

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY14 March 2018Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2017/27ERECTION OF SINGLE STOREY REAR/SIDE EXTENSIONAT 4 BALMEG 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:- 2017/0618/TP).
Applicant: Mr Steven Leach.
Proposal: Erection of single storey rear/side extension.
Location: 4 Balmeg 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 (Major Programmes and Projects).

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

NOTICE OF REVIEW – STATEMENT OF REASONS FOR REQUIRING THE REVIEW

8. The applicant in submitting the review has stated the reasons for requiring the review of the determination of the application. A copy of the applicant’s Notice of Review and Statement of Reasons is attached as Appendix 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 the assessment of the review documents only, with no further procedure.

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 followed 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, an unaccompanied site inspection will be carried out immediately before the meeting of the Local Review Body on Wednesday, 14 March 2018 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 7 - 14);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages 15 - 20);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages 21 - 24); and
- (e) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 4 (Pages 25 - 64).

15. The applicant has also submitted the drawings listed below (available for inspection within the Planning Division of the Environment Department prior to the meeting and for reference at the meeting) and are attached as Appendix 5 (Pages 65 - 90).

- (a) Existing site plan at 200;
- (b) Existing elevations at 100;
- (c) Illustration of rear elevation;
- (d) Existing ground and first floor plans at 50;
- (e) Existing sections at 100;
- (f) Existing roof plan at 50;
- (g) Perspectives of proposal;
- (h) Photos of similar examples;
- (i) Materials precedent;
- (j) Refused - Location plan;
- (k) Refused – Proposed site plan at 200;
- (l) Refused – Proposed elevations; and
- (m) Refused – Ground and first floor plans.

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

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

RECOMMENDATIONS

18. The Local Review Body is asked to:-

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

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

Report Author: Paul O'Neil

Director - Caroline Innes, Deputy Chief Executive

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

Date:- March 2018

**APPLICATION
FOR
PLANNING PERMISSION**

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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 100065173-001

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)

Ground floor single storey extension to rear and side of existing semi-detached two storey dwelling clad in western red cedar (or similar timber) with an articulated flat roof and hidden gutter and encompassing enlarged kitchen and dining spaces, the provision of a home office/ study, utility room and WC. The work will include the removal of a small existing porch to be replaced with a 3.3m x 6.92m unit extending 1m to the side of the existing side wall, a new porch and a small patio deck.

Has the work already been started and/ or completed? *

No Yes - Started Yes – Completed

Applicant or Agent Details

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

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Baxendale DCo		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Ambrose	Building Name:	unit 16
Last Name: *	Gillick	Building Number:	6
Telephone Number: *	01419467687	Address 1 (Street): *	HARMONY ROW
Extension Number:		Address 2:	Govan
Mobile Number:	07341296238	Town/City: *	Glasgow
Fax Number:		Country: *	United Kingdom
		Postcode: *	G51 3BA
Email Address: *	admin@baxendale-dco.com		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Steven	Building Number:	4
Last Name: *	Leach	Address 1 (Street): *	Balmeg Avenue
Company/Organisation		Address 2:	Giffnock
Telephone Number: *		Town/City: *	Glasgow
Extension Number:		Country: *	UK
Mobile Number:		Postcode: *	G46 6QJ
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

4 BALMEG AVENUE

Address 2:

GIFFNOCK

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G46 6QJ

Please identify/describe the location of the site or sites

Northing

657985

Easting

256208

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: Ambrose Gillick

On behalf of: Mr Steven Leach

Date: 05/09/2017

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.

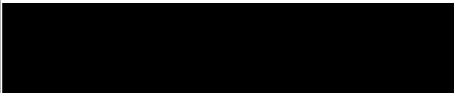
Declare – For Householder Application

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: Dr Ambrose Gillick

Declaration Date: 13/09/2017

Payment Details



Created: 13/09/2017 16:12

REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2017/0618/TP

Date Registered: 14th September 2017

Application Type: Full Planning Permission

This application is a Local Development

Ward: 3 -Giffnock And Thornliebank

Co-ordinates: 256208/:657985

Applicant/Agent:

Applicant:
Mr Steven Leach
4 Balmeg Avenue
Giffnock
East Renfrewshire
G46 6QJ

Agent:
Ambrose Gillick
Unit 16
6 HARMONY ROW
Govan
Glasgow
G51 3BA

Proposal: Erection of single storey rear/side extension

Location: 4 Balmeg Avenue
Giffnock
East Renfrewshire
G46 6QJ

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY: None relevant.

REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

A Design Statement has been submitted that describes the site context and details the design rationale.

ASSESSMENT:

The application site comprises a two storey semi-detached hip-roof dwelling and its curtilage and lies within an established residential area. The dwelling is externally finished in brown and grey render and concrete roofing tiles. The property has an existing single garage. The side and rear boundaries are characterised by established planting.

Planning permission is sought for the erection of a single storey rear extension measuring 6.7 metres wide by 3.3 metres deep from the rear of the dwelling. It comprises a flat, spit-level roof rising to 4.5 metres at its highest point. At this point, the proposed extension would project beyond the side of the existing dwelling. It is proposed to be externally finished in Siberian larch cladding that will weather to a silver-grey colour.

The proposal 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 loss of character or visual amenity to the surrounding area and Policy D14 requires that extensions should not detract from the character of design of the building to which they relate. The adopted Supplementary Planning Guidance: Householder Design Guide (SPG) is also of relevance. The SPG states that extensions should have the same roof design as the dwelling to which they relate, especially when visible from public view.

The proposed flat roofed design represents a contrast to the original hip roofed dwelling. In most circumstances, this would be acceptable where the scale of the proposal is such that it would not dominate or detract from the character and design of the original dwelling. The contrasting Siberian larch would complement the grey render, once weathered. However, in this instance, given the split-level roof design, the western-most part of the extension would rise to 4.5 metres and project beyond the side of the existing dwelling. This additional height in conjunction with the contrasting design is considered to represent a dominant element that would draw the eye and detract from the character of the original dwelling. The position behind the existing garage is noted however it exceeds the height of the garage and would be readily visible from the streetscape.

The applicant's agent has been asked to amend the proposal to address this issue but has declined citing precedent. Precedent is not a material planning consideration as each application is assessed on its own merits against the relevant policies of the adopted Local Development Plan.

The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed extension would dominate and detract from the character and design of the existing dwelling as a result of its massing and design.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None

REASON FOR REFUSAL:

1. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed extension would dominate and detract from the character and design of the existing dwelling as a result of its massing and design.

ADDITIONAL NOTES: None

ADDED VALUE: None

BACKGROUND PAPERS:

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

Ref. No.: 2017/0618/TP
(DESC)

DATE: 23rd October 2017

DIRECTOR OF ENVIRONMENT

Reference: 2017/0618/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 23/10/17 IM(1)

**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. **2017/0618/TP**

Applicant

Mr Steven Leach
4 Balmeg Avenue
Giffnock
East Renfrewshire
G46 6QJ

Agent:

Ambrose Gillick
Unit 16
6 HARMONY ROW
Govan
Glasgow
G51 3BA

With reference to your application which was registered on 14th September 2017 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of single storey rear/side extension

at: 4 Balmeg Avenue, Giffnock, East Renfrewshire, G46 6QJ

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 D14 of the adopted East Renfrewshire Local Development Plan as the proposed extension would dominate and detract from the character and design of the existing dwelling as a result of its massing and design.

Dated 23rd October 2017



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	D001		
Block Plan Proposed	D032		
Plans Proposed	D022	A	
Elevations Proposed	D023	A	

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**

**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

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 100074770-001

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.

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:	Baxendale DCo		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Ambrose	Building Name:	
Last Name: *	Gillick	Building Number:	16
Telephone Number: *	01414455711	Address 1 (Street): *	6 Harmony Row
Extension Number:		Address 2:	
Mobile Number:	07341296238	Town/City: *	glasgow
Fax Number:		Country: *	United Kingdom
		Postcode: *	G51 3BA
Email Address: *	admin@baxendale-dco.com		

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="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="Steven"/>	Building Number:	<input type="text" value="4"/>
Last Name: *	<input type="text" value="Leach"/>	Address 1 (Street): *	<input type="text" value="Balmeg Avenue"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Giffnock"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G46 6QJ"/>
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="4 BALMEG 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 6QJ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="657985"/>	Easting	<input type="text" value="256208"/>
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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)

Ground floor single storey extension to rear and side of existing semi-detached two storey dwelling clad in western red cedar (or similar timber) with an articulated flat roof and hidden gutter and encompassing enlarged kitchen and dining spaces, the provision of a home office/ study, utility room and WC. The work will include the removal of a small existing porch to be replaced with a 3.3m x 6.92m unit extending 1m to the side of the existing side wall, a new porch and a small patio deck.

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 see 'Supporting Documents' section.

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)

GROUPS OF APPEAL ON BEHALF OF MR. STEVEN LEACH - 4 Balmege Avenue, Giffnock

Application Details

Please provide details of the application and decision.

What is the application reference number? *

2017/0618/TP

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

05/09/2017

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

23/10/2017

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

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

Access to the site will require consent of the building owners. This can be organised through the agent. Access to the site will not require the presence of the client or agent.

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: Dr Ambrose Gillick

Declaration Date: 16/11/2017

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DESIGN STATEMENT

Proposed renovation of 4 Balmeg Avenue, Giffnock, Glasgow, East Renfrewshire

Prepared by BAXENDALE DCo Ltd. - Architect

Introduction

This application illustrates and explains the proposed works to an existing dwelling in Giffnock, Glasgow. We have developed this proposal in conjunction with the client and with reference to the East Renfrewshire Development Plan 2015 Main Issues Report.

Our application for planning permission is in response to our client's view that the current dwelling's spatial, structural and environmental qualities are inadequate for the resident family's needs, and in relation to current building standards.

The renovation scheme presented seeks to maximise the potential of the existing dwelling in a manner that is appropriate in scale, sensitive in terms of materiality and also responsive to a contemporary agenda of sustainability as outlined in the Scottish Planning Policy and the East Renfrewshire Local Development Plan 2.

- A successful sustainable place – supporting economic growth, regeneration and the creation of well-designed places
- A low carbon place – reducing our carbon emissions and adapting to climate change
- A natural resilient place – helping to protect and enhance our natural cultural assets and facilitating their sustainable use
- A connected place – supporting better transport and digital connectivity

Existing Context

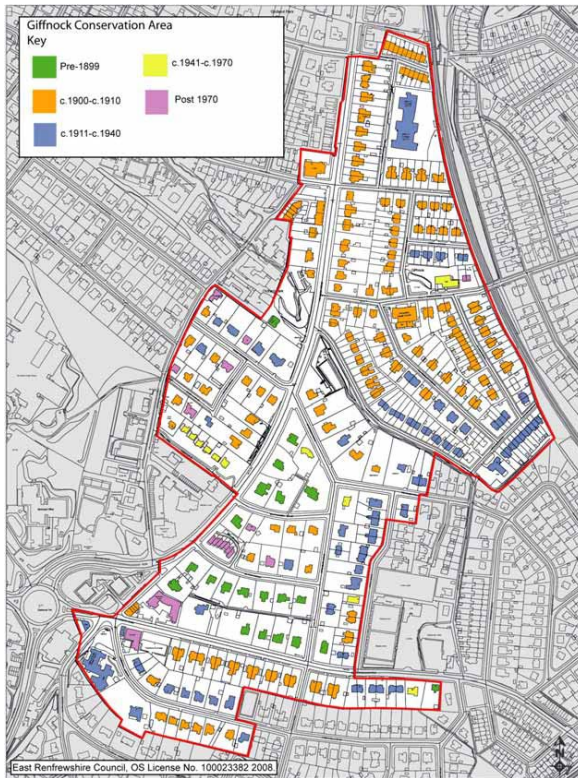
The property sits on a suburban street that runs approximately north-east/ south-west on the border in the south central portion of Giffnock. The area is located directly to the south of Character Area 4: Eastwoodmains Road of the Giffnock Conservation Area and to the east of the Lower Whitecraigs Conservation Areas. Both these areas received conservation status in 2005 'in recognition of the variety and abundance of good quality early 20th century architecture.' Balmeg Avenue is composed of less creditable housing, but nonetheless embodies themes of early to mid twentieth century British urban history.



Aerial view of the neighbourhood with property outlined in red.

Proposed renovation of **4 Balmeg Avenue, Giffnock, Glasgow**

Prepared by Baxendale | Unit 16, 6 Harmony Row, Govan, Glasgow G51 3BA



Giffnock Conservation Area



Lower Whitecraigs Conservation Areas

Balmeg Avenue is wholly residential, composed of pre- and postwar housing, predominantly single storey bungalow villas of the early twentieth century and, towards the north end of the road, two-storey semi-detached housing of modestly variegated style built in the 1930s-40s. Most dwellings are set back from the pavement behind decent-sized front gardens with off-street parking normally provided either on short 'drive ways' or in garages (either detached or otherwise) to the side of the houses. The neighbourhood is well planted, with some medium-sized trees, hedges and fencing demarking most property boundaries and streets delineated by low exposed stone or harled walls.



Figure 1a: Housing on Balmeg Avenue, Giffnock



Figure 1b: Housing on Balmeig Avenue, Giffnock



Figure 1c: Open, clear streetscape on Balmeig Avenue



Figure 2a. [l] Neighbourhood historicism and [r] Osbert Lancaster's "Stockbroker's Tudor"



Figure 2b. Historical references abound: Italianate rustication and quoins, Arts and Craft hung terracotta tiling, manorial Elizabethan fenestration.



Figure 2c. Hybridity, eclecticism and whimsy.

There are no commercial premises along the road, and very few within the immediate vicinity, and the tone of the area is consistent enough to suggest that it was largely built in a single development phase. The property which forms the focus of this application (No. 4) is part of a later development phase, probably in the mid-late 1940s.

The suburban heritage of the area is worth protecting. As noted in the East Renfrewshire Council's appraisal for the more esteemed Giffnock Conservation Area, 'The loss of original architectural details on existing buildings and the use of non-traditional building materials' is a matter of concern. Whilst Balmeg Avenue falls outwith this general assessment, it is worth noting the qualities of the street which make it both historically indicative and valuable. This includes its width and openness which lends it a visual intelligibility: edges and boundaries are precisely but subtly demarked and the robustness of the building forms has enabled a complexity to emerge which lends the road a coherent variety and a scale and rhythm that responds to use, needs and cultural practices. (See Figs. 1a-c)

Our aim in the design has been to respond to the characteristics of the immediate area, which is both residential and suburban, but which also projects a sense of polite modernist aspiration, important to which is the notion of amenable and amendable design. Our design responds to this by adopting the restrained tonal palette and formal language of the existing property and its immediate neighbours, worked to create a gradual opening out towards the rear of the property. In this way, the aesthetic employed references existing forms without mimicking them: the design consciously avoids direct pastiche, maintaining a contemporary feel balanced with a playful nod to the suburban motifs. As such, it reflects a consistent theme found in the area, that of a whimsical, slightly tongue-in-cheek re-using of and referencing of historical imagery, forms, and details towards generating diversity and visual and urban complexity. (See Figs. 2a-c)

Design Process

The design proposals for 4 Balmeg Avenue, Giffnock, have developed over a number months in consultation with the client, beginning with informal discussions and a survey. This led to design proposals informed by local precedent, a thoughtful analysis of the client's needs and wishes, the choice of quality, sustainable building materials and technologies, all in conjunction with the East Renfrewshire Local Development Plan (June 2015). The design balances the complementary requirements of this diverse range of concerned parties, resulting in a thoughtful, contemporary proposal.

Extent of Works

The building works will include the demolition of the existing (but probably not original) rear porch and the construction of a single storey extension with a small open decking area which will push out into the side access but will not reduce off-street parking space or pedestrian accessibility. The extension will provide

Proposed renovation of **4 Balmeg Avenue, Giffnock, Glasgow**

Prepared by Baxendale | Unit 16, 6 Harmony Row, Govan, Glasgow G51 3BA

improved direct access into the garden and will enhance the light, thermal and ventilation characteristics of the house.

Use

The refurbishment is designed to improve the current spatial, aesthetic and environmental performance of a private residential unit. The extension of the ground will enable the resident family to occupy the house more comfortably, reorganising the ground floor to allow for an adequate kitchen and dining space and a ground floor WC and a small homework/ study space for the family's use. The clients manage their work from home and require suitable space to undertake this.

Layout

The proposal at 4 Balmeg Avenue is for a single storey extension to the rear of the existing house, with improved kitchen, dining and study spaces to the ground floor. In response to the East Renfrewshire Council Local Development Plan (Section 5.2) the renovation works have been designed to complement the existing character of the neighbourhood, and in so doing have minimal impact on the appearance of the surrounding buildings and spaces. The proposal's impact on the external aspects of the house are limited whilst creating improved and enlarged internal spaces suitable for contemporary living. The existing organisation and quality of the house, particularly to the rear of the building, are deficient in many ways and the piecemeal work done to the building over the years has resulted in a congested, messy and not useful area of garden beside the house.

At the same time, the proposed works increase the capacity of the existing house to accommodate contemporary domestic needs, thereby improving the functionality and potential of the building, and adding value to the property and the neighbourhood.

The proposed works do not negatively impact the privacy, views or sunlight of neighbouring properties, nor on their amenity. Likewise, the proposed works do not adversely impact urban ecology.

Scale

The works to the house will include a ground floor extension to the rear elevation of the building of 23m². Other proposed work will be undertaken within the existing footprint of the building. The loss of garden space is therefore minimal and current off-street parking provision will not be impacted by the development.

Appearance

The new extension to the house has been designed in a sensitive but contemporary style which compliments the aesthetics of the existing house and the general tone of neighbourhood at large. The mass of the extension will be composed of western red cedar on a base of buff brick. The roofing of the extension will be in grey roofing felt, mirroring the material and tone of the existing and surrounding buildings' rooves, with a neat, hidden gully verge detail. The southeast-facing elevation to the new extension, which faces the road, articulates the new extension to the street whilst retaining access to the garden.

The main elevation of the extension, facing into the garden, is roughly composed of two parts, with glazed sliding-folding doors filling the easternmost side, the westernmost side articulated by a flat-roofed porch. The doors and porch are linked by a patio deck which stands four steps up from the garden.

The rear elevation of the house faces north west and the open design of the façade will maximise natural light and reduce the need for artificial lighting in the evenings. The proposed extension stands back from its boundary line to the north by 300mm to enable access for the client.

The reorganisation of the ground floor plan produces a larger, brighter and safer kitchen, improved, more flexible dining space, simplified circulation and ground floor utility room and WC. These changes greatly improve the house's functionality and make it amenable to the growing needs of the resident family. The changes also function to substantially improve the environmental performance of the house: the current back elevation is old, tired and not particularly air-tight. The proposal addresses these concerns.

Landscaping

There will be no significant landscaping impact due to the minimal extra footprint of the new extension. No trees will be lost or damaged due to the works. The extension's impact on the visual qualities from the road/pavement will be minimal, lessened further by the muted tones and textures of the timber and roofing finishes and the retention of all existing planting. A modest patio deck area will be constructed to the rear of the building, allowing improved access to and use of the garden.

Closing Statement

Baxendale are confident that the proposed works to 4 Balmeig Avenue constitute a sensitive addition to the existing residential unit which will enhance the building and the neighbourhood. Further, the works will ensure the property continues not only to meet the needs of contemporary residents, but also to better satisfy the environmental programme of the East Renfrewshire Council's *Environmental Sustainability Strategy & Action Plan 2015-2018*. The works will enhance the visual and architectural quality the property, reinforcing its value and also the character and qualities of the area as a residential neighbourhood.

We believe that this document and the attached proposals demonstrate a rigorous and creative design process that has produced a building that is wholly appropriate to the immediate needs of the client, potential future occupants, the local environment and neighbouring properties whilst also being responsive to current wider issues of sustainability and a commitment to creating a low carbon future.

6 September 2017

BAXENDALE DCo.

4 Balmeg Avenue, Giffnock
5th January 2011 1

4 Balmeg Avenue, Giffnock
 GROUNDS OF APPEAL ON BEHALF OF MR. STEVEN LEACH

Planning Reference: 2017/0618/TP
Undertaken on behalf of: Mr Steven Leach
DATE: 8th November 2017

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Contents

1.0 Introduction	3
1.1 Terms of Reference	3
1.2 Description	3
Background	4
Grounds for Appeal	5
The Development Plan	5
Section 5.2 Policy D1 Detailed Guidance for All Development states:	5
Section 5.22. Policy D14: Extensions to Existing Buildings and Erection of Outbuildings and Garages states:	5
Householder Design Guide Supplementary Planning Guidance.	5
Conclusions	8
Recommendations.....	9
Appendices	10
Appendix 1 – Site photographs	10
Appendix 2 – Character and Amenity impact study	11
Appendix 3 – Similar developments in surrounding area/ 1.....	14
Appendix 4 - Post-planning discussion on 7 November 2017.....	16
Appendix 5 – Relevant planning policies	18
Adopted East Renfrewshire Local Development Plan	18
East Renfrewshire Council Proposed SPG: Householder Design Guide December 2012 1	
Appendix 8 1 Supplementary Planning Guidance: Householder Design Guide.....	19
Government guidance	19

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1.0 Introduction

This report provides the Grounds of Appeal against the decision to refuse planning permission for the erection of a Ground floor single storey extension to the rear and side of an existing semi-detached two storey dwelling. Clad in western red cedar (or similar timber) with an articulated flat roof and hidden gutter and encompassing enlarged kitchen and dining spaces, the extension will enable the provision of a home office/ study space, utility room and ground floor WC as well as improved kitchen facilities. The work will include the removal of a small existing porch to be replaced with a 3.3m x 6.92m unit extending 1m to the side of the existing side wall, a new porch and a small patio deck.

1.1 Terms of Reference

We act for Mr Leach of Balmeg Avenue, Giffnock.

1.2 Description

The site which is the subject of this appeal is the rear garden and rear façade of the residential property at 4 Balmeg Avenue.

Having considered the appeal site, this grounds of appeal provides further written evidence to support the appeal submission beginning with the background to the current proposal. Following the recommendations of the Guidance Notes for the Notice of Review Form, no new information has been raised in the appeal which the appointed person did not have when they decided the original application (or at the end of the time allowed for deciding your application) other than additional images of local precedent presented to the planning officer in charge during post-refusal discussion. This information is indicated as such in the Appendices.

Background

2.0 Background

2.1 A planning application for the erection of a single storey extension was submitted by Baxendale to East Renfrewshire Council. This scheme was registered with via the eplanning portal on 5th September 2017. The online planning application number was 100065173.

2.2 A telephone call was received by Baxendale (agent) on the 23/10.2017 from Derek Scott (East Renfrewshire Planning) and changes to the design were discussed.

2.3 The application (Ref. 2017/0618/TP) was refused planning permission on 23rd October 2017 under delegated powers.

2.4 The application was refused planning permission for the following reasons: “The proposal 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 loss of character or visual amenity to the surrounding area and Policy D14 requires that extensions should not detract from the character of design of the building to which they relate. The adopted Supplementary Planning Guidance: Householder Design Guide (SPG) is also of relevance. The SPG states that extensions should have the same roof design as the dwelling to which they relate, especially when visible from public view.

“The proposed flat roofed design represents a contrast to the original hip roofed dwelling. In most circumstances, this would be acceptable where the scale of the proposal is such that it would not dominate or detract from the character and design of the original dwelling. The contrasting Siberian larch would complement the grey render, once weathered. However, in this instance, given the split-level roof design, the western-most part of the extension would rise to 4.5 metres and project beyond the side of the existing dwelling. This additional height in conjunction with the contrasting design is considered to represent a dominant element that would draw the eye and detract from the character of the original dwelling. The position behind the existing garage is noted however it exceeds the height of the garage and would be readily visible from the streetscape.”

[...]

“The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed extension would dominate and detract from the character and design of the existing dwelling as a result of its massing and design.”

2.5. Baxendale (agent) met with Derek Scott at Spiersbridge Business Park, Thornliebank, East Renfrewshire on the 07/11/2017 to discuss the planning decision.

Grounds for Appeal

3.1 This section sets out the grounds for this appeal submission by first considering the Development Plan and then other relevant material and policy considerations.

The Development Plan

The Development Plan in this instance consists of the East Renfrewshire Local Development Plan of June 2015.

Section 5.2 Policy D1 Detailed Guidance for All Development states:

- The development should not result in a significant loss of **character** or **amenity** to the surrounding area;
- 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;
- The **amenity of neighbouring properties** should not be adversely affected by unreasonably restricting their sunlight or privacy.

Section 5.22. Policy D14: Extensions to Existing Buildings and Erection of Outbuildings and Garages states:

- 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.

Householder Design Guide Supplementary Planning Guidance.

- Extensions, dormer windows and garages should respect **the character of the original house and the surrounding area in terms of design, scale and materials**. No extension, dormer windows or garages should detract from the character of the area. Within this context **innovative, contemporary or modern design** will be considered.
- 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.
- Extensions should be in proportion to the original house and should not exceed 100% of the footprint of the original house. Extensions should not dominate or overwhelm neighbouring properties.
- Direct overlooking and excessive overshadowing of neighbouring properties should be avoided. A Design Guide on Daylight and Sunlight is available separately.
- Developments should have the same roof design as the house particularly when visible from public view.

These points will be addressed as they relate to the views expressed in the decision to refuse permission.

The **character** of the area of housing in which 4 Balmeg Avenue sits is wholly residential, composed of pre- and postwar housing, predominantly single storey bungalow villas of the early twentieth century and, towards the north end of the road, two-storey semi-detached housing of modestly variegated style built in the 1930s-40s. Most dwellings are set back from the pavement behind decent-sized front gardens with off-street parking normally provided either on short 'drive ways' or in garages (either detached or otherwise) to the side of the houses. The neighbourhood is well planted, with some mature trees, hedges and fencing demarking most property boundaries and streets delineated by low exposed stone or harled walls.

The **amenity** of the area relates to the pleasantness or attractiveness of the place. For Balmeg Avenue and much of the surrounding area outwith the neighbouring Conservation Areas, this relates to the broad roads, spacious and rhythmically arranged property frontages and substantial, planted gardens.

The proposal to add a 3.3m x 6.9m extension to the rear of 4 Balmeg Avenue, includes a projection of 1m to the side of the existing property wall, which rises to a maximum parapet height of 4.6 meters. The minimum distance between the extension and the closest point of the pavement on Balmeg Avenue is 16.5m. (See Appendix 2) The extension is approached from the pavement via a sloped driveway. Further, the existing garage and mature front garden trees obscures oblique views of the extension from southerly directions meaning only adjacent, static views of the extension will appreciate its full height. The proposed larch cladding will dull down from a soft reddish-buff to a silvery grey colour, as identified in the planning decision notice.

As demonstrated in the appended drawings (See Appendix 2 – Character and Amenity impact study), the raised corner profile of the proposed design, as opposed to a profile generated by replicating the main roof's pitch as was proposed was proposed by the planning officer in charge in both pre- and post-planning decision discussions and also as per the *Householder Design Guide Supplementary Planning Guidance* (SPG), results in an additional area of façade facing the street of only 0.45m². If instead the extension utilises a flat roof which maintains the existing internal ceiling height of 2.75m, again as suggested by the planning officer in charge, there would be a reduction in façade visible from the street of only 0.9m². This is not a substantial addition in terms of massing or scale, does not 'dominate or overwhelm the original form or appearance of the house' and does not imbalance nor damage the character of the principal elevation, as per the *SPG*.

Underlying our design approach to the external appearance of the extension is a desire to employ the imagery of mid-century suburban housing in an innovative, contemporary and modern way. The form of the split-level roof has developed out of this, the angled section mirroring the angle of the existing main roof and is used to link to flat sections, creating an articulated eaves parapet line, emphasised by high-level round windows which respond to the abundance of such windows on the street. The squared end reflects the internal requirements of the extensions use, specifically the production of a suitably airy, high ceiling above the kitchen work surfaces. The requirements of the client are for a level floor throughout, thereby precluding stepping the extension down, as suggested by the planning officer in charge during post-refusal discussion, principally because the client's older parent is coming to live in the house in the near future but also because the inclusion of steps within the extension would render the proposed works almost useless in terms of adding usable floor space.

It is also of material significance that within the immediate neighbourhood of the proposal there is much evidence of recent building works of a similar kind to that proposed for 4 Balmeg Avenue – extension to rear and side (See Appendix 3) - impacting on the visual character of the street. In a number of cases the built work constitutes a direct contrast with the original building and could be

considered to draw the eye from the original dwelling. It should be noted that not all of this work is historic, some is clearly recent and some under construction. The angle of the roofs of these extension does not ameliorate their visual impact, nor their material palette.

The **amenity** of neighbouring properties will not be adversely affected by the proposed works, the orientation of the building and the distance between it, the proposed works and the neighbouring property being sufficiently great as to preclude over-development and over-shadowing. This was emphasised by the fact that no comments were received on the application during the notification period. The orientation of the rear of the house and therefore the extension is towards the north west. Only summer evening sun will cast a shadow from the highest corner of the extension, and this only over the rear of the property itself.

Conclusions

4.0 It is our belief that when taking into account the distance from the street and size of visible façade produced by the proposed design in conjunction with the existing obscuring factors, including boundary conditions (fence, wall, hedge), mature tree planting in the front garden to the property, the slope up the driveway and the presence of a substantial garage all producing a heavily obscured view of the extension, it cannot reasonably be said that the proposed work damages the amenity of the neighbourhood. Rather, we suggest that the proposed works constitute a thoughtful and natural evolution of the characteristics of the neighbourhood, in line with other aspects of the Development Plan, as outlined in our original Design Statement that supplemented the planning application (**See original application package**).

In addition, we suggest that the thoughtful and materially sensitive contemporary design, the necessity of level access throughout the building and the requirement for high-level windows to compensate for the orientation towards the north and enable natural daylight within the plan, are adequate justification for the proposed form.

Recommendations

Given that the proposal does not contradict the terms of the Development Plan, the SPG and does not damage the character and amenity of the neighbourhood, nor adversely impact the nature and form of the 4 Balmege Avenue, and taking into account other relevant material considerations, we respectfully recommend that planning permission is granted for this appeal.

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Appendices

Appendix 1 – Site photographs



Figure 1: 4 Balmeg Avenue as seen from pavement



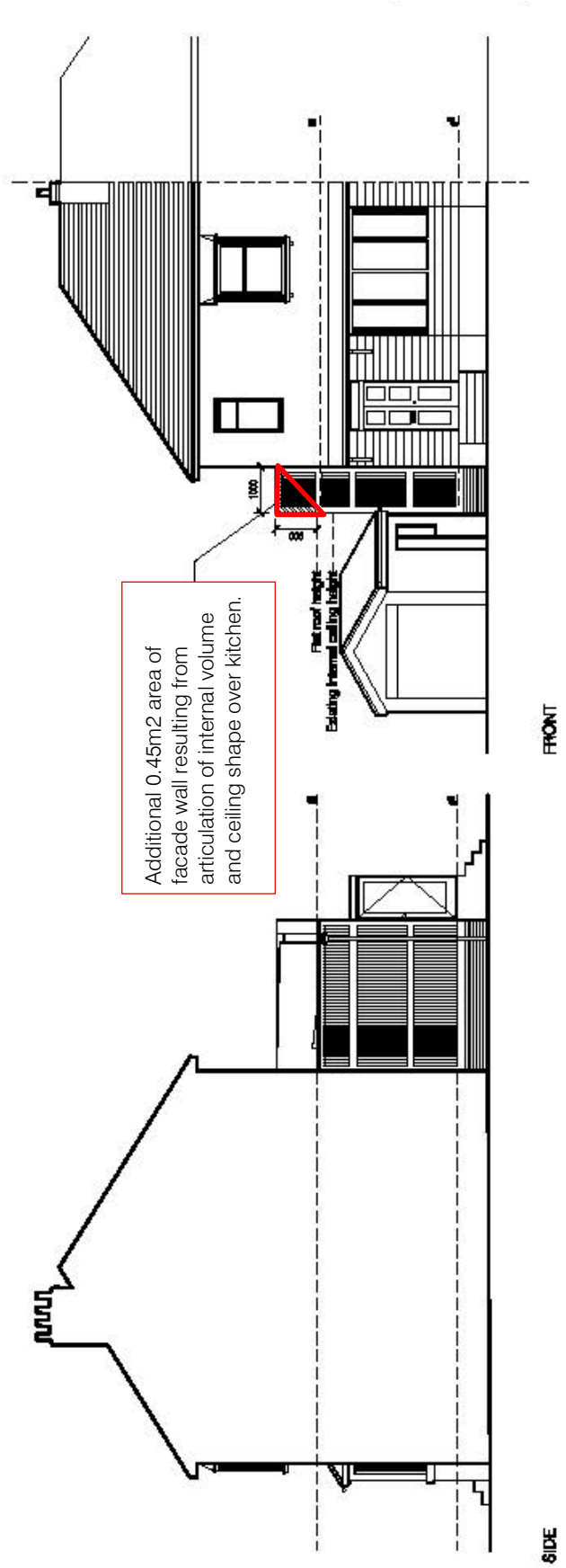
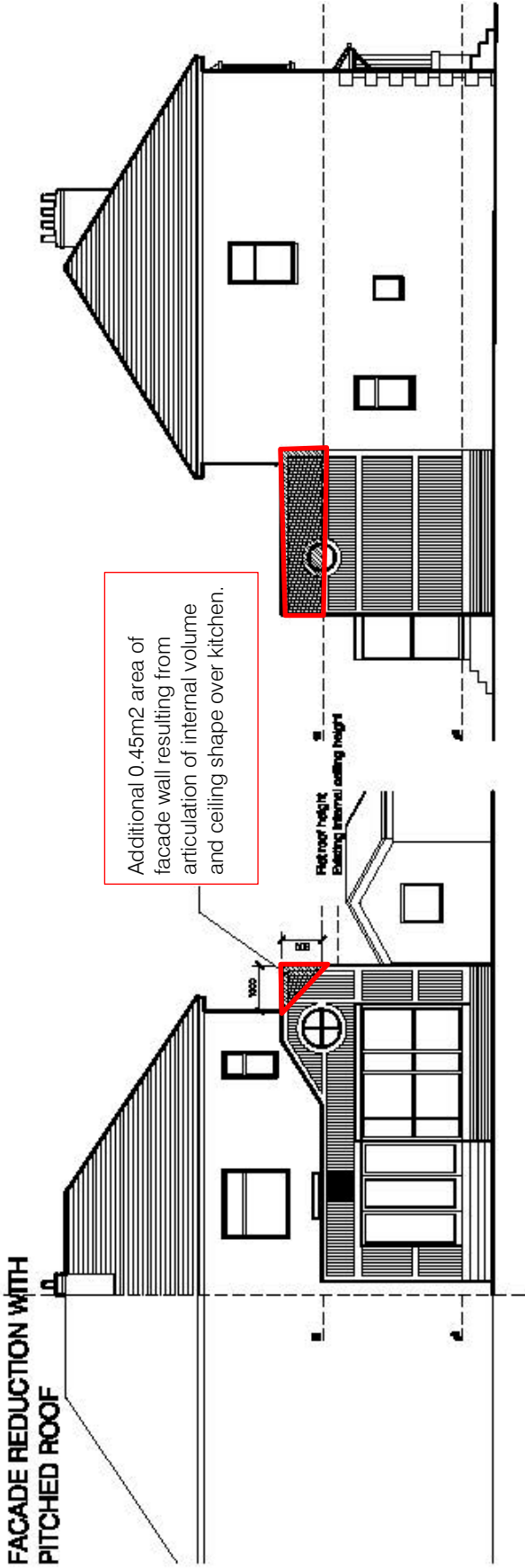
Figure 2: Existing side elevation between house and garage.

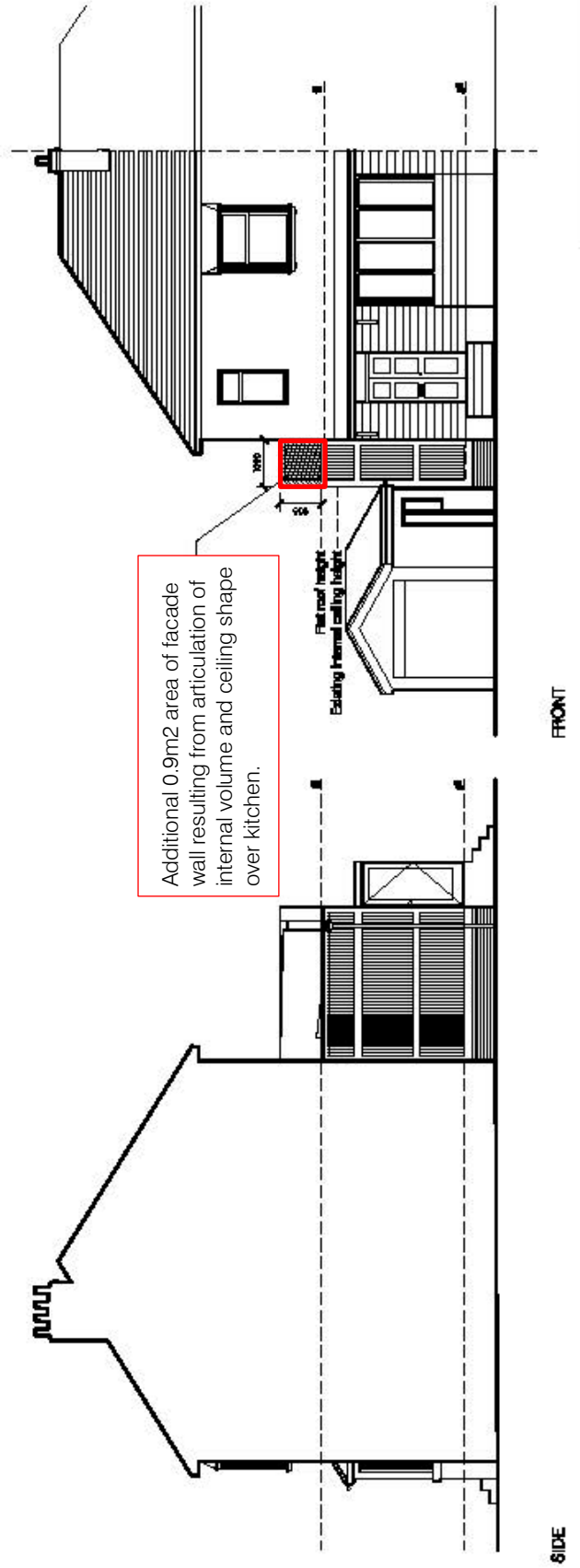
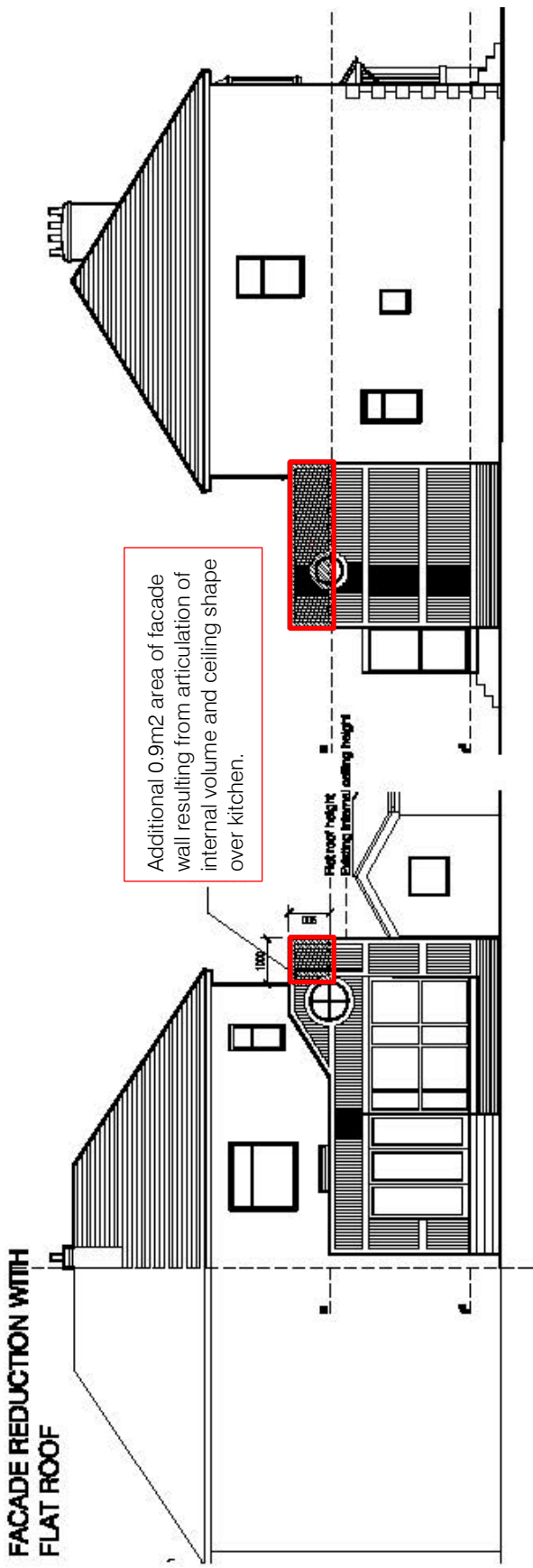


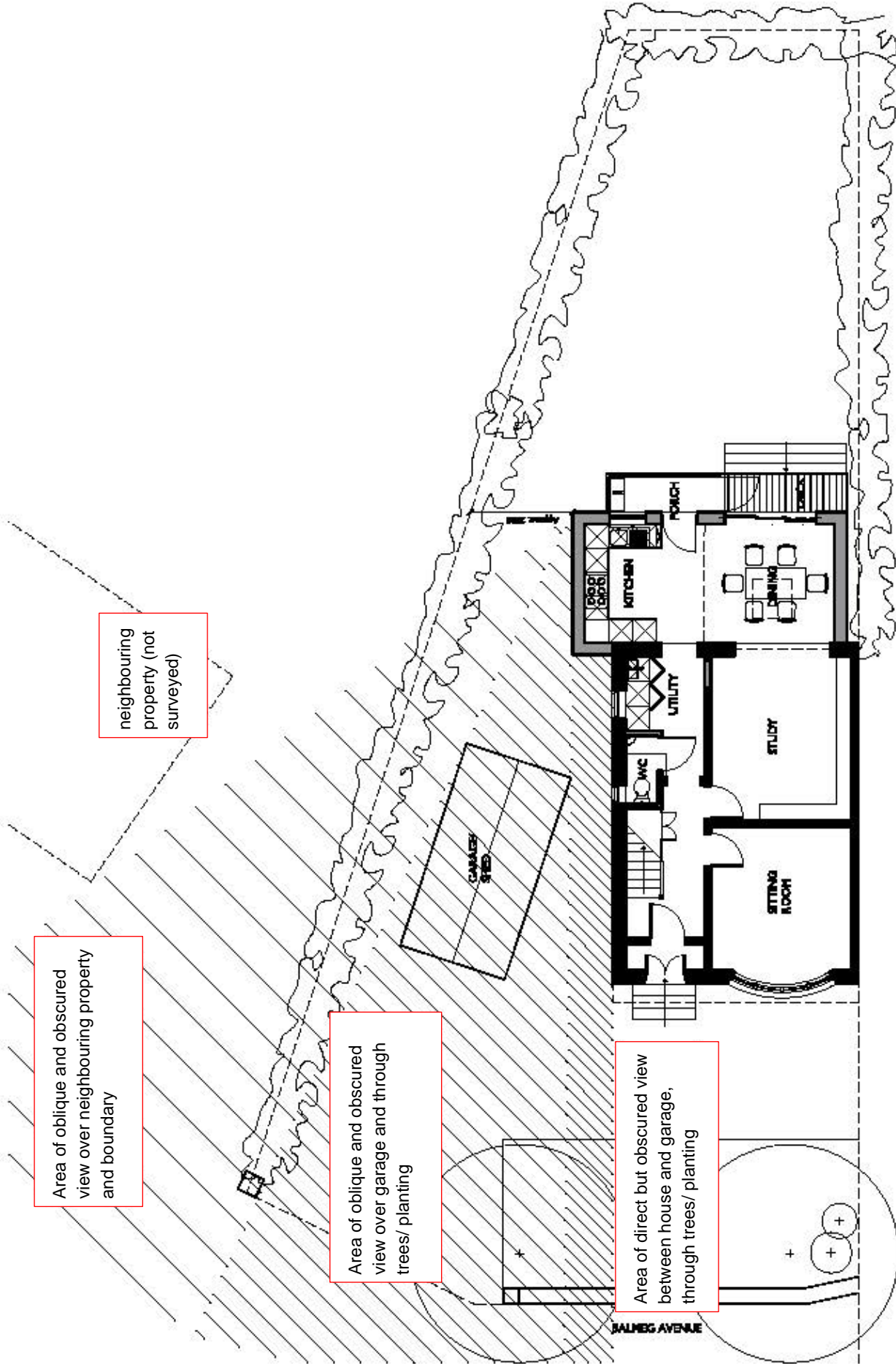
Figure 3: Existing rear elevation

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Façade with pitched roof







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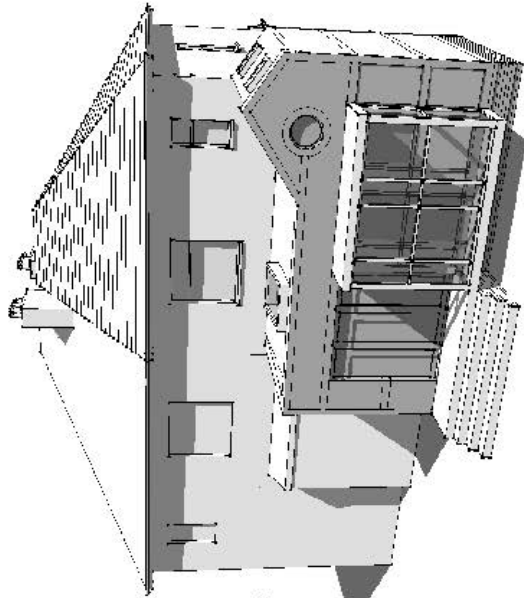
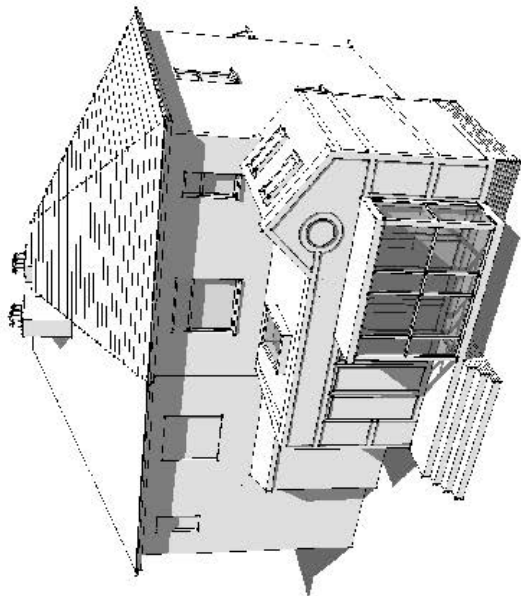
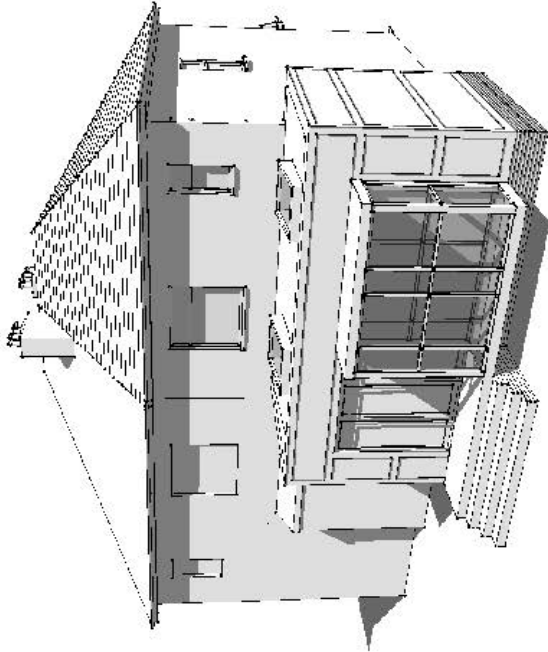
Appendix 3 – Similar developments in surrounding area/ 1



Appendix 3 – Similar developments in surrounding area/ 2



Appendix 4 - Post-planning discussion on 7 November 2017



Massing precedent



Timber cladding



Appendix 5 – Relevant planning policies

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

1. Any extensions must complement the existing character of the property, particularly in terms of style, form and materials.
2. The size, scale and height of any development must be appropriate to the existing building.
3. 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.
4. Side extensions should not create an unbroken or terraced appearance.
5. The development should avoid over-development of the site by major loss of existing garden space.
6. 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.
7. The above are broad requirements and these are further defined in the Householder Design Guide Supplementary Planning Guidance.

East Renfrewshire Council Proposed SPG: Householder Design Guide December 2012 1

Appendix 8 1 Supplementary Planning Guidance: Householder Design Guide

General Principles

Proposals for house extensions, dormer windows and garages will be considered against the relevant Proposed Local Development Plan policies and the design principles set out below, as well as the individual circumstances of the application.

1. Extensions, dormer windows and garages should respect the character of the original house and the surrounding area in terms of design, scale and materials.
2. No extension, dormer windows or garages should detract from the character of the area. Within this context innovative, contemporary or modern design will be considered.
3. 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.
4. Extensions should be in proportion to the original house and should not exceed 100% of the footprint of the original house. Extensions should not dominate or overwhelm neighbouring properties.
5. Direct overlooking and excessive overshadowing of neighbouring properties should be avoided. A Design Guide on Daylight and Sunlight is available separately.
6. Over-development of the site should be avoided and useable private (i.e. rear) garden ground should be retained. No more than 50% of the rear garden should be occupied by the development.
7. Developments should have the same roof design as the house particularly when visible from public view.
8. Window and doors should be aligned vertically and horizontally with existing windows and doors.
9. No extension (other than a porch) should project beyond the front or principal elevation of the existing house.
10. The external materials should be identical or closely match those on the existing property

Government guidance

None



LBC commons facing brick



Siberian larch cladding



Timber sliding doors



Siberian larch cladding



American red cedar cladding



Roofing membrane with raised seams



Rooflight

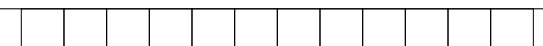


Siberian larch cladding

d. 11.08.17

d 030a

a. 6 HARMONY ROW, GOVAN, GLASGOW G1 5RB t. 0141 44 55 711



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PLANS/PHOTOGRAPHS/DRAWINGS

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notes

- The following departments will be notified in writing of work on site:
 - Environmental Health Dept
 - Fire Dept
 - Planning Dept
 - Highways Dept
 - Water Dept
- All the above shall be notified by the main contractor in writing 7 days prior to the start of work on site.
- All new drainage is to be to BS 8301 and to the entire satisfaction of the local authority inspector, erected and checked in accordance with BS 5973 - BS 5974.
- All sizes refer to ceiling heights etc. to be checked by the manufacturer/ sub-contractor prior to the commencement of works on site or
- All building works to be carried out in strict accordance with the current edition of the Building Regulations.
- All electrical works to be carried out in strict accordance with the current edition of the IET Wiring Regulations.
- No high alumina cement is to be used.
- All demolition to be carried out in strict accordance with the Health & Safety executive, checked to be tied into the existing by means of S/S concrete frame starter bars.
- No element of the works is to proceed until the contractor has received the necessary consent to which this application relates.
- ERC's to all solid cills, jambs and access a min of 150mm above F.O.L.
- BUILDING CLASSIFICATION:

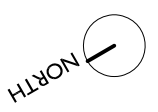
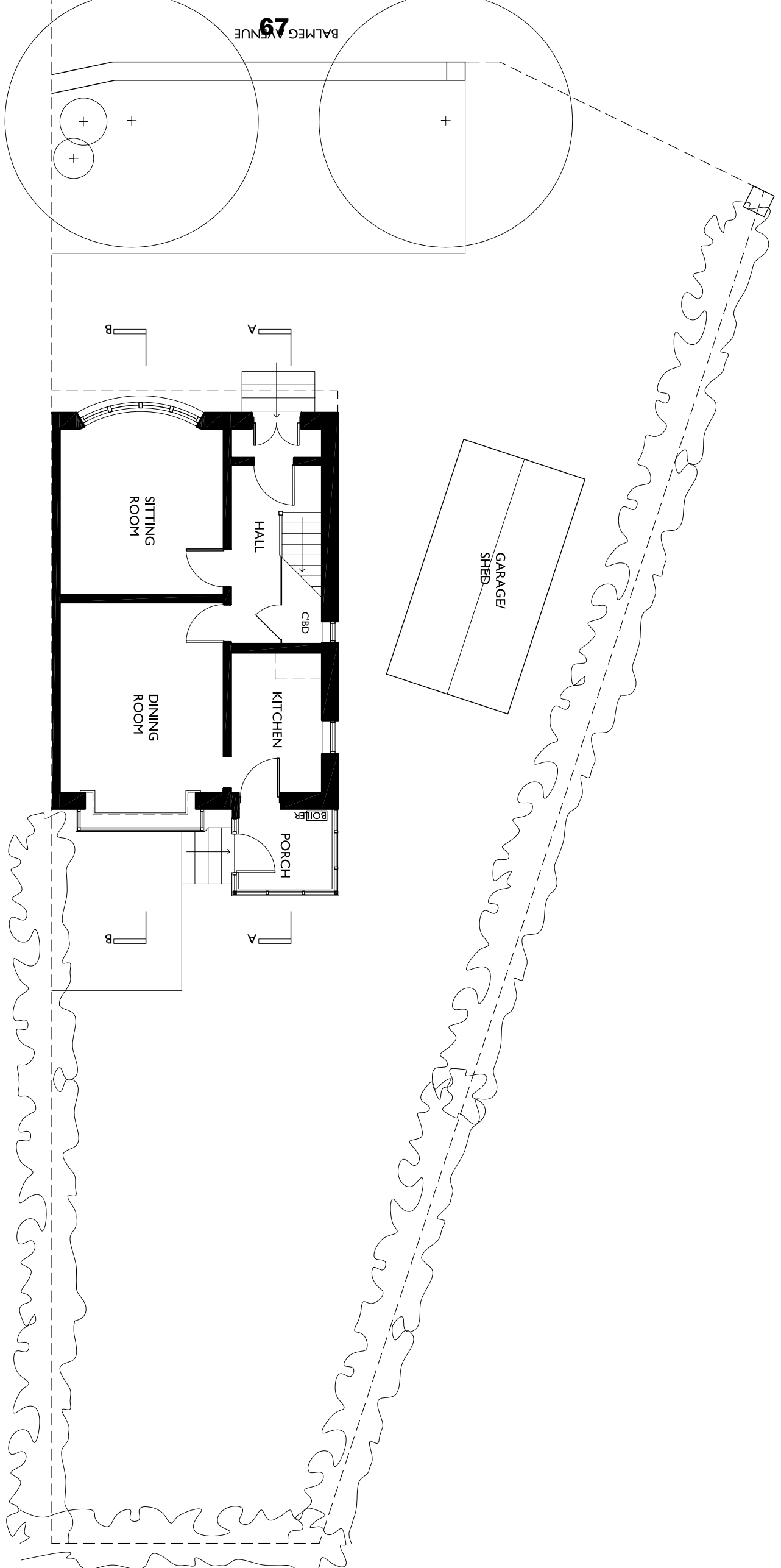
NOTES

The contractor will be held to have examined the site, to have ascertained the dimensions and to have ascertained the location of all services without reference to the Architect. Any discrepancies on this drawing, or between drawings are to be referred to the Architect and clarification sought before proceeding.

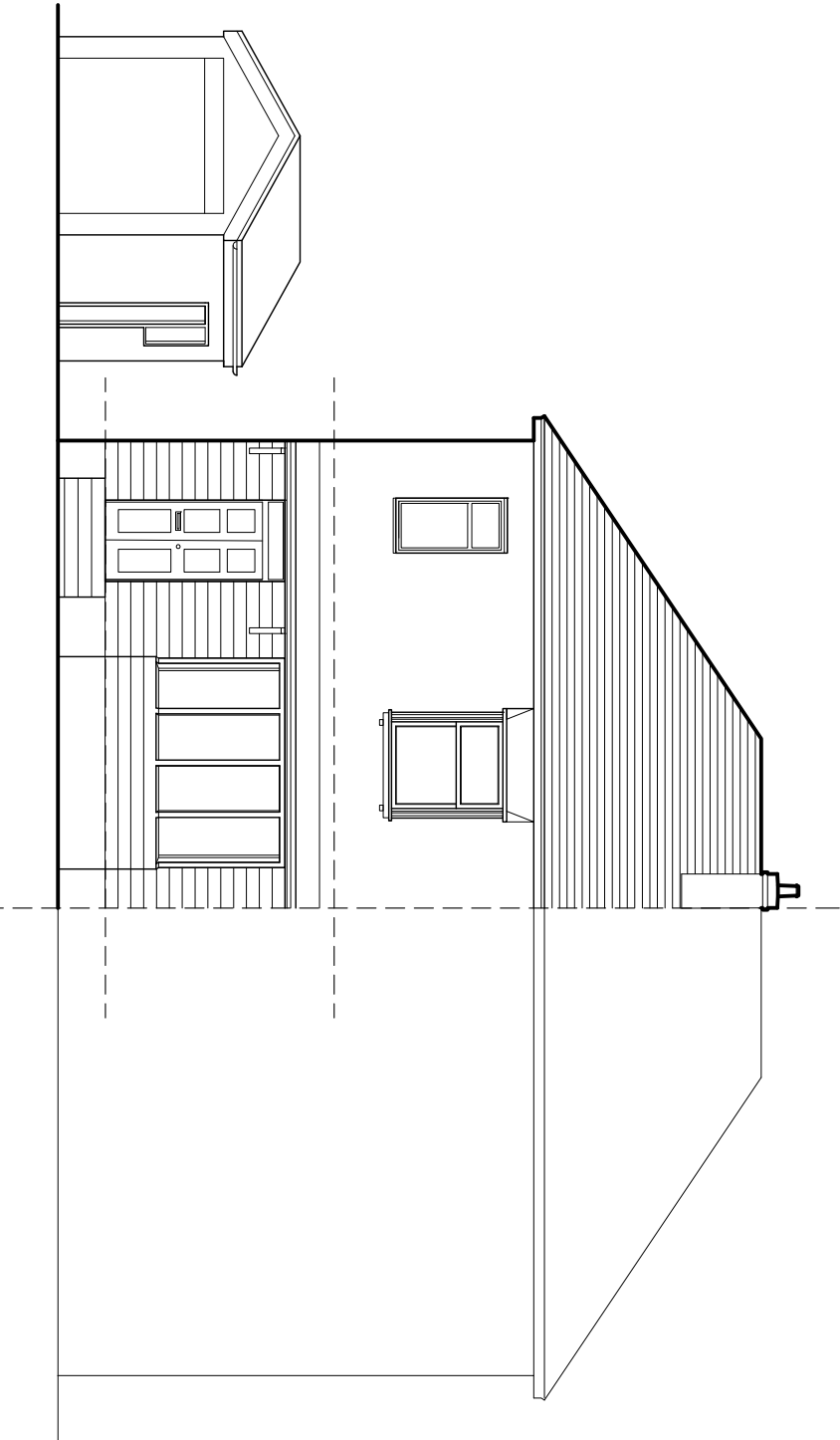
THIS IS A TRUE COPY OF THE ORIGINAL DRAWING AS SUBMITTED TO THE LOCAL AUTHORITY

revisions

No.	Description	Date

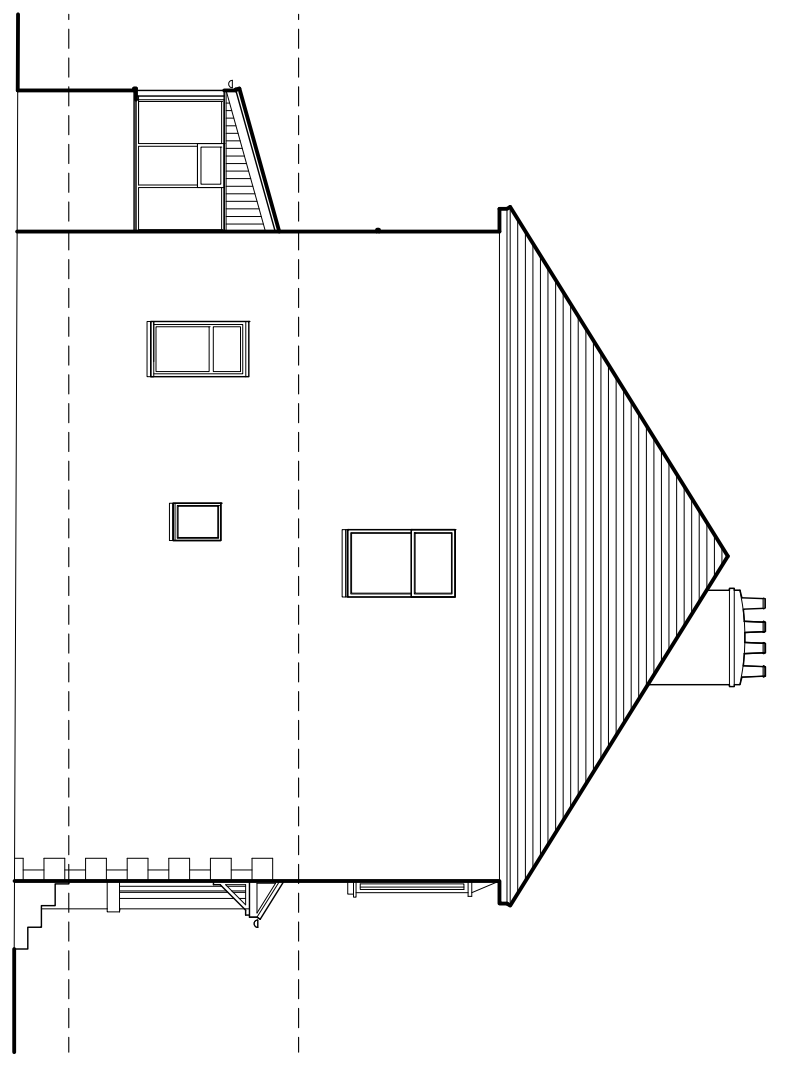


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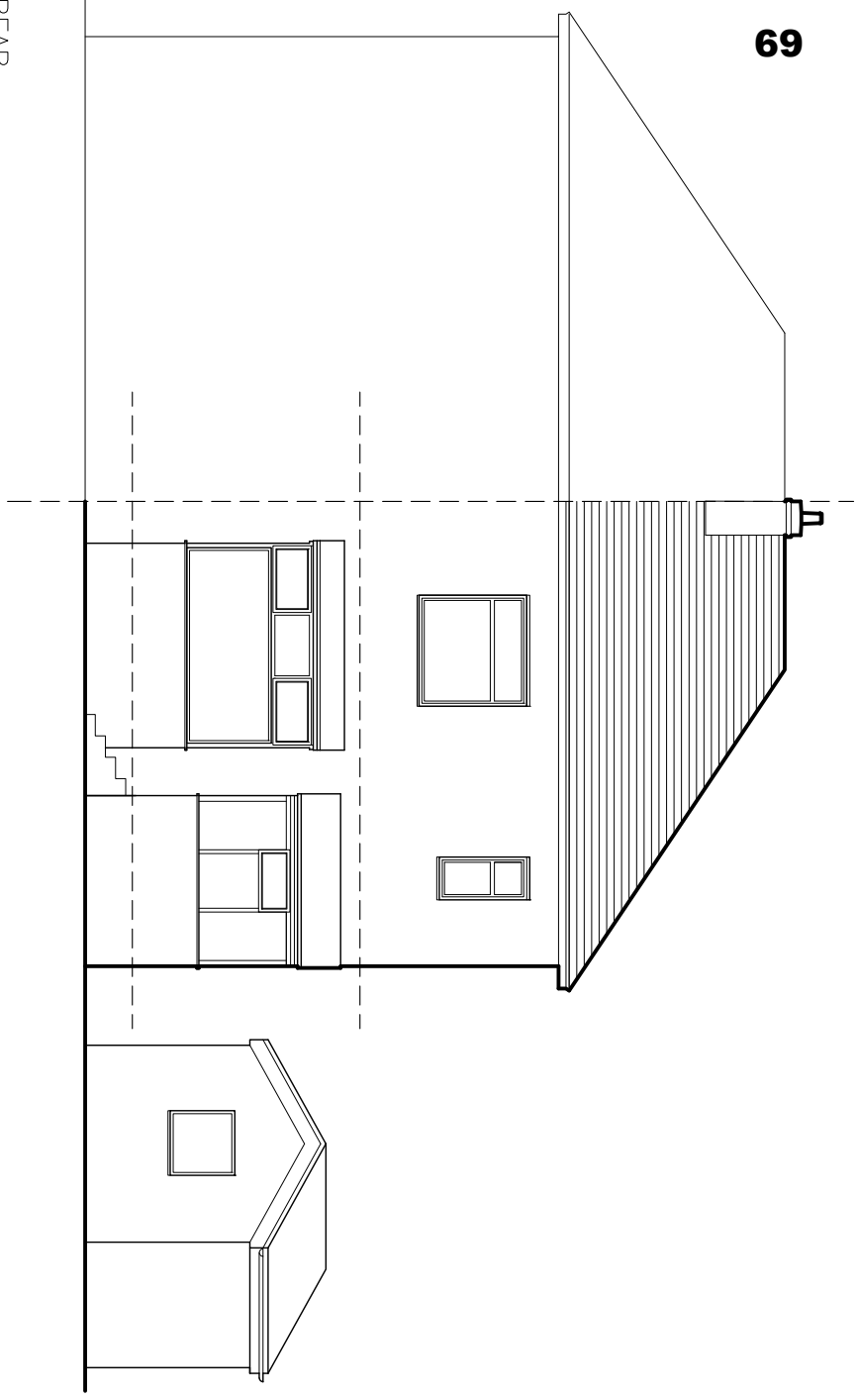


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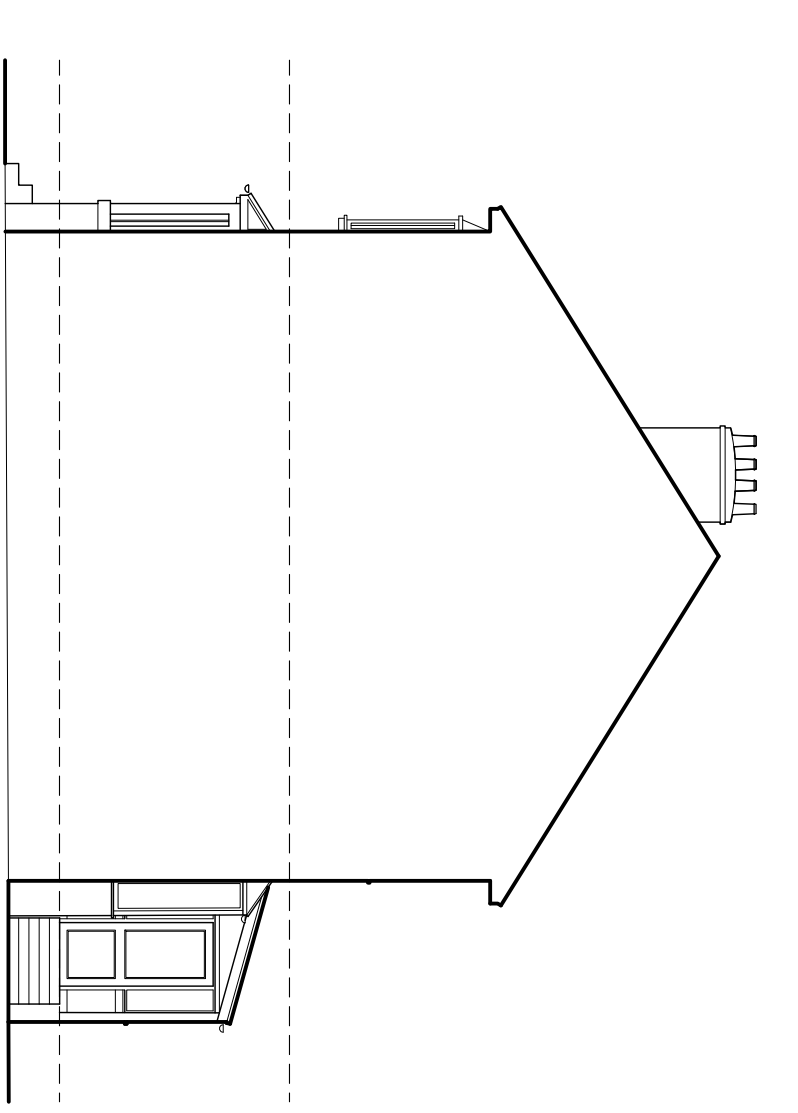
69



SIDE



REAR



SIDE

notes

1. The following departments will be notified in writing of the commencement of work on site:
 - a) Environmental Health Dept
 - b) Fire Dept
 - c) Planning Dept
 - d) Cleansing Dept
 - e) Water Dept
2. All the above shall be notified by the main contractor in writing 7 days prior to the commencement of work on site.
3. All new drainage is to be to BS 8301 and to the entire satisfaction of the local authority inspector, erected and checked in accordance with BS 5973 - BS 5974.
4. All steel work to ceiling heights etc., to be erected in accordance with the manufacturer's instructions prior to the commencement of works on site or
5. All building works to be carried out in strict accordance with the current edition of the Building Regulations.
6. All electrical works to be carried out in strict accordance with the current edition of the I.E.E. Regulations.
7. No high alumina cement is to be used.
8. All demolition to be carried out in strict accordance with the Health & Safety executive, check to be tied into the existing by means of S/S concrete frame starter bars; of the works is to proceed on the completion of the above.
10. No cement of the works is to proceed on the completion of the above.
11. PFC's to all solid cells jambes and lintels to which this application relates.
12. All PWP's to be roped and to have H/H access a min of 150mm above F.O.L.
13. BUILDING CLASSIFICATION:

NOTES

The contractor will be held to have examined the site, to dimensions and to surroundings, and to be satisfied with the same without reference to the Architect. Any discrepancies on this drawing, or between drawings are to be referred to the Architect and clarification sought before proceeding.

THIS IS A TRUE COPY OF THE ORIGINAL DRAWING AS APPROVED BY THE ARCHITECT

revisions

No.	Description	Date



SCALE

0

5

[BALMIG AVENUE]

client LEACH

title SURVEY - elevations

scale 1:100 @A3

drawn ARG

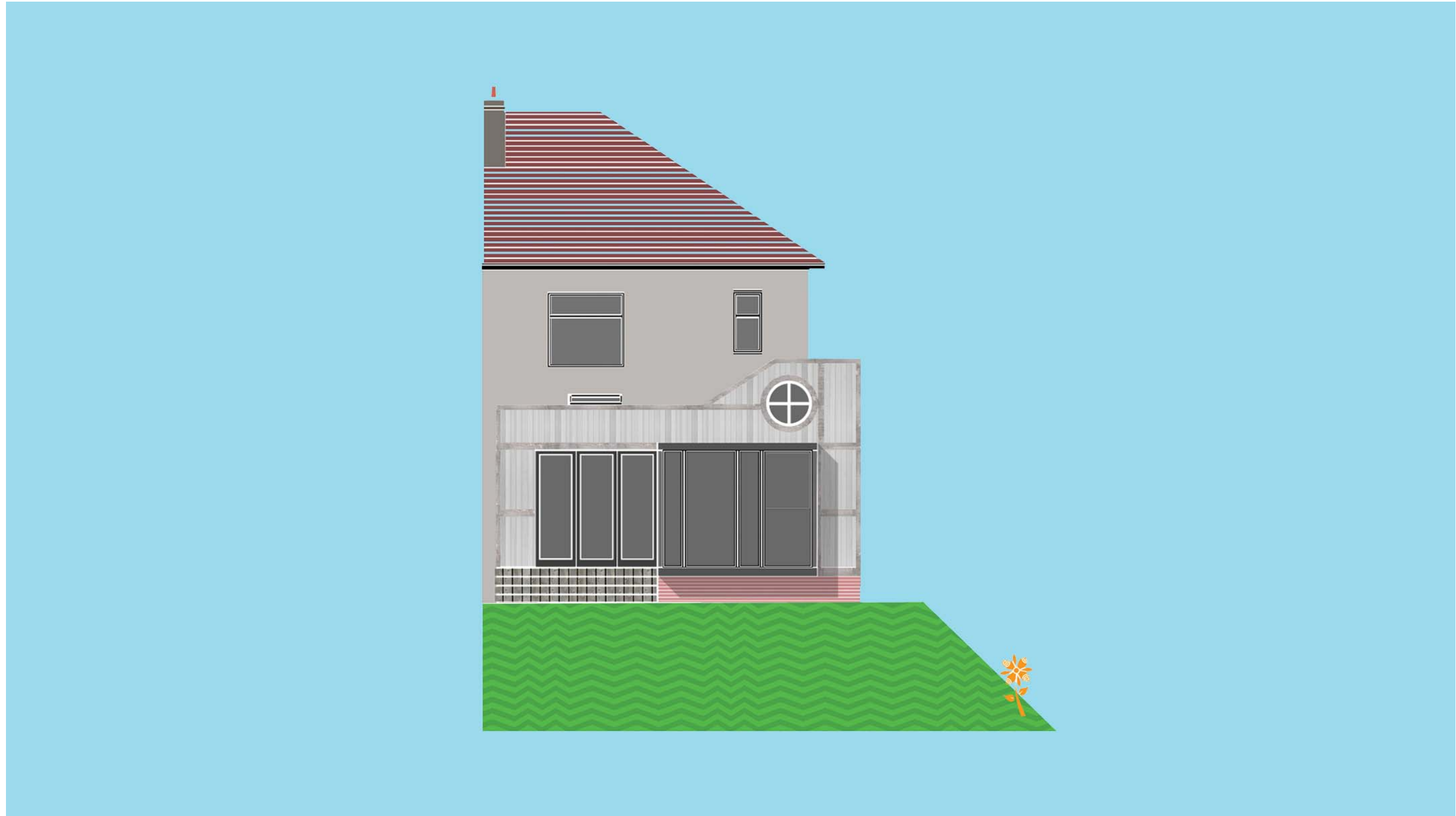
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d005

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BAXENDALE

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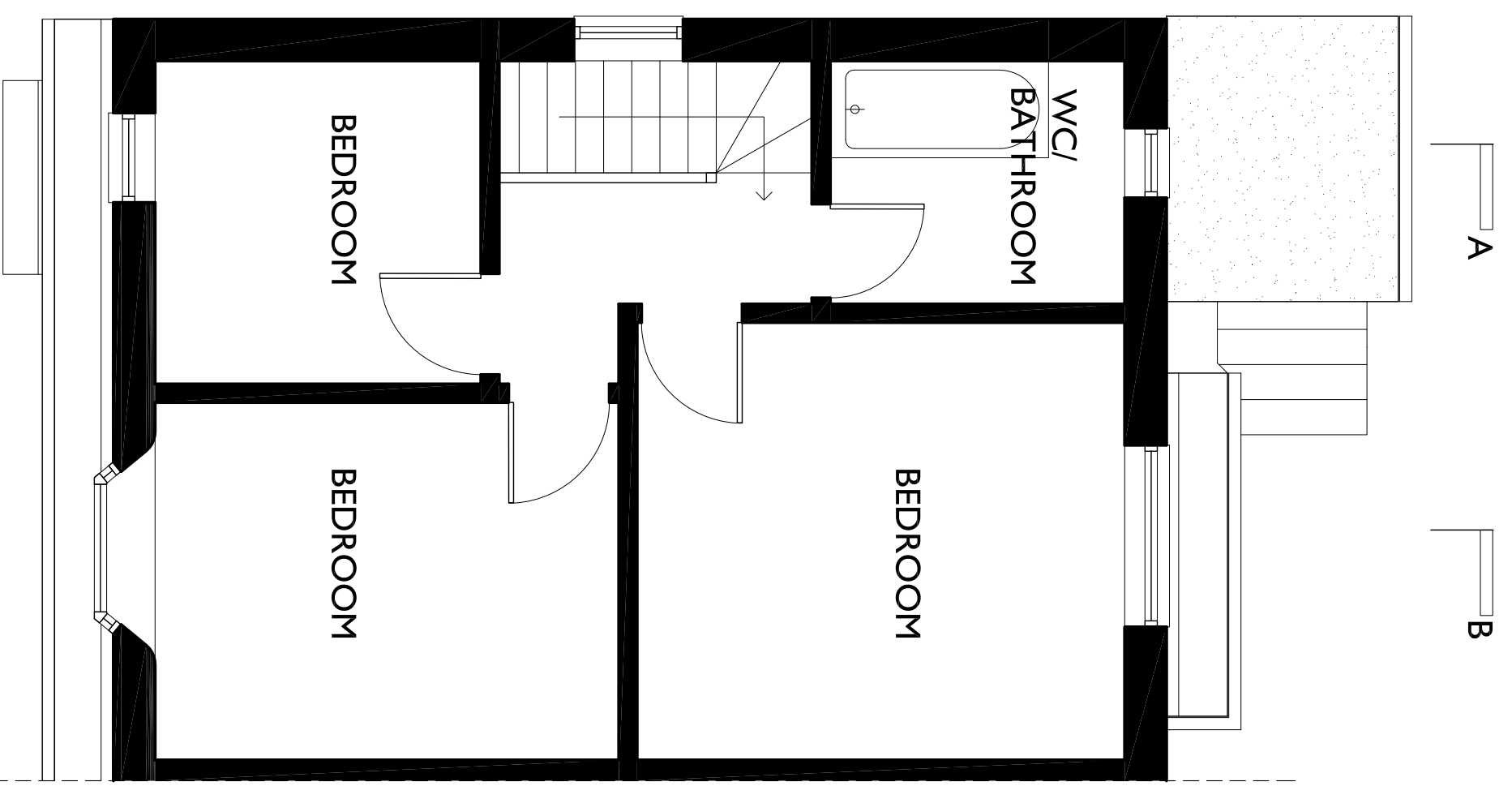
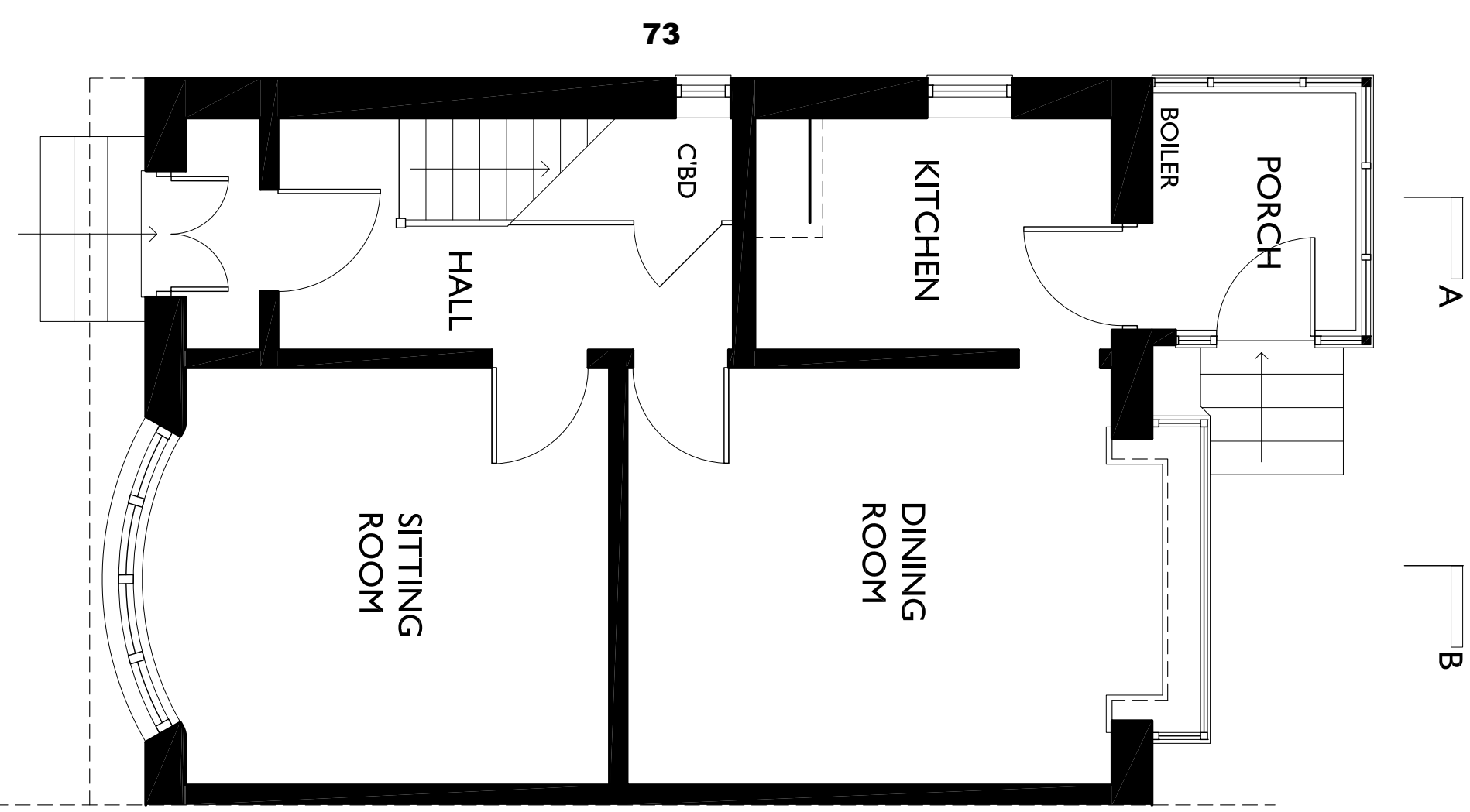
Framed weathered timber cladding with brick base.

d. 09.08.17

d 029

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notes

1. The following departments will be notified:
 - a) Environmental Health Dept
 - b) Fire Dept
 - c) Planning Dept
 - d) Environmental Health Dept
 - e) Water Dept
2. All the above shall be notified by the main contractor in writing 7 days prior to the start of work.
3. All new drainage is to be to BS 8301 and to the entire satisfaction of the local authority inspector, erected and checked in accordance with BS 5973 - BS 5974.
4. All steel work to ceiling heights etc. to be erected in accordance with the manufacturer's sub-contractor prior to the commencement of works on site or
5. All building works to be carried out in strict accordance with the current edition of BS 5268.
6. All electrical works to be carried out in strict accordance with the current edition of BS 7671.
7. No high burning cement is to be used.
8. All demolition to be carried out in strict accordance with the Health & Safety executive. Check to be held into the existing by means of S/S concrete trulle starter bars.
9. No alteration of the works is to proceed until the contractor has received the written consent to which this application relates.
10. All works to be carried out in strict accordance with the manufacturer's sub-contractor prior to the commencement of works on site.
11. All PIP's to be trapped and to have H/H access a min of 150mm above F.O.L.
12. All PIP's to be trapped and to have H/H access a min of 150mm above F.O.L.
13. BUILDING CLASSIFICATION:

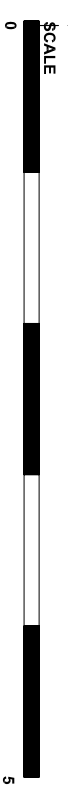
NOTES

The contractor will be held to have examined the site. Dimensions should be checked from the ground level. No dimensions are to be taken without reference to the Architect. Any discrepancies on this drawing, or between drawings are to be referred to the Architect and clarification sought before proceeding.

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No.	Description	Date



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 0003
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BAENDALE

GROUND FLOOR

client LEACH

title SURVEY- PLANS

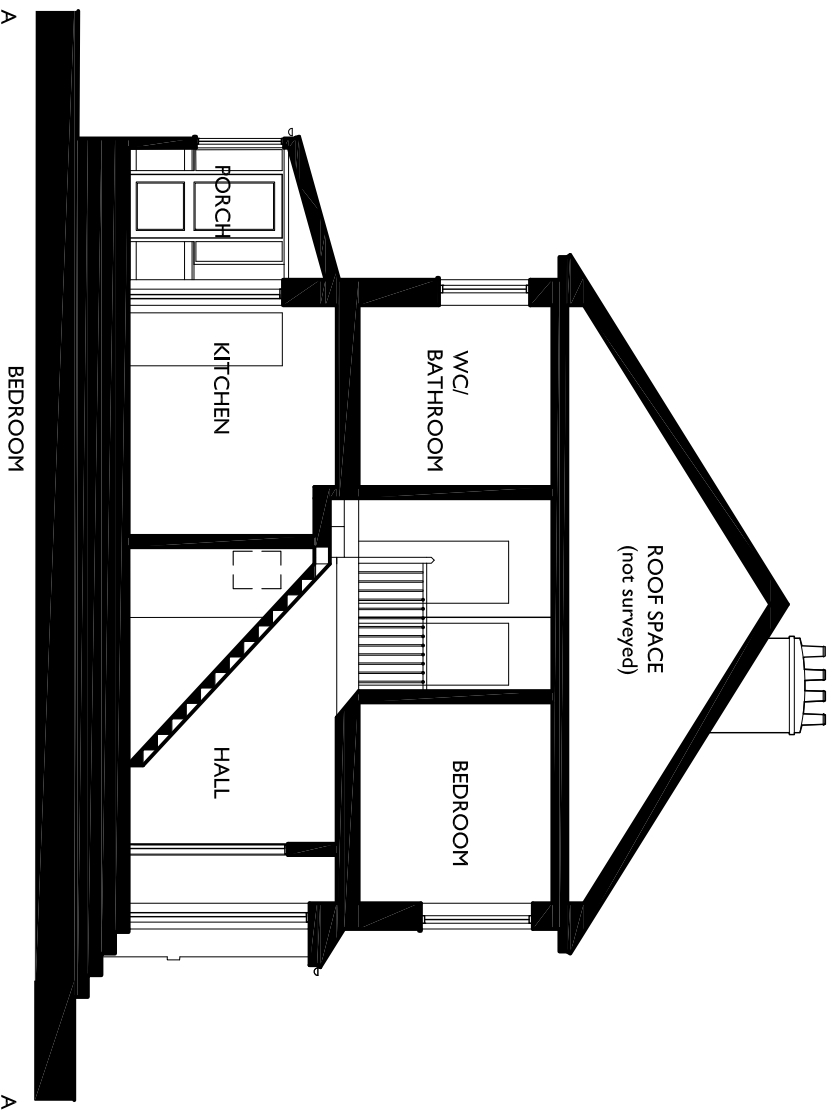
FIRST FLOOR

scale 1:50 @A3

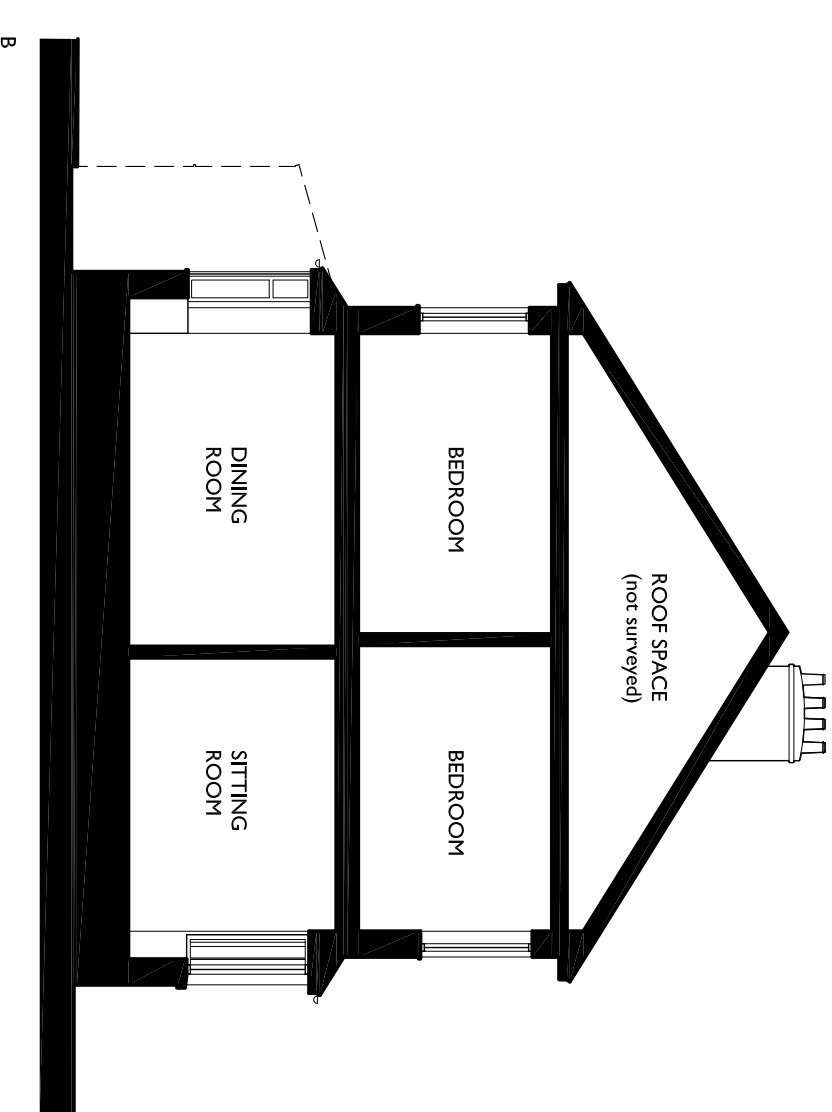
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BALMIG AVENUE

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75



notes

1. The following departments will be notified by movement of workers on site:
 - a) Environmental Health Dept
 - b) Roads Dept
 - c) Fire Dept
 - d) Planning Dept
 - e) Water Dept
 - f) Fire Dept
2. All the above shall be notified by the main contractor in writing 7 days prior to the commencement of works.
3. All new drainage is to be to BS 8301 and to the entire satisfaction of the local authority.
4. All steel work to ceiling heights etc., to be erected in accordance with BS 5973 - BS 5974.
5. All steelwork to be erected in accordance with the current edition of BS 5973.
6. All building works to be carried out in strict accordance with the current edition of BS 5973.
7. All electrical works to be carried out in strict accordance with the current edition of BS 5973.
8. No high shining cement is to be used.
9. All demolition to be carried out in strict accordance with the Health & Safety Executive.
10. All demolition to be carried out in strict accordance with the Health & Safety Executive.
11. All demolition to be carried out in strict accordance with the Health & Safety Executive.
12. All PWR's to be trapped and to have H/H access a min of 150mm above FGL.
13. BUILDING CLASSIFICATION:

NOTES

The contractor will be held to have examined the site, to determine the location of all services, and to be responsible for any damage to the site without reference to the Architect. Any discrepancies on this drawing, or between drawings are to be referred to the Architect and clarification sought before proceeding.

**THIS IS A TRUE COPY OF THE DRAWING
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revisions

No.	Description	Date



d 13.06.17

d006

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[BALMIG AVENUE]

client LEACH

title SURVEY - sections

scale 1:100 @A3

drawn ARG

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notes

- The following departments will be notified by the main contractor prior to the commencement of work:
 - Environmental Health Dept.
 - Roads Dept.
 - Water Dept.
 - Sewerage Dept.
 - Planning Control Dept.
- The commencement of on site BS 8301 and to the entire satisfaction of the local authority inspector.
 - All sides floor to ceiling heights etc., to sub-contractor prior to the manufacturer/commencement of works on site or
 - All building works to be carried out in strict accordance with the current edition of BS 5973 - BS 5974.
 - All electrical works to be carried out in strict accordance with the current edition of BS 7671.
 - No high voltage equipment is to be used. All demolitions to be carried out in strict accordance with BS 5826 & Scaffolding Code of Practice.
 - All new brickwork to be tied into the existing structure by 2 coexisting building starter bars.
 - No element of the works is to encroach on the adjacent property or onto the land to which this application relates.
 - DPC's to all solid class Jambes and
 - All girth's to be topped and to have H/H access a min. of 150mm above FOL.
 - BUILDING CLASSIFICATION:**

NOTES

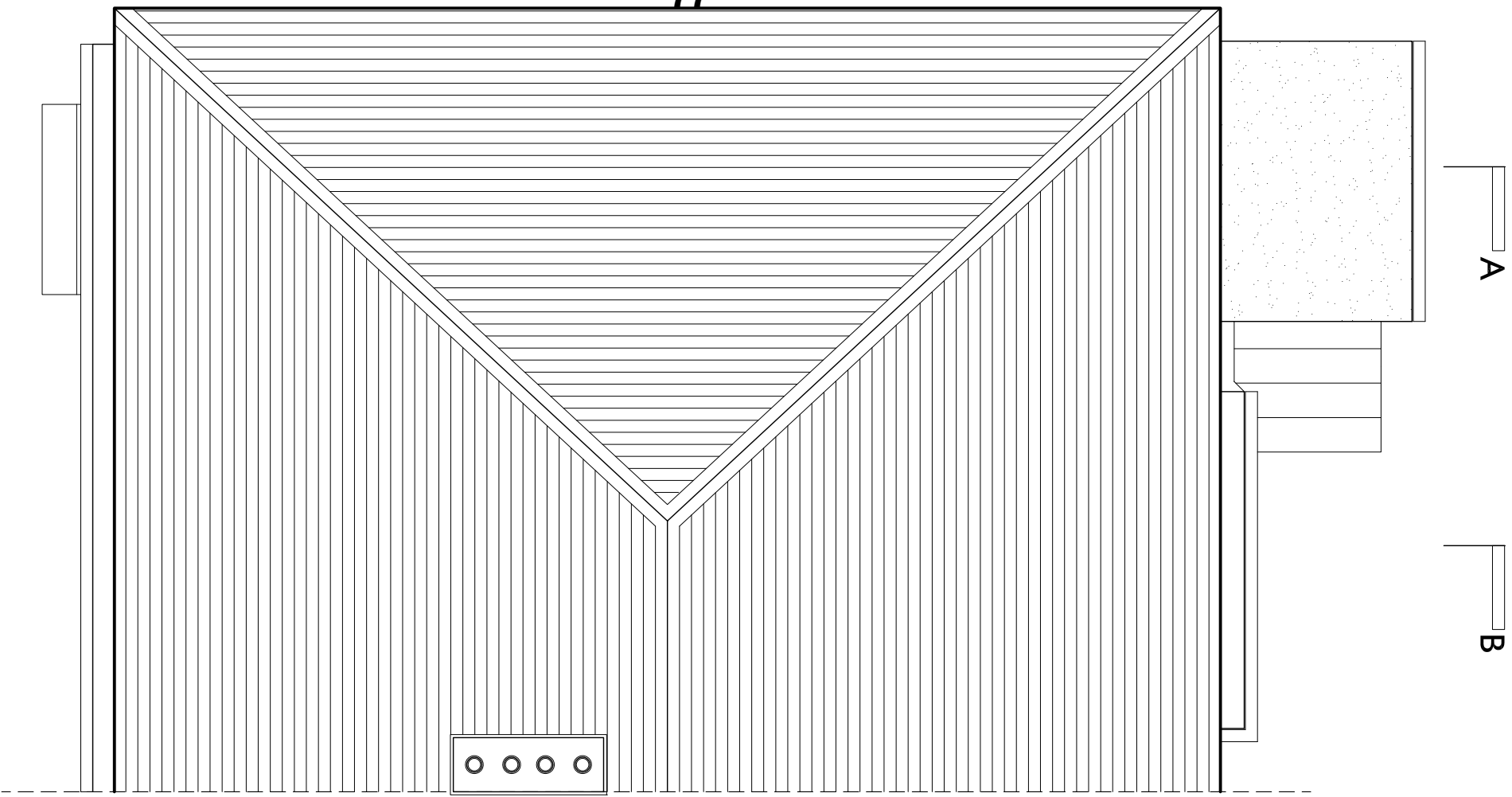
The contractor will be held to have examined the site. No dimensions should be scaled from the drawings without reference to the Architect. Any discrepancies on this drawing, or between drawings are to be referred to the Architect and clarification sought before proceeding.

**THIS IS A THE COPY OF THE DRAWING
ISSUED TO THE CONTRACTOR**

DATE:.....
SIGNED:.....

revisions

No.	Description	Date



DRAFT

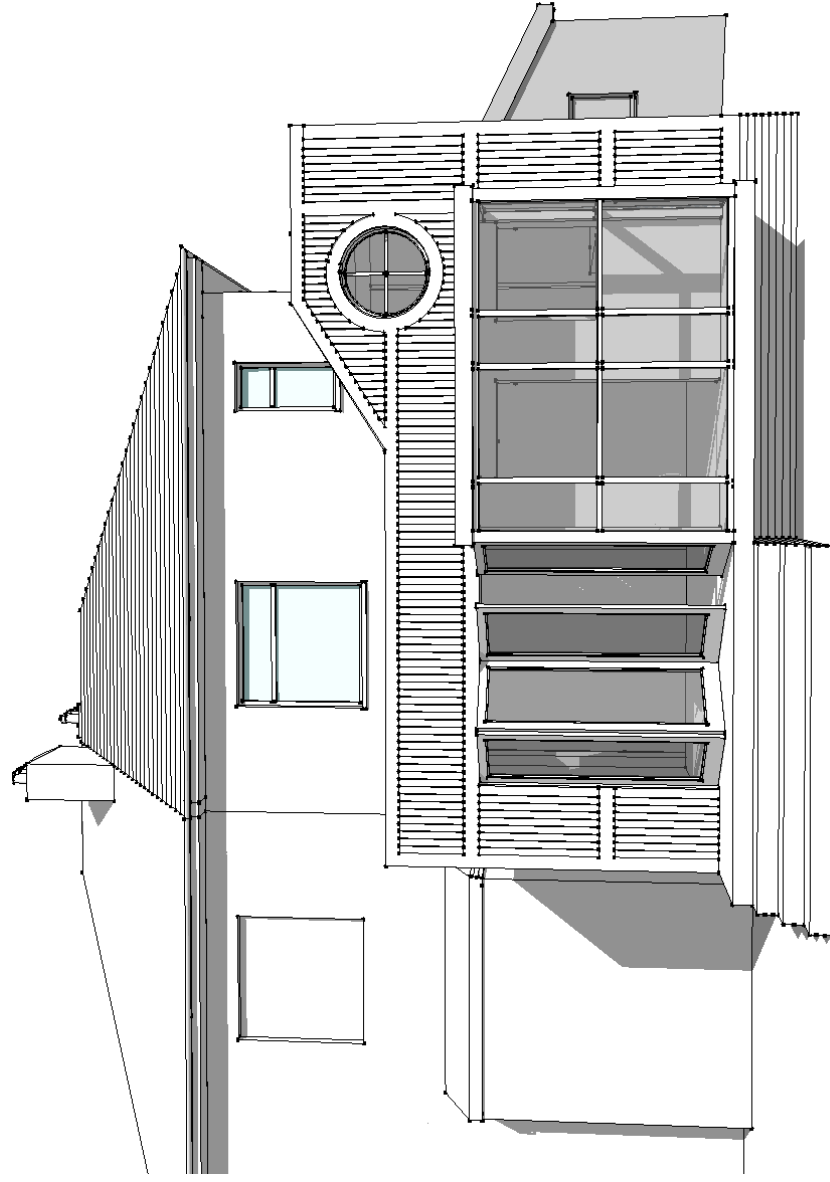
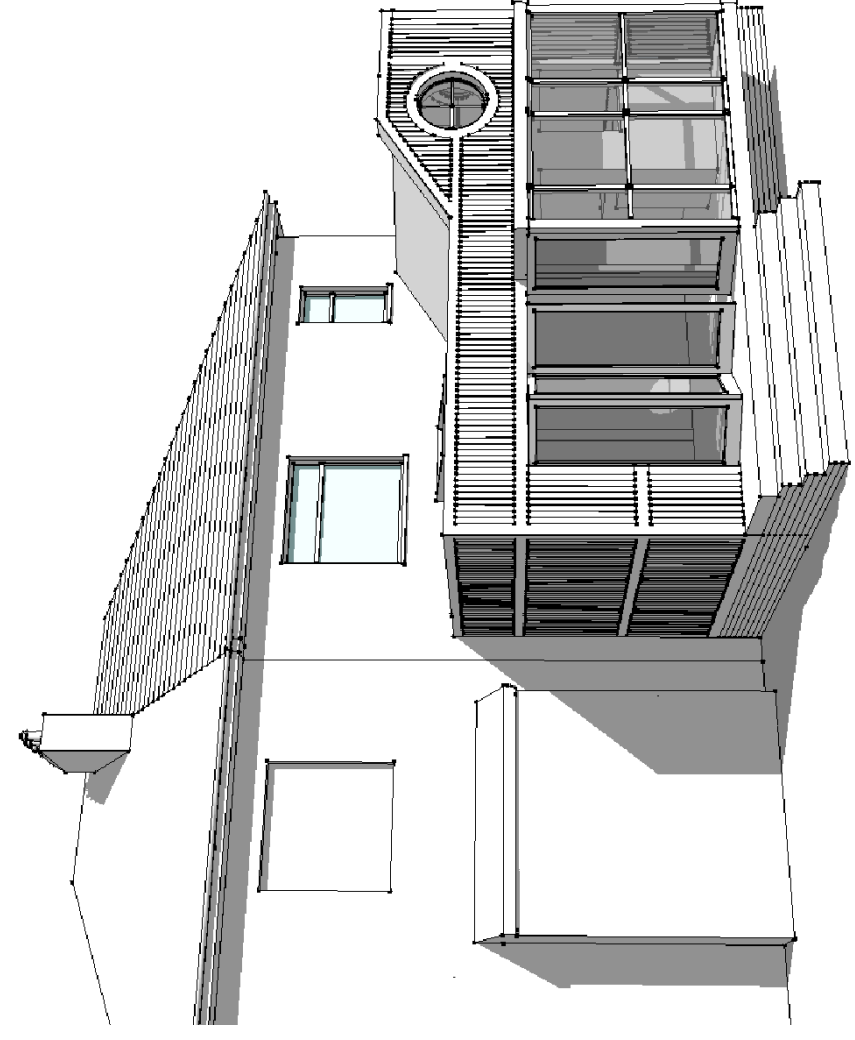
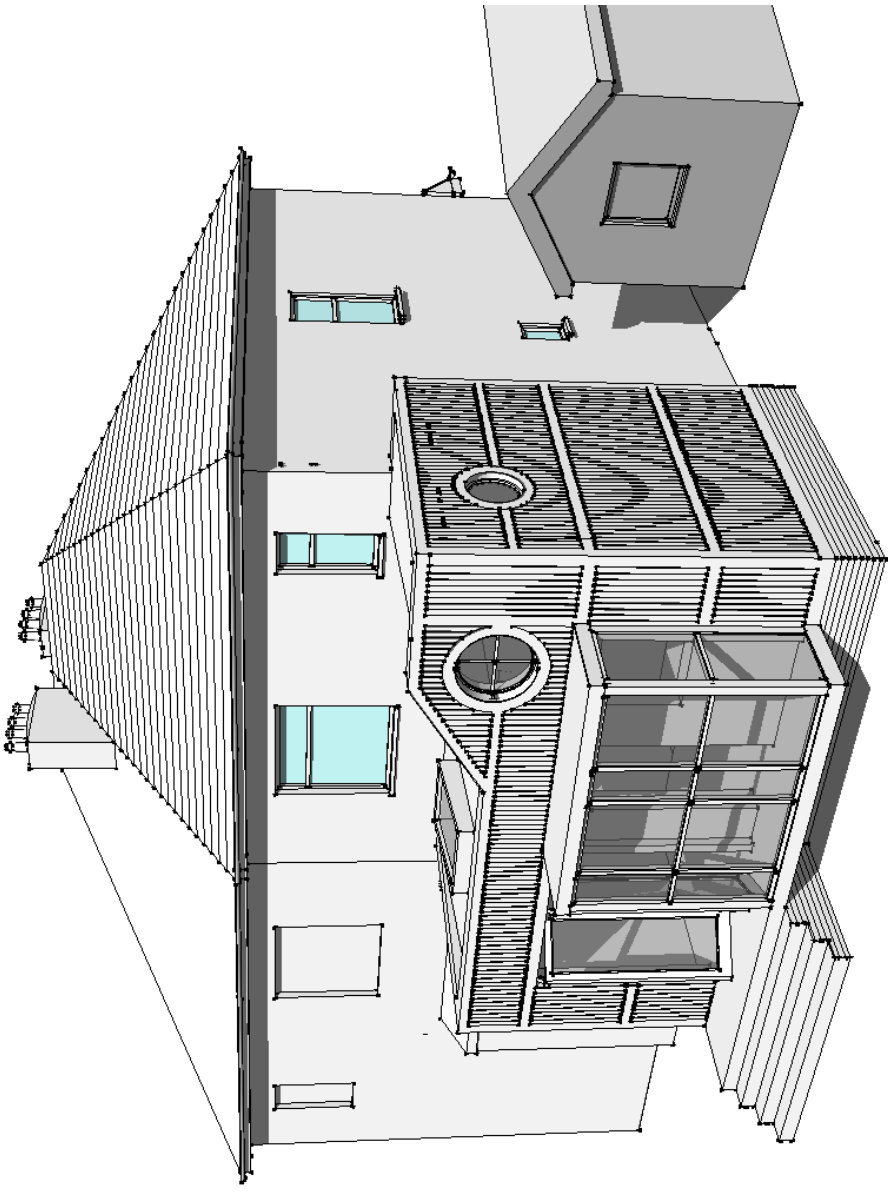
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BAXENDALE

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d. 09.08.17

d 026a

a. 6 HARMONY ROW, GOVAN, GLASGOW G1 5RB t. 0141 44 55 711

project | Balmeg Ave

client | Leach

title | 3D illustrations_ Option 7c Revision A

drawn | ARG

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Timber cladding



81
Massing precedent



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SCALE



[BALMEG AVENUE]

[client] LEACH

[title] SITE LOCATION PLAN

[scale] 1:1250 @A3

[drawn] ARG

notes

1. The following departments will be notified by movement of sections on site:
 - a) Environmental Health Dept
 - b) Roads Dept
 - c) Planning Dept
 - d) Cemetery Dept
 - e) Water Dept
 - f) Fire Dept
2. All the above should be notified by the main contractor in writing 7 days prior to the start of work.
3. All new drainage is to be to BS 5301 and to the entire satisfaction of the local authority/inspectors, sealed and checked in accordance with BS 5973 - BS 5974.
4. All new drainage is to be to BS 5301 and to the entire satisfaction of the local authority/inspectors, sealed and checked in accordance with BS 5973 - BS 5974.
5. All building works to be carried out in strict accordance with the current edition of BS 5973 - BS 5974.
6. All electrical works to be carried out in strict accordance with the current edition of BS 5973 - BS 5974.
7. All demolition to be carried out in strict accordance with the current edition of BS 5973 - BS 5974.
8. All demolition to be carried out in strict accordance with the Health & Safety Executive, checked to be laid into the existing by means of S/S concrete trunks.
9. All demolition to be carried out in strict accordance with the Health & Safety Executive, checked to be laid into the existing by means of S/S concrete trunks.
10. No part of the work is to proceed until the necessary permits have been obtained to which this application relates.
11. All PPE's to all solid lifts jacks and ladders to be used in strict accordance with the Health & Safety Executive, checked to be laid into the existing by means of S/S concrete trunks.
12. All PPE's to be trapped and to have H/H access a mile of 150mm above F.O.L.
13. BUILDING CLASSIFICATION

NOTES

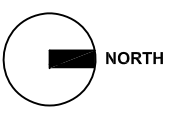
The contractor will be held to have examined the site and to be satisfied that the dimensions and measurements are correct without reference to the architect. Any discrepancy on this drawing, or between drawings are to be referred to the architect and confirmation sought before proceeding.

THIS IS A TRUE COPY OF THE DRAWING REFERRED TO IN OUR APPLICATION
 DATED.....
 SIGNED.....

revisions

No.	Description

William



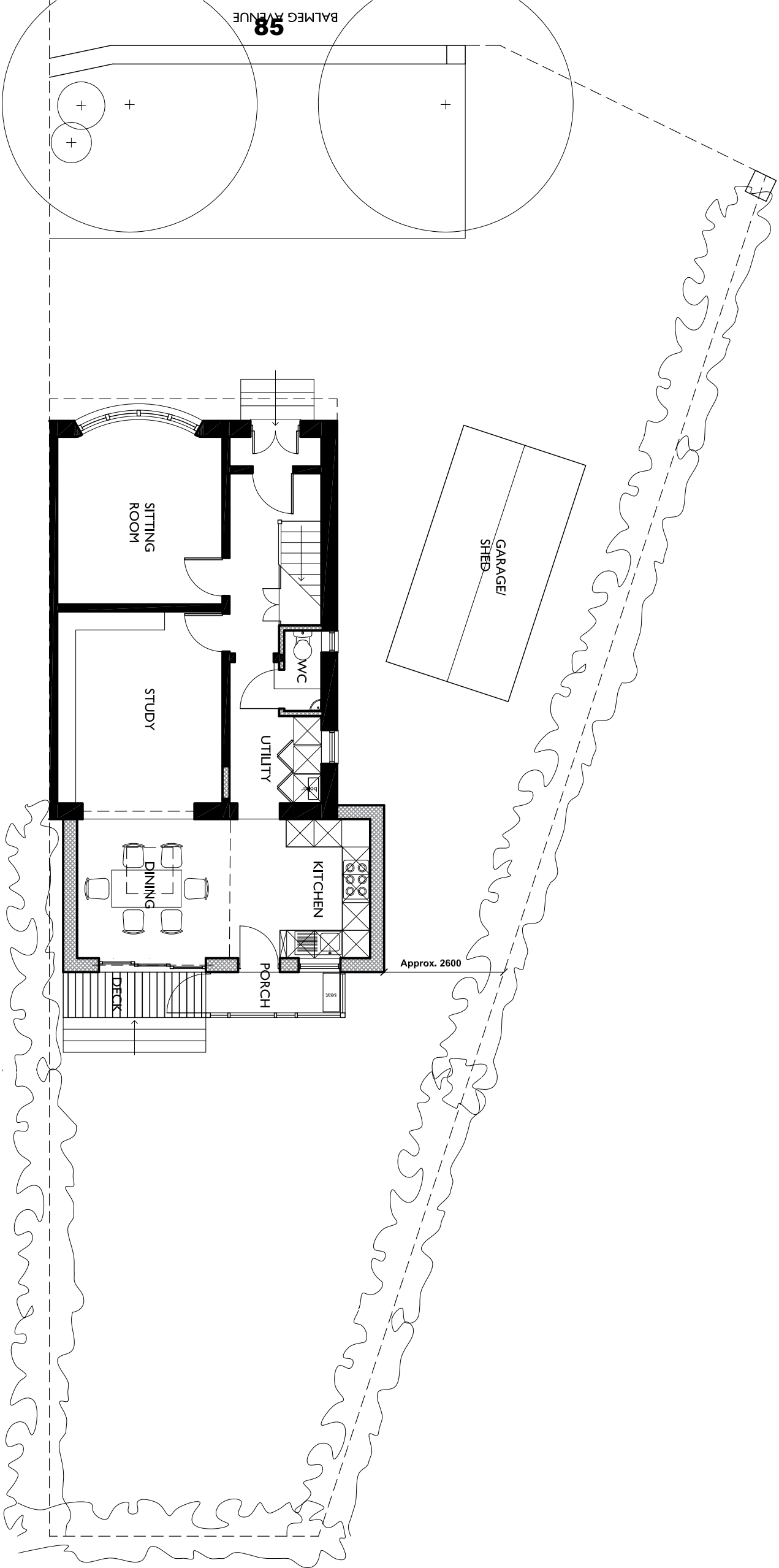
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0001

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BAENDALE

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notes

1. The following departments will be notified in writing of work on site:
 - a) Environmental Health Dept
 - b) Fire Dept
 - c) Planning Dept
 - d) Cleansing Dept
 - e) Water Dept
 - f) Gas Dept
 - g) Electricity Dept
2. All the above shall be notified by the main contractor in writing 7 days prior to the commencement of work on site.
3. All new drainage is to be to BS 8301 and to the entire satisfaction of the local authority inspector, erected and checked in accordance with BS 5973 - BS 5974.
4. All steel work to ceiling heights etc. to be erected in accordance with BS 5973/4 sub-contractor prior to the commencement of works on site or
5. All building works to be carried out in strict accordance with the current edition of BS 5973/4.
6. All electrical works to be carried out in strict accordance with the current edition of BS 5973/4.
7. No high burning cement is to be used.
8. All demolition to be carried out in strict accordance with the Health & Safety executive, checked to be tied into the existing by means of S/S concrete frame starter bars.
9. No removal of the works is to proceed until the contractor has notified the local authority in writing of the proposed work.
10. All work to be carried out in strict accordance with the current edition of BS 5973/4.
11. All work to be carried out in strict accordance with the current edition of BS 5973/4.
12. All PIP's to be trapped and to have H/H access a min of 150mm above FOL.
13. BUILDING CLASSIFICATION.

NOTES

The contractor will be held to have examined the site, to be satisfied with the dimensions and to be satisfied with the location of the building without reference to the Architect. Any discrepancies on this drawing, or between drawings are to be referred to the Architect and clarification sought before proceeding.

THIS IS A TRUE COPY OF THE CURRENT DRAWING TO BE USED FOR CONSTRUCTION

revisions

No.	Description	Date



[BALMEG AVENUE] client LEACH

title Proposal - SITE PLAN

scale 1:100 @A3

drawn ARG

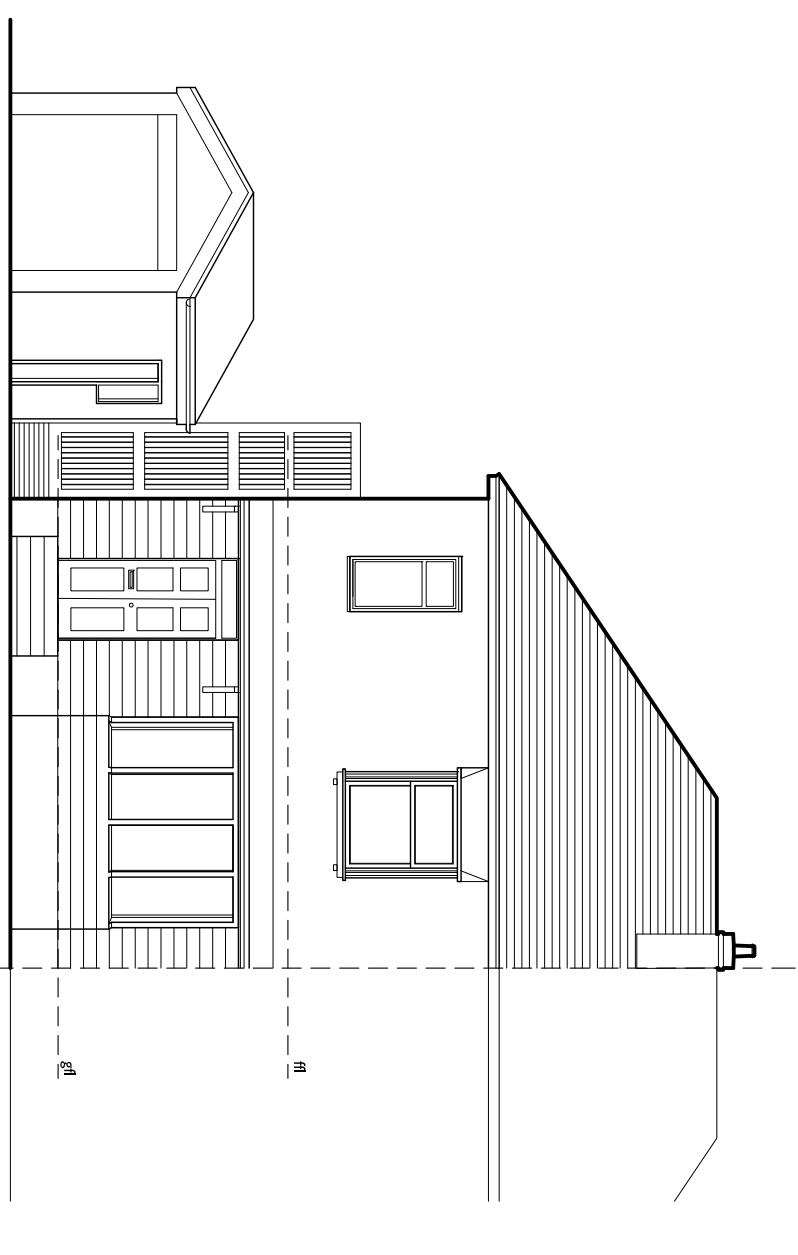
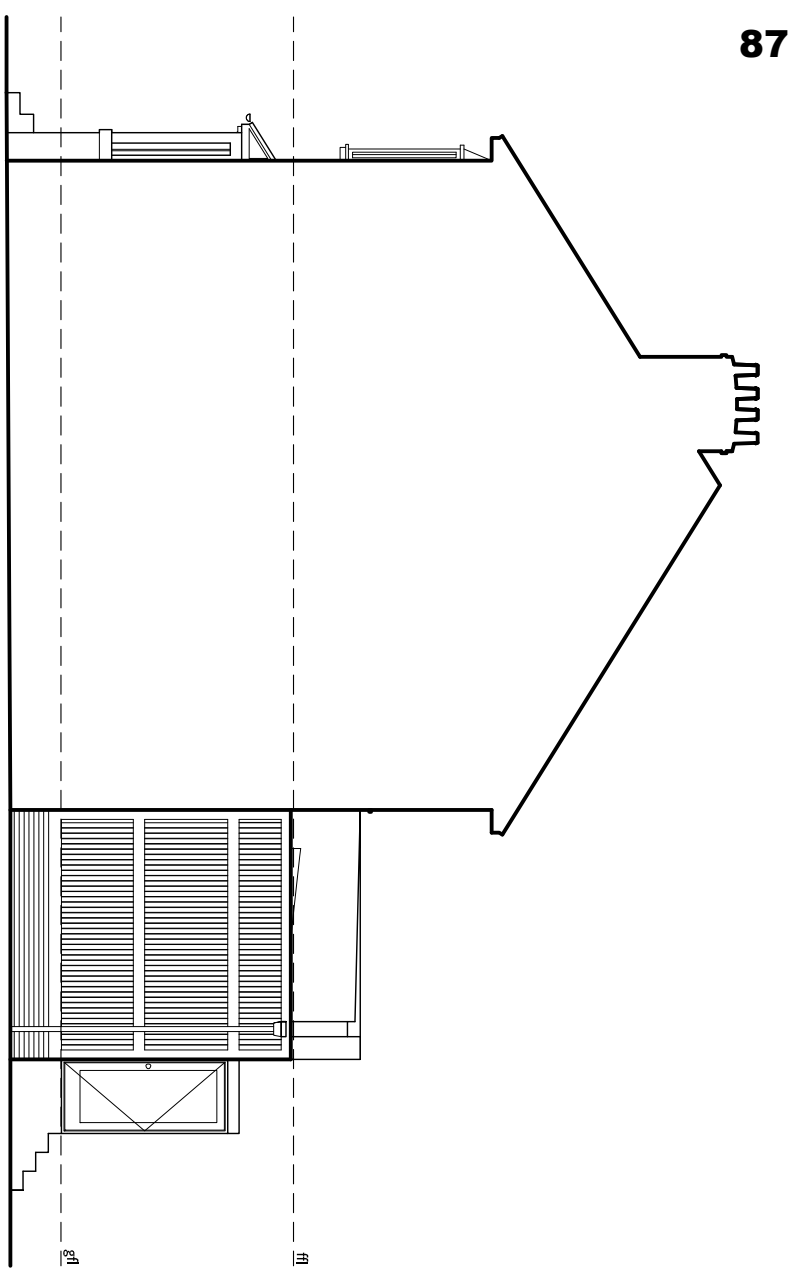
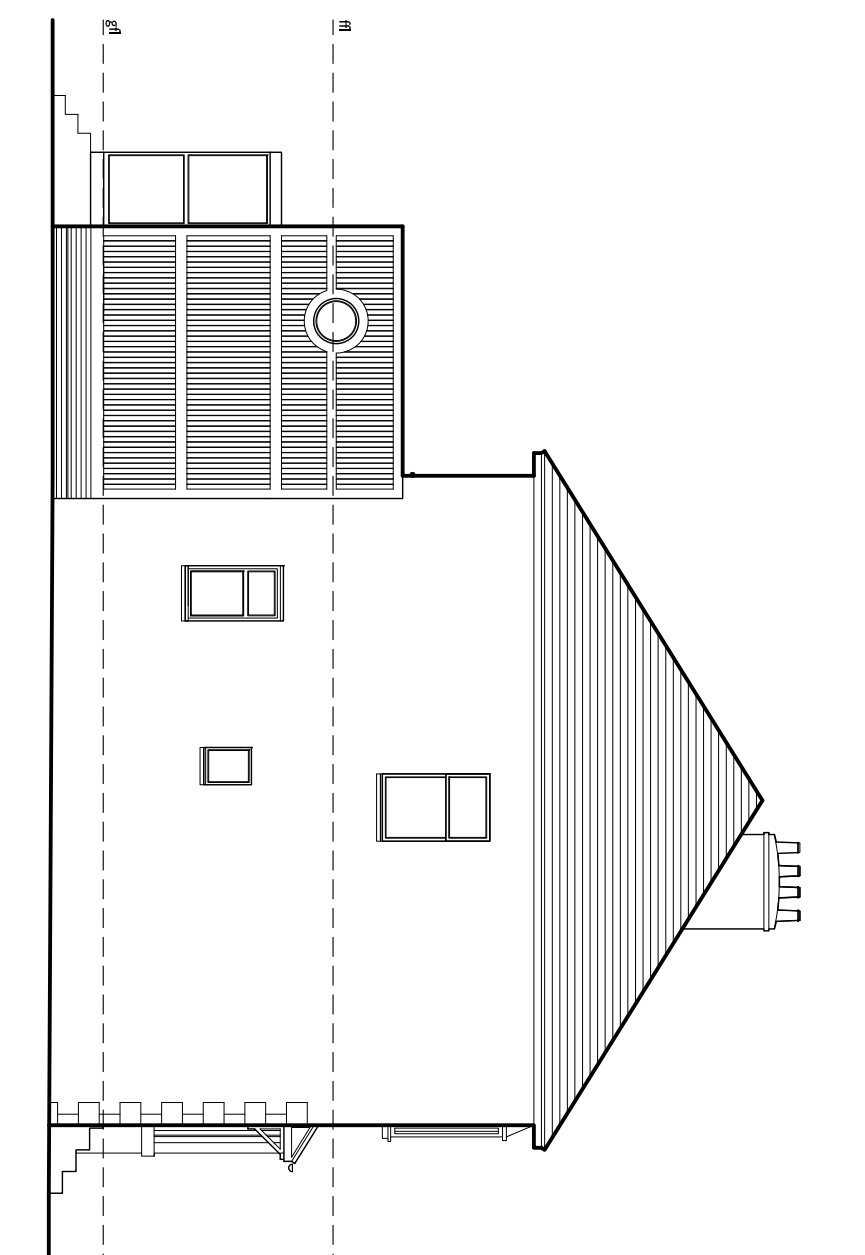
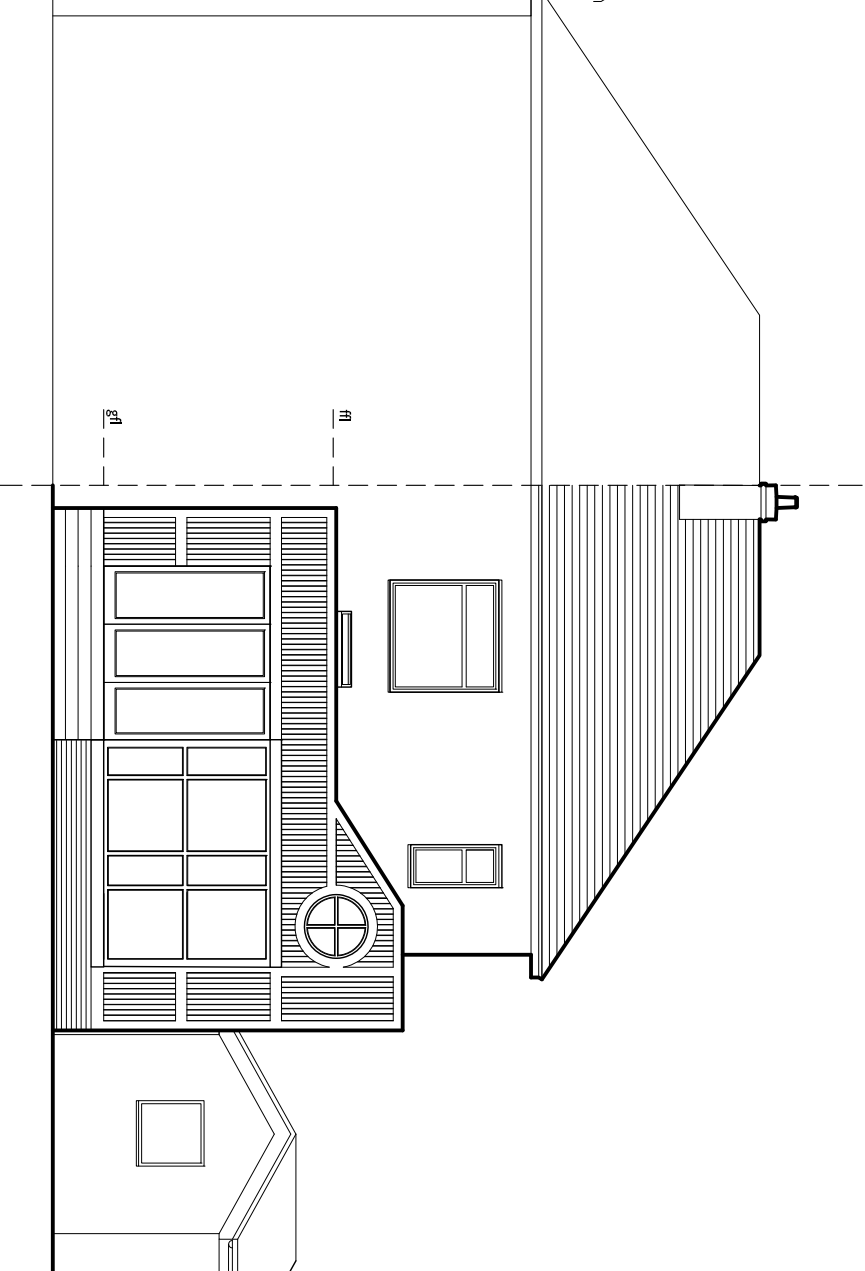
d 13.09.17

d032

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BAENDALE

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notes

- The following departments will be notified:
 - Environmental Health Dept
 - Fire Dept
 - Planning Dept
 - Water Dept
 - Cleaning Dept
- All the above shall be notified by the main contractor in writing 7 days prior to commencement of works on site.
- All new drainage is to be to BS 8301 and to the entire satisfaction of the local authority inspector, erected and checked in accordance with BS 5973 - BS 5974.
- All steel roof to ceiling heights etc., to be erected in accordance with BS 5973/ sub-contractor prior to the commencement of works on site or
- All building works to be carried out in strict accordance with the current edition of BS 5973.
- All electrical works to be carried out in strict accordance with the current edition of BS 7671.
- No high sulphate cement is to be used.
- All demolition to be carried out in strict accordance with the Health & Safety executive, checked to be tied into the existing by means of S/S concrete truss starter bars, of the works is to proceed on the completion of the above.
- No element of the works is to proceed until the above has been completed and sent to which this application relates.
- PC's to all solid cills, jambes and lintels.
- All PWP's to be trapped and to have H/H access a min of 150mm above F.O.L.
- BUILDING CLASSIFICATION

NOTES

The contractor will be held to have examined the site. Dimensions should be checked from the drawings to the ground and to surrounding walls without reference to the Architect. Any discrepancies on this drawing, or between drawings are to be referred to the Architect and clarification sought before proceeding.

THIS IS A TRUE COPY OF THE COMMON AGREEMENT TO BE USED FOR ALL PROVISIONS

DATE:.....

revisions

NO.	DESCRIPTION

87

SIDE

FRONT

SCALE



project [BALMIEG AVENUE] client [LEACH]

the PROPOSAL - Option 7c elevations Revision A

scale 1:100 @A3

drawn ARG

- DECK**
- Formed in treated softwood.

ROOF

- Flat roof and hidden gully behind parapet formed to required falls in dark gray single-ply roofing membrane over timber cold-roof construction

WINDOWS/ DOORS

- Double-glazed units with timber framing, stained.
- Sliding door in stained timber.
- Porch door in stained timber.
- Rooflight by Sunsquare (or similar).

MATERIALS

WALLS

- Siberian Larch (stained) in framed vertical shiplap profile with flush parapet detail facing timber-kit construction.
- Plinth in LBC commons facing brick (buff)
- Porch roof and floor formed in timber to match walls.

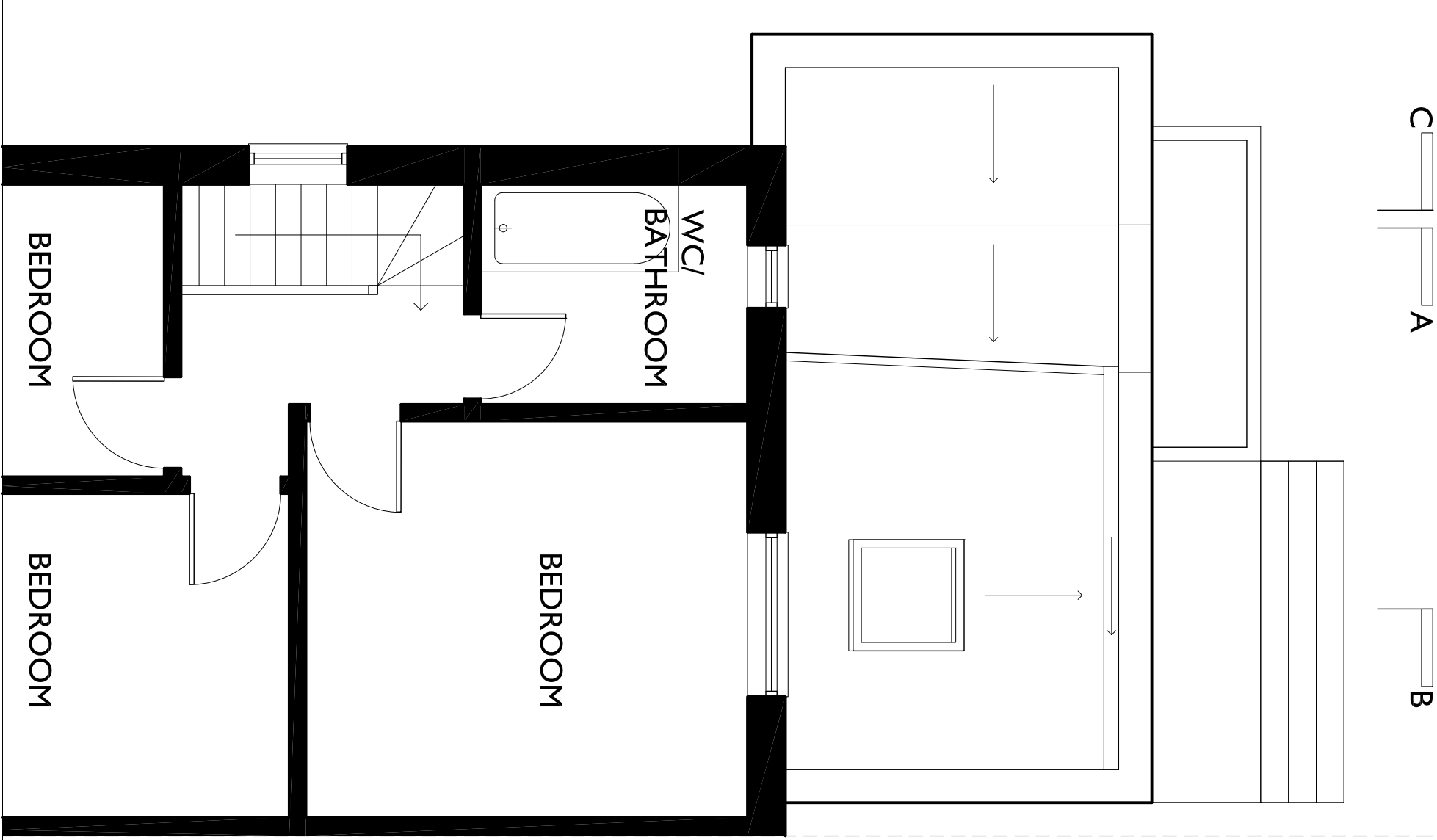
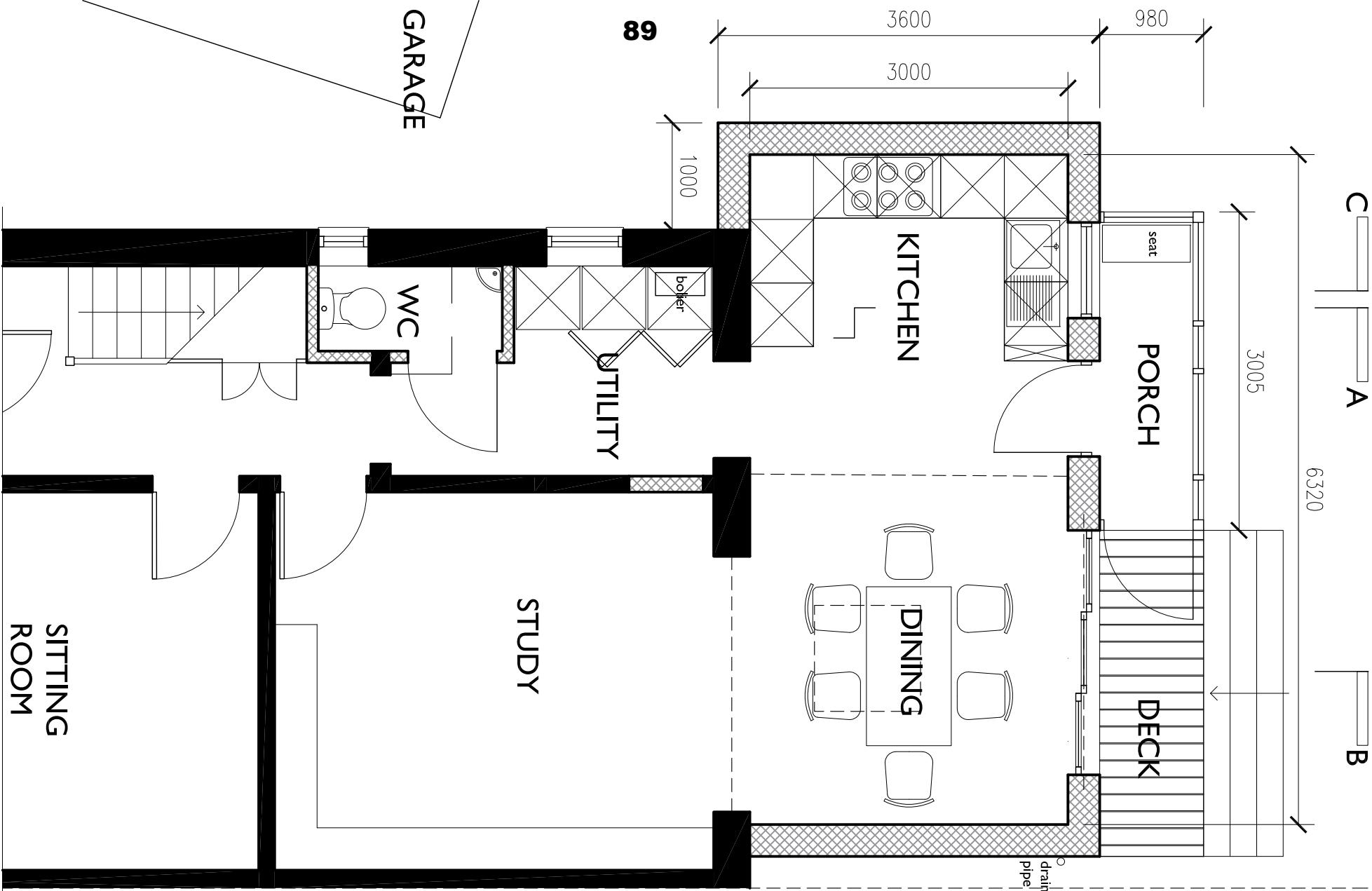
d 02.08.17

d023 Rev A

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BAKENDALE

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notes

1. The following departments will be notified in writing 7 days prior to the commencement of works on site:
 - a) Environmental Health Dept.
 - b) Roads Dept.
 - c) Fire Dept.
 - d) Cleaning Dept.
 - e) Water Dept.
 - f) Planning Dept.
 - g) Highways Dept.
2. All the above should be notified by the main contractor in writing 7 days prior to the commencement of works on site.
3. All new drainage is to be to BS 8301 and to the entire satisfaction of the local authority inspector, erected and checked in accordance with BS 5973 - BS 5974.
4. All steel work to ceiling heights etc., to be erected in accordance with the manufacturer's sub-contractor prior to the commencement of works on site or
5. All building works to be carried out in strict accordance with the current edition of BS 5268.
6. All electrical works to be carried out in strict accordance with the current edition of BS 7671.
7. No high burning cement is to be used.
8. All demolition to be carried out in strict accordance with the Health & Safety executive, check to be held into the existing structure to be held into the starter bars, of means of S/S concrete frame.
9. No element of the works is to proceed until the contractor has received the necessary consent to which this application relates.
10. All PIP's to be trapped and to have H/H access a min of 150mm above F.O.L.
11. BUILDING CLASSIFICATION.

NOTES
 The contractor will be held to have examined the site, to dimensions should be stated from the drawings, to be carried out without reference to the Architect. Any discrepancies on this drawing, or between drawings are to be referred to the Architect and clarification sought before proceeding.

THIS IS A TRUE COPY OF THE ORIGINAL DRAWING AS SUBMITTED TO THE ARCHITECT

revisions

No.	Description	Date



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