

EAST RENFREWSHIRE COUNCILPLANNING APPLICATIONS COMMITTEE7 August 2019Report by Director of EnvironmentAPPEALS**1.0. INTRODUCTION**

- 1.1. This report is to inform Members about an appeal decision that has been received from the Scottish Government's Directorate for Planning and Environmental Appeals (DPEA).

2.0 APPEAL DECISION

- 2.1 **APPEAL 0538** (ERC reference 2017/0213/TP; DPEA reference PPA-220-2054). This appeal relates to the erection of 6 flats/apartments at the site adjacent to Mearns Medical Centre, Maple Avenue, Newton Mearns with undercroft car parking, formation of vehicular access off Maple Avenue and associated landscaping with amenity space. Planning permission was refused by the Planning Applications Committee on 13 February 2019.
- 2.2 This appeal was dismissed on 11 July 2019 and the appointed Reporter considered the proposal would not be of an appropriate scale in relation to the context of this part of the Newton Mearns town centre and would result in over-development of the site. In addition the Reporter considered the height, scale and design would not be in keeping with the appearance of the adjoining houses on Ayr Road or on Maple Avenue. The Reporter also considered the height, massing and proximity of the new building would be such that it would appear visually obtrusive and over-dominant when seen from 163 Ayr Road, and would significantly detract from the amenity of that house as well as being an obtrusive feature in the outlook from the houses on Maple Avenue.
- 2.3 The appointed Reporter concluded that the proposed development did not accord overall with the relevant provisions of the development plan and that there are no material considerations which would justify granting planning permission.

3. RECOMMENDATION

- 3.1 Members are asked to note the above.

Director of Environment
July 2019

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