

EAST RENFREWSHIRE COUNCIL

LOCAL REVIEW BODY

5 August 2020

Report by Deputy Chief Executive

REVIEW OF CASE - REVIEW/2020/07

ERECTION OF ONE AND A HALF STOREY REAR EXTENSION WITH RAISING OF
RIDGE HEIGHT; INSTALLATION OF DORMER WINDOW AT FRONT
OF 32 DORIAN DRIVE, CLARKSTON

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:- 2020/0062/TP).
Applicant: Mrs Judith Burnside.
Proposal: Erection of one and a half storey rear extension with raising of ridge height; installation of dormer window at front.
Location: 32 Dorian Drive, Clarkston G76 7NP

Council Area/Ward: Clarkston, Netherlee and Williamwood (Ward 4).

REASON FOR REQUESTING REVIEW

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

RECOMMENDATIONS

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

- (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 her stated preference is the assessment of the review documents only, with no further procedure.

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

11. 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 49 - 56);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages 57 - 66);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages 67 - 72); and
- (d) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 4 (Pages 73 - 84).

16. The applicant has also submitted the drawings listed below and these are attached as Appendix 5 (Pages 85 - 102).

- (a) Existing Plans – Drawing No.01;
- (b) Existing Elevations and Sections – Drawing No.02 – Rev B;
- (c) Refused – Location Plan; and
- (d) Refused – Proposed Plans – Drawing No 03;
- (e) Refused – Proposed Elevations – Drawing No.04;
- (f) Photo 1;
- (g) Photo 2;
- (h) Photo 3;
- (i) Photo 4;
- (j) Photo 5;
- (k) Photo 6; and
- (l) Photo 7.

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 100230449-001

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)

Erection of 1.5 storey extension including the conversion of attic

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:	Abbey Architectural Services Ltd		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	David	Building Name:	Suite 2014, Abbeymill Business Centre
Last Name: *	Aitcheson	Building Number:	<input type="text"/>
Telephone Number: *	0141 848 9708	Address 1 (Street): *	12 Seedhill Road
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Paisley
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	PA1 1JS
Email Address: *	enquiries@abbeyarchitectural.com		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	Judth	Building Number:	32
Last Name: *	Burnside	Address 1 (Street): *	Dorian Drive
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Clarkston
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	G76 7NP
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:

32 DORIAN DRIVE

Address 2:

CLARKSTON

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G76 7NP

Please identify/describe the location of the site or sites

Northing

657900

Easting

256420

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: David Aitcheson

On behalf of: Mrs Judith Burnside

Date: 03/02/2020

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 David Aitcheson

Declaration Date: 03/02/2020

Payment Details

Online payment: [REDACTED]
Payment date: 0 [REDACTED]

Created: 03/02/2020 13:52

REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2020/0062/TP

Date Registered: 13th February 2020

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Clarkston, Netherlee And Williamwood

Co-ordinates: 256420/657900

Applicant/Agent:

Applicant:

Mrs Judith Burnside

32 Dorian Drive

Clarkston

Scotland

G76 7NP

Agent:

David Aitcheson

Suite 2014, Abbeymill Business

Centre

12 Seedhill Road

Paisley

Scotland

PA1 1JS

Proposal: Erection of one and a half storey rear extension with raising of ridge height; installation of dormer window at front

Location: 32 Dorian Drive
Clarkston
East Renfrewshire
G76 7NP

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY: None.

REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

A covering letter was submitted which provides commentary on the design and provides examples of developments which were given planning approval by the Local Review Body.

ASSESSMENT:

The site is in an established residential area and contains a detached bungalow. The street is comprised of detached bungalows, some of which have been altered and extended. There are some examples of large alterations and extensions in the street however its character is defined by its modest hipped roof bungalows which make up the predominant built form. The dwelling is finished in roughcast render with buff stone detailing and brown concrete roof tiles. There is a small extension at the rear which would be removed to make way for the proposal.

The proposal is to raise the ridge height of the dwelling in conjunction with erecting a one and a half storey rear extension and install a front dormer window. The extension would be the width of the dwelling and would project outwards by 4 metres from the existing rear elevation to form a gable end. It would be finished in roughcast render and concrete roof tiles to match the existing dwelling. The dormer window would be 4 metres wide and its sides would be finished to match the existing roof.

The proposal is required to be assessed against Policies D1 and D14 of the adopted Local Development Plan and Supplementary Planning Guidance on Householder Design (SPG). The proposal should respect the existing character of the dwelling and surrounding area. The SPG contains specific criteria for extensions to bungalows, which should have a lower ridgeline and not form a gable end. Dormer windows should not dominate the roof and should contain a high proportion of glazing. The proposal must not have an adverse effect on the residential amenity of neighbouring properties by unreasonably restricting sunlight or privacy.

The extension is contrary to policy as it would form a gable end and would raise the ridge height of the dwelling. The dormer window is contrary to policy as it would be excessively wide and would contain a low proportion of glazing. It is considered both the extension and dormer window would dominate and overwhelm the dwelling in their own right. Therefore, in combination, it is considered that they would have a detrimental impact on the appearance of the dwelling. The dwelling is a bungalow of modest proportions and it is considered that the scale and design of the proposal shows little respect for its existing character.

It is acknowledged that there are some examples of dominant alterations and extensions in the street. Notably, both neighbouring properties have dormer windows which are heavy in appearance and do not respect the predominant built form of the area. However, it is not considered that such developments are numerous enough to define the character of Dorian Drive, and therefore, should not be used as justification for poor quality development that is significantly contrary to current adopted policy. The proposal would overwhelm the dwelling and is out of scale with the predominant built form of the street. As such, it is considered that it would result in a significant loss of character to the area.

It is not considered that the extension would raise any significant issues in terms of overlooking or overshadowing because of its size, orientation and position relative to neighbouring properties.

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 the reasons set out above, it is considered that the proposal is contrary to the relevant policies in the Proposed Local Development Plan.

To conclude, it is considered that the proposal would be significantly out of scale and character with the dwelling and predominant built form of Dorian Drive. There is not considered to be sufficient precedent of large scale alterations and extensions in the area to warrant setting aside the adopted Local Development Plan or Proposed Local Development Plan. For these reasons, it is considered that the proposal is unacceptable in policy terms and that there are no material considerations that would justify recommending approval.

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 it would significantly detract from the character of the surrounding area as the scale and massing of both the extension and dormer window would be out of keeping with the predominant built form of the street.
2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the scale and massing of both the extension and dormer window would be out of keeping with the dwelling. As a result, the proposal would dominate the dwelling and would result in a significant loss of character to the dwelling.
3. The proposal is contrary to the Supplementary Planning Guidance on Householder Design as (i) the extension would increase the height of the ridgeline of the dwelling; (ii) the extension would form a gable end; (iii) the dormer window would be excessive in width; and (iv) the dormer window would contain a low proportion of glazing. As a result, the proposal would result in a significant loss of character to the dwelling and surrounding area.

ADDITIONAL NOTES: None.

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr David Haney on 0141 577 3714.

Ref. No.: 2020/0062/TP
(DAHA)

DATE: 23rd March 2020

DIRECTOR OF ENVIRONMENT

Reference: 2020/0062/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:

Given the size and scale of the development it is not considered that government guidance is a relevant material consideration.

Finalised 23/03/20 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. **2020/0062/TP**

Applicant:

Mrs Judith Burnside
32 Dorian Drive
Clarkston
Scotland
G76 7NP

Agent:

David Aitcheson
Suite 2014, Abbeymill Business Centre
12 Seedhill Road
Paisley
Scotland
PA1 1JS

With reference to your application which was registered on 13th 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 with raising of ridge height; installation of dormer window at front

at: 32 Dorian Drive, Clarkston, East Renfrewshire, G76 7NP

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 it would significantly detract from the character of the surrounding area as the scale and massing of both the extension and dormer window would be out of keeping with the predominant built form of the street.
2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the scale and massing of both the extension and dormer window would be out of keeping with the dwelling. As a result, the proposal would dominate the dwelling and would result in a significant loss of character to the dwelling.
3. The proposal is contrary to the Supplementary Planning Guidance on Householder Design as (i) the extension would increase the height of the ridgeline of the dwelling; (ii) the extension would form a gable end; (iii) the dormer window would be excessive in width; and (iv) the dormer window would contain a low proportion of glazing. As a result, the proposal would result in a significant loss of character to the dwelling and surrounding area.

Dated 23rd March 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	00		
Plans Proposed	03		
Elevations Proposed	04		

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**

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**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 100230449-004

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:	Abbey Architectural Services Ltd		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	David	Building Name:	Suite 2014, Abbeymill Business Centre
Last Name: *	Aitcheson	Building Number:	<input type="text"/>
Telephone Number: *	0141 848 9708	Address 1 (Street): *	12 Seedhill Road
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Paisley
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	PA1 1JS
Email Address: *	enquiries@abbeyarchitectural.com		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Judith"/>	Building Number:	<input type="text" value="54"/>
Last Name: *	<input type="text" value="Burnside"/>	Address 1 (Street): *	<input type="text" value="Dorian Drive"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Clarkston"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G76 7NR"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="judithburnside@btopenworld.com"/>		

Site Address Details

Planning Authority:	<input type="text" value="East Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="32 DORIAN DRIVE"/>
Address 2:	<input type="text" value="CLARKSTON"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G76 7NP"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="657900"/>	Easting	<input type="text" value="256420"/>
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Description of Proposal

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

1.5 storey extension to rear of dwelling, with the conversion of loft to include 2 bedrooms and 1 wc. Dormer proposed to front of 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.

I don't feel the extension would be out of keeping with the predominant main street as it is to the rear of the house and the roof pitch will be retained. I admit the front dormer is imposing and therefore I will alter this to suit the comments. The proposed gable end shouldn't be an issue as the garden sits at the railway line. The ridge is to be raised so a contractor to be able to build easier, however I can alter the proposal to retain the current ridge, if deemed absolutely necessary.

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)

Location Plan, Block Plan, Existing Plans and Elevations, Proposed Plans and Elevations, Photographs

Application Details

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

2020/0062/TP

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

03/02/2020

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

23/03/2020

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

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 David Aitcheson

Declaration Date: 12/05/2020

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East Renfrewshire Council
2 Spiersbridge Way
Thornliebank
Glasgow
G46 8NG

03rd February 2020

Dear Sir/Madam,

1.5 Storey Extension @ 32 Dorian Drive, Clarkston

This letter has been provided with this Application Package to highlight and explain some of the elements in these proposals that differ from what is usually acceptable in terms of Planning regulations.

1. *Extending the roof to form a Single hipped roof to the front with a Gable to the rear of the dwelling. This has been proposed in order to gain extra head height, allow the Front Dormer to work in terms of Building regulations. I would also draw your attention to the adjacent dwellings which have altered their roof types by construction Dormers out from the Ridges, the adjacent no. 34 dwelling has a higher ridge height than the proposed no. 32 therefore I do not feel the clients new ridge height would impose any viewing restrictions to the side dormer as the new ridge height is not considerably higher than that of the existing.*
2. *The Gable to the rear of the dwelling. This has been proposed for extra space and the allowance of a second bedroom due to Family requirements. I would like to draw your attention to the fact the railway line runs directly to the rear of the proposed properties garden. The extension is also in line with that of the existing single extension and essentially contained within the existing footprint of the dwelling. I feel it would not impose any viewing restrictions to that of the adjacent properties due to no. 30 having a further footprint from that of the proposed no. 30 – I would also like to note that 3 out of 4 of the opposite properties on Dorian Dv have this type of extension to the rear of their properties.*

After discussions with my client and neighboring properties who have in recent years had similar proposals accepted through using the Local Review Body. We would be happy to use the same process if initially declined approval. I kindly ask that this is taken into account prior to any decision being made in order to provide my client with a suitable dwelling due to their personal requirements and to save wasting any time for all the persons involved in the design and ruling of this proposal.

kindest Regards

C Ferguson
Architectural Technician
Email: cameron@abbeyarchitectural.com

Abbey Architectural Services Ltd
Suite 2005, Mile End, Abbeymill Business Centre, 12 Seedhill Road, Paisley PA1 1JS
Tel: 0141 848 9708 E Mail: enquiries@abbeyarchitectural.com

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DECISION

The Local Review Body having undertaken a review of the decision of the appointed officer dated 20 June 2018 overturned the decision to refuse planning permission for the reasons stated in the Decision Notice of 20 June 2018 and granted planning permission.

REASONS

The Local Review Body (hereinafter referred to as "the LRB") met on 8 August 2018. The LRB had carried out an unaccompanied site visit immediately prior to the meeting.

Firstly, the LRB considered whether there was sufficient information to proceed to make a determination. The LRB agreed that there was sufficient information before the LRB to proceed to determine the review without any further procedure.

The Planning Adviser referred to the plans starting at page 293 of the agenda papers and specifically referred to the plan at page 296 of the agenda papers which showed the proposed elevations. He outlined the planning application advising that the applicants proposed to erect a one and a half storey rear extension replacing the existing single storey rear extension. The proposal extends across the width of the house, incorporates a gable end, raises the ridge line and installs a dormer at the front.

The Planning Adviser referred the LRB to the Report of Handling on Page 275 of the agenda papers and advised that planning permission was refused as the proposal was considered contrary to Policy D1 of the Adopted East Renfrewshire Local Development Plan due to the rear gable wall not being in keeping with the character of the existing house. The proposal was considered contrary to Policy D14 of the Adopted East Renfrewshire Local Development Plan as it was considered to dominate, overwhelm and detract from the character and design of the original dwelling by virtue of the rear gable, the height and proposed front dormer. The proposal was also considered contrary to the terms of the Adopted Supplementary Planning Guidance: Householder Design Guide by virtue of the introduction of the rear gable wall and the increase in the ridge height.

The Planning Adviser also referred to the applicants' review statement which appeared at Page 287 of the agenda papers and summarised the case put forward by the applicant for the application to be granted. He advised that the applicant's position was that the proposal was the same as other approved alternations in the area and that there would be no overlooking concerns at the rear of the property.

Provost Fletcher expressed concern about the LRB refusing this application on the basis that it is out of character for the area given that there are several other properties in the area with similar extensions. He noted that the proposal was not excessive and was approximately the same footprint as the original property. He also noted that the proposal would not be visible from the front.

The Chair noted that the LRB had seen several houses in close proximity to the property with similar development to that being proposed. She did not believe the proposal to be dominating or excessive.

At this stage, the LRB agreed to overturn the decision of the Appointed Officer as set out in the Decision Notice of 20 June 2018 and grant planning permission, subject to the following condition:-

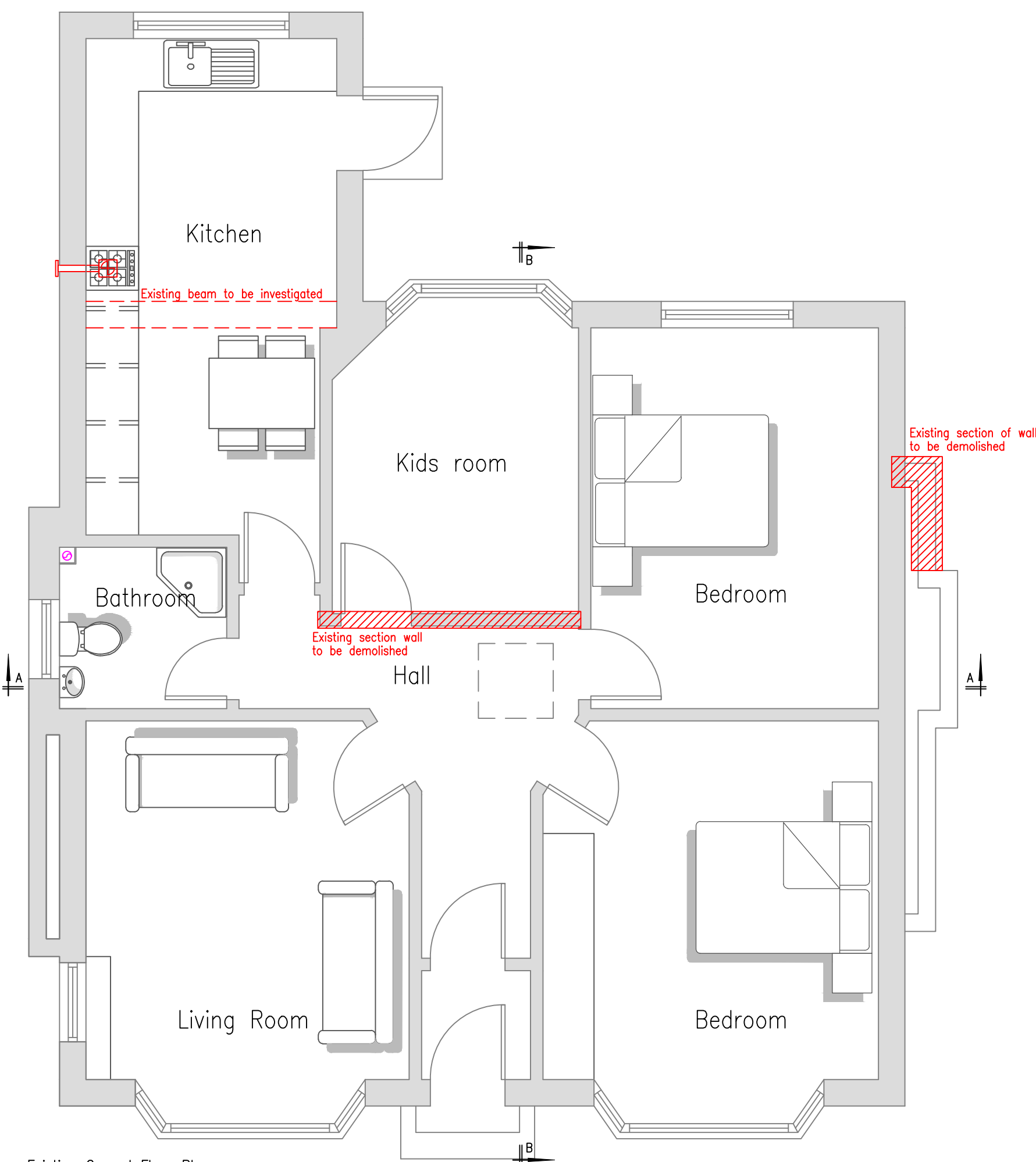
The materials to be used on all external surfaces of the building shall match those of the existing house.

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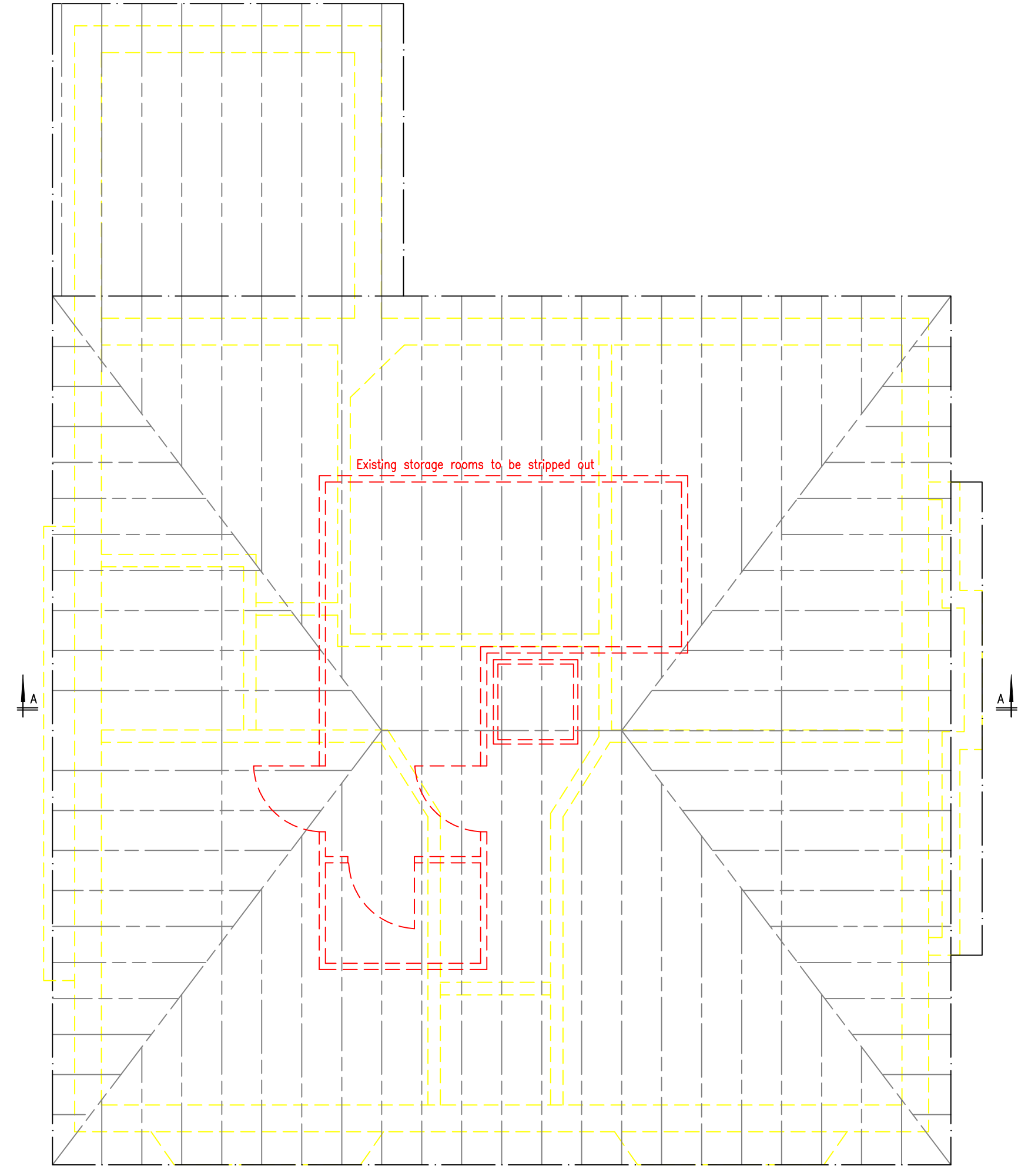
PLANS/PHOTOGRAPHS/DRAWINGS

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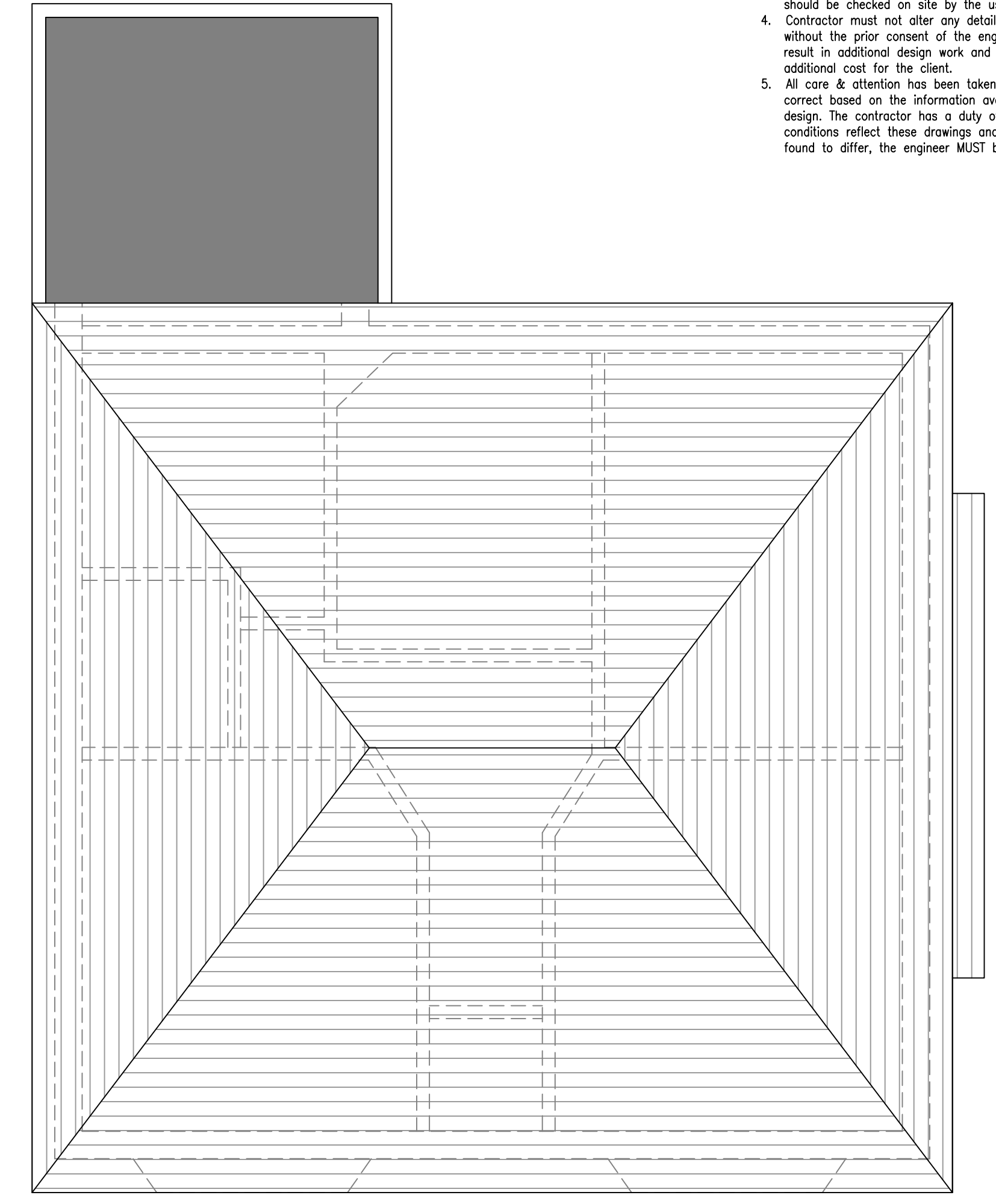
- NOTES:
1. All dimensions are in millimetres unless stated otherwise.
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 5. All care & attention has been taken to ensure all details are correct based on the information available at the time of design. The contractor has a duty of care to ensure all site conditions reflect these drawings and if anything on site is found to differ, the engineer MUST be informed immediately.



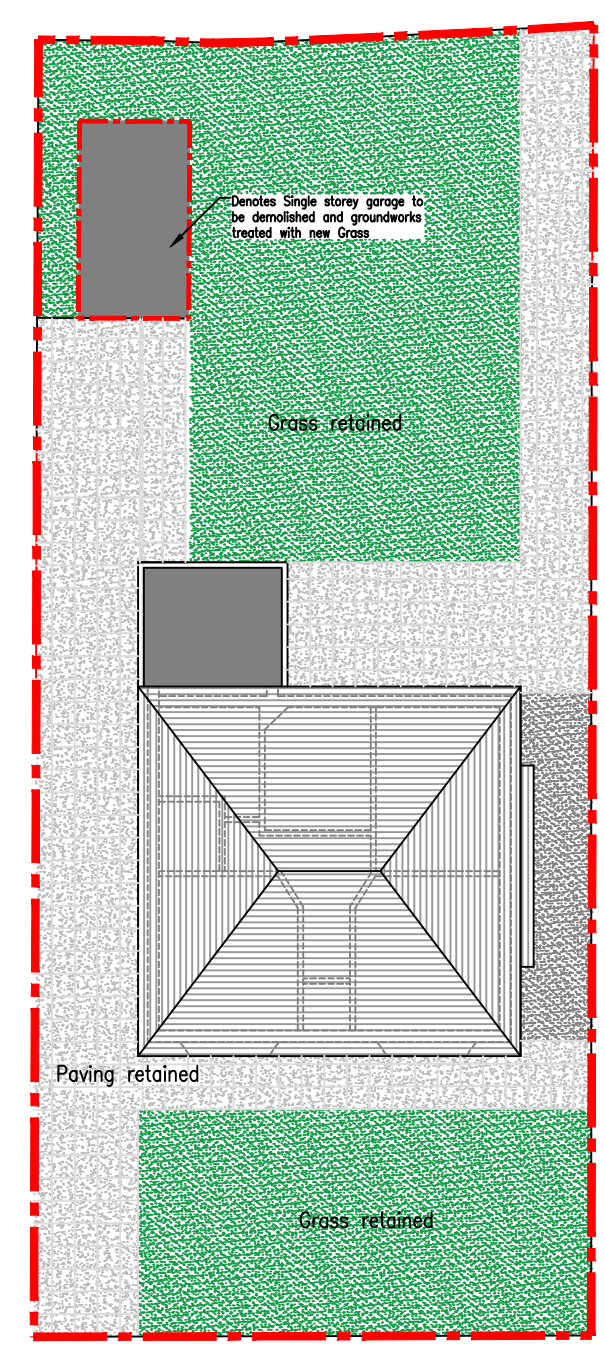
Existing Ground Floor Plan 1:50



Existing Attic Plan 1:50



Existing Roof Plan 1:50



Existing Block Plan 1:200

REV.	DATE	DESCRIPTION	BY	CHECKED
A	13.02.20	Updated to suit Planning comments.	CF	

Engineer Certification
 Issue Date:
 Ref. SER Certificate No:

DRAWING STATUS: **PLANNING**

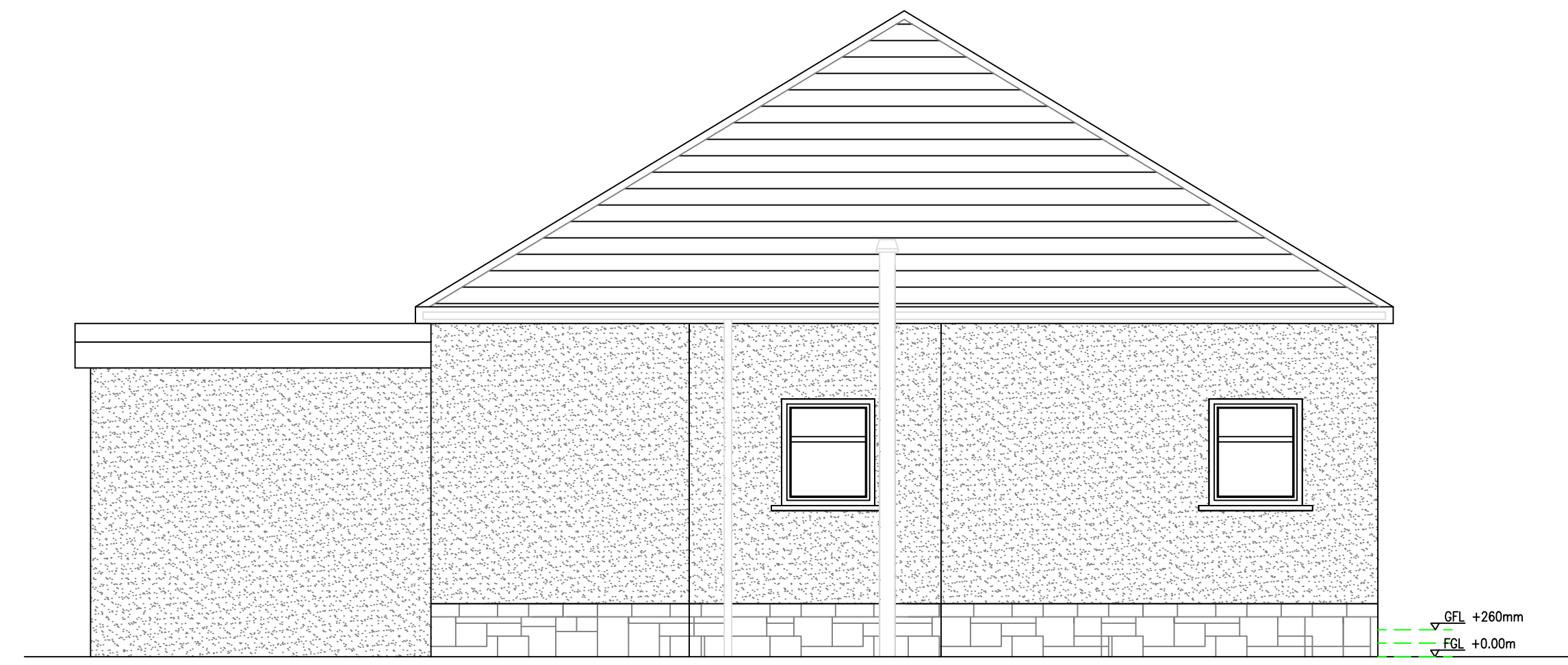
abbey architectural services
 Suite 2005 Mile End Building
 Abbeymill Business Centre
 12 Seacroft Road
 Paigley
 PA1 1JG
 Phone: 0141 848 6708
 Fax: 0141 842 1098
 e-mail: info@abbeyarchitectural.com

PROJECT	Proposed Extension.		
CLIENT	Mr & Mrs Watkins.		
LOCATION	32 Dorion Drive, Clarkston		
SCALE	As shown	DATE	Oct '19
JOB No.	A1054		
DRAWN BY	CF	CHECKED BY	DJA
DRG. TITLE	Existing Plans.		REV. A
DRG. No	01	REV.	A

- NOTES:
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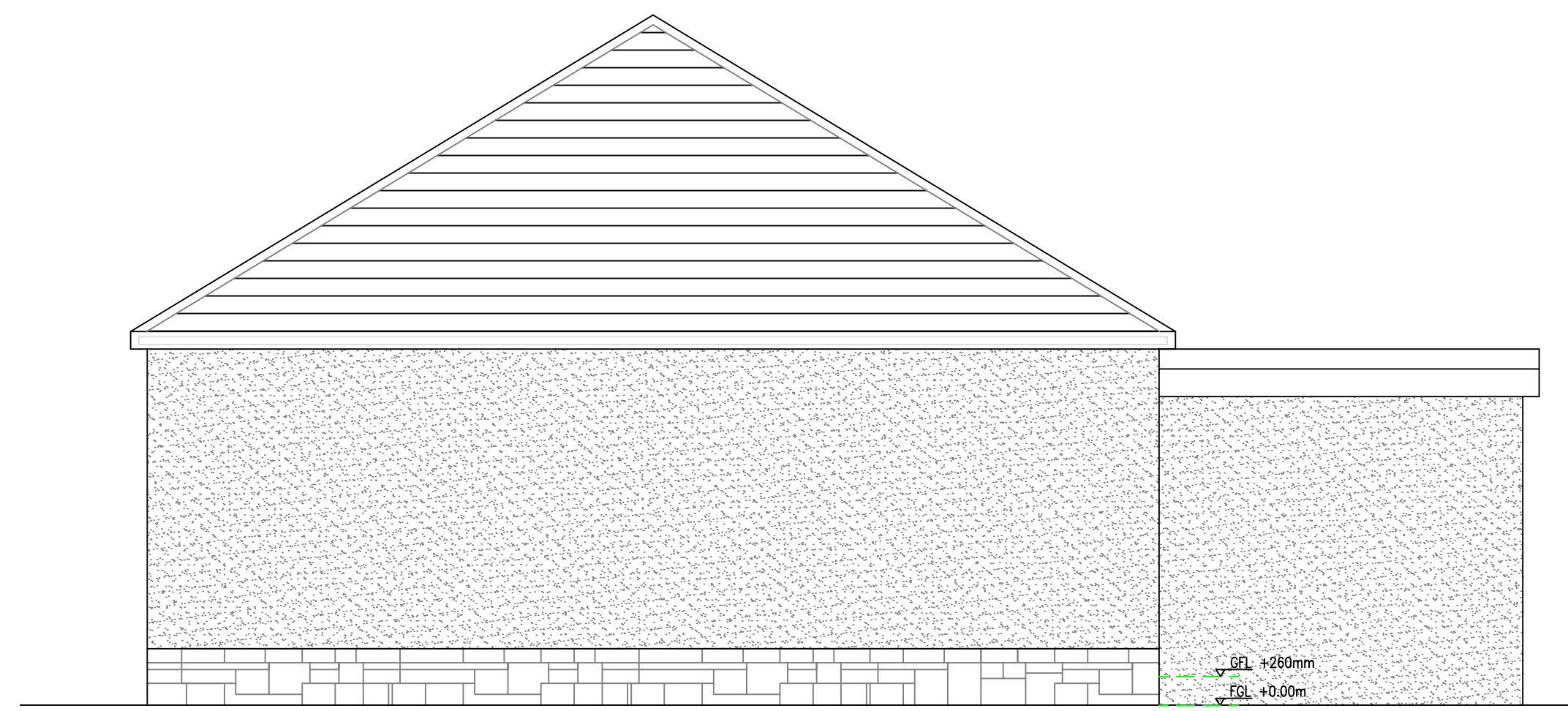
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1:50



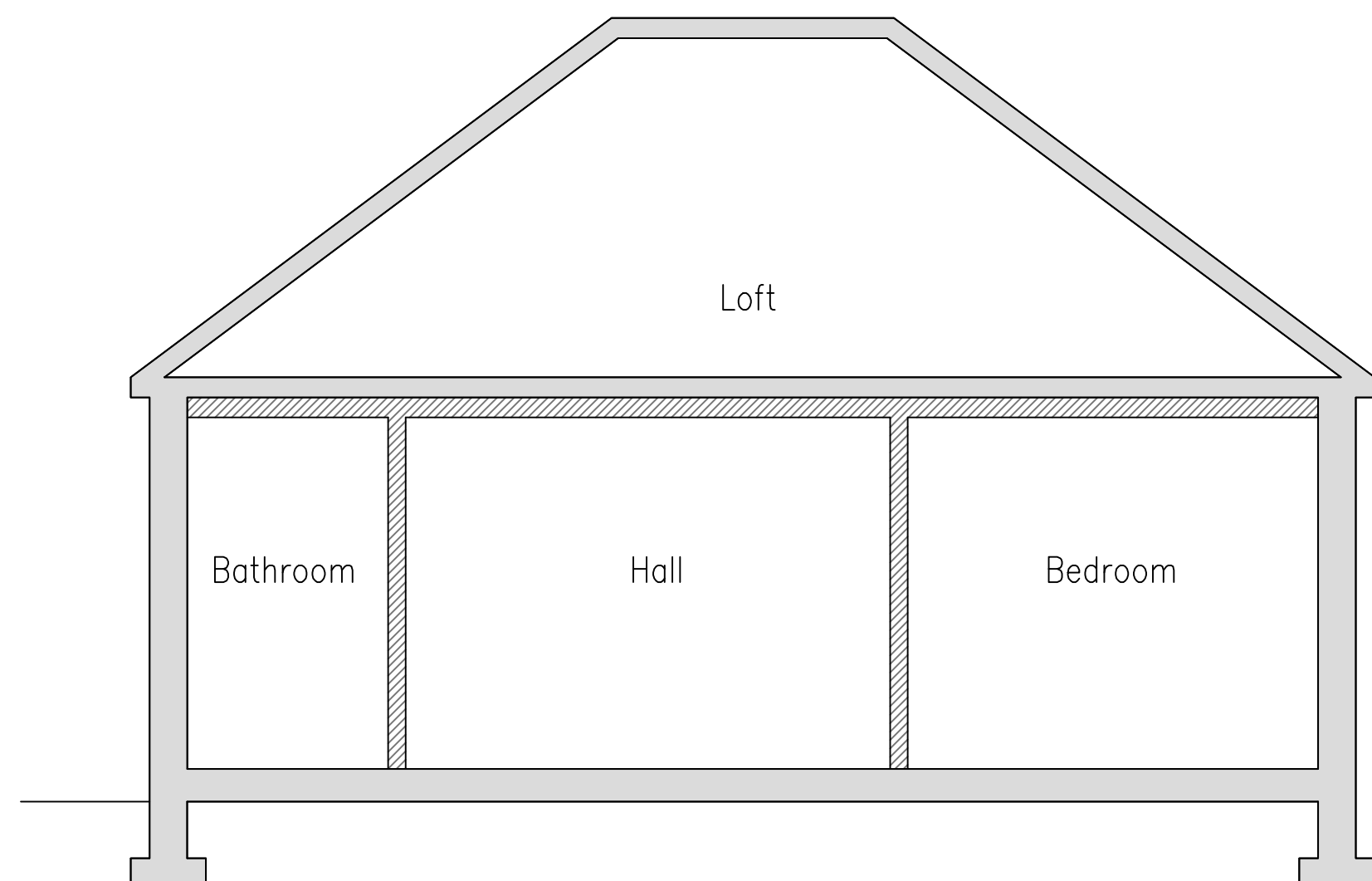
Existing Side Elevation
1:50



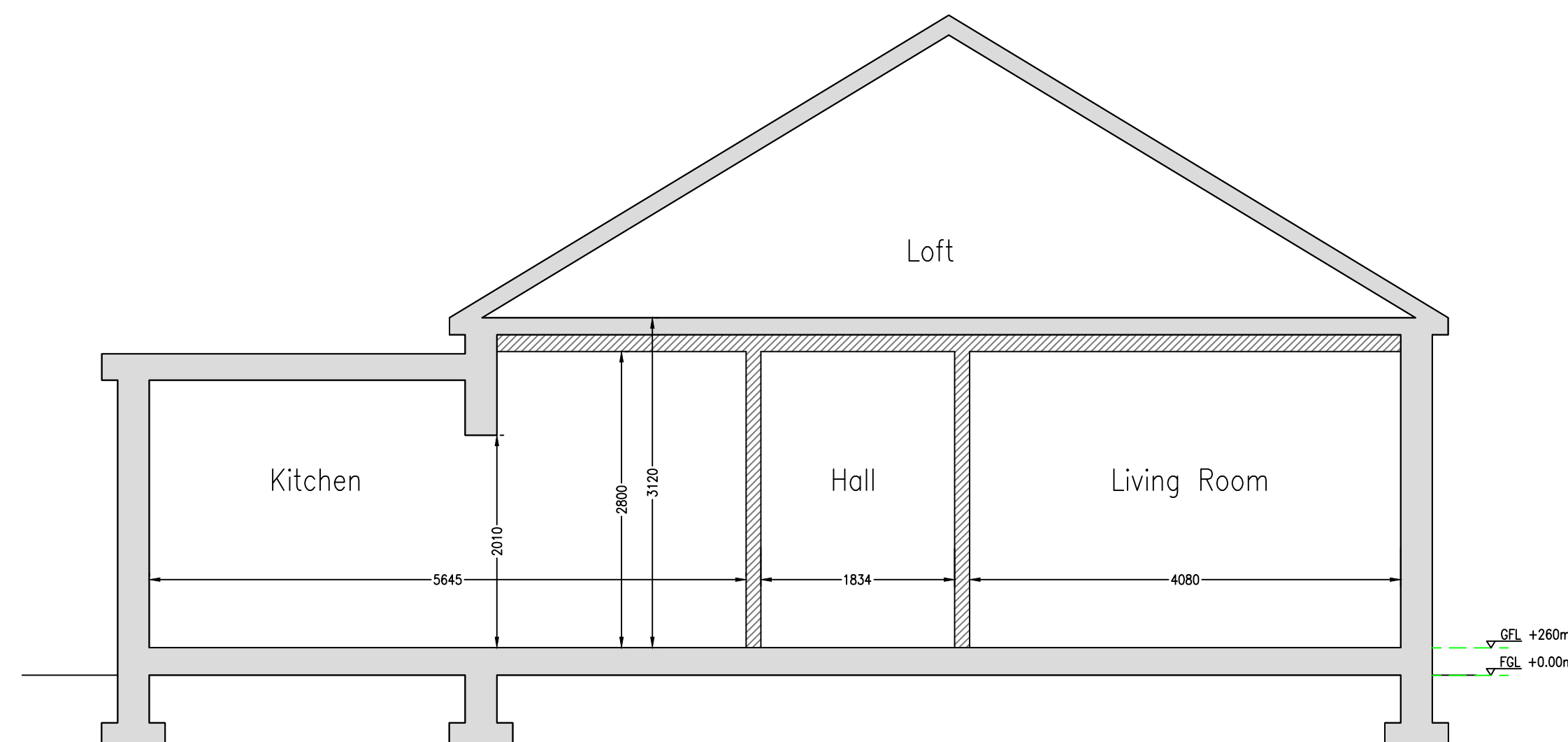
Existing Rear Elevation
1:50



Existing Side Elevation
1:50



Existing Section AA
1:50



Existing Section BB
1:50

REV.	DATE	DESCRIPTION	BY	CHECKED

Engineer Certification
 Issue Date:
 Ref. SER Certificate No:

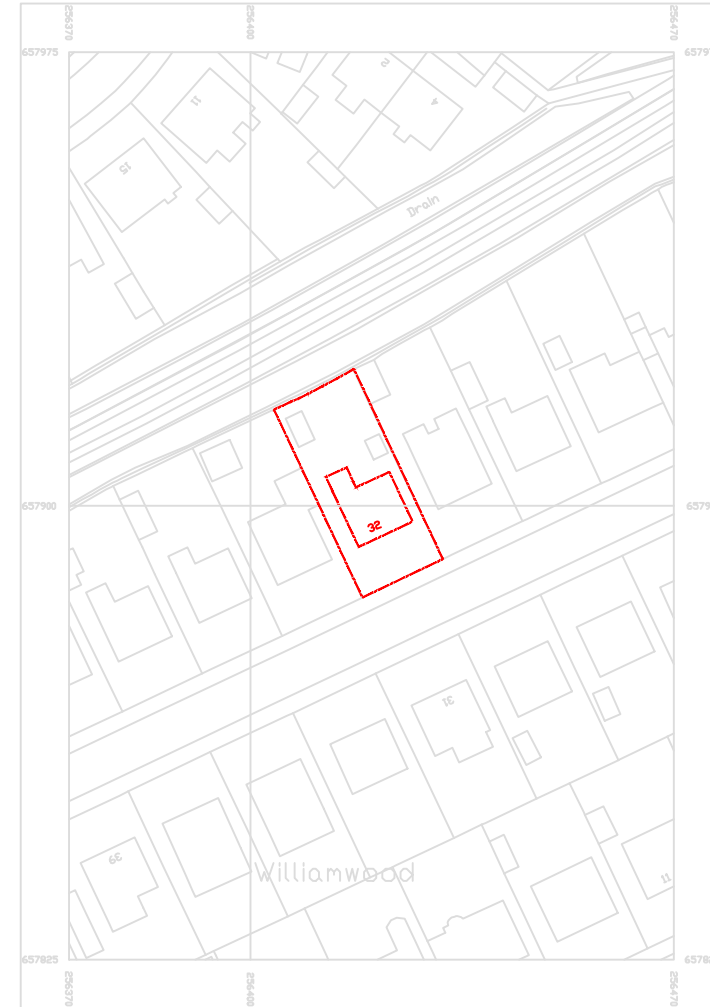
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abbey
 architectural
 services

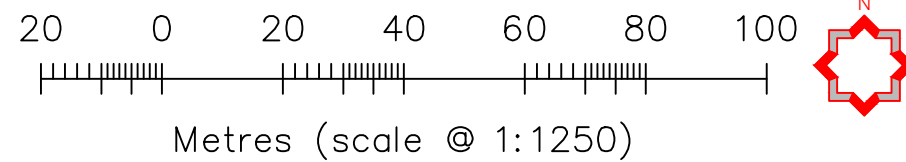
PROJECT: Proposed Extension.
 CLIENT: Mr & Mrs Watkins.
 LOCATION: 32 Dorion Drive, Clarkston
 SCALE: As shown DATE: Oct '19 JOB No: A1054
 DRAWN BY: CF CHECKED BY: DJA
 DRG. TITLE: Existing Elevations & Sections DRG. No: 02 REV. B

Suite 2005 Mile End Building
 Abbeymill Business Centre
 12 Seacroft Road
 Paisley
 PA1 1JG
 Phone: 0141 848 6708
 Fax: 0141 842 1098
 e-mail: info@abbeyarchitectural.com

Ukmapcentre.com



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OS Location Plan
 1:1250

NOTES:

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REV.	DATE	DESCRIPTION	BY	CHECKED
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Engineer Certification

Issue Date:

Ref. SER Certificate No:

DRAWING STATUS **PLANNING**

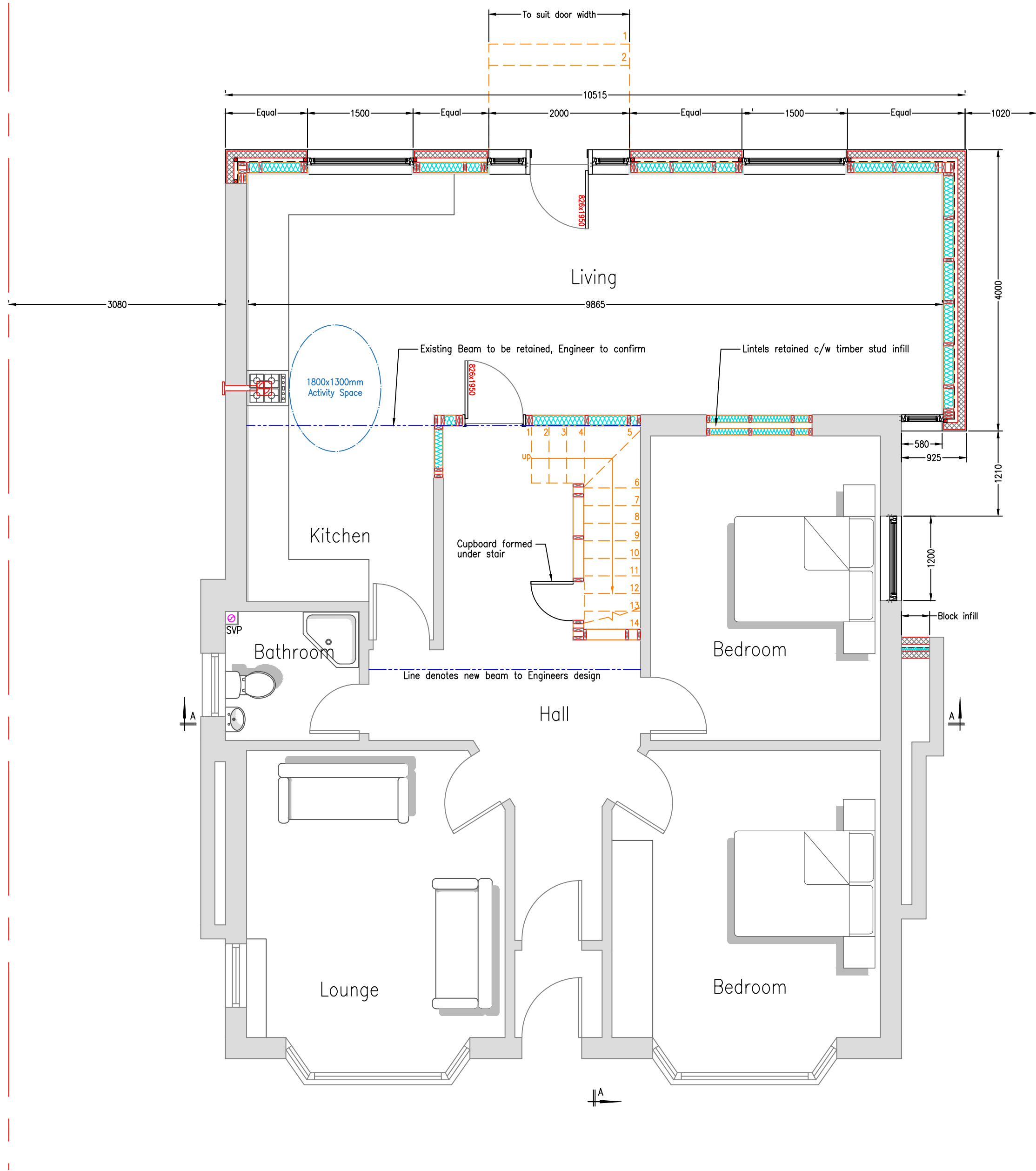
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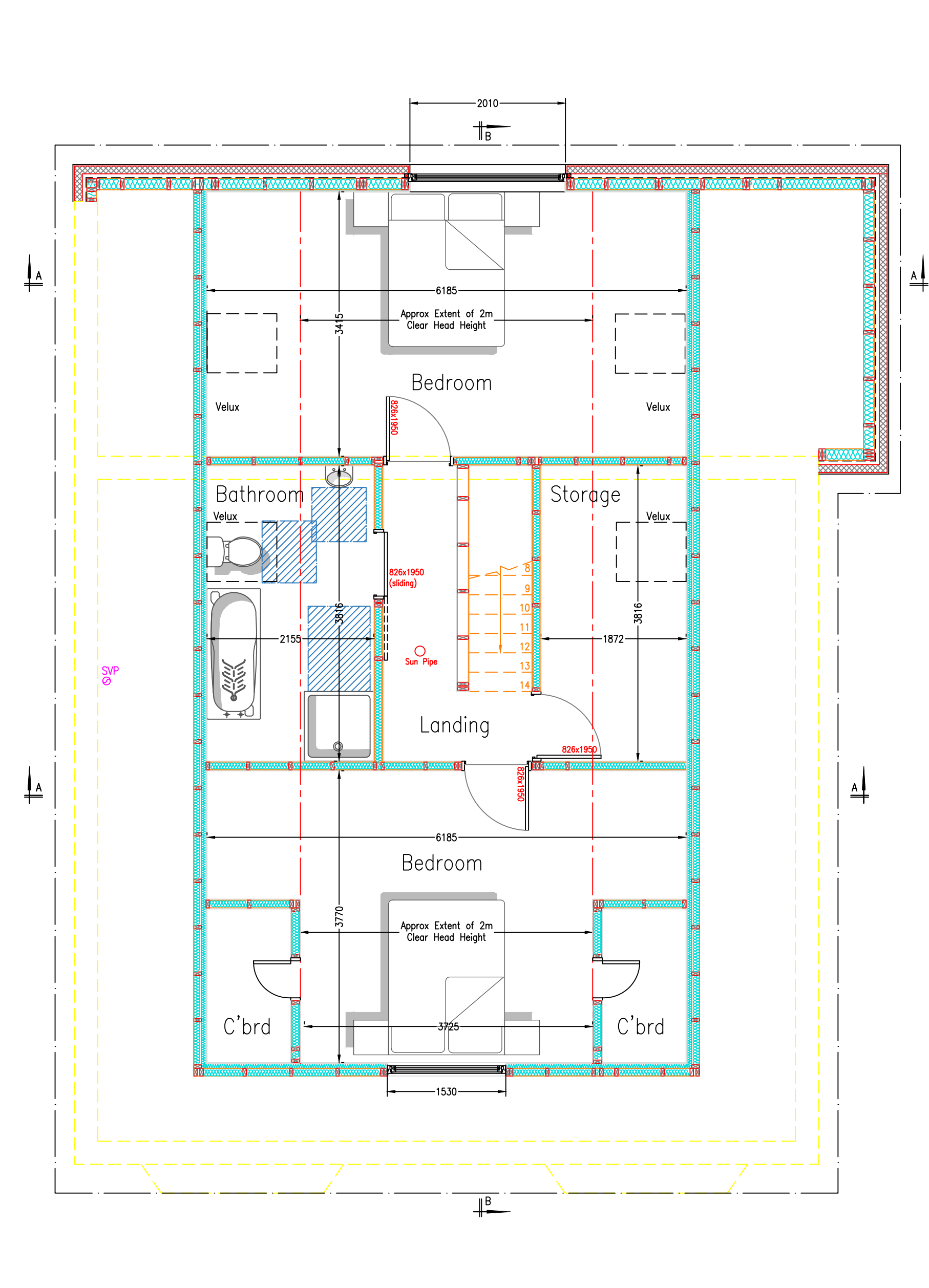
Phone: 0141 848 9708
 Fax: 0141 842 1098
 e-mail: info@abbeyarchitectural.com

PROJECT	Proposed Extension.		
CLIENT	Mr & Mrs Fettes.		
LOCATION	42 Moffat Road Ormiston		
SCALE	As shown	DATE	June 19
		JOB No.	A1054
DRAWN BY	CF	CHECKED BY	DJA
DRG. TITLE	Location Plan.	DRG. No	00
		REV.	-

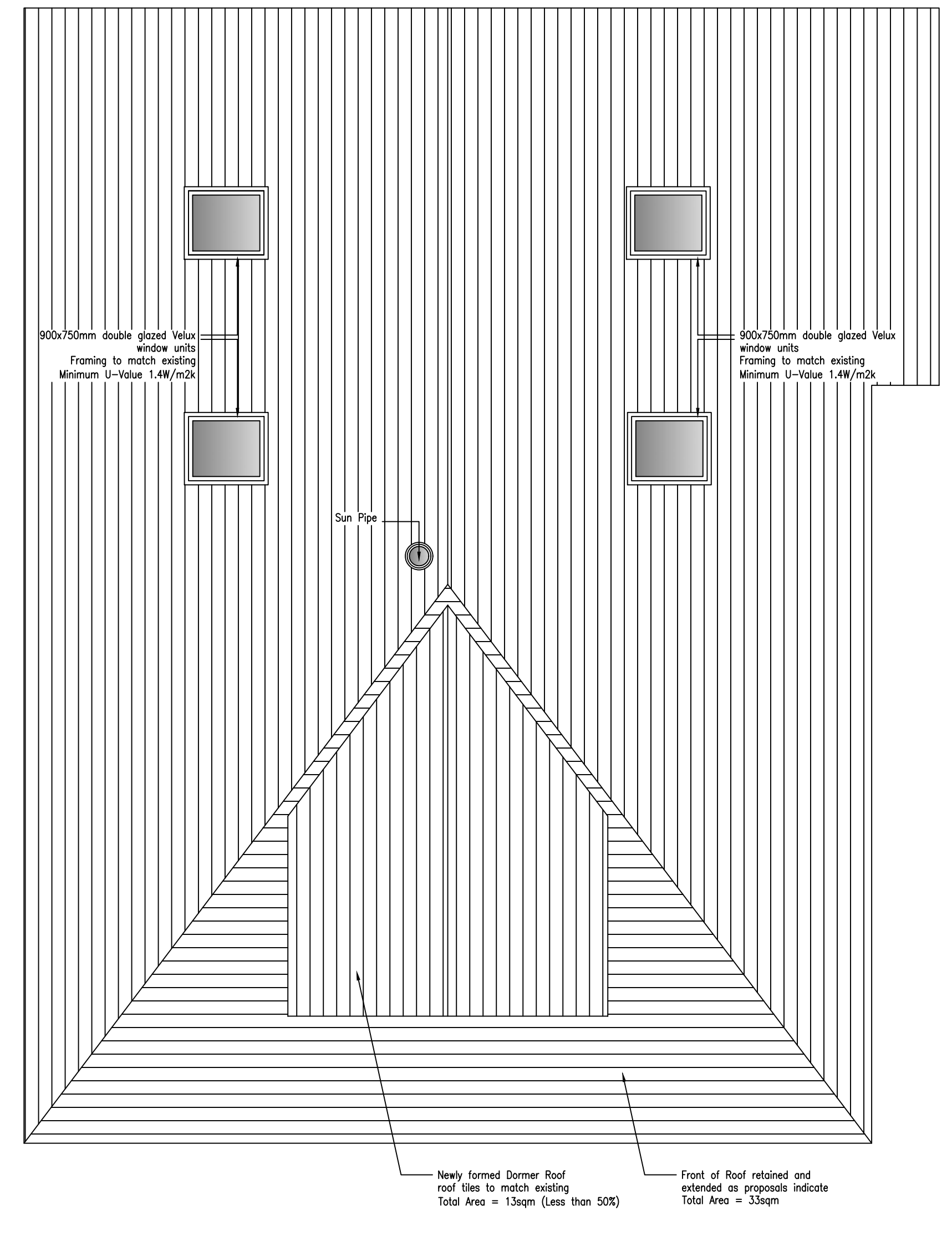
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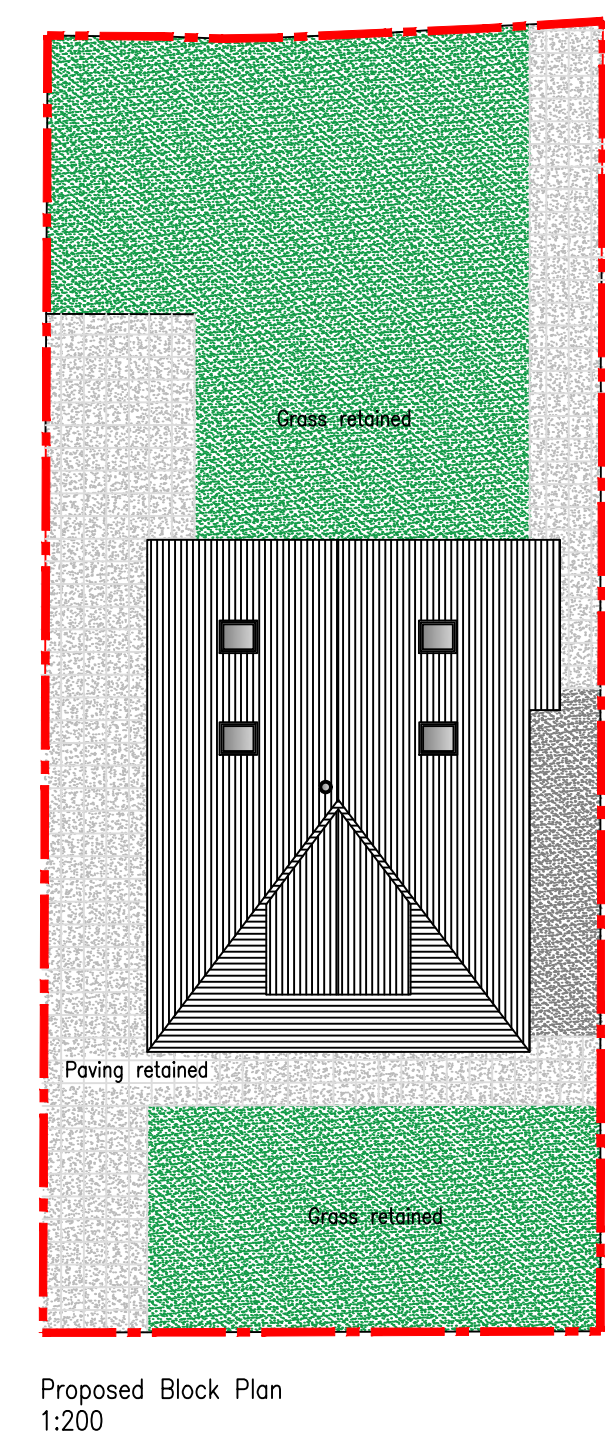
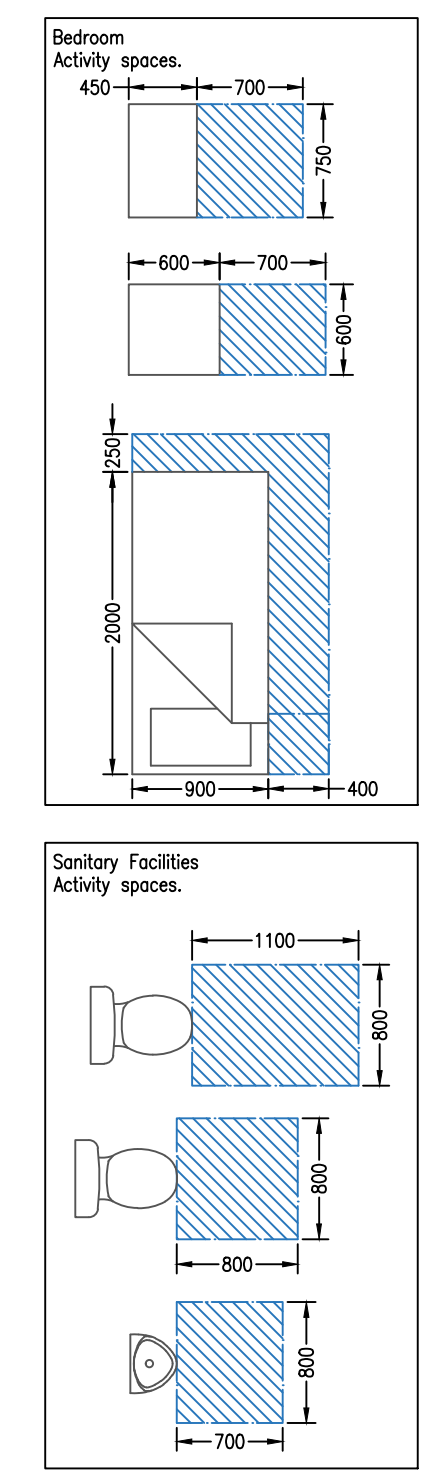
Proposed Ground Floor Plan
1:50



Proposed Attic Floor Plan
1:50



Proposed Roof Plan
1:50



Proposed Block Plan
1:200

REV.	DATE	DESCRIPTION	BY	CHECKED
D	13.02.20	Updated to suit Planning comments.	CF	
C	06.01.19	Updated to suit client comments.	CF	
B	02.12.19	Updated to suit client comments.	CF	
A	27.11.19	Updated to suit client comments.	CF	

Engineer Certification
Issue Date:
Ref. SER Certificate No:

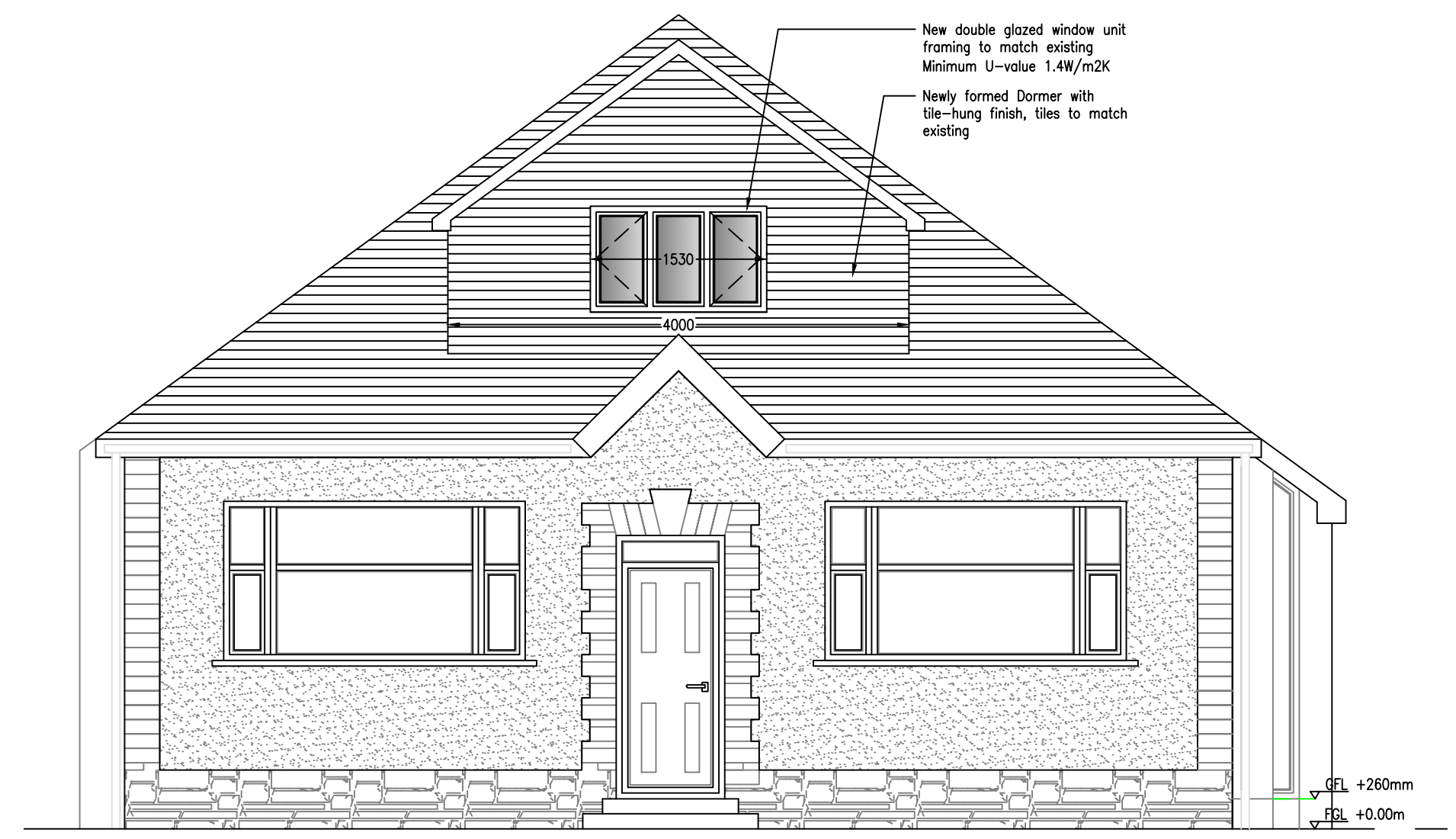
DRAWING STATUS: **PLANNING**

PROJECT: Proposed Extension.
CLIENT: Mr & Mrs Watkins.
LOCATION: 32 Dorion Drive, Clarkston.
SCALE: As shown. DATE: Oct '19. JOB No: A1054.
DRAWN BY: CF. CHECKED BY: DJA.

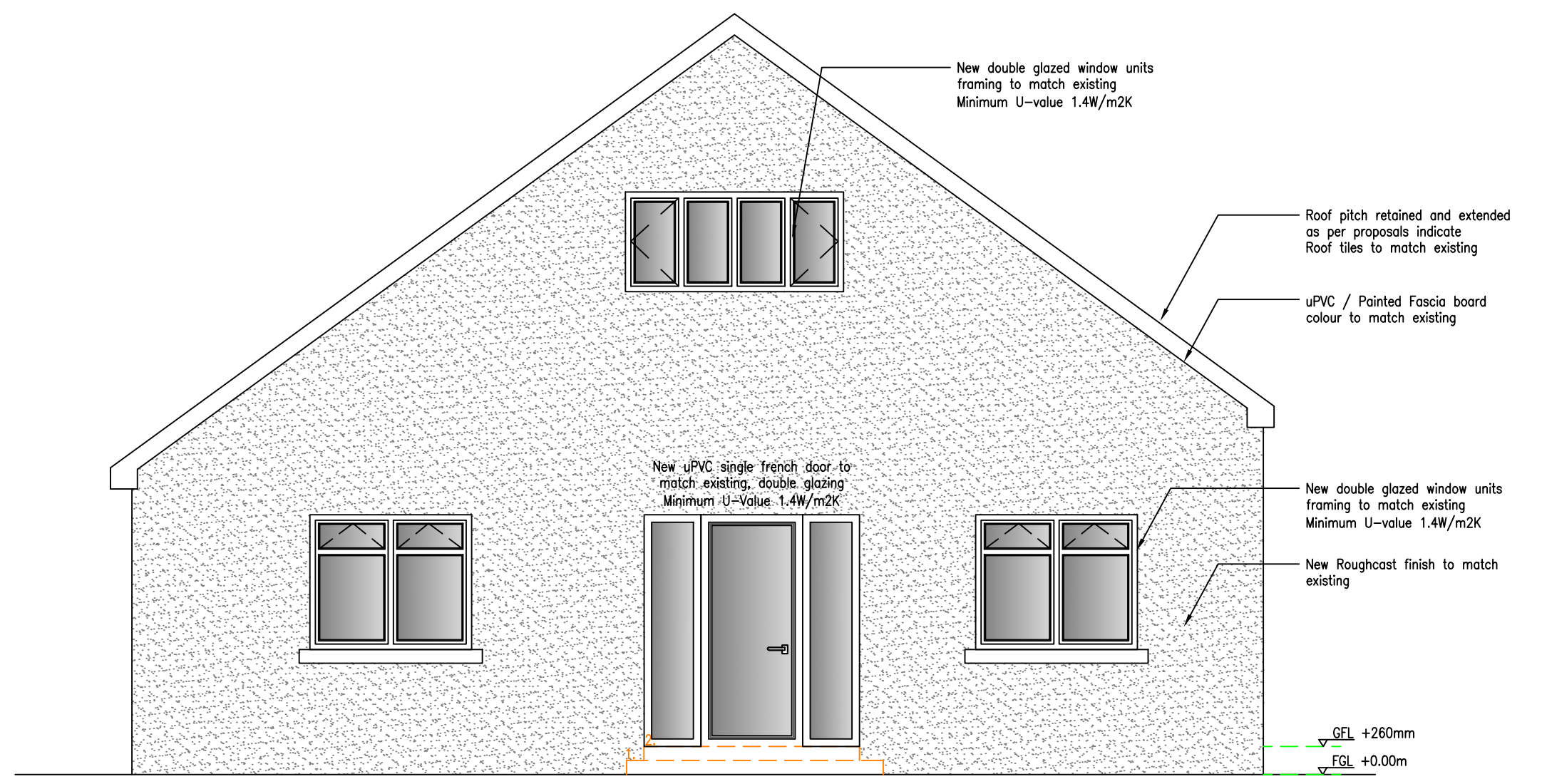
DRG. TITLE: Proposed Plans. DRG. No: 03. REV. D

Abbey architectural services
Suite 2005 Mile End Building
Abbeymill Business Centre
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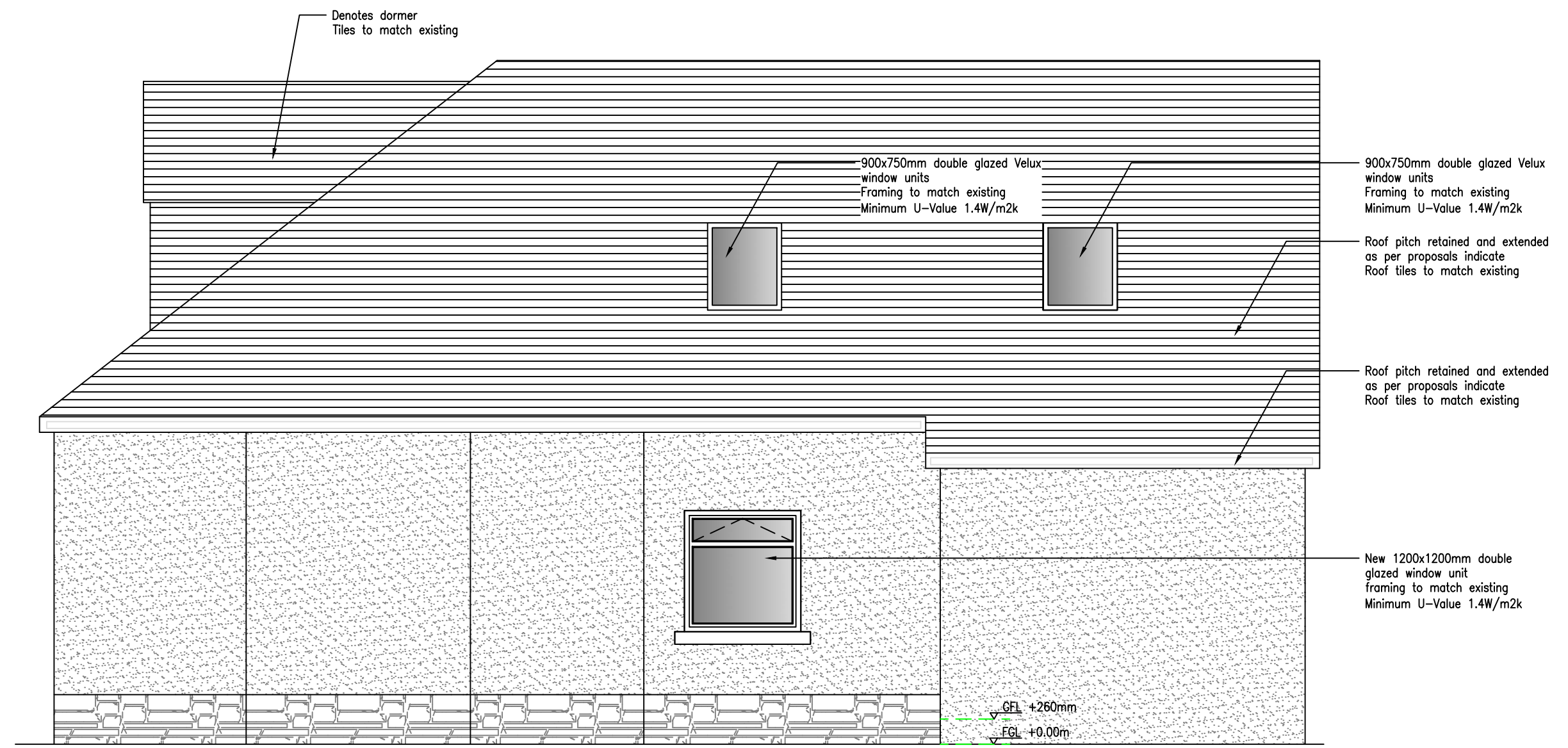
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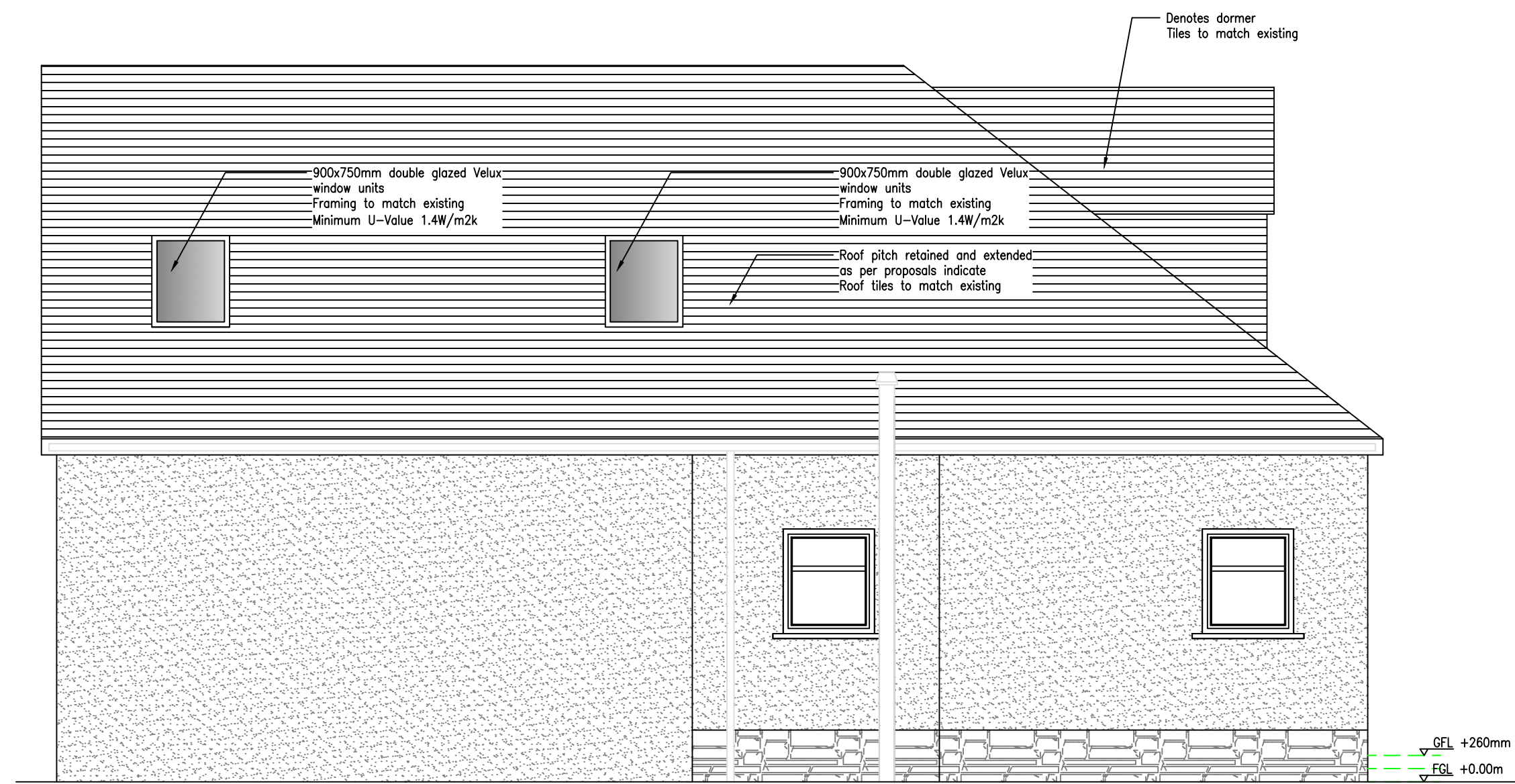
Proposed Front Elevation
1:50



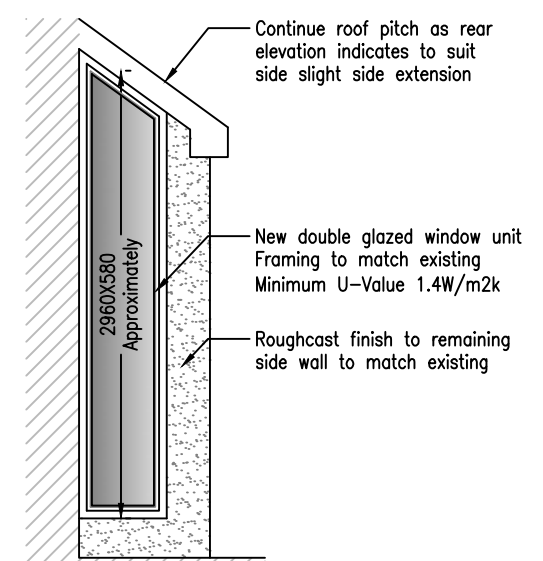
Proposed Rear Elevation
1:50



Proposed Side Elevation
1:50



Proposed Side Elevation
1:50



Proposed Side Elevation XX
1:50

REV.	DATE	DESCRIPTION	BY	CHECKED
D	13.02.20	Updated to suit Planning comments.	CF	
C	06.01.19	Updated to suit client comments.	CF	
B	02.12.19	Updated to suit client comments.	CF	
A	27.11.19	Updated to suit client comments.	CF	

Engineer Certification
Issue Date:
Ref. SER Certificate No:

DRAWING STATUS: **PLANNING**

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PROJECT: Proposed Extension.
CLIENT: Mr & Mrs Watkins.
LOCATION: 32 Dorion Drive, Clarkston

SCALE: As shown	DATE: Oct '19	JOB No: A1054
DRAWN BY: CF	CHECKED BY: DJA	
DRG. TITLE: Proposed Elevations & Sections	DRG. No: 04	REV: D

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