

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY5 September 2018Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2018/13ERECTION OF UPPER STOREY EXTENSION AT REAR AND ERECTION OF SINGLE STOREY REAR EXTENSION AT 32 MOORBURN AVENUE, GIFFNOCK**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:- 2018/0059/TP).
- Applicant: Mrs Musroof Begam.
- Proposal: Erection of upper storey extension at rear and erection of single storey rear extension.
- Location: 32 Moorburn Avenue, Giffnock.
- Council Area/Ward: Giffnock and Thornliebank (Ward 3).

**REASON FOR REQUESTING REVIEW**

3. The applicant has requested a review on the grounds that the Council's Appointed Officer refused their 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 her stated preferences are further written submissions, one or more hearing sessions; and a site inspection.

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

11. However, at the meeting of the Local Review Body on 10 August 2016, it was decided that the Local Review Body would carry out unaccompanied site inspections for every review case it received prior to the cases being given initial consideration at a meeting of the Local Review Body.

12. In accordance with the above decision, the Local Review Body will carry out an unaccompanied site inspection on Wednesday, 5 September 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. However, the applicant has submitted new information which was not available to the Appointed Officer at the time the determination of the application was made. The new information relates to an aerial map of the area which includes observations/comments on other properties which was not in the application file.

15. Members are advised that Section 43B of The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 states that:-

“43B Matters which may be raised in a review under section 43A(8)

- (1) In a review under section 43A(8), a party to the proceedings is not to raise any matter which was not before the appointed person at the time the determination reviewed was made unless that party can demonstrate—
  - (a) that the matter could not have been raised before that time, or
  - (b) that its not being raised before that time was a consequence of exceptional circumstances.
- (2) Nothing in subsection (1) affects any requirement or entitlement to have regard to—
  - (a) the provisions of the development plan, or
  - (b) any other material consideration.”

16. The applicant has been given an opportunity to explain why the information was not made available to the Appointed Officer at the time the application was determined.

17. In response, the applicant has intimated that the aerial photograph was shared with the planning case officer.

18. The Local Review Body must decide whether the new information should be considered as part of the review. In the event that it does, it is recommended, in the interests of equality of opportunity to all parties that the Appointed Officer be given the opportunity to comment on the new information.

19. Members should note that the new information has been excluded from the applicant's 'Notice of Review' form. Furthermore, the applicant has also submitted personal health information in her statement of review together with a letter of 14 November 2016 from Eastwood Health and Care Centre. This information is sensitive and has therefore been redacted from the applicant's submission. However, Members of the Local Review Body will be given hard copies of the documents at the meeting for their consideration.

20. 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 9 - 14);
- (b) Copies of Objections/Representations – Appendix 2 (Pages 15 - 36);

- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 37 - 44);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 45 - 48); and
- (e) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages 49 - 58).

**21.** 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 59 - 66).

- (a) Refused – Location Plan;
- (b) Refused – Block Plan;
- (c) Refused – Existing and Proposed – Front and Side Elevations;
- (d) Refused – Existing and Proposed – Rear and Side Elevations;
- (e) Refused – Existing and Proposed – Ground Floor Plan; and
- (f) Refused – Existing and Proposed – First Floor Plans.

**22.** 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.

**23.** All the documents referred to in this report can be viewed online on the Council's website at [www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk) with the exception of any representations that have been made to the application.

## **RECOMMENDATIONS**

**24.** 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:- August 2018

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**APPLICATION  
FOR  
PLANNING PERMISSION**

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**RECEIVED**  
23 JUL 2018

## NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect of Decisions on Local Developments

The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND) Regulations 2013

The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

**IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.**

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MRS	Ref No.	
Forename	MUSKOF	Forename	
Surname	BEGUM	Surname	
Company Name	-	Company Name	
Building No./Name	32	Building No./Name	
Address Line 1	MOORBURN AVENUE	Address Line 1	
Address Line 2	GIFFNOCK	Address Line 2	
Town/City	GLASGOW	Town/City	
Postcode	G46 7AL	Postcode	
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email		Email	
3. Application Details			
Planning authority	EAST RENFREWSHIRE		
Planning authority's application reference number	2018/0059/TP		
Site address	32 MOORBURN AVENUE. GIFFNOCK GLASGOW G46 7AL		
Description of proposed development	ERECTION OF UPPER STORE EXTENSION @ REAR + ERECTION OF SINGLE STOREY REAR EXTENSION.		

Date of application

19/02/2018

Date of decision (if any)

26/04/2018

**Note.** This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

#### 4. Nature of Application

Application for planning permission (including householder application) Application for planning permission in principle Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition) Application for approval of matters specified in conditions 

#### 5. Reasons for seeking review

Refusal of application by appointed officer Failure by appointed officer to determine the application within the period allowed for determination of the application Conditions imposed on consent by appointed officer 

#### 6. 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.

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

Further written submissions One or more hearing sessions Site inspection Assessment of review documents only, with no further procedure 

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

PROVIDE FURTHER CONTEXT TO THE APPLICANT/APPLICATION & SITE VISIT WILL POTENTIALLY ASSIST IN REVIEW PANEL DECISION MAKING PROCESS.

#### 7. Site inspection

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

Can the site be viewed entirely from public land? Is it possible for the site to be accessed safely, and without barriers to entry?

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

CAN BE AN UNACCOMPANIED SITE VISIT .

### 8. Statement

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. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

PLEASE SEE ATTACHED DOC , WHICH SHOULD BE REVIEWED BY THE PANEL .

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes  No

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

**9. List of Documents and Evidence**

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

EXHIBIT A - REVIEW STATEMENT  
 EXHIBIT B - ERC, MOVING & HANDLING LETTER  
 EXHIBIT C - ARIEL MAP OF MOORBURN AVE, EXAMPLES OF EXTENSIONS IN AREA.  
 EXHIBIT D - PROPOSED PLANS / DRAWINGS.  
 EXHIBIT E - BLOCK PLAN.

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

**10. Checklist**

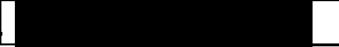
Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requesting a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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 from that earlier consent.

**DECLARATION**

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:  Name: MRS MUSROF BEGUM Date: 23/07/2018.

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.

**COPIES OF OBJECTIONS/REPRESENTATIONS**

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**From:** [McDaid, Sean](mailto:McDaid.Sean)  
**To:** [McDaid, Sean](mailto:McDaid.Sean)  
**Subject:** 32 Moorburn avenue  
**Date:** 26 March 2018 13:34:48

---

**From:** stuart mooney [<mailto:stuartmooney@me.com>]  
**Sent:** 23 March 2018 13:48  
**To:** EN Planning  
**Subject:** Fwd: 32 Moorburn avenue

Sent from my iPad

Begin forwarded message:

**From:** stuart mooney <[stuartmooney@me.com](mailto:stuartmooney@me.com)>  
**Date:** 1 August 2017 at 19:56:14 BST  
**To:** Planning <[planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)>  
**Subject:** 32 Moorburn avenue

Stuart Mooney  
34 Moorburn Avenue  
Giffnock  
Glasgow G46-7AL

1st August 2017

Dear Sir/Madam,

I am writing to object to the planning application 2017/0470/TP.

Having had a quick look online at the plans submitted by Mr Hutton , I feel that the sheer size and sub-sequential view and light blocking that would occur to my mothers house as a result would be unacceptable.

I would also say that I would only be in favour of anything that could be guaranteed to be mirrored in my mothers own house ,including the 5 m existing extension.

I feel that the general area and houses were built for the parents and 2.2 kids of the era and subsequently other issues such as parking and schooling become greater issues if planning would allow such builds .

Already the ground floor extension is 5m and my mother was told that she may only be able to build out 4m .

As the house stands the main view from my mothers dining room has had its light blocked by this not particularly pleasant looking extension for approximately the last fifteen years .

The same occurring at the first floor level would be even more overwhelming.

Also my mother is 85 years old and been in her home for 50 years ; change ,disruption excessive dust and noise is upsetting for her in her condition.

I will be up very soon and will be in touch .

I am down in London just now due to a premature birth of my second daughter and as you can imagine been very preoccupied.

So apologies for a delay and brief reply .

Regards ,

Stuart Mooney

23/03/2018

In addition to this letter from the previous year i would like to add that the house at the rear of the garden built to house some of the family at least when the proposed build is carried out massively exceeds all planing regulations in every way .

The family of 32 also has put continual and undue pressure on my mother to assist their proposal or to sell to them directly .

I also feel that as the house at the rear of the garden was built without regard for architectural sizes and local planning that the main house maybe treated in a similar fashion .

Simply this is all out of character for the area an ought to be rejected , even the architect told me he is only carrying out what his client has proposed .

Regards

Stuart Mooney

Sent from my iPad



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[Download full-resolution images](#)

[Available until 18 May 2018](#)

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Dear Sean McDaid,

Planning objection to 2018/0059/TP

Please add to my previous concerns regarding my mothers home of 34 Moorburn Avenue

Already there is a old damp area caused by the 5 m extension

The guttering has never been fixed adequately by the owner nor his builder since it was put up .

Despite promises .

If you view the other pictures you may get the idea of the impact of the reduction there would be of light an air to what was previously a beautiful view

The proposed extension would effectively mean that there would just be an endless view of wall and roof from all of our rear facing windows because the height and reach would meet with the oversized garden house .

It's far too much in every way and every level

Thank you

Stuart Mooney













Sent from my iPhone

**Subject:**FW: 32 Moorburn avenue

**From:** stuart mooney [<mailto:stuartmooney@me.com>]  
**Sent:** 26 March 2018 14:59  
**To:** McDaid, Sean  
**Subject:** Re: 32 Moorburn avenue

Hello Sean ,

I would like the email I sent to be used in objection to the current planning amended application for 32 Moorburn Avenue .

Thank you

Stuart Mooney

Sent from my iPhone

On 26 Mar 2018, at 14:22, McDaid, Sean <[Sean.McDaid@eastrenfrewshire.gov.uk](mailto:Sean.McDaid@eastrenfrewshire.gov.uk)> wrote:

Stuart,

I refer to your email dated 23/03/18 below. I am not clear as to how you wish this email to be considered.

Planning application 2017/0470/TP was refused on 21/08/17 and the subsequent Review by the Local Review Body was dismissed (ie refused) on 03/11/17.

A planning application for the erection of an upper storey extension at rear and erection of single storey rear extension has recently been submitted (2018/0059/TP).

I would be grateful if you can confirm whether you want your email of 23/03/18 to be treated as an objection to 2018/0059/TP?

Thanks.

Sean Mc Daid

Principal Planner

East Renfrewshire Council

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Stuart Mooney

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Simply this is all out of character for the area an ought to be rejected , even the architect told me he is only carrying out what his client has proposed .

Regards

Stuart Mooney

Sent from my iPad

\*\*\*\*\*

This e-mail and any files transmitted with it are not necessarily the view of East Renfrewshire Council. It is intended only for the person or entity named above. If you have received this e-mail in error please notify the author by replying to this e-mail and then erasing the e-mail from your system. If you are not the intended recipient, you are hereby notified that any use, review, dissemination, distribution or copying of the e-mail is strictly prohibited.

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This footnote also confirms that this e-mail message has been swept for the presence of computer viruses.

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29 Hel Sent 815118 (DS)  
East Devonshire MRS. M. F. TRUNDLE  
Council, 2018/0059 HP. 36 MOORBURN  
customer service centre, CLASGDW  
Eastwood Park  
Riviera Glen Rd. RECEIVED  
Lifford, G46 6UQ. - 8 MAR 2018

Re. Planning application  
at No. 32. Moorburn Ave.

I very much object to  
the upper extension of No. 32  
It will deprive me of my  
privacy in my garden, and I  
will be facing a large grey  
wall at my back door, instead  
of an open outlook. It will also  
affect the value of my house,  
which is a serious point. I  
apologise for my poor  
handwriting. I am 93  
years old.

Yours faithfully  
M. F. Trundle

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**From:**Linda Scott  
**Sent:**10 Aug 2018 17:33:20 +0100  
**To:**O'Neil, Paul [CE]  
**Cc:**Shankland, Graham;Nicol, Julie; [REDACTED]  
**Subject:**RE: Attn of: "LOCAL REVIEW BODY" East Ren Council Planning Appl ref: REVIEW2018/13

Dear Paul,

Many thanks for your call today confirming my email was received within the timescale set out in your recent letter. I confirm that I was indeed replying to your letter on behalf of my brother, who remains our mother's agent in this matter. Should you require anything further from me, please let me know.

Many thanks  
Linda Scott  
Mobile: 07740-683734

---

From: O'Neil, Paul [CE] [paul.o'neil@eastrenfrewshire.gov.uk]  
Sent: 10 August 2018 17:02  
To: Linda Scott  
Cc: Shankland, Graham; Nicol, Julie  
Subject: FW: Attn of: "LOCAL REVIEW BODY" East Ren Council Planning Appl ref: REVIEW2018/13

Linda,

I refer to your e-mail of 9 August in relation to review case - 'Review 2018/13' and note that you wish your name to be added to the list of objectors.

In reply, I have to advise you that in terms of The Town and Country Planning (Schemes of Delegation and Local Review Procedure)(Scotland) Regulations 2013 you are not deemed to be an 'interested party' to the review. This means that as you did not submit a representation to the original planning application you are not entitled to submit a representation to the above review case in your own name.

However, I note from your e-mail that you refer to the letter I sent to your brother on 26 July who is acting on behalf of your mother giving him the opportunity to submit further comments to me by 9 August and that whilst I did not receive any comments from him the comments you have made are also on behalf of your mother. In view of this, I will accept your comments and can confirm that they will be considered by the Local Review Body.

Given that I can only deal with one agent acting on behalf of another party (i.e. your mother), I require written confirmation from you whether it is you or your brother is acting on behalf of your mother. I would suggest that perhaps it should continue to be your brother as he submitted the original representations.

Once I receive this confirmation, I will be in a position to forward any future correspondence to that person as the agent for your mother.

It would be helpful if you could reply to me as soon as possible.

Paul O'Neil  
Committee Services Officer  
Department of Corporate and Community Services  
Tel No. 0141 577 3011  
Fax No. 0141 577 3129  
e-mail:- paul.o'neil@eastrenfrewshire.gov.uk

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

Please consider the environment - do you need to print this email?

Information security classification

No marking	No special handling practices
PROTECT	Protective action required
PROTECT+	Additional protective action required DPA sensitive

-----Original Message-----

From: EN Planning  
Sent: 10 August 2018 10:08  
To: Shankland, Graham  
Cc: O'Neil, Paul [CE]  
Subject: FW: Attn of: "LOCAL REVIEW BODY" East Ren Council Planning Appl ref: REVIEW2018/13

Graham,

FYI.

Sean Mc Daid  
Principal Planner  
East Renfrewshire Council

Data Protection Act 2018

The information you have supplied to us will be used by East Renfrewshire Council to process your enquiry or comments. We may also use your information to verify your identity where required, contact you by post, email or telephone and to maintain our records. The council will use this information because we need to do so to perform a task carried out in the public interest. You can find out more about how we handle this information and your rights in respect of it by going to [www.eastrenfrewshire.gov.uk/dataprotection](http://www.eastrenfrewshire.gov.uk/dataprotection) If you do not have access to a computer and wish a paper copy please let us know by contacting us at [dpo@eastrenfrewshire.gov.uk](mailto:dpo@eastrenfrewshire.gov.uk) or by telephone at 0141 577 3001.

-----Original Message-----

From: Linda Scott [REDACTED]  
Sent: 09 August 2018 23:53  
To: EN Planning; paulo'neil@eastrenfrewshire.gov.uk  
Subject: RE: Attn of: "LOCAL REVIEW BODY" East Ren Council Planning Appl ref: REVIEW2018/13

To whom it may concern: Please see amended version of email below (previous email has error in reference number in body of email. Many thanks, Linda Scott.

---

From: Linda Scott  
Sent: 09 August 2018 23:32  
To: [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk); paulo'neil@eastrenfrewshire.gov.uk  
Subject: FW: Attn of: "Local Review Body" East Ren Council ref: REVIEW2018/13

Dear Mr. O'Neil and Review Body colleagues,

I refer to the Review 2018/13 in respect of Mrs. Musroof Begum's proposals to extend her property at 32 Moorburn Avenue, G46 7AL, and for ease of reference, attach a letter sent to Mr. Stuart Mooney in the

adjoining property, who is acting on behalf of our mother, Mrs. N. Mooney of 34 Moorburn Avenue.

From what I understand of the process, the applicant has requested a Review of the decision to restrict the proposed extension, and I wanted to ensure my name was included in the list of objectors to the proposal. The proposal appears to be to add a second storey to the existing extension on the back of number 32, and also to further extend the ground level.

There is no doubt that any such extension would block much of the natural light from entering the rear of number 34. My mother has lived at this address for over 50 years, and takes her meals in the dining room at the rear of the property which of course overlooks the back garden. Any extension would therefore greatly inhibit her enjoyment of meals. She also enjoys the view from the higher elevation of the back bedroom, where she can appreciate the open panorama - as some neighbours spend a lot of time and effort on their gardens. I do think the proposal would diminish my mother's quality of life, which seems unfair after her 50 years at this address, and I hope that this can please be taken into consideration.

Should you require any further information from myself, please let me know. I noticed online that some applications can be made public, but I am happy to submit my home address and any other relevant detail if this helps. Many thanks.

Yours sincerely,

Linda Scott (Mrs.)

Mobile tel no. [REDACTED]

\*\*\*\*\*

This e-mail and any files transmitted with it are not necessarily the view of East Renfrewshire Council. It is intended only for the person or entity named above. If you have received this e-mail in error please notify the author by replying to this e-mail and then erasing the e-mail from your system. If you are not the intended recipient, you are hereby notified that any use, review, dissemination, distribution or copying of the e-mail is strictly prohibited.

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This footnote also confirms that this e-mail message has been swept for the presence of computer viruses.

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O'Neil, Paul [CE]

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**From:** Faheem Khan <[REDACTED]>  
**Sent:** 27 August 2018 16:49  
**To:** O'Neil, Paul [CE]  
**Subject:** Fwd: Review/2018/13 - 32 Moorburn avenue, Giffnock

Dear Paul

Thank you for forwarding further correspondence received in relation to the above said property planning review and for giving me the opportunity to respond.

I would like the review committee to note that the proposed extension will not adversely impact my immediate neighbour due to the following reasons, which also address perceived/potential concerns raised in their letter:

1. As stated in my covering letter to the appeal panel and marked in the planning drawings, the proposed double story will be erected above the existing single story building. Therefore the existing structure is already 1.5 stories, which has not affected the neighbouring property in any way for the past 15+ years. A tall hedge already divides the common boundary, and has done so for the past 25+ years, and is not impacting either mine or my neighbours light, air or views of our respective gardens/or there enjoyment from the rear facing dining room window.
2. The direction of the summer or winter sun will mean that any new construction will not adversely impact the quality of light to my neighbours' back/dining room window (this can be seen in the site inspection). Furthermore as marked in the drawings the new roof will be hyped and of modest gradient to further minimise any perceived impact on my neighbour.
3. I am not sure objections on the grounds that my neighbour enjoys the panoramic view of my garden/or other neighbours from their rear facing 1<sup>st</sup> floor spare bedroom is a valid reason, but in any case, the upper story extension on the existing extension will not impact this adversely (again this can be established by site inspection). There are plenty of examples of double story extensions in my very side of the street without any adverse impact on their immediate neighbours, which addresses this invalid concern raised in the objection letter.
4. There will be no windows/openings towards the immediate neighbouring property to continue to protect the privacy of all current and future residents of both properties.
5. The rear proposed single story extension is 1.7m away from the common boundary and the above points also apply to it, along with the roof being hyped and of modest gradient to minimise further any impact on my immediate neighbour. There is no impact on the sunlight from this rear single story extension on my immediate neighbour.

6. If the appeal were to be successful, every effort will be made to ensure that any temporary inconvenience to my neighbours during the construction phase is minimised. I continue to value the friendships I enjoy with my neighbours and the community spirit that it leads to, and will continue to invest in this.

In light of the above facts, I humbly request the review panel to balance the objections of my immediate neighbour on the grounds of unfounded impact to number 34's light, views and resistance to change, against the real impact the current lack of space is having on my independence, and health and safety in my home especially due to my long term disability needs.

Many thanks

Musrof Begum

## REPORT OF HANDLING

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# REPORT OF HANDLING

Reference: 2018/0059/TP

Date Registered: 19th February 2018

Application Type: Full Planning Permission

This application is a Local Development

Ward: 3 -Giffnock And Thornliebank

Co-ordinates: 255604/:659272

Applicant/Agent: Applicant: Agent:

Mrs Musroof Begum  
32 Moorburn Avenue  
Giffnock  
East Renfrewshire  
G467AL

Proposal: Erection of upper storey extension at rear and erection of single storey rear extension

Location: 32 Moorburn Avenue  
Giffnock  
East Renfrewshire  
G46 7AL

**CONSULTATIONS/COMMENTS:** None.

**PUBLICITY:** None.

**SITE NOTICES:** None.

**SITE HISTORY:**

2006/0235/TP	Erection of single storey rear and side extension	Approved Subject to Conditions	27.04.2006
2017/0470/TP	Erection of upper storey extension above existing extension at side and rear; erection of single storey rear extension	Refused  Local Review Dismissed	21.08.2017  03.11.2017

**REPRESENTATIONS:** Two representations have been received and can be summarised as follows:

Loss of privacy  
Impact on visual amenity  
Impact on property values  
Loss of light  
Loss of air  
Loss of view  
Impact on parking and school provision  
Dampness caused by water running from gutter

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

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

**ASSESSMENT:**

The application site comprises a two storey semi-detached dwelling and its curtilage within an established residential area. The dwelling is externally finished in tiles and render and the side boundaries are characterised by established hedges up to approximately 1.6 metres high. The rear boundary is obscured by an outbuilding at the top of the rear garden. The street is characterised by modest dwellings set within repeating semi-detached blocks.

The property has an existing 5 metres deep single storey side and rear extension approved under planning permission 2006/0235/TP. This has a hipped roof.

Planning application 2017/0470/TP for the erection of a first floor extension above the existing 5 metres deep side/rear extension and for the erection of a further 5 metres deep single storey rear extension was refused on 18 August 2017. A subsequent review by the Local Review Body was dismissed on 3 November 2017.

Prior to submitting this current application, following dismissal of the review, the applicant submitted a pre-application enquiry under reference PREAPP/2017/0516 relating to the erection of an upper floor extension above the existing ground floor extension and for the erection of a further ground floor extension. The applicant was advised that the proposal may be acceptable if the upper floor extension was reduced in depth such that it projected no more than 4 metres from the rear of the dwelling and was set 2 metres from the side boundary. The applicant was further advised that any additional single storey extension should also be set 2 metres from the side boundary and have a very minimal rear projection.

Planning permission is now sought for the erection of a 4 metre deep upper floor extension above the existing rear extension and for the erection of a further 4.3 metres deep rear extension. Contrary to the advice given at the pre-application stage, the upper floor extension runs contiguous with the side boundary.

The proposal comprises hipped roofs with a partial gable to the front. A relative of the applicant has mobility issues and the applicant has stated that the development is required to assist with the relative's condition.

The proposal requires to be assessed against Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and the adopted Supplementary Planning Guidance: Householder Design Guide (SPG) which supports and forms part of Policy D14.

Policy D1 requires that all development should not result in a loss of amenity to the surrounding area and that proposals should be of a size, scale and massing in keeping with the buildings in the locality. Policy D14 states that extensions to dwellings should be appropriate in size and scale to the existing building and that extensions should complement the existing building in terms of form.

The SPG requires that two storey rear extensions should not project more than 4 metres from the rear of the existing house and that they should not lie within 2 metres of the common boundary in a terraced or semi-detached house. It further states that single storey rear extensions should not project more than 4 metres along a rear common boundary and that extensions should not exceed more than 100% of the footprint of the existing house.

The proposed extensions are considered to dominate and detract from the character of the existing modest semi-detached dwelling as a result of their form and scale. The proposal results in a large two storey side/rear extension with a partial front gable and further 4.3 metres deep rear extension that is at odds with the character and design of this modest hip roofed semi-detached unit. The proposal is therefore contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan.

The resulting two storey rear extension and single storey rear extension would have a significant visual impact on the attached house at 34 Moorburn Avenue. It would also result in a significant degree of additional overshadowing and loss of light to the adjacent properties given the size and depth of the extension and the orientation to the north of the dwelling. The proposal is therefore contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan.

The proposal is also contrary to the SPG as it will result in a two storey rear extension that is 4 metres deep and lies within 2 metres of the common boundary; would introduce a rear extension of a further 4.3 metres deep, giving a total depth of 9.3 metres within 2 metres of the common rear boundary. It would also result in extensions that have a footprint in excess of 100% of the original dwelling. As noted above, this would have a detrimental impact on the amenity of the adjacent dwellings in terms of overshadowing, loss of light and loss of outlook and would dominate and detract from the character and design of the modest semi-detached dwelling.

In terms of the points of objection not specifically addressed the following comments are made.

The scale of the proposal would not be considered to have such an impact on parking and school provision as would justify a refusal of the application on those grounds. Impact on property values and maintenance issues are not material planning considerations. Given its design and orientation in relation to the adjacent properties, the proposal would not give rise to significant additional overlooking or give rise to a significant loss of privacy. Loss of view is not a material planning consideration. The proposal would not give rise to a loss of air.

The reason for the application is noted however this does not outweigh the policy considerations. The scale of development sought is not considered capable of being accommodated within the site without serious detriment to the amenity of the occupants of the adjacent dwellings. The amendments made relative to the earlier application 2017/0470/TP do not adequately address the reasons for refusal of that application.

The proposal is therefore contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and the adopted Supplementary Planning Guidance. There are no material planning considerations that outweigh the terms of the Local Development Plan.

It is recommended that the application is refused.

**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 give rise to a significant degree of additional overshadowing, loss of daylight and be visually dominant to the adjacent properties by virtue of its massing and design in proximity to the side boundaries.

2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the resulting two storey rear extension and further single storey rear extension would dominate and detract from the character of this modest semi-detached dwelling by virtue of their size and massing.
3. The proposal is contrary to the adopted Supplementary Planning Guidance: Householder Design Guide as it would result in extensions measuring a total of 9.3 metres deep within 2 metres the common boundary; and an increase in the footprint of the original dwelling by over 100%, all to the detriment of the amenity of the occupants of the adjacent dwellings and to the detriment of the character of the original dwelling.

**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.: 2018/0059/TP  
(DESC)

DATE: 26th April 2018

**DIRECTOR OF ENVIRONMENT**

**Reference: 2018/0059/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.

**GOVERNMENT GUIDANCE:** None

**Finalised 26/04/18 AC(3)**

**DECISION NOTICE  
AND  
REASONS FOR REFUSAL**

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**47**  
**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.        **2018/0059/TP**

**Applicant:**

Mrs Musroof Begum  
32 Moorburn Avenue  
Giffnock  
East Renfrewshire  
G467AL

**Agent:**

With reference to your application which was registered on 19th February 2018 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

**Erection of upper storey extension at rear and erection of single storey rear extension**

**at: 32 Moorburn Avenue, Giffnock, East Renfrewshire, G46 7AL**

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 give rise to a significant degree of additional overshadowing, loss of daylight and be visually dominant to the adjacent properties by virtue of its massing and design in proximity to the side boundaries.
2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the resulting two storey rear extension and further single storey rear extension would dominate and detract from the character of this modest semi-detached dwelling by virtue of their size and massing.
3. The proposal is contrary to the adopted Supplementary Planning Guidance: Householder Design Guide as it would result in extensions measuring a total of 9.3 metres deep within 2 metres the common boundary; and an increase in the footprint of the original dwelling by over 100%, all to the detriment of the amenity of the occupants of the adjacent dwellings and to the detriment of the character of the original dwelling.

Dated            26th April 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	L		

Block Plan	B		
Elevations Proposed	1		
Elevations Proposed	2		
Plans Proposed	3		
Plans Proposed	4		

## **GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS**

### **REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY**

1. If the applicant is aggrieved by a decision to refuse permission (or by an approval subject to conditions), the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A Notice of Review can be submitted online at [www.eplanning.scotland.gov.uk](http://www.eplanning.scotland.gov.uk). Alternatively, you can download a Notice of Review form (along with notes for guidance) from [www.eastrenfrewshire.gov.uk/planning-appeals-reviews](http://www.eastrenfrewshire.gov.uk/planning-appeals-reviews) which should be returned to The Planning Service, 2 Spiersbridge Way, Spiersbridge Business Park, Thornliebank, East Renfrewshire G46 8NA. You may also call the Council on 0141 577 3001 to request the Notice of Review Form. 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](mailto:planning@eastrenfrewshire.gov.uk)**

**NOTICE OF REVIEW  
AND  
STATEMENT OF REASONS**

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**RECEIVED**  
23 JUL 2018

## NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect of Decisions on Local Developments

The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND) Regulations 2013

The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

**IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.**

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MRS	Ref No.	
Forename	MUSKOF	Forename	
Surname	BEGUM	Surname	
Company Name	-	Company Name	
Building No./Name	32	Building No./Name	
Address Line 1	MOORBURN AVENUE	Address Line 1	
Address Line 2	GIFFNOCK	Address Line 2	
Town/City	GLASGOW	Town/City	
Postcode	G46 7AL	Postcode	
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email		Email	
3. Application Details			
Planning authority	EAST RENFREWSHIRE		
Planning authority's application reference number	2018/0059/TP		
Site address	32 MOORBURN AVENUE. GIFFNOCK GLASGOW G46 7AL		
Description of proposed development	ERECTION OF UPPER STORE EXTENSION @ REAR + ERECTION OF SINGLE STOREY REAR EXTENSION.		

Date of application

19/02/2018

Date of decision (if any)

26/04/2018

Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

#### 4. Nature of Application

Application for planning permission (including householder application) Application for planning permission in principle Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition) Application for approval of matters specified in conditions 

#### 5. Reasons for seeking review

Refusal of application by appointed officer Failure by appointed officer to determine the application within the period allowed for determination of the application Conditions imposed on consent by appointed officer 

#### 6. 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.

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

Further written submissions One or more hearing sessions Site inspection Assessment of review documents only, with no further procedure 

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

PROVIDE FURTHER CONTEXT TO THE APPLICANT/APPLICATION & SITE VISIT WILL POTENTIALLY ASSIST IN REVIEW PANEL DECISION MAKING PROCESS.

#### 7. Site inspection

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

Can the site be viewed entirely from public land? Is it possible for the site to be accessed safely, and without barriers to entry?

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

CAN BE AN UNACCOMPANIED SITE VISIT .

### 8. Statement

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. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

PLEASE SEE ATTACHED DOC , WHICH SHOULD BE REVIEWED BY THE PANEL .

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes  No

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

**9. List of Documents and Evidence**

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

EXHIBIT A - REVIEW STATEMENT  
 EXHIBIT B - ERC, MOVING & HANDLING LETTER  
 EXHIBIT C - ARIEL MAP OF MOORBURN AVE, EXAMPLES OF EXTENSIONS IN AREA.  
 EXHIBIT D - PROPOSED PLANS / DRAWINGS.  
 EXHIBIT E - BLOCK PLAN.

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

**10. Checklist**

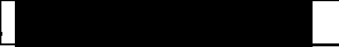
Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requesting a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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 from that earlier consent.

**DECLARATION**

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

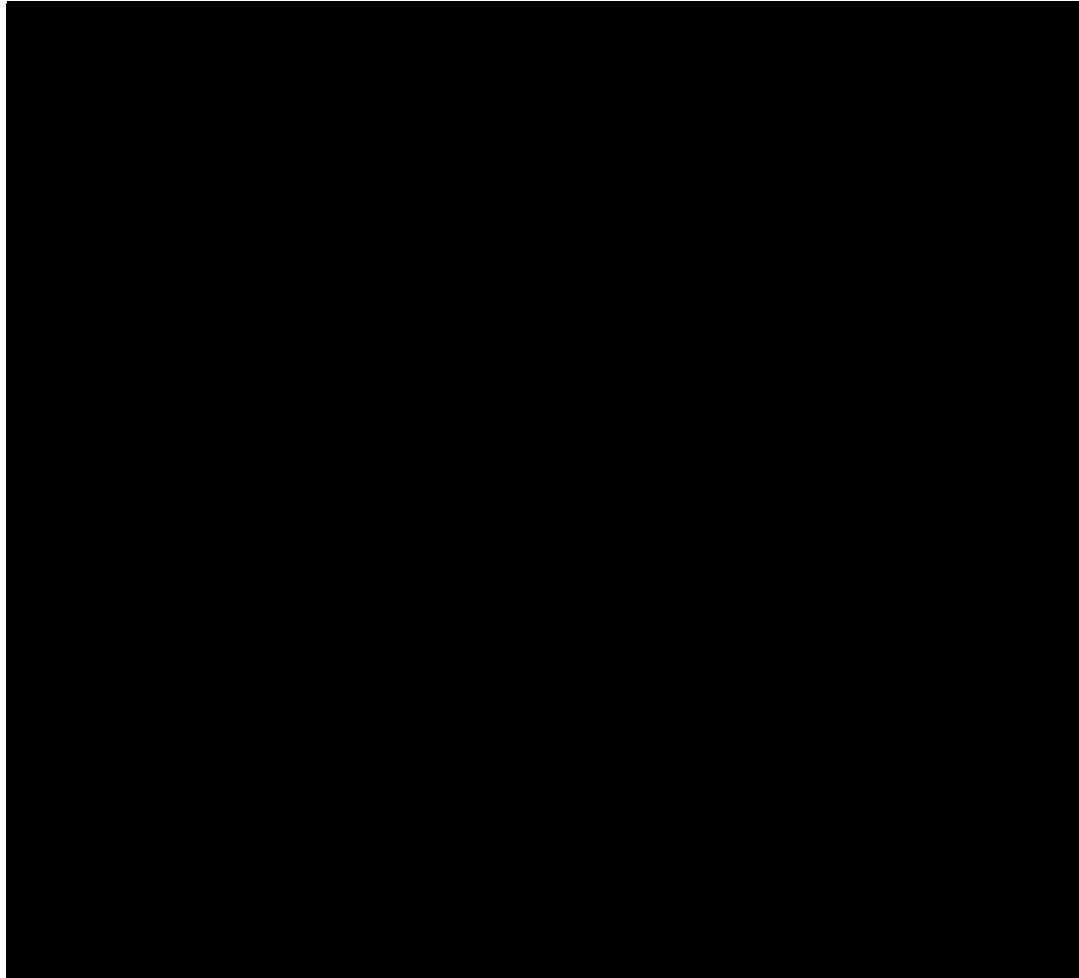
Signature:  Name: MRS MUSROF BEGUM Date: 23/07/2018.

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.

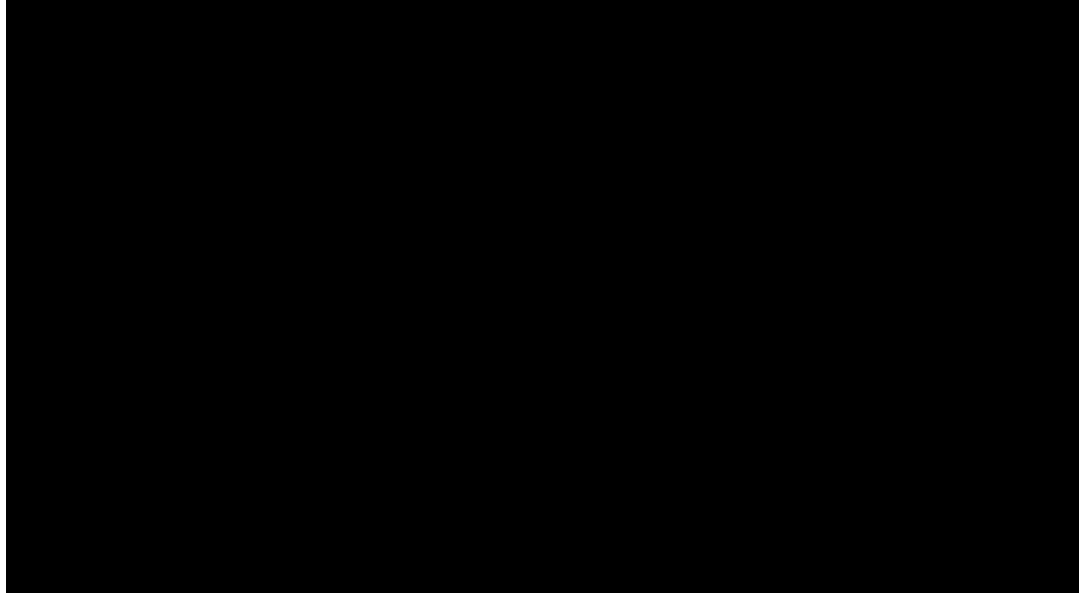
**Statement of Review (2018/0059/TP):**

I am seeking a review from the councillors on the recent decision of the local planning authority on the following grounds:

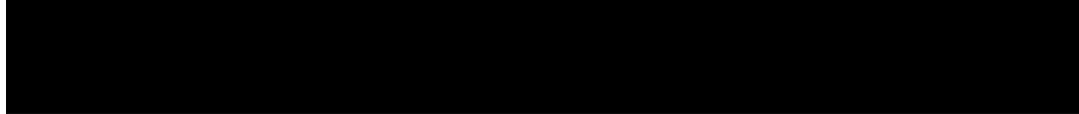
1.



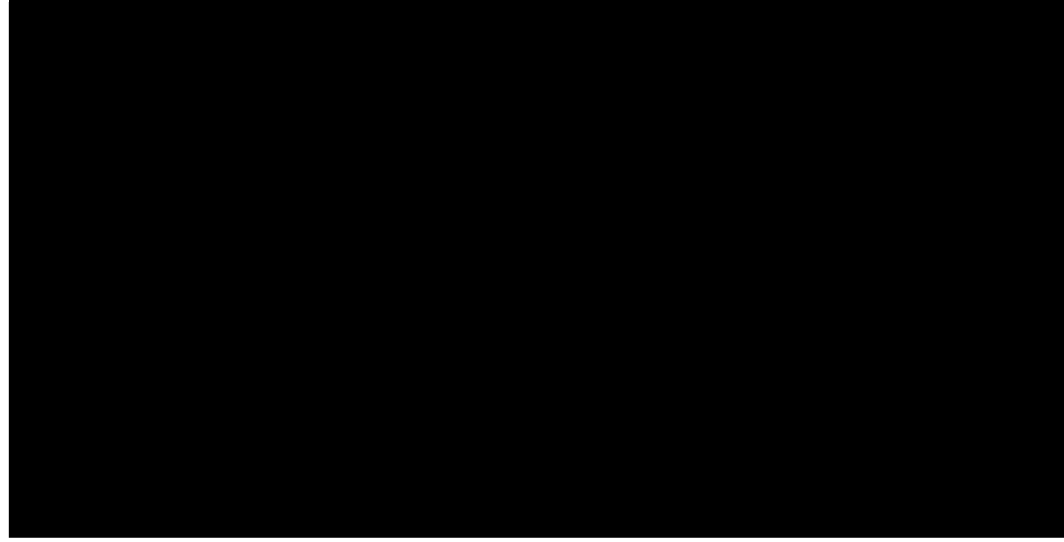
2.



3.



4.



Mrs Musrof Begum – 23/07/2018

EXHIBIT B - ERC, MOVING & HANDLING LETTER.

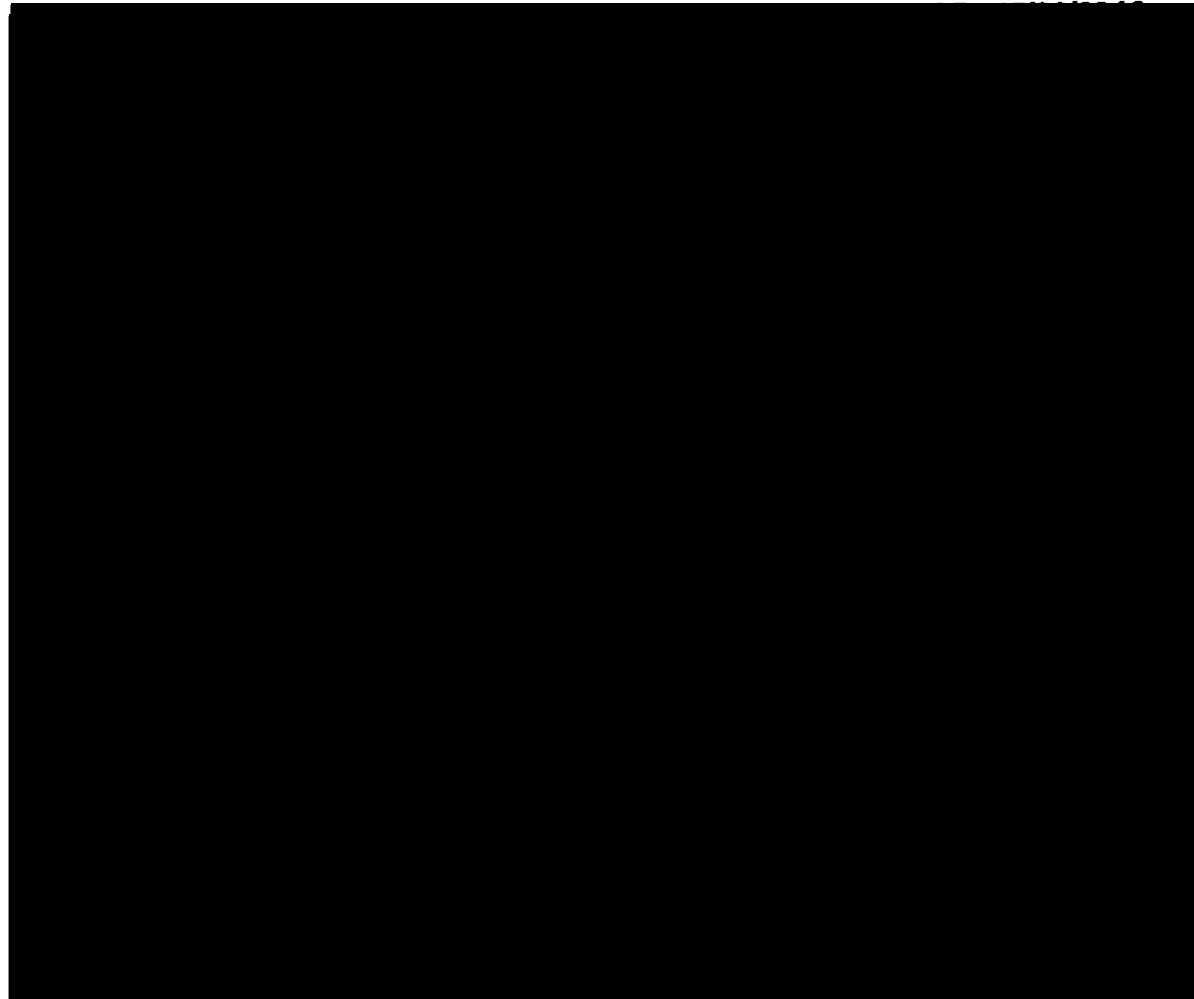
EAST RENFREWSHIRE  
HEALTH AND SOCIAL CARE  
PARTNERSHIP

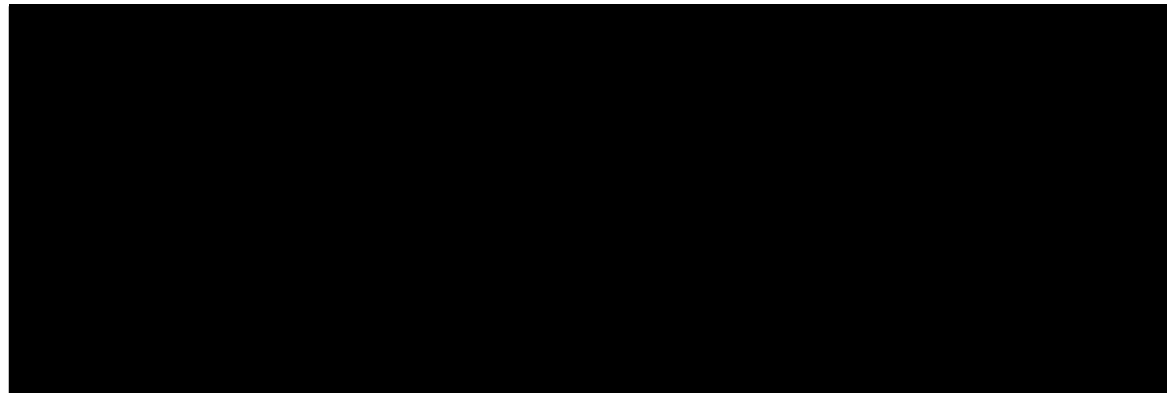


Our Ref: HSCP/ Eastwood Health & Care Centre  
Your Ref: P58978  
Tel: 0141 451 0801  
Fax: 0141 638 0023  
Date: 14<sup>th</sup> November 2016

Ellen Thompson  
Eastwood Health & Care Centre  
Drumby Crescent  
Clarkston  
East Renfrewshire  
G76 7HN

To Whom it may Concern:





Kind Regards,

0



Ellen Thompson  
Community Occupational Therapist  
East Renfrewshire Health and Social Care Partnership  
Rehabilitation and Enablement Service



**PLANS/PHOTOGRAPHS/DRAWINGS**

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LAND REGISTER  
OF SCOTLAND

Officer's ID / Date

30209  
20/10/1997

TITLE NUMBER

**REN79292**



ORDNANCE SURVEY  
NATIONAL GRID REFERENCE

Scale

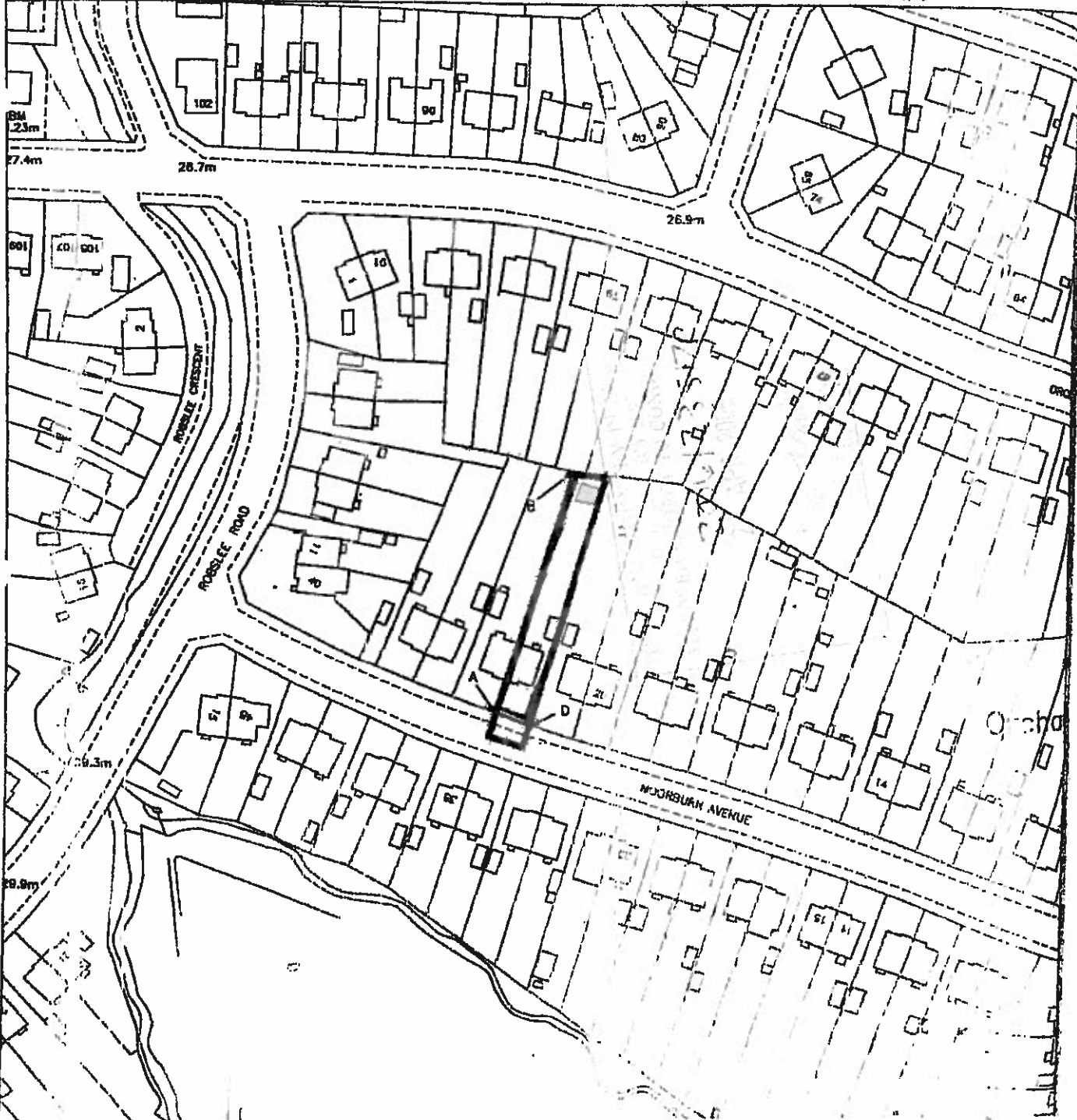
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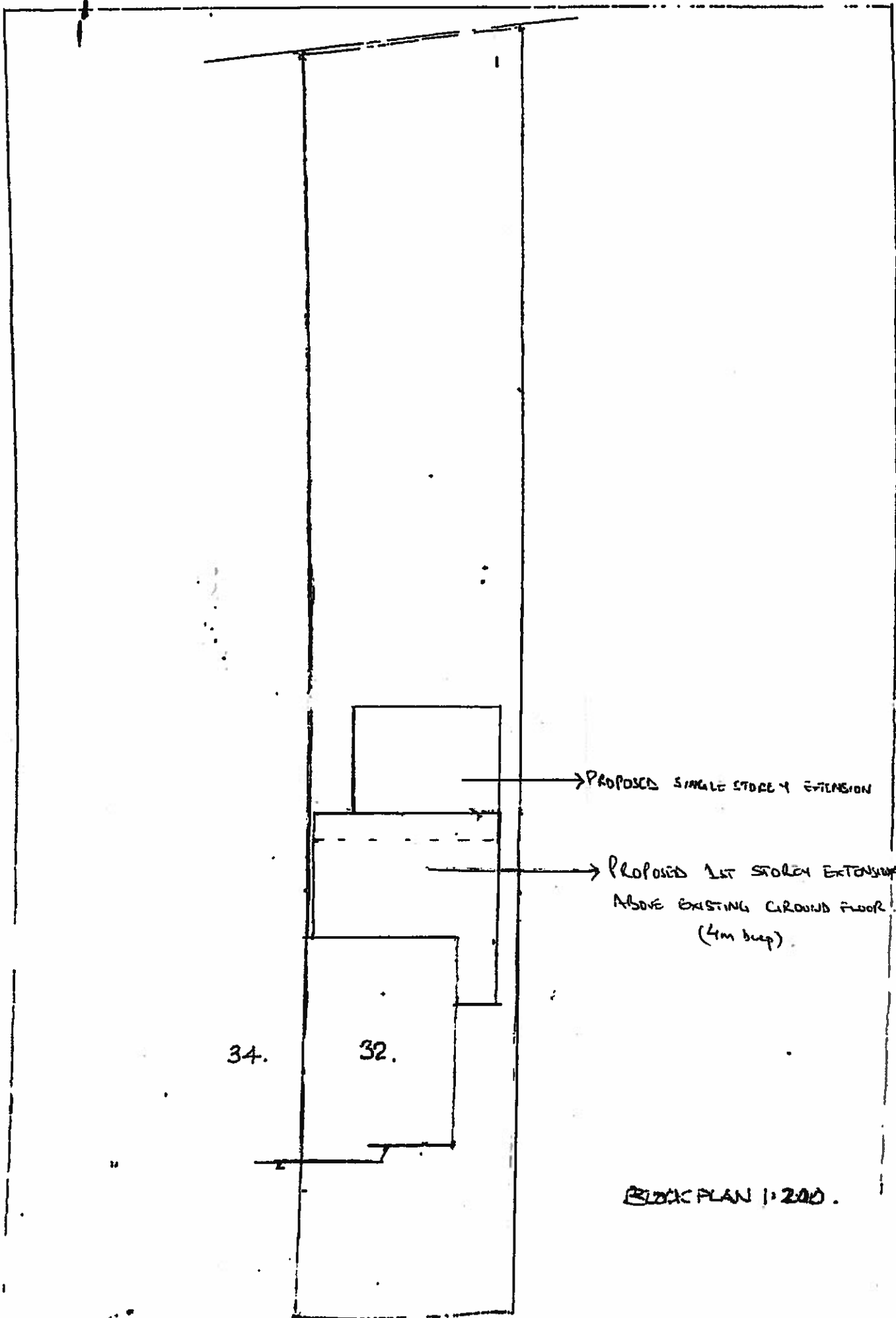
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1/1250

NS5559SW NS5559SE

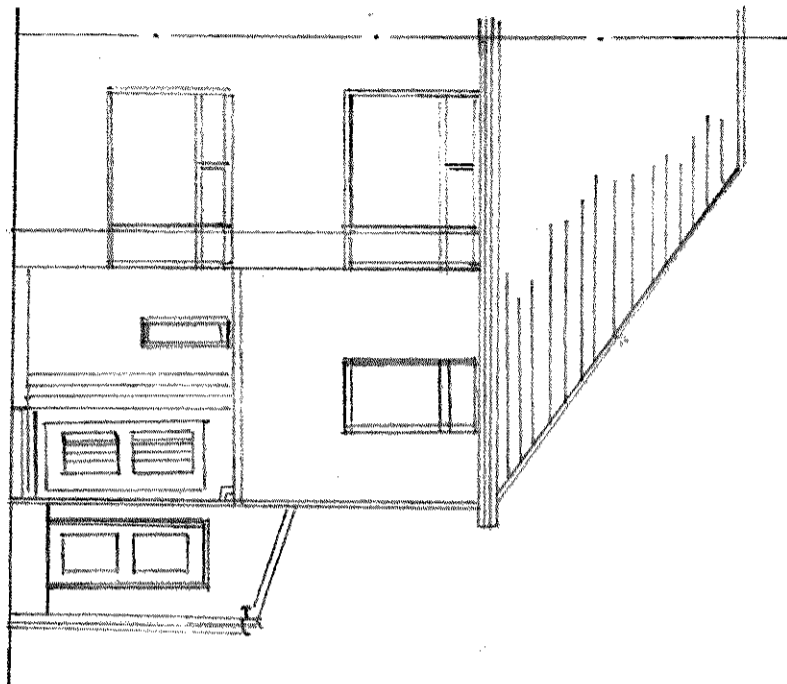
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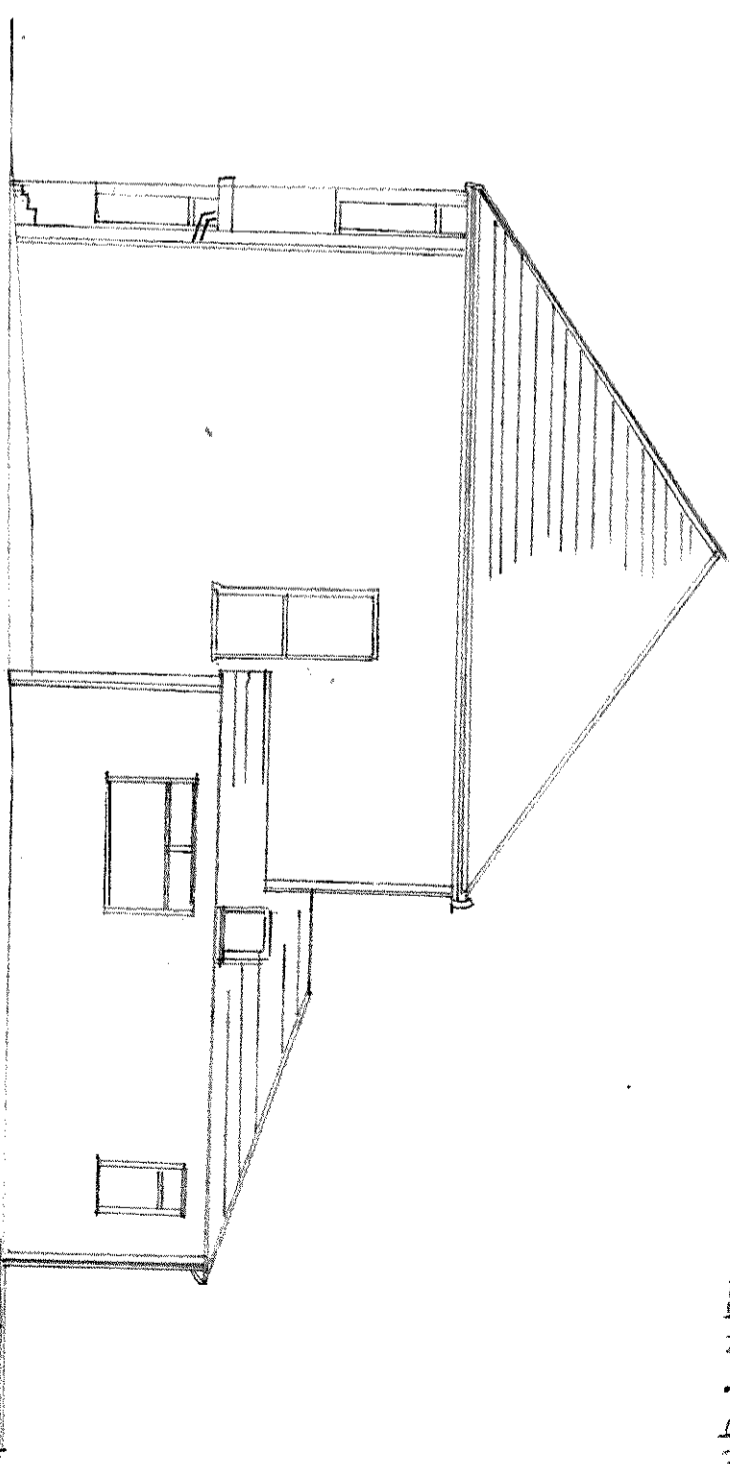


PROPOSED 1st STOREY EXTENSION ABOVE EXISTING & SINGLE STOREY EXTENSION TO REAR  
AT 32, MOORBURN AVE, GIFFNOCK.  
PER MRS BEGUM

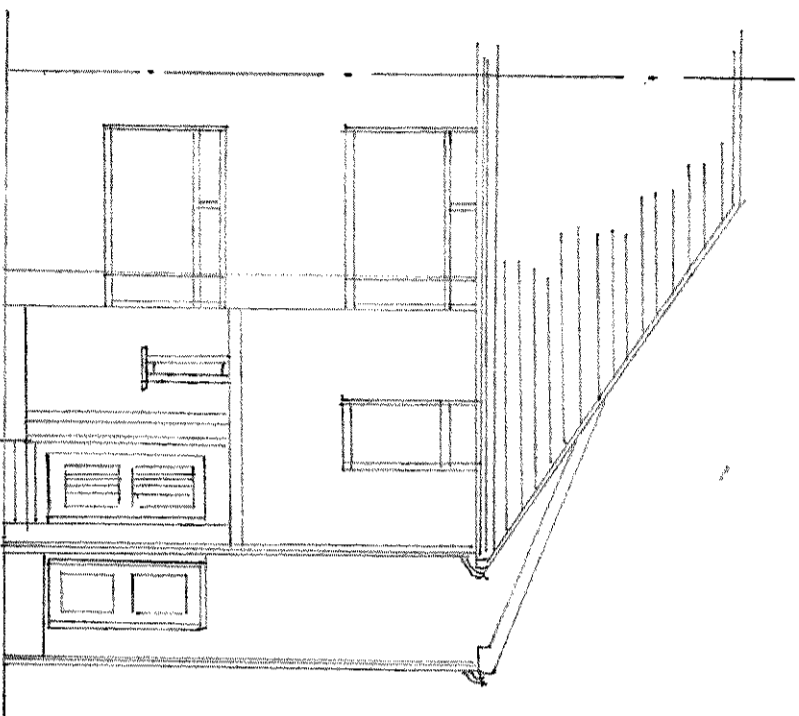
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DATE : FEB, 2018  
DEGN<sup>o</sup> : 4170/1



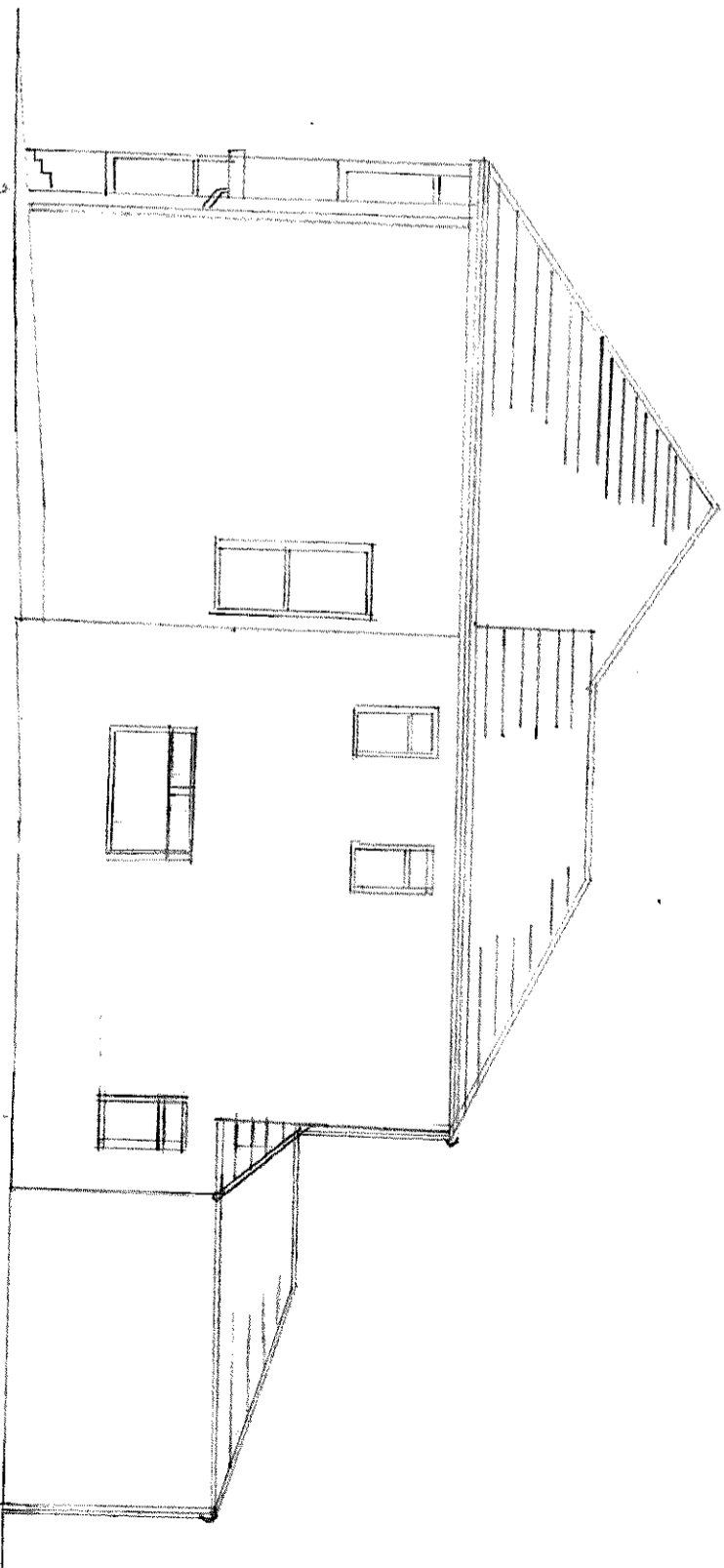
EXISTING FRONT ELEVATION.



EXISTING SIDE ELEVATION.



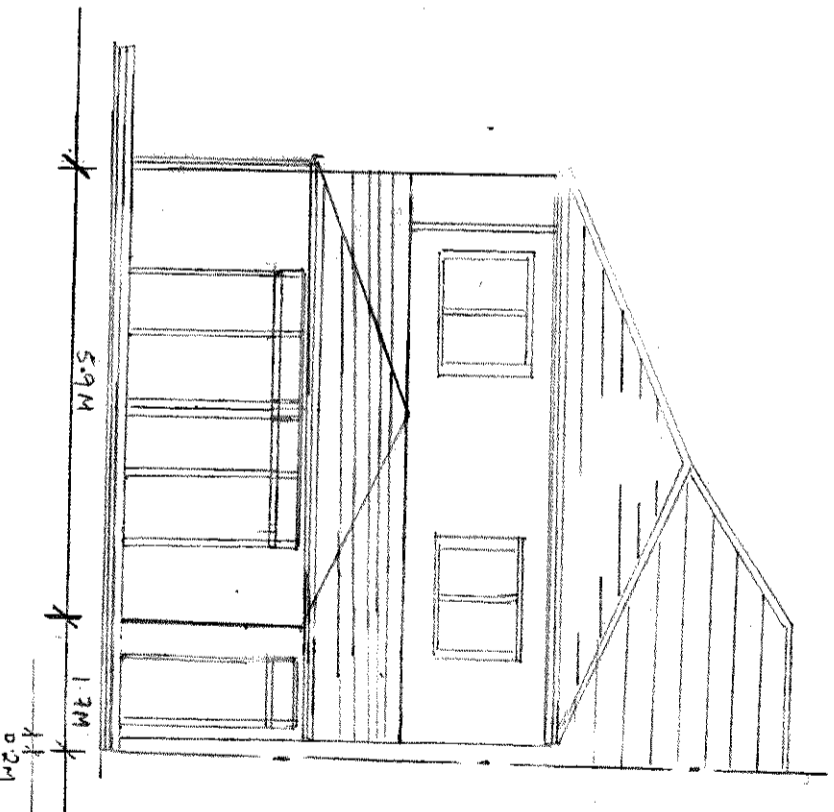
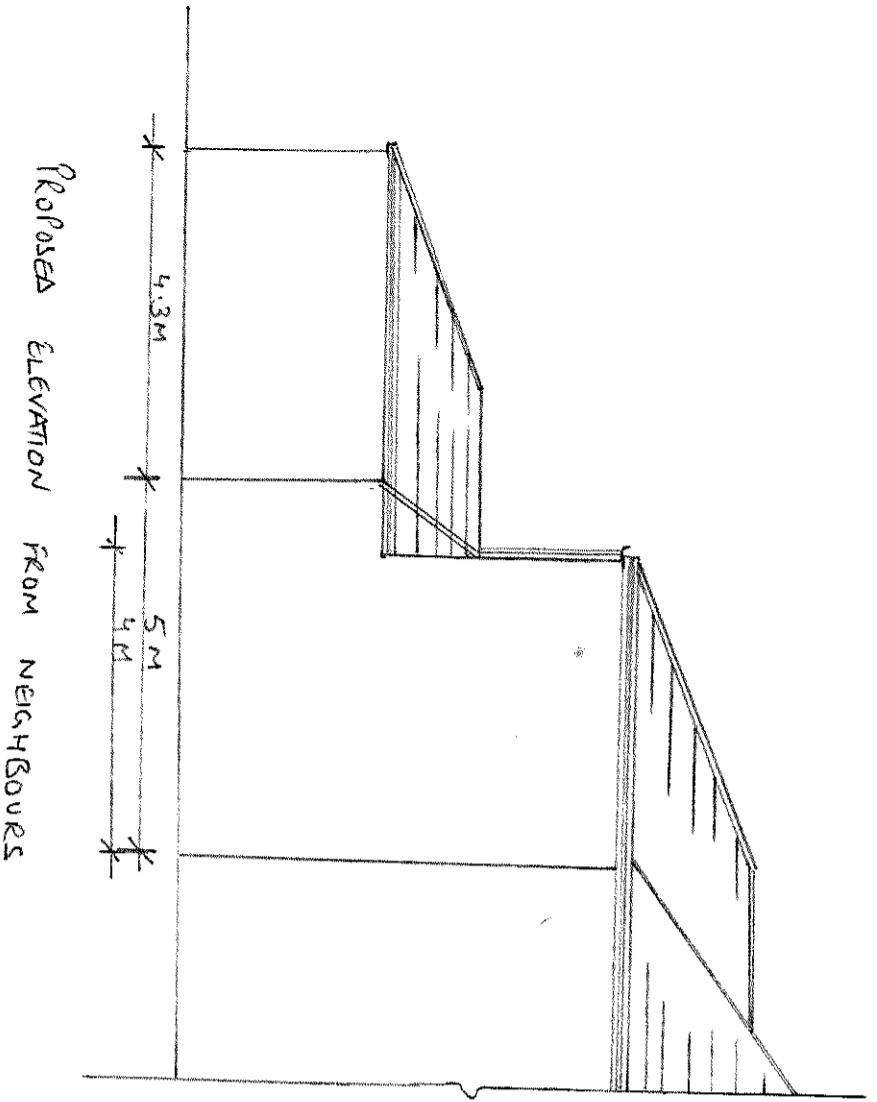
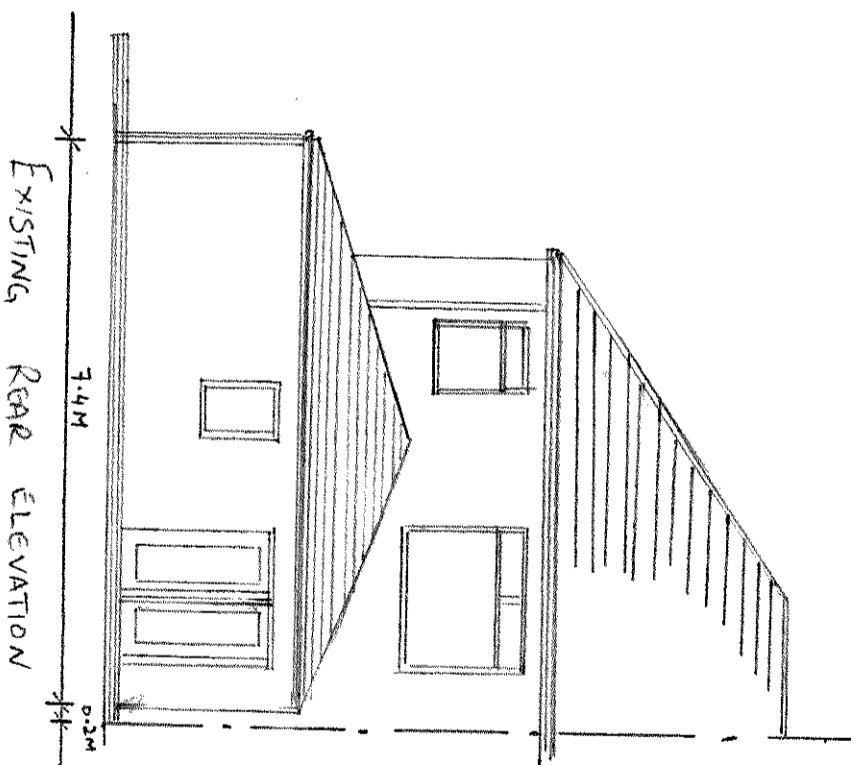
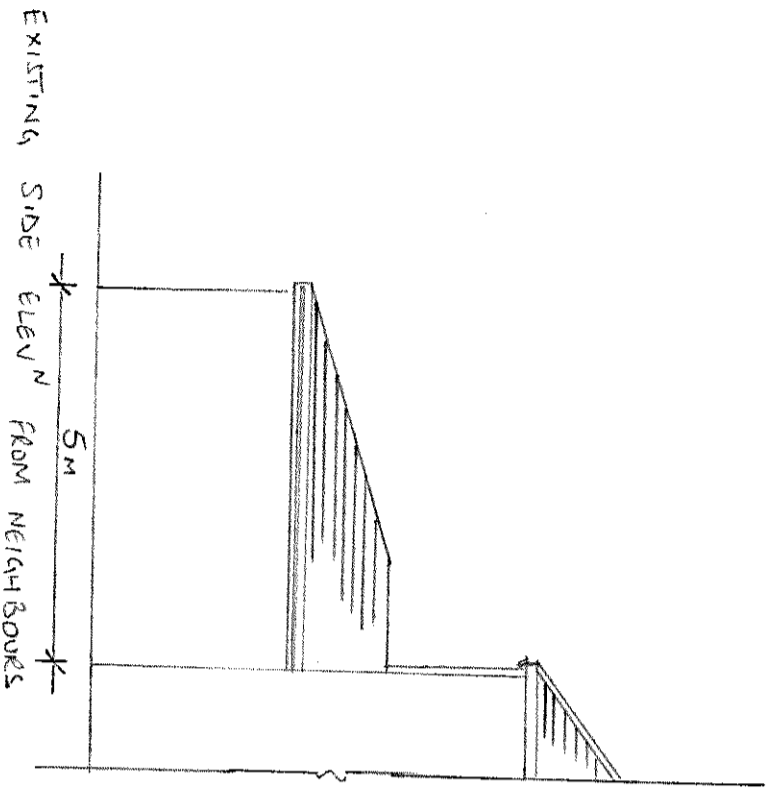
PROPOSED FRONT ELEVATION.



PROPOSED SIDE ELEVATION.

PROPOSED 1ST STOREY EXTENSION ABOVE EXISTING & SINGLE STOREY EXTENSION TO REAR  
AT 32 MOOREBURN AVE, GIFFNOCK  
PER MRS BEGUM

SCALE : 1:100  
DATE : FEB 2018  
DGN NO : 4170/2



PROPOSED REAR ELEVATION.

PROPOSED 1ST STOREY EXTENSION ABOVE EXISTING & SINGLE STOREY EXTENSION TO WORK

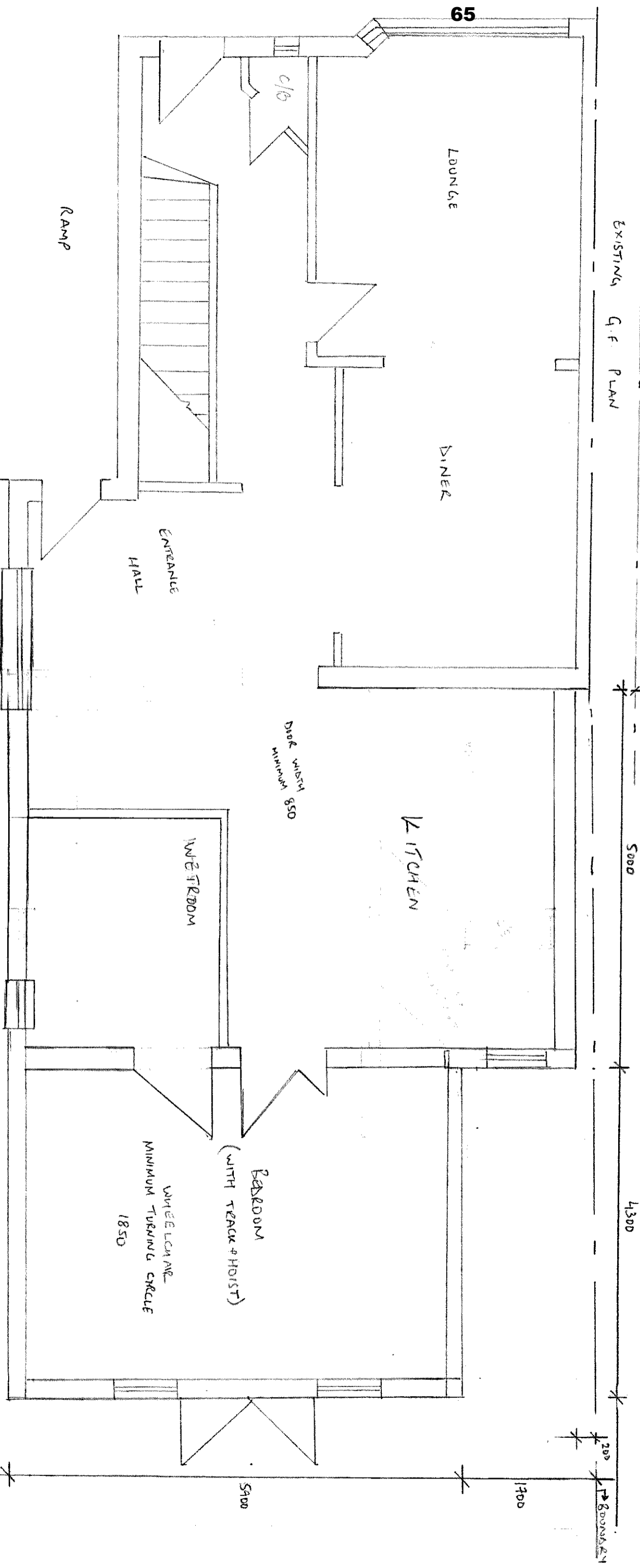
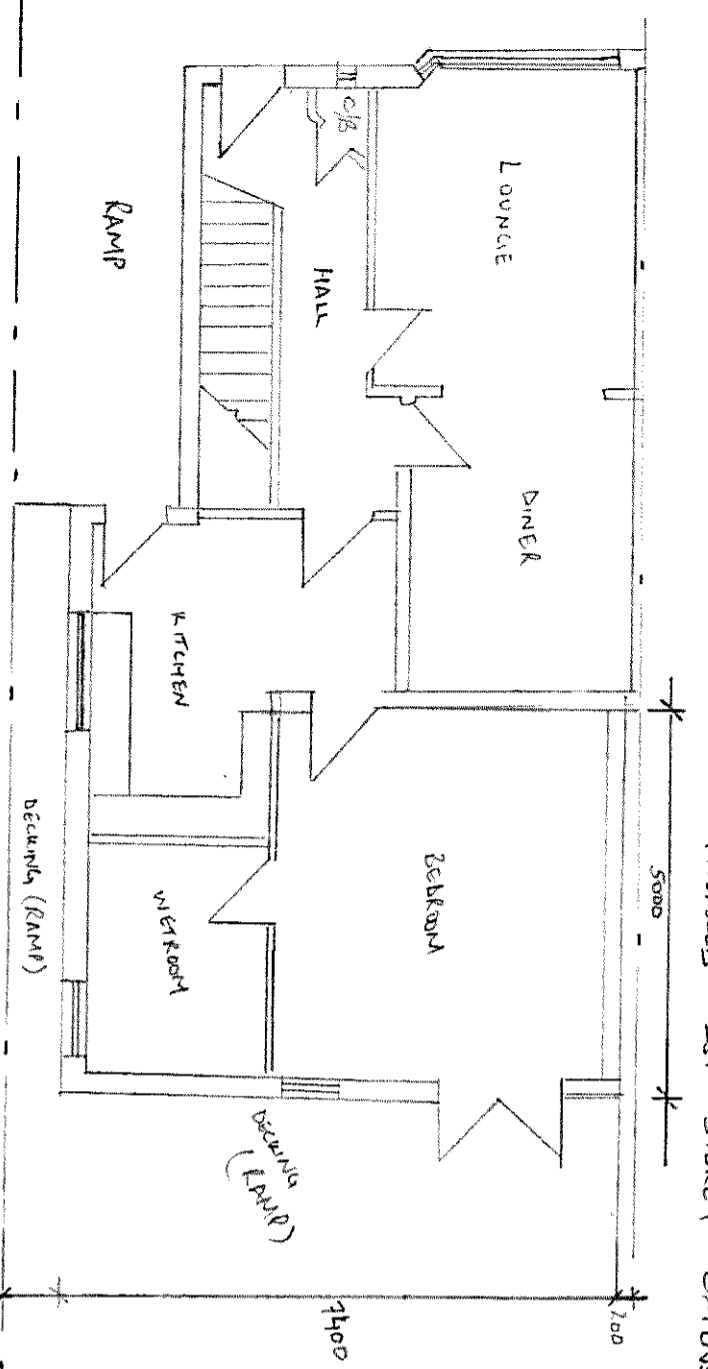
AT 32, MOOREBURN AVE, GIFFNOCK

PER MRS BEGUM

SCALE : 1:50, 1:100

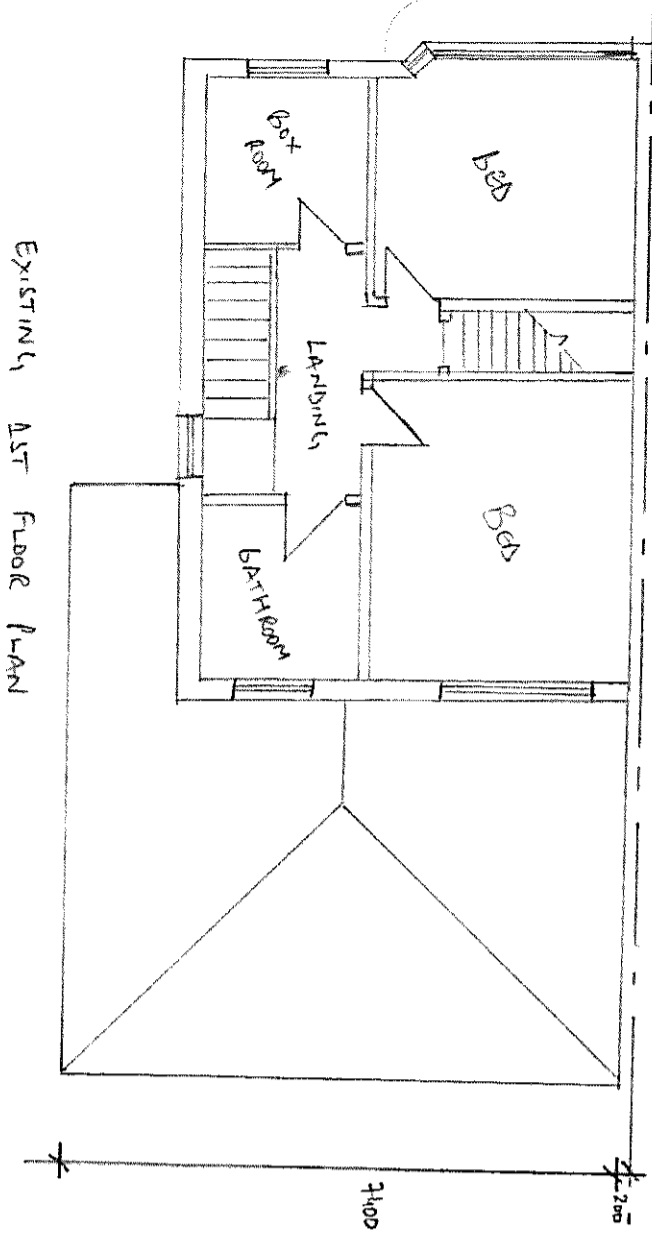
DATE : FEB, 2018

DRG. NO : 4170/3



PROPOSED G.F. PLAN

DECORING RAMP



EXISTING 1ST FLOOR PLAN

PROPOSED 1ST STOREY EXTENSION ABOVE EXISTING & SINGLE STOREY EXTENSION TO REAR

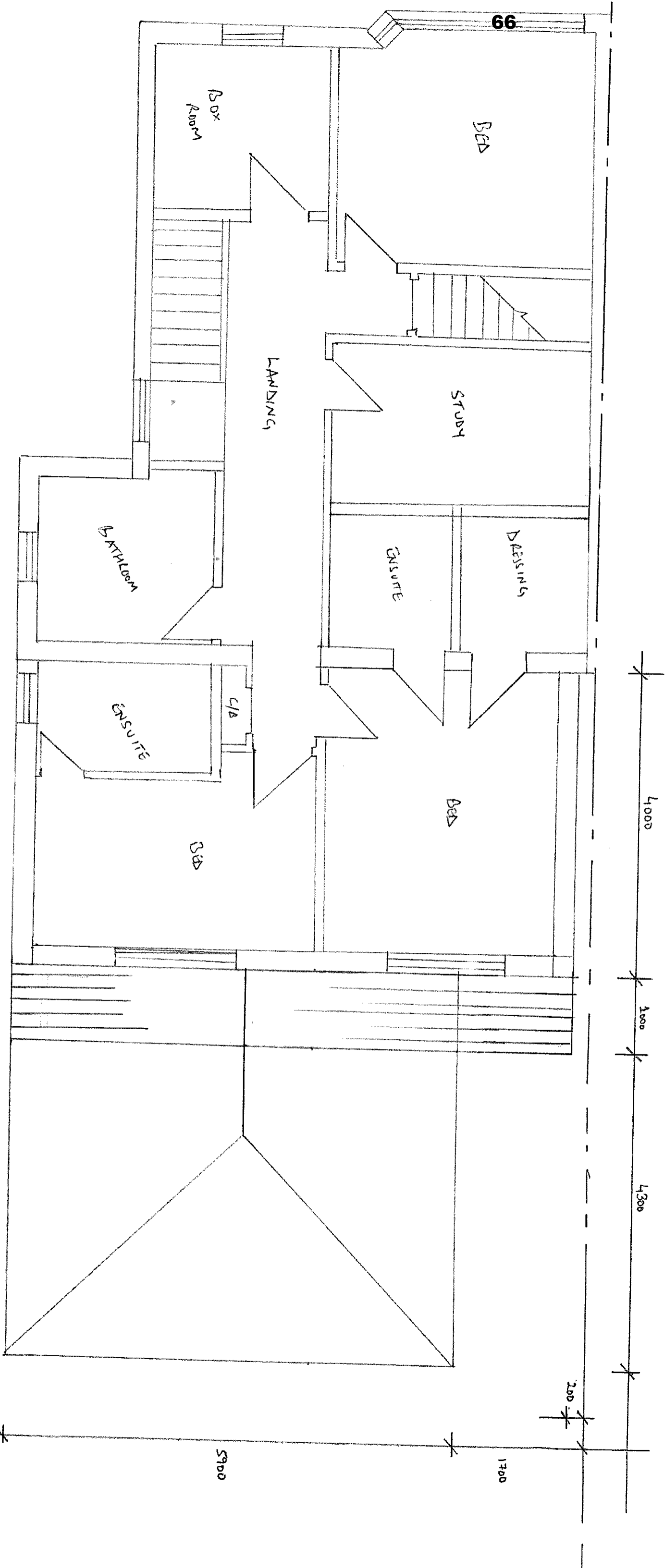
AT 32 MOORBURN AVE, SIFFNOUR

PER MRS BEGUM

SCALE : 1:50, 1:100

DATE : FEB, 2018

DRG NO : 4170/4



PROPOSED 1ST FLOOR PLAN