

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY5 December 2018Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2018/22ERECTION OF ONE A HALF STOREY DETACHED DWELLINGHOUSEAT SITE ADJACENT TO 4 NETHERPLACE COTTAGES.NETHERPLACE ROAD, NEWTON MEARNES**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:- 2018/0336/TP).
- Applicant: Mr Kenneth Munro.
- Proposal: Erection of one and a half storey detached dwellinghouse.
- Location: Site adjacent to 4 Netherplace Cottages, Netherplace Road, Newton Mearns.
- Council Area/Ward: Newton Mearns North and Neilston (Ward 2).

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 (Strategic Services).

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 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. In accordance with the above decision, the Local Review Body will carry out an unaccompanied site inspection on Wednesday, 5 December 2018 immediately before the meeting of the Local Review Body which begins at 2.30pm.

INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

13. Section 43B of the Planning etc (Scotland) Act 2006 restricts the ability of parties to introduce new material at the review stage. The Local Review Body is advised that the focus of the review should, therefore, be on the material which was before the officer who dealt with the application under the Scheme of Delegation.

14. The information detailed below is appended to this report to assist the Local Review Body in carrying out the review of the decision taken by the Appointed Officer:-

- (a) Application for planning permission – Appendix 1 (Pages 7 - 16);
- (b) Copies of Objections/Representations – Appendix 2 (Pages 17 - 20);
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 21 - 28);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 29 - 32); and
- (d) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages 33 - 50).

15. 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 6 (Pages 51 - 54).

- (a) Refused – Location Plan; and
- (b) Refused – Proposed Plans, Section Elevations and Site Plans.

16. 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.

17. All the documents referred to in this report can be viewed online on the Council's website at www.eastrenfrewshire.gov.uk with the exception of any representations that have been made to the application.

RECOMMENDATIONS

18. 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:- November 2018

**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 100109440-001

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.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed construction of a storey and half dwelling with associated parking and garden ground.

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?

Yes No

(Answer 'No' if there is no change of use.) *

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

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

First Name: *

Building Name:

Last Name: *

Building Number:

Telephone Number: *

Address 1
(Street): *

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Fax Number:

Country: *

Postcode: *

Email Address: *

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:

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

Other Title:

Building Name:

First Name: *

Building Number:

Last Name: *

Address 1
(Street): *

Company/Organisation

Address 2:

Telephone Number: *

Town/City: *

Extension Number:

Country: *

Mobile Number:

Postcode: *

Fax Number:

Email Address: *

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

655813

Easting

251936

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Pre application advice was issued with a response received from Sean McDaid. There was a follow up phone call where it was discussed that a detailed Planning application should be submitted for the council to consider the application formally. A planning statement was requested to accompany the application.

Title:

Mr

Other title:

First Name:

Sean

Last Name:

McDaid

Correspondence Reference Number:

Date (dd/mm/yyyy):

02/05/2018

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

There is a stable block and grazing ground currently on the site

Access and Parking

Are you proposing a new 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 propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
 No – proposing to make private drainage arrangements
 Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? *

- New/Altered septic tank.
 Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
 Other private drainage arrangement (such as chemical toilets or composting toilets).

What private arrangements are you proposing for the New/Altered septic tank? *

- Discharge to land via soakaway.
 Discharge to watercourse(s) (including partial soakaway).
 Discharge to coastal waters.

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *

Foul drainage to be designed to drain to septic tank with outfall to watercourse on the other side of Netherplace Road. Driveways will be constructed in permeable block or gravel with no direct surface water connections to the drainage system. Roof drainage to be directed towards the watercourse on the other side of Netherplace Road.

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

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.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Bin storage area is noted on drawing MUNRO 011

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

How many units do you propose in total? *

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

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: Stuart Sandilands

On behalf of: Mr Kenneth Munro

Date: 23/05/2018

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

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) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Stuart Sandilands

Declaration Date: 23/05/2018

Payment Details

Online payment: XXXXXXXXXX
 Payment date: 23/05/2018 21:48:00

Created: 23/05/2018 21:48

COPIES OF OBJECTIONS/REPRESENTATIONS

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TEL 0141-63919 2434

NETHER PLACE FARM

ACK sent 9/7/18 (DS)

NEWTON MEARNS

GLASGOW

G42 6TP

PLANNING APPLICATION

2018/0336/TP

RECEIVED

29 JUN 2018

EAST RENFREW COUNCIL

CUSTOMER SERVICE CENTRE

EAST RENFREW COUNCIL

EAST WOOD PARK

ROBKEN GLEN ROAD

GIFFNOCK

G46 6UG

DEAR SIR,

~~23 JUNE 2018~~

AS CO-OWNER OF ADJACENT LAND TO SITE CONCERNED IN ABOVE PLANNING APPLICATION I WOULD HAVE GLOBE RESERVATIONS AS TO THE STABILITY OF SITE CONCERNED THE ROAD ADJACENT TO SITE IS MOVING AS IT IS SITUATED ON A PEAT BOG THIS IS BORNE BY THE FOLLOWING

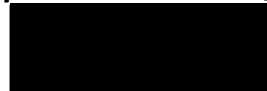
(A) SCOTTISH WATER HAD TO EXCAVATE ON THREE DIFFERENT OCCASSIONS TO STOP LEAK IN WATER PIPE IN MIDDLE OF ROAD THIS PROBLEM WAS FINALLY SOLVED WHEN MOVEMENT OF ROAD WAS DETECTED

(B) I HAD TO EXCAVATE DITCH TO SOUTH WEST OF ROAD/SITE TO PREVENT FLOODING OF FIELD

I WOULD THEREFORE ADVOCATE A DETAILED SURVEY OF SITE TO ESTABLISH PRECISE MOVEMENT OF ROAD/SITE

THE PREVIOUS OWNER NO4 NETHERPLACE COTTAGES WAS ALSO CONCERNED ABOUT THIS MOVEMENT

YOURS FAITHFULLY



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REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2018/0336/TP

Date Registered: 24th May 2018

Application Type: Full Planning Permission

This application is a Local Development

Ward:

Co-ordinates: 251938/655815

Applicant/Agent:

Applicant:
Mr Kenneth Munro
4 Netherplace Cottages
Netherplace Road
Newton Mearns
East Renfrewshire
G77 6PP

Agent:

Stuart Sandilands
52 Overton Road
Strathaven
ML10 6JP

Proposal: Erection of one and a half storey detached dwellinghouse

Location: Adjacent To 4 Netherplace Cottages
Netherplace Road
Newton Mearns
East Renfrewshire

CONSULTATIONS/COMMENTS:

Roads Service

No objection subject to conditions.

PUBLICITY:

22.06.2018

Glasgow and Southside
Extra

Expiry date 06.07.2018

SITE NOTICES:

None.

SITE HISTORY:

REPRESENTATIONS: One representation has been received and relates to the suitability of the ground conditions for development.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

Planning and Design Statement – Describes the application site and the proposal. Seeks to justify the proposed dwelling by stating that a change of use from agricultural land to residential land was granted at some time around 1988. It states that the site is a brownfield site and the proposal will provide an opportunity to provide rural accommodation and improve the character of the area.

ASSESSMENT:

The application site comprises a triangular area of land to the north west of a row of dwellings known as Capelrig Cottages (also known as Netherplace Cottages). It lies to the west of Newton Mearns within the green belt as defined within the adopted East Renfrewshire Local

Development Plan. It is accessed via Netherplace Road. Part of the site is occupied by a stable block and hardstanding with the remainder in use as a paddock. A further paddock lies to the north west and the wider area is characterised by agricultural fields. Capelrig Cottages comprise four white-rendered two storey dwellings and one 1 ½ storey dwelling. A large farm steading lies adjacent to the site on the opposite side of Netherplace Road. The stable block and paddock are associated with the adjacent dwelling at 4 Netherplace Cottages, and are in use tidy and well maintained.

The frontage with Netherplace Road is characterised by an established hedgerow and the other two boundaries are characterised by post and wire fences.

Planning permission 299/87 was granted subject to conditions on 27 October 1987 for the erection of the stable block. In the planning officer's report at that time reference is made to the stables being for domestic purposes and that the use of the land would be residential. No dwelling was proposed at the time and it would be unlikely that a dwelling could have been accommodated on the site in addition to the stables. To confirm the description of the approved development on the decision notice relates only to the erection of stables.

Planning permission is sought for the erection of a one and a half storey dwelling on the site following removal of the stable block. The dwelling is proposed to be externally finished in red concrete roofing tiles and white dry dash render. Two in-curtilage car-parking spaces and an in-curtilage turning area are proposed. Access is proposed from Netherplace Road via a dropped kerb. Drainage is proposed via a septic tank. No site-specific justification has been submitted in support of the application.

The application requires to be assessed against Policies D1, D3 and D7 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 that the Council's parking and access requirements can be met. Policy D3 states that development in the green belt will be strictly controlled and limited to that which is required and is appropriate for a rural location and which respects the character of the area. Policy D7 relates to open space provision within new development, including private garden ground.

The adopted Supplementary Planning Guidance: Rural Development (the SPG) is also relevant. The SPG supports and forms part of Policy D3 and states that a new dwelling will only be permitted where it can be clearly demonstrated that:

There is a specific and properly evidenced need for the dwelling to be sited at that location and no other suitable property is available;
It is required for a person engaged locally in full-time employment in agriculture or other appropriate rural use and is controlled through an occupancy restriction or S75 Agreement. The SPG also sets out requirements for siting and design.

It has to be considered in the first instance whether the principle of the new house is acceptable before considering its impact at this rural location. Policy D3 states that development in the green belt will be strictly controlled and limited to that which is required and the SPG requires that applicants to demonstrate why a dwelling would be required at that location. At the pre-application stage, under reference PREAPP/2018/0104, the applicant's agent was advised that a site-specific locational need for the dwelling would need to be demonstrated in order for the proposal to satisfy the terms of Policy D3.

In this instance, the application has been submitted with no justification for the need for a dwelling at this location in the green belt. The applicant's agent contends in the supporting statement that a change of use from agricultural land to residential was approved circa 1988. The Council has no record of such a planning application being approved. Planning permission

299/87 was for the erection of 3 stables on land adjacent to 4 Capelrig Cottages. The stables are for the private use and enjoyment of the applicants who reside in the adjacent house. It does not follow that the stables and paddock can be considered a domestic or residential use.

The supporting statement further contends that the site is now a brownfield site and its redevelopment would be an opportunity to provide sought-after accommodation in the rural area. At a site visit in late August, the stable block was clearly in use. It is doubtful if the site could therefore be described as brownfield. Even if it were, the proposal would still have to comply with the terms of Policy D3.

It is therefore considered that the proposal is contrary to the terms of Policy D3 of the adopted East Renfrewshire Local Development Plan and to the terms of the adopted Supplementary Planning Guidance: Rural Development as it has not been demonstrated that a new dwelling is required at this location.

Had the principle of the development been accepted in terms of Policy D3, further consideration would have been given with regard to Policies D1 and D7 and the specific siting and design terms of the SPG.

The point of representation about the suitability of the ground conditions would be addressed at the building warrant stage.

However, in conclusion, the proposal is contrary to Policy D3 of the adopted East Renfrewshire Local Development Plan and to the terms of the adopted Supplementary Planning Guidance: Rural Development. There are no material considerations that outweigh this policy.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None.

REASON:

1. The proposal is contrary to the terms of Policy D3 of the adopted East Renfrewshire Local Development Plan and to the terms of the adopted Supplementary Planning Guidance: Rural Development as it has not been demonstrated that a new dwelling is required at this location.

ADDITIONAL NOTES: None.

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Derek Scott on 0141 577 3034.

Ref. No.: 2018/0336/TP
(DESC)

DATE: 3rd September 2018

DIRECTOR OF ENVIRONMENT

Reference: 2018/0336/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 D3

Green Belt and Countryside Around Towns

Development in the green belt and countryside around towns as defined in the Proposals Map, will be strictly controlled and limited to that which is required and is appropriate for a rural location and which respects the character of the area.

Where planning permission is sought for development proposals, within the green belt or countryside around towns and these are related to agriculture, forestry, outdoor recreation, renewable energy and other uses appropriate to the rural area, the Council will consider them sympathetically subject to compliance with other relevant policies of the Plan. Any decision will, however, take into consideration the impact the proposals will have on the function of the green belt and countryside around towns and the viability of important agricultural land. Development must be sympathetic in scale and design to the rural location and landscape.

Further detailed information and guidance is provided in the Rural Development Guidance Supplementary Planning Guidance.

Policy D7

Green Infrastructure and Open Space Provision within New Development

New development proposals should incorporate a range of green infrastructure including open space provision, multi use access, sustainable urban drainage, wildlife habitat and landscaping. This infrastructure should not only form an integral part of the proposed scheme but should complement its surrounding environment.

Further detailed information and guidance is set out in the Green Network and Environmental Management Supplementary Planning Guidance.

GOVERNMENT GUIDANCE:

Scottish Planning Policy indicates that where a planning authority considers it appropriate, such as in the most pressured areas, the development plan may designate a green belt around a town

to support the spatial strategy by: directing development to the most appropriate locations and supporting regeneration; protecting and enhancing the character, landscape setting and identity of the settlement; and protecting and providing access to open space. Local development plans should show the detailed boundary of any green belt and describe the types and scales of development which would be appropriate within a green belt.

Finalised 03/09/2018.AC.

**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. **2018/0336/TP**

Applicant

Mr Kenneth Munro
4 Netherplace Cottages
Netherplace Road
Newton Mearns
East Renfrewshire
G77 8PP

Agent:

Stuart Sandilands
52 Overton Road
Strathaven
ML10 6JP

With reference to your application which was registered on 24th May 2018 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of one and a half storey detached dwellinghouse

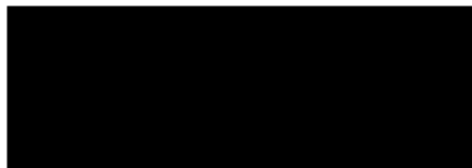
at: Adjacent To 4 Netherplace Cottages Netherplace Road Newton Mearns East Renfrewshire

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 the terms of Policy D3 of the adopted East Renfrewshire Local Development Plan and to the terms of the adopted Supplementary Planning Guidance: Rural Development as it has not been demonstrated that a new dwelling is required at this location.

Dated 3rd September 2018



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	010		
Plans Proposed	011	A	

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 100139647-001

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.

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:	Jigsaw Planning		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Katherine	Building Name:	PO Box 2844
Last Name: *	Sneeden	Building Number:	
Telephone Number: *	07860757873	Address 1 (Street): *	PO Box 2844
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	United Kingdom
		Postcode: *	G61 9DG
Email Address: *	katherine@jigsawplanning.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="Kenneth"/>	Building Number:	<input type="text" value="4"/>
Last Name: *	<input type="text" value="Munro"/>	Address 1 (Street): *	<input type="text" value="Netherplace Cottages"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Netherplace Road"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Newton Mearns"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G77 6PP"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

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="4 NETHERPLACE COTTAGES"/>
Address 2:	<input type="text" value="NETHERPLACE ROAD"/>
Address 3:	<input type="text" value="NEWTON MEARNNS"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G77 6PP"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="655803"/>	Easting	<input type="text" value="251950"/>
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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)

Erection of one and a half storey detached dwellinghouse

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 review statement

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Decision notice, Delegated Report, Planning and Design Statement, Location Plan, Application Forms, Proposed Plans

Application Details

Please provide details of the application and decision.

What is the application reference number? *

2018/0336/TP

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

24/05/2018

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

03/09/2018

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: Mrs Katherine Sneedden

Declaration Date: 12/10/2018

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2018/0336/TP

Erection of one and a half storey detached dwellinghouse

Adjacent to 4 Netherplace Cottages,
Netherplace Road, Newton Mearns G77 6PP

Review Statement

October 2018

jigsaw
planning

This planning statement has been prepared by Jigsaw Planning.

Katherine Sneed BA (Hons) Dip TP MRTPI
Jigsaw Planning
PO Box 2844
Glasgow
G61 9DG

www.jigsawplanning.co.uk

katherine@jigsawplanning.co.uk

Appeal to East Renfrewshire Council's Local Review Body

Against the Decision of the Planning Officer to refuse an application for full planning permission for erection of one and a half storey detached dwellinghouse

At land adjacent to 4 Netherplace Cottages, Netherplace Road, Newton Mearns

This review statement has been prepared by Jigsaw Planning, Chartered Planning Consultancy, on behalf of our client, Mr Munro who is the applicant on the planning application 2018/0336/TP. Our client disputes the Planning Officer's reasons for refusing the application and respectfully requests that the Council's Local Review Body review that decision.

Summary of applicant's reasons for review

Planning decisions should be taken in accordance with the development plan unless material considerations indicate otherwise. There are material considerations in this case i.e.:

- The application site is brownfield land
- There are existing buildings on site
- Existing buildings and hardstanding on approximately two thirds of the site
- There is an existing access point
- The site is adjacent to existing residential properties
- A recent Council Landscape Character Assessment defines the quality of the area as low-medium
- The replacement of stables with a dwellinghouse would not have a detrimental impact on the Green Belt.

Application proposal, site and background

The extract below from the Location Plan shows the proposed plot on Netherplace Road and its relationship with the neighbouring properties including Capelrig Cottages, the agricultural buildings of Netherplace Farm opposite and the Netherplace Retirement Development (formerly Dye Works) site to the East.



The proposal is to remove the existing stables buildings and replace with a one and a half storey residential dwelling to be executed in white dash dry render and red concrete roofing tiles. The site benefits from an existing vehicular access that will serve in curtilage parking and turning areas. The design of the scheme is contemporary and within the context of the properties along Netherplace Road and the surrounding area would not result in a loss of character.

Grounds of appeal

The application has been refused by the Council's Planning Officer for the following reason:

"The proposal is contrary in terms of Policy D3 of the adopted East Renfrewshire Local Development Plan and to the terms of the adopted Supplementary Planning Guidance: Rural Development as it has not been demonstrated that a new dwelling is required at this location."

To respond to the reasons for refusal it is necessary to set out why we disagree with the Planning Officer's interpretation and assessment under the following relevant policies of the Local Development Plan.

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) states that all applications should be assessed in terms of the Development Plan unless material considerations indicate otherwise. The East Renfrewshire Local Development Plan June 2015 and the corresponding Proposals Map define the site as lying within the Greenbelt. As such the Planning Officer has identified policy D3 as the most relevant policy.

Policy D3 sets out the following relevant criteria against which all scales of developments in the Green Belt should be considered:

“Development in the green belt and countryside around towns as defined in the Proposals Map, will be strictly controlled and limited to that which is required and is appropriate for a rural location and which respects the character of the area.”

Whilst it is agreed that the proposal does not trigger any of the specific circumstances in which development should take place in the Green Belt, as set out by the Policy, it is our client's position that there are material considerations that, in this case, indicate that the proposal should still be permitted.

The site is currently occupied by a stables building with associated hardstanding that was approved by Planning Permission 299/87 in 1987. The property to which the stables are associated is residential.

The application site should be considered as brownfield land due to the current provision of stables buildings and related infrastructure which cover approximately two-thirds of the site. Brownfield land is defined by Scottish Planning Policy 2014 Glossary as;

“land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused building and developed land within the settlement boundary where further intensification of use is considered acceptable”

It is therefore reasonable to suggest that the development of this site should be considered as brownfield land within the Greenbelt and therefore further intensification

of use as proposed by planning application 2018/0336/TP should be considered by the Local Review Body.

The current owner of the property does not personally use the stables but has a temporary agreement with a keeper of horses that allows use of the aforementioned buildings free from charge for a period at the owner's discretion. The stables are being vacated on 21st October and will be vacant thereafter.

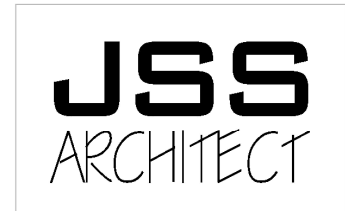
An additional material consideration that should be taken into account by the Local Review Body is the recently approved planning application for the Netherplace Retirement Development (Planning Application ref 2017/0359/TP). The key aspect for consideration by the LRB is the access road from the development that is approved through designated Greenbelt to Aurs Road, opposite Whitecraigs Rugby Club. The committee report makes reference to the East Renfrewshire Greenbelt Landscape Character Assessment which defines the quality of the landscape in which both applications are situated. The landscape area is defined as Upland Fringe Farmland under area UFF 1 Netherplace & Pilmuir. The committee report for Netherplace Retirement Development acknowledges that the proposed access road is contrary to Greenbelt Policy but deems it acceptable due to the Landscape Character Assessment and Annex of Figures defining the quality of the area as:

- Figure 2 – Landscape Quality – Low to Medium
- Figure 3 – Overall Visual Sensitivity – Low to Medium
- Figure 4 – Overall Green Belt Sensitivity – Weak to Moderate

The impact of the replacement of the stables with a single dwelling within the context of the existing residential properties along Netherplace Road and surrounding Greenbelt is minimal in comparison with the Netherplace Retirement Development. Our client argues that there will be no detrimental impact through replacing the stables with a dwelling.

Conclusions

As such we respectfully request that the Local Review Body overturn the Planning Officer's decision and approve the proposal.



J. Stuart Sandilands
BSc(Hons) MArch RIAS RIBA
52 Overton Road
STRATHAVEN
ML10 6JP

M 0781 202 8995
T 01357 671498
E stuartsandilands@hotmail.com

PROPOSED NEW DWELLING –

PLOT ADJACENT TO 4 NETHERPLACE ROAD, NEWTON MEARNS. G77 6PP

PLANNING & DESIGN STATEMENT

20 MAY 2018

REV A

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Pre Application Advice

Pre application advice was submitted to ERC Planning department on 1 April 2018 with a response received from Sean McDade on 2 May 2018. The response was followed up with a phone call where it was suggested that a detailed Planning application should be submitted together with a statement responding to the comments received 2 May 2018 to allow the Planning Department to consider the proposal formally.

Application Site

(Refer to drawing MUNRO 001 & MUNRO 010)

The site sits to the west of the Newton Mearns and is separated to it by the M77. Although the site currently seems to be described as green belt it was previously recognised as residential ground around 1988 by Eastwood District Council. The owner of the ground was never made aware that the site had been re-banded as green belt. A stable block was constructed on the site circa 1992 and has been in use up to present day. The plot is 660m², triangular in shape and topographically it slopes gently in the west easterly direction. The site already has a vehicle access off Netherside Road which is used to access the stable block.

The site is bounded to the east by a 2 storey semidetached dwelling with an ex local authority appearance, open fields form the North West boundary. Netherplace Road and a small water course is to the south with Netherplace Farm beyond.

Proposal

(Refer to drawing MUNRO 011)

The design is for mainly a one and a half storey dwelling with a single and one and three quarter's storey element to the rear. It is a spacious rectangular structure with a small porch to the front and sunroom to the rear. It is located towards the front of the site given the triangular nature, the principle elevation is in line with the neighbouring dwelling and the ridge line follows the east westerly axis already established on Netherplace Road. Internal it contains 4 Bedrooms, 3 bathroom, a lounge and an open plan living space to the rear. The lounge has a bay window to the front of the dwelling. The roof pitches are steep and the windows have been sympathetically designed, giving the overall impression of a traditionally designed house.

There are 3 parking spaces located within the plot which will allow for turning on site to ensure vehicles can leave the site in a forward gear.

Materials

(Refer to drawing MUNRO 011)

The materials have been selected to suit local precedents. The walls will be constructed using timber frame cavity wall construction, finished with an off white dry dash render and red facing brick base course. The windows and doors, together with the fascias and soffits will be white upvc with the gutters and downpipes being black upvc. The roof finish will be red concrete tiles.

Drainage

(Refer to drawing MUNRO 011)

Foul drainage to be designed to drain to septic tank with outfall to watercourse on the other side of Netherplace Road. Driveways will be constructed in permeable block or gravel with no direct surface water connections to the drainage system. Roof drainage to be directed towards the watercourse on the other side of Netherplace Road.

Refuse

(Refer to drawing MUNRO 011)

A designated bin area has been identified within the plot.

Landscaping

(Refer to drawing MUNRO 011)

Based upon landscaping principles the intention is to address the visual context of the plot to help create spaces, add colour and add to the interest and appearance of the development. The main garden ground is the side and rear and will primarily be grass upon completion of the dwelling. The North West and easterly boundaries will be low level stab & wire fence, with the hedge to the front retained.

Plot Layout

(Refer to drawing MUNRO 011)

The house follows ERC design guide specification in terms of location on proximity to boundaries, plot size and density.

Justification and Conclusion

As already mentioned the site was granted change of use from agricultural to residential by Eastwood District Council circa 1988, but if the site is now banded as green belt it would now need to follow strict rules as set out within East Renfrewshire Councils Local Development Plan and in particular Policy D3. The stable block that occupies the site arguably strengthens the opportunity to build on the site, as it is not a virgin site and could be described as brown field, as opposed to green field. Given the high housing demand in the area, and lack of rural opportunities within East Renfrewshire, the site offers a good opportunity to provide much needed and sought after rural accommodation, without encroaching into the countryside and green networks. The use of sympathetic materials and balance of high quality contemporary rural design features provides further character to the area. The single dwelling will have a positive effect on the area and add, rather than detract from the rural landscape which is in line with ERC's evolutionary approach to rural development. We consider the development should be looked upon favourably by the Planning Department.

PLANS/PHOTOGRAPHS/DRAWINGS

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IMAGE 1



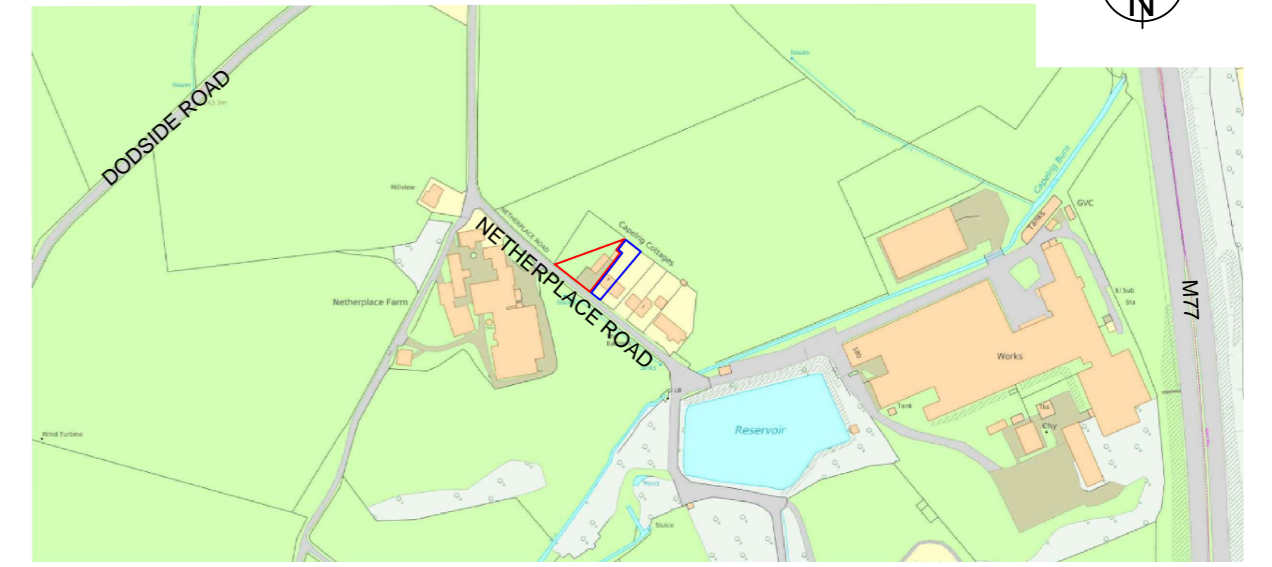
IMAGE 2



IMAGE 3



IMAGE 4



LOCATION PLAN @ 1:2500



Rev.No	Description	Date
-	-	-

PROJECT
 PROPOSED NEW DWELLING,
 PLOT ADJACENT TO
 4 NETHERPLACE ROAD,
 NEWTON MEARNS. G77 6PP

CLIENT
 KENNETH MUNRO

TITLE
 EXISTING LOCATION PLAN,
 SITE PLAN & IMAGES

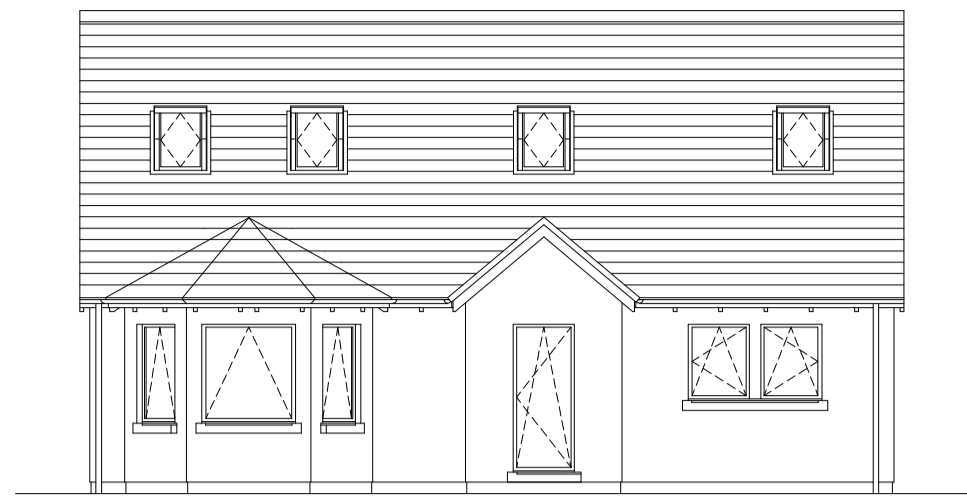
SCALE	DATE	STATUS
AS PER DRAWING @ A2	MARCH 2018	INFORMATION

DRAWING NUMBER:	REV:
MUNRO 010	-

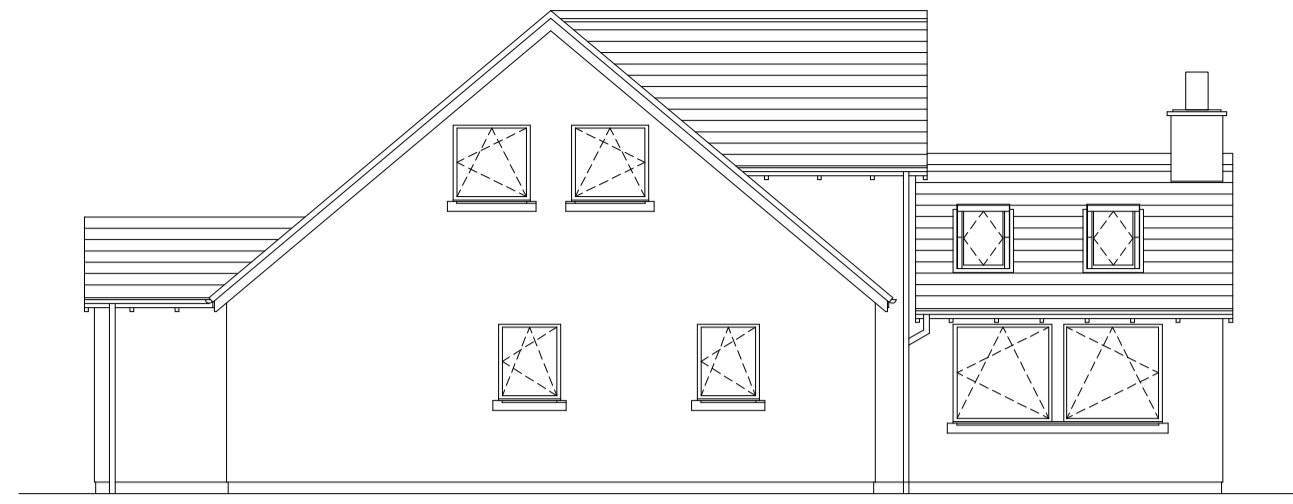
EXTENSION FINISHES:

ROOF:	RED CONCRETE TILE
WALLS:	OFF WHITE DRY DASH RENDER RED FACING BRICK BASE COURSE
WINDOWS & DOORS:	WHITE UPVC
FASCIA'S & SOFFITS:	WHITE UPVC
GUTTERS & DOWNPIPES:	BLACK UPVC

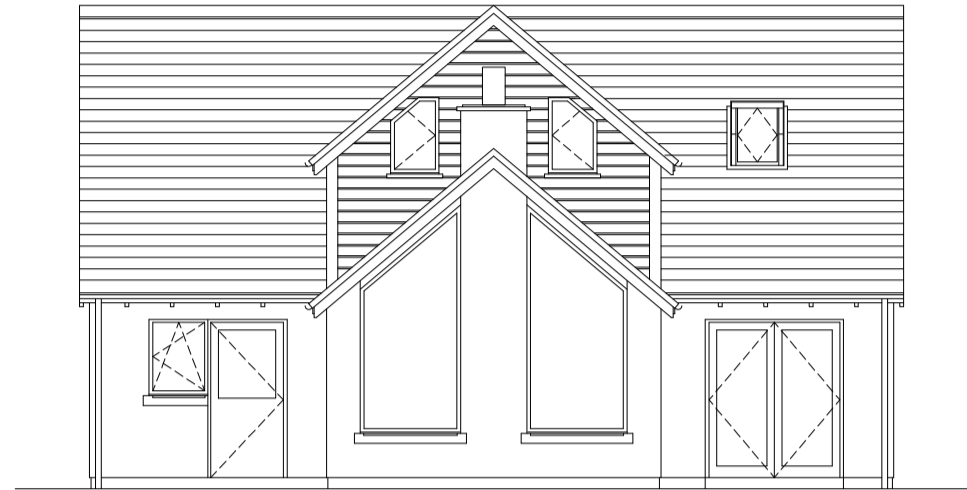
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SCALE 1:100	0	5
SCALE 1:50	0	2.5



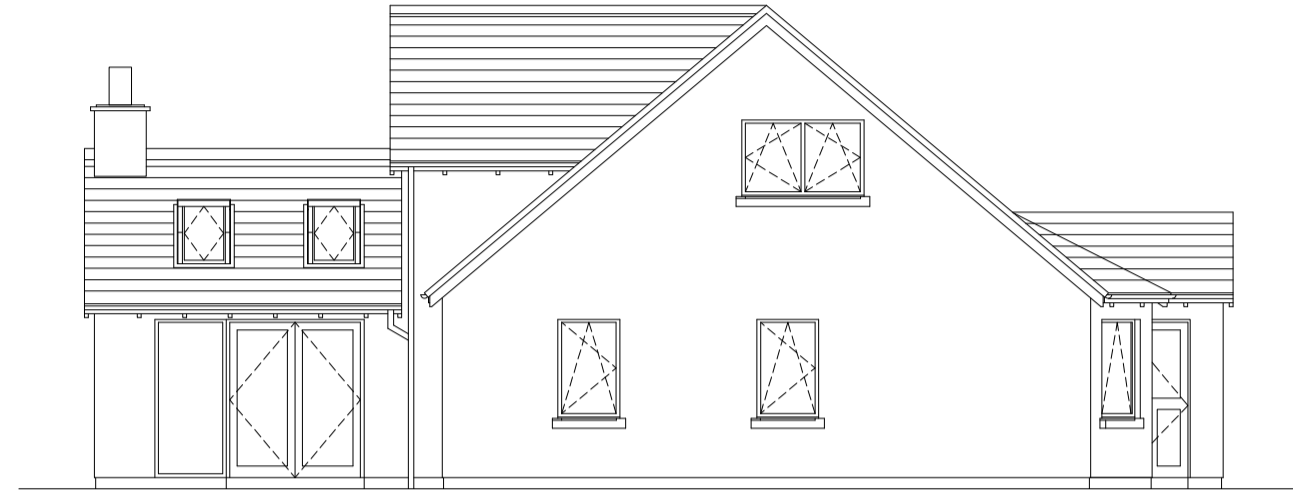
PROPOSED FRONT ELEVATION @ 1:100



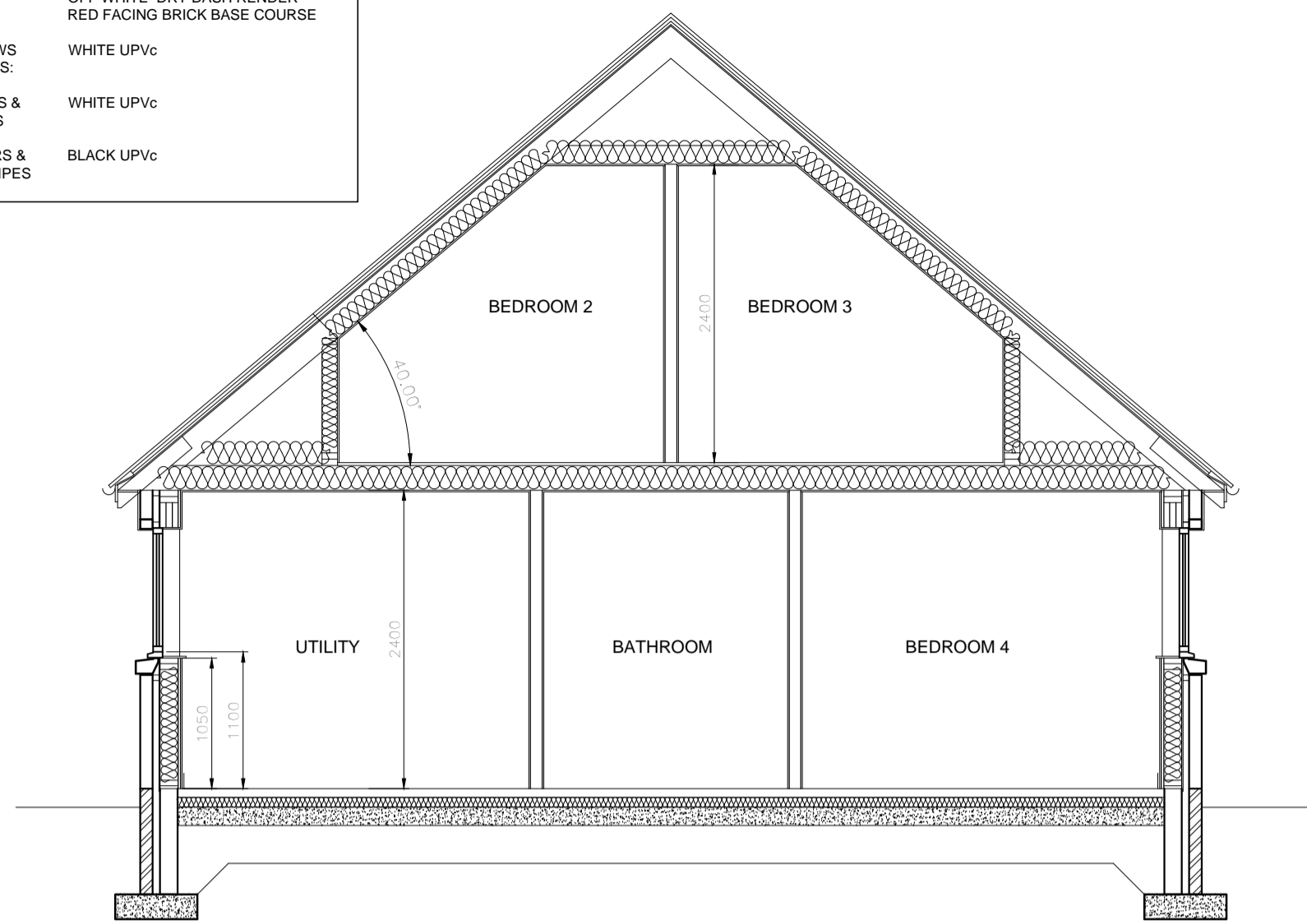
PROPOSED SIDE ELEVATION @ 1:100



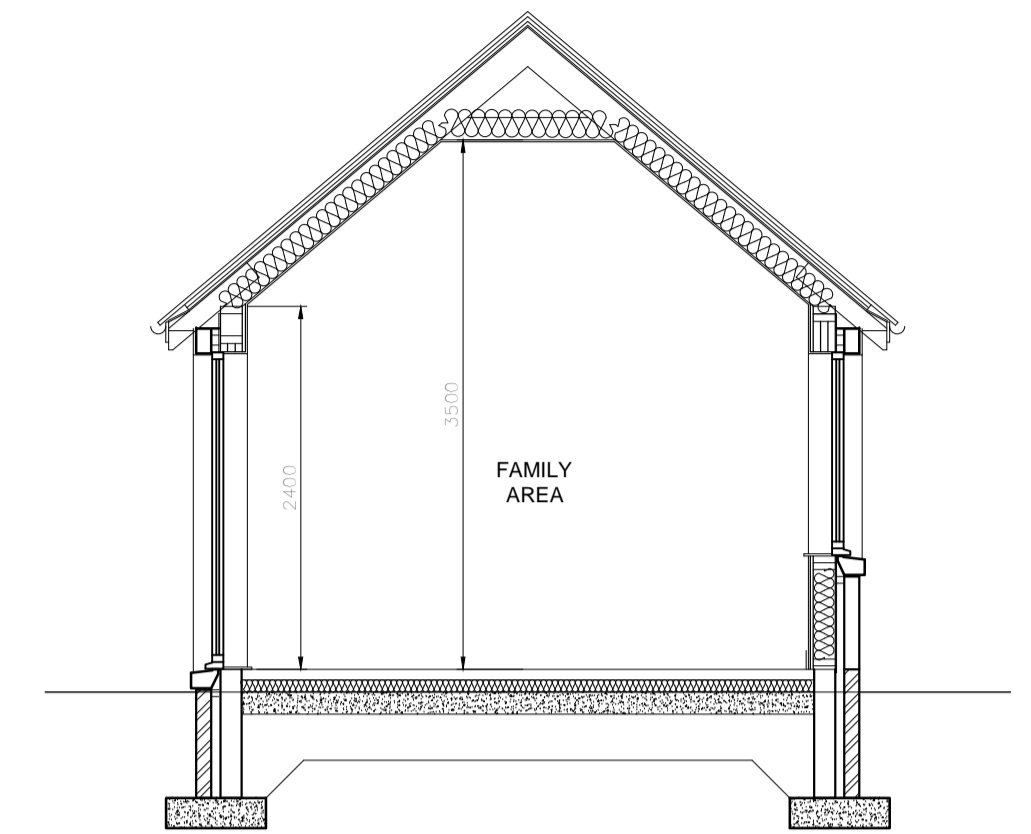
PROPOSED REAR ELEVATION @ 1:100



PROPOSED SIDE ELEVATION @ 1:100



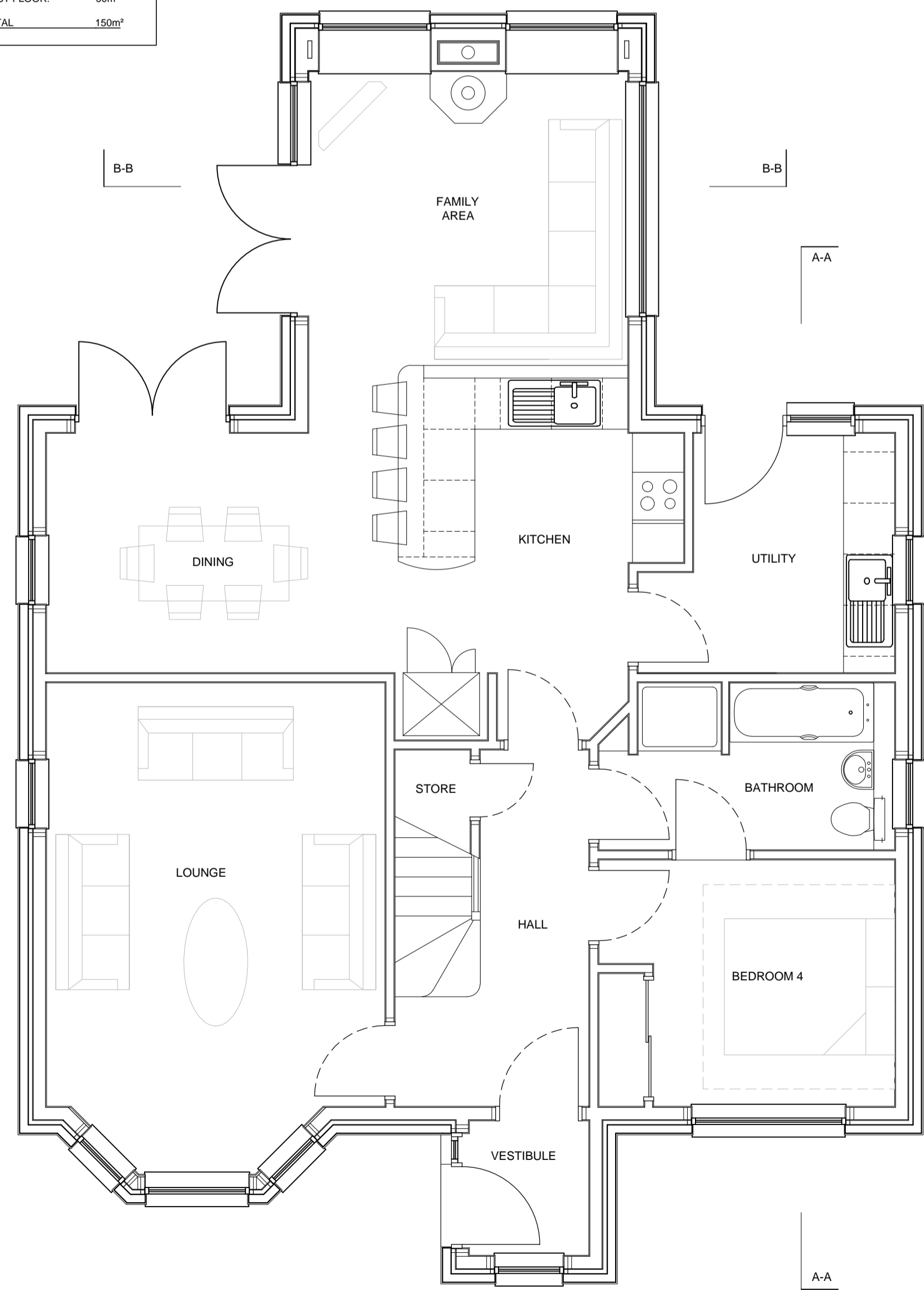
PROPOSED SECTION A-A @ 1:50



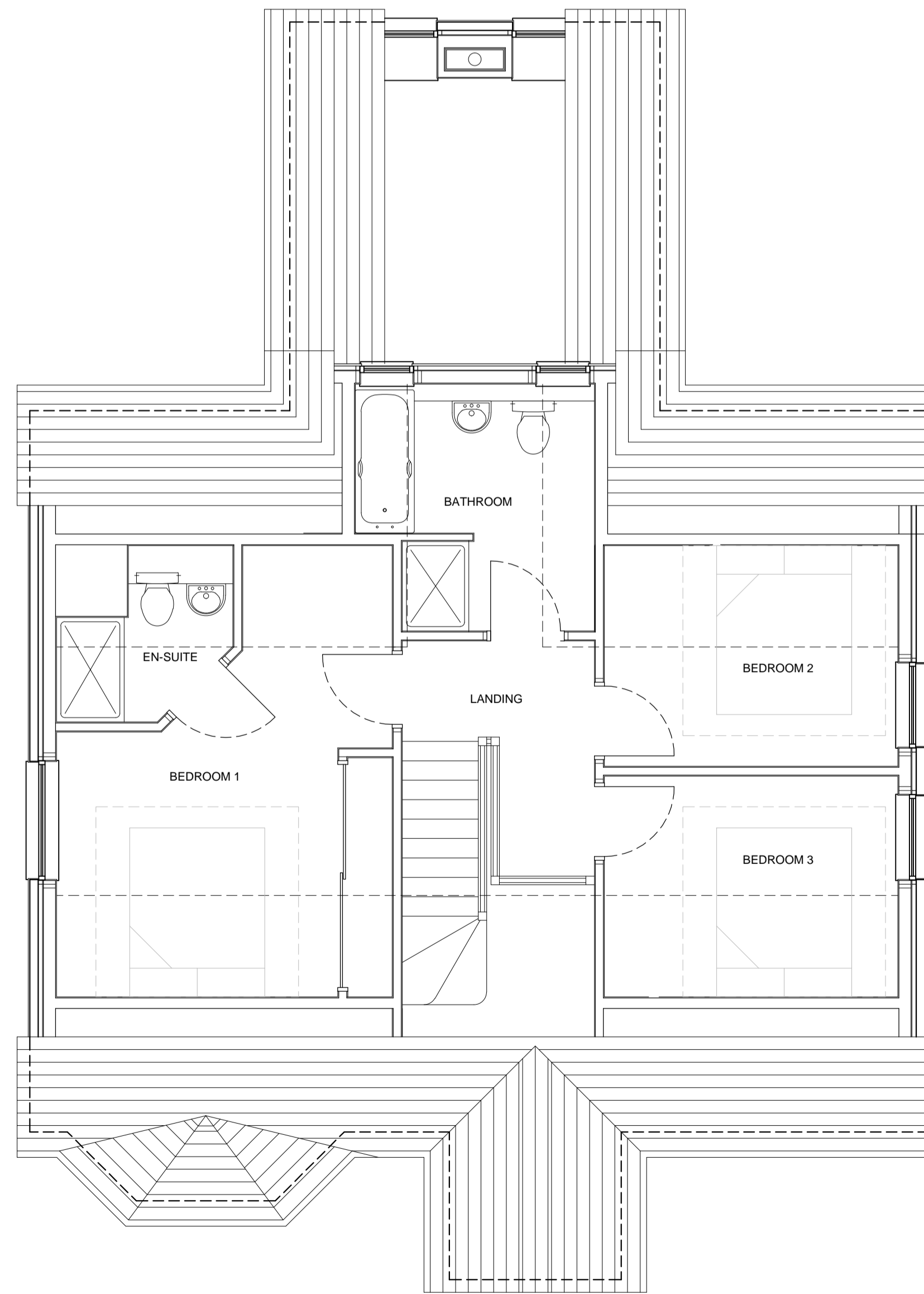
PROPOSED SECTION B-B @ 1:50

AREA:

GROUND FLOOR:	100m ²
FIRST FLOOR:	50m ²
TOTAL:	150m ²



PROPOSED GROUND FLOOR PLAN @ 1:50



PROPOSED FIRST FLOOR PLAN @ 1:50



BLOCK PLAN @ 1:250



LOCATION PLAN @ 1:1000

Client changes	23.03.18
Rev.No	Description
<p>PROJECT PROPOSED NEW DWELLING, PLOT ADJACENT TO 4 NETHERPLACE ROAD, NEWTON MEARNS. G77 6PP</p>	
<p>CLIENT KENNETH MUNRO</p>	
<p>TITLE PROPOSED PLANS, SECTIONS, ELEVATIONS AND SITE PLANS</p>	
SCALE	DATE
AS PER DRAWING @ A1	MARCH 2018
STATUS	INFORMATION
DRAWING NUMBER:	REV:
MUNRO 011	A