

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY13 March 2019Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2019/02ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSIONS AND INSTALLATIONOF TWO FRONT DORMER WINDOWS AND ONE DORMER WINDOW AT REARAT 22 VICTORIA CRESCENT, CLARKSTON**PURPOSE OF REPORT**

1. The purpose of the report is to present the information currently available to allow a review of the decision taken by officers, in terms of the Scheme of Delegation made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 in respect of the application detailed below.

DETAILS OF APPLICATION

2. Application type: Full Planning Permission (Ref No:- 2018/0721/TP).
- Applicant: Tim Hunter and Naula Ashe.
- Proposal: Erection of single storey side and rear extensions and installation of two front dormer windows and one dormer window at the rear.
- Location: 22 Victoria Crescent, Clarkston.
- Council Area/Ward: Clarkston, Netherlee and Williamwood (Ward 4).

REASON FOR REQUESTING REVIEW

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

RECOMMENDATIONS

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

- (b) In the event that further procedure is required to allow it to determine the review, consider:-
 - (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
 - (ii) what procedure or combination of procedures are to be followed in determining the review.

BACKGROUND

5. At the meeting of the Council on 29 April 2009, consideration was given to a report by the Director of Environment seeking the adoption of a new Scheme of Delegation in terms of the new Section 43A of the Town and Country Planning (Scotland) Act 1997, subject to approval of the scheme by Scottish Ministers.

6. The report provided details of the new hierarchy of developments that took effect from 6 April 2009 explaining that the Scheme of Delegation related to those applications within the “local development” category as set out in the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009, but would in future be determined by an “appointed officer”. In the Council’s case this would be either the Director of Environment or the Head of Roads, Planning and Transportation Service now designated the Head of Environment (Strategic Services).

7. The report highlighted that historically appeals against planning decisions were dealt with by Scottish Ministers. However, following the introduction of the new planning provisions which came into effect on 3 August 2009 all appeals against decisions made in respect of local developments under delegated powers would be heard by a Local Review Body. The Local Review Body would also deal with cases where the appointed officer had failed to determine an application within two months from the date it was lodged.

NOTICE OF REVIEW – STATEMENT OF REASONS FOR REQUIRING THE REVIEW

8. The applicants in submitting the review have stated the reasons for requiring the review of the determination of the application. A copy of the applicants’ Notice of Review and Statement of Reasons is attached as Appendix 5.

9. The applicants are 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 have indicated that their stated preferences are further written submissions and 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, 13 March 2019 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 117 - 122);
- (b) Copies of Objections/Representations – Appendix 2 (Pages 123 - 126);
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 127 - 134);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 135 - 138); and
- (d) A copy of the applicants' Notice of Review and Statement of Reasons - Appendix 5 (Pages 139 - 154).

15. The applicants have 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 155 - 162).

- (a) Existing Elevations;
- (b) Refused – Location Plan;
- (c) Refused – Block Plan;
- (d) Refused – Proposed Elevations – Plan 2A;
- (e) Refused – Proposed Ground Floor Plan – Plan 3; and
- (f) Refused - Proposed Loft Floor Plan – Plan 4.

16. The Local Review Body is advised that initial consultation responses and representations received if any, relating to the application will be listed in the planning officer's Report of Handling.

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

RECOMMENDATIONS

18. The Local Review Body is asked to:-

- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
 - (i) it proceeds to determine whether the decisions taken in respect of the application under review should be upheld, reversed or varied; and

- (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed.

- (b) In the event that further procedure is required to allow it to determine the review, consider:-
 - (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
 - (ii) what procedure or combination of procedures are to be followed in determining the review.

Report Author: Paul O'Neil

Director - Caroline Innes, Deputy Chief Executive

Paul O'Neil, Committee Services Officer
e-mail: paul.o'neil@eastrenfrewshire.gov.uk
Tel: 0141 577 3011

Date:- March 2019

**APPLICATION
FOR
PLANNING PERMISSION**

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HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION

RECEIVED

Town and Country Planning (SCOTLAND) ACT 1997
The Town and Country Planning (Development Management Procedure) (SCOTLAND) REGULATIONS 2013

6 DEC 2018

Please refer to the accompanying Guidance Notes when completing this application
PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title		Ref No.	
Forename	TIM HUNTER NAULA ASHE	Forename	JOHN
Surname	HUNTER, ASHE	Surname	HUTTON
Company Name		Company Name	
Building No./Name	22	Building No./Name	FLAT 0/1, 69
Address Line 1	VICTORIA CRESC.	Address Line 1	MILBROSE ROAD,
Address Line 2	CLACKSTON	Address Line 2	LANIASIDE
Town/City	GLASGOW	Town/City	GLASGOW
Postcode		Postcode	G42 9UT
Telephone		Telephone	
Mobile		Mobile	07773 209204
Fax		Fax	
Email		Email	

3. Address or Location of Proposed Development (please include postcode)

22, VICTORIA CRESC, CLACKSTON

NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.

4. Describe the Proposed Works

Please describe accurately the work proposed:

REAR EXTENSION & LOFT CONVN WITH CORNERS

Have the works already been started or completed Yes No

If yes, please state date of completion, or if not completed, the start date:

Date started:

Date completed:

If yes, please explain why work has already taken place in advance of making this application.

5. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal? Yes No

If yes, please provide details about the advice below:

In what format was the advice given? Meeting Telephone call Letter Email

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes No

Please provide a description of the advice you were given and who you received the advice from:

Name: Date: Ref No.:

6. Trees

Are there any trees on or adjacent to the application site? Yes No

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

7. Changes to Vehicle Access and Parking

Are you proposing a new altered vehicle access to or from a public road? Yes No

If yes, please show in your drawings the position of any existing, altered or new access and explain the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? Yes No

If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangement for continuing or alternative public access.

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

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

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

8. Planning Service Employee/Elected Member Interest

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority? Yes No

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority? Yes No

If you have answered yes please provide details:

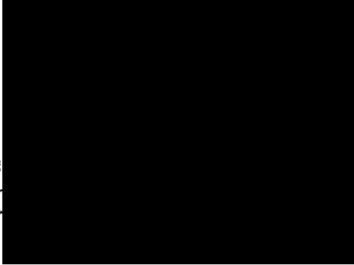
DECLARATION

I, the applicant / agent certify that this is an application for planning permission and that accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, the applicant/agent hereby certify that the attached Land Ownership Certificate has been completed

I, the applicant/agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants Yes No N/A

Signature:



Name:

John Austin

Date:

21/11/18

Any person who provides information to provide on this form will be held and processed in accordance with the requirements of the Information Act.

OTHER EXAMPLES OF SIMILAR SIDE EXTENSIONS
↓ DOWNERS IN VICTORIA CASE ,

LAND OWNERSHIP CERTIFICATES


Town and Country Planning (Scotland) Act 1997
 Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

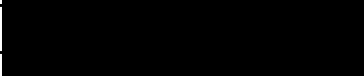
CERTIFICATE A, B, C, D OR CERTIFICATE E MUST BE COMPLETED BY ALL APPLICANTS

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than myself MR + MRS T. HUNTER was owner 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 application.
- (2) None of the land  constitutes or forms part of agricultural land.

Signed: 

On behalf of: MR + MRS T. HUNTER

Date: 21/11/18

CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have _____ served notice on every person other than myself _____ who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are:

Name	Address	Date of Service of Notice

- (2) None of the land to which the application relates constitutes or forms part of agricultural land

or

- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have _____ served notice on every person other than myself _____ who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:

COPIES OF OBJECTIONS/REPRESENTATIONS

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Comments for Planning Application 2018/0721/TP

Application Summary

Application Number: 2018/0721/TP

Address: 22 Victoria Crescent Clarkston East Renfrewshire G76 8BP

Proposal: Single storey side and rear extensions and installation of two front and one rear dormer windows.

Case Officer: Mr Derek Scott

Customer Details

Name: Mr Joseph Pakenham

Address: 15 Victoria Crescent, Clarkston, East Renfrewshire G76 8BP

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Hello,

Are there more detailed plans to be uploaded to this file? At the moment the only file is a very rough hand-drawn plan of the proposals, so I am unable to comment appropriately.

thanks

Joseph

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REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2018/0721/TP

Date Registered: 20th December 2018

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Clarkston, Netherlee And Williamwood

Co-ordinates: 257590/657078

Applicant/Agent:

Applicant:
Tim Hunter and Naula Ashe
22 Victoria Crescent
Clarkston
East Renfrewshire
G76 8BP

Agent:

John Hutton
Flat 0/1, 69 Millbrae Road
Langside
Glasgow
G42 9UT

Proposal: Erection of single storey side and rear extensions and installation of two front dormer windows and one dormer window at the rear

Location: 22 Victoria Crescent
Clarkston
East Renfrewshire
G76 8BP

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY: None relevant.

REPRESENTATIONS: One representation (neither objecting nor supporting the application) has been received and relates to the ability to view the plans.

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 hip roofed bungalow and its curtilage and lies within an established residential area. The dwelling is characterised by its pyramidal roof form with each of the four planes being generally of similar proportions. With the exception of a small attached garage and a recessed side extension, the front of the dwelling is generally symmetrical in character, with two windows on either side of the centrally-positioned front door. The dwelling is externally finished in white render and red concrete tiles. The side and rear boundaries are characterised by timber fencing and planting.

Victoria Crescent is generally characterised by detached and semi-detached hip roofed bungalows, with two storey sandstone houses and a more recent detached gable-ended dwelling at the far western end of the street. The detached hip roofed bungalows are characterised by

pyramidal roof forms, although several have been extended to the side such that this original character has been altered.

Planning permission is sought for the erection of a single storey side extension and a single storey rear extension and for the installation of dormer windows at the front and rear. The proposed side extension measures approximately 2.7 metres wide and sits flush with the front and existing rear elevations of the dwelling. It comprises a hipped roof with a ridge line rising to meet flush with that of the original dwelling. The rear extension measures approximately 3.5 metres deep by 12.1 metres wide by 4.4 metres high. It comprises a mono-pitch roof. The front and rear dormer windows comprise hipped roofs. The proposed external materials have not been specified. The existing side extension and an existing rear extension are to be removed.

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 extensions should complement the character of the existing building in terms of its style, form and materials. It also states that dormer windows should not in general dominate the existing roof. The adopted Supplementary Planning Guidance: Householder Design Guide (SPG), which supports and forms part of Policy D14, is also relevant. The SPG states that extensions to dwellings should not dominate or overwhelm the original form of the dwelling. It also states that side extensions should be set back at least 0.5m from the front elevation of the original dwelling and have a ridge line lower than that of the existing dwelling. Regarding dormer windows, the SPG states that they should be set below the ridge of the dwelling and that they should be vertically aligned with window and door openings below.

It is accepted that the proposed side extension, by virtue of its lack of set back and drop in the ridge line would result in the loss of the original pyramidal form of the roof to the detriment of the original character of the dwelling. This would be contrary to Policy D14 and to the specific terms of the SPG. However, similar extensions in close proximity to the application site, that do not comprise a drop in the ridge or a set-back from the front building line, have changed the character of this part of Victoria Crescent to one of more varied roofscapes. In this case, given the altered character of the area and the relatively modest side projection, the impact of the side extension, on its own, would not significantly detract from the character of the area.

Nevertheless, the proposal also includes the installation of two front and one rear dormer windows. The rear dormer window, whilst not centrally positioned on the roof plane, would have minimal impact on the street scape. However, the two front-facing dormer windows, which sit flush with the ridge of the dwelling, coupled with the side-wards extension of the roof plane (which, on its own, may have been acceptable), significantly add to the massing of the proposal, further dominating and detracting from the original character. This is contrary to the Policy D14 and to the specific terms of the SPG.

The resulting development would be a visually dominant and incongruous addition to the streetscape to the detriment of the visual amenity of the area. As such, the proposal is contrary to Policy D1.

The rear extension is not considered to give rise to any significant amenity or design issues. The proposal in its entirety would not give rise to significant additional overlooking, overshadowing or loss of daylight. Two additional side-facing windows are proposed to be formed in the fabric of the existing dwelling. Whilst it would be possible to look towards the side-facing kitchen in the adjacent dwelling, those windows do not require planning permission and their impact is not assessed.

The representation related to viewing the plans on-line and is not material to the consideration of the application.

It is noted that there are some inconsistencies in the drawings; however, they are adequate to allow assessment of the proposal against the policies of the Local Development Plan. Given the proposal is unacceptable against policy and recommended for refusal, it would be unreasonable for the Planning Service to request that the applicant submit amended plans.

In conclusion, the proposal is contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and contrary to the terms of the adopted Supplementary Planning Guidance by virtue of the additional massing which would dominate and detract from the original form and character of the dwelling and result in a visually dominant and incongruous addition to the streetscape. The material consideration of the change in roofscapes in the immediate area has been considered but does not outweigh the terms of the development plan.

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 proposed single storey side extension, in conjunction with the two front-facing dormer windows, would give rise to a visually dominant and incongruous addition to the streetscape to the detriment of the visual amenity of the area.
2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed single storey side extension, in conjunction with the two front-facing dormer windows, would dominate and overwhelm the original character and form of the dwelling by virtue of the significant increase in massing.
3. The proposal is contrary to the specific terms of the adopted Supplementary Planning Guidance: Householder Design Guide as i) the proposed single storey side extension does not comprise a drop in the ridge line or a set back from the front building line; and ii) the proposed dormer windows are not set below the ridge line, to the detriment of the character and design of the original dwelling by virtue of the increase in massing.

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.: 2018/0721/TP
(DESC)

DATE: 18th January 2019

DIRECTOR OF ENVIRONMENT

Reference: 2018/0721/TP - Appendix 1

DEVELOPMENT PLAN:**Strategic Development Plan**

This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Strategic Development Plan and therefore the East Renfrewshire Local Plan is the relevant policy document

Adopted East Renfrewshire Local Development Plan

Policy D1 - Detailed Guidance for all Development

Proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. In some cases, where the criteria have not been met, a written justification will be required to assist with assessment.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;

13. Where applicable, new development should take into account the legacy of former mining activity;
14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

Policy D14 - Extensions to Existing Buildings and Erection of Outbuildings and Garages

Any extensions must complement the existing character of the property, particularly in terms of style, form and materials.

The size, scale and height of any development must be appropriate to the existing building. In most circumstances, pitched roofs utilising slates or tiles to match the existing house will be the appropriate roof type. Alternatives, such as flat roofs or green roofs, will be considered on a site specific basis.

Side extensions should not create an unbroken or terraced appearance.

The development should avoid over-development of the site by major loss of existing garden space.

Dormer windows should not in general dominate the existing roof, nor rise above or break the existing ridgeline or hip of the roof, and should be finished in materials to match existing roof finishes.

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

GOVERNMENT GUIDANCE: None

Finalised 18th January 2019 – AC(1)

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DECISION NOTICE
AND
REASONS FOR REFUSAL

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**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
(AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013**

REFUSAL OF PLANNING PERMISSION

Ref. No. **2018/0721/TP**

Applicant:

Tim Hunter & Naula Ashe
22 Victoria Crescent
Clarkston
East Renfrewshire
G76 8BP

Agent:

John Hutton
Flat 0/1, 69 Millbrae Road
Langside
Glasgow
G42 9UT

With reference to your application which was registered on 20th December 2018 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of single storey side and rear extensions and installation of two front dormer windows and one dormer window at the rear

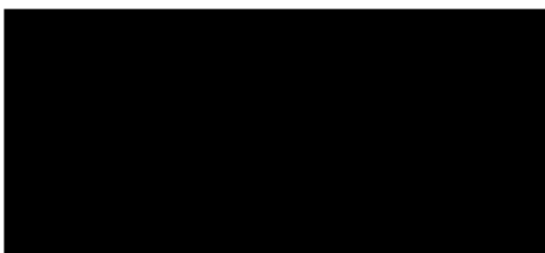
at: 22 Victoria Crescent Clarkston East Renfrewshire G76 8BP

the Council in exercise of their powers under the abovementioned Act and Regulations hereby refuse planning permission for the said development.

The reason(s) for the Council's decision are:-

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposed single storey side extension, in conjunction with the two front-facing dormer windows, would give rise to a dominant and incongruous addition to the streetscape to the detriment of the visual amenity of the area.
2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed single storey side extension, in conjunction with the two front-facing dormer windows, would dominate and overwhelm the original character and form of the dwelling by virtue of the significant increase in massing.
3. The proposal is contrary to the specific terms of the adopted Supplementary Planning Guidance: Householder Design Guide as i) the proposed single storey side extension does not comprise a drop in the ridge line or a set back from the front building line; and ii) the proposed dormer windows are not set below the ridge line, to the detriment of the character and design of the original dwelling by virtue of the increase in massing.

Dated 18th January 2019



Director of Environment
East Renfrewshire Council
2 Spiersbridge Way,
Spiersbridge Business Park,
Thornliebank,
G46 8NG
Tel. No. 0141 577 3001

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The following drawings/plans have been refused

Plan Description	Drawing Number	Drawing Version	Date on Plan
Location Plan	LOCATION		
Block Plan Proposed	BLOCK		
Elevations Proposed	2	A	
Plans Proposed	3		
Plans Proposed	4		

GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS

REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY

1. If the applicant is aggrieved by a decision to refuse permission (or by an approval subject to conditions), the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A Notice of Review can be submitted online at www.eplanning.scotland.gov.uk. Please note that beyond the content of the appeal or review forms, **you cannot normally raise new matters** in support of an appeal or review, unless you can demonstrate that the matter could not have been raised before, or that its not being raised before is a consequence of exceptional circumstances. Following submission of the notice, you will receive an acknowledgement letter informing you of the date of the Local Review Body meeting or whether further information is required.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

CONTACT DETAILS

**East Renfrewshire Council
Development Management Service
2 Spiersbridge Way,
Spiersbridge Business Park,
Thornliebank,
G46 8NG**

**General Inquiry lines 0141 577 3895 or 0141 577 3878
Email planning@eastrenfrewshire.gov.uk**

**NOTICE OF REVIEW
AND
STATEMENT OF REASONS**

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11 FEB 2019

NOTICE OF REVIEW

Under Section 43A(8) Of the Town and County Planning (SCOTLAND) ACT 1997 (As amended) In Respect
of Decisions on Local Developments
The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND)
Regulations 2013
The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

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

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

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR MS	Ref No.	
Forename	TIM	Forename	JOHN A.
Surname	HUNTER	Surname	HUTTON
Company Name		Company Name	
Building No./Name	22, VICTORIA CRESC.	Building No./Name	FLAT 0/1. 69.
Address Line 1	CLARKSTON	Address Line 1	MILBRAE ROAD
Address Line 2	EAST RENFREWSHIRE	Address Line 2	LANGSIDE
Town/City	GLASGOW	Town/City	GLASGOW
Postcode	G76 8BP	Postcode	G42 9UT
Telephone		Telephone	07773 209204
Mobile		Mobile	" "
Fax		Fax	
Email		Email	jhplanning@gmail.com
3. Application Details			
Planning authority	EAST RENFREWSHIRE		
Planning authority's application reference number	2018/0721/TP		
Site address	<p>22 VICTORIA CRESC, CLARKSTON</p> <p>G76 8BP</p>		
Description of proposed development	<p>ERECTION OF SINGLE STOREY SIDE & REAR EXTENSIONS AND INSTALLATION OF TWO FRONT DORMERS & ONE TO REAR.</p>		

Date of application

20/12/18

Date of decision (if any)

18/1/19.

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

4. Nature of Application

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

5. Reasons for seeking review

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

6. Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

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

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

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

WE FEEL THE OFFICER HAS NOT TAKEN INTO ACCOUNT THE NUMBER OF SIMILAR EXTENSIONS + DORMERS ARE IN THE SAME STREET!

7. Site inspection

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

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

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

8. Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

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

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

VICTORIA CRESCENT HAS ALL DIFFERENT HOUSES, BUNGALOWS, SEMI + DETACHED, TWO STOREY HOUSES ETC. WE POINTED OUT IN OUR APPLICATION THAT THERE WERE MANY SIMILAR EXTENSIONS + DORMERS ALREADY CARRIED OUT.

THE EXTENSIONS AT NO 24 + 26 ARE THE SAME AS WE ARE PROPOSING i.e. RIDGE HEIGHT AT EXISTING RIDGE HEIGHT & IN LINE WITH FRONT OF PROPERTY (PHOTOS ENCLOSED)

NOS 20, 15, 11 & 9 ALL HAVE PITCH ROOF DORMERS + WE CONSIDER OUR APPLICATION WOULD ENHANCE THE PROPERTY. (PHOTOS ENCLOSED)

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

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

9. List of Documents and Evidence

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

PLANS + ELEVATIONS OF EXISTING & PROPOSED,
 BLOCK PLAN
 LOCATION PLAN,
 PHOTO'S

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

10. Checklist

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

Full completion of all parts of this form

Statement of your reasons for requesting a review

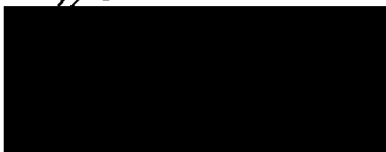
All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

DECLARATION

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

Signature:



Name:

JOHN A. HUTTON

Date:

11 | 2 | 19

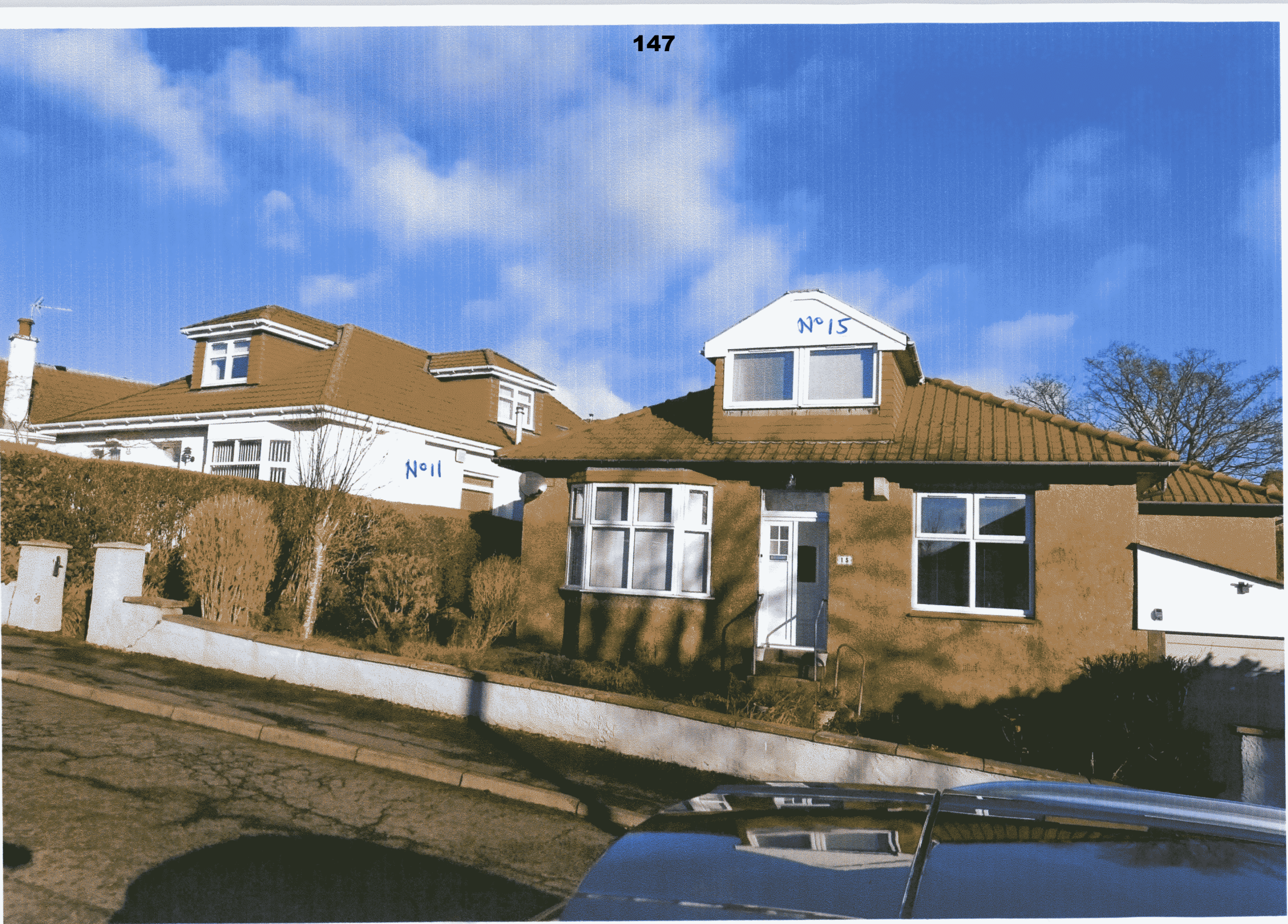
Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.

145



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147



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153



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PLANS/PHOTOGRAPHS/DRAWINGS

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PROPOSED LOFT CONVERSION + REAR SINGLE STOREY EXTENSION.

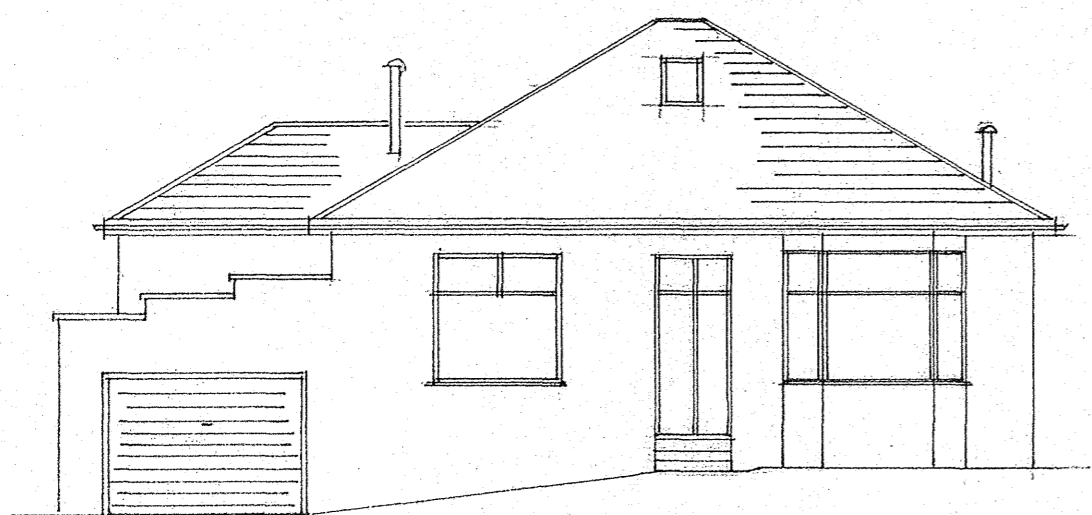
AT 22 VICTORIA CRESC, CLARKSTON.

PER T. HUNTER / N. ASHE

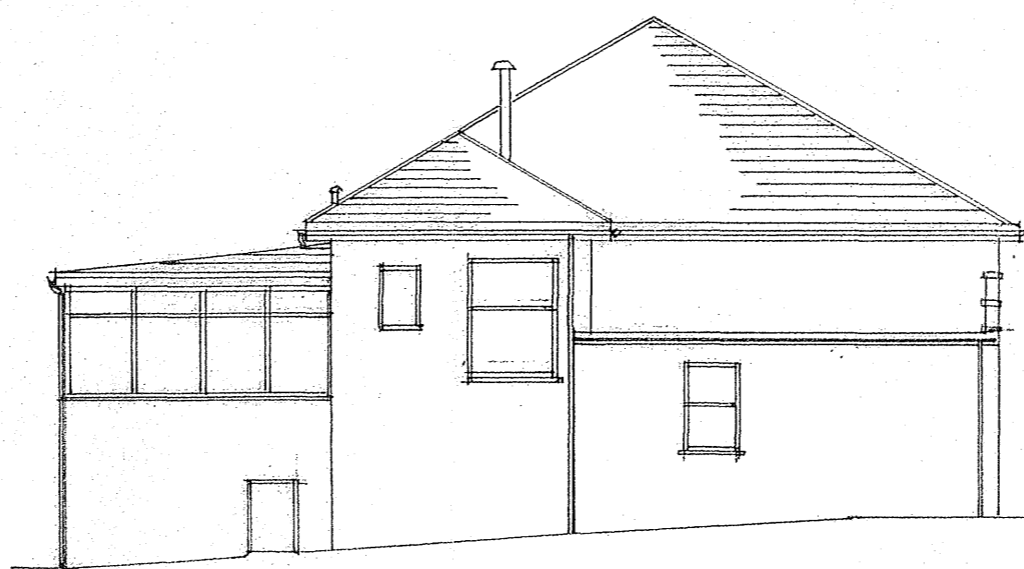
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DRGN° : 4238 / 1

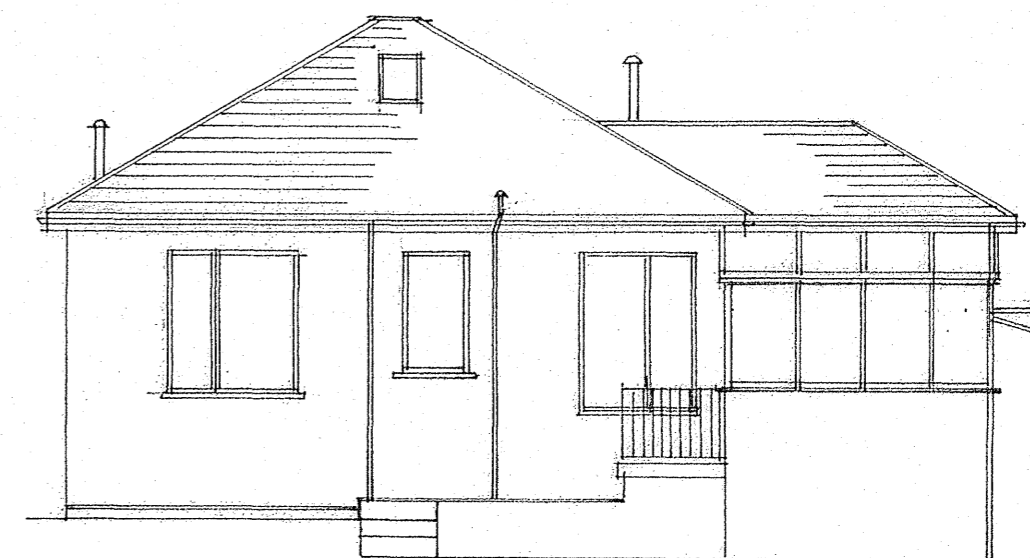
DATE : OCT 2018.



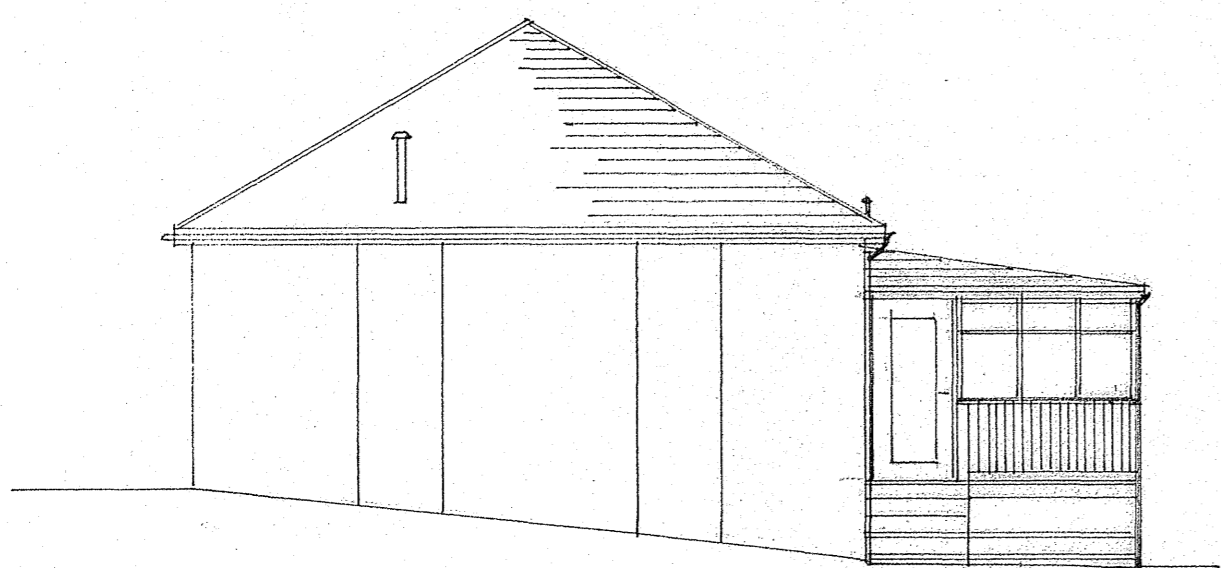
EXISTING FRONT ELEVATION.





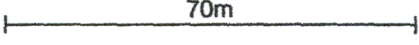
EXISTING SIDE ELEVATION.



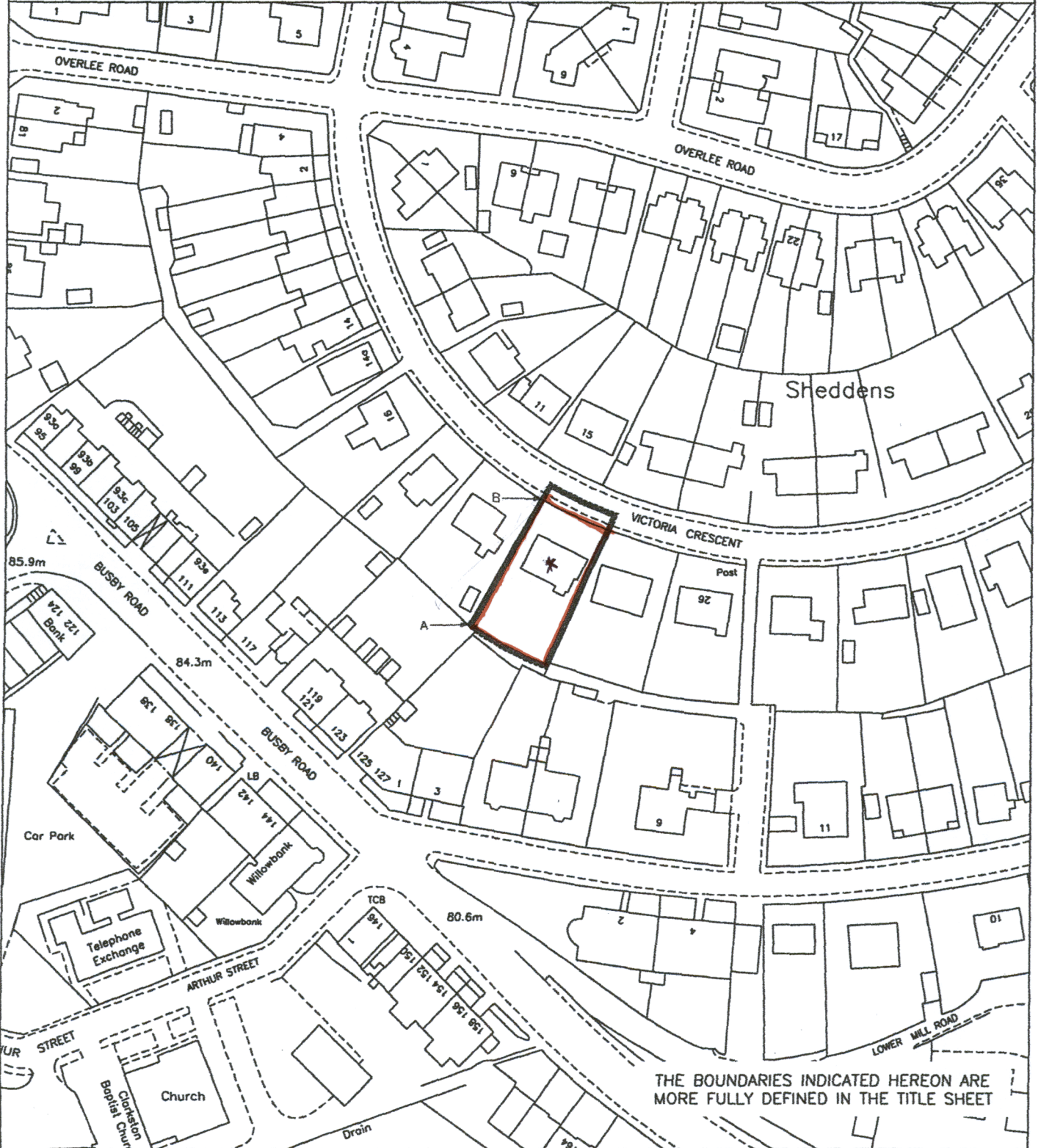
EXISTING REAR ELEVATION.



EXISTING SIDE ELEVATION.

 LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
	30376 17/10/1997	REN36457
	ORDNANCE SURVEY NATIONAL GRID REFERENCE	70m 
	NS5756NW NS5756NE NS5757SW NS5757SE	Survey Scale 1/1250

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THE BOUNDARIES INDICATED HEREON ARE MORE FULLY DEFINED IN THE TITLE SHEET

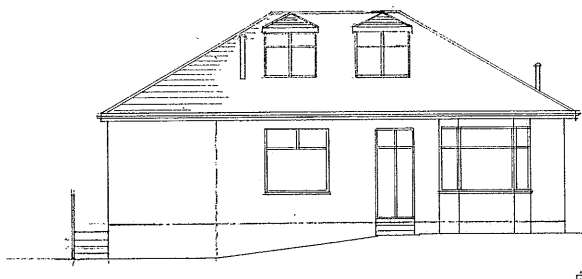
PROPOSED REAR EXTENSION
+ LOFT CONVERSION WITH DORMERS
AT 22, VICTORIA CRESC, CLARKSTON.



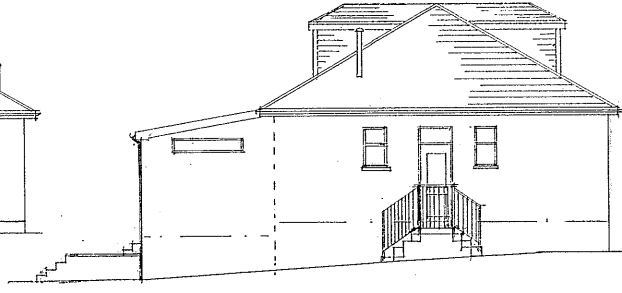
BLOCK PLAN 1:200

PROPOSED LOFT CONVERSION + REAR SINGLE STOREY EXTENSION
AT 22, VICTORIA CRESC, CLARKSTON.
PER: T. HUNTER / N. ASHE.

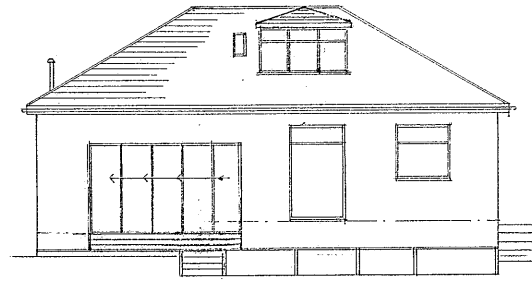
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DRGN: 4238/2A.
DATE: OCT 2018.



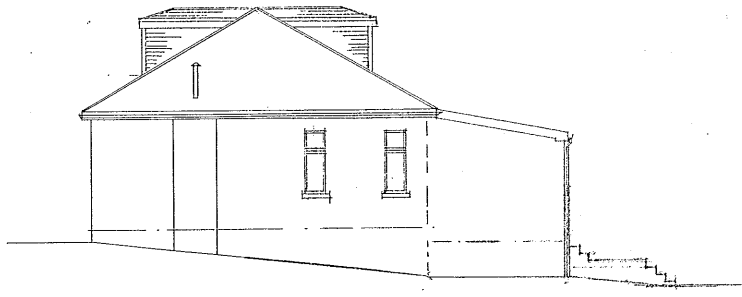
PROPOSED FRONT ELEVATION.



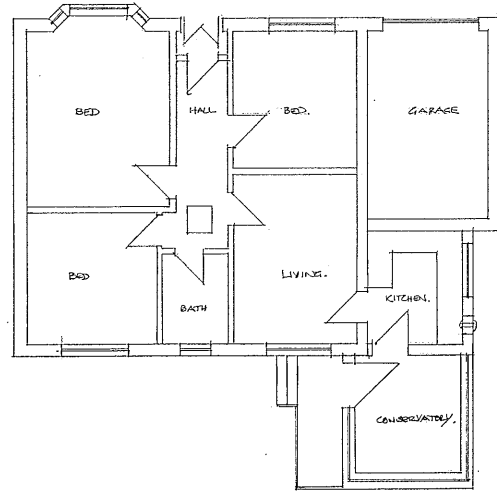
PROPOSED SIDE ELEVATION.



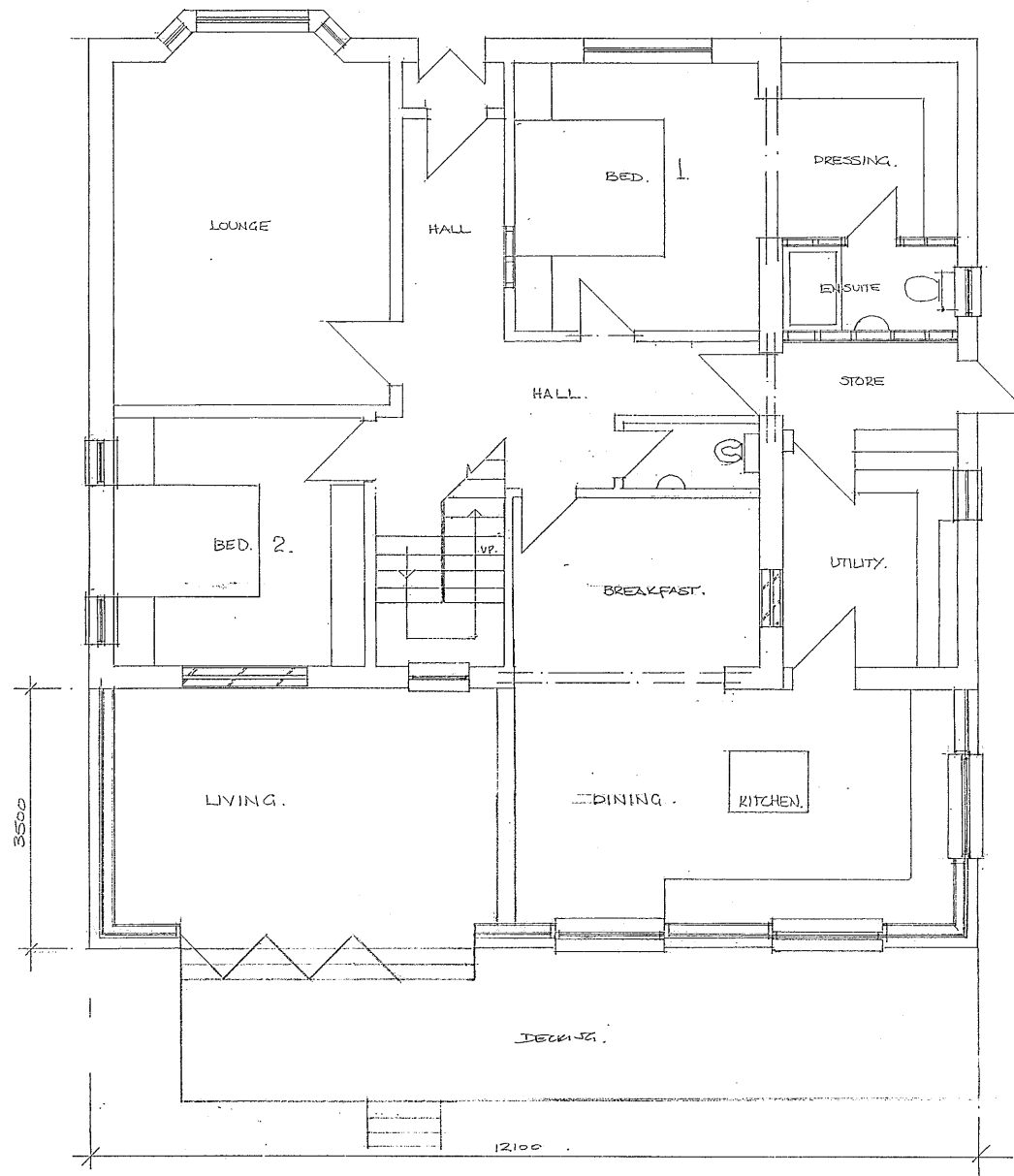
PROPOSED REAR ELEVATION.



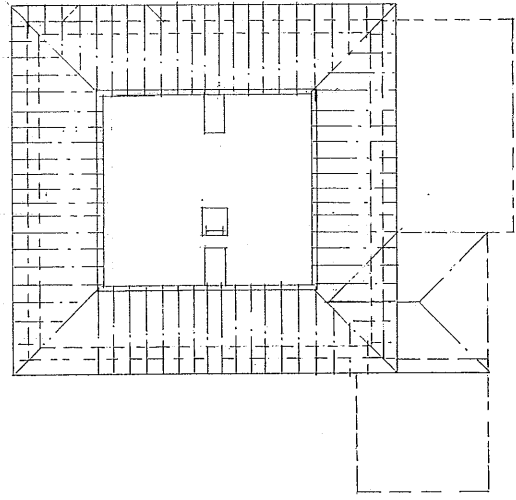
PROPOSED SIDE ELEVATION.



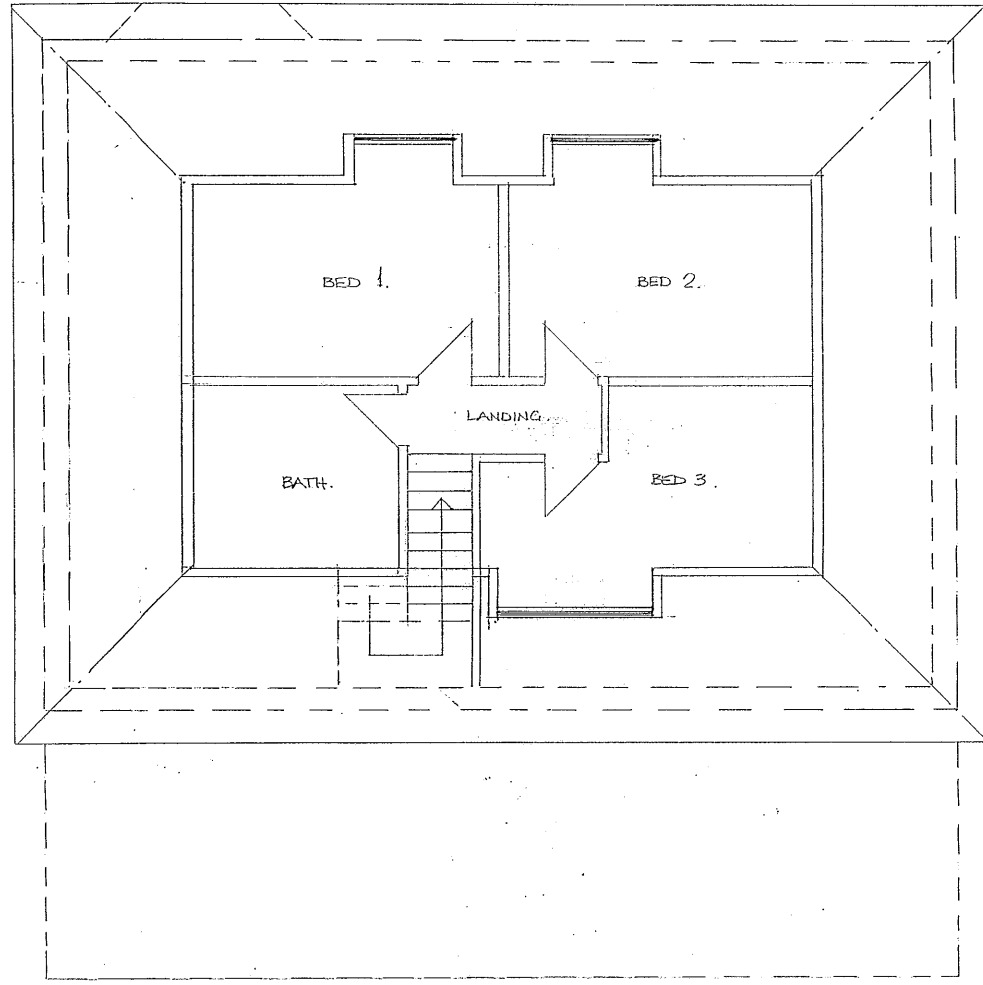
EXISTING G.F. PLAN.



PROPOSED G.F. PLAN.



EXISTING LOFT FLOOR PLAN.



PROPOSED LOFT FLOOR PLAN.