EAST RENFREWSHIRE COUNCIL

LOCAL REVIEW BODY

5 September 2018

Report by Deputy Chief Executive

REVIEW OF CASE - REVIEW/2018/15

ERECTION OF SINGLE STOREY REAR EXTENSION WITH PATIO; INSTALLATION OF DORMER WINDOWS AT REAR AND ENLARGEMENT OF DORMER WINDOWS AT FRONT (AMENDMENT TO PREVIOUS PLANNING PERMISSION 2017/0398/TP) TO ENLARGE DORMER WINDOWS AND INSTALL WINDOWS IN GABLES (IN RETROSPECT) AT 3 KIRKVALE DRIVE, NEWTON MEARNS

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:- 2018/0066/TP).

Applicant: Mr Paul Allan.

Proposal: Erection of single storey rear extension with patio; installation

of dormer windows at rear and enlargement of dormer windows at front (amendment to previous planning permission 2017/0398/TP) to enlarge dormer windows and install

windows in gables (in retrospect).

Location: 3 Kirkvale Drive, Newton Mearns.

Council Area/Ward: Newton Mearns South and Eaglesham (Ward 5).

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 with came into effect on 3 August 2009 all appeals against decisions made in respect of local developments under delegated powers would be heard by a Local Review Body. The Local Review Body would also deal with cases where the appointed officer had failed to determine an application within two months from the date it was lodged.

NOTICE OF REVIEW – STATEMENT OF REASONS FOR REQUIRING THE REVIEW

- **8.** The applicant in submitting the review has stated the reasons for requiring the review of the determination of the application. A copy of the applicant's Notice of Review and Statement of Reasons is attached as Appendix 5.
- **9.** The applicant is entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and has indicated that his stated preference is a site inspection.
- **10.** The Local Review Body is not bound to accede to the applicants' 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.** 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 107 114);
 - (b) Copies of Objections/Representations Appendix 2 (Pages 115 132);
 - (c) Report of Handling by the planning officer under the Scheme of Delegation Appendix 3 (Pages 133 140);
 - (d) Decision notice and reasons for refusal Appendix 4 (Pages 141 144); and
 - A copy of the applicant's Notice of Review and Statement of Reasons Appendix 5 (Pages 145 164).
- **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 165 180).
 - (a) Existing Block Plan;
 - (b) Existing Front Elevation;
 - (c) Existing Rear Elevation
 - (d) Proposed Section;
 - (e) Existing Ground Floor Plan;
 - (f) Existing Upper Floor Plan;
 - (g) Refused Location Plan;
 - (h) Refused Proposed Block Plan;
 - (i) Refused Proposed Front Elevation;
 - (j) Refused Proposed Rear Elevation;
 - (k) Refused Proposed Ground Floor Plan;
 - (I) Refused Proposed Attic Floor Plan;
 - (m) Refused Proposed Gable Elevation; and
 - (n) Refused Proposed Gable Elevation 2.
- **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:-
 - 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:-
 - 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

APPENDIX 1

APPLICATION FOR PLANNING PERMISSION





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

100083444-002

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

Description of Proposal	
Please describe accurately the work proposed: * (Max 500 characters)	
Proposed single Storey rear extension & internal alterations with dormers.	
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	8		
Company/Organisation:	Bm Design		
Ref. Number:		You must enter a Bui	Iding Name or Number, or both: *
First Name: *	BRIAN	Building Name:	East Kilbride business centre
Last Name: *	MCATEER	Building Number:	14
Telephone Number: *	07877269321	Address 1 (Street): *	East Kilbride Business Centre (RM 55)
Extension Number:		Address 2:	Kelvin Indutrial Estate
Mobile Number:	07877269321	Town/City: *	East Kilbride
Fax Number:		Country: *	Scotland
		Postcode: *	G75 0YA
Email Address: *	bmdesign@sky.com		
Is the applicant an individual Organ	ual or an organisation/corporate entity? *		
Applicant Det	ails		
Please enter Applicant de	tails		
Title:	Mr	You must enter a Bui	lding Name or Number, or both: *
Other Title:		Building Name:	
First Name: *	PAUL	Building Number:	3
Last Name: *	ALLAN	Address 1 (Street): *	KIRKVALE DRIVE
Company/Organisation		Address 2:	
Telephone Number: *	07877 269 321	Town/City: *	NEWTON MEARNS
Extension Number:		Country: *	United Kingdom
Mobile Number:	07877269321	Postcode: *	G77 5HD
Fax Number:			
Email Address: *	bmdesign@sky.com		

Site Address	Details		
Planning Authority:	East Renfrewshire Council		
Full postal address of the	e site (including postcode where availab	ole):	_
Address 1:	3 KIRKVALE DRIVE		
Address 2:	NEWTON MEARNS		
Address 3:			
Address 4:			
Address 5:			
Town/City/Settlement:	GLASGOW		
Post Code:	G77 5HD		
Please identify/describe	the location of the site or sites		
Northing	656372	Easting	255742
	on Discussion r proposal with the planning authority?	*	⊠ Yes □ No
Pre-Applicati	on Discussion Details	s Cont.	
In what format was the fo	eedback given? *		
☐ Meeting	Telephone Letter X] Email	
agreement [note 1] is cu	ation of the feedback you were given an rrently in place or if you are currently dis his will help the authority to deal with th	scussing a processing agreem	ent with the planning authority, please
2017/0398/TP			
Title:	Mr	Other title:	
First Name:	SEAN	Last Name:	MC DAID
Correspondence Reference Number:	2017/0398/TP	Date (dd/mm/yyyy):	10/01/2018
	reement involves setting out the key sta	-	

Trees				
Are there any trees	s on or adjacent to the application site? *	☐ Yes ☒ No		
If yes, please mark any are to be cut b	c on your drawings any trees, known protected trees and their canopy spread close to the proack or felled.	roposal site and indicate if		
Access ar	nd Parking			
Are you proposing	a new or altered vehicle access to or from a public road? *	☐ Yes ☒ No		
	bribe and show on your drawings the position of any existing, altered or new access points, hake. You should also show existing footpaths and note if there will be any impact on these.	nighlighting the changes		
Planning \$	Service Employee/Elected Member Interest			
	the applicant's spouse/partner, either a member of staff within the planning service or an the planning authority? *	☐ Yes ☒ No		
Certificate	es and Notices			
	D NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPME COTLAND) REGULATION 2013	ENT MANAGEMENT		
	ist be completed and submitted along with the application form. This is most usually Certificate C or Certificate E.	ate A, Form 1,		
Are you/the applica	ant the sole owner of ALL the land? *	X Yes ☐ No		
Is any of the land p	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 O	wnership Certificate			
Certificate and Not Regulations 2013	tice under Regulation 15 of the Town and Country Planning (Development Management Pro	ocedure) (Scotland)		
Certificate A				
I hereby certify tha	t –			
(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 la	and to which the application relates constitutes or forms part of an agricultural holding			
Signed:	BRIAN MCATEER			
On behalf of:	Mr PAUL ALLAN			
Date:	06/02/2018			
	☑ Please tick here to certify this Certificate. *			

Checklist - App	lication for Householder Application		
Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.			
a) Have you provided a writte	n description of the development to which it relates?. *	X Yes	□No
	stal address of the land to which the development relates, or if the land in question cription of the location of the land? *	X Yes	No
c) Have you provided the nam applicant, the name and address	ne and address of the applicant and, where an agent is acting on behalf of the ess of that agent.? *	X Yes	No
d) Have you provided a locati- land in relation to the locality and be drawn to an identified	on plan sufficient to identify the land to which it relates showing the situation of the and in particular in relation to neighbouring land? * . This should have a north point scale.	Yes	No
e) Have you provided a certifi	cate of ownership? *	X Yes	□ No
f) Have you provided the fee p	payable under the Fees Regulations? *	X Yes	□ No
g) Have you provided any oth	er plans as necessary? *	X Yes	□No
Continued on the next page			
A copy of the other plans and (two must be selected). *	drawings or information necessary to describe the proposals		
You can attach these electron	nic documents later in the process.		
X Existing and Proposed e	levations.		
■ Existing and proposed flo	por plans.		
X Cross sections.			
Site layout plan/Block pla	ans (including access).		
Roof plan.			
Photographs and/or phot	tomontages.		
-	nple a tree survey or habitat survey may be needed. In some instances you about the structural condition of the existing house or outbuilding.	Yes	⊠ No
•	u may wish to provide additional background information or justification for your and you should provide this in a single statement. This can be combined with a *	Yes	⊠ _{No}
You must submit a fee with yo Received by the planning auth	our application. Your application will not be able to be validated until the appropriation hority.	te fee has	been
Declare – For H	ouseholder Application		
I, the applicant/agent certify the Plans/drawings and additional	nat this is an application for planning permission as described in this form and the il information.	accompa	nying
Declaration Name:	Mr BRIAN MCATEER		
Declaration Date:	06/02/2018		

Payment Details

Cheque: MR B MCATEER T/A BM DESIGN, 011171

Created: 06/02/2018 16:05

APPENDIX 2

COPIES OF OBJECTIONS/REPRESENTATIONS



Comments for Planning Application 2018/0066/TP

Application Summary

Application Number: 2018/0066/TP

Address: 3 Kirkvale Drive Newton Mearns East Renfrewshire G77 5HD

Proposal: Erection of single storey rear extension with patio; installation of dormer windows at rear

and enlargement of dormer windows at front (amendment to previous planning permission 2017/0398/TP to enlarge dormer windows and install windows in gables) (in retrospect)

Case Officer: Mr Derek Scott

Customer Details

Name: Mrs LESLEY TAYLOR

Address: 1 Kirkvale Drive, Newton Mearns, East Renfrewshire G77 5HD

Comment Details

Commenter Type: Rec'd NeighbourNotification from Council

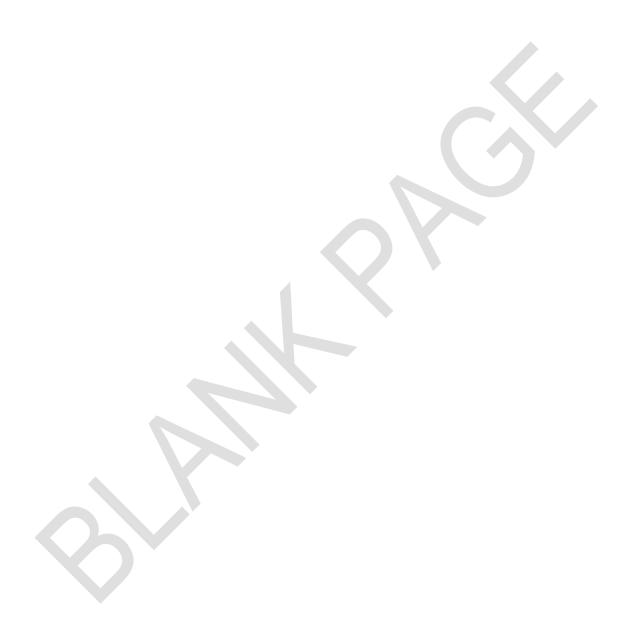
Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Hi

As I had various documents to upload, I have sent my objections and supporting documents by email today to 'planning@eastrenfrewshire.gov.uk'.

Kind Regards Lesley Taylor



All Sant 15/4/18

Development Management

2 Spiersbridge Way, Spiersbridge Business Park, Thornliebank, East Renfrewshire. G46 8NG

By email: planning@eastrenfrewshire.gov.uk

Dear Planning Department

Reference 2018/0066/TP - planning application objection for 3 Kirkvale Drive

This is the 3rd set of plans relating to the same development. It seems that after approval, tactically, another planning application is submitted with additions to the previous one. In this latest application, we now have the addition of a garage conversion as well as retrospective application for the 'already built' enlarged dormer windows and installation of windows in gables. We note that the written description of the development does not mention retrospective approval for the imposing cabrio velux (large window with balcony system) which is also already installed at the rear between the dormers.

The applicant has previously been served with notices to cease work which was started without the necessary approvals and then having achieved planning approval, has proceeded with significant unauthorised development. The applicant is a design and space planning/refurbishment/dilapidation specialist. We have little knowledge of the building trade and we rely on the expertise and oversight of planning department in matters such as this. We hope that there is appropriate enforcement of planning and building controls 1) to resolve the overshadowing, overlooking and lack of privacy which the unauthorised development has caused us and 2) to ensure that we do not suffer any further detriment as a result of the garage conversion. Otherwise, the integrity of the planning application process is challenged and this will all be proven to be simply a "paper exercise".

Please find attached details of our objections, which are material considerations. We have also attached photos to support where possible.

Your sincerely

Lesley Taylor

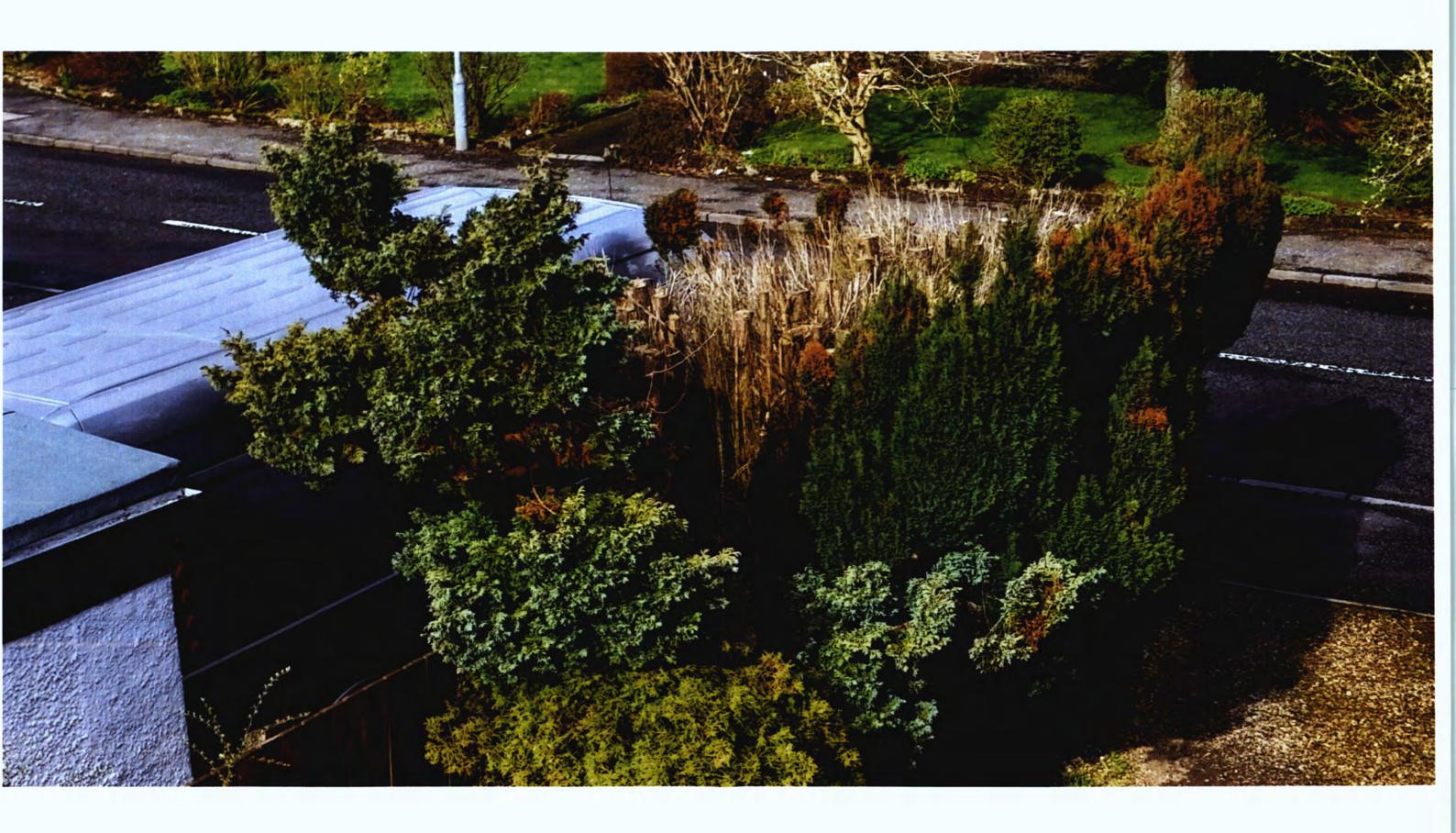


Reference 2018/0066/TP - planning application objection for 3 Kirkvale Drive

Planning Document Name	Objection	Reason for objection	Supporting attachments
	Accuracy of Plans	There are numerous discrepancies and inaccuracies in the plan drawings - the details are provided in each section below. We would like confirmation of which drawings we are to rely upon before any decision is made.	
	Rear dormers	'As built' is far greater in size than the approved plan. The dormers are massive and imposing. Previous plan was approved despite breaching the roof plane rule. Dormers are more than half the size of the roof plane.	
	Rear dormers	Over-shadowing. We have discovered in recent sunny weather that the rear dormers significantly block out our sun in the back garden in the afternoon. This is totally unacceptable.	Overshadowing from rear dormer photos x 3
	Rear dormers	Dormers are dominant and overbearing and we feel totally overlooked. Previously there was one small dormer to the rear which housed a bathroom with opaque glass and presented no overlooking problem. Whilst there was a previous window on the gable end with some degree of overlooking, the size and angle meant that we had complete privacy in a large part of our back garden. This gable window was to be blocked up in the approved plan but a bathroom window has been installed instead. We have no privacy whatsoever now.	
	Rear dormers	We consider there is significant detriment to the character of the property and the area as the house looks top heavy and over-developed. There is no precedent anywhere in the area for dormers of this size and proportion.	
Proposed gable elevation	Rear dormers	Proposed drawing shows front and rear dormers to be same height and projection. The 'as built' rear dormer is far greater than the front - the plan is not accurate. Please confirm what is correct?	Difference in dormer size photo
Proposed Attic Floor Plan / Proposed rear elevation	Rear Velux	Proposed drawings are misleading and confusing. The attic floor plan shows a Velux GPL M06. The proposed Rear Elevation shows a Cabrio Velux balcony system which is far greater in size and impact. Already installed is a cabrio velux balcony system which was not in the approved plan. Is the 'as built' cabrio velux to be replaced? Which is correct?	
	Rear Velux	Depending on answer to above, there is no precedent in the area. The Velux balcony, combined with dormers, causes significant overlooking and loss of our privacy.	

Proposed block plan	Garage conversion	The proposed block plan has no door on the external side garage wall adjacent to us.	
versus proposed		There is a discrepancy as the proposed gable elevation and ground floor plan has an	
ground floor plan		external door where there is none at present. Which is correct?	
Existing Block Plan versus Proposed Block Plan	Garage conversion - door	Depending on answer to above, we consider an external door would be too close to our property. The distance between our fence and the garage wall (fence post to wall) is 920mm at its widest point and narrows even further towards the rear. The existing block plan is inaccurate as it shows the distance as 1060mm at its widest - we consider this to be intentionally misleading as it's an easy task to measure. Further to this, there is a discrepancy between the existing block plan and the proposed block plan as the latter shows the boundary line between the two properties extended further in favour of the applicant.	Our fence to garage wall photo
	Garage conversion - door	Depending on which plan is correct, the external door would overlook and impact our privacy in our lounge which has facing windows. We would also be concerned about noise disturbance. The proposed door is the only access point.	Our lounge to garage wall photo
	Garage conversion - door	Depending on which plan is correct, our bedroom window is above where the proposed external door would be. Again, we have concerns about noise disturbance.	Our bedroom to garage wall photo
Proposed front elevation	Garage Conversion - front facing windows Garage Conversion / proximity	We are not certain of the rules around ground floor windows but we rely on planning to determine if this is permitted as they are very close to our boundary. We have no doubt that the trees, hedging and fence are within out boundary. The fence was erected by us circa 2005 following our removal of some of the conifer trees.	
Proposed block plan	Shrubs and trees	We do not consent to the removal of shrubs and trees marked on the proposed plans as these are our property. The applicant has already hacked our conifer trees causing irreparable damage. What's done cannot be undone but we have advised the applicant that any further attempt to damage or destroy our trees or hedging will be construed as criminal damage.	Damage to trees photos



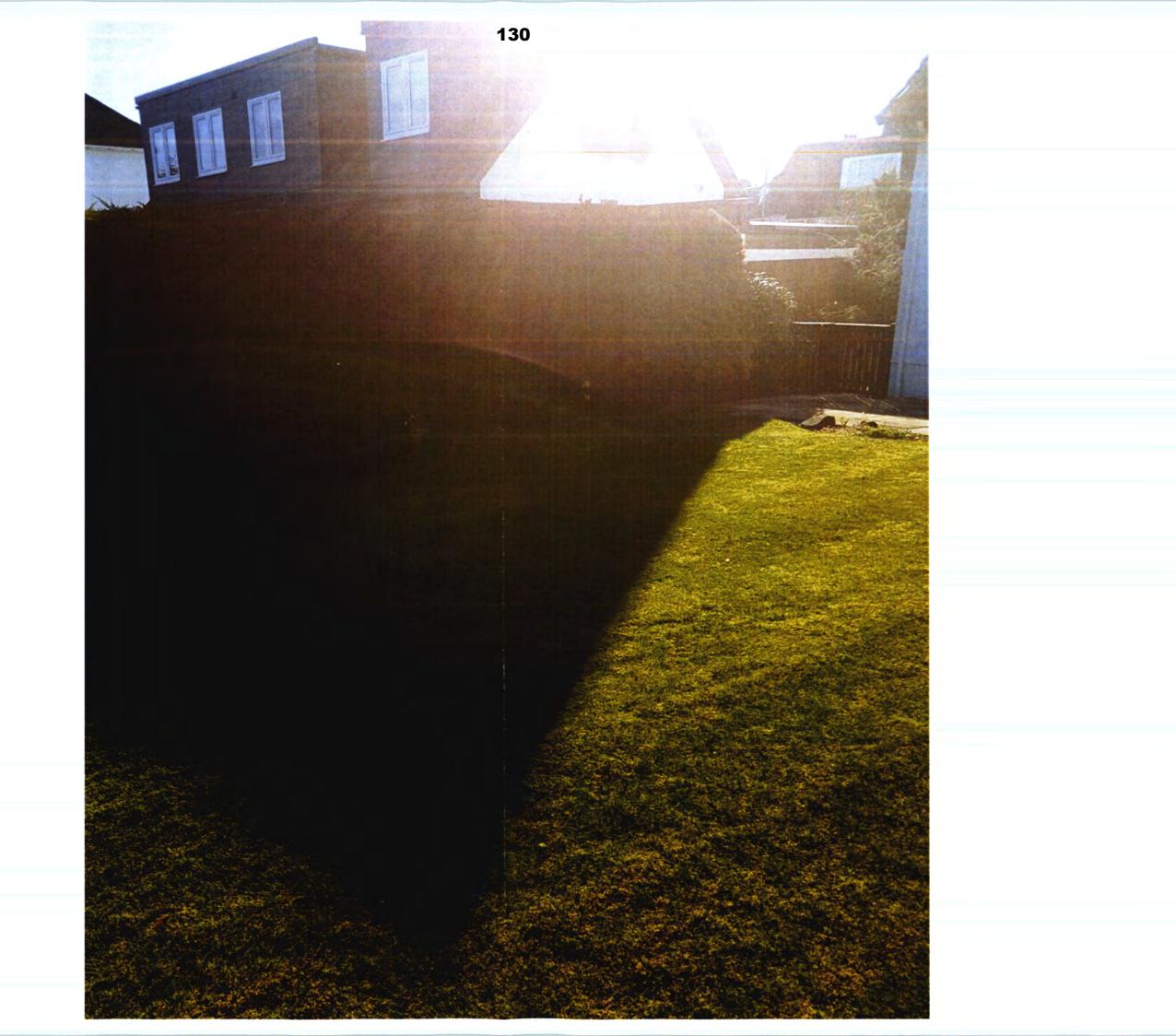


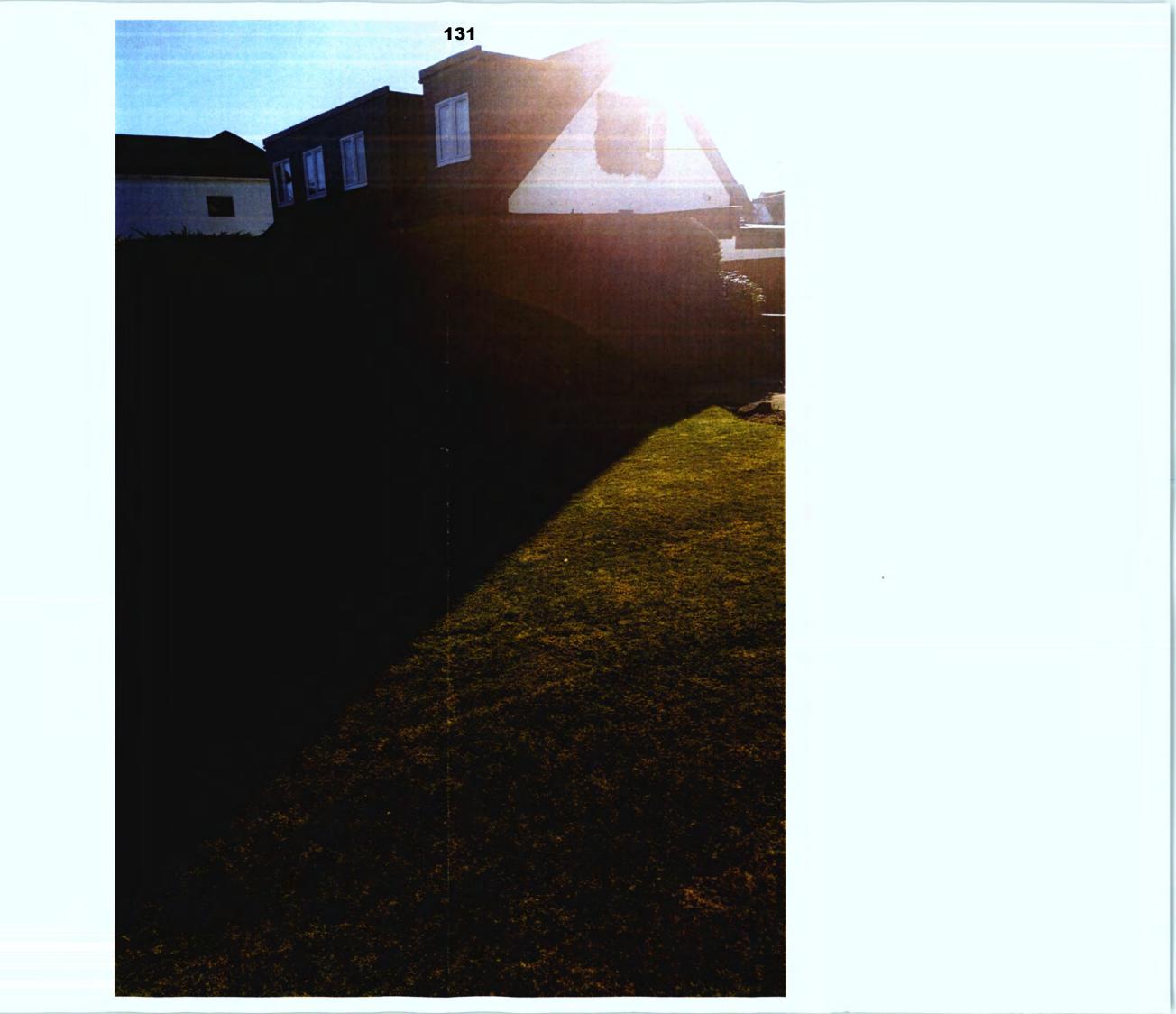


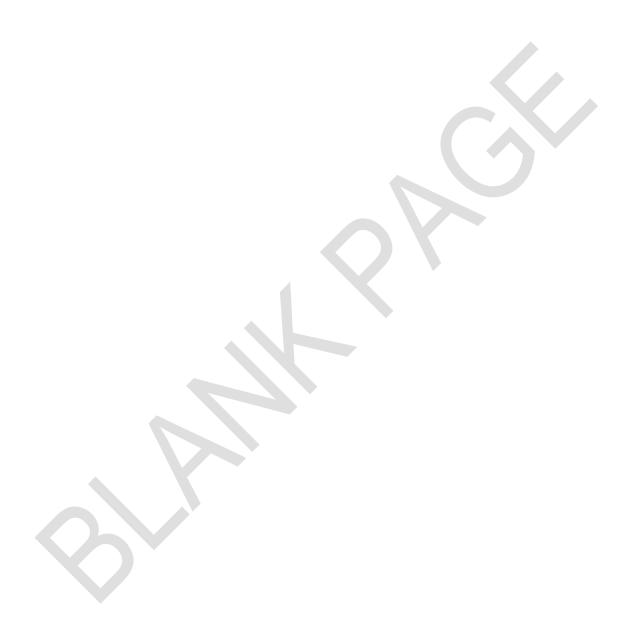






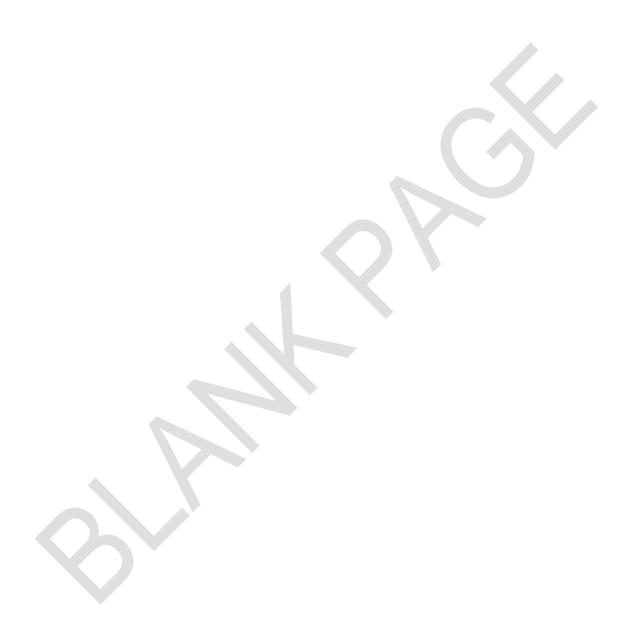






APPENDIX 3

REPORT OF HANDLING



REPORT OF HANDLING

Reference: 2018/0066/TP Date Registered: 28th March 2018

Application Type: Full Planning Permission This application is a Local Development

Ward: 5 -Newton Mearns South And Eaglesham

Co-ordinates: 255742/:656372

Applicant/Agent: Applicant: Agent:

Mr PAUL ALLAN BRIAN MCATEER

3 KIRKVALE DRIVE East Kilbride business centre
NEWTON MEARNS 14 East Kilbride Business Centre

United Kingdom (RM 55)

G77 5HD Kelvin Industrial Estate

East Kilbride Scotland G75 0YA

Proposal: Erection of single storey rear extension with patio; installation of dormer

windows at rear and enlargement of dormer windows at front (amendment to previous planning permission 2017/0398/TP to enlarge dormer windows and

install windows in gables) (in retrospect)

Location: 3 Kirkvale Drive

Newton Mearns East Renfrewshire

G77 5HD

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY:

2016/0718/TP Erection of single storey Approved Subject 31.01.2017

side/rear extension; enlargement of dormer

windows at front; installation of dormer

window at rear

2017/0398/TP Erection of single storey Approved Subject 03.08.2017

rear extension with patio;

installation of dormer windows at rear and enlargement of dormer windows at front and Approved Subject 03.06.201

to Conditions

to Conditions

change of roof tiles

REPRESENTATIONS: One representation has been received and can be summarised as follows:

Discrepancies between approved plans and "as built" position;

Overshadowing from dormer windows;

Overlooking from dormer windows and from windows in existing gable wall;

Impact on character and design of dwelling;

Removal of shrubs and boundary hedging;

Objections relating to the garage conversion in respect of overlooking, noise disturbance and proximity of side-facing door to boundary.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

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

ASSESSMENT:

The application site comprises a detached one and a half storey dwelling with two front and two rear attic dormers and its curtilage and lies within an established residential area. The dwelling has recently been altered under planning permission reference 2017/0398/TP. This granted planning permission for the erection of a single storey rear extension with patio; installation of dormer windows at rear and enlargement of dormer windows at front and change of roof tiles. That application was granted subject to conditions on 3 August 2017. Other works to the dwelling that did not require planning permission include the installation of a cabriolet roof light window and the use of two garages as domestic accommodation/storage space. As altered, the dwelling is externally finished with white render and dark grey roofing tiles with the four dormers externally clad in anthracite timber effect cement board.

Following an inspection of the property by the Building Standards Service, it was noted that the front and rear dormer windows had not been constructed in accordance with the planning permission. Where the approved plans showed the four dormer windows externally clad in vertically hung tiles to match the appearance of the roof, timber effect cement board has been used. Further, the plans approved under planning permission 2017/0398/TP showed the two front dormers measuring 4.5 metres wide by 2.2 metres high and the two rear dormers measuring 6.8 metres wide by 2.2 metres high and 1.95 metres wide by 2.2 metres high. As built, the two front dormers measure 4.8 metres wide by 2.54 metres high and the two rear dormers measure 6.9 metres wide by 2.8 metres high and 2 metres wide by 2.8 metres high. The proportions of the void to solid areas have also been changed. Windows serving en-suites have also been formed in both side-facing gables.

Planning permission is now sought in retrospect as an amendment to planning permission 2017/0398/TP to allow the enlarged and altered front and rear dormer windows.

The application requires to be assessed against Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan. Policy D1 requires that all development should not result in a significant loss of character to the surrounding area and Policy D14 requires that dormer windows should not in general dominate the existing roof and should be finished in materials to match the existing roof finishes. The adopted Supplementary Planning Guidance: Householder Design Guide (SPG) is also relevant. The SPG states that dormer windows should have a high proportion of glazing; and have sides and front faces finished in tiles or slates to match the roof of the dwelling.

The rear dormers face directly rear-wards. Whilst it is possible to overlook adjacent gardens at an oblique angle this would not be as severe as would justify a refusal of the application on the grounds of overlooking. Indeed this is a common situation in suburban settings. It is not considered that the increased size of the dormer windows would give rise to a significant degree of overshadowing or loss of light that would justify a refusal of the application on those grounds.

Whilst the use of timber effect cement board is noted, its colour is considered to blend with the finish of the roof which mitigates its impact.

The above notwithstanding, given their size, the dormer windows as built are considered to be dominant and incongruous features on the roof planes. This is principally due to their increased height over and above that approved under planning permission 2017/0398/TP. Furthermore, the increased height has reduced the proportion of glazed areas, introducing a larger solid area above the glazing. This gives each of the dormers a disproportionate and ungainly appearance. The dormer windows are therefore considered to detract from the character and design of the dwelling. The front-facing dormer windows are considered to be dominant and incongruous features on the streetscape, to the detriment of the house and visual amenity of the area. The proposal is therefore considered to be contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan.

The following comments are made in respect of the points of objection not addressed above:

It is accepted that the "as built" position differs from the plans approved under planning permission 2017/0398/TP, hence the reason for this current planning application. Otherwise the plans are considered to be sufficiently accurate to allow the determination of the application.

Overlooking from the side-facing gable windows is not considered here as those windows are permitted development under the terms of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended). As such, they do not require planning permission. In any event they relate to bathrooms and will likely be opaque glazed.

Objections relating to the roof light window is again not considered as this is permitted development under the terms of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended).

Similarly, the objections relating to the garage conversion are not considered as this aspect is also permitted development under the terms of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended).

The removal of shrubs and boundary hedging does not require planning permission and is not therefore considered as part of this application.

In conclusion, the application to legitimise the enlarged dormer windows is contrary to the terms of Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan. There are no material considerations that indicate the application should not be refused.

It should be noted that the Building Standards Surveyor has advised verbally that there are no Building Standards requirements that would suggest that the plans approved under 2017/0398/TP could not be implement as approved.

Once the 3 month period for an appeal to the Local Review Body has elapsed, further contact will be made with the applicant to discuss alterations to ensure the dormer windows comply with the terms of the LDP and the SPG.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None.

REASONS FOR REFUSAL:

- 1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the dormer front-facing dormer windows are dominant and incongruous additions to the streetscape and as such are detrimental to the character and visual amenity of the area by virtue of their size and design.
- 2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the front and rear-facing dormer windows are dominant and incongruous additions to the roof planes and as such detract from the character and design of the dwelling by virtue of their size and design.

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.: 2018/0066/TP

(DESC)

DATE: 15th May 2018

DIRECTOR OF ENVIRONMENT

Reference: 2018/0066/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;
- 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.

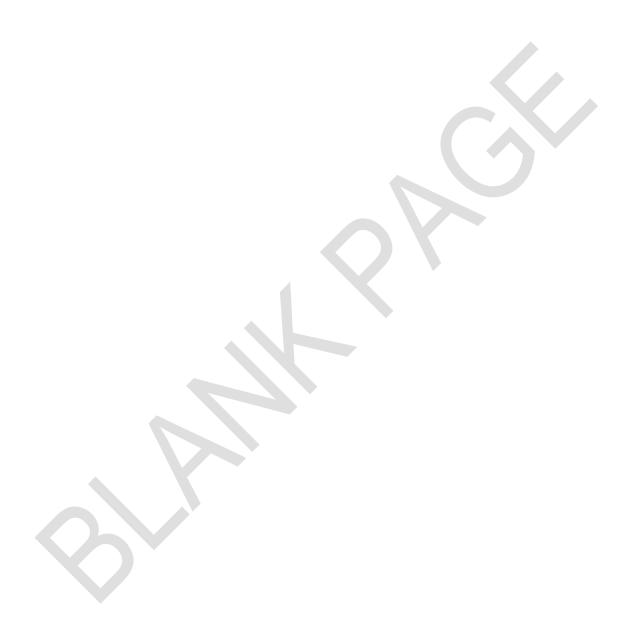
The above are broad requirements and these are further defined in the Householder Design Guide Supplementary Planning Guidance.

GOVERNMENT GUIDANCE: None

Finalised 15/05/2018.AC.

APPENDIX 4

DECISION NOTICE AND REASONS FOR REFUSAL



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. 2018/0066/TP

Applicant:

Mr Paul Allan 3 Kirkvale Drive Newton Mearns United Kingdom G77 5HD Agent:

G75 0YA

BRIAN MCATEER
East Kilbride business centre
14 East Kilbride Business Centre (RM 55)
Kelvin Industrial Estate
East Kilbride
Scotland

With reference to your application which was registered on 28th March 2018 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of single storey rear extension with patio; installation of dormer windows at rear and enlargement of dormer windows at front (amendment to previous planning permission 2017/0398/TP to enlarge dormer windows and install windows in gables) (in retrospect)

at: 3 Kirkvale Drive Newton Mearns East Renfrewshire G77 5HD

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 dormer front-facing dormer windows are dominant and incongruous additions to the streetscape and as such are detrimental to the character and visual amenity of the area by virtue of their size and design.
- 2. The front and rear-facing dormer windows are dominant and incongruous additions to the roof planes and as such detract from the character and design of the dwelling by virtue of their size and design.

Dated

15th May 2018

August T Calul

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	1	G	
Block Plan Proposed	3	G	
Elevations Proposed	10	G	
Elevations Proposed	12	G	
Elevations Proposed	13	G	
Elevations Proposed	11	G	
Plans Proposed	6	G	
Plans Proposed	7	G	

<u>GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED</u> 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. Alternatively, you can download a Notice of Review form (along with notes for guidance) from 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.

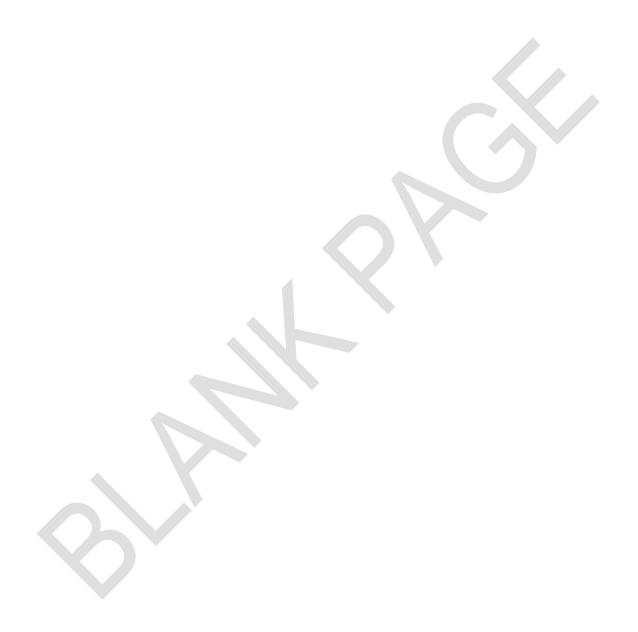
CONTACT DETAILS

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

APPENDIX 5

NOTICE OF REVIEW AND STATEMENT OF REASONS





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

100129900-002

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 ☐ Applicant ☒Agent on behalf of the applicant in connection with this application) **Agent Details** Please enter Agent details Jigsaw Planning Company/Organisation: Ref. Number: You must enter a Building Name or Number, or both: * Katherine PO Box 2844 First Name: * **Building Name:** Sneeden Last Name: * **Building Number:** Address 1 PO Box 2844 07860757873 Telephone Number: * (Street): * **Extension Number:** Address 2: Glasgow Mobile Number: Town/City: * United Kingdom Fax Number: Country: * G61 9DG Postcode: * katherine@jigsawplanning.co.uk Email Address: * Is the applicant an individual or an organisation/corporate entity? * ☑ Individual ☐ Organisation/Corporate entity

Applicant Details				
Please enter Applicant details				
Title:	Mr	You must enter a Bui	lding Name or Number, or both: *	
Other Title:		Building Name:		
First Name: *	Paul	Building Number:	3	
Last Name: *	Allan	Address 1 (Street): *	Kirkvale Drive	
Company/Organisation		Address 2:	Newton Mearns	
Telephone Number: *		Town/City: *	Glasgow	
Extension Number:		Country: *	UK	
Mobile Number:		Postcode: *	G77 5HD	
Fax Number:				
Email Address: *				
Site Address	Details			
Planning Authority:	East Renfrewshire Council			
Full postal address of the	Full postal address of the site (including postcode where available):			
Address 1:	3 KIRKVALE DRIVE			
Address 2:	NEWTON MEARNS			
Address 3:				
Address 4:				
Address 5:				
Town/City/Settlement:	GLASGOW			
Post Code:	G77 5HD			
Please identify/describe	the location of the site or sites			
Northing	656372	Easting	255742	

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 single storey rear extension with patio; installation of dormer windows at rear and enlargement of dormer windows at front (amendment to previous planning permission 2017/0398/TP to enlarge dormer windows and install windows in gables) (in retrospect)
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 a 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 statement
Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *
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 to rely on in support of your review. You can attach these documents electronically later in the			d intend
Appeal Statement; Application Form, Location Plan, Existing Drawings, Proposed Attic Floor Plan, Proposed Block Plan, Proposed Front Elevation, Proposed Gable Elevation 2, Proposed Gable Elevation, Proposed Ground Floor Plan, Proposed Rear Elevations, Decision Notice, Report of Handling			
Application Details			
Please provide details of the application and decision.			
What is the application reference number? *	2018/0066/TP		
What date was the application submitted to the planning authority? *	28/03/2018		
What date was the decision issued by the planning authority? *	15/05/2018		
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 parties only, without any further procedures? For example, written submission, hearing sess Yes X No		yourself and	other
Please indicate what procedure (or combination of procedures) you think is most appropriate select more than one option if you wish the review to be a combination of procedures.	e for the handling of you	r review. You	ı may
Please select a further procedure *			
By means of inspection of the land to which the review relates			
Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)			
As the application is in retrospect and the works now complete, Members are able to see of the surrounding streetscape	the works in place and w	vithin the con	text
In the event that the Local Review Body appointed to consider your application decides to in	·		
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)
If there are reasons why you think the local Review Body would be unable to undertake an uexplain here. (Max 500 characters)	naccompanied site insp	ection, pleas	e
the rear windows are not visible from the public highway and therefore access to Mr Allan' are requested to contact the agent to arrange an appropriate time for the site visit to be ar		uired. The LI	RB

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. Failuo 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 a review? *	and reference number of the application which is the subject of this	⊠ Yes □ No
, , , , ,	n behalf of the applicant, have you provided details of your name nether any notice or correspondence required in connection with the or the applicant? *	X 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? *		X 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	e of Review	
I/We the applicant/agent certification	fy that this is an application for review on the grounds stated.	
Declaration Name:	Mrs Katherine Sneeden	
Declaration Date:	01/08/2018	



2018/0066/TP

Erection of single storey rear extension with patio; installation of dormer windows at rear and enlargement of dormer windows at front (amendment to previous planning permission 2017/0398/TP to enlarge dormer windows and install windows in gables) (in retrospect)

3 Kirkvale Drive, Newton Mearns, East Renfrewshire, G77 5HD

Review Statement

July 2018



This planning statement has been prepared by Jigsaw Planning.

Katherine Sneeden 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 single storey rear extension with patio; installation of dormer windows at rear and enlargement of dormer windows at front (amendment to previous planning permission 2017/0398/TP to enlarge dormer windows and install windows in gables) (in retrospect)

At 3 Kirkvale Drive, Newton Mearns

 This review statement has been prepared by Jigsaw Planning, Chartered Planning Consultancy, on behalf of our client, Mr and Mrs Allan who have lived in the property for 3 years. We dispute the Planning Officer's reasons for refusing the application and respectfully request that the Council's Local Review Body review that decision.

Summary of applicant's reasons for review

- The proposal is found to fully accord with the policies within the adopted Local Development Plan.
- There is no singular or dominant architectural style driving the streetscape of the surrounding area. The architectural style of the immediate surroundings is varied in its language and as such the proposed dormers sit comfortably within the existing mix of dwelling types and individual elements thereof.
- The single point of concern raised by the Planning Officer when refusing the application relates to the scale of the dormers which were increased due to feedback from Building Standards.
- The dormers sit well within the defined edges of the existing roof and are therefore subservient to the mass of the roof as a whole. They do not represent a level of impact on either the house or the streetscape which would warrant the works being reversed.

Application proposal, site and background

2. The applicants have sought to extend this family home to provide additional accommodation and living space. The extract below from the Location Plan shows the existing plot and its relationship with the neighbouring properties. Many of the properties in the area are being or have been updated, extended and modernised.



- 3. The proposal is to extend the property by the enlargement of existing front dormers and the addition of rear dormers along with a single storey extension to the rear of the property. This work was originally approved under application 2017/0398/TP but subsequent design development to the dormers, due to feedback from Building Standards, led to the retrospective submission of application 2018/0066/TP. As a result of the feedback from Building Standards and advice from their architects, the applicants progressed with increasing the depth of roof to the dormers to allow the insulation above the roof joist rather than in between the joist as originally proposed. The applicants were unaware that revised planning permission was required to be obtained and proceeded to make the change as the works were underway.
- 4. The issue before the Local Review Body is therefore whether the changes to the height of the dormer windows results in a scheme which has an unacceptable impact on either the house or the streetscape.

5. The surrounding area contains a mix of different property types with the street containing bungalows (with and without loft conversions), detached, semi-detached, flatted properties as shown on the photos below. As set out above, the proposed development will not impact on the appearance of the property in the street setting. There has only been one objection to the proposal from 1 Kirkvale Drive, with many of their points of concern being dismissed by the Planning Officer in their Report of Handling.











Grounds of appeal

- 6. The application has been refused by the Council's Planning Officer for two reasons:
 - 1. The dormer front-facing dormer windows are dominant and incongruous additions to the streetscape and as such are detrimental to the character and visual amenity of the area by virtue of their size and design.
 - 2. The front and rear-facing dormer windows are dominant and incongruous additions to the roof planes and as such detract from the character and design of the dwelling by virtue of their size and design.
- 7. It seems that the key concern with this proposal is the increase in size of the dormers is perceived to be detrimental to the character and visual amenity of both the streetscape and the dwelling.
- 8. Given the application is in retrospect as the works are now complete, it is helpful that Members of the Local Review Body can undertake a site visit and see the works within the context of the surrounding area rather than just from plans.

- 9. 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.
- 10. Policy D1: Detailed Guidance for all Development sets out the following criteria against which all scales of developments should be considered; we have assessed the proposed scheme against the relevant criteria below. It is clear that the proposed development accords with this policy.

1) The development should not result	The rear dormers will only be seen from
in a significant loss of character	within the property's garden and are
or amenity to the surrounding area	subservient to the main roof.
	The front dormers are clearly subservient
	to the main roof and the proportion of
	the windows in height are similar to the
	existing openings at ground floor.
	Therefore the proposal cannot be
	considered to create a significant loss of
	character or amenity on the surrounding
	area. There are other properties in the
	area which have been subject to similar
	extensions or are properties of a similar
	original size and therefore the resulting
	property would not be out of keeping
	with the area. The extended property
	will still be used as a residential dwelling
and is therefore wholly compatible w	
	the surrounding residential use.
	When walking down Kirkvale Drive (from
	school), the property sits back and is out
	of view, hidden by trees and various
0) 71	other properties.
2) The proposal should be of a size,	As can be seen from the drawings
scale, massing and density that is in	submitted as part of the application, the
keeping with the buildings in the	proposed development is in keeping with
locality and should respect local	the scale of the house. The design
architecture, building form, design,	solution is modern in format and uses

and materials;	modern materials that complement the
and materials,	existing building. This is a high quality
	modern design and as such should be
	supported.
2) The amonity of naighbouring	
3) The amenity of neighbouring	The proposals do not raise issues of loss
properties should not be adversely	of privacy or sunlight as confirmed by the
affected by unreasonably restricting	Planning Officer's Report of Handling.
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	Not applicable to the proposal
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	Not applicable to the proposal
green infrastructure including access,	
water management, 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 co	
ntained within	
the Green Network Supplementary	
Planning Guidance;	
6) Development should create safe	Not applicable to the proposal
and secure environments that reduce	Trot applicable to the proposal
the scope for anti-social behaviour	
·	
and fear of crime;	Not applicable to the property
7) Developments must be designed	Not applicable to the proposal
to meet disability needs and include	

and the Condendated and the Condendate	
provision for disabled access within	
public areas;	Not applies blo to the proposal
8) The Council will not accept	Not applicable to the proposal
'backland' development, that is,	
development without a road frontage .	
9) Parking and access requirements	Not applies blo to the proposal
of the Council should be met in all	Not applicable to the proposal
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';	Nich and Parkin in the
10) Development should minimise	Not applicable to the proposal
the extent of light pollution caused by	
street and communal lighting and any	
floodlighting associated with the	
development;	
11) Developments should include	As existing
provision for the recycling, storage,	
collection and composting of waste m	
aterials;	
12) As much as possible, all waste	Not applicable to the proposal
material arising from construction of	
the development should be retained	
on-site for use as part of the new	
development;	
13) Where applicable, new	Not applicable to the proposal
development should take into	
account the legacy of	
former mining activity;	
14) Development should enhance the	Not applicable to the proposal
opportunity for and access to	
sustainable transportation,	
particularly walking and cycle	
opportunities including cycle parking	
and provision of facilities such as	
showers/lockers, where appropriate.	
The Council will not support develop	

ment on railways solums or other	
development that would remove	
opportunities to enhance pedestrian	
and cycle access unless mitigation me	
asures have been demonstrated;	
15) The Council requires the	Not applicable to the proposal
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.	

11. Policy D14: Extensions to Existing Buildings and Erection of Outbuildings and Garages

1) Any extensions must complement	As set out above the proposal
the existing character of the	complements and respects the original
property, particularly in terms of style	property. The scale, style and form are
, form and materials.	led by the existing property and all
	materials proposed have been chosen to
	reflect those existing.
2) The size, scale and height of any	The proposed dormers sit well within the
development must be appropriate to	external edges of the roof and do not
the existing building.	break the ridgeline. The colour of the
	roofing material, dormer elevations and
	window frames tie the roof and dormers
	together creating a single legible
	element.
3) In most circumstances, pitched	Though not finished in slate or tiles the
roofs utilising slates or tiles to match	dormers are finished in a fibre cement
the existing house will be the appropri	boarding that is similar in colour to the
ate roof type. Alternatives, such as	main roof materials and the module of
flat roofs or green roofs, will be	the boarding assists in creating a
considered on a site specific basis	sympathetic relationship between the
	two. The planning officer acknowledges

	that the use of the fibre cement
	mitigates the suggested impact of the
	dormers.
4) Side extensions should not create	Not applicable to the proposal
an unbroken or terraced appearance.	
5) The development should avoid	Not applicable to the proposal
over-development of the site by	
major loss of existing garden space.	
6) Dormer windows should not in	As noted in our responses to items 2)
general dominate the existing roof,	and 3) the dormers do not break any key
nor rise above or break the existing ri	building or roofing lines and are
dgeline or hip of the roof,	subservient to the main roof.
and should be finished in materials to	
match existing roof finishes.	

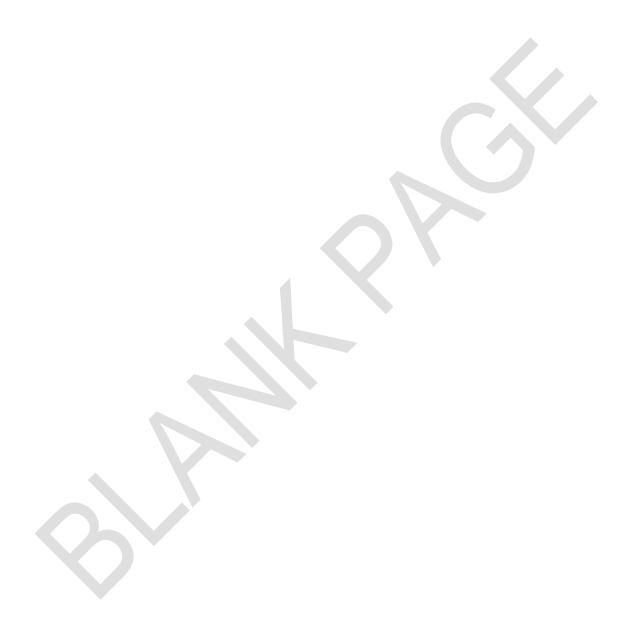
Conclusions

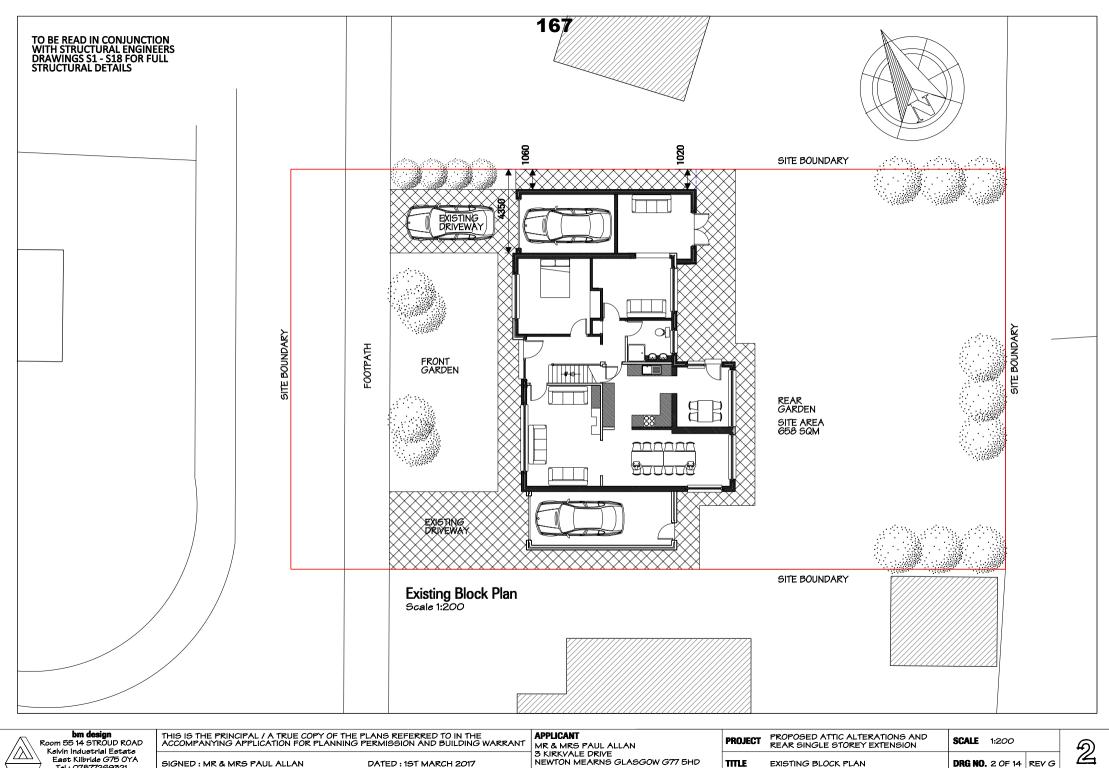
- 12. This review statement has assessed the proposal against the policies referred to by the Planning Officer in their Delegated Report. The proposal is found to fully accord with the policies within the adopted Local Development Plan. The proposed scheme is a modern extension which will not have a detrimental impact on the design of the house and will not have an adverse visual impact on the amenity of the area.
- 13. The issue before the Local Review Body is whether the changes to the height of the dormer windows result in a scheme which has an unacceptable impact on either the house or the streetscape. It is contended that the works do not have an unacceptable impact which would warrant the works now being reversed.

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

APPENDIX 6

PLANS/PHOTOGRAPHS/DRAWINGS





Kelvin Industrial Estate East Kilbride G75 OYA Tel: 07877269321

SIGNED: MR & MRS PAUL ALLAN

DATED: 1ST MARCH 2017

EXISTING BLOCK PLAN

DRG NO. 2 OF 14 REV G



Existing Front Elevation

TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS S1 - S18 FOR FULL STRUCTURAL DETAILS

bm design
Room 55 14 STROUD ROAD
Kelvin Industrial Estate
East Kilbride G75 0YA
Tel: 07877269321

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SIGNED : MR & MRS PAUL ALLAN DATED : 1ST MARCH 2017

APPLICANT

MR & MRS PAUL ALLAN

3 KIRKVALE DRIVE
NEWTON MEARNS GLASGOW G77 5HD

SITE ADDRESS

MR & MRS PAUL ALLAN
3 KIRKVALE DRIVE
NEWTON MEARNS GLASGOW G77 5HD

PROJECTPROPOSED ATTIC ALTERATIONS AND REAR SINGLE STOREY EXTENSIONSCALE1:50BM1454TITLEEXISTING FRONT ELEVATIONDRG NO. 8 OF 14REV G

THIS DRAWING IS COPYRIGHTED TO BM DESIGN AND MUST NOT BE REPRODUCED IN ANY WAY WITHOUT PRIOR CONSENT.

ALL DIMENSIONS TO BE VERIFIED ON SITE CHECKED AND CONFIRMED BY BUILDER PRIOR TO MATERIAL ORDER

AND CONTRACT START + ALL SITE DIMENSIONS & SETTING OUT DIMENSIONS ARE RESPONSIBILITY OF THE BUILDER.



Existing Rear Elevation Scale 1:50

TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS S1 - S18 FOR FULL STRUCTURAL DETAILS

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SITE ADDRESS

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NEWTON MEARNS GLASGOW G77 5HD

PROJECTPROPOSED ATTIC ALTERATIONS AND REAR SINGLE STOREY EXTENSIONSCALE1:50BM1454TITLEEXISTING REAR ELEVATIONDRG NO. 9 OF 14REV G



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AND CONTRACT START + ALL SITE DIMENSIONS & SETTING OUT DIMENSIONS ARE RESPONSIBILITY OF THE BUILDER.



1. ZONE CONTROLS: EACH PART OF THE DWELLING THAT HAS A DIFFERENT HEATING REGIME SHOULD BE FITTED WITH ZONE CONTROLS, IE AREAS FOR SLEEPING AND AREAS FOR GENERAL LIVING, ALL ROOMS TO BE FITTED WITH THERMOSTATS AND THERMOSTATIC RADIATOR VALVES.

2. TIMING CONTROLS : AUTOMATIC TIMING CONTROLS TO BE INSTALLED TO DETERMINE AND ENABLE SPACE HEATING AND WATER HEATING OPERATIONS.

3. GAS AND OIL FIRED BOILERS: SUFFICIENT SYSTEM CONTROL SHOULD BE INSTALLED IN AN ARRANGEMENT WHICH SWITCHES OFF THE BOILER WHEN THERE IS NO DEMAND FOR HEAT TO THE RADIATORS AND HOT WATER STORAGE VESSELS. A PUMP OVER-RUN TIMING DEVICE MAY BE FITTED AS REQUIREDBY THE BOILER MANUFACTURER.

4. ALL SYSTEMS TO BE INSTALLED IN CONJUNCTION WITH THE 'GOOD PRACTISE GUIDE 302

HOT WATER DISCHARGE FROM SANITARY FITTINGS

1. HOT WATER WITHIN STORAGE VESSEL SHOULD BE STORED AT A TEMPERATURE OF NOT LESS THAN 60 DEG C AND DISTRIBUTED AT A TEMPERATURE OF NOT LESS THAN 55 DEG C

2. TO PREVENT SCALDING, THE TEMPERATURE OF HOT WATER, AT POINT OF DELIVERY TO A BATH OR BIDET SHOULD NOT EXCEED 48 DEG C

3. THE DEVICE OR SYSTEM LIMITING WATER TEMPERATURE SHOULD NOT COMPROMISE THE PRINCIPAL MEANS OF PROVIDING PROTECTION FROM RISKOF LEGIONELLA AND SHOULD ALLOW FLEXIBILTY IN SETTING OF A DELIVERY TEMPERATURE UP TO A MAXIMUM OF 48 DEG C IN A FORM THAT IS NOT EASILY ALTERED BY BUILDING USERS.

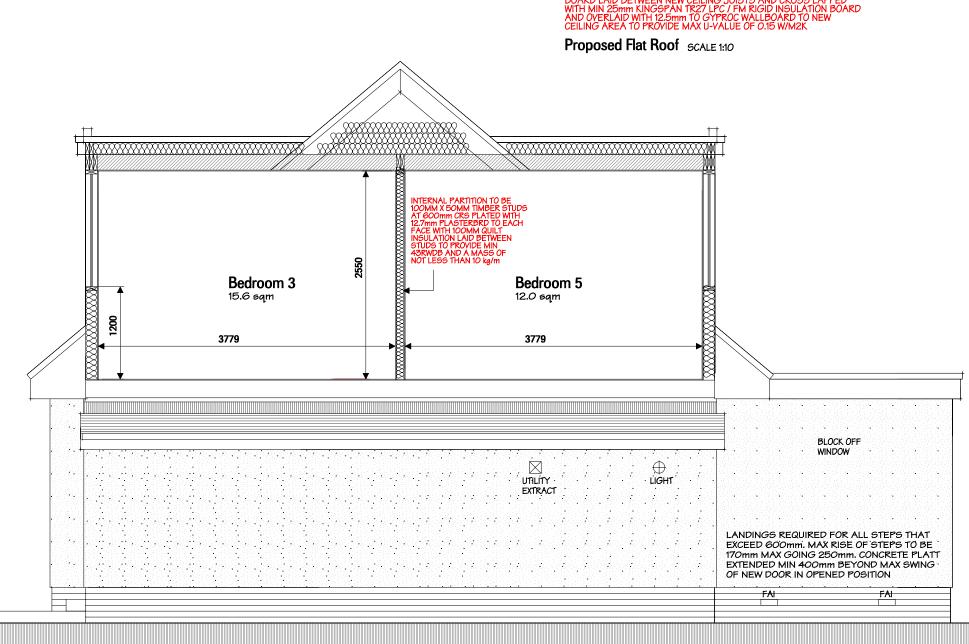
4. BOTH HOT AND COLD WATER ARE SUPPLIED TO A FACILITY, BY USE OF A THERMOSTATIC MIXING VALVE (TMV) COMPLYING WITH BS EN IIII OR BS EN 1287, FITTED AS CLOSE TO THE POINT OF DELIVERY AS PRACTICABLE.

HEATING SYSTEM

ALL HEATING AND HOT WATER PIPES WILL BE INSULATED IN ACCORDANCE WITH BS. 5422 : 2001

THERMOSTATIC CONTROL VALVES TO FITTED TO ALL NEW RADIATORS ALL ASSOCIATED PIPEWORK TO BE FULLY INSULATED TO BS 5422 : 2001

NEW RADIATORS AND BOILER TO BE POSITIONED ON SITE BY CLIENT. BOILER TO BE VENTED TO EXTERNAL AIR.



Proposed Gable Elevation / Simple Section

TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS S1 - S18 FOR FULL STRUCTURAL DETAILS

BM1454

REV G



bm desian Room 55 14 STROUD ROAD Kelvin Industrial Estate East Kilbride G75 OYA Tel: 07877269321

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SIGNED: MR & MRS PAUL ALLAN DATED: 1ST MARCH 2017 **APPLICANT** MR & MRS PAUL ALLAN 3 KIRKVALE DRIVE NEWTON MEARNS GLASGOW G77 5HD

SITE ADDRESS MR & MRS PAUL ALLAN 3 KIRKYALE DRIVE NEWTON MEARNS GLASGOW G77 5HD

SCALE 1:50 PROJECT PROPOSED ATTIC ALTERATIONS AND REAR SINGLE STOREY EXTENSION **DRG NO.** 14 OF 14 PROPOSED SECTION / ELEVATION

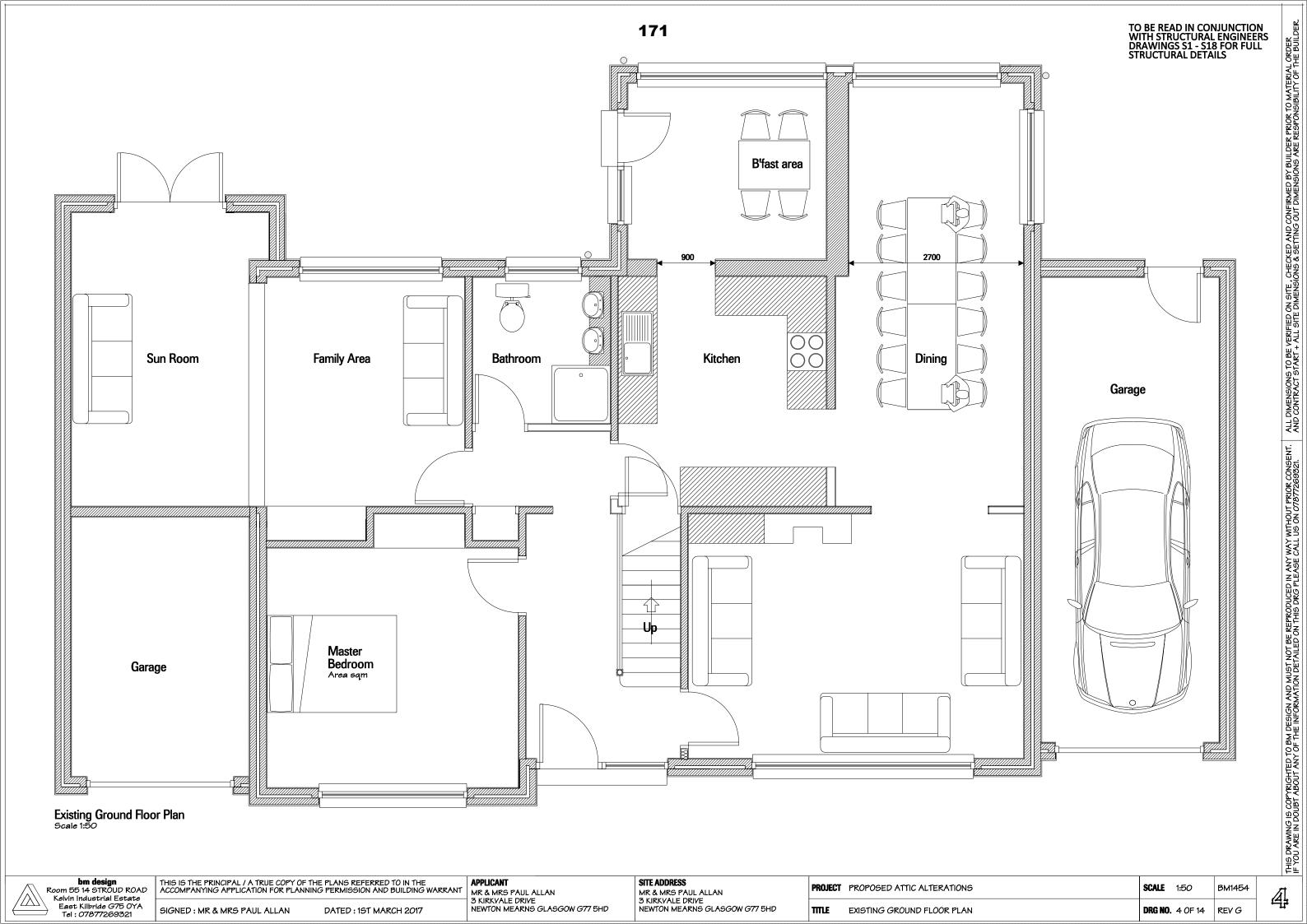
KINGSPAN NILVENT BREATHABLE MEMBRANE

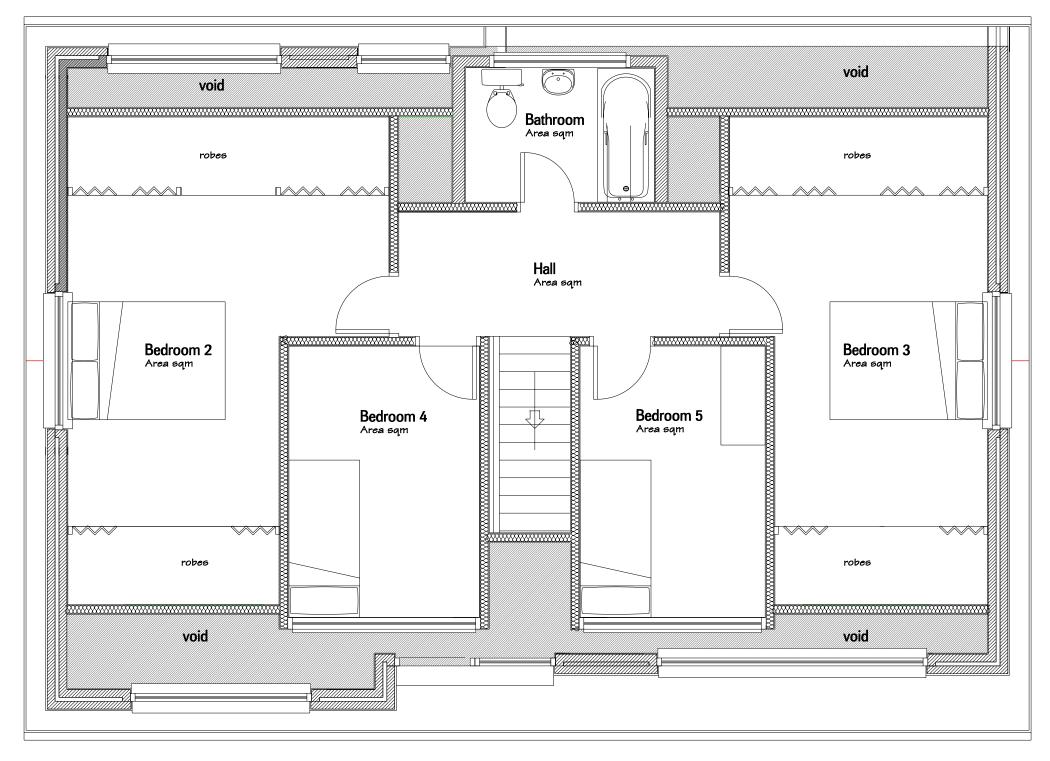
400

FELT BUILT UP

400

PLASTER -BOARD FINISH





Existing Attic Floor Plan

SIGNED: MR & MRS PAUL ALLAN

4.8.5 Access to manual controls

The location of a manual control device can have a significant effect on both the ease of operation of the device and safety in use. Positions that are inaccessible present a greater risk of accident when bending or reaching.

Any control that is intended for operation by the occupants of a building should be installed in position that allows safe and convenient use This guidance is applicable to manual controls to openable ventilators, including windows and rooflights and to controls and outlets of electrical fixtures located on a wall or other vertical surface. Unless incorporating a restrictor or other protective device for safety reasons, controls should be operable with one hand.

Windows, rooflights and ventilators

An openable window or rooflight, that provides natural ventilation to meet standard 3.14, should have controls for opening, positioned at least 350 mm from any internal corner, projecting wall or similar obstruction and at a height of:

A: not more than 1.7 m above floor level, where access to controls is unobstructed; or

B: not more than 1.5 m above floor level, where access to controls is limited by a fixed obstruction of not more than 900 mm high which projects not more than 600 mm in front of the position of the controls, such as a kitchen base unit. Where obstruction is greater, a remote means of opening, in an unobstructed location, should be provided; or

C: not more than 1.2 m above floor level, in an unobstructed location, within an enhanced apartment or within accessible sanitary accommodation not provided with mechanical ventilation.

The above guidance does not apply to windows or rooflights openable only for cleaning or maintenance purposes or that are controlled by an automatic system, or to trickle ventilators.

Outlets and controls of electrical fixtures and systems should be positioned at least 350 mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2 m above floor level. This would include fixtures such as sockets, switches, fire alarm call points and timer controls or programmers. Within this height range:

A: light switches should be positioned at a height of between 900 mm and 1.1 m above floor level.

B: standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400 mm above floor level. Above an obstruction, such as a worktop, fixtures should be at least 150 mm above the projecting surface.

Where socket outlets are concealed, such as to the rear of white goods in a kitchen, separate switching should be provided in an accessible position, to allow appliances to be isolated.

TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS S1 - S18 FOR FULL STRUCTURAL DETAILS

bm design Room 55 14 STROUD ROAD Kelvin Industrial Estate East Kilbride G75 OYA Tel: 07877269321

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DATED: 1ST MARCH 2017

MR & MRS PAUL ALLAN 3 KIRKVALE DRIVE NEWTON MEARNS GLASGOW G77 5HD

APPLICANT

SITE ADDRESS MR & MRS PAUL ALLAN 3 KIRKVALE DRIVE NEWTON MEARNS GLASGOW G77 5HD

PROJECT PROPOSED ATTIC ALTERATIONS

SCALE 1:50 BM1454 DRG NO. 5 OF 14 EXISTING ATTIC FLOOR PLAN REV G



Location Plan Scale 1: 1250



TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS S1 - S18 FOR FULL STRUCTURAL DETAILS

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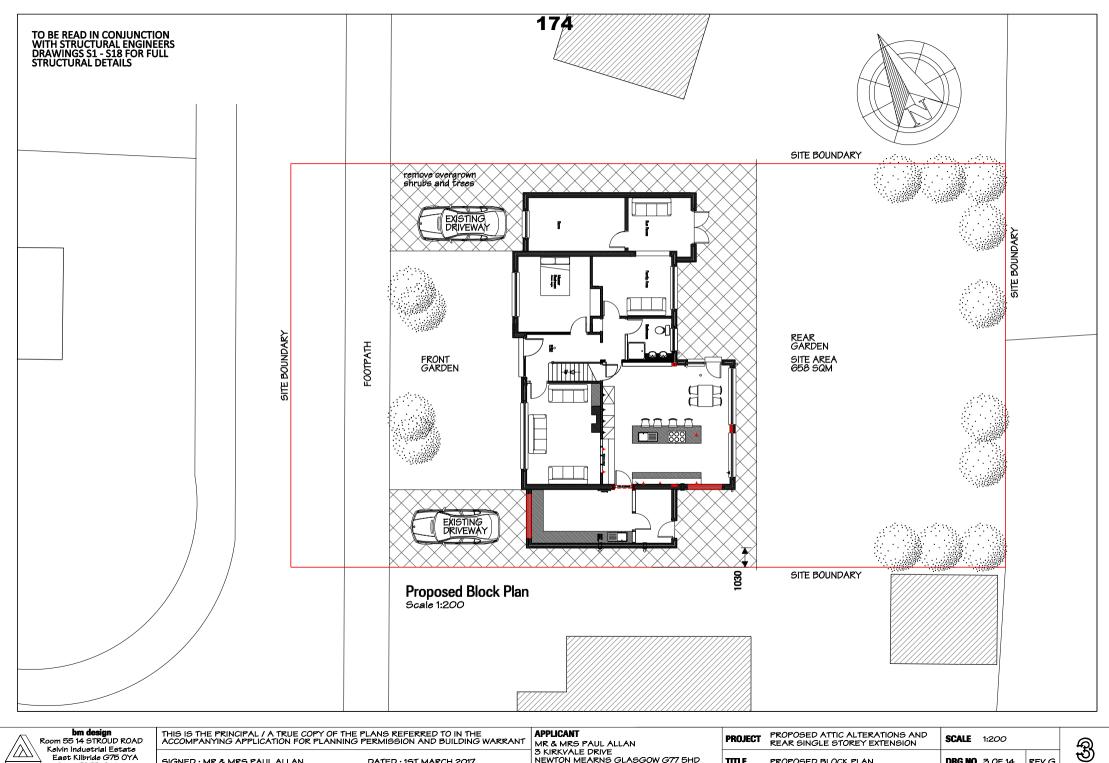
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DATED: 1ST MARCH 2017

SIGNED: MR & MRS PAUL ALLAN

APPLICANT MR & MRS PAUL ALLAN 3 KIRKVALE DRIVE NEWTON MEARNS GLASGOW G77 5HD

PROPOSED ATTIC ALTERATIONS AND REAR SINGLE STOREY EXTENSION **PROJECT** SCALE 1:1250 LOCATION PLAN DRG NO. 1 OF 14 REV G



Koom 55 14 5 TROUD ROAL Kelvin Industrial Estate East Kilbride G75 OYA Tel : 07877269321

DATED: 1ST MARCH 2017

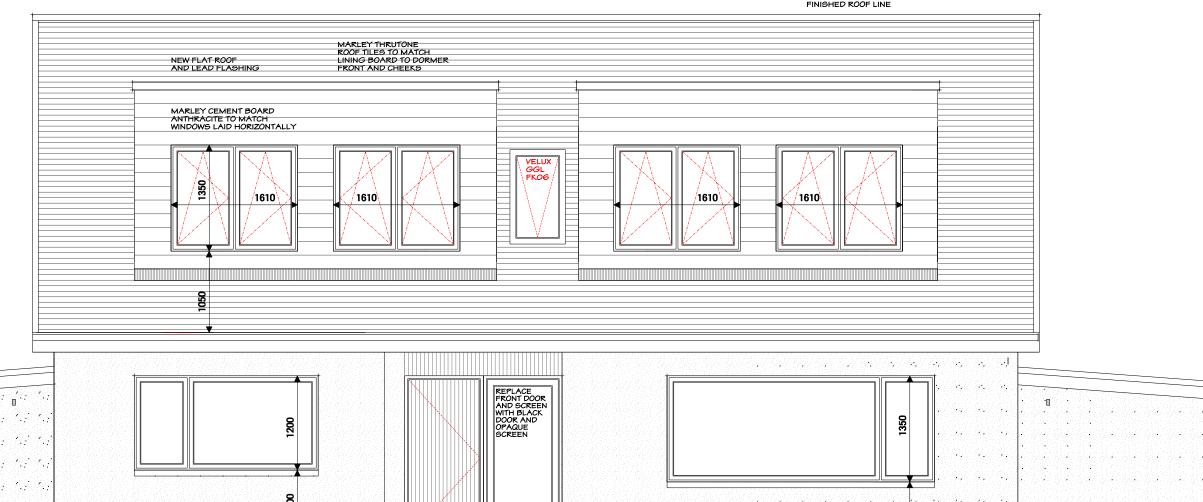
SIGNED: MR & MRS PAUL ALLAN

3 KIRKVALE DRIVE NEWTON MEARNS GLASGOW G77 5HD

PROPOSED BLOCK PLAN

TITLE

DRG NO. 3 OF 14 REV G



Proposed Front Elevation Scale 1:50

GENERAL NOTES

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING (SCOTLAND) ACT 2003 AND REGULATIONS 2004 AS AMMENDED AND IN ACCORDANCE WITH ALL RELEVANT GUIDANCE AS CONTAINED WITHIN THE 2011 DOMESTIC TECHNICAL HANDBOOK ALL STRUCTURAL TIMBER TO BE PRESSURE IMPREGNATED WITH PRESERVATIVE. ALL STUCTURAL GRADES OF TIMBER TO BE GROUP S2 - GRADE GS. TWO COATS PRESRVATIVE TO BE APPLIED TO ALL SITE CUTS.

NO HIGH ALUMINA CEMENT TO BE USED.

ALL STEELWORK TO BE WIRE BRUSHED & PAINTED WITH TWO COATS RED OXIDE PRIOR TO INSTALLATION.

ALL ELEMENTS TO HAVE A U-VALUE NOT EXCEEDING THE FOLLOWING TABLE EXTERNAL WALLS 0.19 W/M2 K ROOF 0.15 W / M2 K.

ALL DRAINAGE SHALL BE TO THE SATISFACTION OF THE LOCAL AUTHORITY. $\,$

ALL WINDOWS TO HABITABLE ROOMS TO HAVE MIN. AREA OF 10% FLOOR AREA AND MIN. OPENING AREA OF 5% FLOOR AREA.

ALL FACING BRICK TO BE FROST RESISTANT

EXTERNAL FINISHES

NEW EXTERNAL FINISHES TO MATCH EXISTING BUILDING MATERIAL IN COLOUR AND TEXTURE AS FOLLOWS: -ROOF: NATURAL SLATE TO ROOF FASCIA + VERGE : UPVC FASCIA
GUTTER / RWP'S / SVP'S : MARLEY UPVC DOWNPIPES
WALLS : FACING BRICK / ROUGHCAST/MARLEY ETERNIT BOARD
DADO WALLS : AS EXISTING FACING BRICK WINDOWS: ANTHRACITE ALUMINIUM / WHITE UPVC DOORS: ALUMINIUM SILLS: 75mm CONCRETE SILLS AT LOWER LEVEL

NEW ROOF FINISH THROUGHOUT TO BE MARLEY INTERLOCKING CONCRETE ROOF TILES WITH MATCHING RIDGE AND DRY VERGE DETAILS TO MATCH UPVC FACINGS THROUGHOUT TO VERGE AND FASCIA INCLUDING REPLACING EXISTING TO MATCH EXISTING WITH MARLEY DRY-VERGE AND DRY EAVES UNITS EXTERNAL DOORS AND WINDOWS TO BE UPVC TO MATCH EXISTING

ALL WINDOWS SUPPLIED TO SIZES SHOWN ON PLANS AND ELEVATIONS

BLACK ALUMINIUM FINISH TO FRONT WINDOWS WHITE UPVC FINISH TO GABLE AND REAR WINDOWS

WINDOWS & DOORS

ALL LOW LEVEL GLAZING TO BE TO B9 6262 AND ALL UPVC APPLICATIONS TO BS7412 :2007

NEW WINDOW GLAZING TO COMPRISE OF ARGON FILED UNITS TO PROVIDE A U-VALUE

ALL WINDOWS TO BE FITTED WITH PERMAVENTS AT HEAD, GLAZING THROUGHOUT TO BE TO BS:6262.TOUGHENED GLASS ON ALL WINDOWS WITH CILLS BELOW 800mm

NEW TILT AND TURN WINDOWS TO PROVIDE FIRE ESCAPE WINDOW

NEW WINDOWS TO UPPER FLOOR AREAS TO MATCH EXISTING WINDOWS WITH TILT N TURN UNITS FITTED WITH DOUBLE GLAZED UNITS TO BE CLEANABLE SAFELY FROM THE INSIDE, AND PROVIDE EMERGENCY ESCAPE TO ALL UPPER FLOOR PUBLIC AREAS MAX 1100mm OFF THE FINISH FLOOR LEVEL.

NEW WINDOWS THROUGHOUT TO BE HIGH PERFORMANCE UPVC WINDOWS TO MATCH EXISTING ALL WINDOWS TO BE FITTED AT HEAD WITH PERMAVENTS

ALL NEW DOORS AND WINDOWS TO BE TO INSTALLED TO BS 7950 :1997 & BS PAS 24:2007 & INSTALLED TO PREVENT UNLAWFUL ENTRY

PERPEND VENTILATORS

PERPEND VENTILATORS TO BE PROVIDED TO ALL NEW EXTERNAL WALLS AT FLOOR AND CEILING LEVELS

PERPEND VENTS TO BE AT FLOOR LEVEL, BELOW SILLS, BELOW EAVES, ABOVE AND BELOW HORIZONTAL FIRE STOPS AND BELOW FIRE STOP AT TOP OF VERGES TO **BOTH GABLES**

CAVITY WEEP VENTS AT 1000mm CRS ABOVE CAVITY

CAVITY TO BE VENTED TO OUTSIDE BY ONE OPEN PERPEND JOINT AT MIN OF 1.2M C/C , TOP AND BOTTOM. NEW PERPEND VENTS ABOVE FLASHING ON EXISTING REAR WALL ABOVE NEW ROOF LEVEL

■ PERPEND VENTS AT 1200mm CRS

DRAINAGE

ALL DRAINAGE TO BE CARRIED OUT TO THE COMPLETE SATISFACTION OF THE LOCAL AUTHORITY

MARLEY PVC DEEP FLOW GUTTER, HALF NOMINAL ROUND WITH MATCHING PVC DOWN PIPES WITH RODDING ACCESS AT GROUND LEVEL

ROOFING FELT TO BE DRESSED INTO GUTTER

TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS S1 - S18 FOR FULL STRUCTURAL DETAILS



3 KIRKVALE DRIVE

APPLICANT MR & MRS PAUL ALLAN NEWTON MEARNS GLASGOW G77 5HD

SITE ADDRESS MR & MRS PAUL ALLAN 3 KIRKYALE DRIVE NEWTON MEARNS GLASGOW G77 5HD

PROJECT	PROPOSED ATTIC ALTERATIONS AND REAR SINGLE ST
TITLE	PROPOSED ERONT ELEVATION

PROPOSED GLAZING CALCULATION

FLOOR AREA BEING FORMED = 51.2 SQM

25% OF FLOOR AREA ALLOWED = 12.8 SQM

BUILT OVER

ACTUAL GLASS AREA BEING FORMED

BUILT OVER AREA PLUS PERMISSABLE AREA = 12.8 + 1.89 + 6.48 = 21.7 SQM

ONLY REQUIRE 16.11 SQM THEREFORE COMPLIANT

MARLEY DRY RIDGE EAVES AND VERGE SYSTEM TO NEW GABLE END OF ROOF DRY VERGE, RIDGE AND EAVES SOFFIT TO MATCH EXISTING 250mm SOFFIT LEVEL ON THROUGHOUT

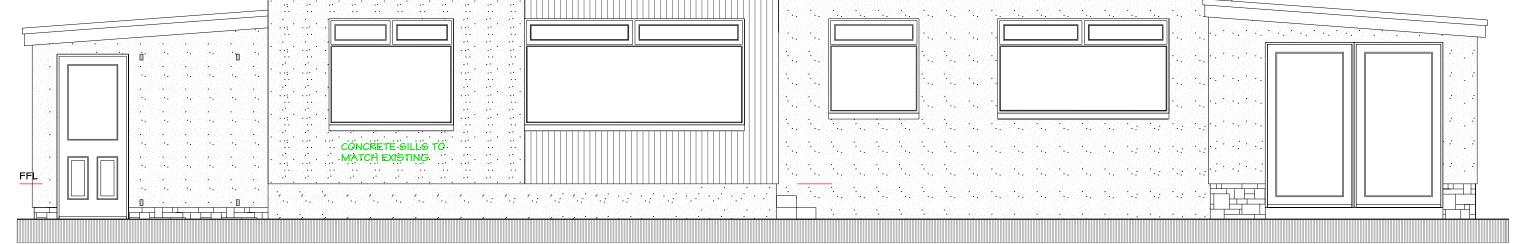
MARLEY THRUTONE ROOF TILES TO MATCH LINING BOARD TO DORMER FRONT AND CHEEKS NEW FLAT ROOF AND LEAD FLASHING AREAS = 1.89 + 6.48 = 8.37 SQM MARLEY CEMENT BOARD ANTHRACITE TO MATCH WINDOWS LAID HORIZONTALLY = 2.1 + 10.7 + 1.4 + 1.91 = 16.11 SQM1350 1350 1350 1350

MINIMUM OPENING AREA FOR ESCAPE TO WINDOW TO BE (600 X 600mm) FIRE STOPS TO BE PROVIDED HORIZONTALLY BETWEEN STOREYS AND AT ALL CORNERS PERPEND VENTS TO BE AT FLOOR LEVEL, BELOW SILLS, BELOW EAVES. ABOVE AND BELOW HORIZONTAL FIRE STOPS AND BELOW FIRESTOP AT TOP OF VERGES TO BOTH GABLES

ALL WINDOWS TO BE FITTED WITH PERMAVENTS AT HEAD. GLAZING THROUGHOUT TO BE TO BS:6262. TOUGHENED GLASS ON ALL WINDOWS WITH CILLS BELOW 800mm ALL LOW LEVEL GLAZING TO BE TO BS 6262

NEW WINDOW GLAZING TO COMPRISE OF ARGON FILLED UNITS TO PROVIDE A U VALUE OFF 1.4 W/M2K

ALL NEW DOORS AND WINDOWS TO BE TO INSTALLED TO BS 7950 :1997 & BS PAS 24:2007 & INSTALLED TO PREVENT UNLAWFUL ENTRY



Proposed Rear Elevation

Scale 1:50

GENERAL NOTES

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING (SCOTLAND) ACT 2003 AND REGULATIONS 2004 AS AMMENDED AND IN ACCORDANCE WITH ALL RELEYANT GUIDANCE AS CONTAINED WITHIN THE 2011 DOMESTIC TECHNICAL HANDBOOK

ALL STRUCTURAL TIMBER TO BE PRESSURE IMPREGNATED WITH PRESERVATIVE. ALL STUCTURAL GRADES OF TIMBER TO BE GROUP 92 - GRADE GS. TWO COATS PRESRVATIVE TO BE APPLIED TO ALL SITE CUTS.

NO HIGH ALUMINA CEMENT TO BE USED.

ALL STEELWORK TO BE WIRE BRUSHED & PAINTED WITH TWO COATS RED OXIDE PRIOR TO INSTALLATION.
ALL ELEMENTS TO HAVE A U-VALUE NOT EXCEEDING THE FOLLOWING TABLE EXTERNAL WALLS 0.19 W/M2 K ROOF 0.15 W / M2 K.

ALL DRAINAGE SHALL BE TO THE SATISFACTION OF THE LOCAL AUTHORITY.

ALL WINDOWS TO HABITABLE ROOMS TO HAVE MIN. AREA OF 10% FLOOR AREA AND MIN. OPENING AREA OF 5% FLOOR AREA.

ALL FACING BRICK TO BE FROST RESISTANT

WITH STRUCTURAL ENGINEERS DRAWINGS S1 - S18 FOR FULL STRUCTURAL DETAILS

EXTERNAL FINISHES

CUT BACK CHIMNEY TO BELOW THE FINISHED ROOF LINE

NEW EXTERNAL FINISHES TO MATCH EXISTING BUILDING MATERIAL IN COLOUR AND TEXTURE AS FOLLOWS: -ROOF: NATURAL SLATE TO ROOF
FASCIA + VERGE: UPVC FASCIA
GUTTER / RWP'S / SVP'S: MARLEY UPVC DOWNPIPES
WALLS: FACING BRICK / ROUGHCAST/MARLEY ETERNIT BOARD
DADO WALLS: AS EXISTING FACING BRICK WINDOWS: ANTHRACITE ALUMINIUM / WHITE UPVC DOORS : ALUMINIUM SILLS: 75mm CONCRETE SILLS AT LOWER LEVEL

NEW ROOF FINISH THROUGHOUT TO BE MARLEY INTERLOCKING CONCRETE ROOF TILES WITH MATCHING RIDGE AND DRY VERGE DETAILS TO MATCH UPVC FACINGS THROUGHOUT TO VERGE AND FASCIA INCLUDING REPLACING EXISTING TO MATCH EXISTING WITH MARLEY DRY-VERGE AND DRY EAVES UNITS EXTERNAL DOORS AND WINDOWS TO BE UPVC TO MATCH EXISTING

ALL WINDOWS SUPPLIED TO SIZES SHOWN ON PLANS BLACK ALUMINIUM FINISH TO FRONT WINDOWS WHITE UPVC FINISH TO GABLE AND REAR WINDOWS

LANDINGS REQUIRED FOR ALL STEPS THAT EXCEED 600mm. MAX RISE OF STEPS TO BE 170mm MAX GOING 250mm, CONCRETE PLATT EXTENDED MIN 400mm BEYOND MAX SWING OF NEW DOOR IN OPENED POSITION

WINDOWS & DOORS

ALL LOW LEVEL GLAZING TO BE TO BS 6262 AND ALL UPVC APPLICATIONS TO BS7412 :2007

NEW WINDOW GLAZING TO COMPRISE OF ARGON FILLED UNITS TO PROVIDE A U-VALUE OFF 1.4 W/M2K

ALL WINDOWS TO BE FITTED WITH PERMAVENTS AT HEAD. GLAZING THROUGHOUT TO BE TO BS:6262.TOUGHENED GLASS ON ALL WINDOWS WITH CILLS BELOW 800mm

NEW TILT AND TURN WINDOWS TO PROVIDE FIRE ESCAPE WINDOW

NEW WINDOWS TO UPPER FLOOR AREAS TO MATCH EXISTING WINDOWS WITH TILT N TURN UNITS FITTED WITH DOUBLE GLAZED UNITS TO BE CLEANABLE SAFELY FROM THE INSIDE, AND PROVIDE EMERGENCY ESCAPE TO ALL UPPER FLOOR PUBLIC AREAS MAX 1100mm OFF THE FINISH FLOOR LEVEL.

NEW WINDOWS THROUGHOUT TO BE HIGH PERFORMANCE UPVC WINDOWS TO MATCH EXISTING ALL WINDOWS TO BE FITTED AT HEAD WITH PERMAVENTS

ALL NEW DOORS AND WINDOWS TO BE TO INSTALLED TO BS 7950 :1997 & BS PAS 24:2007 & INSTALLED TO PREVENT UNLAWFUL ENTRY

PERPEND VENTILATORS

PERPEND VENTILATORS TO BE PROVIDED TO ALL NEW EXTERNAL WALLS AT FLOOR AND CEILING LEVELS

PERPEND VENTS TO BE AT FLOOR LEVEL, BELOW SILLS, BELOW EAVES, ABOVE AND BELOW HORIZONTAL FIRE STOPS AND BELOW FIRE STOP AT TOP OF VERGES TO BOTH GABIES

CAVITY WEEP VENTS AT 1000mm CRS ABOVE CAVITY

CAVITY TO BE VENTED TO OUTSIDE BY ONE OPEN PERPEND JOINT AT MIN OF 1.2M C/C, TOP AND BOTTOM. NEW PERPEND VENTS ABOVE FLASHING ON EXISTING REAR WALL ABOVE NEW ROOF LEVEL

■ PERPEND VENTS AT 1200mm CRS

DRAINAGE

ALL DRAINAGE TO BE CARRIED OUT TO THE COMPLETE SATISFACTION OF THE LOCAL AUTHORITY

MARLEY PVC DEEP FLOW GUTTER, HALF NOMINAL ROUND WITH MATCHING PVC DOWN PIPES WITH RODDING ACCESS AT

ROOFING FELT TO BE DRESSED INTO GUTTER

TO BE READ IN CONJUNCTION

bm design Room 55 14 STROUD ROAD Kelvin Industrial Estate East Kilbride G75 OYA Tel: 07877269321

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SIGNED: MR & MRS PAUL ALLAN

DATED: 1ST MARCH 2017

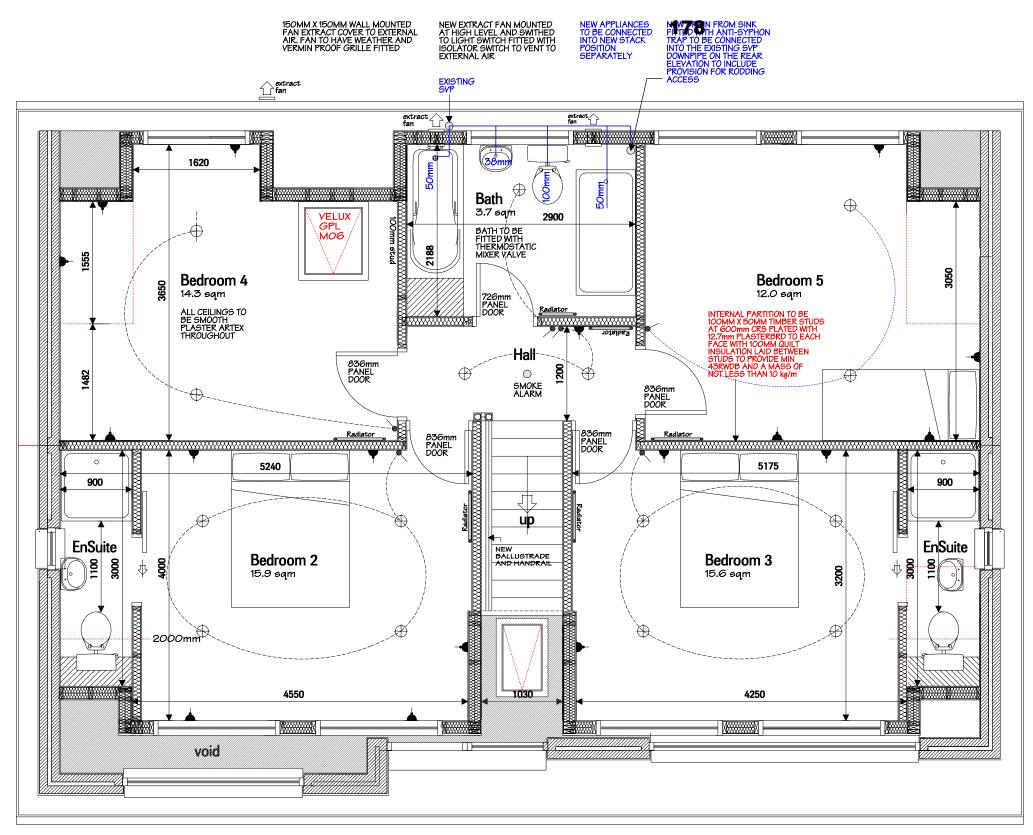
MR & MRS PAUL ALLAN 3 KIRKVALE DRIVE NEWTON MEARNS GLASGOW G77 5HD

APPLICANT

SITE ADDRESS MR & MRS PAUL ALLAN 3 KIRKYALE DRIVE NEWTON MEARNS GLASGOW G77 5HD

PROJECT PROPOSED ATTIC ALTERATIONS AND REAR SINGLE STOREY EXTENSION PROPOSED REAR ELEVATION

SCALE 1:50 BM1454 **DRG NO.** 11 OF 14 REV G



Proposed Attic Floor Plan Scale 1:50

UPPER FLOOR CONSTRUCTION

22mm T & G V313 MOISTURE RESISTANT CHIPBOARD 200 X 50 SW JOISTS GRADE C16 AT 400mm CRS TO UPPER FLOOR LEVEL WITH MIN 175mm QUILT LAID BETWEEN MEMBERS ON NETLON VAPOUR CHECK

EQUIVALENT SIZED SW JOIST MEMBERS RAWL BOLTED TO EXISTING REAR / GABLE WALL WITH M12 RESIN BOLTS AT 500MM CRS TO ACCOMMODATE JOIST HANGERS AND NEW FLOOR JOISTS AT 400mm CRS AS APPROPRIATE

MID FLOOR RESTRAINT 1000 X 32 X 2.5mm STANDARD HOLDING DOWN STRAP NAILED TO GROUND FLOOR AND 1ST FLOOR PANELS WITH 6 NO. 50mm X 8 SWG GALVANISED NAILS (STRAP CENTERED VERTICALLY BETWEEN GROUND FLOOR AND FIRST FLOOR PANELS). IF 6G NAILS TO BE USED SPACING OF NAILS TO BE 100MM

TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS \$1 - \$18 FOR FULL STRUCTURAL DETAILS

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SIGNED: MR & MRS PAUL ALLAN DATED: 1ST MARCH 2017 APPLICANT MR & MRS PAUL ALLAN 3 KIRKVALE DRIVE NEWTON MEARNS GLASGOW G77 5HD SITE ADDRESS MR & MRS PAUL ALLAN 3 KIRKVALE DRIVE NEWTON MEARNS GLASGOW G77 5HD

PROPOSED ATTIC FLOOR PLAN

PROJECT PROPOSED ATTIC ALTERATIONS GROUND FLOOR EXTENSION **SCALE** 1:50 BM1454 DRG NO. 7 OF 14 REV G

CATNIC BT2 WALL TIES TO COMPLY WITH BS1243 SPACING SHALL BE GOOMM HORIZONTALLY 450mm VERTICALLY ADDITIONAL TIES TO BE POSITIONED AT 225mm VERTICAL SPACING AROUND OPENINGS AND WITHIN 150mm OF CORNING OF CONTROL OF CONTROL

INTERNAL WALLS

INTERNAL PARTITION TO BE 100mm X 50mm
TIMBER STUDS AT 600mm CRS PLATED WITH 12.7mm
PLASTERBOARD TO EACH FACE WITH 100mm QUILT
INSULATION LAID BETWEEN STUDS TO PROVIDE
MIN 43RWDB AND A MASS OF NOT LESS THAN 10 kg/m

ELECTRICAL LEGEND

FITTINGS SHALL COMPLY WITH BS 5068 PART 2.

ALL ELECTRICAL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT 17TH EDITION REGULATIONS AS ISSUED BY THE I.E.E. TO BS 7671 : 2008 BS 5422 : 2009

6.5.1 A MINIMUM OF 75% OF THE FIXED LIGHT FITTINGS AND LAMPS INSTALLED WITHIN A DWELLING SHOULD BE LOW ENERGY TYPE WITH A LUMINOUS EFFICACY OF AT LEAST 45 LUMENS / CIRCUIT WATT SUCH AS LED AND FLOURESCENT FITTINGS

4.8.5 THE NEW LIGHT SWITCHES REQUIRE TO BE FITTED AT A HEIGHT OF BETWEEN 900mm AND 1100mm ABOVE FLOOR LEVEL

OUTLETS AND CONTROLS OF ELECTRICAL FIXTURES AND SYSTEMS TO BE POSITIONED AT LEAST 350mm FROM ANY INTERNAL CORNER. STANDARD SWITCHED OR UNSWITCHED SOCKETS OUTLETS FOR OTHER SERVICES SUCH AS TELEPHONE AND TELEVISION SHOULD BE POSITIONED AT LEAST 400mm ABOVE FIN FLOOR LEVEL, AND AT LEAST 150mm ABOVE A PROJECTING WORK SURFACE.

ELECTRICAL INSTALLATION TO BE INSTALLED IN ACCORDANCE WITH B6 7671 2008 AS AMMENDED, ELECTRICAL INSTALLATIONS TO BE INSTALLED BY A COMPETENT INSTALLER DEEMED TO BE A CURRENT MEMBER OF A UKAS ACCREDITED SCHEME SUCH AS NICEIC, ECA OR SELECT OR EQUIVALENT BODY, ELECTRICAL TEST CERTIFICATE TO BE PROVIDED UPON COMPUTE TION OF A 11 WORKS.

CEILING ROSE (PENDANT / SPOT)

13 AMP DOUBLE SOCKET OUTLET SWITCHED AT LOW LEVEL 13 AMP DOUBLE SOCKET OUTLET SWITCHED AT HIGH LEVEL

LIGHT SWITCH WALL MOUNTED

OPTICAL SMOKE ALARMS TO CONFORM WITH BS EN 14604:2005 \bigcirc

0 HEAT DETECTOR

HONEYWELL SF340F CARBON MONOXIDE DETECTOR AND ALARM HARDWIRED WITH BATTERY BACK UP, CEILING MOUNTED

INTERCONNECTED SMOKE DETECTORS TO BS 5446: PART 1: 2000 AND BS5839: PART 6: WIRED TO MAINS ELECTRICAL SUPPLY WITHIN 7m OF LIVING ROOM DOORS AND 3m OF BEDROOM DOORS AND 30mm FROM LIGHT FITTINGS AND ADJECENT WALLS - (BATTERY BACK UP) SMOKE DETECTION TO BS 5446 AND BS 5839

ALL ELECTRICAL FITTINGS SHALL COMPLY WITH BS 5068 PART 2.ALL OUTLET BOXES SHALL BE FORMED FROM STEEL AND SHALL COMPLY WITH BS4662 AND BE SECURELY FIXED WITH A MINIMUM OF 3 NO. 8 SCREWS 25mm LONG. CABLES RUN IN FLOOR AND WALLS SHALL BE PROTECTED BY METAL PLATING OR EQUAL & APPROVED METHOD.

NOTCHING OF TIMBERS SHALL NOT EXCEED 25MM WIRING OF SOCKETS SHALL BE CONNECTED TO RING MAIN USING 2.5 mm SQ LIVE CONDUCTORS WITH 1.5mm SQ MIN CPU. ALL SOCKETS SHALL BE SWITCHED 13 AMP MOULDED PLASTIC FLUSH 3 PIN SHUTTER PATTERN TO BS 1363 PART 2. MIN OF 6 SOCKETS TO KITCHEN AND LIVING ROOM, 4 SOCKETS TO BEDROOM, HUMIDISTAT FANS TO BE SUITABLE FOR 240 VOLT 50 HZ OPERATION FITTED WITH ISOLATOR AT HIGH LEVEL

UPPER FLOOR CONSTRUCTION

22mm T & G V313 MOISTURE RESISTANT CHIPBOARD 200 X 50 SW JOISTS GRADE C16 AT 400mm CRS TO UPPER FLOOR LEVEL WITH MIN 175mm QUILT LAID BETWEEN MEMBERS ON NETLON VAPOUR CHECK

MID FLOOR RESTRAINT 1000 X 32 X 2.5mm STANDARD HOLDING DOWN STRAP NAILED TO GROUND FLOOR AND 1ST FLOOR PANELS WITH 6 NO. 50mm X 8 SWG GALVANISED NAILS (STRAP CENTERED VERTICALLY BETWEEN GROUND FLOOR AND FIRST FLOOR PANELS). IF 6G NAILS TO BE USED SPACING OF NAILS TO BE 100MM

All works to be carried out in accordance with the Building (Scotland) Act 2003 and Regulations 2004 as Amended and in accordance with guidance contained within the 2012 Domestic Technical Handbook.

bm desian

East Kilbride G75 OYA

Tel: 07877269321

GENERAL NOTES

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING (SCOTLAND) ACT 2003 AND REGULATIONS 2004 AS AMMENDED AND IN ACCORDANCE WITH ALL RELEVANT GUIDANCE AS CONTAINED WITHIN THE 2011 DOMESTIC TECHNICAL HANDBOOK

ALL STRUCTURAL TIMBER TO BE PRESSURE IMPREGNATED WITH PRESERVATIVE. ALL STUCTURAL GRADES OF TIMBER TO BE GROUP 52 - GRADE GS. TWO COATS PRESRVATIVE TO BE APPLIED TO ALL SITE CUTS.

NO HIGH ALUMINA CEMENT TO BE USED.

ALL STEELWORK TO BE WIRE BRUGHED & PAINTED WITH TWO COATS RED OXIDE PRIOR TO INSTALLATION.
ALL ELEMENTS TO HAVE A U-VALUE NOT EXCEEDING THE FOLLOWING TABLE EXTERNAL WALLS 0.19 W/M2 K ROOF 0.15 W / M2 K FLOOR 0.15 W / M2 K.

ALL DRAINAGE SHALL BE TO THE SATISFACTION OF THE LOCAL AUTHORITY.

ALL WINDOWS TO HABITABLE ROOMS TO HAVE MIN. AREA OF 10% FLOOR AREA AND MIN. OPENING AREA OF 5%

ALL FACING BRICK TO BE FROST RESISTANT

WINDOWS & DOORS

ALL LOW LEVEL GLAZING TO BE TO BS 6262 AND ALL UPVC APPLICATIONS TO BS7412 :2007

NEW WINDOW GLAZING TO COMPRISE OF ARGON FILLED UNITS TO PROVIDE A U-VALUE OFF 1.4 W/M2K

ALL WINDOWS TO BE FITTED WITH PERMAVENTS AT HEAD. GLAZING THROUGHOUT TO BE TO BS:6262.TOUGHENED GLASS ON ALL WINDOWS WITH CILLS BELOW 800mm

WITH CILLS BELOW BOOMM

NEW TILT AND TURN WINDOWS TO PROVIDE
FIRE ESCAPE WINDOW

NEW WINDOWS TO UPPER FLOOR AREAS TO

MATCH EXISTING WINDOWS WITH TILT N TURN

UNITS FITTED WITH DOUBLE GLAZED UNITS TO

BE CLEANABLE SAFELY FROM THE INSIDE, AND

PROVIDE EMERGENCY ESCAPE TO ALL UPPER

FLOOR PUBLIC AREAS MAX 1100mm OFF THE

FINISH FLOOR LEVEL. FINISH FLOOR LEVEL.

NEW WINDOWS THROUGHOUT TO BE HIGH PERFORMANCE UPVC WINDOWS TO MATCH EXISTING ALL WINDOWS TO BE FITTED AT HEAD WITH PERMAVENTS

ALL NEW DOORS AND WINDOWS TO BE TO INSTALLED TO BS 7950 :1997 & BS PAS 24:2007 & INSTALLED TO PREVENT UNLAWFUL ENTRY

EXTERNAL FINISHES

NEW EXTERNAL FINISHES TO MATCH EXISTING BUILDING MATERIAL IN COLOUR AND TEXTURE AS FOLLOWS: -ROOF: NATURAL SLATE TO ROOF FASCIA + VERGE : UPVC FASCIA
GUTTER / RWP'S / SVP'S : MARLEY UPVC DOWNPIPES
WALLS : FACING BRICK / ROUGHCAST/MARLEY ETERNIT BOARD
DADO WALLS : AS EXISTING FACING BRICK
WINDOWS : ANTHRACITE ALUMINIUM / WHITE UPVC
DOOPS : ALUMINIUM DOORS: ALUMINIUM
SILLS: 75mm CONCRETE SILLS AT LOWER LEVEL

NEW ROOF FINISH THROUGHOUT TO BE MARLEY INTERLOCKING CONCRETE ROOF TILES WITH MATCHING RIDGE AND DRY VERGE DETAILS TO MATCH UPVC FACINGS THROUGHOUT TO VERGE AND FASCIA INCLUDING REPLACING EXISTING TO MATCH EXISTING WITH MARLEY DRY-VERGE AND DRY EAVES UNITS EXTERNAL DOORS AND WINDOWS TO BE UPVC TO MATCH EXISTING

ALL WINDOWS SUPPLIED TO SIZES SHOWN ON PLANS AND ELEVATIONS

BLACK ALUMINIUM FINISH TO FRONT WINDOWS
WHITE UPVC FINISH TO GABLE AND REAR WINDOWS

PERPEND VENTILATORS

PERPEND VENTILATORS TO BE PROVIDED TO ALL NEW EXTERNAL WALLS AT FLOOR AND CEILING LEVELS PERPEND VENTS TO BE AT FLOOR LEVEL, BELOW SILLS, BELOW EAVES, ABOVE AND BELOW HORIZONTAL FIRE STOPS AND BELOW FIRE STOP AT TOP OF VERGES TO BOTH GABIES BOTH GABLES

FILL LEVEL

PERPEND JOINT AT MIN OF 1.2M C/C , TOP AND BOTTOM. NEW PERPEND VENTS ABOVE FLASHING ON EXISTING



Proposed Gable Elevation Scale 1:50



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SIGNED: MR & MRS PAUL ALLAN DATED: 1ST MARCH 2017

APPLICANT

MR & MRS PAUL ALLAN 3 KIRKVALE DRIVE NEWTON MEARNS GLASGOW G77 5HD MR & MRS PAUL ALLAN 3 KIRKYALE DRIVE NEWTON MEARNS GLASGOW G77 5HD

SITE ADDRESS

PROJECT PROPOSED ATTIC ALTERATIONS AND REAR SINGLE STOREY EXTENSION SCALE 1:100 1:50 BM1454 **DRG NO.** 12 OF 14 REV G EXISTING AND PROPOSED GABLE ELEVATIONS

EXTERNAL FINISHES

NEW EXTERNAL FINISHES TO MATCH EXISTING BUILDING MATERIAL IN COLOUR AND TEXTURE AS FOLLOWS: -AND 1EXTURE AS FOLLOWS:ROOF: NATURAL SLATE TO ROOF
FASCIA + VERGE: UPVC FASCIA
GUTTER / RWP'S / SVP'S: MARLEY UPVC DOWNPIPES
WALLS: FACING BRICK / ROUGHCAST/MARLEY ETERNIT BOARD
DADO WALLS: AS EXISTING FACING BRICK
WINDOWS: ANTHRACITE ALUMINIUM / WHITE UPVC
DOORS: ALUMINIUM
BILLS: TEMPS CONCRETE SILLS AT LOWER LEVEL SILLS: 75mm CONCRETE SILLS AT LOWER LEVEL

NEW ROOF FINISH THROUGHOUT TO BE MARLEY
INTERLOCKING CONCRETE ROOF TILES WITH
MATCHING RIDGE AND DRY VERGE DETAILS TO MATCH UPVC FACINGS THROUGHOUT TO VERGE AND FASCIA INCLUDING REPLACING EXISTING TO MATCH EXISTING WITH MARLEY DRY-VERGE AND DRY EAVES UNITS EXTERNAL DOORS AND WINDOWS TO BE UPVC TO MATCH EXISTING

ALL WINDOWS SUPPLIED TO SIZES SHOWN ON PLANS AND ELEVATIONS

BLACK ALUMINIUM FINISH TO FRONT WINDOWS WHITE UPVC FINISH TO GABLE AND REAR WINDOWS

PERPEND VENTILATORS

PERPEND VENTILATORS TO BE PROVIDED TO ALL NEW EXTERNAL WALLS AT FLOOR AND CEILING LEVELS

PERPEND VENTS TO BE AT FLOOR LEVEL, BELOW SILLS, BELOW EAVES, ABOVE AND BELOW HORIZONTAL FIRE STOPS AND BELOW FIRE STOP AT TOP OF VERGES TO BOTH GABLES

CAVITY WEEP VENTS AT 1000mm CRS ABOVE CAVITY FILL LEVEL

CAVITY TO BE VENTED TO OUTSIDE BY ONE OPEN PERPEND JOINT AT MIN OF 1.2M C/C , TOP AND BOTTOM. NEW PERPEND VENTS ABOVE FLASHING ON EXISTING REAR WALL ABOVE NEW ROOF LEVEL

■ PERPEND VENTS AT 1200mm CRS

LIMITING AIR INFILTRATION

LIMITING AIR INFILTRATION

ALL EXTRANEOUS AIR LEAKAGE PATHS IN DWELLING FABRIC WILL BE MINIMISED BY CONSTRUCTING THE DWELLING IN ACCORDANCE WITH BRE REPORT BR BUILDING RESEARCH ESTABLISHMENT BRE REPORT BR 262 SECOND EDITION 1994 (NOTE)TO INCLUDE 1. SEALING THE GAPS BETWEEN DRY LININGS AND MASONRY WALLS AT THE EDGES OF WINDOWS DOORS AND ROOFSPACE OPENINGS, AND AT THE JUNCTIONS BETWEEN WALLS FLOORS AND CEILINGS AND 2. SEALING VAPOUR CONTROL MEMBRANES IN TIMBER FRAMED OTHER FRAMED PANEL CONSTRUCTIONS AND 3. SEALING AT SERVICE PENETRATIONS OF THE FABRIC OR AROUND BOXING FOR SERVICES AND ING DRAUGHT SEALS TO THE OPENABLE PARTS OF THE WINDOWS ROOFLIGHTS AND SEALING AROUND JOIST ENDS BUILT INTO THE INNER LEAF OF EXTERNAL CAVITY WALLS

DRAINAGE

ALL DRAINAGE TO BE CARRIED OUT TO THE COMPLETE SATISFACTION OF THE LOCAL AUTHORITY

MARLEY PVC DEEP FLOW GUTTER, HALF NOMINAL ROUND WITH MATCHING PVC DOWN PIPES WITH RODDING ACCESS AT GROUND LEVEL

ROOFING FELT TO BE DRESSED INTO GUTTER

WINDOWS & DOORS

ALL LOW LEVEL GLAZING TO BE TO BS 6262 AND ALL UPVC APPLICATIONS TO BS7412 :2007

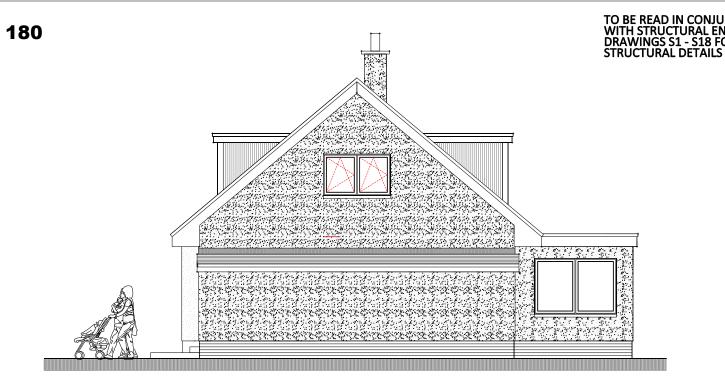
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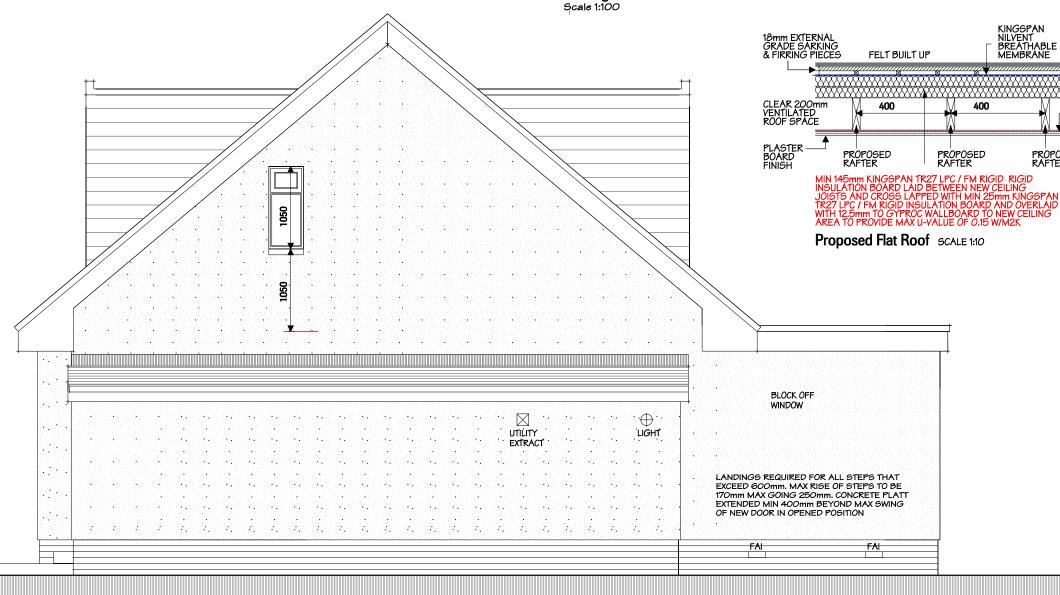
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NEW WINDOWS TO UPPER FLOOR AREAS TO MATCH EXISTING WINDOWS WITH TILT N TURN
UNITS FITTED WITH DOUBLE GLAZED UNITS TO
BE CLEANABLE SAFELY FROM THE INSIDE, AND
PROVIDE EMERGENCY ESCAPE TO ALL UPPER
FLOOR PUBLIC AREAS MAX 1100mm OFF THE FINISH FLOOR LEVEL.

NEW WINDOWS THROUGHOUT TO BE HIGH PERFORMANCE UPVC WINDOWS TO MATCH EXISTING ALL WINDOWS TO BE FITTED AT HEAD WITH PERMAVENTS
ALL NEW DOORS AND WINDOWS TO BE TO INSTALLED TO BS 7950:1997 & BS PAS 24:2007 & INSTALLED TO PREVENT UNLAWFUL ENTRY



Existing Gable Elevation



Proposed Gable Elevation



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SIGNED: MR & MRS PAUL ALLAN DATED: 1ST MARCH 2017 APPLICANT MR & MRS PAUL ALLAN 3 KIRKVALE DRIVE NEWTON MEARNS GLASGOW G77 5HD

SITE ADDRESS MR & MRS PAUL ALLAN 3 KIRKYALE DRIVE NEWTON MEARNS GLASGOW G77 5HD PROJECT PROPOSED ATTIC ALTERATIONS AND REAR SINGLE STOREY EXTENSION SCALE 1:100 1:50 EXISTING AND PROPOSED GABLE ELEVATIONS **DRG NO.** 13 OF 14 REV G



BM1454

