

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY8 August 2018Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2018/08

ALTERATION TO ROOF TO FORM ONE AND A HALF STOREY EXTENSION WITH
GABLE END AT REAR, INSTALLTION OF HIPPED ROOF OVER EXISTING FRONT
DORMER AND INSTALLATION OF DORMER WINDOWS AT SIDES
AT 54 MELFORD AVENUE, GIFFNOCK

PURPOSE OF REPORT

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

DETAILS OF APPLICATION

2. Application type: Full Planning Permission (Ref No:- 2017/0843/TP).
- Applicant: Mr Allan Shankland.
- Proposal: Alteration to roof to form one and a half storey extension with gable end at rear, installation of hipped roof over existing front dormer and installation of dormer windows at sides.
- Location: 54 Melford Avenue, Giffnock.
- Council Area/Ward: Giffnock and Thornliebank (Ward 3).

REASON FOR REQUESTING REVIEW

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

RECOMMENDATIONS

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

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

BACKGROUND

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

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

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

NOTICE OF REVIEW – STATEMENT OF REASONS FOR REQUIRING THE REVIEW

8. The applicant in submitting the review has stated the reasons for requiring the review of the determination of his application. A copy of the applicant’s Notice of Review and Statement of Reasons is attached as Appendix 4.

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 applicant’s request as to how it will determine the review and will itself decide what procedure will be used in this regard.

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

12. In accordance with the above decision, the Local Review Body will carry out an unaccompanied site inspection on Wednesday, 8 August 2018 immediately before the meeting of the Local Review Body which begins at 2.30pm.

INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

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

14. However, the applicant has submitted new information which was not available to the Appointed Officer at the time the determination of the application was made. The new information relates three documents entitled 'melford avenue image' 1, 2, and 3 which were not in the application file.

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

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

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

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

17. However, at the time of writing this report no explanation had been received.

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

19. Members should note that the new information has been excluded from the applicant's 'Notice of Review' form.

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

- (a) Application for planning permission – Appendix 1 (Pages 9-16);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages 17-24);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages 25-30); and
- (e) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 4 (Pages 31-38).

21. The applicant has also submitted the drawings listed below (available for inspection within the Planning Division of the Environment Department prior to the meeting and for reference at the meeting) and are attached as Appendix 5 (Pages 39-50).

- (a) Location Plan - Drawing Ref No:- Loc 1;
- (b) Existing Site and Block Plan – Drawing Ref No:- 103;
- (c) Existing Front, Rear and Side Elevations – Drawing Ref No:- 102;
- (d) Existing – Ground, First and Roof Plans – Drawing Ref No:-101;
- (e) Proposed Block Plan - Drawing Ref No:-203_Rev_A;
- (f) Refused – Location Plan – Loc 1;
- (g) Refused – Proposed Block Plan - Drawing Ref No:- 203B;
- (h) Refused – Proposed Front, Rear, and Side Elevations - Drawing Ref No:- 202A; and
- (i) Refused – Proposed Ground Floor, First Floor and Roof Plan - Drawing Ref No:- 201A.

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

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

RECOMMENDATIONS

24. The Local Review Body is asked to:-

- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
 - (i) it proceeds to determine whether the decisions taken in respect of the application under review should be upheld, reversed or varied; and
 - (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed.
- (b) In the event that further procedure is required to allow it to determine the review, consider:-
 - (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
 - (ii) what procedure or combination of procedures are to be followed in determining the review.

Report Author: Paul O'Neil

Director - Caroline Innes, Deputy Chief Executive

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

Date:- July 2018

BLANK PAGE

**APPLICATION
FOR
PLANNING PERMISSION**

BLANK PAGE



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 100078832-001

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

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Extend roof over existing extension to create additional bedrooms at first floor and form two new dormer windows. Enlarge existing staircase to first floor.

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

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Allan"/>	Building Number:	<input type="text" value="54"/>
Last Name: *	<input type="text" value="Shankland"/>	Address 1 (Street): *	<input type="text" value="Melford Avenue"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Giffnock"/>
Telephone Number: *	<input type="text" value="07801751326"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="g46 6nd"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="allanshankland1@gmail.com"/>		

Site Address Details

Planning Authority:	<input type="text" value="East Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="54 MELFORD AVENUE"/>
Address 2:	<input type="text" value="GIFFNOCK"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G46 6ND"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="658397"/>	Easting	<input type="text" value="256744"/>
----------	-------------------------------------	---------	-------------------------------------

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

Yes No

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

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

Signed: Mr Allan Shankland

On behalf of:

Date: 15/12/2017

Please tick here to certify this Certificate. *

Checklist – Application 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 written description of the development to which it relates? * Yes No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * Yes No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * Yes No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. Yes No
- e) Have you provided a certificate of ownership? * Yes No
- f) Have you provided the fee payable under the Fees Regulations? * Yes No
- g) Have you provided any other plans as necessary? * Yes No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- Existing and Proposed elevations.
- Existing and proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. Yes No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * Yes No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr Allan Shankland

Declaration Date: 15/12/2017

Payment Details

Telephone Payment Reference:

Created: 15/12/2017 14:40

BLANK PAGE

REPORT OF HANDLING

BLANK PAGE

REPORT OF HANDLING

Reference: 2017/0843/TP

Date Registered: 18th December 2017

Application Type: Full Planning Permission

This application is a Local Development

Ward: 3 -Giffnock And Thornliebank

Co-ordinates: 256744/:658397

Applicant/Agent: Applicant: Agent:

Mr Allan Shankland
54 Melford Avenue
Giffnock
Glasgow
Scotland
G46 6ND

Proposal: Alteration to roof to form one and a half storey extension with gable end at rear, installation of hipped roof over existing front dormer and installation of dormer windows at sides

Location: 54 Melford Avenue
Giffnock
East Renfrewshire
G46 6ND

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY: None

REPRESENTATIONS: No representations have been received.

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 property that lies within an established residential area characterised by similar house types. The property is externally finished in stone and has red profiled tiles on the roof. The side and rear boundaries are characterised by established planting and timber fencing. The property has previously been extended at the rear in the form of a flat roofed single storey extension that extends the full width of the property.

Planning permission is sought for the raising of the existing roof ridge to accommodate an upper storey rear extension and two hipped roof dormer windows. Comprising a roof that forms a gable end with a truncated hip the extension will measure 3.3m in depth and 10.5m in width. The

pitched roof dormer windows, measuring 2.9m in width, will be located on the side elevations of the property. It is also intended to install a hipped roof over an existing dormer window on the front elevation of the house. The extension will be externally finished in roof tiles and render to match the finish of the property and the dormer roofs and sides are also proposed to be externally clad in tiles to match the colour of the roof.

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, including overlooking and Policy D14 requires that extensions should complement the character of the existing building in terms of its style, form and materials. The adopted Supplementary Planning Guidance: Householder Design Guide (SPG) that forms part of the Local Development Plan is also relevant. The SPG sets out detailed guidance regarding dormer windows and extensions to the rear of bungalows.

The street is characterised by the repetition of a particular built form which the proposal would adversely impact upon. As such, the proposed extension would detract from the character and visual amenity of the area, particularly as it will be visible to public view from the street. This aspect is contrary to Policy D1 of the adopted Local Development Plan.

The proposal can be readily accommodated at the site, however the proposed upper storey extension with its increased roof massing does not complement the character or design of the original hip roofed property. Indeed, the cumulative impact of the dormer windows, raised roof ridge, the gable end including truncated hip and failure to drop the ridge line is considered to dominate and overwhelm the character and form of the original dwelling. This aspect is contrary to Policy D14 of the adopted Local Development Plan and the specific terms of the SPG. The SPG emphasises that an extension to the rear of a bungalow should have its ridge line below the ridge of the house.

Furthermore, both Policy D14 and the SPG require that dormer windows are wholly contained within the roof slope and set below the roof/ridge and off the side ridge/hip.

The agent has made reference to a similar extension at 14 Melford Avenue and has amended the original proposal to provide a similar truncated hip at the rear. While similar developments at neighbouring properties are material in the consideration of a planning application 14 Melford Avenue is not within the immediate locality and the development approved at that site predates current planning policy.

In conclusion, the proposal is considered to be contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and to the terms of the adopted Supplementary Planning Guidance: Householder Design Guide. There are no material considerations that outweigh the provisions of the development plan. The application is therefore recommended for refusal.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None

REASONS FOR REFUSAL:

1. The proposed development is contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan as the proposal will incorporate a roof design significantly different to that of the existing house which would visually dominate the house and which would be to the detriment of the character of the house.

2. The proposed development is contrary to the Supplementary Planning Guidance - Householder Design Guidance as it does not comply with the general principles and the specific guidance on extensions/alterations to the rear of bungalows contained therein.

ADDITIONAL NOTES: None

ADDED VALUE:

Design, layout and/or external material improvements have been achieved during the processing of the application to ensure the proposal complies with the Council's Local Plan policies.

BACKGROUND PAPERS:

Further information on background papers can be obtained from Ms Fiona Morrison on 0141 577 3895.

Ref. No.: 2017/0843/TP
(FIMO)

DATE: 1st May 2018

DIRECTOR OF ENVIRONMENT

Reference: 2017/0843/TP - Appendix 1

DEVELOPMENT PLAN:

Strategic Development Plan

Given the size and scale of the development it is not considered that government guidance is a relevant material consideration.

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 01/05/18 AC(3)

BLANK PAGE

**DECISION NOTICE
AND
REASONS FOR REFUSAL**

BLANK PAGE

**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. **2017/0843/TP**

Applicant:

Mr Allan Shankland
54 Melford Avenue
Giffnock
Glasgow
Scotland
G46 6ND

Agent:

With reference to your application which was registered on 18th December 2017 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Alteration to roof to form one and a half storey extension with gable end at rear, installation of hipped roof over existing front dormer and installation of dormer windows at sides

at: 54 Melford Avenue, Giffnock, East Renfrewshire, G46 6ND

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 proposed development is contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan as the proposal will incorporate a roof design significantly different to that of the existing house which would visually dominate the house and which would be to the detriment of the character of the house.
2. The proposed development is contrary to the Supplementary Planning Guidance - Householder Design Guidance as it does not comply with the general principles and the specific guidance on extensions/alterations to the rear of bungalows contained therein.

Dated 1st May 2018

Andrew J Cahill

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
Block Plan Proposed	203	B	
Plans Proposed	201	A	
Elevations Proposed	202	A	
Location Plan	LOC1		

BLANK PAGE

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. 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**

BLANK PAGE

**NOTICE OF REVIEW
AND
STATEMENT OF REASONS**

BLANK PAGE



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 100078832-005

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

Applicant or Agent Details

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

Applicant Agent

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Allan"/>	Building Number:	<input type="text" value="54"/>
Last Name: *	<input type="text" value="Shankland"/>	Address 1 (Street): *	<input type="text" value="Melford Avenue"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Giffnock"/>
Telephone Number: *	<input type="text" value="07801751326"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="g46 6nd"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="allanshankland1@gmail.com"/>		

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

54 MELFORD AVENUE

Address 2:

GIFFNOCK

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G46 6ND

Please identify/describe the location of the site or sites

Northing

658397

Easting

256744

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)

Alteration to roof to form half storey, upward extension over the existing single-storey area; creating a half -hipped roof formed at the rear of property. Forming additional side dormers and improving the existing front dormer window.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority’s decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the ‘Supporting Documents’ section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to supporting documentation submitted with supporting statement and images

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

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

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

54 Melford avenue - 001 Location Plan Householder Application 100078832-001 001 Location Plan 101 Existing Plans 102 Existing Elevations 103 revision A - Existing Site and Block Plans 201 Revision A Proposed Plans 202 Revision A Proposed Elevations and Section 203 Revision B Proposed Site and Block Plans 54 Melford avenue appeal statement melford avenue image 1 melford avenue image 2 melford avenue image 3

Application Details

Please provide details of the application and decision.

What is the application reference number? *

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

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

Review Procedure

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

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

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

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)

I believe a site inspection and viewing the roofs of 14 and 22 Melford Avenue and other properties listed as being relevant .

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

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

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

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

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

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Allan Shankland

Declaration Date: 31/05/2018

Local Review Body Appeal – 54 Melford Avenue**Supporting Statement**

The proposed roof extension at 54 Melford Avenue is designed to give additional bedrooms and en-suite to the existing upper floor. The additional accommodation would allow Mr Shankland's son and daughter-in-law and family to relocate from London to dwell at 54 Melford Avenue, whilst saving to buy their own home in Glasgow area. Also the roof Extension over the existing flat roof would address the problem of water ingress from the existing flat roof, built 20 plus years prior. After many repairs to remedy over the years, this ongoing problem would be remedied by the pitched roof over.

Whilst looking at ways of developing the property to provide the additional bedrooms, we looked to the most attractive and well designed roof extensions within the local area on the same house type. On Melford Avenue we found, we believe, the best design to copy and implement; our template is the recently erected roofs of numbers 22 and 14 Melford Avenue, which are just along the road from number 54. Both of these former bungalow houses, being same house type, were granted planning approval 2015. Also the overlooking Gable extension on Brora Drive was taken into consideration. We therefore implementing a roof seen regularly in the vicinity and on the same house type. We also noted that planning guidance outlined pre 2015 local development plan, which our template roof was approved under, had not changed in respect to bungalow-to-gable extensions, and thus our proposal we feel should be judged within the same guidelines as those same roofs granted approval on the street.

We would fully expect that our application is assessed with the same material considerations which fairly and reasonably relate to our proposal as those previously granted. Those being - the extension is not seen from rear due to high railway embankment and that we are mitigating the rear gable with a hipped roof over.

Hipped Dormers - overlooking on Brora Drive is a gable extension built on the same house type, with hipped dormers. Also across the road at the intersection of Brora Drive and Melford Avenue is a former bungalow with numerous hipped dormers added. Indeed, there are many hipped dormers added to bungalow roofs throughout the local area, and they can be seen as the favoured dormer type on the numerous re-roofed houses. Our proposed roof was designed in the knowledge that the introduced hipped dormers echo and reflect the existing, as seen on Melford Avenue and on the same house type throughout the Giffnock Local Area.

Below, East Renfrewshire Council Planning Departments appraisal of the roof which we copied exact - 14 Melford Avenue. Please note this highlights that the bungalow-to-gable guidelines were the same prior to the 2015 Guideline.

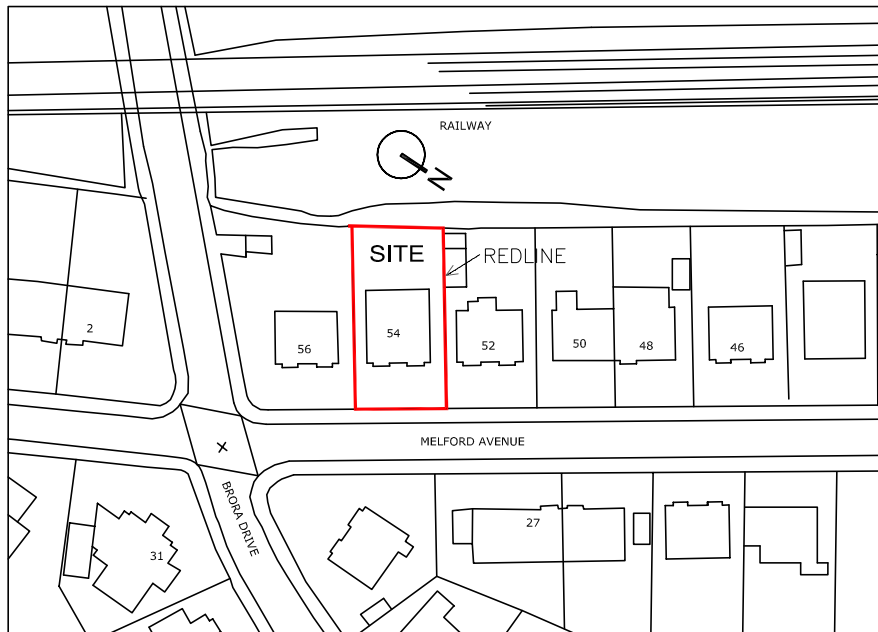
'The proposed dormer windows and rear extension are considered to compliment the character and design of the existing dwelling and as such, would not detract from the character or amenity of the wider area. The Supplementary Planning Guidance: Householder Design Guide (SPG) presumes against the formation of gable ends in place of hipped roofs, unless material considerations indicate otherwise. In this instance, the impact on the character of the existing dwelling is mitigated by the introduction of a half hip and the fact that the rear of the property is not readily visible to public view. Furthermore, a hip to gable extension (2013/0464/TP) was approved on 22 October 2013 at 22 Melford Avenue. It is therefore considered that the terms of the SPG can be laid aside in this instance in favour of a grant of planning permission. The proposed extensions would not give rise to excessive additional overlooking or overshadowing, given the orientation of the property in relation to its neighbours and the boundary treatment.'

We feel the proposal does not result in any loss of character or amenity to the surrounding area; as this roof is seen on many of the same house type with roof upgrade in instances locally & on Melford Avenue. We conclude that this roof is strongly represented on Melford Avenue and streets adjoining - Brora Drive and Balvie Avenue. We therefore kindly ask that the review fairly assess Mr Shankland's proposal, considering those same precedent roofs granted.

BLANK PAGE

PLANS/PHOTOGRAPHS/DRAWINGS

BLANK PAGE



Ordnance Survey Copyright 2010. All rights reserved. Licence number 1000295909

LOCATION PLAN 1:1250



Applicant
Allan Shankland

Job
54 melford Avenue, Giffnock, Glasgow, G46 6ND
Attic Conversion

Drawing Title
Location Plan

Scale
1:1250 @ A4

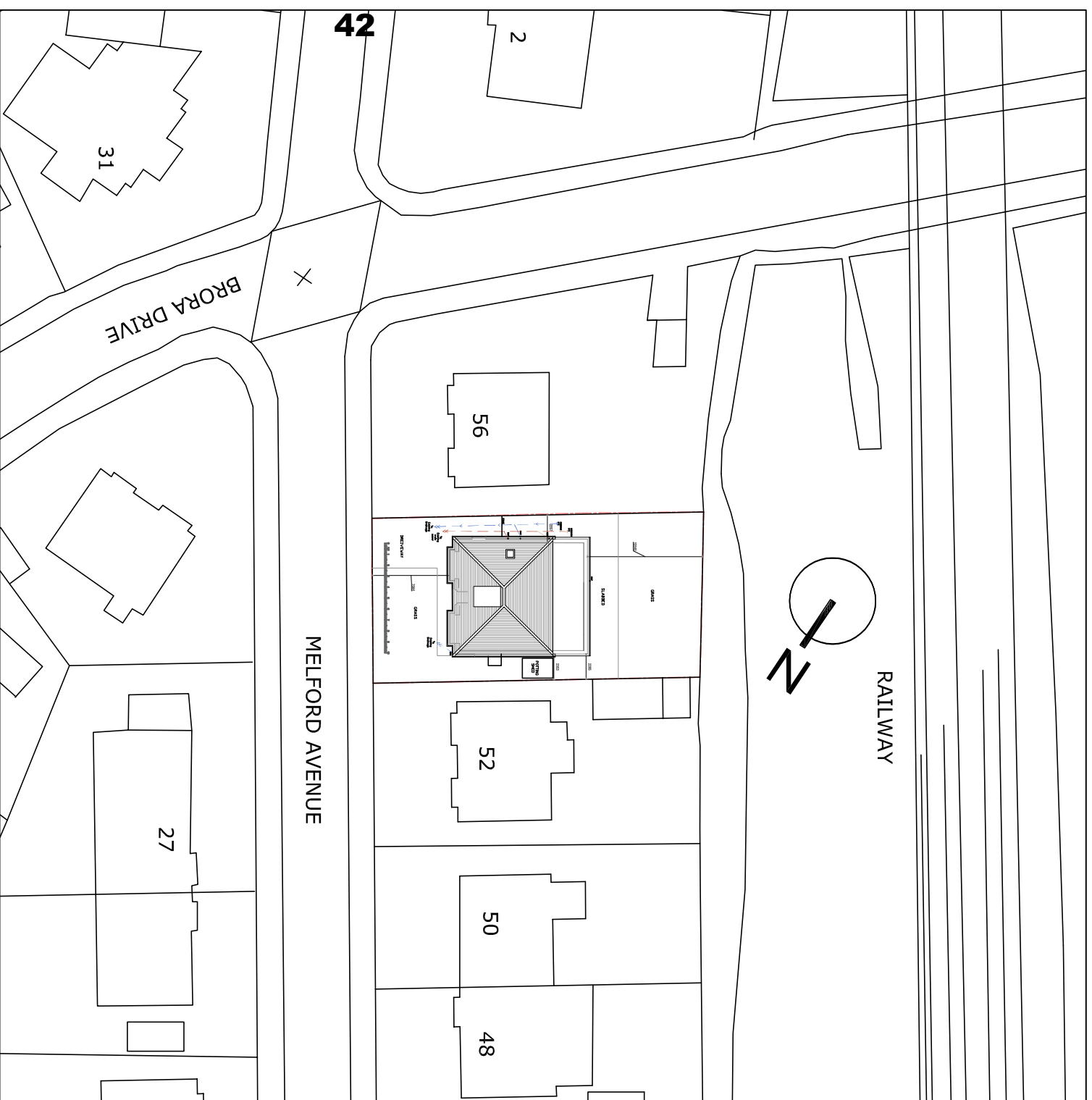
Date
Nov '17

Drawn by

Drawing Number
Loc 1

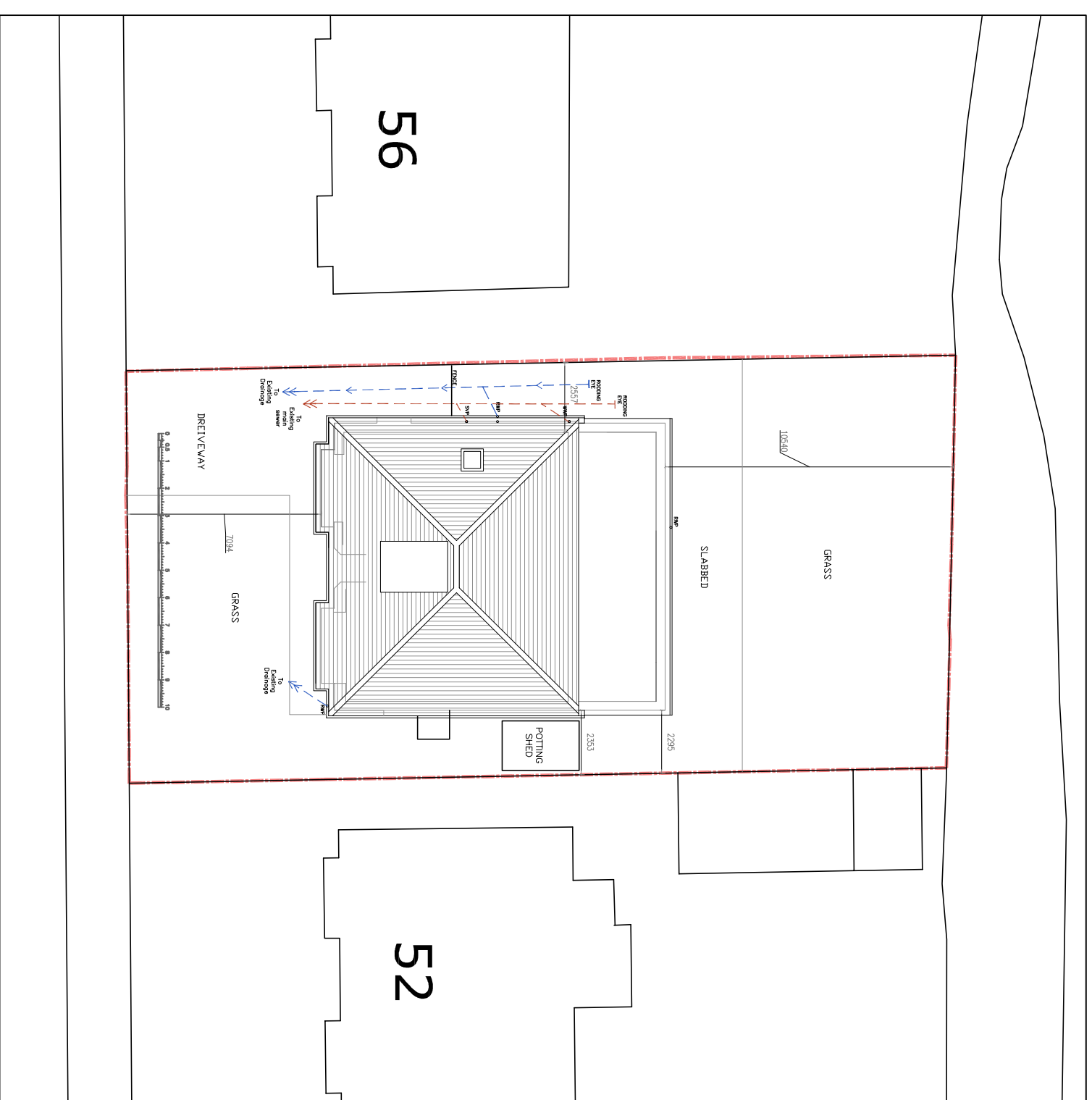
Revision

This drawing is for the purpose of PLANNING / BUILDING CONTROL APPROVAL ONLY. Any construction carried out directly from these drawings is outside the responsibility of the authors. Any discrepancy contained within these drawings is to be reported immediately.



Existing Block Plan
Scale 1:500

Notes:
 The Contractor is to verify all buildings and Site dimensions prior to commencement of works or preparation of shop drawings.
 Do not scale from this drawing for construction purposes.



Existing Site Plan
Scale 1:200

Applicant
 Allan Shankland

Job
 Attic Conversion
 54 Melford Avenue, Giffnock

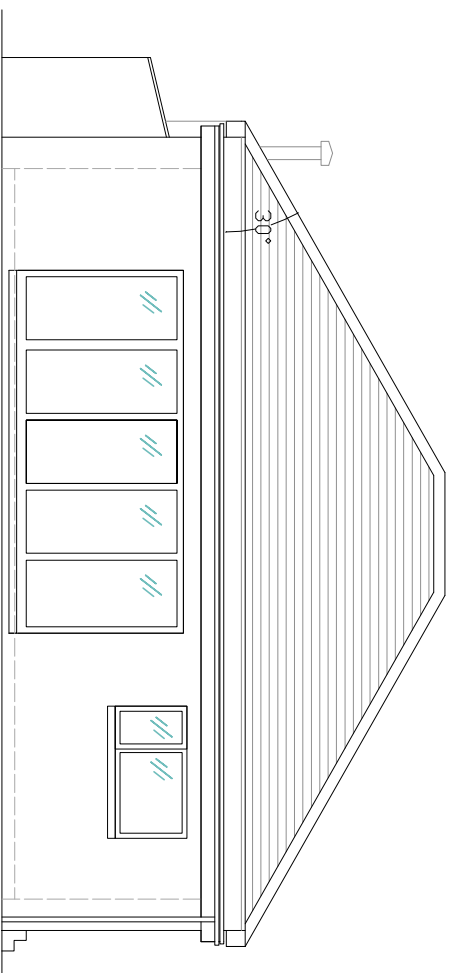
Existing Site & Block Plan

Scale 1:500 & 1:200 @ A3
Date Nov '17
Drawn by

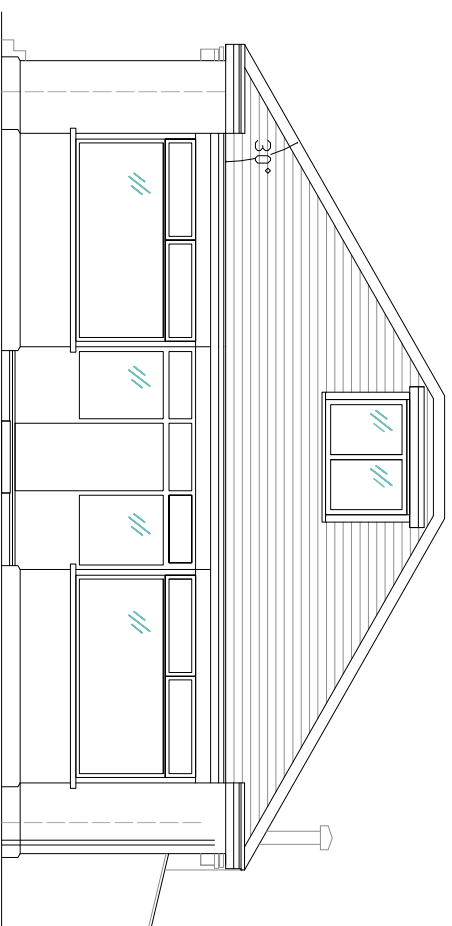
Drawing Number 103
Revision

This drawing is for the purpose of PLANNING / BUILDING CONTROL APPROVAL ONLY. Any construction carried out directly from these drawings is outside the responsibility of the authors. Any discrepancy contained within these drawings is to be reported immediately.

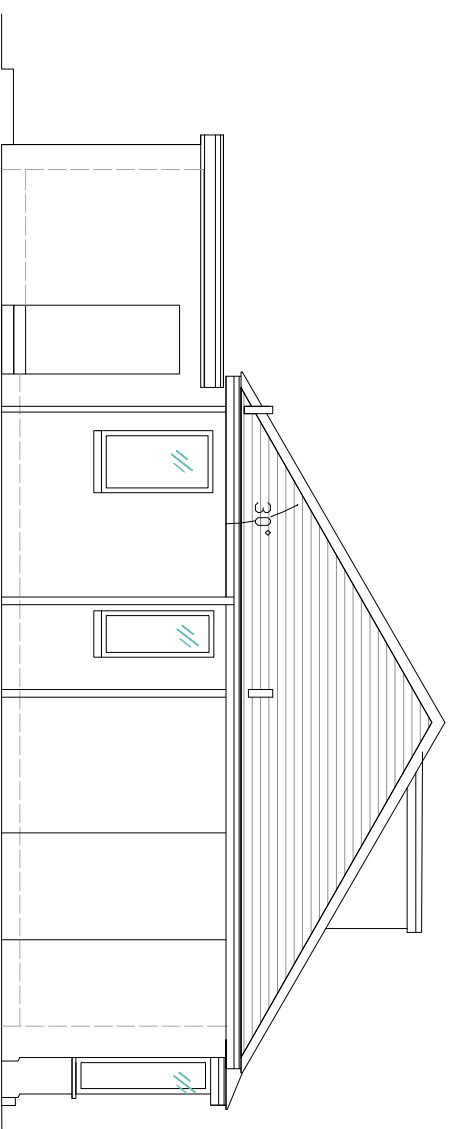
Notes:
 The Contractor is to verify all buildings and Site dimensions prior to commencement of works or preparation of shop drawings.
 Do not scale from this drawing for construction purposes.



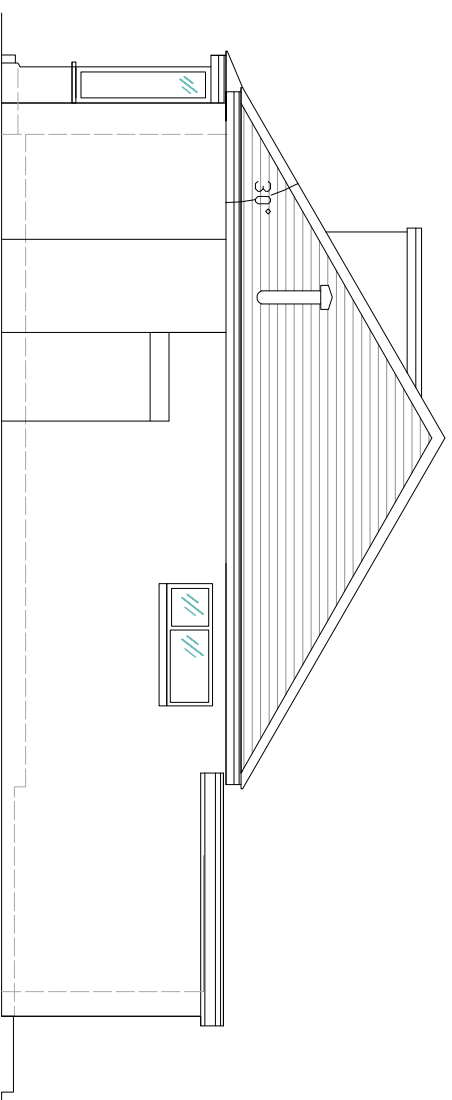
EXISTING REAR ELEVATION
 SCALE 1:100



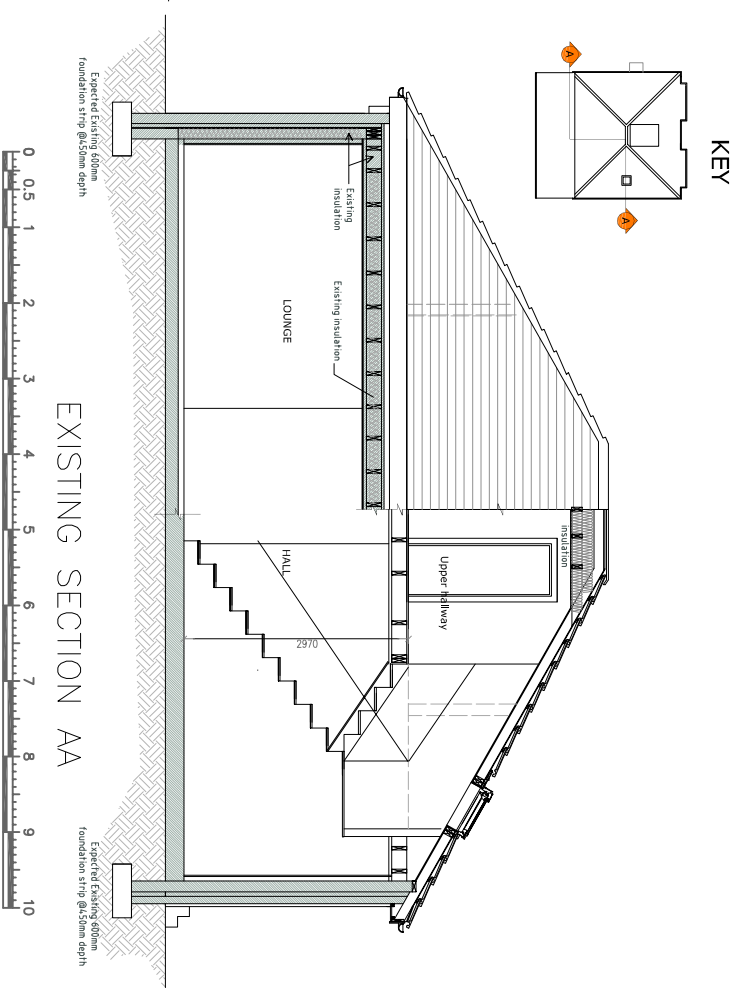
EXISTING FRONT ELEVATION
 SCALE 1:100



EXISTING SIDE ELEVATION 1
 SCALE 1:100



EXISTING SIDE ELEVATION 2
 SCALE 1:100



EXISTING SECTION AA

Applicant
 Mr. Allan Shankland

Job
 Attic Extension
 54 Melford Avenue, Giffnock, G46 6ND

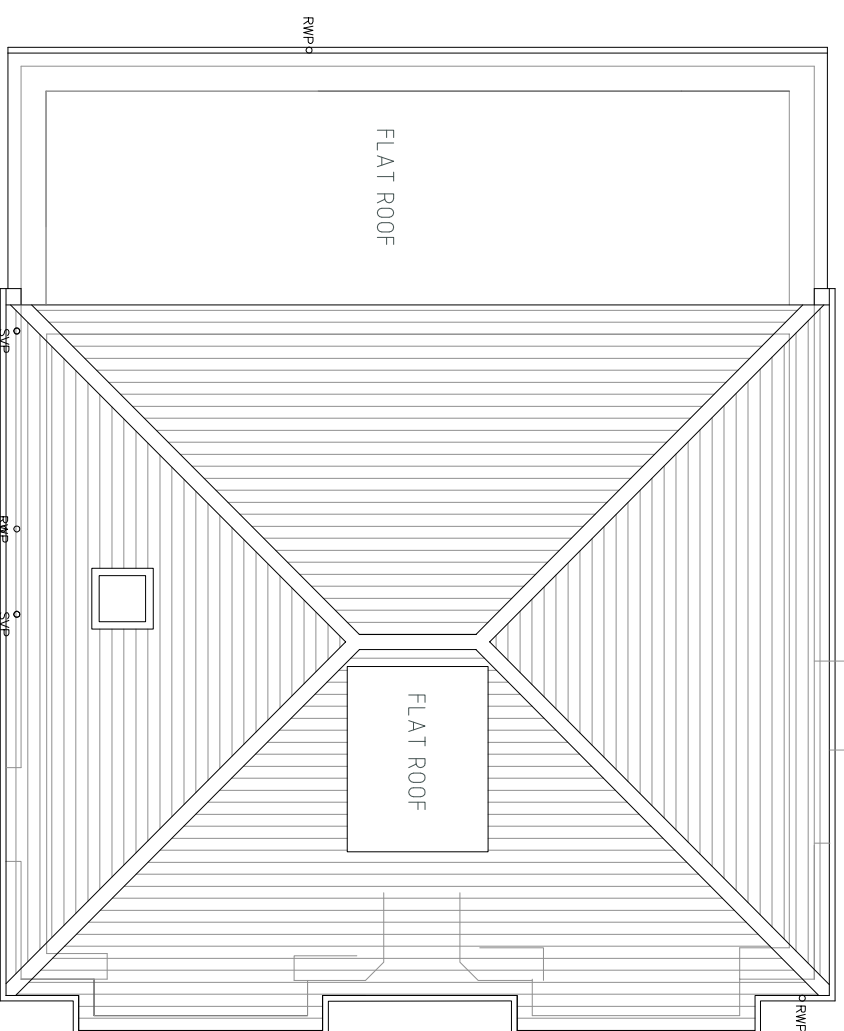
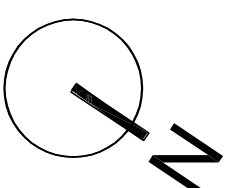
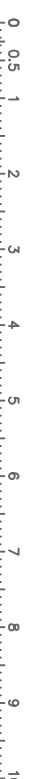
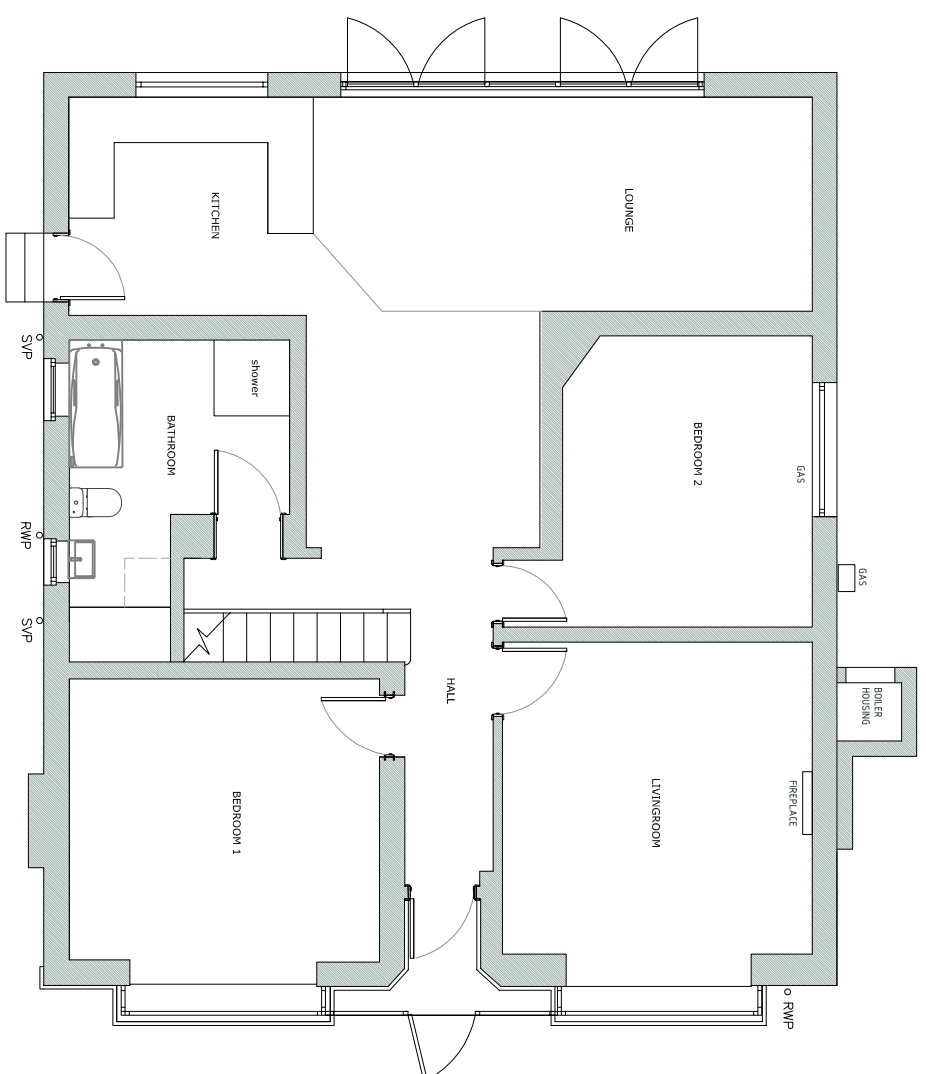
Drawing Title
 Existing Elevations & Section

Scale
 1:100 @ A3

Drawing Number
 102

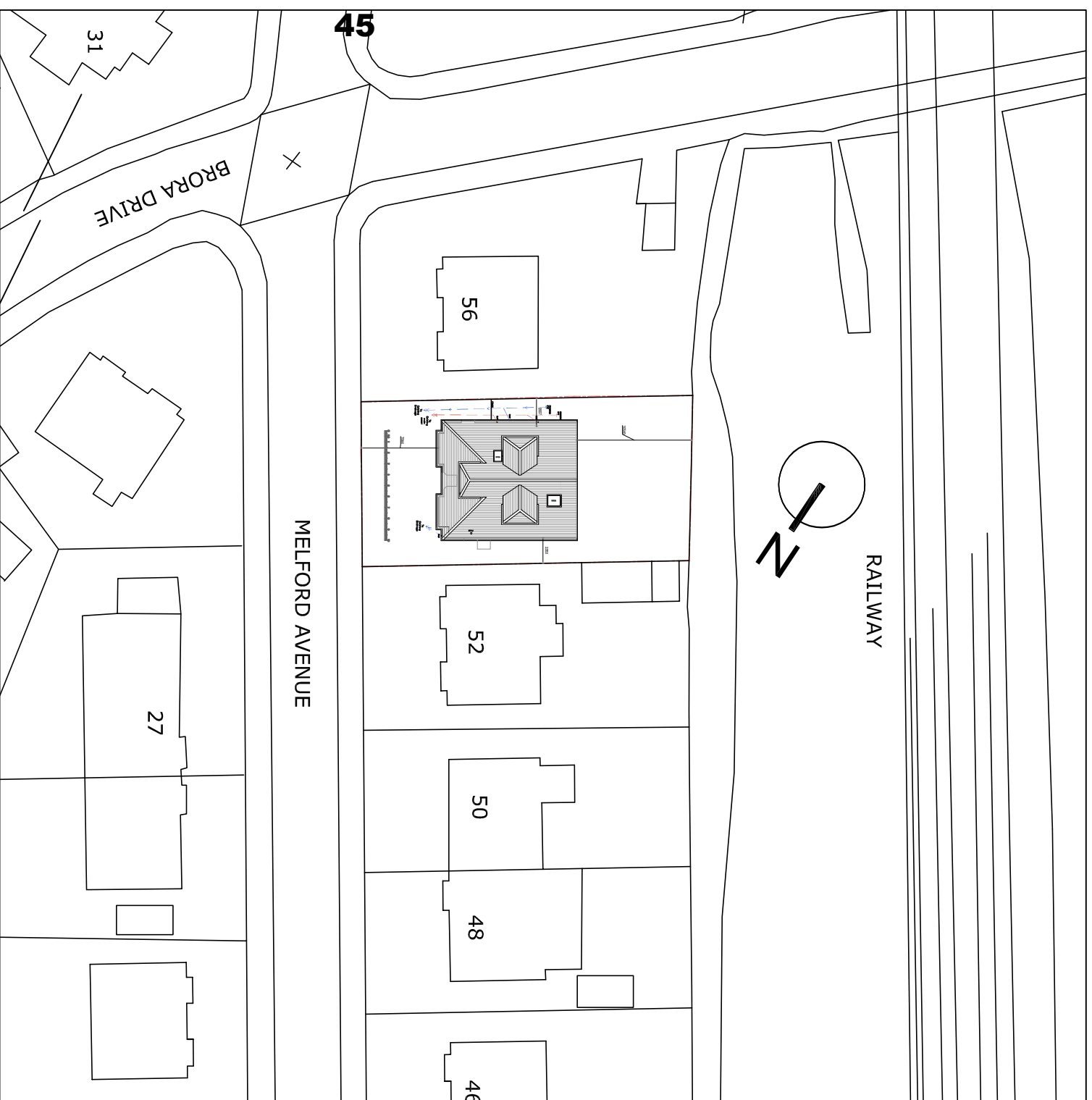
This drawing is for the purpose of PLANNING / BUILDING CONTROL APPROVAL ONLY. Any construction carried out directly from these drawings is outside the responsibility of the authors. Any discrepancy contained within these drawings is to be reported immediately.

Notes:
 The Contractor is to verify all buildings and Site dimensions prior to commencement of works or preparation of shop drawings.
 Do not scale from this drawing for construction purposes.



Applicant	
Mr Allan Shankland	
Job	
Attic Extension 54 Melford Avenue, Giffnock, G46 6ND	
Drawing Title	
Existing Plans	
Scale	Date
1:100 @ A3	Dec 17
Drawn by	
Drawing Number	Revision
101	

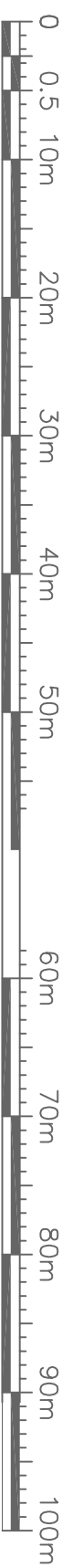
This drawing is for the purpose of PLANNING / BUILDING CONTROL applications only. It is not to be used for construction purposes. Any drawings outside the responsibility of the authors. Any discrepancy contained within these drawings is to be reported immediately.



Proposed Block Plan
Scale 1:500



Proposed Site Plan
Scale 1:200



Scale bar @ 1:500

Notes:
 The Contractor is to verify all buildings and Site dimensions prior to commencement of works or preparation of shop drawings.
 Do not scale from this drawing for construction purposes.

Applicant
 Allan Shankland

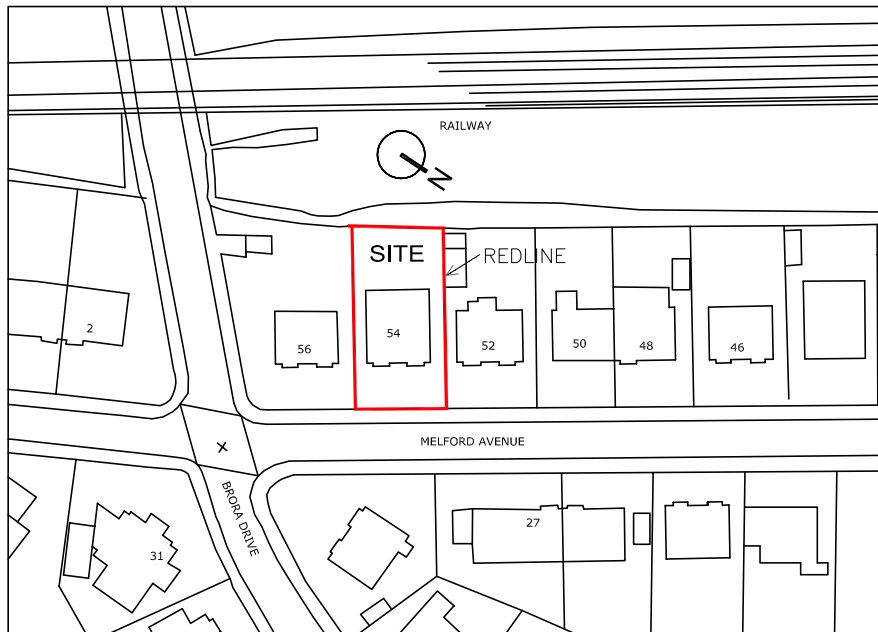
Job
 Attic Conversion
 54 Melford Avenue, Giffnock

Proposed Site & Block Plan

Scale 1:500 & 1:200 @ A3
Date Nov '17
Drawn by

Drawing Number 203
Revision A

This drawing is for the purpose of PLANNING / BUILDING CONTROL APPROVAL ONLY. Any construction carried out directly from these drawings is outside the responsibility of the authors. Any discrepancy contained within these drawings is to be reported immediately.



Ordnance Survey Copyright 2010. All rights reserved. Licence number 1000295909

LOCATION PLAN 1:1250



Applicant
Allan Shankland

Job
54 melford Avenue, Giffnock, Glasgow, G46 6ND
Attic Conversion

Drawing Title
Location Plan

Scale
1:1250 @ A4

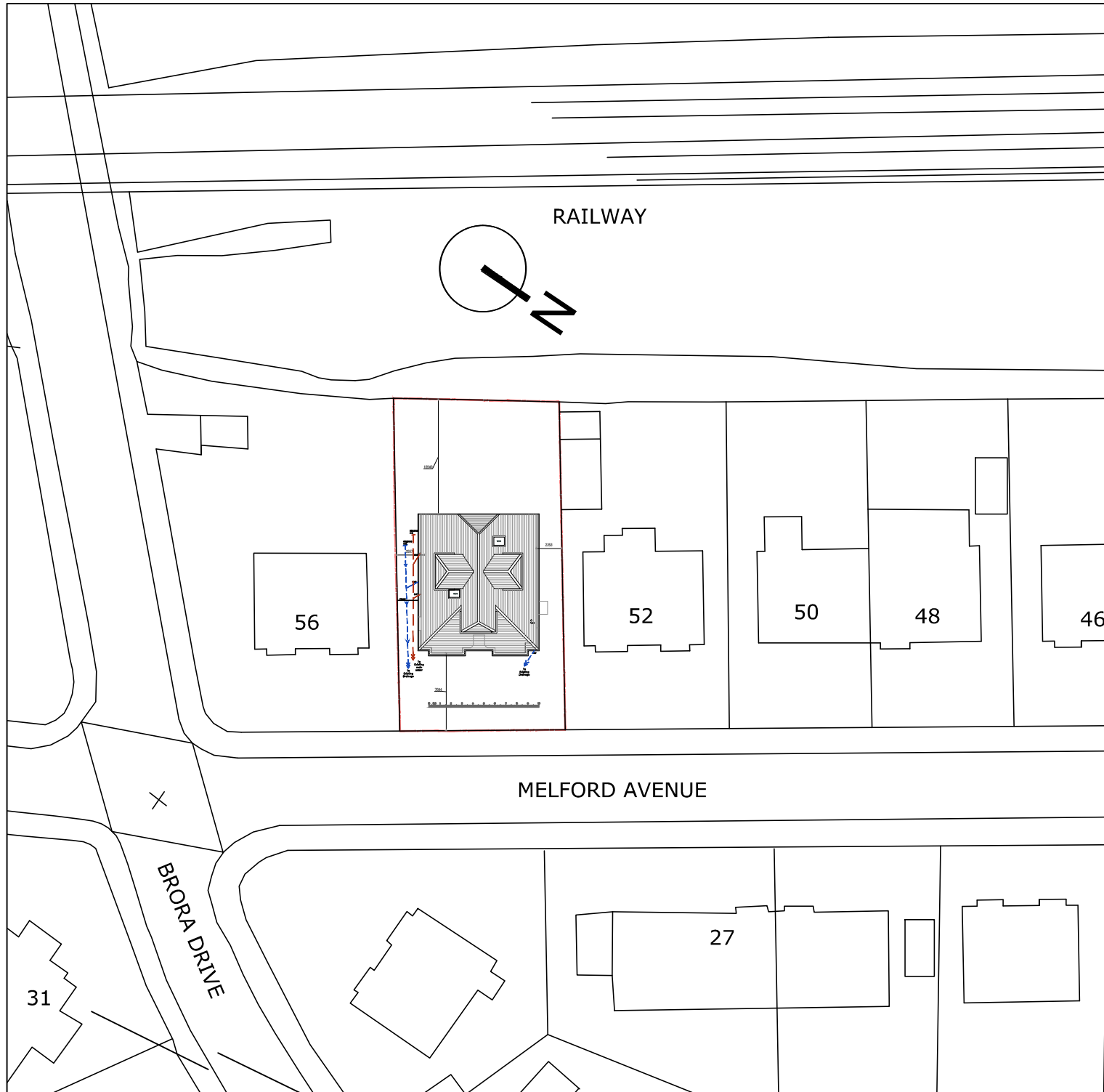
Date
Nov '17

Drawn by

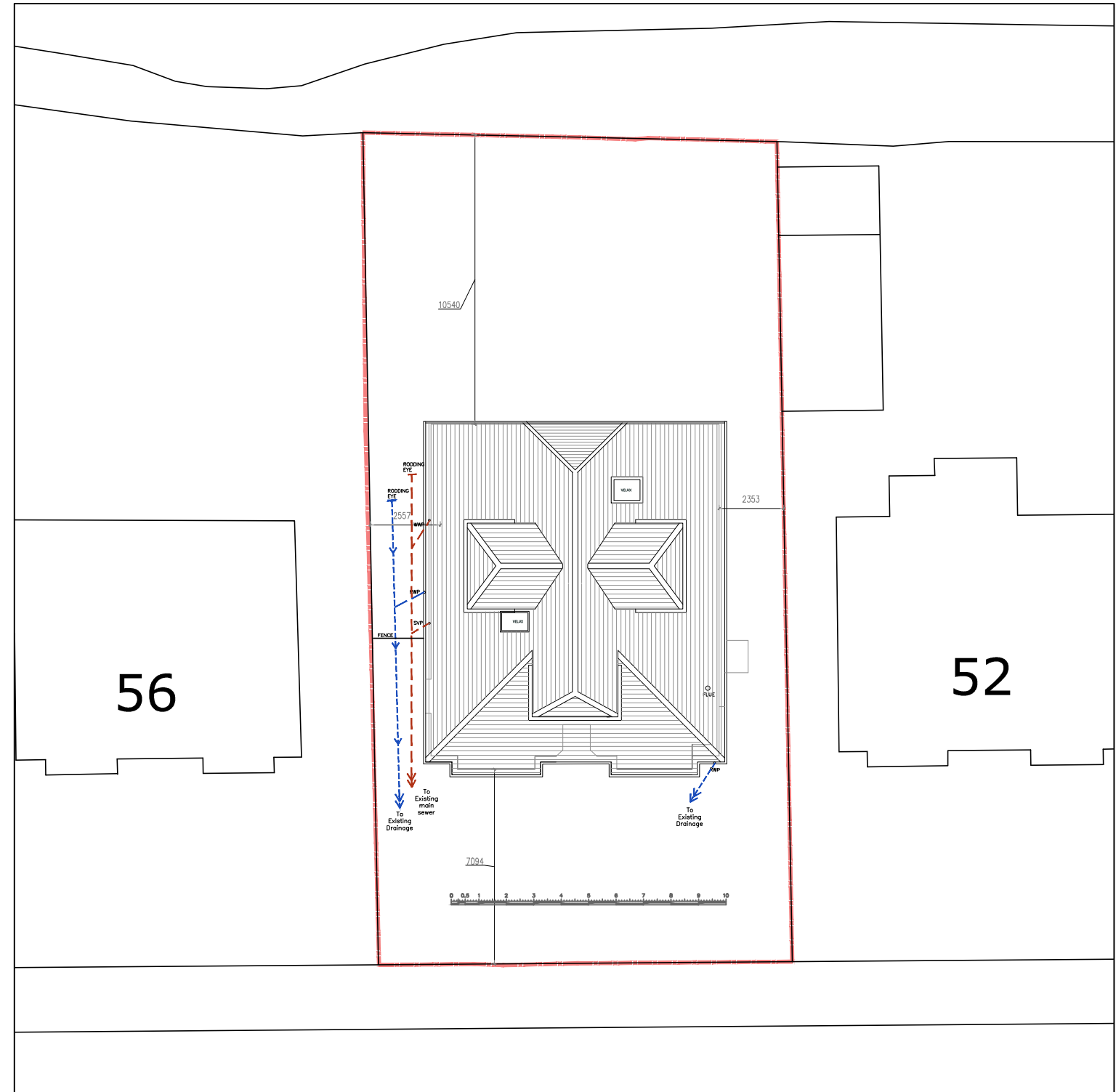
Drawing Number
Loc 1

Revision

This drawing is for the purpose of PLANNING / BUILDING CONTROL APPROVAL ONLY. Any construction carried out directly from these drawings is outside the responsibility of the authors. Any discrepancy contained within these drawings is to be reported immediately.



**Proposed Block Plan
Scale 1:500**



**Proposed Site Plan
Scale 1:200**

Notes:
The Contractor is to verify all buildings and Site dimensions prior to commencement of works or preparation of shop drawings.

Do not scale from this drawing for construction purposes.



Scale bar @ 1:500

Applicant
Allan Shankland

Job
Attic Conversion
54 Melford Avenue, Giffnock

Proposed Site & Block Plan

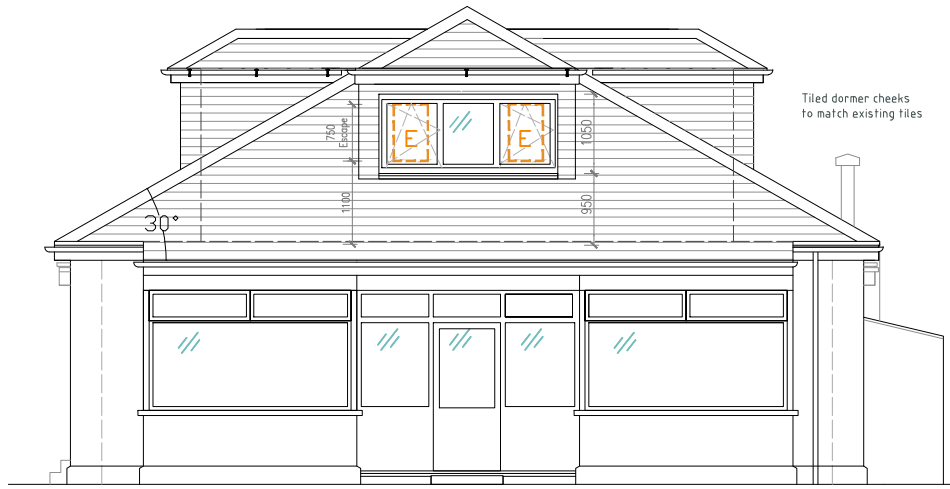
Scale 1:500 & 1:200 @ A3 **Date** March '17 **Drawn by**

Drawing Number 203 **Revision** B

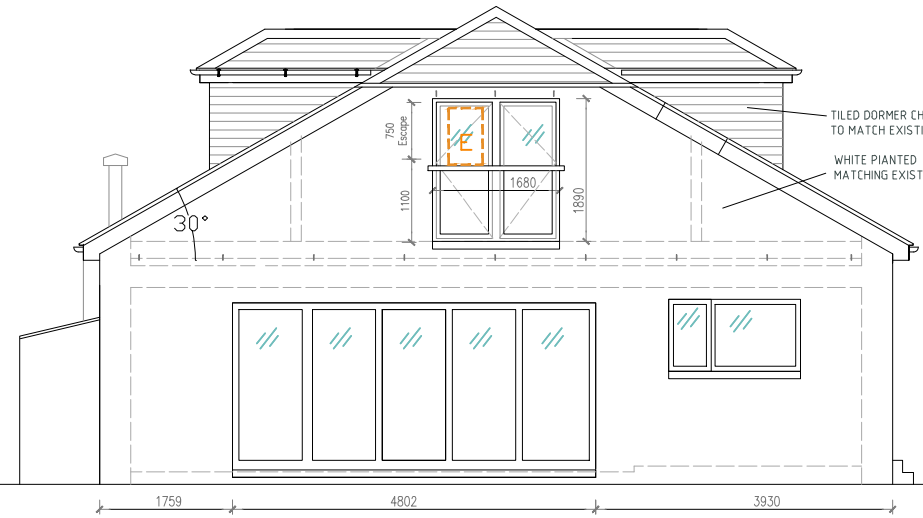
This drawing is for the purpose of PLANNING / BUILDING CONTROL APPROVAL ONLY. Any construction carried out directly from these drawings is outside the responsibility of the authors. Any discrepancy contained within these drawings is to be reported immediately.

Notes:
The Contractor is to verify all buildings and Site dimensions prior to commencement of works or preparation of shop drawings.

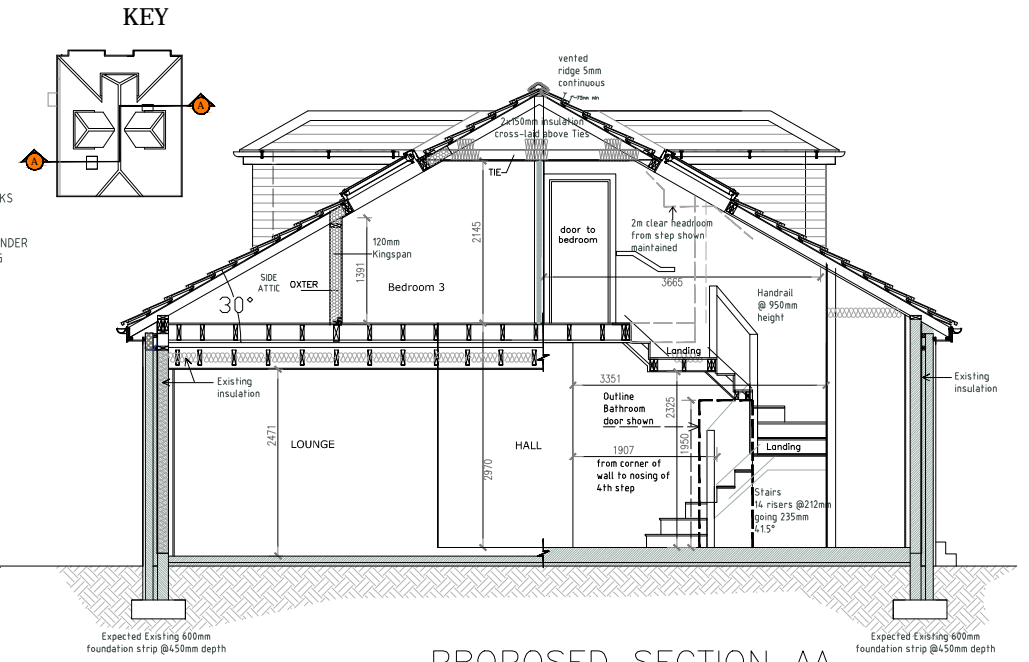
Do not scale from this drawing for construction purposes.



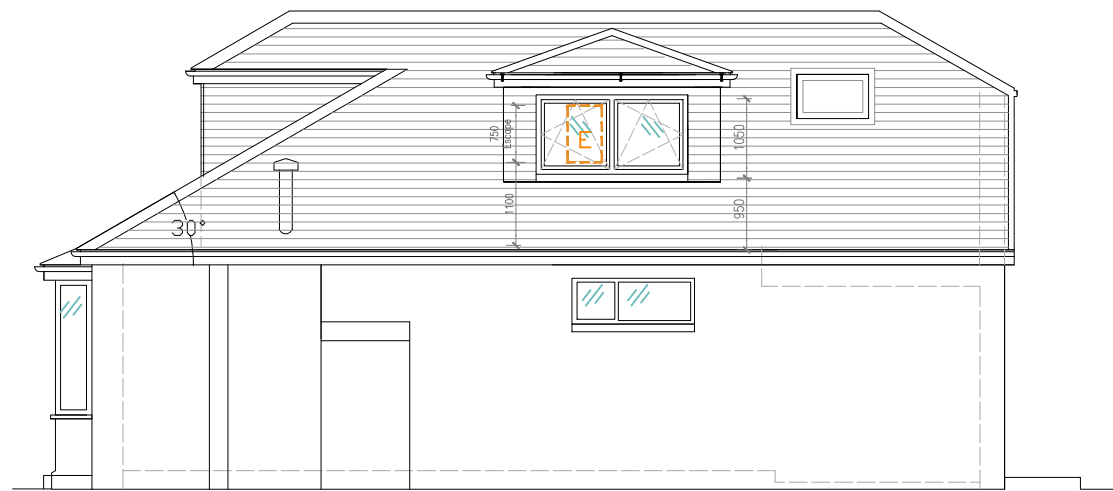
PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SECTION AA



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100

Applicant
Mr Allan Shankland

Job
**Proposed Attic Extension
54 Melford Avenue, Giffnock, G46 6ND**

Drawing Title
Proposed Elevations & Section

Scale
1:100 @ A3

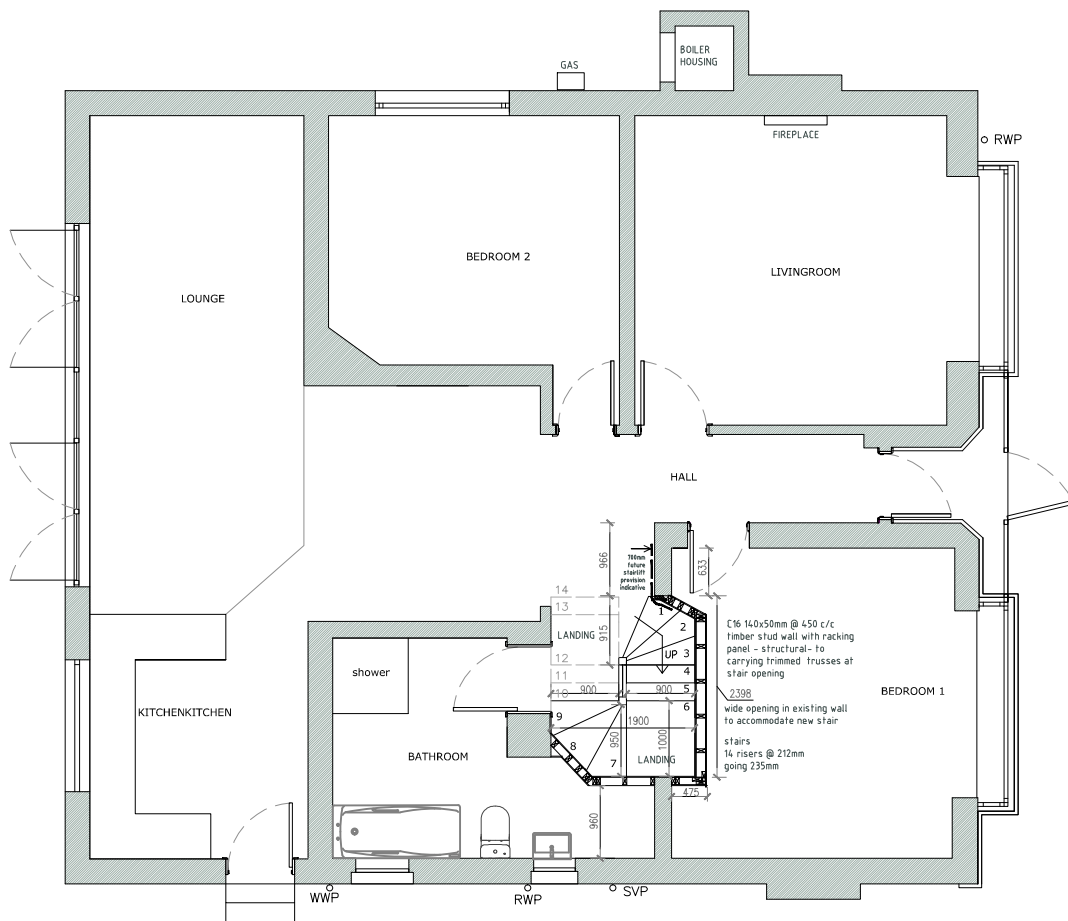
Date
March 18

Drawn by

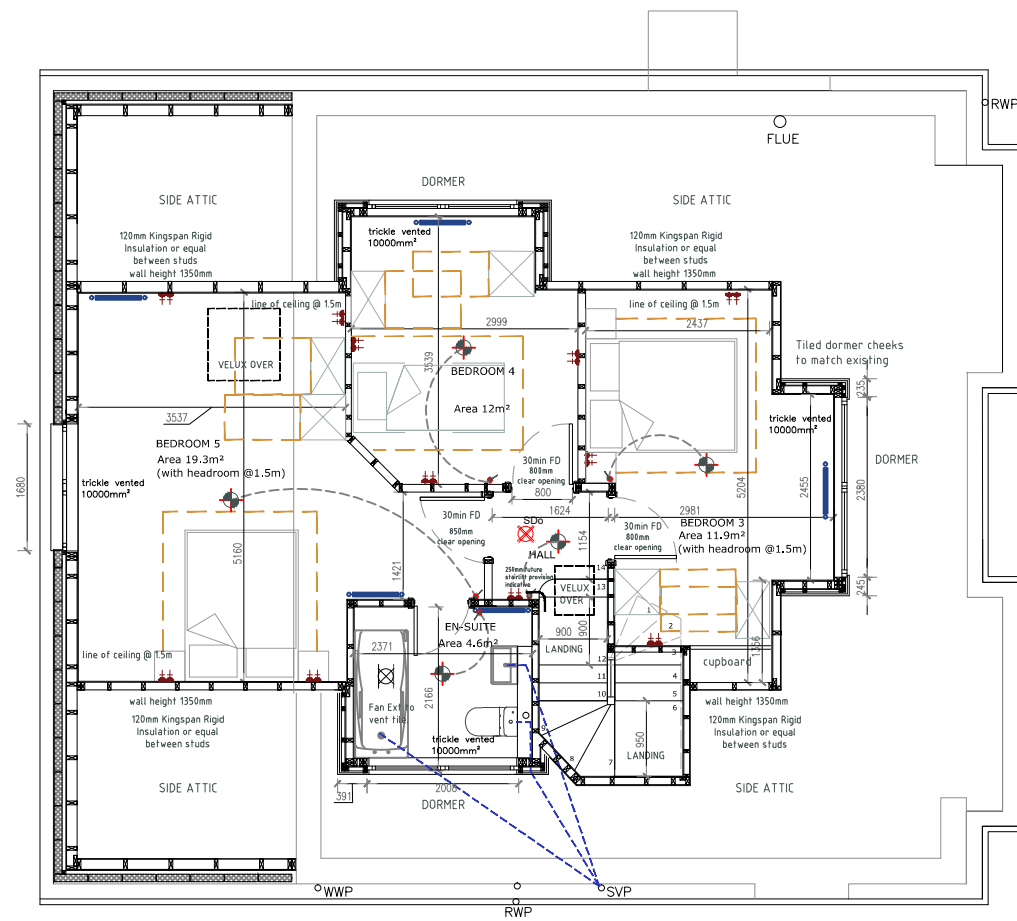
Drawing Number
202

Revision
A

This drawing is for the purpose of PLANNING / BUILDING CONTROL APPROVAL ONLY. Any construction carried out directly from these drawings is outside the responsibility of the authors. Any discrepancy contained within these drawings is to be reported immediately.



PROPOSED GROUND FLOOR

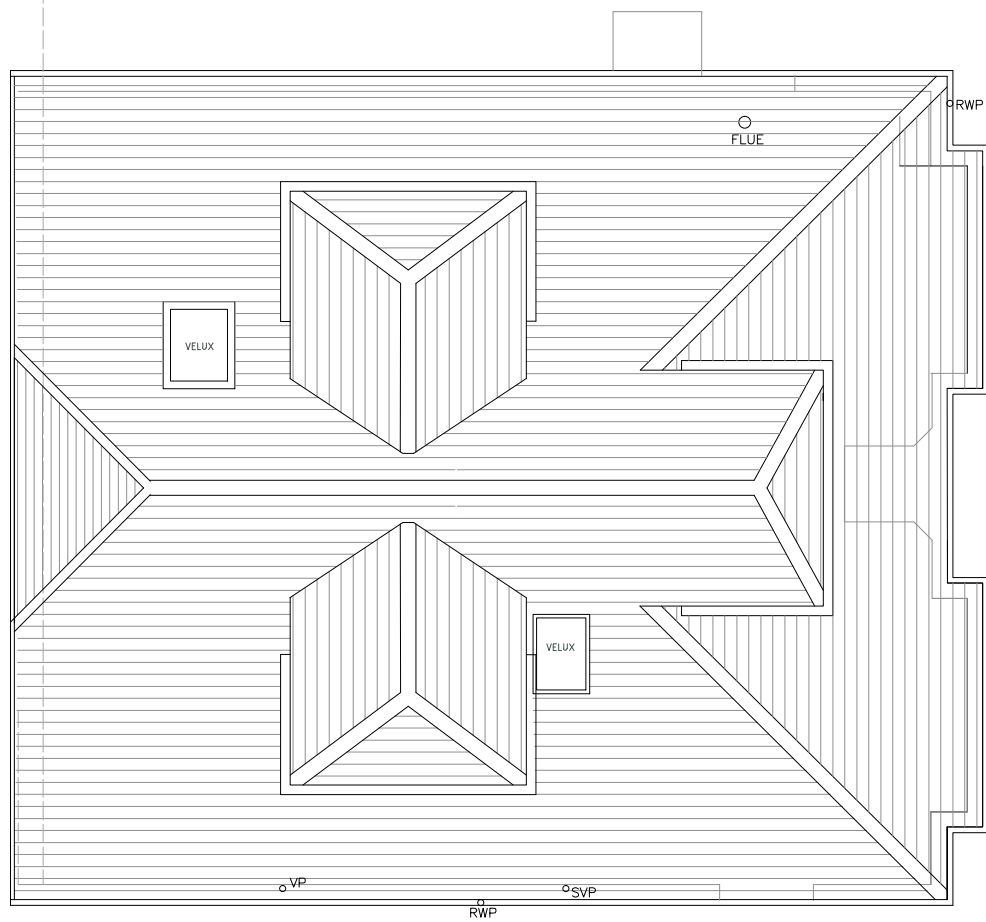


PROPOSED 1st FLOOR

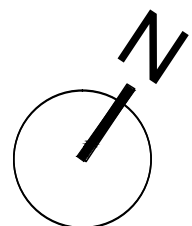


Notes:
The Contractor is to verify all buildings and Site dimensions prior to commencement of works or preparation of shop drawings.

Do not scale from this drawing for construction purposes.



PROPOSED ROOF PLAN
SCALE 1:100



Applicant Mr Allan Shankland		
Job Attic Extension 54 Melford Avenue, Giffnock, G46 6ND		
Drawing Title Proposed Plans		
Scale 1: 100 @ A3	Date March 18	Drawn by
Drawing Number 201	Revision A	
<small>This drawing is for the purpose of PLANNING / BUILDING CONTROL APPROVAL ONLY. Any construction carried out directly from these drawings is outside the responsibility of the authors. Any discrepancy contained within these drawings is to be reported immediately.</small>		

BLANK PAGE