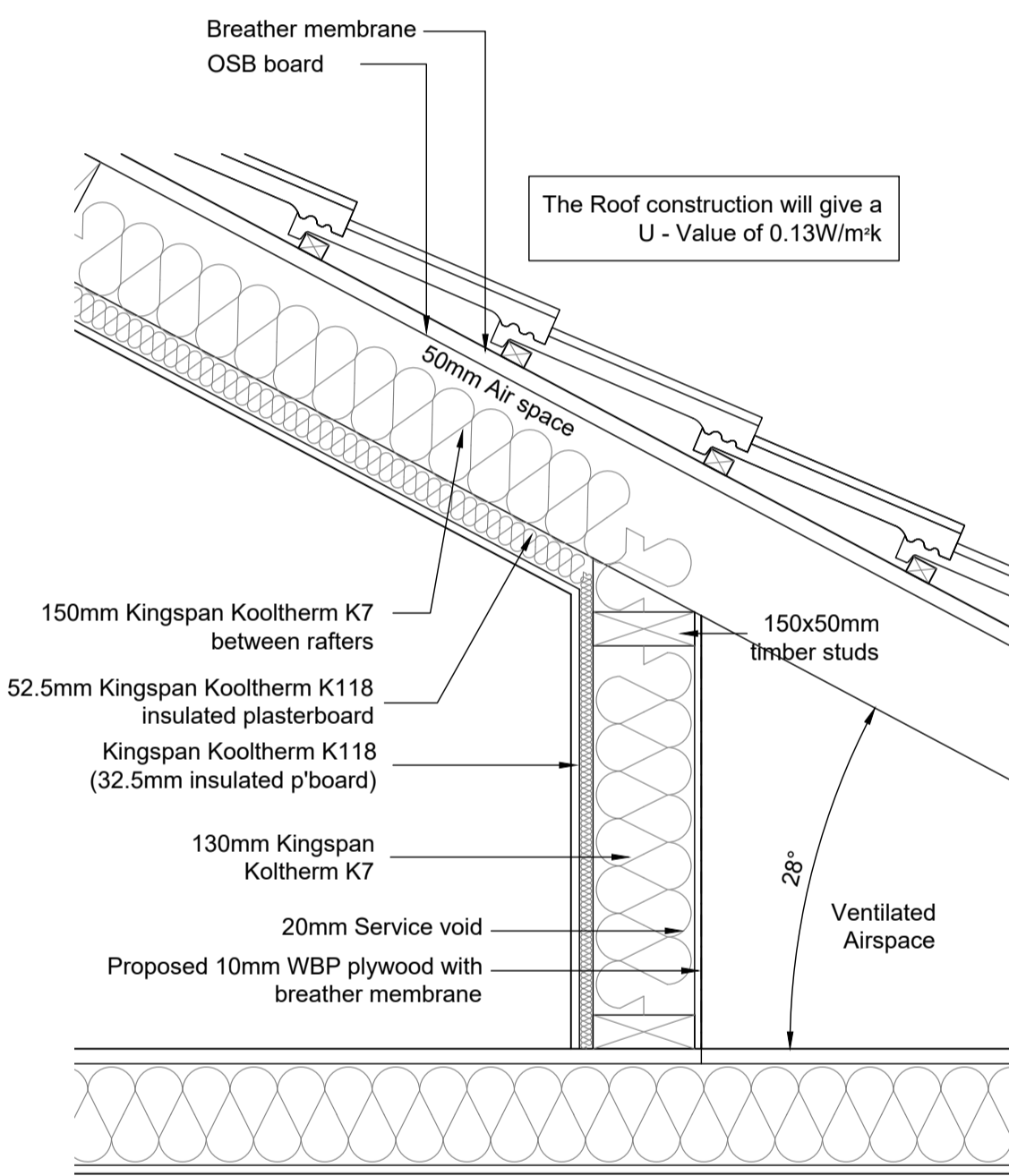
EXISTING ROOF PLAN SCALE 1:100



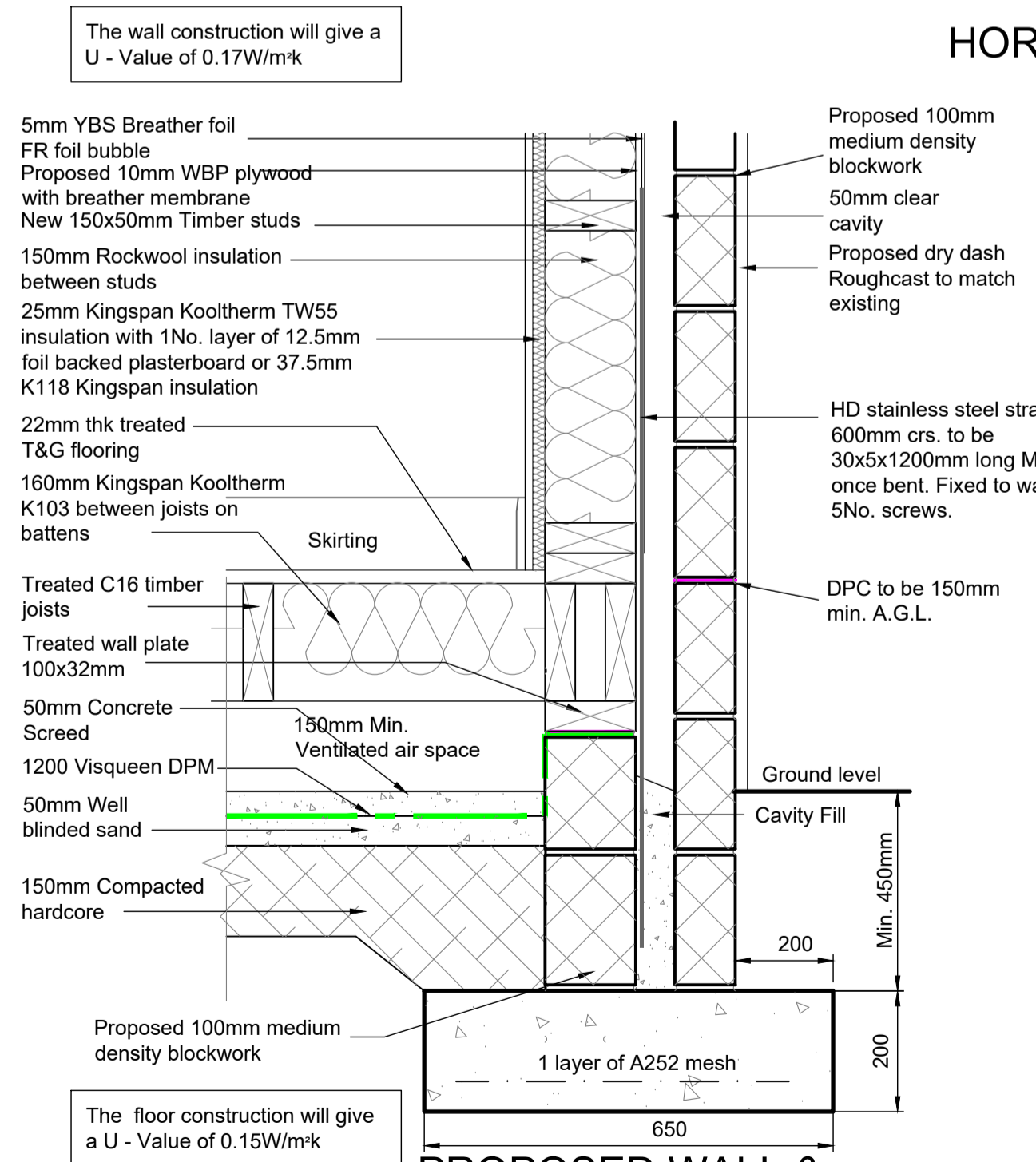
PROPOSED DRAIN DETAIL J-J SCALE 1:10



PROPOSED LOFT HORIZONTAL ROOF DETAIL G-G SCALE 1:10



PROPOSED LOFT INSULATION / VENTILATION DETAIL H-H SCALE 1:10



PROPOSED WALL & FOUNDATION DETAIL F-F SCALE 1:10

General Roof Construction

- General Roof construction
- Extensions Roof Tiles to match existing colour with 100mm headlap and be through-coloured no granular
- Fixed on treated timber battens with
- 50x38mm treated timber counter battens fixed through insulation to rafters with helifix screws.
- OSB to be 18mm exterior grade plywood, nailed to every truss at no less than 200mm centres using 3mmØx50mm galvanised round nails, joints to be staggered.
- Covered with Tyvek supra membrane
- Form junction to existing wall with 150mm upstand code 5 lead flashing
- Roof Pitch approx. 28°
- 200mm timber soffit match existing
- Proprietary fixing straps / roof anchors to manufacturer's written recommendations.
- Roof to be ventilated at soffit using continuous 25x47mm Eaves soffit ventilator system capable of 25000mm³ air space per metre & at ridge level using Redland proprietary ventilation systems.

Proposed Loft Sloping roof insulation

- Sloping roof - U-value of 0.13W/m²K
- Proposed roof tiles to match existing, battens, counter battens and OSB Board c/w nilver breather membrane
- 175x50mm timber rafters
- 50mm Airspace
- 150mm Kingspan Kooltherm K7 between rafters
- 52.5mm Kingspan Kooltherm K118 insulated plasterboard

Loft Dwarf Wall Construction

- Walls:- U-value of 0.17W/m²K
- Ex. concrete roof construction
- 0.5mm breather membrane
- 9mm plywood sheathing
- 150x50mm timber studs
- 130mm Kingspan Kooltherm K7
- 32.5mm Kingspan Kooltherm K118 insulated plasterboard

Horizontal Roof

- Horizontal Roof Construction :- U-value of 0.11W/m²K
- 120mm Kingspan Kooltherm K7 insulation between rafters
- 70mm Kingspan Kooltherm K7 insulation between rafters
- Total Thickness of insulation 190mm of K7 insulation

Suspended Timber Floor Notes

- Floor Construction :- U-value of 0.15W/m²K
- Constructed from 22mm treated T&G moisture resistant chipboard flooring
- 150x50mm treated timber joists at 600mm centres on
- 150x50mm timber bearer fixed to existing wall using M12 Hilli bolts at 400c/s
- Treated timber 100x32mm wall plate with
- P/A = 0.48
- 160mm Kingspan Kooltherm K103 insulation between joists on battens
- 150mm min. Ventilated air space between base of joists and solum

New Window:- U-value of 1.4W/m²K

- New windows to be UPVC to match existing with white gloss finish and mastic pointing around all edges, fixed into rebated openings with wall and with DPC and insulated cavity closers all round. Window to have cill to match existing, laid on DPC. Window to be double glazed, hermetically sealed units, tilt n turn. Window to be supplied treated and primed for final decoration on site, complete with locking handle. Strap & line ingos with Gyproc insulated plasterboard. Glazing to be 24mm Double glazed Units. All windows to be lockable All windows to be 60mm Tilt /Turn c/w stay hinges, shoot bolt locking mechanisms and standard cockspar fittings
- Windows & Doors to be fitted 'secured by design locks' as per standard 4.13
- Windows & Doors to be installed to BS8213-4:2007 - Standard D4, 13.5 (2013) and product standard and component performance to BS7412:2007 for PVCu Units
- New window to be confirmed by client

Exterior Door:- U-value of 1.4W/m²K

- New rear sliding door to be UPVC colour white to match existing. Door to be fitted with weather bar to base, draught excluders / weather beaters to top and sides. Include for all escutcheons and associated accessories. Doors to have shoot bolt locking mechanisms and standard cockspar fittings. Strap & line ingos with Gyproc insulated plasterboard.
- Supply and install threshold units at external door opening, complete with DPC's.
- New door to be confirmed by client
- Doors to be fitted secure by design locks - Windows to BS:7950, Door locks to BS:3621 and doors of enhanced security to BS PAS 24-1

Doors & Windows :-

- To be designed and constructed in accordance with the material used
BS 7412: 2007, for PVCu units;
BS 644: 2009, for timber window units;
BS 4873: 2009, for aluminium alloy units;
BS 6510: 2005, for steel framed units.
- Fixing of a doorset should be in accordance with recommendations given in section 8 of BS8213-4: 2007

Velux Window:- U-value of 1.4W/m²K

- No Velux windows - 780x980mm. Client to confirm if to be used manually or electrically operated
03No. Velux windows - 550x780mm. Client to confirm if to be used manually or electrically operated

Draught sealing / stripping

- Windows, Doors, Ceiling Hatches and Access Panels to be draught stripped. Window Seals to conform to BS 6375 relating to performance of windows and air infiltration. House entrance doors, windows and ceiling hatches to be fitted with external quality weather seals and draught stripping.

Kitchen :-

- Oven / hob will comply with Building (Scotland) Regulations 2013 Part 3.11.2 whereby there will be provisions for an oven with the appropriate surrounding 1000x600mm activity space. The Oven will have incoming services to be gas or electric supply.
- Within the kitchen there will be a minimum storage space of 1m³ to comply with Building (Scotland) Regulations 2013 Part 3.1.2

Smoke Detector :-

- To be interconnected in accordance with BS 5839:Part 6: 2019
- To be installed to comply with the recommendations of BS5839:Part 1:2013 for a Grade D type LD3 system and Building (Scotland) Regulations 2013 Section 2.11.2. The system to be permanently wired to an independent circuit at the mains distribution board. Where two or more alarms installed in a dwelling they shall be interconnected.
- To be located 3m from any sleeping accommodation
- Located a min. 300mm away from any lighting
- Smoke alarm to be an Optical smoke Alarm suitable for kitchen open plans areas
- Heat Alarm to conform to BS 5446:Part 2:2003

Carbon Monoxide Detector :-

- To be installed in any room where a new combustible appliance is fitted to comply with Building (Scotland) Regulations 2013 3.20.20 excluding an appliance solely for cooking. Carbon monoxide detectors to comply with BS EN 50291-1:2010 and be powered by a battery designed to operate for the working life of the detector. Detector to be within 1-3m away from the appliance

Central Heating System :-

- New Radiators within proposed Extension to connect to existing heating system and have thermostatic valves (TRVs's). (Contractor to inspect existing boiler to make sure it can supply new radiators)
- Client to confirm radiator positions to contractor.

External Works:-

- Make good all external areas following completion of the works and re-grade ground as necessary to suit DPC levels.

Internal Doors:-

- New timber doors to give a clear opening of 800mm to comply with Building (Scotland) Regulations 2013 Part 4.2.4

Internal Door Ironmongery

- Ironmongery to be confirmed by client

Ceilings:-

- New ceilings to match existing ceiling height to be formed with 12.5mm foil backed plasterboard, taped, filled and decorated.

General

- All walls and plasterboard ceiling to be painted 1No. coat Primer and 2No. coats Vinyl emulsion all to be finished in colour specified by client
- All work to be carried out as per manufacturers written specifications.
- All sizes to be checked and anomalies to be flagged before commencement of work or purchasing materials

Air Infiltration :-

- Air infiltration limitation to comply with BRE Report 262

Services :-

- All services (i.e. pipework, ductwork etc.) to have appropriate fire dampers at points of openings through separating walls & floors to comply with Building (Scotland) Regulations 2013 Parts 2.2.4 & 2.2.5
- All services passing through foundations to comply with Building (Scotland) Regulations 2013 Part 1.1.1 and meet the BS8004:1986 Foundation regulation. Any service penetrations through a separating wall or floor must be sealed with intumescent mastic.
- Insulation to heating pipes to BS 5422:2009

Insulation of hot water pipes :-

- 19mm wall for 22mm pipes, 25mm wall for 15mm pipes and 9mm wall for radiator supply pipes.

Hot water :-

- To prevent scalding the temperature of hot water at point of delivery to a bath or bidet should not exceed 48°C

Timber frame with 50mm cavity YBS bubble insulation

Proposed Wall Construction :- U-value of 0.17W/m²K

- Outer Leaf
- 20mm Roughcast
- 100mm medium density blockwork
- 50mm clear cavity
- Inner Leaf - Timber frame construction
- 5mm YBS Breather Foil FR Foil Bubble
- 10mm WBP plywood
- 140mm medium density blockwork wall below
- 150x50mm C16 treated timber studs at 600mm centres with double head binders and sole plate.

Inner Leaf - Timber frame construction

- 5mm YBS Breather Foil FR Foil Bubble
- 10mm WBP plywood
- 140mm medium density blockwork wall below
- 150x50mm C16 treated timber studs at 600mm centres with double head binders and sole plate.
- 150mm Rockwool insulation between studs
- 25mm Kingspan Kooltherm TW55 insulation with 1No. layer of 12.5mm foil backed plasterboard or 37.5mm Kingspan insulation
- Timber frame construction to be tied to existing wall construction by Hilli HB Bolts @ 400c/s
- DPC to all walls 150mm above ground level and lapped with 1200 Visqueen DPM within floor construction.

General Notes

Drainage

- Any New Drainage will be installed as per BS EN 12056-2: 2000 (Sanitary Pipework), BS EN 752-3: 1997 (amendment 2), BS EN 752-4: 1998 and BS EN 1610:1998 (For Drainage System outside a building), and BS EN 12056-3:2 2000 (For Rainwater Pipes and Gutters)
Drainage & Plumbing work to comply with Sections 3.5, 3.6 & 3.7 of the Building (Scotland) Regulations 2013

Electrical

- Electrical work will be carried out in accordance with the 17th edition of the I.E.E. including current amendments, together with the current BRITISH STANDARDS & CODES OF PRACTICE.
The building will be provided with electrical power in accordance with BS 7671: 2018 Lighting and socket outlets are to be provided to comply with Building (Scotland) Regulations 2013 Parts 4.6.1, 4.6.2 & 4.6.4.

Contractor - Electrician Client

- All electrical work to be carried out by a SELECT or NICEIC registered contractor and supply electrical certificate upon completion of works to building control
Min socket requirements to be - In the Kitchen - 6 sockets, in each apartment - 4 sockets and anywhere in the dwelling an additional 4 sockets
- Sockets to comply with 4.8.5 - whereby sockets shall be a min. of 350mm from an internal corner and not more than 1.2m A.F.F.L. Also light switches should be positioned between 900 & 1100mm A.F.F.L.
- TV , BT & socket points to be positioned Min. 400mm A.F.F.L and 150mm above any worktop
- Client to confirm socket and lighting positions before commencement of works
- All light fittings within extension to be low energy type including lamps to comply with Building (Scotland) Regulations 2013 D6.5.1

Timber

- All timber used to be installed to BS5268.

Roof Trusses

- Trussed rafters to be designed and manufactured to BS5268 Part 2:2002, Part 3 1998, BS6399 Part 1, Part 2 1997, Part 3 1998
- Contractor to supply truss design certificate upon completion of works

Leadwork

- All Leadwork to be in accordance with 'Leadsheet Association Recommendations' and to BS6915:2001

Windows - Safety Glazing -

- All glazing to conform to BS6262:Part 4 2005 and BS 6206 and the Building (Scotland) Regulations 2013 Parts 4.8.2, 4.8.3 & 4.8.4. All glazed openings to be safely clearable from inside in accordance with BS8213 Part 1.
- All glazing as appropriate to be installed in accordance with BS6262: Part 4:2005
- All apartments to have a min. glazed area of 1/15th of the floor area to comply with Building (Scotland) Regulations 2013 Part 3.16.1
- Window controls must be positioned not more than 1.5m above F.F.L.
- New windows to conform to BS6399 Part1 1996 for pedestrian barrier protection to comply with Building (Scotland) Regulations 2013 D4.4.3
- New toilet / bathroom windows to have frosted / obscure glazing
- Window will provide an unobstructed openable area for emergency escape requirements of 0.33m² and be min. 450mm wide & 735mm tall.
- Fire Escape windows to have opening part of window max. 1100 A.F.F.L.
- Guarding of windows should be designed and comply with Building (Scotland) Regulations 2013 4.8.4. so that it is not easily climbable by young children

Natural Ventilation

- Ventilation will comply with Building (Scotland) Regulations 2013 Parts 3.14 & conform to the BRE Digest or the table to this specification.
- The rooms will be ventilated to min. 1/30th of the floor area it serves by trickle ventilators above all windows & patio doors.
- Natural Ventilation to comply with CIBSE Guide A:1986, Design Data, Section A4, Air Infiltration and natural ventilation.
- Windows & doors to have permanent ventilators built into head of frames to comply with 3.14.2
- Apartments to have ventilators capable of 12000mm³
- All other rooms to have ventilators capable of 10000mm³

Mechanical Ventilation:-

- Mechanical Ventilation to be carried out in accordance with the BS5720: 1979 or CIBSE Guide B: 1996, Section B2 and Natural Ventilation to be comply with CIBSE Guide A:1986, Design Data, Section A4, Air Infiltration and natural ventilation.
- Provide the mechanical / natural ventilation to the following rooms from Ventaxia or similar approved :-
- Utility Room - Mechanical extraction capable of 60litres/sec - min. 4000mm³
- Toilets - Mechanical extraction capable of 15litres/sec min.4000mm³
- Kitchen - Mechanical extraction capable of 60litres/sec - min. 4000mm³

Fans

- The fan outlets are to be ducted through the outside wall as indicated on the proposed floor plans. All external fans to be provided with vermin control covers.

Drainage:-

- New drainage required to :-
Toilet & En-Suite Toilets.
1) WC - 100mmØ PVC Waste pipe
2) WHB - 40mmØ PVC Waste pipe
3) Shower - 50mmØ PVC Waste pipe
4) Bath - 50mmØ PVC Waste pipe
Utility Room :-
1) Waste connection & connection taps for washing machine, dishwasher
2) Sink - 40mm Ø PVC Waste pipe connected to new soil pipe
Kitchen :-
1) Sink - 40mm Ø PVC Waste pipe connected to existing sink waste pipe

Wash-Hand Basins -

- 32mm dia UPVC un-vented branch pipe (with anti-siphonic waste traps) at a gradient to suit length of waste pipe, up to maximum length of 1.7 metres.
(0.50 metres = 1:11 gradient);(0.75 metres = 1:12 gradient);
(1.00 metres = 1:20 gradient);(1.25 metres = 1:30 gradient);
(1.50 metres = 1:40 gradient);(1.75 metres = 1:50 gradient).
- 40mm dia UPVC un-vented branch pipe (with anti-siphonic waste traps) @ gradient of 1:20 (1:20min - 1:11max), up to maximum length of 3.0 metres.]

Kitchen Sinks / Showers -

- 50mm dia UPVC un-vented branch pipe (with anti-siphonic waste traps) @ gradient of 1:40 (1:40min - 1:11max), up to maximum length of 4.0 metres.

W.C.

- 100mm dia UPVC un-vented branch pipe (with anti-siphonic waste traps) @ gradient of 1:40 (1:50min - 1:11max), up to maximum length of 6.0 metres or 12.0 metres if more than one W.C. is connected.

- Water efficiency fittings should be provided to all WC's and WHB's within a dwelling to comply with standard 3.27.1 & 3.27.2

- i.e. Dual flush WC systems should have an average flush volume of not more than 4.5 litres. Single flush WC systems should have a flush volume of not more than 4.5 litres. Taps serving wash or hand rinse basins should have a flow rate of not more than 6 litres per minute.

- New foundations to be stepped below existing drainage
- Where underground drains pass through under-building / solum walls, an opening should be formed to allow at least 100mm thick pea-gravel around the drain, including a new 65mm thick pre-stressed lintel cover.

- All new drainages as indicated internally is to be installed in heat resistant UPVC by Marley or equally approved.
- All internal wastes to be installed to manufacturers instructions and recommendations trapped and connected separately to S.V.P.

- All new underground drains to be 110mmØ Uppvc pipes
- Proposed 100mm UPVC RWP's to be trapped and connect to existing RWP.
- All pipes laid on 150mm well compacted granular material, side fill to be granular material well compacted to half the pipe depth, and top fill in granular material well compacted in 100mm layers, to 400mm above the pipe crown.

- All pipework above ground will be UPVC. The connection between fireclay and UPVC pipework to be by a suitable proprietary connection.
- All stacks and stub stacks (below ground) to be 100mmØ Uppvc, and include a min. 200mm radius bend at the foot, and have a distance from lowest branch to invert of drain not less than 450mm (in the case of a stub stack, the distance from the lowest branch of any other appliance to invert of drain will not exceed 2500mm)

- Where any pipe passes through the polythene DPM, the DPM to be fitted with a sealed collar, lapped up and sealed to the pipe at the top of the ground floor slab and to the DPM.

Wet Areas:-

- All wet areas - Shower, Whb's, Sink etc. to be tiled to prevent water infiltration to plasterboard. Tiles to be confirmed by client.

Construction Notes:-

Existing Walls:- Alterations.

- Any alteration works to be carefully carried out to match / complement existing walls.

Solum Construction

- Base to be 150mm thick hardcore,
- 50mm well blinded sand
- 1200 Visqueen DPM on top lapped up into DPC
- 50mm concrete screed on top.

Foundation Construction

- Concrete foundation to be 600x200mm foundation pad c/w 1 layer of A252 mesh
- The proposed foundations will be the same type as the existing and taken to the same depth of a minimum of 450mm below ground level. Whichever is greater. Foundations to be stepped to reach different ground levels
- Movement joint to be installed between existing and new foundations and walls in accordance with regulation Structure 1.C.5.
- Proposed foundations to lap over existing foundations by a distance of 300mm plus existing screement with an overall thickness of 200mm plus the foundation thickness of 200mm. Alternatively 4No. 20mm diameter dowel bars 400mm long to be resin grouted 200mm into existing foundations
- If when the existing foundations are exposed they comprise of a non standard design, works must cease and building standards must be contacted
- Building standards to be contacted and given the opportunity to inspect foundation trenches prior to pouring concrete

DPC's

- DPC's also to be provided at all construction joints, under all wall plates, at stepped cavity tray, all cavity barriers and behind all pre-cast concrete cills and lintels and thresholds to comply with Section 3.10.0 Precipitation of the Building (Scotland) Regulations 2013. DPC to be stepped where required to maintain a min. 150mm A.G.L.

Vapour Control Membranes

- Vapour membranes to be overlapped at junctions by 150mm mm and bonded with mastic strip and sealed with jointing tape in accordance with manufacturers written instructions. Dry lining junctions between walls, ceilings, floors, around window/door openings to be sealed.

General Construction Information :-

- All wall construction to dwelling to comply Section 6.0.3/6.0.4 Thermal Conductivity of the Building (Scotland) Regulations 2013
- All concrete to be class C35min.
- No high alumina cement to be used.
- All brickwork to be a minimum course strength of 21N/m in class (iii) mortar brickwork to be 'Frost free'.
- Wall ties to be min. class (ii) at max 600mm c/c horizontally and 450mm vertically. Ties to be stainless steel. Ties every 3rd course. Wall ties to be BT-2 stainless Steel ties by Catnic or equal and approved & 600mm crs.
- Wall ties to be max 300mm apart vertically and within a distance of 225mm from the vertical edges where the aperture has been formed
- New brickwork to be fixed to existing structure using galvanised steel connector Wall Starter by Catnic or similar approved Ref:WVC
- Anchors to be Vertical V-Type galvanised mild steel 30x2.5x1200mm restraint straps by Catnic or equal and approved @ 600mm crs fixed to timber framing, lower brickwork course and roof. The holding down straps 30x2.5mm to be attached to the stud by 6No. 3.36x55mm ring shank nails at 2.4m centres, at every opening and at the end studs of a wall attaching the strap to the stud and placing the L-shaped end of the strap at least three courses under the masonry cladding

Internal Walls :-

- Internal partitions to be 75x50mm treated timber studs at 600mm centres complete with top, bottom and mid runners/ dwangs with 80mm Rockwool RWA45 insulation between studs for acoustic purposes. 1No. layer 12.5mm moisture resistant plasterboard to each side of partition, taped filled and decorated in base coat and 2 top coats emulsion in colour selected by client.
Additional dwangs as required to suit radiators / kitchen units and additional fixings as required by the end user

Sealing Junctions between Elements

- Infiltration to be limited by sealing dry lining junctions between walls, ceilings and floors and at window, door and roof space openings

Lintels:

- Refer to Engineers Details & Specifications

Cavity Barriers :-

- Cavity barriers to be 50x50mm wrapped in DPC and provided around all openings of the cavity, at corners/ junction of 2No. walls, ceiling level and between roof space to comply with Section 2.4.1/2.4.2 Cavity barriers of the Building (Scotland) Regulations 2013 Part, whereby the maximum distance between barriers is 10m.

Cavity wall ventilation :-

- Cavity wall ventilation to be used on brickwork, and to be spaced to max. 500mm per metre length of wall. Vents to be staggered so they are not aligned vertically. Cavity to be ventilated below DPC level and at eaves and verge level with the equivalent of an open brick perpend every 1.2m.
- Front intake of air to be every horizontal 2m min. Proposed front intake air brick vents c/w proprietary clay cavity liner (225x75mm) , DPC and cavity tray

Fire Protection :-

- All steelwork to have 2no. layers 12.5mm plasterboard with staggered joints

Table with 3 columns: Rev, Description, Date

Client and Project Address
Mr & Mrs John Dunn
52 Melford Avenue
Giffnock G46 6ND

Proposed Rear Extension Existing & Proposed Roof Plan Details & Notes

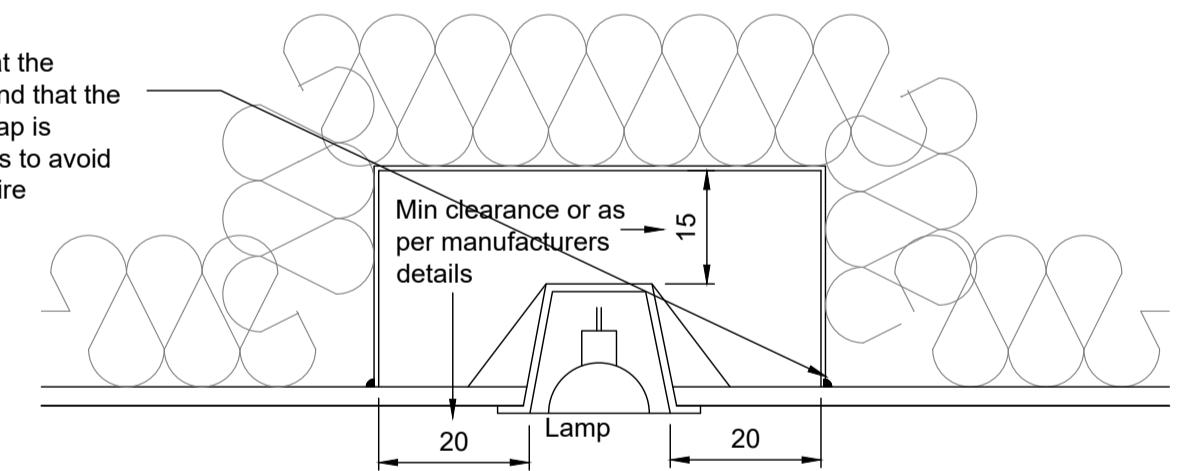
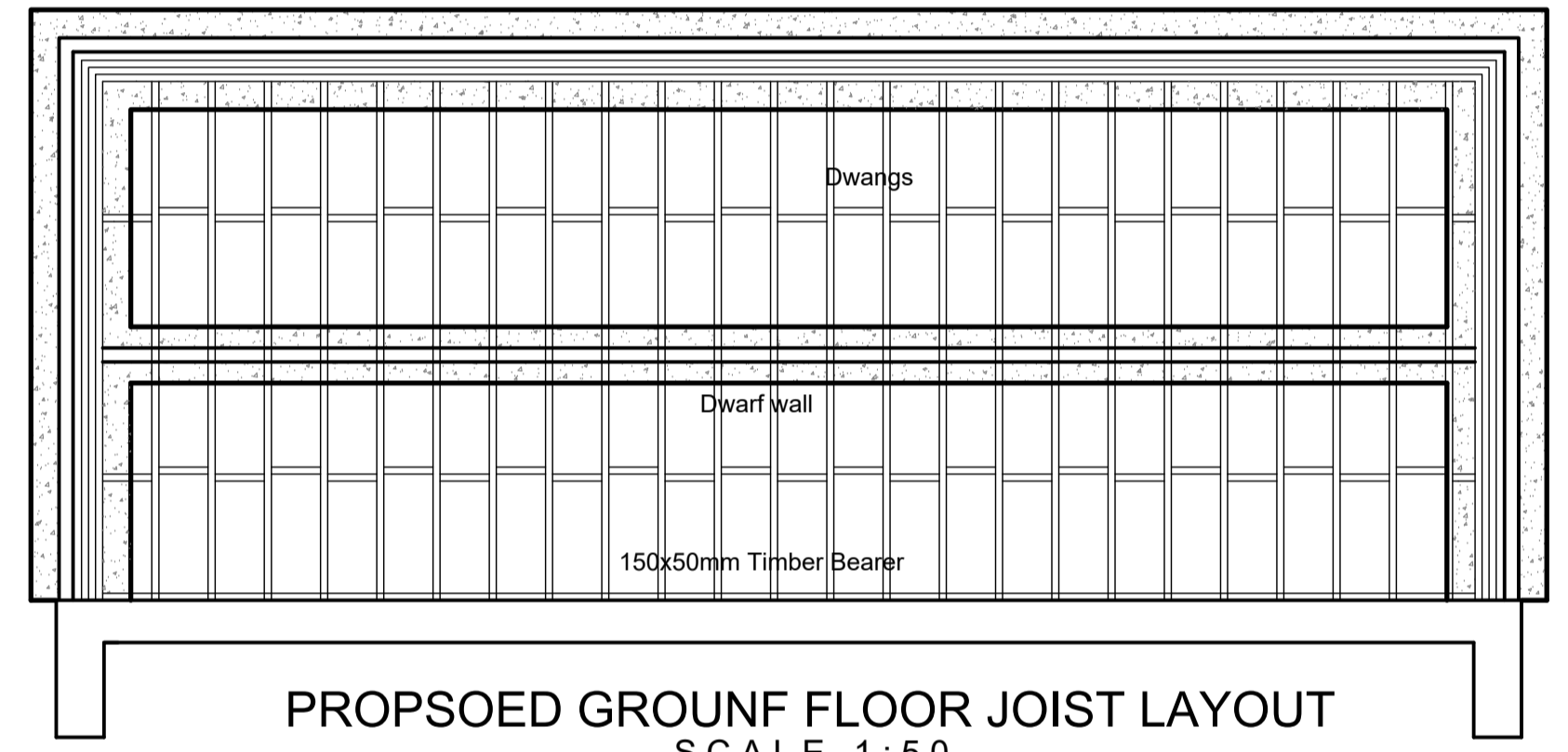
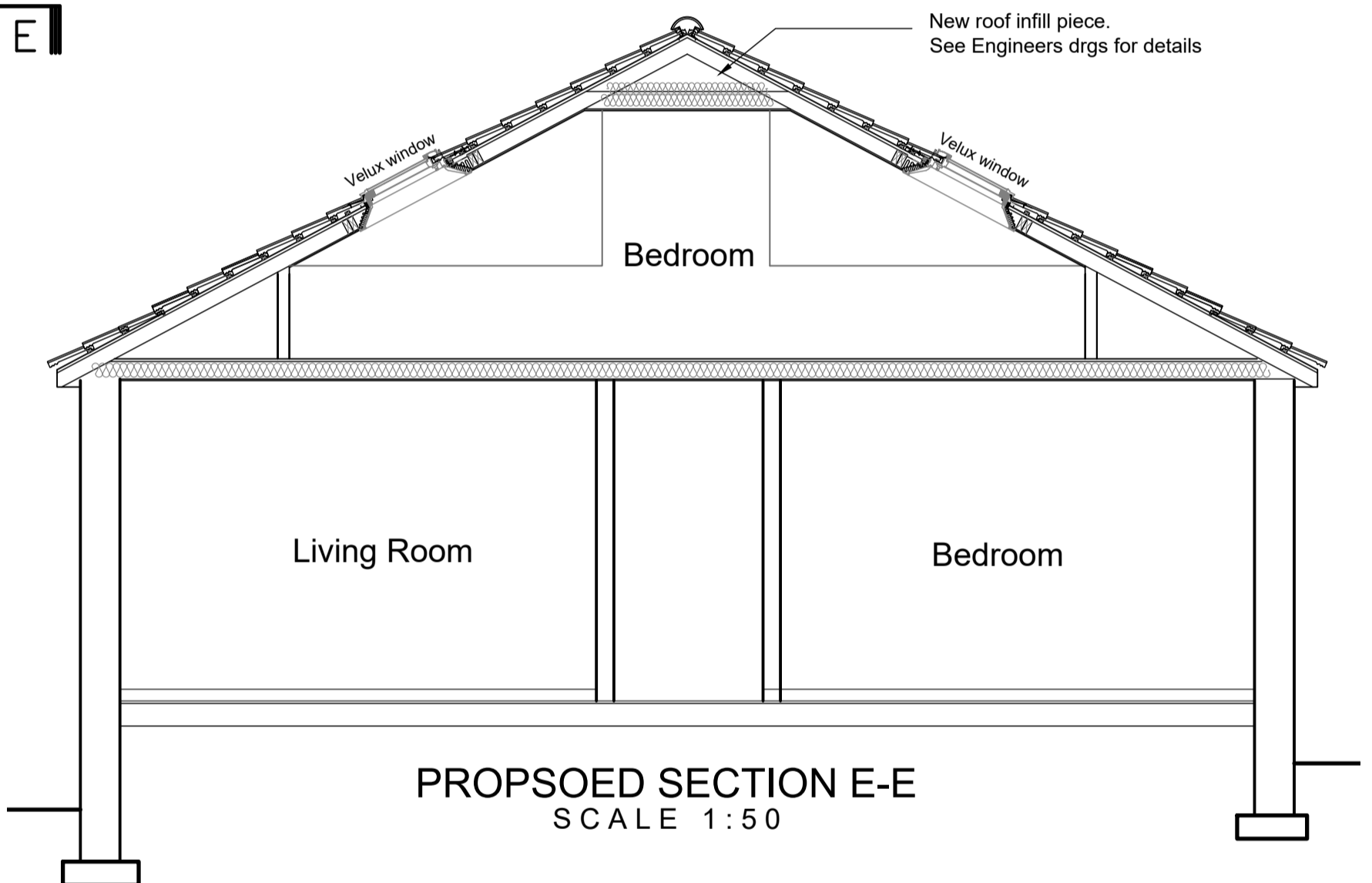
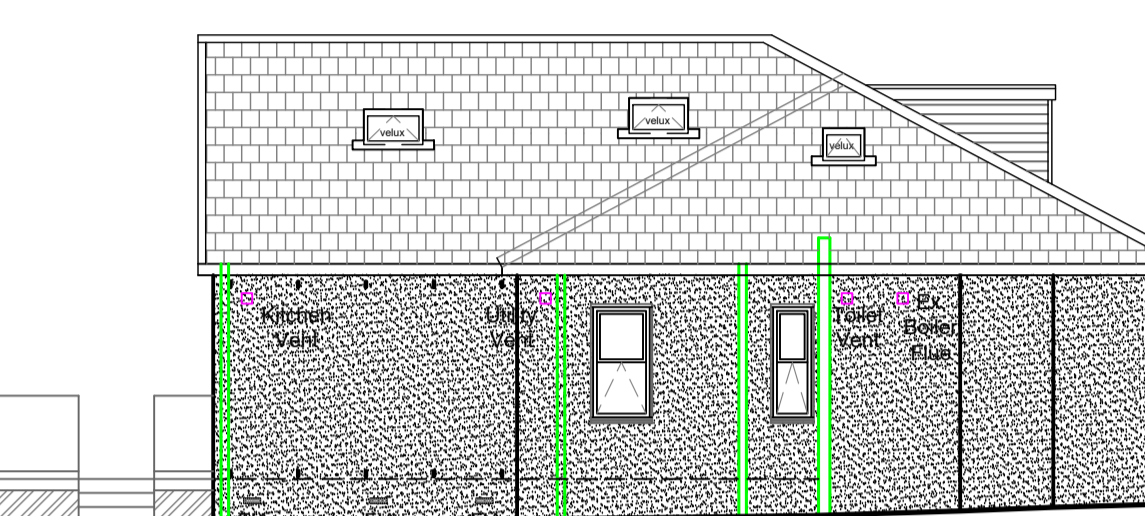
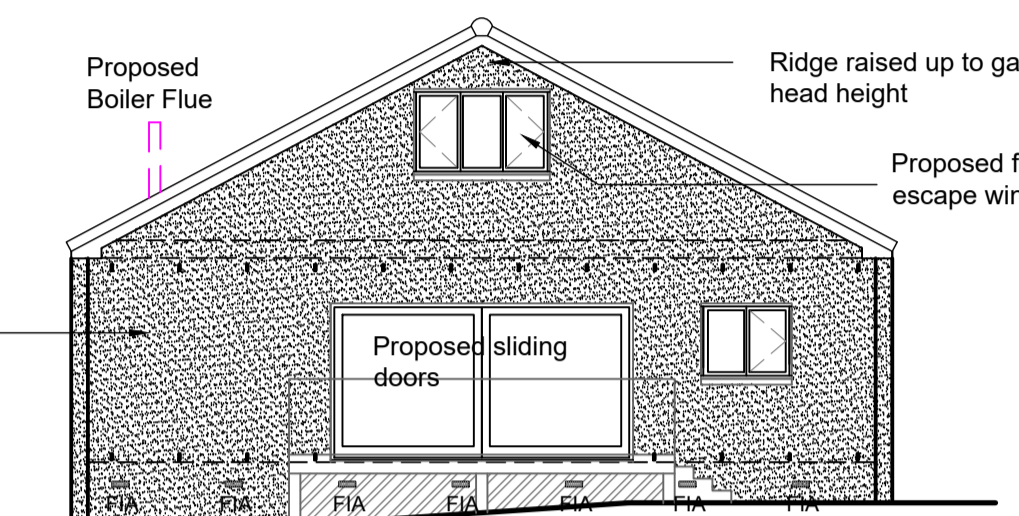
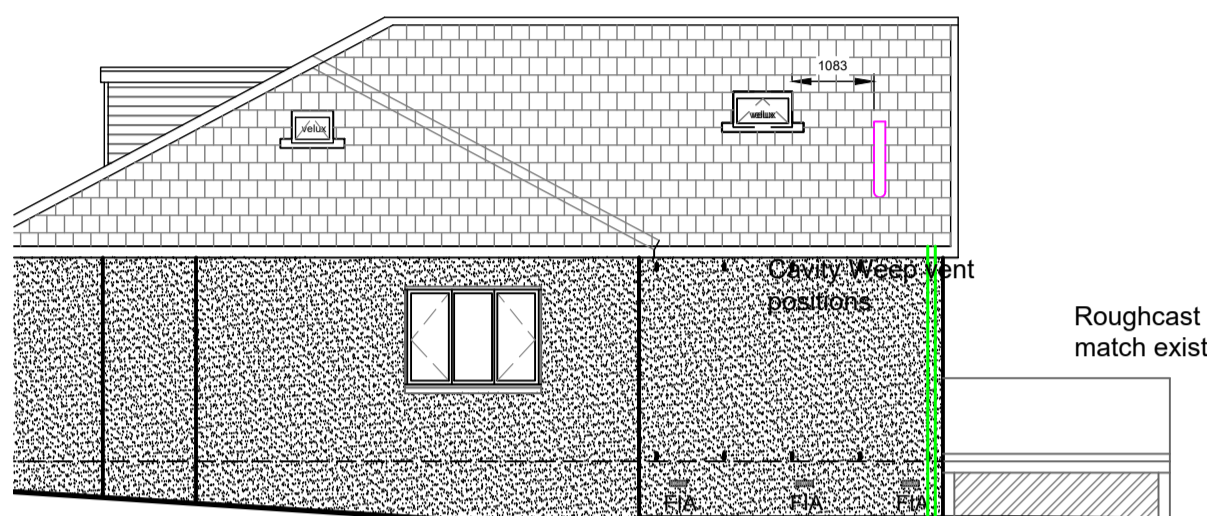
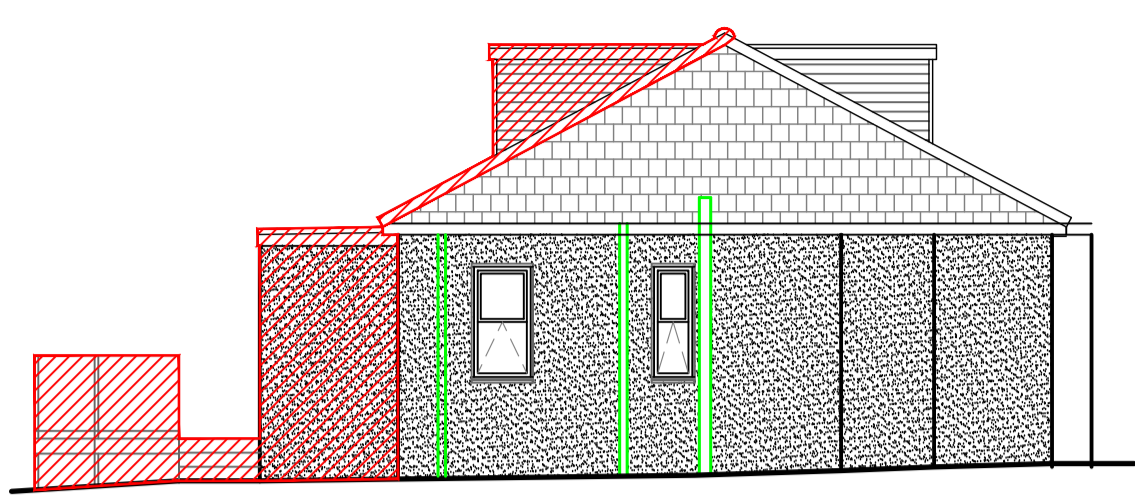
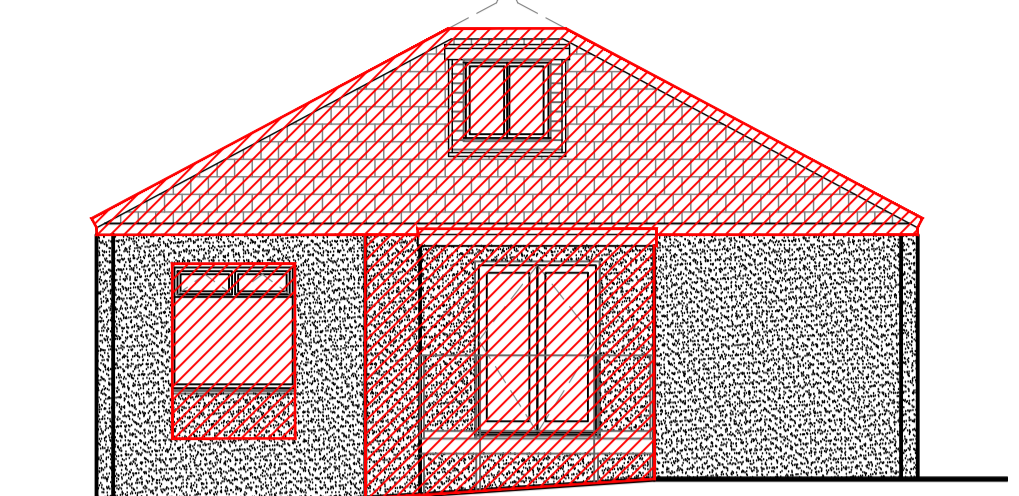
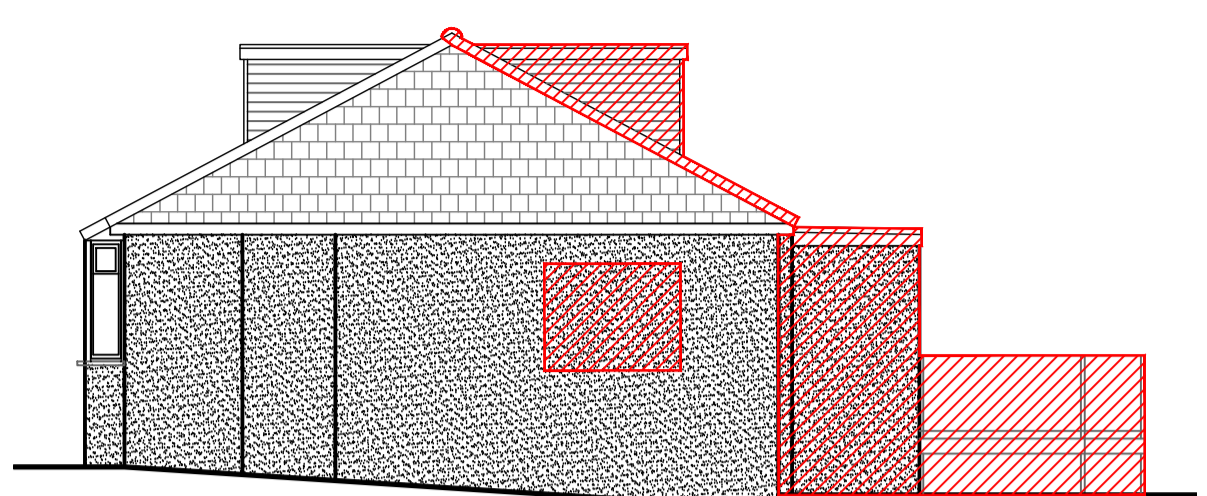
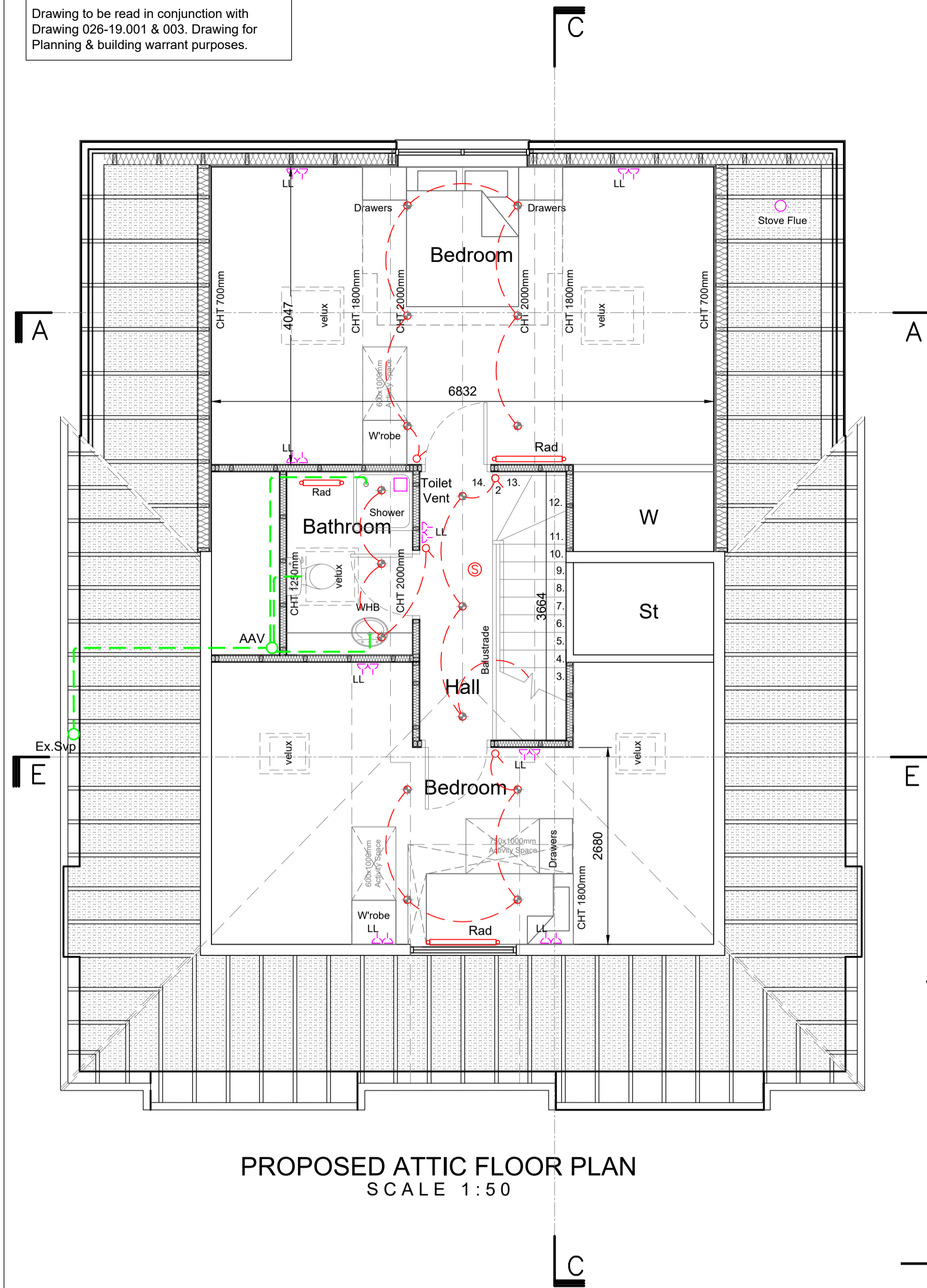
CAF CALDER DESIGNS
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PLANNING

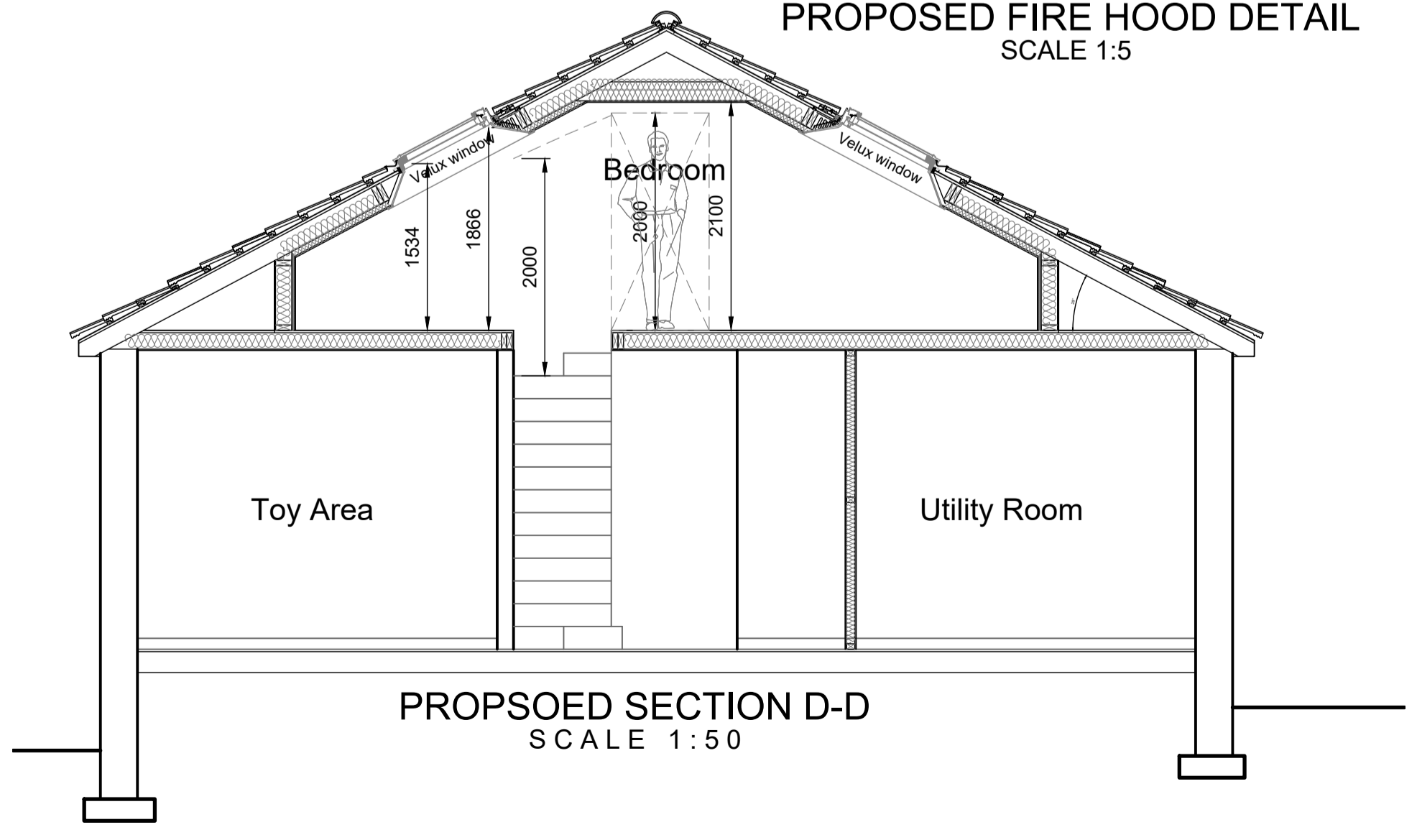
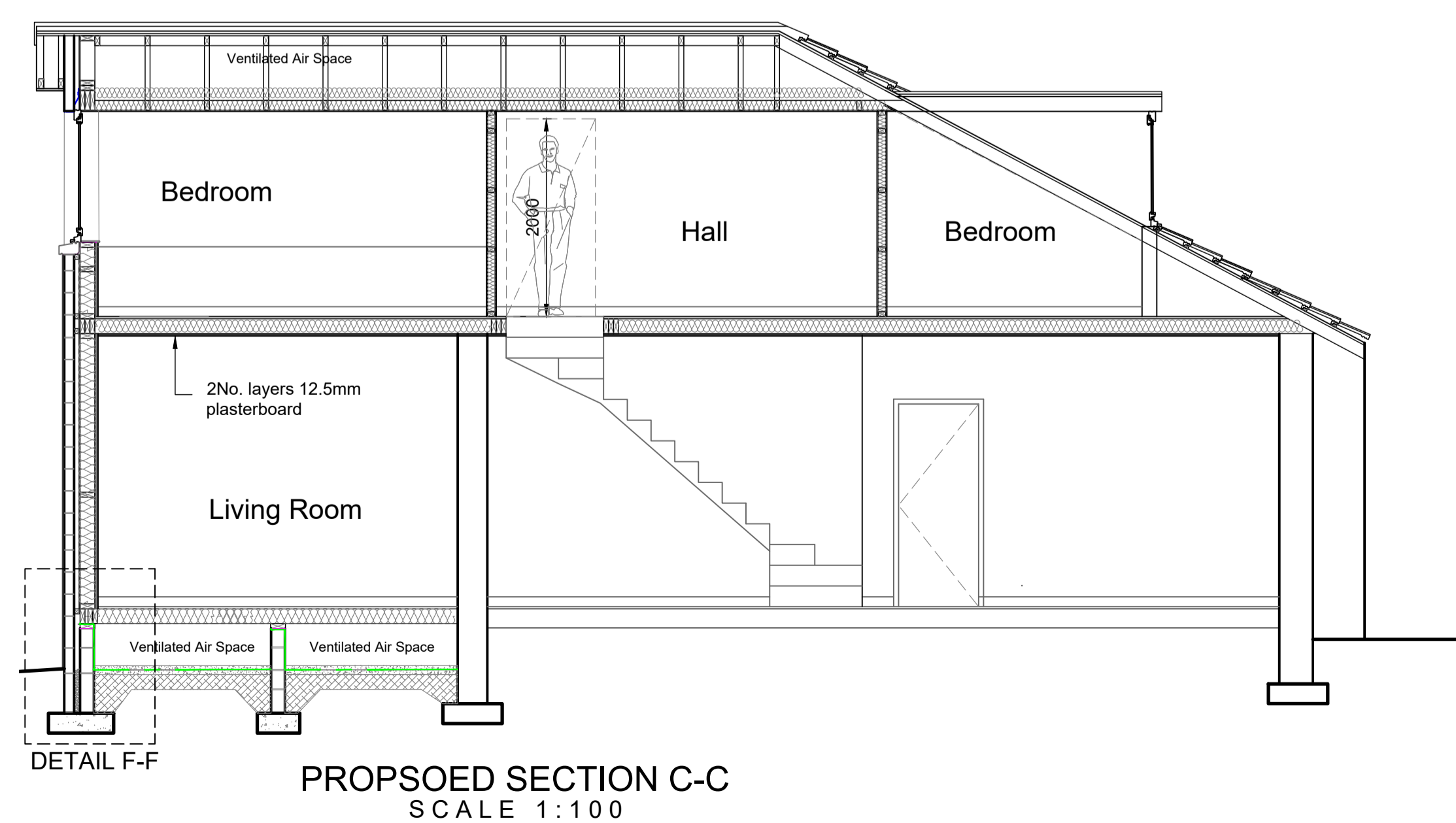
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Drawing no. 100-19.003

Drawing to be read in conjunction with Drawing 026-19.001 & 003. Drawing for Planning & building warrant purposes.



When installing downlighters ensure that the airtightness of the ceiling is maintained and that the manufacturers min. recommended air gap is maintained around and above the fittings to avoid heat from the lamp causing a potential fire



- General Notes**
1. Do Not scale from this drawing
 2. This drawing is to be read in conjunction with all relevant drawings and specifications, i.e. structural engineer's drawings etc
 3. The contractor must advise the Designer and Engineers of any discrepancies between the contract drawings and the existing site dimensions
 4. All dimensions to be checked on site prior to fabrication or erection
 5. Contractor to take exact measurements on the proposed roof to ensure roof construction c/w lead flashing sits under first floor window cills and does not impede at its furthest projection the internal ceiling height
 6. Contractor / Client to inform of any underground services within the proposed area prior to commencement of works or ordering of materials.
 7. No work to be begun until the appropriate approvals (i.e. Building warrant and planning) have been received. Initial drawings submitted to the council may require altering to suit local authorities comment. Councils stamped drawings should be used during construction.
 8. Client / Contractor responsibility to investigate existing ground prior to construction with regards to existing underground services, i.e. gas, water etc.
 9. Scottish Water - It is the Owners responsibility to obtain the appropriate consents from Scottish Water regarding building over Water mains
 10. Clients responsibility to confirm if in a listed building or conservation area prior to submitting for approvals.
 11. For Additional information see www.cafdesigns.co.uk
 12. All dismantling and demolition works to be carried out in accordance with BS 6187:2011 and the Health and Safety at Work Act 1974
 13. All works to Building (Scotland) Act 2003 and Building (Scotland) Regulations 2018
 14. Where the land is sloping at the proposed works or surrounding area, then it is the clients responsibility to provide a survey i.e. topographical survey to provide accurate gradients.
 14. If in Doubt Ask

Rev	Description	Date

Client and Project Address
Mr & Mrs John Dunn
 52 Melford Avenue
 Giffnock G46 6ND

Drawing Title
Proposed Rear Extension
Proposed Attic Plan, Elevations & Sections

CAF
 CAF DESIGNS
 53 CALDERGLEN AVENUE
 THE ELMS BLANTYRE
 SOUTH LANARKSHIRE G72 9UP
 TEL: +44(0)1698 825660 Mob: +44(0)774 780 3435
 E-MAIL: craig@cafdesigns.co.uk www.cafdesigns.co.uk

PLANNING

Drawn by CAF	CAD Location C:\Drawings\100-19
Scale 1:50	Date Dec 19
	Paper Size A1

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100-19.002