

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY8 August 2018Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2018/10ERECTION OF TWO STOREY REAR EXTENSION WITH RAISED DECKING  
AT 'ROUGHWOOD', 17 NEILSTON ROAD, UPLAWMOOR**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:- 2018/0105/TP).  
Applicant: Mr and Mrs Adam Caldwell.  
Proposal: Erection of Two Storey Rear Extension with Raised Decking.  
Location: 'Roughwood', 17 Neilston Road, Uplawmoor.  
Council Area/Ward: Barrhead, Liboside and Uplawmoor (Ward 1).

**REASON FOR REQUESTING REVIEW**

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

**RECOMMENDATIONS**

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

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

## **BACKGROUND**

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

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

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

## **NOTICE OF REVIEW – STATEMENT OF REASONS FOR REQUIRING THE REVIEW**

8. The applicants in submitting their review have stated the reasons for requiring the review of the determination of their 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 preference is the assessment of the review documents only, with no further procedure.

10. The Local Review Body is not bound to accede to the 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, 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.** 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 303-310);
- (b) Copies of Objections/Representations – Appendix 2 (Pages 311-320);
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 321-328);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 329-332); and
- (e) A copy of the applicants' Notice of Review and Statement of Reasons - Appendix 5 (Pages 333-352).

**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 353-362).

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

**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](http://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:- July 2018

**APPLICATION  
FOR  
PLANNING PERMISSION**

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: [planning@eastrenfrewshire.gov.uk](mailto: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      100069187-005

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.

## Description of Proposal

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

Two storey rear extension to an existing dwelling. Consisting of a new open plan living / kitchen / family room on the ground floor and a two new bedrooms on the 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" value="Unit 7B"/>
First Name: *	<input type="text" value="John"/>	Building Number:	<input type="text" value="1103"/>
Last Name: *	<input type="text" value="McRoberts"/>	Address 1 (Street): *	<input type="text" value="Argyle Street"/>
Company/Organisation	<input type="text" value="JAM Architects Ltd"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="REDACTED"/>	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="G3 8ND"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

## Site Address Details

Planning Authority:

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing 
 Easting



## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Pre-Application Discussion Details Cont.

In what format was the feedback given? \*

Meeting  Telephone  Letter  Email

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

This is a re-submission of a previous planning application, which was refused. Further discussion have since taken place with Derek and the revised proposals were sent to him on the 31st January 2018. He expressed that he still has concerns over the size of the extension.

Title:	<input type="text" value="Mr"/>	Other title:	<input type="text"/>
First Name:	<input type="text" value="Derek"/>	Last Name:	<input type="text" value="Scott"/>
Correspondence Reference Number:	<input type="text" value="PREAPP/2018/0038"/>	Date (dd/mm/yyyy):	<input type="text" value="31/01/2018"/>

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

## 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 John McRoberts

On behalf of:

Date: 20/02/2018

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 John McRoberts

Declaration Date: 19/02/2018

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**COPIES OF OBJECTIONS/REPRESENTATIONS**

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**From:**Ross Kennedy  
**Sent:**Mon, 12 Mar 2018 10:45:00 +0000  
**To:**EN Planning  
**Subject:**2018/0105/TP

Hi,

I wish to lodge a strong objection to the proposed two storey extension.  
My mother lives at the adjacent property at 2 Glen Lane Uplawmoor G784DF and the plots are divided by a hedge currently. The property already occupies an elevated position given the hill at that point on Neilston road thus two storey extension will have a huge impact on our property.

The grounds for objection are as follows:-

The proposal will overlook our windows and privacy

Will undoubtedly cause sunlight shadowing given its scale and 2 storey nature.

It is over development of the site

It is too close to my boundary

The proposal would be out of line & scale of surrounding properties

Kind regards

Ross Kennedy

On behalf of my mum Anne Kennedy

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## Comments for Planning Application 2018/0105/TP

### Application Summary

Application Number: 2018/0105/TP

Address: Roughwood 17 Neilston Road Uplawmoor East Renfrewshire G78 4AB

Proposal: Erection of two storey rear extension with raised decking

Case Officer: Mr Derek Scott

### Customer Details

Name: Mr Glyn Dodson

Address: 19 Neilston Road, Uplawmoor, East Renfrewshire G78 4AB

### Comment Details

Commenter Type: Rec'd NeighbourNotification from Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a resubmission of allocation 2017/0659/TP which was refused planning application. This refusal was based on the plans submitted being contrary to:

☐ D1; the plans would give rise to an unacceptable degree of overlooking which would be detrimental to the amenity of us as residents of 19 Neilston Road.

☐ D14; The extension will visually dominate and overwhelm the existing dwelling and is not considered a size & scale appropriate to the existing dwelling

☐ Supplementary Planning Guidance; it would dominate and overwhelm the character of the original dwelling and is not of a scale that is subordinate to the original dwelling

In reviewing the planning application 2018/0105/TP we find that the current plans still do not take into account the original refusal and our concerns, namely;

" D1; the new plans still give an unacceptable degree of overlooking and would be detrimental to the amenity of our house and gardens. It would restrict our sunlight and cause overshadowing, bring about a loss of privacy with windows overlooking us and is still of a size and scale, in particular the height, that is unacceptable, as clause 2 & 3.

" D14; as said above the size and scale is still inappropriate to the original dwelling. The ground area (footprint) from the drawings submitted of the new proposals show the new extension is some 90% of the existing, excluding the entrance lobby, which is not useable space. That cannot be viewed as subordinate to the original.

" Supplementary Planning Guidance; our comments are contained in the above.

" Drainage, we still have concerns how this development will impact on ground drainage but accept this as stated in the Report of Handling 4th October 2017 would be dealt with under any building warrant.

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19 Neilston Road  
Uplawmoor  
G78 4AB

East Renfrewshire Council  
Corporate & Community Services  
Council HQ, Eastwood Park  
Rouken Glen Road  
Giffnock  
G46 6UG

10<sup>th</sup> July 2018

FAO Mr Paul O'Neil

Dear Mr O'Neil

Reference: **PLANNING REVIEW/2018/10**

**Proposed erection of two storey rear extension with raised decking at 17 Neilston Road, Uplawmoor, G78 4AB, by Mr & Mrs Adam Caldwell**

I write following the letter from East Renfrewshire Council dated 29<sup>th</sup> June 2018 from Paul O'Neil on the above review.

We wish to draw the review body's attention to the fact this application first appeared in October last year (2017/0695/TP) and whilst the new application made this year (2018/0105/TP) has made marginal changes by a small reduction in size we believe our initial objections are still valid. As are the photographs submitted at the time and contained in the last page of this letter with the aim to highlight the impact the proposed extension would have on our lives.

To comment specifically on the new documents submitted by the applicant;

267 Appeal Guidance Statement.

This does not acknowledge that Mr & Mrs Adam Caldwell have sold their house 'Roughwood and have moved away. The house is now occupied by a new family.

There is also opinions given as to the impact and overlooking the extension would have, the photographs submitted last year do not bear these opinions out. From our perspective the extension would have a significant impact on the west aspect of our house from both ground floor and first floor rear windows and would be clearly visible along the entire length of our

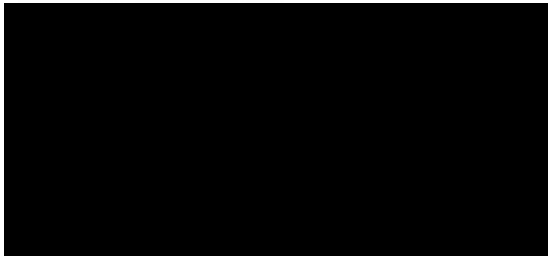
garden. Further the proposed extension, should it go ahead, would mean we would have very little direct sunshine in the winter months where the sun is predominantly in the west at a low level.

Design and Access Statement.

There is a comment that the existing house is small and half the size of surrounding properties this we do not believe is the case if one was to view the properties adjacent. The extension would make it one of the largest.

Finally, we give our support to the original decision made by the planning department in both instances of the application for an extension. Quite simply the proposal is too large taking up most of the garden of number 17, impacting on the amenity of our home by overshadowing, loss of light, and regardless what is said in the appeal documents must cause overlooking.

Yours Sincerely,

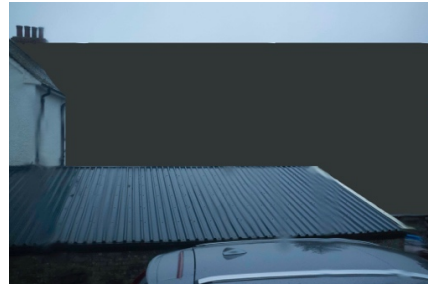


Glyn Dodson



As Current

As Proposed



Ground Floor looking West from Kitchen/Dining rooms



First Floor looking West from Bedroom



Ground Floor looking West from external hard standing



Looking West from the garden

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**REPORT OF HANDLING**

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# REPORT OF HANDLING

Reference: 2018/0105/TP

Date Registered: 21st February 2018

Application Type: Full Planning Permission

This application is a Local Development

Ward: 1 -Barrhead, Liboside And Uplawmoor

Co-ordinates: 243307/:655192

Applicant/Agent: Applicant: Agent:

Mr John McRoberts

Unit 7B

1103 Argyle Street

Glasgow

Scotland

G3 8ND

Proposal: Erection of two storey rear extension with raised decking

Location: Roughwood  
17 Neilston Road  
Uplawmoor  
East Renfrewshire  
G78 4AB

**CONSULTATIONS/COMMENTS:** None.

**PUBLICITY:** None.

**SITE NOTICES:** None.

**SITE HISTORY:**

2017/0659/TP	Erection of two storey rear extension with raised decking	Refused	08.11.2017
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**REPRESENTATIONS:** Two representations have been received and can be summarised as follows:

Contrary to Policies D1, D14 and contrary to the adopted Supplementary Planning Guidance Householder Design Guide

Applicant has not addressed the reasons for refusal of the previous application

Overlooking to side and to rear

Overshadowing

Loss of light

Not subordinate in scale

Drainage issues

Overdevelopment

Too close to rear boundary

Out of scale and character with surrounding properties

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

**SUPPORTING REPORTS:**

A Design and Access Statement has been submitted with the application. The statement provides a site description, details the proposals and provides an assessment against the relevant policies of the LDP and the SPG. It provides a detailed assessment of overlooking and indicates that overlooking would occur towards an upper floor window of the adjacent house. It concludes that the proposals are not contrary to the LDP of the SPG.

**ASSESSMENT:**

The application site comprises a detached two storey gable-ended dwelling and its curtilage and lies on the north side of Neilston Road, Uplawmoor. The dwelling is externally finished in white render and red roofing tiles. It has a footprint of approximately 85 sqm. The side and rear boundaries are characterised by established planting, timber fencing and masonry walls. The property has an existing garage. Further residential properties lie to either side and to the rear. This section of Neilston Road slopes down from east to west such that the dwelling to the west sits at a lower level than the application site and the dwelling to the east sits higher. The area is characterised by mixed house types of varying sizes.

Planning permission 2017/0659/TP for the erection of a 13 metres deep two storey rear extension and raised deck was refused on 8 November 2017 as it was contrary to Policies D1 and D14 of the Local Development Plan and contrary to the terms of the SPG by virtue of its size and scale.

Planning permission is now sought for the erection of a two storey gable-ended rear extension. The proposed extension measures 10.5 metres deep by 5.1 metres wide with a footprint of approximately 53.5 sqm. It is proposed to be externally finished in materials to match the existing dwelling. The submitted drawings also show an area of raised decking along the west facing elevation of the proposed extension which is at the finished floor level of the extension, approximately 90cm above garden level.

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 or amenity to the surrounding area and Policy D14 requires that extensions should be of a size, scale and height appropriate to the existing building. The adopted Supplementary Planning Guidance: Householder Design Guide (SPG) is also of relevance. It states that extensions should not dominate or overwhelm the original form of the dwelling and that they should be subordinate in scale and appearance to the original dwelling.

Given the depth of the extension at 10.5 metres over two storeys, the proposed extension cannot be considered to be subordinate in scale and appearance. Neither can it be considered to be of a size or scale appropriate to the original dwelling. Indeed, the proposal is considered to dominate the existing dwelling as a result of its size and scale. The proposal is therefore considered to be contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan and contrary to the specific terms of the adopted Supplementary Planning Guidance: Householder Design Guide (SPG). In terms of its size and scale, the current proposal is not considered to adequately address the reasons for refusal of planning application 2017/0659/TP.

The proposal has side-facing windows at first floor level facing towards the adjacent properties to the east and west. 15 Neilston Road to the west sits at a lower level than the application site. Given the drop in levels, overlooking would likely to be over and beyond the adjacent property. Furthermore, the side-facing windows would lie approximately 13 metres from the boundary with

15 Neilston Road. Overlooking towards 15 Neilston Road would not therefore be considered to be significant. Similarly, overlooking from the rear-facing windows would not give rise to such a degree of overlooking as would justify a refusal of the application on those grounds given the boundary treatment.

Additional overlooking would however occur from the east-facing side window towards 19 Neilston Road as the extension is 7 metres from the east side boundary. Window to window over-looking would also occur at a distance of approximately 12 metres. This would be considered to give rise to an appreciable reduction in amenity which would be contrary to Policy D1 of the adopted Local Development Plan.

In terms of the points of objection not specifically addressed above the following comments are made. Given the distance of the extension from the site boundaries, the proposal would not be considered to give rise to a significant degree of additional overshadowing or loss of light. The drainage of the site would be considered at the building warrant stage. Whilst the extension is considered to be inappropriate in terms of its size and scale, there would remain an adequate amount of garden ground. The site would not therefore be over-developed of the overall site. The extension would line approximately 7.5 metres from the rear boundary. This is considered to adequate and would be mitigated by the boundary treatment. Given the variety of house types and sizes in the area, had the proposal otherwise been acceptable, it would not significantly detract from the character of the area.

In conclusion, the proposal is considered to be contrary to Policies D1 and D14 of the adopted Local Development Plan and contrary to the terms of the adopted Supplementary Planning Guidance: Householder Design Guide and there are no material considerations that outweigh these policies.

The terms of the Design and Access Statement are noted but are not considered to outweigh the relevant policies.

It should be noted that the applicant's agent was advised at the pre-application stage under reference PREAPP/2018/0038 that the 10.5 metre deep rear extension would still be unacceptable. The agent did not amend the scheme prior to submitting the current application. The agent was again advised in writing on 20 April to consider revising the proposals. However, no response was received.

**RECOMMENDATION:** Refuse

**PLANNING OBLIGATIONS:** None

**REASONS FOR REFUSAL:**

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as it would give rise to an unacceptable degree of overlooking that would be detrimental to the amenity of the residents of the adjacent property at 19 Neilston Road.
2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the extension will visually dominate and overwhelm the existing dwelling and is therefore not considered to be of a size and scale appropriate to the existing dwelling.
3. The proposal is contrary to the terms of the adopted Supplementary Planning Guidance: Householder Design Guide as the proposed development: i) would

dominate and overwhelm the character of the original dwelling by virtue of its size and scale; and ii) is not of a scale that would be subordinate to the original dwelling.

**ADDITIONAL NOTES:** None.

**ADDED VALUE:** None

**BACKGROUND PAPERS:**

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

Ref. No.: 2018/0105/TP  
(DESC)

DATE: 9th May 2018

**DIRECTOR OF ENVIRONMENT**

**Reference: 2018/0105/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 09/05/18 AC(3)**

**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.           **2018/0105/TP**

**Applicant**

Mr John McRoberts  
Unit 7B  
1103 Argyle Street  
Glasgow  
Scotland  
G3 8ND

**Agent:**

With reference to your application which was registered on 21st February 2018 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

**Erection of two storey rear extension with raised decking**

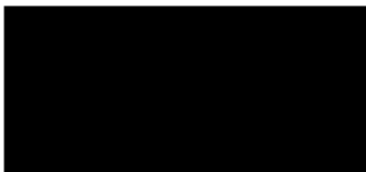
**at: Roughwood, 17 Neilston Road, Uplawmoor, East Renfrewshire, G78 4AB**

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

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

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as it would give rise to an unacceptable degree of overlooking that would be detrimental to the amenity of the residents of the adjacent property at 19 Neilston Road.
2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the extension will visually dominate and overwhelm the existing dwelling and is therefore not considered to be of a size and scale appropriate to the existing dwelling.
3. The proposal is contrary to the terms of the adopted Supplementary Planning Guidance: Householder Design Guide as the proposed development: i) would dominate and overwhelm the character of the original dwelling by virtue of its size and scale; and ii) is not of a scale that would be subordinate to the original dwelling.

Dated            9th May 2018



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

The following drawings/plans have been refused

Plan Description	Drawing Number	Drawing Version	Date on Plan
Location Plan	E(-- )01		
Block Plan Proposed	L(-- )01	A	
Elevations Proposed	L(-- )04	G	
Plans Proposed	L(-- )02	H	
Plans Proposed	L(-- )03	H	

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

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

1. If the applicant is aggrieved by a decision to refuse permission (or by an approval subject to conditions), the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A Notice of Review can be submitted online at [www.eplanning.scotland.gov.uk](http://www.eplanning.scotland.gov.uk). Alternatively, you can download a Notice of Review form (along with notes for guidance) from [www.eastrenfrewshire.gov.uk/planning-appeals-reviews](http://www.eastrenfrewshire.gov.uk/planning-appeals-reviews) which should be returned to The Planning Service, 2 Spiersbridge Way, Spiersbridge Business Park, Thornliebank, East Renfrewshire G46 8NA. You may also call the Council on 0141 577 3001 to request the Notice of Review Form. Please note that beyond the content of the appeal or review forms, you cannot normally raise new matters in support of an appeal or review, unless you can demonstrate that the matter could not have been raised before, or that its not being raised before is a consequence of exceptional circumstances. Following submission of the notice, you will receive an acknowledgement letter informing you of the date of the Local Review Body meeting or whether further information is required.
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

#### CONTACT DETAILS

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

**General Inquiry lines 0141 577 3895 or 0141 577 3878  
Email [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)**

**NOTICE OF REVIEW  
AND  
STATEMENT OF REASONS**

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: [planning@eastrenfrewshire.gov.uk](mailto: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 100069187-007

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

## Applicant or Agent Details

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

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="JAM Architects Ltd"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="John"/>	Building Name:	<input type="text" value="Unit 7B"/>
Last Name: *	<input type="text" value="McRoberts"/>	Building Number:	<input type="text" value="1103"/>
Telephone Number: *	<input type="text" value="0141 248 1878"/>	Address 1 (Street): *	<input type="text" value="Argyle Street"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
		Postcode: *	<input type="text" value="G3 8ND"/>
Email Address: *	<input type="text" value="info@jamarchitects.co.uk"/>		

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

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr &amp; Mrs"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Adam &amp; Sarah"/>	Building Number:	<input type="text" value="17"/>
Last Name: *	<input type="text" value="Caldwell"/>	Address 1 (Street): *	<input type="text" value="Neilston Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Uplawmoor"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G78 4AB"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

## Site Address Details

Planning Authority:	<input type="text" value="East Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="ROUGHWOOD"/>
Address 2:	<input type="text" value="17 NEILSTON ROAD"/>
Address 3:	<input type="text" value="UPLAWMOOR"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G78 4AB"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="655192"/>	Easting	<input type="text" value="243307"/>
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## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Proposed residential extension and conversion to form open plan living / dining / kitchen on ground floor and additional bedrooms and ensuite on first floor.

## 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.

Refer to Appeal Guidance document

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)

267 Appeal Guidance, 267 Design & Access Statement, 267 E(--01, 267 E(--02, 267 E(--03, 267 L(--01A, 267 L(--02H, 267 L(--03H, 267 L(--04G, 2018/0105/TP (Report of Handling), 2018/0105/TP (Decision Notice).

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

2018/0105/TP

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

03/10/2017

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

14/05/2018

## Review Procedure

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

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

Yes  No

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

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

Yes  No

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

Yes  No

## Checklist – Application for Notice of Review

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

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

Yes  No

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

Yes  No

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

Yes  No  N/A

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

Yes  No

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

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

Yes  No

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



**Declare – Notice of Review**

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

Declaration Name: Mr John McRoberts

Declaration Date: 20/06/2018

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## 267 Appeal Guidance Statement

It is our opinion that the reasons given for the refusal of the application are not valid and that the attached design and access statement has clearly demonstrated that the proposals are not in fact contrary to policy D1 and D14.

My clients have lived in this home for a number of years and wish to remain in the area. However, the relatively small size of the existing home is not a suitable in size for family living. It is our opinion that the existing footprint is relatively small in comparison to the surrounding properties and that the proposed extension would bring it more in line with the scale of the neighbouring homes. Moreover the size of the extension is 62% of that of the existing house and it is our opinion that the extension is subordinate to the existing dwelling. I also think it is important to note that the extension is located to the rear of the dwelling and as a result only the east elevation of the extension is partly visible from the street. In addition to this a large portion of the extension is concealed from the street by the existing garage (see fig.4 of the Design & Access Statement) and therefore the extensions impact on the character of the area is minimal.

The form and design of the extension could not be more sympathetic to the character of the existing dwelling. We have utilised the gable-ended design of the original dwelling while reflecting the character of the house through careful consideration of the window fenestration, material selection and roof design. In addition we believe it should be taken into consideration that this is a rear extension and it will only be partially visible to the east elevation from the public realm and that only a small area of this elevation will be visible due to the existing garage concealing the entire ground floor of the extension.

It is our opinion that there is no overlooking issues to the west of the property given that the distance from the extension to the gable of number 15 Neilston Road is over 18m and existing tree planting along this boundary would prevent any overlooking of the garden. To the eastern boundary the fact that the building line of number 19 Neilston Road is 13m away from the line of the proposed extension and is on an elevated position approximately 2.1m higher minimises any overlooking of the garden grounds. Furthermore any overlooking that does occur would be insignificant and in our opinion would not be detrimental to the amenity of the residents.

Further to the refusal of the first planning application, my client has endeavoured to take on board all the planning departments concerns over the development and as a result reduced the overall length of the extension by 3m. As much as my client wishes to meet all the planning departments expectations, there is however a point in which the extension no longer becomes viable for them in terms of the space that they need. They have therefore tried to comply as far as reasonable possible with the planning department.

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DESIGN AND ACCESS STATEMENT

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Residential Extension  
17 Neilston Road  
Uplawmoor  
Glasgow  
G78 4AB

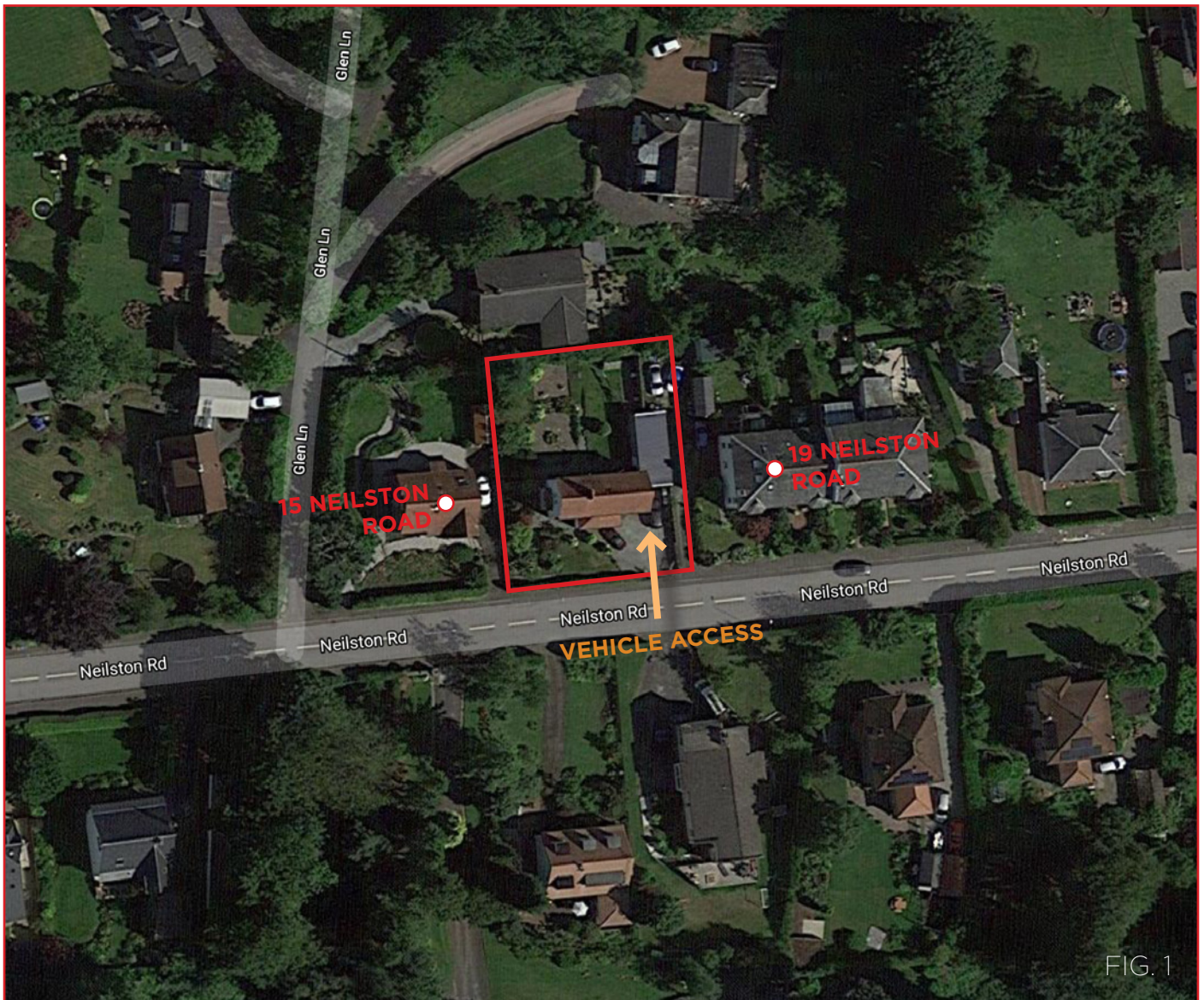
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## 1. SITE ASSESSMENT

The application site comprises a detached two storey gable ended dwelling and its curtilage and lies on the North side of Neilston Road, Uplawmoor. The site which extends to approximately 851m<sup>2</sup> is currently part of the large private garden grounds associated with 17 Neilston Road.

The side and rear boundaries are characterised by established planting, timber fencing and masonry walls. An existing garage is also located to the east of the application site and access to the site is provided from Neilston Road. The existing dwelling at 17 Neilston Road is not listed and the site is not located within a conservation area.

This section of Neilston Road slopes down from east to west and sits at a lower level from the property at 19 Neilston Road and higher than the property at 15, which provides attractive views of the surrounding landscape.



## 3. DESIGN

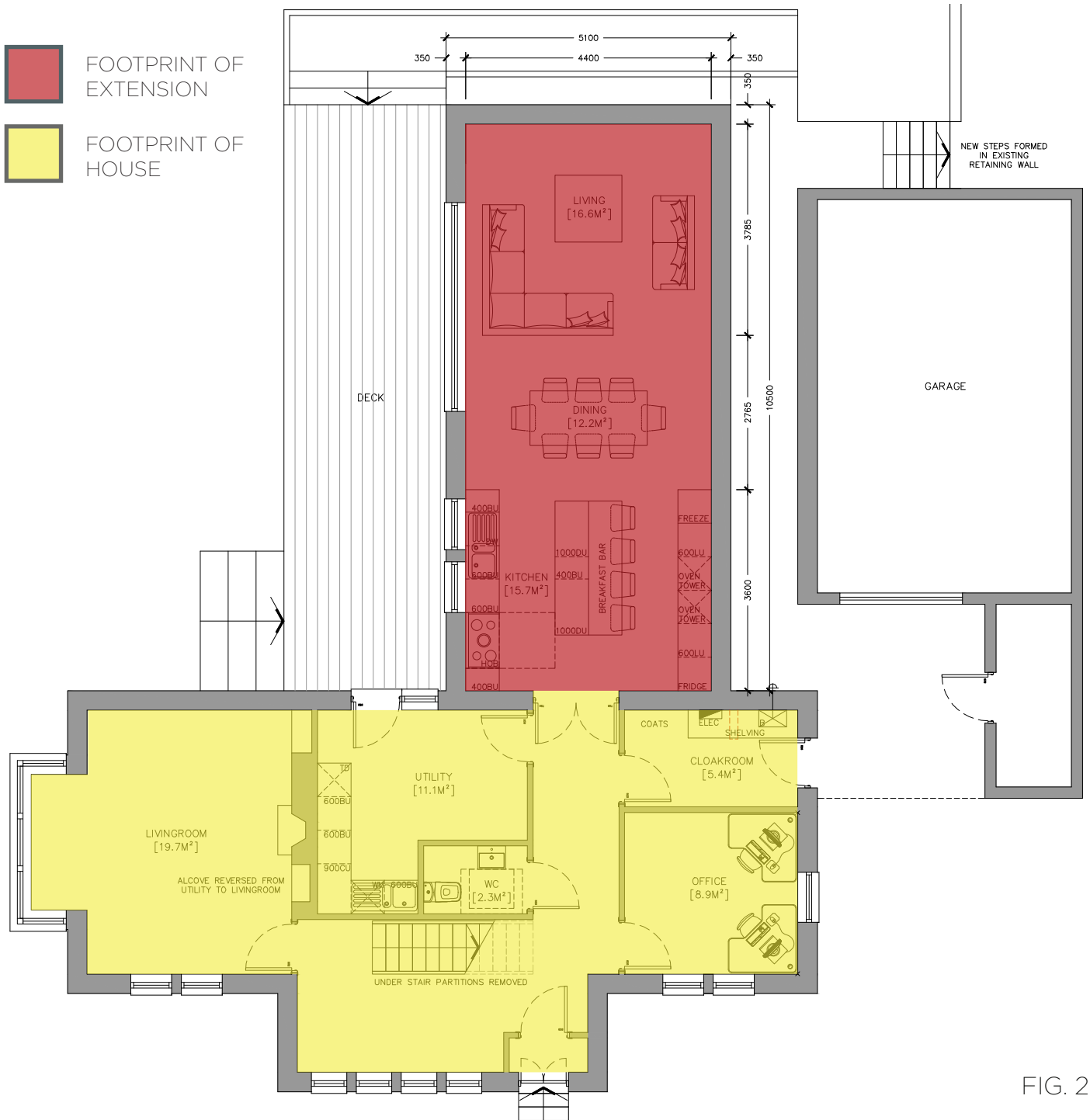


FIG. 2

As is evident from the location plan and satellite image the footprint of the existing dwelling is significantly smaller (about half) of the neighbouring properties. Although this is an attractive character property, the existing footprint is too restrictive to meet the needs of a modern family home. The owners have lived in Uplawmoor for a number of years and are keen to remain in the area. However, they are planning to start a family and require additional living space to meet their needs. The proposals therefore are to form a two storey rear extension within the existing garden grounds. The footprint of the existing home is currently 86.5m<sup>2</sup> and it is our intention to extend this by a further 53.6m<sup>2</sup>.



FIG. 3



Careful consideration has been given to ensure that the form of the proposed extension is sympathetic to the existing dwelling. The gable-ended form of the house has therefore been utilised in the design and a traditional pitch roof has also been continued within the form of the extension. In order to try and minimise the visual impact of the extension on the existing dwelling the decision was made to have a lower pitch of roof to ensure the ridge is at a lower level.

The fenestration of the extension has also been designed to mirror that of the existing with sympathetically proportioned windows to the east elevation (which can be partially viewed from the public realm) and with windows paired to reflect the existing window arrangement. Where the extension cannot be viewed from the street we have increased the size of the glazed openings to take advantage of the views of the surrounding landscape.

FIG. 4



External materials have been selected to reflect the materials on the existing dwelling with red roof tiles, off white wet dash render, red facing brick, white framed windows, black rainwater goods and red stone cills all been carried over into the design of the extension. This sympathetic approach will ensure that the extension will not detract from the character of the home and the surrounding area.

FIG. 5



## 3. PLANNING ASSESSMENT



The proposals require to be assessed against the East Renfrewshire Local Development Plan and the East Renfrewshire LDP Supplementary Planning Guidance: Householder Design Guide. Policy D1 states that, “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”.

Policy D14 of the East Renfrewshire LDP states that, “ Any extensions must complement the existing character of the property, particularly in terms of style, form and materials” and that “the size, scale and height of any development must be appropriate to the existing building”.

As discussed in the previous sections the existing house is approximately half the size of the surrounding properties and as such an increase in the size of the dwelling would be in keeping with the buildings in the locality.

Furthermore the form of the gable-ended extension is reflective of the gable-ended design of the existing dwelling. The window scale, design and the selection of external finishes are also respectful of the local architecture and the existing property.

SPG3 states that, “Extensions should be in proportion to the house and should not exceed 100% of the footprint of the original house”. The footprint of the existing dwelling is approximately 86.5m<sup>2</sup> and the proposed extension is 53.6m<sup>2</sup>. This equates to an extension, which is 62% that of the footprint of the original house and as such is well within the parameters set out in the LDP Supplementary Planning Guidance.



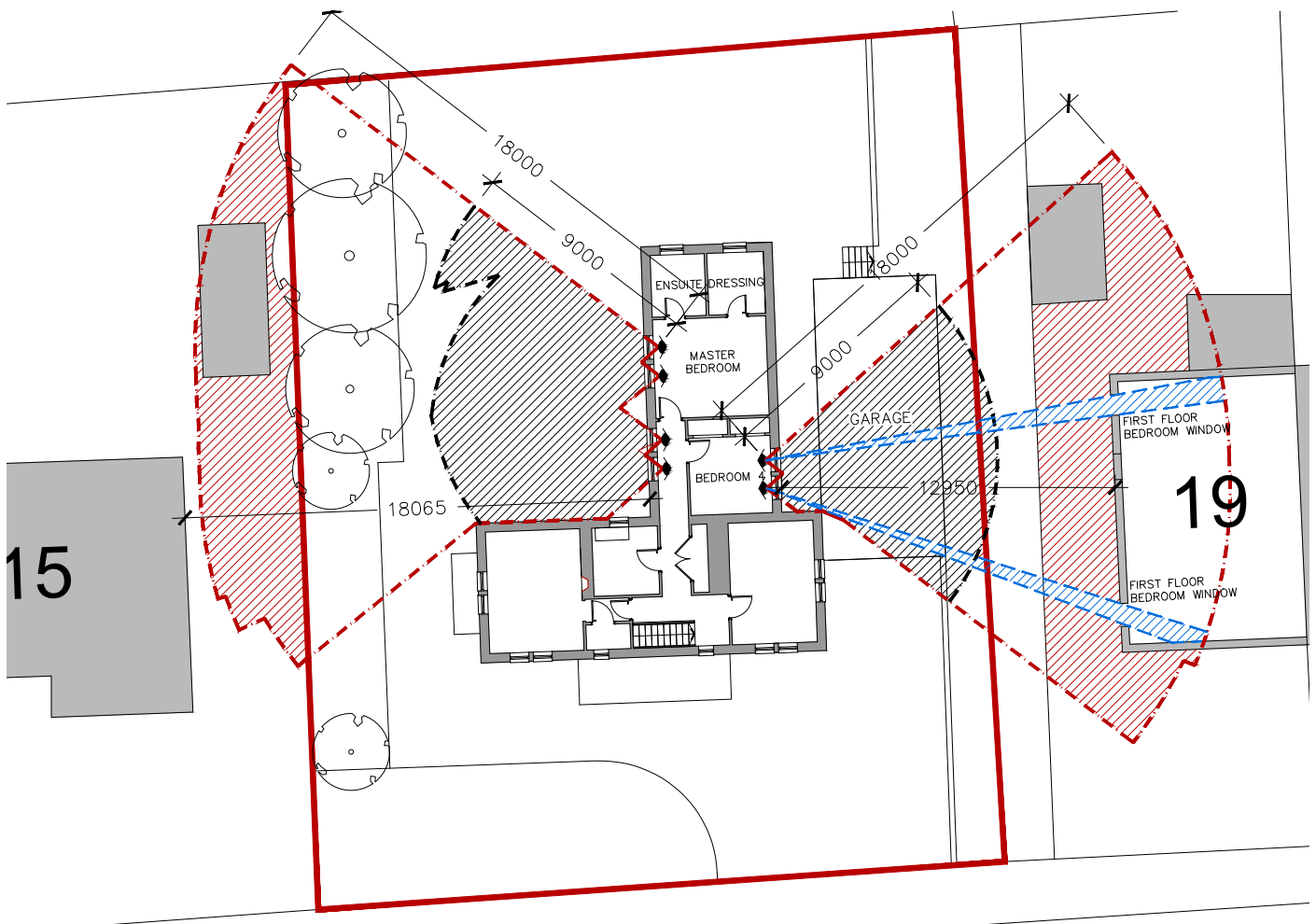


FIG. 7

SPG2 states that, "Extensions should not dominate or overwhelm the original form or appearance of the house and be subordinate in scale and appearance to the original house". It is our opinion that the extension does not dominate the dwelling and by the simple fact that the proposals are 62% the size of the original home, are subordinate in scale.

I also think it is important to note that the extension is located to the rear of the dwelling and as a result only the east elevation of the extension is partly visible from the street. In addition to this a large portion of the extension is concealed from the street by the existing garage (see fig.4) and therefore the extensions impact on the character of the area is minimal.

The extent of overlooking to the garden grounds of 19 Neilston Road is minimal and should not be considered to be detrimental to the amenity of the residents. The overlooking diagram (see fig.6) indicates the extent of overlooking to the garden grounds of number 15 and 19. It is standard planning policy that gardens should be a minimum of 9m in depth from the rear building line of the property. Given this precedent it should be acceptable to assume that any area out-with a diameter of 9m from the contentious windows is not considered to be overlooked from the extension. The black-hatched area within the diagram therefore clearly indicates that only a very small area of the driveway at number 19 would be overlooked from the extension.

The further red-hatched area displays the extent of overlooked areas at the properties at number 15 and 19. As you can see from the diagram an area of the driveway at 15 and 19 would be overlooked from the extension. A small area of the rear garden at 19 Neilston Road would also be overlooked from the bedroom window. However I would state that the area of garden being overlooked from the extension is fairly minimal and should not compromise the approval of the application.

Furthermore the property at 19 Neilston Road is circa 2.1m (see fig.6) higher than number 17. The ground floor window at 19, adjacent to bedroom 4's window, is into a non-habitable room (kitchen). The first floor window at 19 is for a bedroom window but given the offset angle between the windows, any view into the bedroom at number 19 would be narrowed (as shown in fig.7) and be of the ceiling, given its elevated position from the bedroom 4 window. To the west, of the extension, the existing planting between the properties would screen any potential overlooking.

The blue-hatched area to the east of the diagram indicates the extent of any overlooking from the extension to the first floor bedrooms at number 19 Neilston Road. This area is minimal due to the fact that these windows are at an angle to each other and do not face directly opposite. It should also be noted that this is a worst-case scenario, which occurs only when standing close to the window. The further that someone stands back from the window the narrower the field of view becomes.

#### 4. CONCLUSION

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In conclusion, it is our opinion that the proposals detailed within this document are not contrary to Policy D1 or D14 of the East Renfrewshire Local Development Plan. As discussed above the existing property is relatively small in comparison to the surrounding properties and the proposed extension will bring the overall footprint of number 19 Neilston Road in line with them. Moreover the size of the extension 62% of that of the existing house and it is our opinion that the extension is subordinate to the existing dwelling.

The form and design of the extension could not be more sympathetic to the character of the existing dwelling. We have utilised the gable-ended design of the original dwelling while reflecting the character of the house through careful consideration of the window fenestration, material selection and roof design. In addition we believe it should be taken into consideration that this is a rear extension and it will only be partially visible to the east elevation from the public realm and that only a small area of this elevation will be visible due to the existing garage concealing the entire ground floor of the extension.

Furthermore it is our opinion that there is no overlooking issues to the west of the property given that the distance from the extension to the gable of number 15 Neilston Road is over 18m and existing tree planting along this boundary would prevent any overlooking of the garden. To the eastern boundary the fact that the building line of number 19 Neilston Road is 13m away from the line of the proposed extension and is on an elevated position approximately 2.1m higher, minimises any overlooking of the garden grounds. Furthermore any overlooking that does occur would be insignificant and in our opinion would not be detrimental to the amenity of the residents.

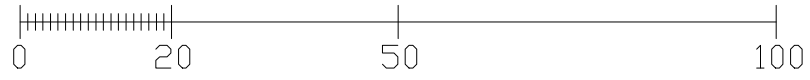
It is for these reasons that we believe the application for planning permission should be considered favourably.

**PLANS/PHOTOGRAPHS/DRAWINGS**

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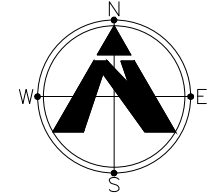
SCALE BAR



355

Notes:

Do not scale from drawings.  
 All errors to be notified to Architect immediately.  
 To be read in conjunction with all relevant Architect's, Services  
 and Structural Engineer's information.  
 All dimensions to be checked on site.



Revision	Description	Date



**PLANNING**

Project: RESIDENTIAL EXTENSION  
 NEILSTON ROAD, UPLAWMOOR  
 Project Number: 267

Client: SARAH FELL

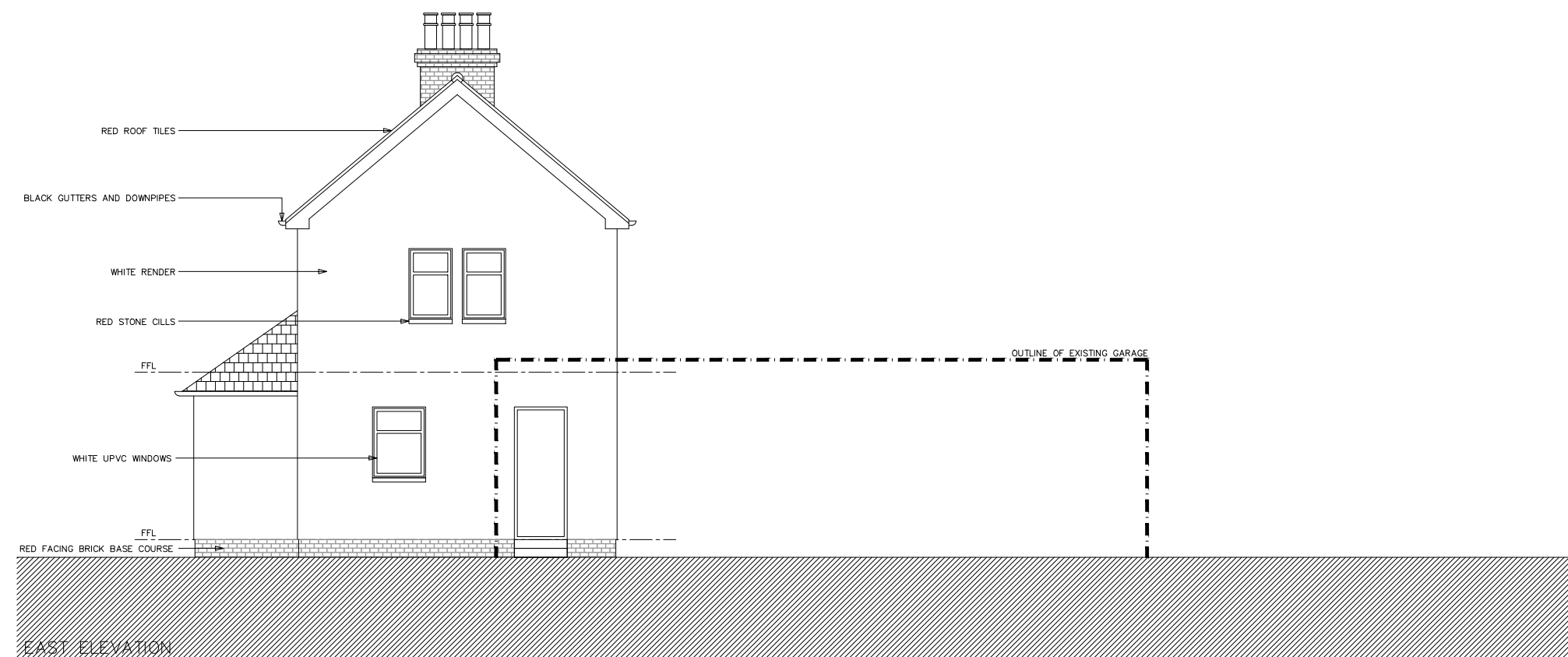
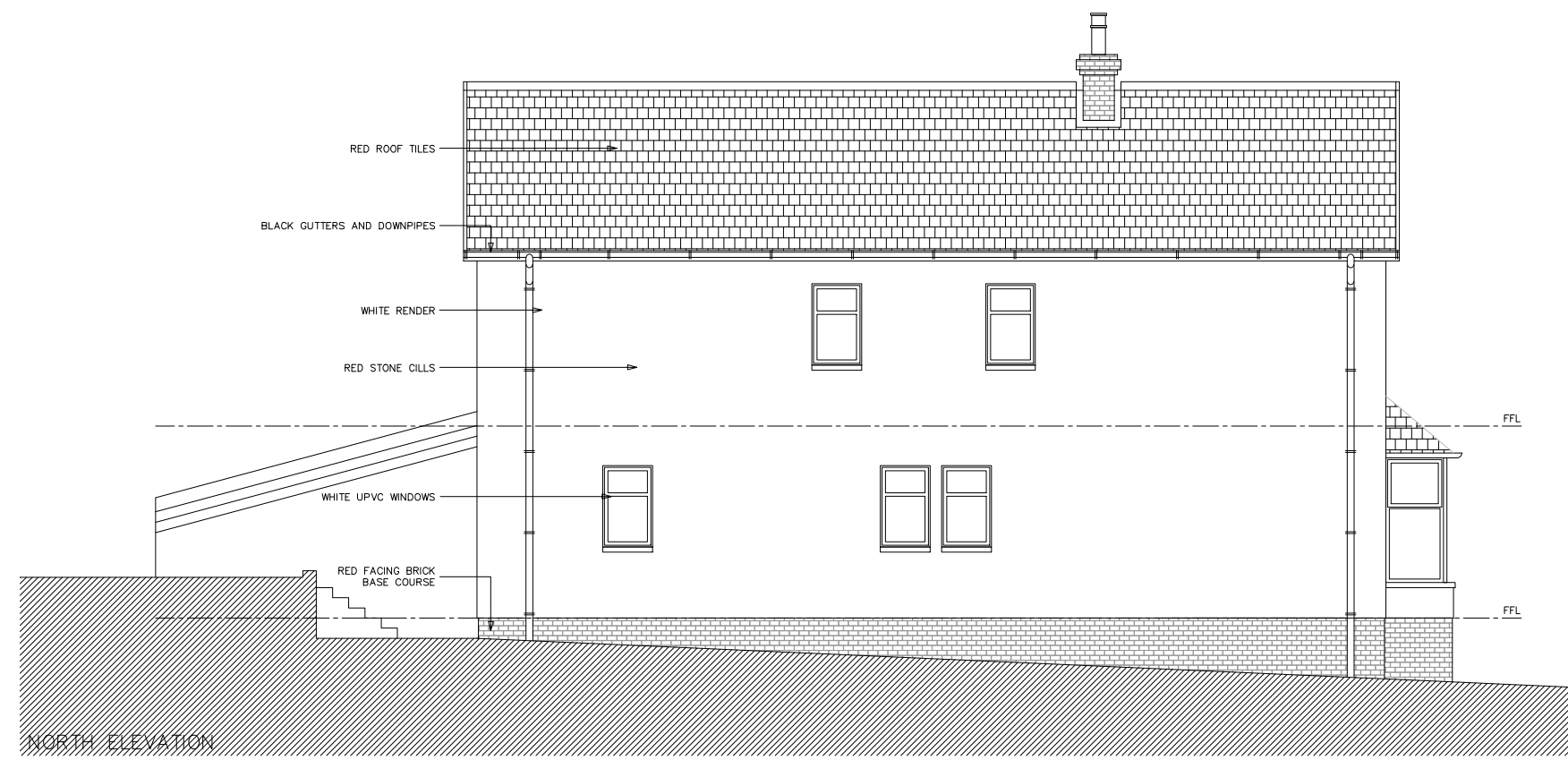
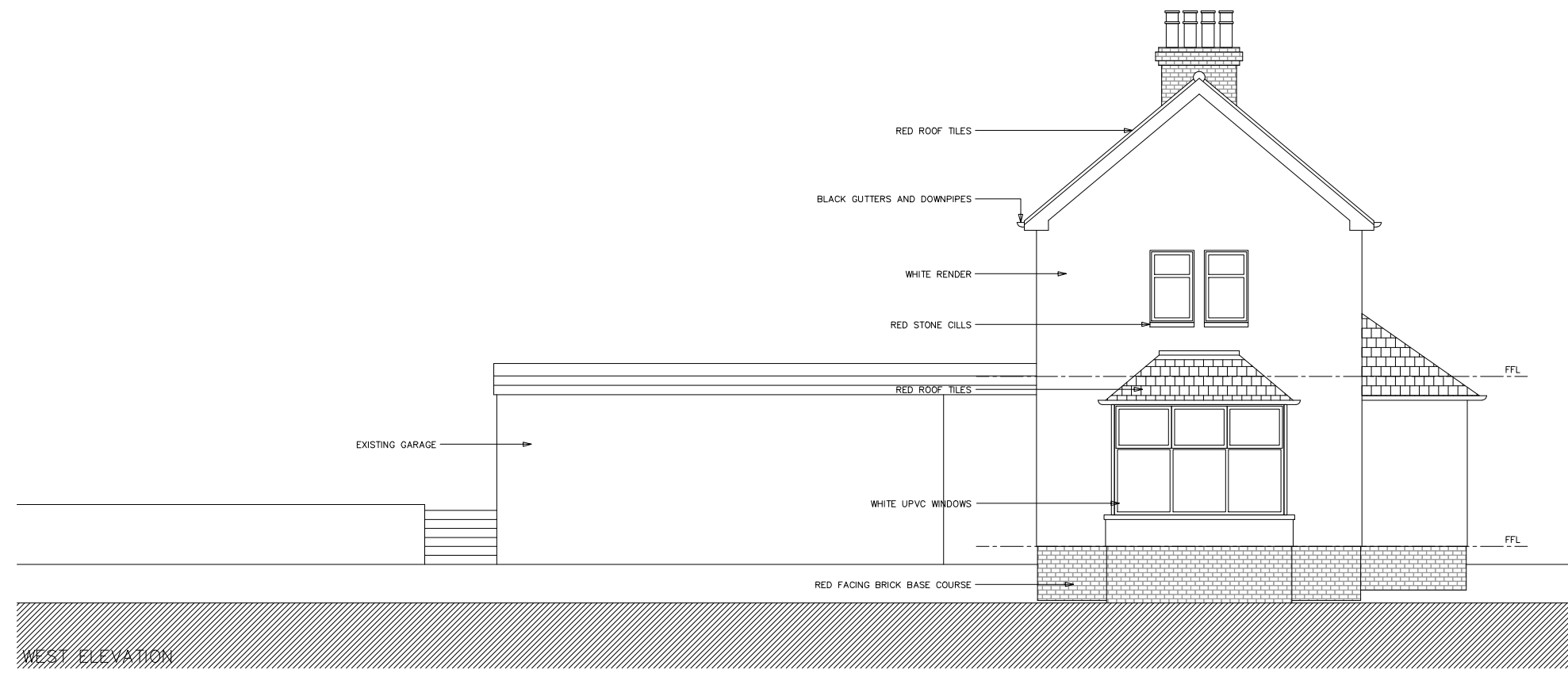
Date: 26.09.17

Scale / Format: 1:1000@A4

Drawn / Checked: JM

Drawing name: LOCATION PLAN  
 Drawing number: E(-)-01

Notes:  
 Do not scale from drawings.  
 All errors to be notified to Architect immediately.  
 To be read in conjunction with all relevant Architect's, Services and Structural Engineer's information.  
 All dimensions to be checked on site.



Revision	Description	Date

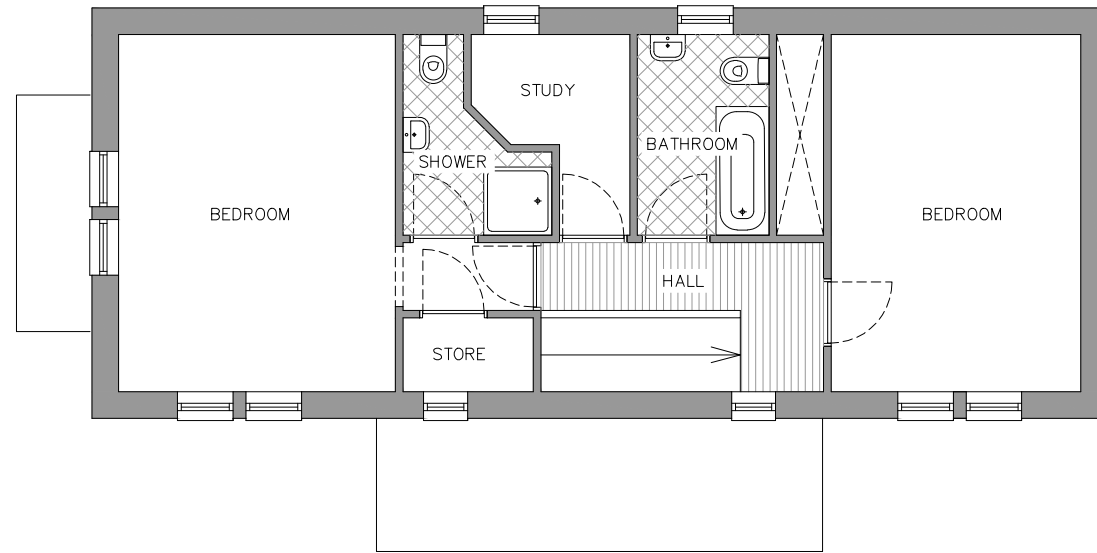
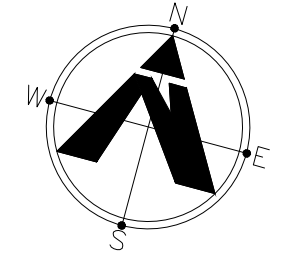


<b>PLANNING</b>		Project Number
Project	RESIDENTIAL EXTENSION	267
NEILSTON ROAD, UPLAWMOOR		
Client	SARAH CALDWELL	
Date	25.08.17	
Scale / Format	1:100@A2	
Drawn / Checked	JMMW	
Drawing name	EXISTING ELEVATIONS	Drawing number
		E(-)J03

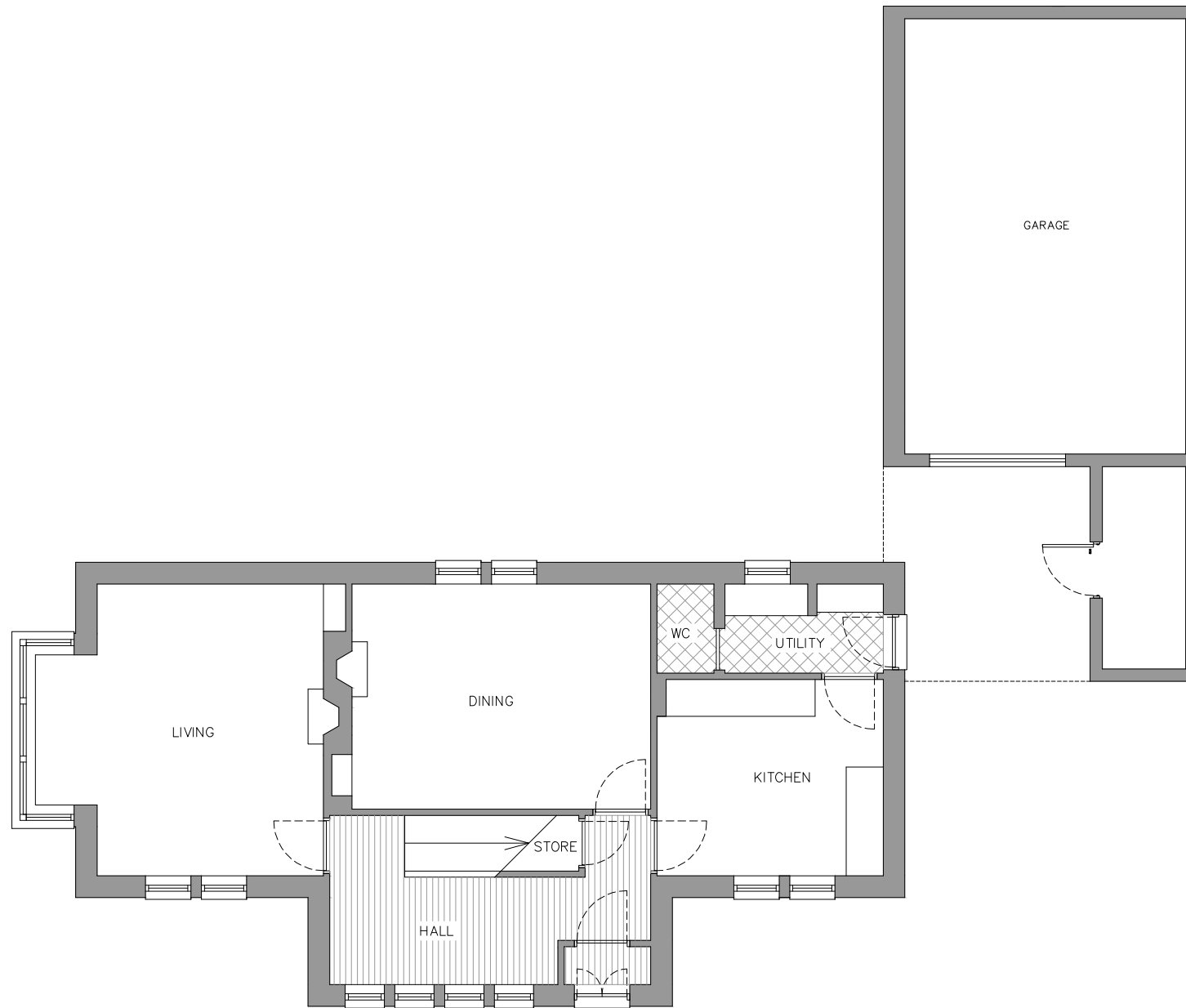
Copyright JAM Architects and Urban Designers  
 Unit 7B Argyle Court 1103 Argyle Street Glasgow G3 8ND  
 Tel: 0141 248 1878  
 Email: info@jamarchitects.co.uk



Notes:  
 Do not scale from drawings.  
 All errors to be notified to Architect immediately.  
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 All dimensions to be checked on site.



FIRST FLOOR PLAN



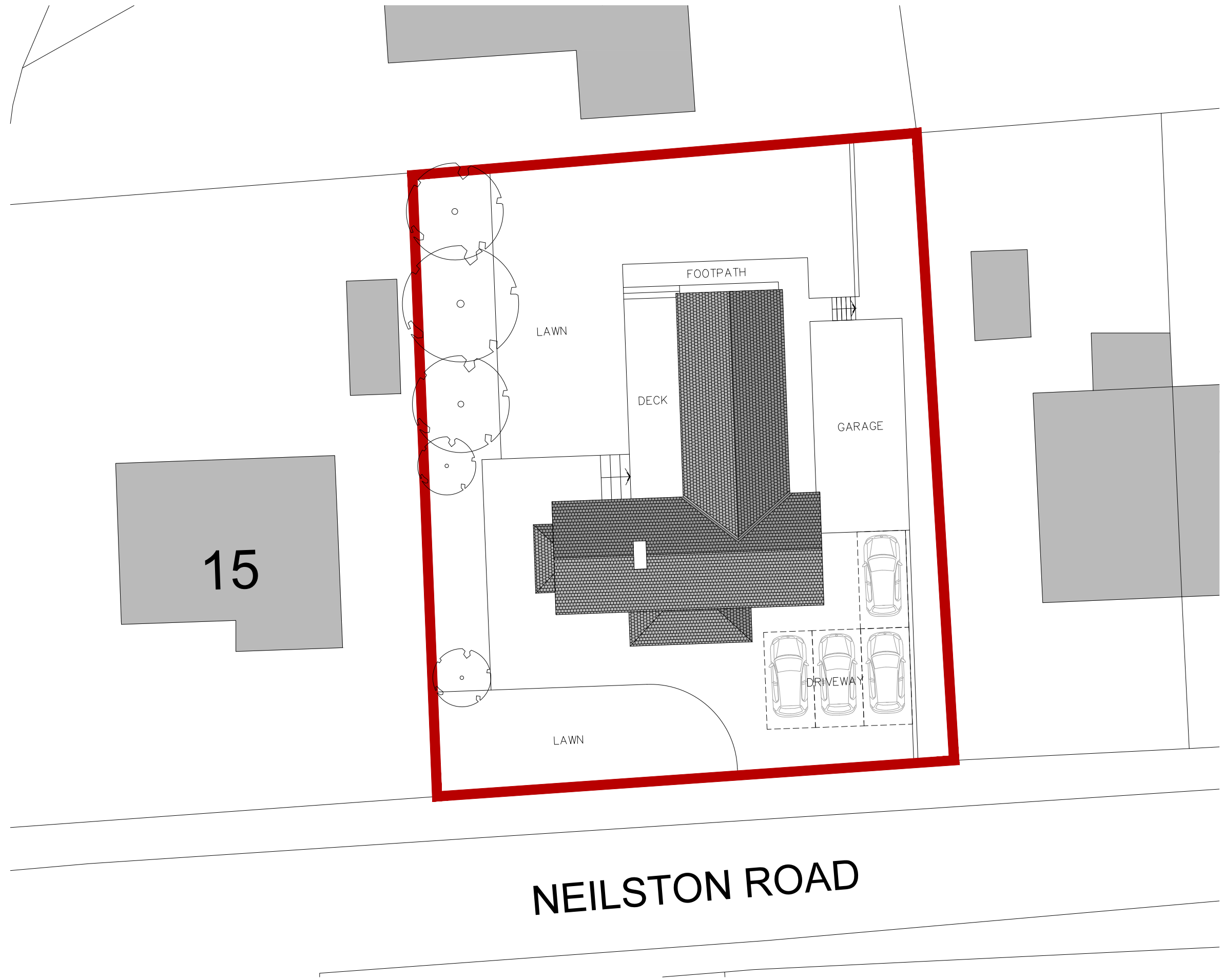
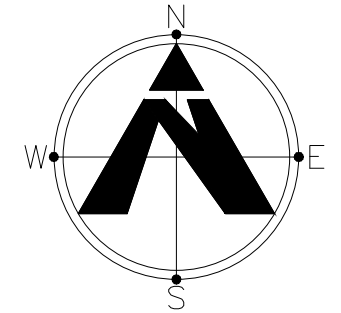
GROUND FLOOR PLAN

Revision	Description	Date

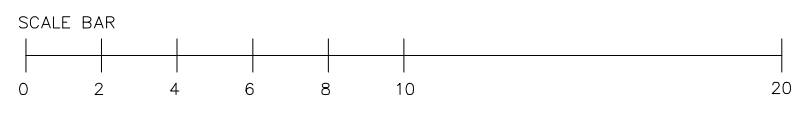


PLANNING	
Project	Project Number
RESIDENTIAL EXTENSION NEILSTON ROAD, UPLAWMOOR	267
Client	
SARAH CALDWELL	
Date	18/03/16
Scale / Format	1:100@A3
Drawn / Checked	IM/MW
Drawing name	Drawing number
EXISTING FLOOR PLANS	E(--)-02

Notes:  
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To be read in conjunction with all relevant Architect's, Services and Structural Engineer's information.  
All dimensions to be checked on site.



NEILSTON ROAD

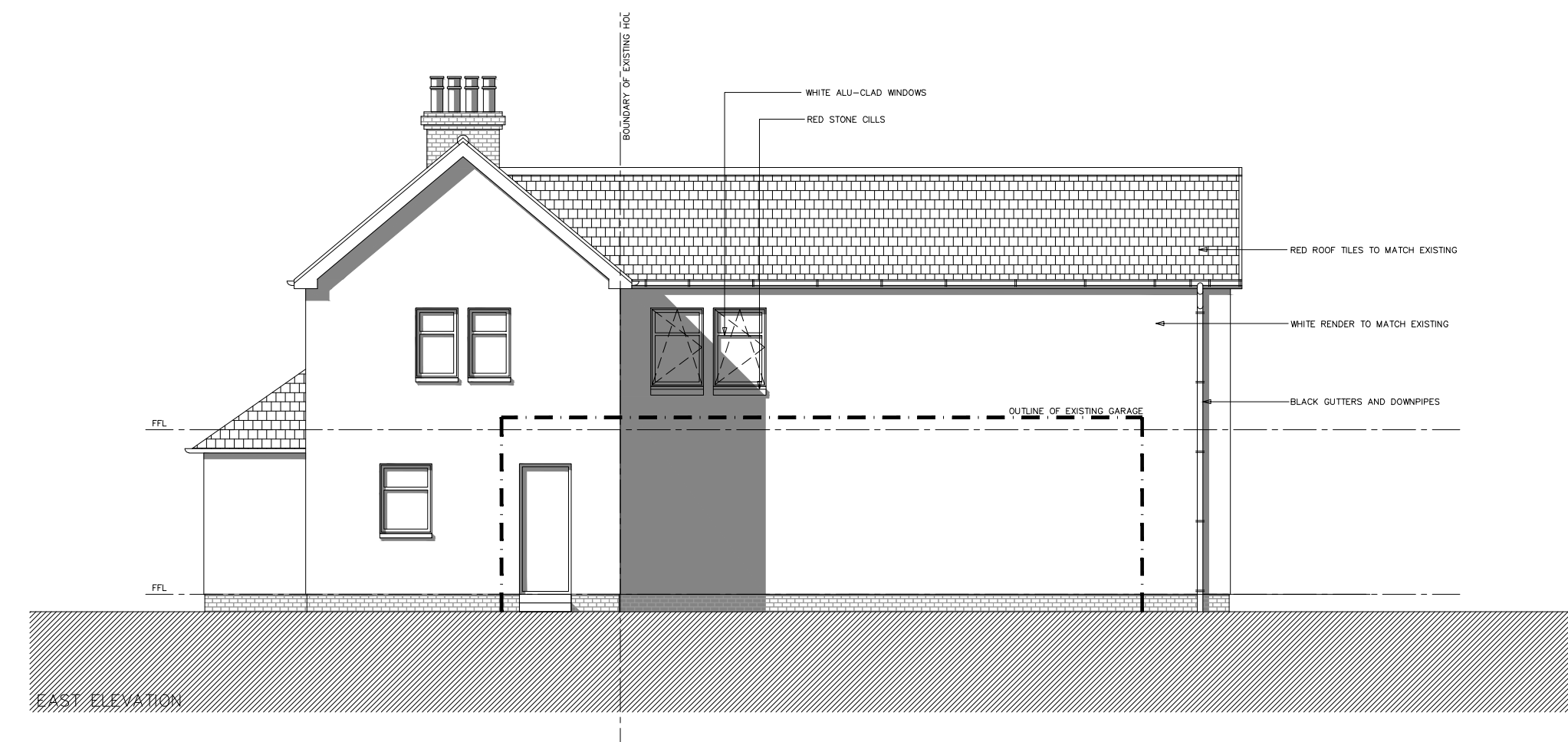
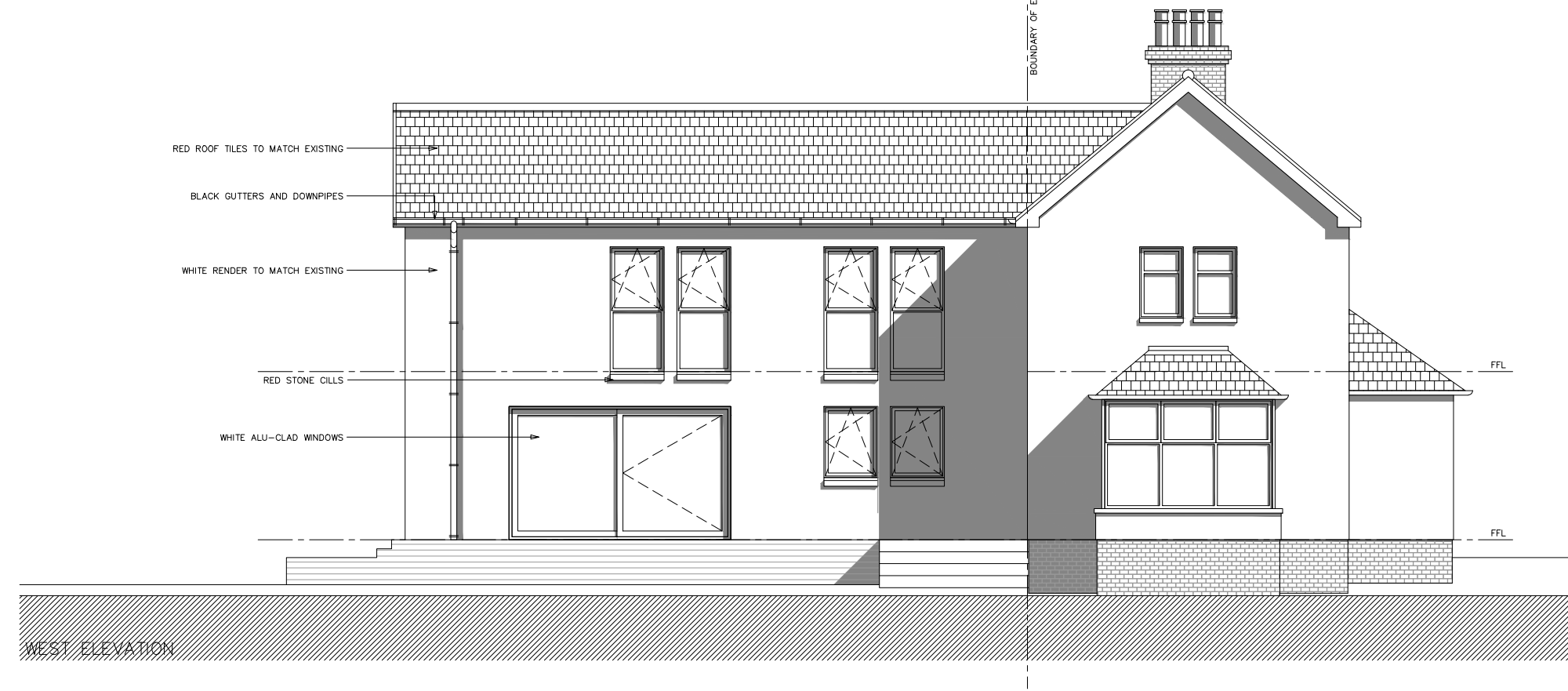


Revision	Description	Date



PLANNING	
Project	Project Number
RESIDENTIAL EXTENSION NEILSTON ROAD, UPLAWMOOR	267
Client	
SARAH CALDWELL	
Date	28/09/17
Scale / Format	1:200@A3
Drawn / Checked	IM/MW
Drawing name	Drawing number
PROPOSED BLOCK PLAN	L(--)-01A

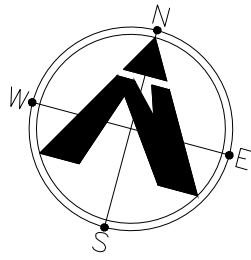
Notes:  
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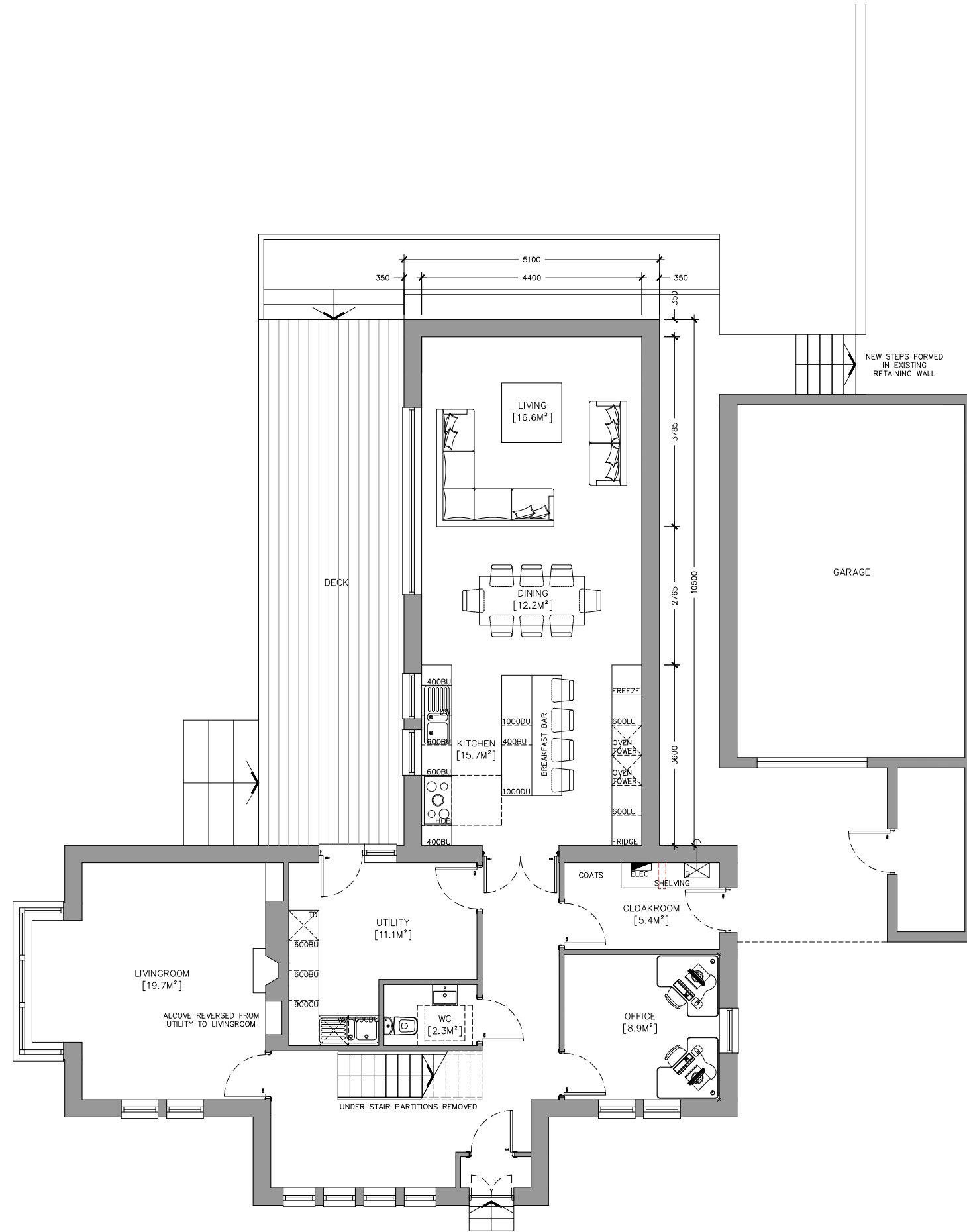
Revision	Description	Date



<b>PLANNING</b>		Project Number
Project	RESIDENTIAL EXTENSION NEILSTON ROAD, UPLAWMOOR	267
Client	SARAH CALDWELL	
Date	25.08.17	
Scale / Format	1:100@A2	
Drawn / Checked	JMMW	
Drawing name	PROPOSED ELEVATIONS	Drawing number L(-)-J04G



Notes:  
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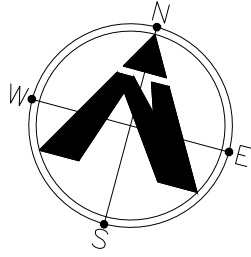


Revision	Description	Date

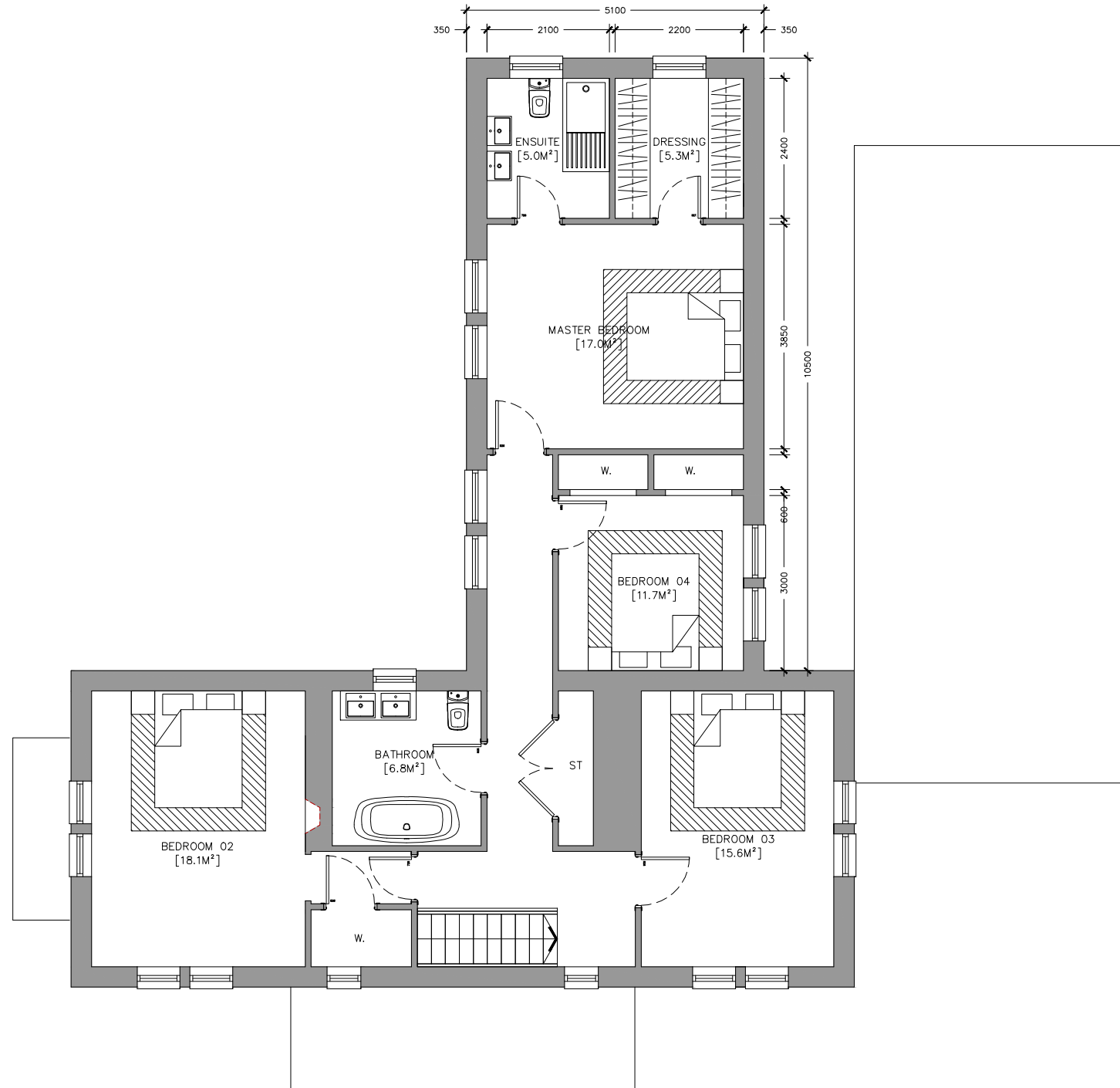


<b>PLANNING</b>	
Project RESIDENTIAL EXTENSION NEILSTON ROAD, UPLAWMOOR	Project Number <b>267</b>
Client SARAH CALDWELL	
Date	18/03/16
Scale / Format	1:100@A3
Drawn / Checked	IM/MW
Drawing name <b>PROPOSED GROUND FLOOR PLAN</b>	Drawing number <b>L(--)-02H</b>





Notes:  
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Revision	Description	Date



PLANNING	
Project	Project Number
RESIDENTIAL EXTENSION NEILSTON ROAD, UPLAWMOOR	267
Client	
SARAH CALDWELL	
Date	18/03/16
Scale / Format	1:100@A3
Drawn / Checked	JM/MW
Drawing name	Drawing number
PROPOSED FIRSTFLOOR PLAN	L(--)-03H



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