

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY14 March 2018Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2018/01ERECTION OF 3 STOREY SIDE AND REAR EXTENSIONAT 122 MONTEITH DRIVE, CLARKSTON**PURPOSE OF REPORT**

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

**DETAILS OF APPLICATION**

2. Application type: Full Planning Permission (Ref No:- 2017/0804/TP).  
Applicant: Ms Deirdre Ramanujam.  
Proposal: Erection of 3 storey side and rear extension.  
Location: 122 Monteith Drive, Giffnock.  
Council Area/Ward: Clarkston, Netherlee and Williamwood (Ward 4).

**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 her 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 95 - 100);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages 101 - 108);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages 109 - 112); and
- (e) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 4 (Pages 113 - 130).

**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 131 - 172).

- (a) Location Plan;
- (b) Existing Front Elevation;
- (c) Existing Rear Elevation;
- (d) Existing Side Elevation;
- (e) Existing Basement Floor Plan;
- (f) Existing Ground Floor Plan;
- (g) Existing First Floor Plan;
- (h) Existing Section B-B;
- (i) Existing Roof Plan;
- (j) Refused - Location and Site Plan;
- (k) Refused - Proposed Front Elevation;
- (l) Refused - Proposed Rear Elevation;
- (m) Refused - Proposed Side Elevation;
- (n) Refused - Proposed Lower Ground Floor Plan;
- (o) Refused - Proposed Ground Floor Plan;
- (p) Refused - Proposed First Floor Plan;
- (q) Refused - Proposed Section B-B;

- (r) Refused - Proposed Section D-D;
- (s) Refused - Proposed Section E-E; and
- (t) Refused - Proposed Roof Plan.

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

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

## RECOMMENDATIONS

18. The Local Review Body is asked to:-

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

Report Author: Paul O'Neil

Director - Caroline Innes, Deputy Chief Executive

Paul O'Neil, Committee Services Officer  
e-mail: [paul.o'neil@eastrenfrewshire.gov.uk](mailto: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](mailto:planning@eastrenfrewshire.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100077018-002

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

## Site Address Details

Planning Authority:

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

Easting

## 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:	Domestic Architecture Development		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Robbie	Building Name:	<input type="text"/>
Last Name: *	Bennett	Building Number:	97
Telephone Number: *	01416470037	Address 1 (Street): *	Dryburgh Avenue
Extension Number:	<input type="text"/>	Address 2:	Rutherglen
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	United Kingdom
		Postcode: *	G73 3ET
Email Address: *	info@domesticarchitect.com		

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

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Ms	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	Deirdre	Building Number:	122
Last Name: *	Ramanujam	Address 1 (Street): *	Monteith Drive
Company/Organisation	<input type="text"/>	Address 2:	Clarkston
Telephone Number: *	<input type="text"/>	Town/City: *	Glasgow
Extension Number:	<input type="text"/>	Country: *	United Kingdom
Mobile Number:	<input type="text"/>	Postcode: *	G76 8NZ
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		



## Proposal/Application Details

Please provide the details of the original application(s) below:

Was the original application part of this proposal? \*

Yes  No

## Application Details

Please select which application(s) the new documentation is related to.

Application: \*

## Document Details

Please provide an explanation as to why the documentation is being attached after the original application was submitted: \* (Max 500 characters)

## Checklist – Post Submission Additional Documentation

Please complete the following checklist to make sure you have provided all the necessary information in support of your application.

The additional documents have been attached to this submission. \*

Yes  No

## Declare – Post Submission Additional Documentation

I/We the applicant/agent certify that this is a submission of Additional Documentation, and that all the information given in this submission is true to the best of my/the applicants knowledge.

Declaration Name: Mr Robbie Bennett

Declaration Date: 07/12/2017

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## REPORT OF HANDLING

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# REPORT OF HANDLING

Reference: 2017/0804/TP

Date Registered: 7th December 2017

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Clarkston, Netherlee And Williamwood

Co-ordinates: 258220/:658159

Applicant/Agent:

Applicant:

Ms Deirdre Ramanujam

122 Monteith Drive

Glasgow

UK

G76 8NZ

Agent:

Robbie Bennett

97 Dryburgh Avenue

Rutherglen

Glasgow

United Kingdom

G73 3ET

Proposal: Erection of 3 storey side and rear extension

Location: 122 Monteith Drive

Clarkston

East Renfrewshire

G76 8NZ

**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:** No reports have been submitted for consideration as part of this application

## ASSESSMENT:

The application site comprises a two storey end terrace, hip roofed dwelling and its curtilage and lies within an established residential area characterised by similar house types. The dwelling is externally finished in brown render with brown concrete roofing tiles. The rear garden slopes down, away from the dwelling such that there is underbuilding to the rear. The dwelling's hip roof is regular with matching angles of slope and the front and rear planes being of equal area. Further residential properties lie to both sides and the White Cart Water lies to the rear.

Planning permission is sought for the erection of a three storey side and rear extension. The extension is proposed to have a lower ground floor, taking advantage of the drop in levels to the rear. It comprises a side gable wall and asymmetrical roof pitches. It is proposed to be externally finished in brown roofing tiles, timber cladding and white painted render. Whilst the

terrace of which the dwelling forms a part is set back slightly from the terrace to the north, the proposed extension would be readily viewed from the streetscape.

The application requires to be assessed against Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan. Policy D1 requires that all development should not result in a significant loss of character to the surrounding area and that development should respect local architecture, building form, design and materials. Policy D14 requires that extensions should complement the character of the existing building in terms of its style, form and materials. The adopted Supplementary Planning Guidance: Householder Design Guide (SPG), which forms part of Policy D14 is also of relevance. The SPG states that extensions should respect the character of the original house and the surrounding area in terms of design, scale and materials; no extension should detract from the character of the area; extensions should not dominate or overwhelm the original house; development should have the same roof design as the house; and external materials should be identical or closely match those on the existing property.

Notwithstanding the existing underbuilding, the proposed three storey side and rear extension with its asymmetrical gable wall, is not considered to complement or respect the design and scale of the existing two storey hip roofed dwelling. This is exacerbated by the inappropriate external materials that with the exception of the roofing tiles, do not respect those of the existing house. The proposal is therefore considered to dominate, detract from and overwhelm the character and design of the existing dwelling by virtue of its design, scale and external materials. As such, the proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan.

Given the above, the side extension element of the proposal, when viewed from the streetscape would detract from the character and visual amenity of the area as it would represent an incongruous and dominant addition to the dwelling that would not respect the architecture, building form, design and materials that are predominant in the wider area. As such, the proposal would be contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan.

The proposal is also contrary to the general principles of the SPG as i) it would not respect the character of the original house and surrounding area in terms of design, scale and materials; would be at odds with the character of the area; would dominate and overwhelm the character of the original house, would have a differing roof design to the existing house; and the external materials do not respect those of the existing dwelling. This would be to the detriment of the character and design of the dwelling and to the detriment of the character and visual amenity of the wider area.

Given the positioning of the windows and the orientation of the extension in relation to the neighbours, there would be no significant additional overlooking or overshadowing.

However, as noted above, the proposal is contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and contrary to the general terms of the SPG that forms part of Policy D14. There are no material considerations that outweigh the terms of the Development Plan. It is therefore recommended that the application is refused.

**RECOMMENDATION:** Refuse

**PLANNING OBLIGATIONS:** None

**REASONS FOR REFUSAL:**

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as it would represent a dominant and incongruous addition to

the streetscape that would detract from the character and visual amenity of the wider area by virtue of its inappropriate architecture, building form, design and external materials

2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed extension, by virtue of its design, scale and external materials would detract from and overwhelm the character and design of the existing dwelling.
3. The proposal is contrary to the general principles of the adopted East Supplementary Planning Guidance: Householder Design Guide as it would not respect the character of the original house and surrounding area in terms of design, scale and materials; it would detract from the character and visual amenity of the area; it would dominate and overwhelm the character of the original house; it would have a differing roof design to the existing house; and the external materials would not respect those of the existing dwelling.

**ADDITIONAL NOTES:** None

**ADDED VALUE:** None

**BACKGROUND PAPERS:**

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

Ref. No.: 2017/0804/TP  
(DESC)

DATE: 1st February 2018

**DIRECTOR OF ENVIRONMENT**

**Reference: 2017/0804/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 06/02/18 AC(3)**

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**DECISION NOTICE  
AND  
REASONS FOR REFUSAL**

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

**REFUSAL OF PLANNING PERMISSION**

Ref. No.       **2017/0804/TP**

**Applicant**

Ms Deirdre Ramanujam  
122 Monteith Drive  
Glasgow  
UK  
G76 8NZ

**Agent:**

Robbie Bennett  
97 Dryburgh Avenue  
Rutherglen  
Glasgow  
United Kingdom  
G73 3ET

With reference to your application which was registered on 7th December 2017 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

**Erection of three storey side and rear extension**

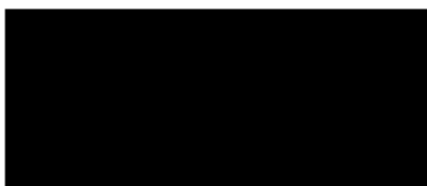
**at: 122 Monteith Drive, Clarkston, East Renfrewshire, G76 8NZ**

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

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

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as it would represent a dominant and incongruous addition to the streetscape that would detract from the character and visual amenity of the wider area by virtue of its inappropriate architecture, building form, design and external materials
2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed extension, by virtue of its design, scale and external materials would detract from and overwhelm the character and design of the existing dwelling.
3. The proposal is contrary to the general principles of the adopted East Supplementary Planning Guidance: Householder Design Guide as i) it would not respect the character of the original house and surrounding area in terms of design, scale and materials; it would detract from the character and visual amenity of the area; it would dominate and overwhelm the character of the original house, it would have a differing roof design to the existing house; and the external materials would not respect those of the existing dwelling.

Dated           6th February 2018



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

The following drawings/plans have been refused

Plan Description	Drawing Number	Drawing Version	Date on Plan
Plans Proposed	AL(20)006		
Plans Proposed	AL(20)007		
Plans Proposed	AL(20)008		
Block Plan and Location Plan Proposed	AL(90)001	A	
Elevations Proposed	AL(21)004		
Elevations Proposed	AL(21)005		
Elevations Proposed	AL(21)006		
Elevations Proposed	AL(22)006		

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

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

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

### CONTACT DETAILS

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

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

**NOTICE OF REVIEW  
AND  
STATEMENT OF REASONS**

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

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100077018-003

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:	Domestic Architecture Development		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Robbie	Building Name:	
Last Name: *	Bennett	Building Number:	97
Telephone Number: *	01416470037	Address 1 (Street): *	Dryburgh Avenue
Extension Number:		Address 2:	Rutherglen
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	United Kingdom
		Postcode: *	G73 3ET
Email Address: *	info@domesticarchitect.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="Ms"/>	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="Deirdre"/>	Building Number:	<input type="text" value="122"/>
Last Name: *	<input type="text" value="Ramanujam"/>	Address 1 (Street): *	<input type="text" value="Monteith Drive"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Clarkston"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G76 8NZ"/>
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="122 MONTEITH DRIVE"/>
Address 2:	<input type="text" value="CLARKSTON"/>
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="G76 8NZ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="658159"/>	Easting	<input type="text" value="258220"/>
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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)

Erection of 3 storey side and rear extension (lower storey is a partial basement) (2 storey as viewed from the front)

## 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.

We strongly disagree with the reasons for refusal. For further information & matters to be taken into account by the Review Body please refer to separate 'Review Statement' document

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

Yes  No

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

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

We have attached a supporting Review Statement document.

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

2017/0804/TP

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

29/11/2017

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

07/02/2018

## Review Procedure

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

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

Yes  No

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

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

Yes  No

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

Yes  No

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)

The Review Body will need access to the rear garden to view area that proposed extension is going to be built on properly.

## Checklist – Application for Notice of Review

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

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

Yes  No

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

Yes  No

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

Yes  No  N/A

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

Yes  No

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

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

Yes  No

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

## Declare – Notice of Review

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

Declaration Name: Mr Robbie Bennett

Declaration Date: 22/02/2018

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## REVIEW STATEMENT

122 Monteith Drive  
Clarkston  
Glasgow  
G76 8NZ



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## 1) BACKGROUND

Planning Application Reference: 2017/0804/TP

Name of scheme: Proposed house extension at 122 Monteith Drive, Clarkston

Applicant: Ms Deirdre Ramanujam

Architect: Domestic Architecture Development Ltd

## 2) INTRODUCTION

This request for a review follows East Renfrewshire Council's refusal of application reference 2017/0804/TP. The refusal was made on the 7<sup>th</sup> February 2018. The request for review has been prepared on behalf of Ms Deirdre Ramanujam.

## 3) MATTERS TO BE TAKEN INTO ACCOUNT IN REVIEW

### *Reasons for Refusal*

The application was refused for the following reasons:

1. *The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as it would represent a dominant and incongruous addition to the streetscape that would detract from the character and visual amenity of the wider area by virtue of its inappropriate architecture, building form, design and external materials*
2. *The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed extension, by virtue of its design, scale and external materials would detract from and overwhelm the character and design of the existing dwelling.*
3. *The proposal is contrary to the general principles of the adopted East Supplementary Planning Guidance: Householder Design Guide as it would not respect the character of the original house and surrounding area in terms of design, scale and materials; it would detract from the character and visual amenity of the area; it would dominate and overwhelm the character of the original house, it would have a differing roof design to the existing house; and the external materials would not respect those of the existing dwelling.*

As part of the matters to be taken into account in this review, we wish to respond to the points raised in the 3 reasons for refusal below:

### **Reason 1 – proposal is contrary to Policy D1**

1. The first reason for refusal claims the proposed development would have a 'dominant and incongruous addition to the streetscape that would detract from the character and visual amenity of the wider area by virtue of its inappropriate architecture, building form, design and external materials' We seek the review body to acknowledge the following points:

1.1 We strongly disagree that this extension is a 'dominant' addition to the streetscape. for the following reasons:

- 1.1.1 The property frontage at 122 Monteith Drive is set back 16m from the public pavement, the house's ground floor level is set down 1.5m below the street level and the house sits at an oblique angle to the street. The proposed extension (please note that although this has been classified as a 3 storey extension it is only 2 storeys at the front) is set back 4m from the house frontage and 20m (see Fig 01) from the pavement. All these factors demonstrate the property is not dominant relative to the street.
- 1.1.2 We note that the neighbour's house at 124 Monteith Drive have been granted planning permission (1998/0397/TP) for a 2 storey side extension that is flush with the existing house frontage that is located approximately 5m off the pavement. In comparison to 122 Monteith Drive, this property has been granted planning permission, however, from the street it's in a highly visible /dominant position.
- 1.1.3 The Planning Departments Report of Handling states '*the proposed extension would be readily viewed from the streetscape*'. Contrary to this statement the proposed house extension is actually only visible from a maximum 19m length of the street (see Fig 01).

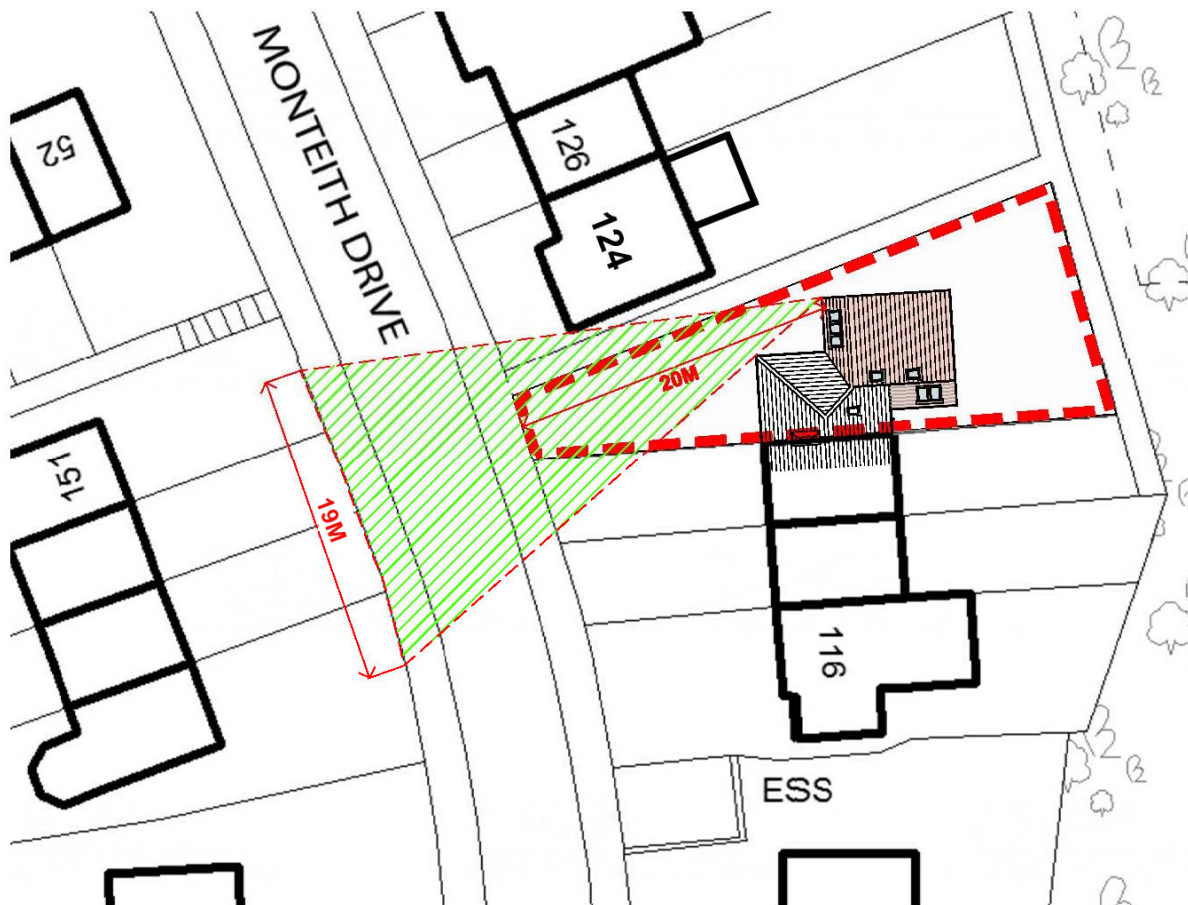


Fig 01 – Extension Distance from Street & Visibility from Street

1.2 We strongly disagree that this extension is an *'incongruous'* addition to the streetscape. The house extension's form and external materials have all been considered during the design development and are in keeping with the existing house, the terrace and the rest of the street for the following reasons:

1.2.1 The existing terrace form is 2 storeys as viewed from the front and 3 storeys as viewed from the rear (see Fig 02+03). The proposed extension obeys these principles by being 2 storeys as viewed from the front & 3 storeys as viewed from the rear.



Fig 02 – 2 Storey Front Elevation



Fig 03 – 3 Storey Rear Elevation

1.2.2 As viewed from the street, the side extension is respectful and subservient to the existing house by being set back 4m from the existing house frontage and the proposed roof ridge is set down 900mm below the existing terrace.

1.2.3 As viewed from the street, the angle of the front roof pitch matches exactly the existing 30deg roof. Although the rear of the extension adopts a shallower 15deg angle this not out of place amongst numerous examples of extensions that have been historically added to the rear of many properties in the area – for example see 124 Monteith Drive, planning permission (2014/0220/TP). We further note that due to the large distance and oblique angle relative to Monteith Drive the side elevation is not viewable from the street (see Fig 01).

1.2.4 The Planning Department's Report of Handling states *'inappropriate external materials that with the exception of the roofing tiles, do not respect those of the existing house'*. We confirm the proposed extension does in fact have both matching finishes to the roof and the rendered walls (which covers the majority of the extension walls). Although the planners have correctly acknowledged that the front of the existing house has a brown dry dash finish,

they do not acknowledge the side and rear wall are in fact white wetdash render. The extension walls are white simply because they abut white render (see Fig 04). Although the proposed timber cladding to the rear elevation is different, it's hardly alien to the rear curtilage which is full of timber fencing, timber decking and balustrades. We further note that the cladding has been discretely inserted into a recessed area on the rear elevation intentionally. It's private and can only be viewed from the very bottom of the adjoining gardens. There are no neighbours facing back onto the rear elevation, only trees and a slope back down to the White Cart Water.



Fig 04 – Existing finishes to Side and Rear Elevation

## Reason 2 – proposal is contrary to Policy D14

2. The second reason for refusal claims the proposed extension 'by virtue of its *design, scale and external materials would detract from and overwhelm the character and design of the existing dwelling*' We seek the review body to acknowledge the following points:

- 2.1 We strongly disagree that the proposed extension '*design*' & '*scale*' would '*detract*' and '*overwhelm*' the existing dwelling for the following reasons:

- 2.1.1 As previously described under (1.2.1 – 1.2.3) the form and scale of the proposed extension is derived and respectful to the existing dwelling i.e storey heights match, proposed front roof pitch matches, proposed ridge height lowered 900mm and proposed frontage set back 4m.

2.2 We strongly disagree that the proposed extension ‘external materials’ would ‘detract’ and ‘overwhelm’ the existing dwelling for the following reasons:

2.2.1 As previously described under (1.2.4) the external materials of the proposed extension are derived and respectful to the existing dwelling i.e proposed white render to match existing white render, proposed brown roof tiles to match proposed brown tiles, timber cladding and glazing are discretely positioned on rear elevation and not seen.

**Reason 3 – proposal is contrary to ERC Householder Design Guide**

3. The third reason for refusal claims the proposed extension ‘would not respect the character of the original house and surrounding area in terms of design, scale and materials; it would detract from the character and visual amenity of the area; it would dominate and overwhelm the character of the original house, it would have a differing roof design to the existing house; and the external materials would not respect those of the existing dwelling.’ We seek the review body to acknowledge the following points:

3.1 We strongly disagree that the proposed extension ‘*would not respect the character of the original house and surrounding area in terms of design, scale and materials*’ for the following reasons:

3.1.1 As previously described under (1.2.1 – 1.2.3) the form and scale of the proposed extension is derived and respectful to the existing dwelling i.e storey heights match, proposed front roof pitch matches, proposed ridge height lowered 900mm and proposed frontage set back 4m.

3.1.2 As previously described under (1.2.4) the external materials of the proposed extension are derived and respectful to the existing dwelling i.e proposed white render to match existing white render, proposed brown roof tiles to match proposed brown tiles, timber cladding and glazing are discretely positioned on rear elevation and not seen.

3.2 We strongly disagree that the proposed extension ‘*would detract from the character and visual amenity of the area*’ for the following reasons:

3.2.1 As previously described under (1.1.1 – 1.1.3) due to the proposed extension being set back 20m, its impact on the street and area is minimal (see Fig 01).

3.2.2 As previously described under (1.2.1 – 1.2.3) the form and scale of the proposed extension is derived and respectful to the existing dwelling, the terrace and similar houses in the area.



Fig 05 – 122 Monteith Drive as viewed from Street



Fig 06 – Photomontage of Proposed extension as viewed from Street

3.3 We strongly disagree that the proposed extension would *'dominate and overwhelm the character of the original house'* for the following reasons:

3.3.1 As previously described under (1.2.1 – 1.2.3) the form and scale of the proposed extension is derived and respectful to the existing dwelling i.e storey heights match, proposed front roof pitch matches, proposed ridge height lowered 900mm and proposed frontage set back 4m (see Fig 05 & 06)

3.4 We strongly disagree that the extensions '*differing roof design*' to the existing house; and the external materials would not respect those of the existing dwelling' for the following reasons:

- 3.4.1 As previously described under (1.2.3) the shallower 15deg roof pitch is on the rear half of the extension; in keeping with many other rear extensions (124 Monteith Drive) and is not viewable from the street (see Fig 01).
- 3.4.2 As previously described under (1.2.4) the external materials of the proposed extension are derived and respectful to the existing dwelling i.e proposed white render to match existing white render, proposed brown roof tiles to match proposed brown tiles, timber cladding and glazing are discretely positioned on rear elevation and not seen.
- 3.4.3 Ironically it's worth noting that the front page of the Supplementary Planning Guidance: Householder Design Guide June 2015 has a photo of a timber clad and white render 2 storey side house extension with a different roof design on it to the original house.

**4) CONCLUSION**

We confirm we contacted the planning department on a number of occasions during January + February 2018 to see how the application was progressing. At no point did anyone mention any of the points raised as reasons for refusal to us prior to me receiving the refusal on the 7<sup>th</sup> February. With hindsight, it might have been constructive to have a chat regarding these points prior to the recommendation for refusal.

We strongly disagree with all the reasons for refusing application 2017/0804/TP. This supporting statement describes the reasons for seeking a review, and the matters to be taken into account during its determination. These give strong justification for approval of the application.

**5) DECLARATION**

This Design Statement has been prepared by Mr Robbie Bennett BSc (Hons) PGDip MSc RIBA RIAS, Director of Domestic Architecture Development.



Signed..... FOR DOMESTIC ARCHITECTURE DEVELOPMENT LTD

Date: 20<sup>th</sup> February 2018

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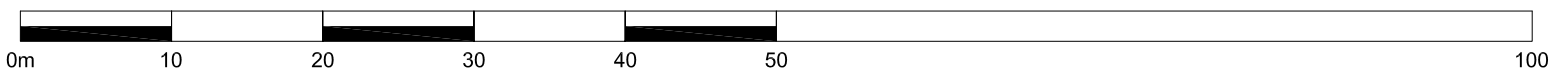
**PLANS/PHOTOGRAPHS/DRAWINGS**

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LOCATION 1:10,000

SITE PLAN 1:500



PLANNING APPLICATION BOUNDARY  
 LAND IN APPLICANT OWNERSHIP



REV		
TITLE	LOCATION / SITE PLAN	
CLIENT	MR + MRS RAMANUJAM	
PROJECT	EXTENSION & ALTERATIONS AT 122 MONTEITH DRIVE CLARKSTON	
17029	AL(90)001	
SCALE	1:50	DRAWN RB
CHECKED	RB	DATE 13/09/17

97 Dryburgh Avenue  
 Rutherglen  
 Glasgow  
 G73 3ET

Enerco House  
 18 Albert Street  
 Aberdeen  
 AB25 1XQ

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135



FRONT ELEVATION (WEST) 1:50

REV	-		
TITLE	EXISTING FRONT ELEVATION		
CLIENT	MR + MRS RAMANUJAM		
PROJECT	EXTENSION & ALTERATIONS AT 122 MONTEITH DRIVE CLARKSTON		
17023	AL(21)001		
SCALE	1:50	DRAWN	RB
CHECKED	RB	DATE	12/09/17

97 Dryburgh Avenue  
Rutherglen  
Glasgow  
G73 3ET

Enerco House  
18 Albert Street  
Aberdeen  
AB25 1XQ

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REAR ELEVATION (EAST) 1:50

REV	-	-
TITLE	EXISTING REAR ELEVATION	
CLIENT	MR + MRS RAMANUJAM	
PROJECT	EXTENSION & ALTERATIONS AT 122 MONTEITH DRIVE CLARKSTON	
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SCALE	1:50	DRAWN RB
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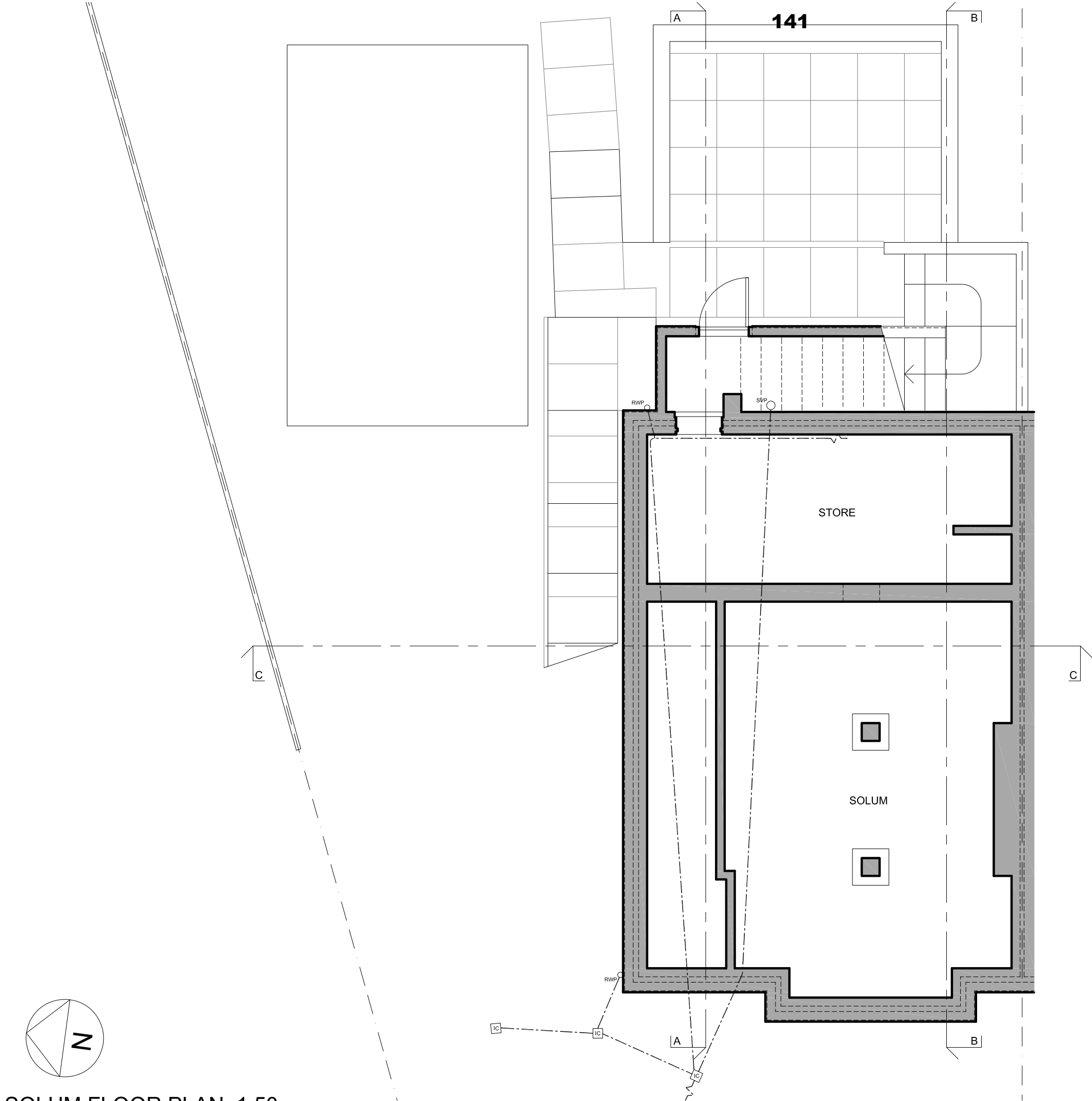




SIDE ELEVATION (NORTH) 1:50

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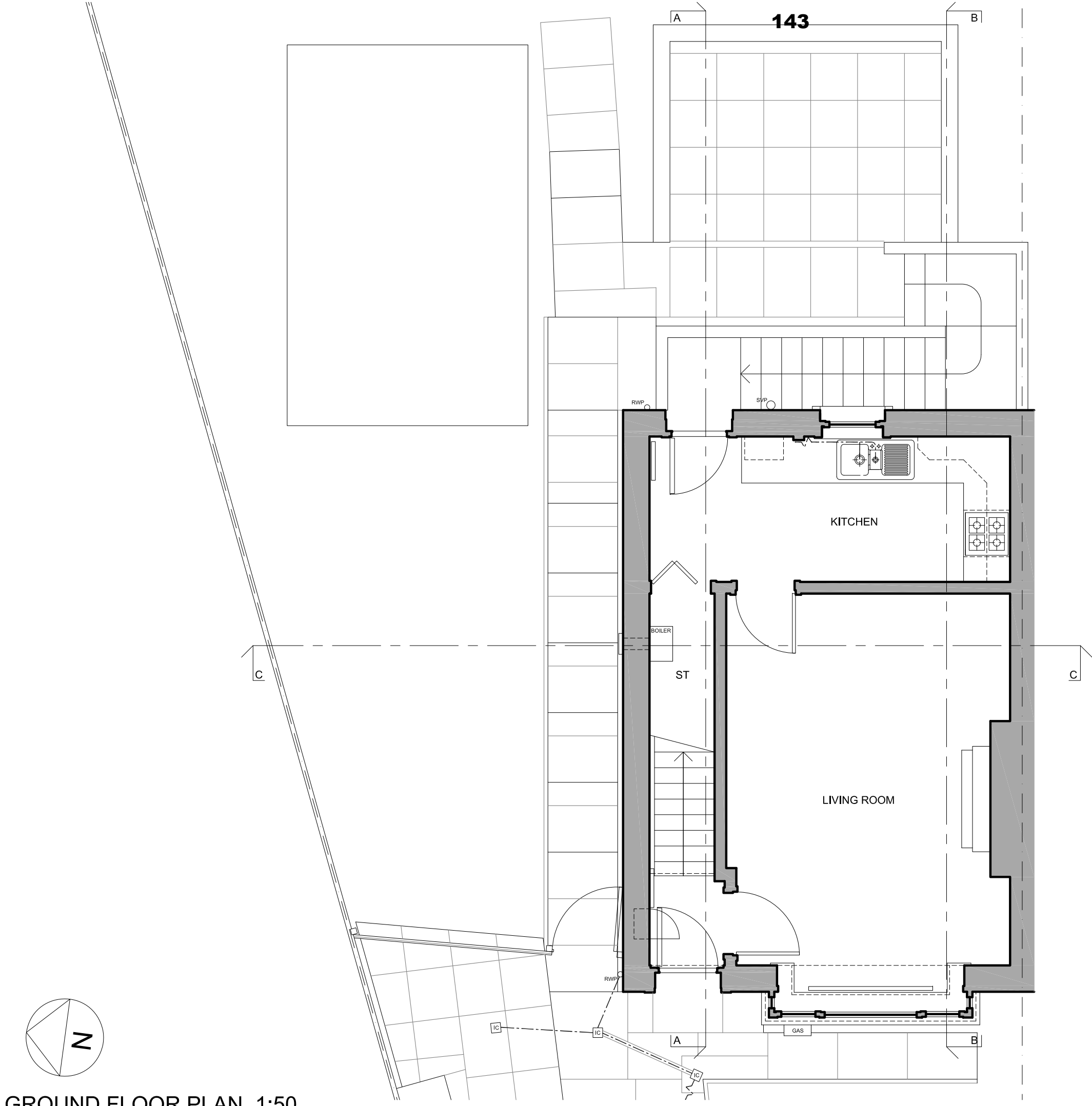
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SOLUM FLOOR PLAN 1:50

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PROJECT	EXTENSION & ALTERATIONS AT 122 MONTEITH DRIVE CLARKSTON		
17023	AL(20)001		
SCALE	1:50	DRAWN	RB
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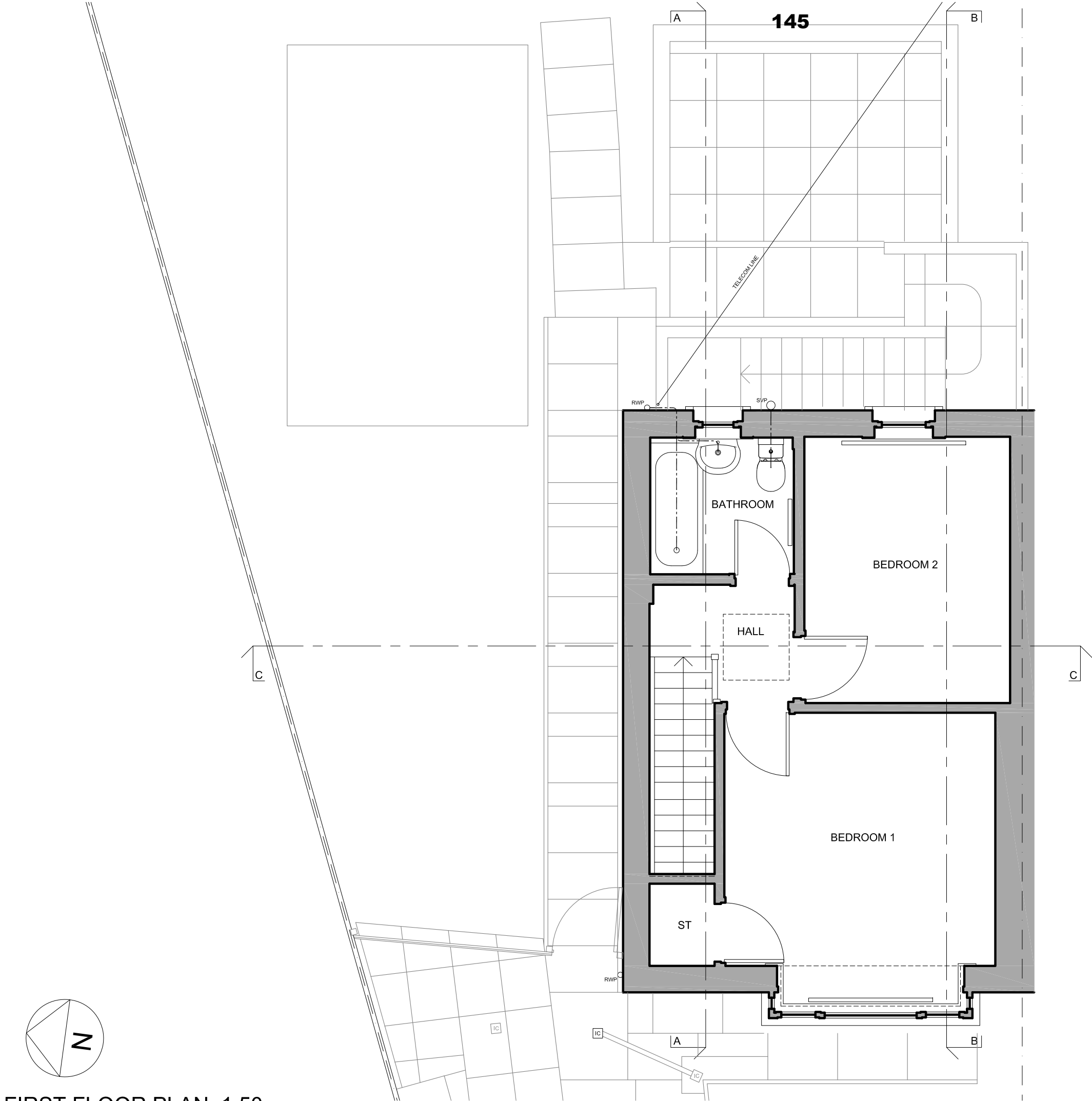
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FIRST FLOOR PLAN 1:50

REV	-	-	-
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PROJECT	EXTENSION & ALTERATIONS AT 122 MONTEITH DRIVE CLARKSTON		
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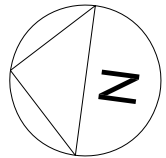
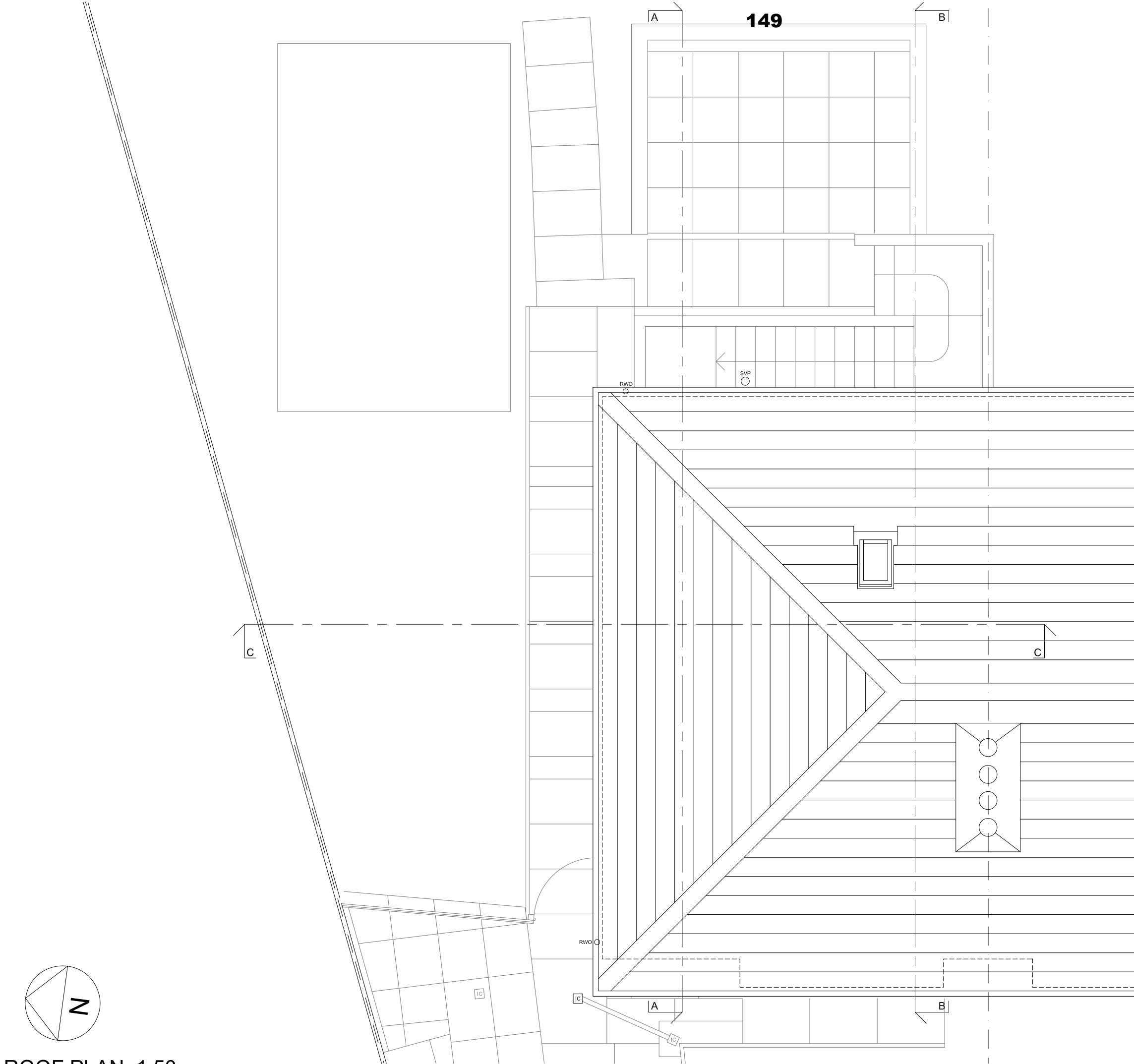




SECTION B-B 1:50

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CHECKED	RB	DATE	12/09/17
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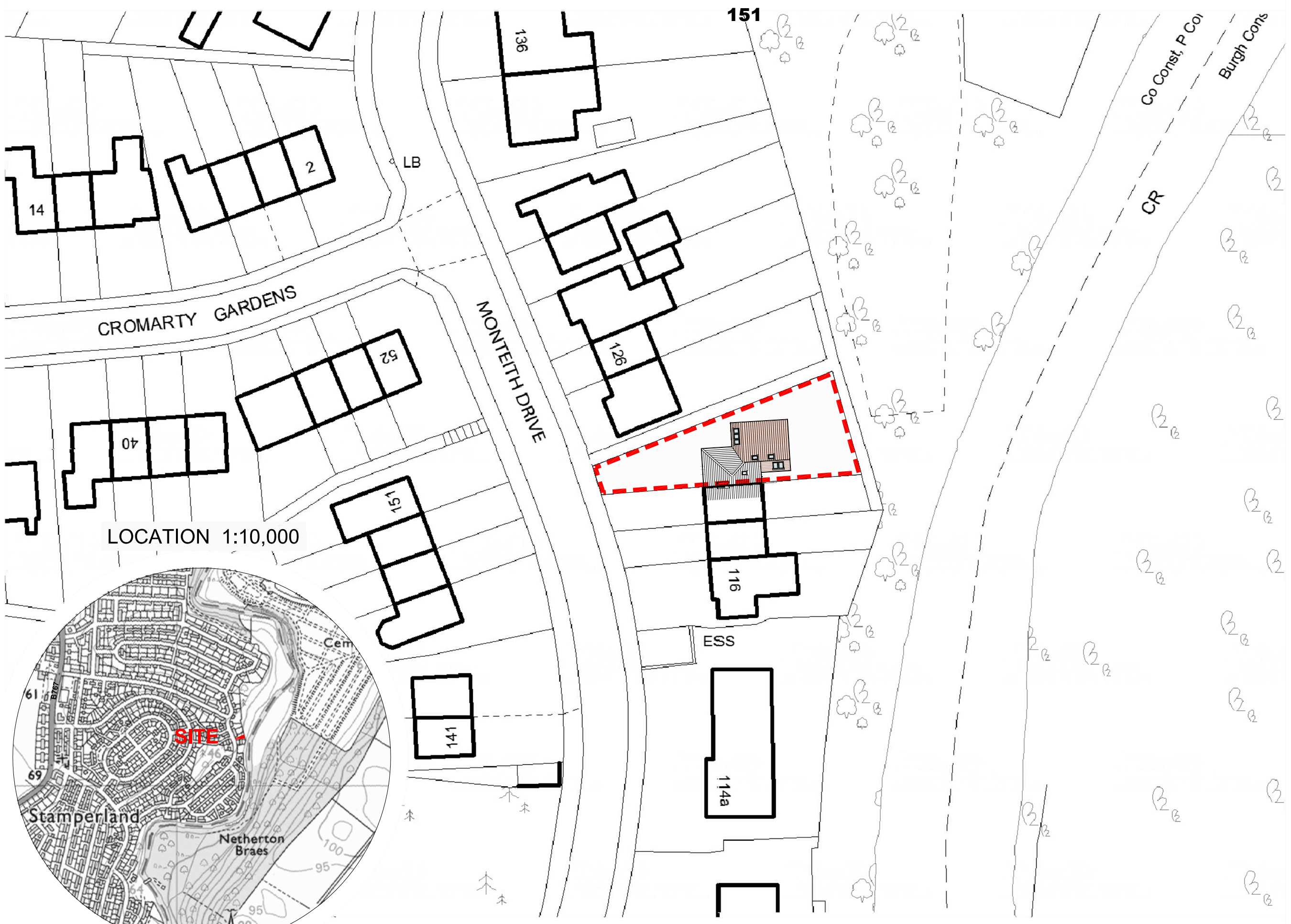
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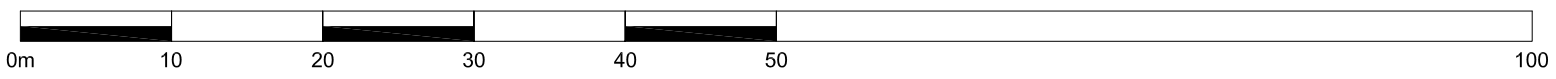
ROOF PLAN 1:50

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PROJECT	EXTENSION & ALTERATIONS AT 122 MONTEITH DRIVE CLARKSTON	
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CHECKED	RB	DATE 29/08/17
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**SITE PLAN 1:500**



**PLANNING APPLICATION BOUNDARY**  
**LAND IN APPLICANT OWNERSHIP**



A	EXTENSION ADDED	07/12/17
REV	LOCATION / SITE PLAN	
CLIENT	MR + MRS RAMANUJAM	
PROJECT	EXTENSION & ALTERATIONS AT 122 MONTEITH DRIVE CLARKSTON	
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CHECKED	RB	DATE 13/09/17

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TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SCHEDULES & SPECIFICATIONS AND ENGINEERS INFORMATION.

ALL WORKMANSHIP TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE CURRENT CODES OF PRACTICE (C.P.'S)

ALL MATERIALS USED THROUGHOUT THE WORKS MUST BE TO THE LATEST BRITISH STANDARDS SPECIFICATIONS (B.S.'S)

ALL MECHANICAL FIXINGS TO BE TO STRUCTURAL ENGINEERS SPECIFICATION OR TO MANUFACTURERS RECOMMENDATIONS FOR PROPRIETARY PRODUCTS AND SYSTEMS

ALL TIMBER USED THROUGHOUT THE WORKS TO BE TREATED AGAINST FUNGAL OR ROT ATTACKS.

ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING (SCOTLAND) ACT 2003 (DOMESTIC HANDBOOK) AND SUBSEQUENT AMENDMENTS

ALL PARTIAL DEMOLITIONS TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH BS 6187:2011

ALL ELECTRICAL INSTALLATION WORK TO BE IN ACCORDANCE WITH THE 17TH EDITION OF IEE REGULATIONS, RECOMMENDATIONS OF SCOTTISH POWER AND BS 7671:2008 BY A SELECT OR NICEIC REGISTERED CONTRACTOR.

ALL GAS WORKS TO BE CARRIED OUT BY A GAS SAFETY REGISTERED ENGINEER.

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

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 1974.

ALL PROPRIETARY PRODUCTS TO BE FITTED IN STRICT ACCORDANCE WITH GOOD PRACTICE AND MANUFACTURERS WRITTEN INSTRUCTIONS.

ANY DEAFENING DISTURBED TO BE REINSTATED TO AN EQUAL STANDARD

ANY ASBESTOS CONTAINING MATERIALS TO BE IDENTIFIED PRIOR TO WORKS COMMENCING BY AN ACCREDITED SURVEYOR. WORKS REQUIRED TO ANY MATERIALS CONTAINING ASBESTOS TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH HEALTH AND SAFETY EXECUTIVE GUIDANCE.

ALL TEMPORARY WORKS ASSOCIATED WITH ANY STRUCTURAL ALTERATIONS TO BE THE RESPONSIBILITY OF THE CONTRACTOR

CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LOCAL AUTHORITY AT ALL REQUIRED STAGES OF WORK.

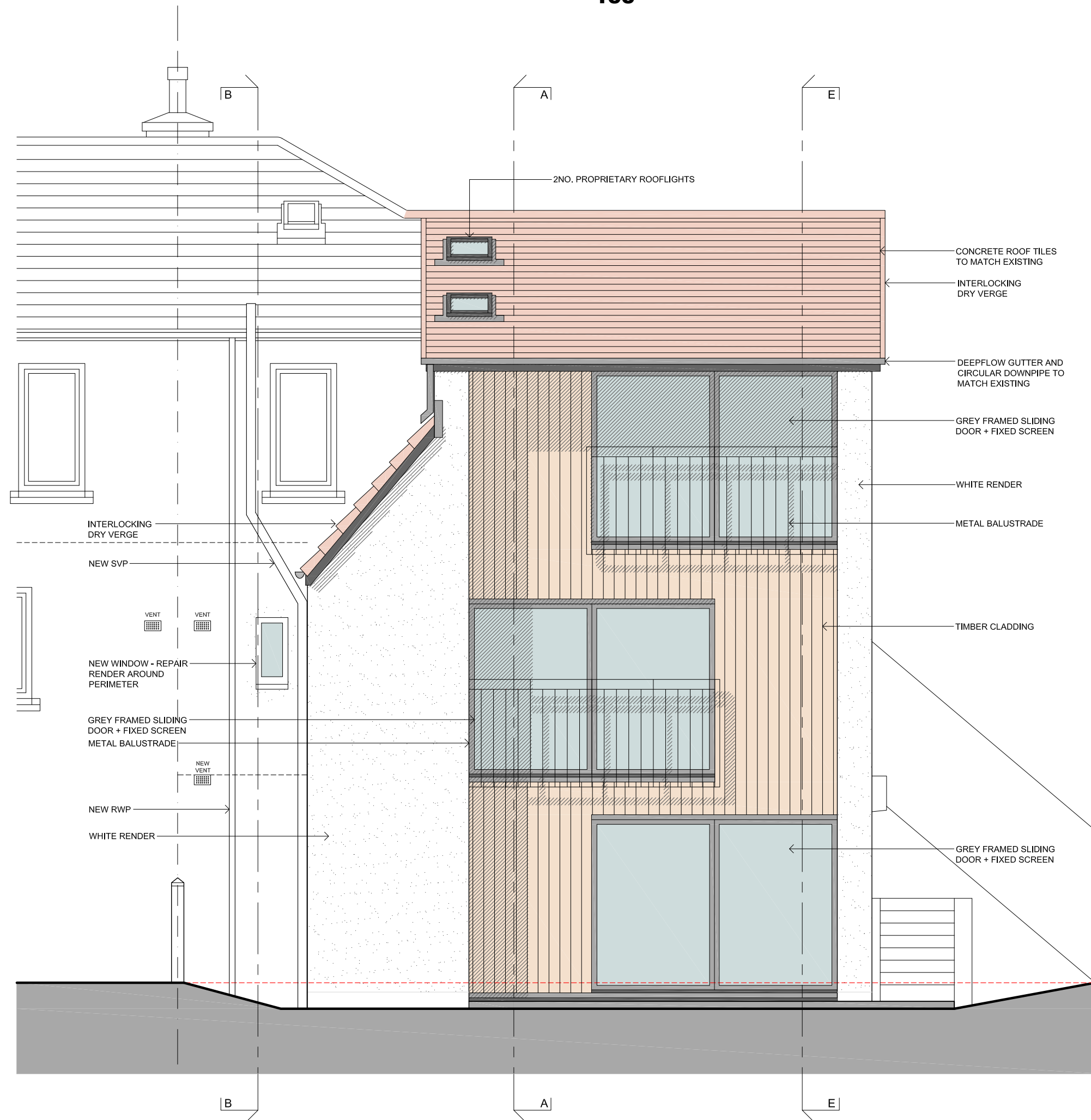


FRONT ELEVATION (WEST) 1:50

REV	-	-
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CLIENT	MR + MRS RAMANUJAM	
PROJECT	EXTENSION & ALTERATIONS AT 122 MONTEITH DRIVE CLARKSTON	
17023	AL(21)004	
SCALE	1:50	DRAWN RB
CHECKED	RB	DATE 27/11/17
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ALL TIMBER USED THROUGHOUT THE WORKS TO BE TREATED AGAINST FUNGAL OR ROT ATTACKS.

ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING (SCOTLAND) ACT 2003 (DOMESTIC HANDBOOK) AND SUBSEQUENT AMENDMENTS

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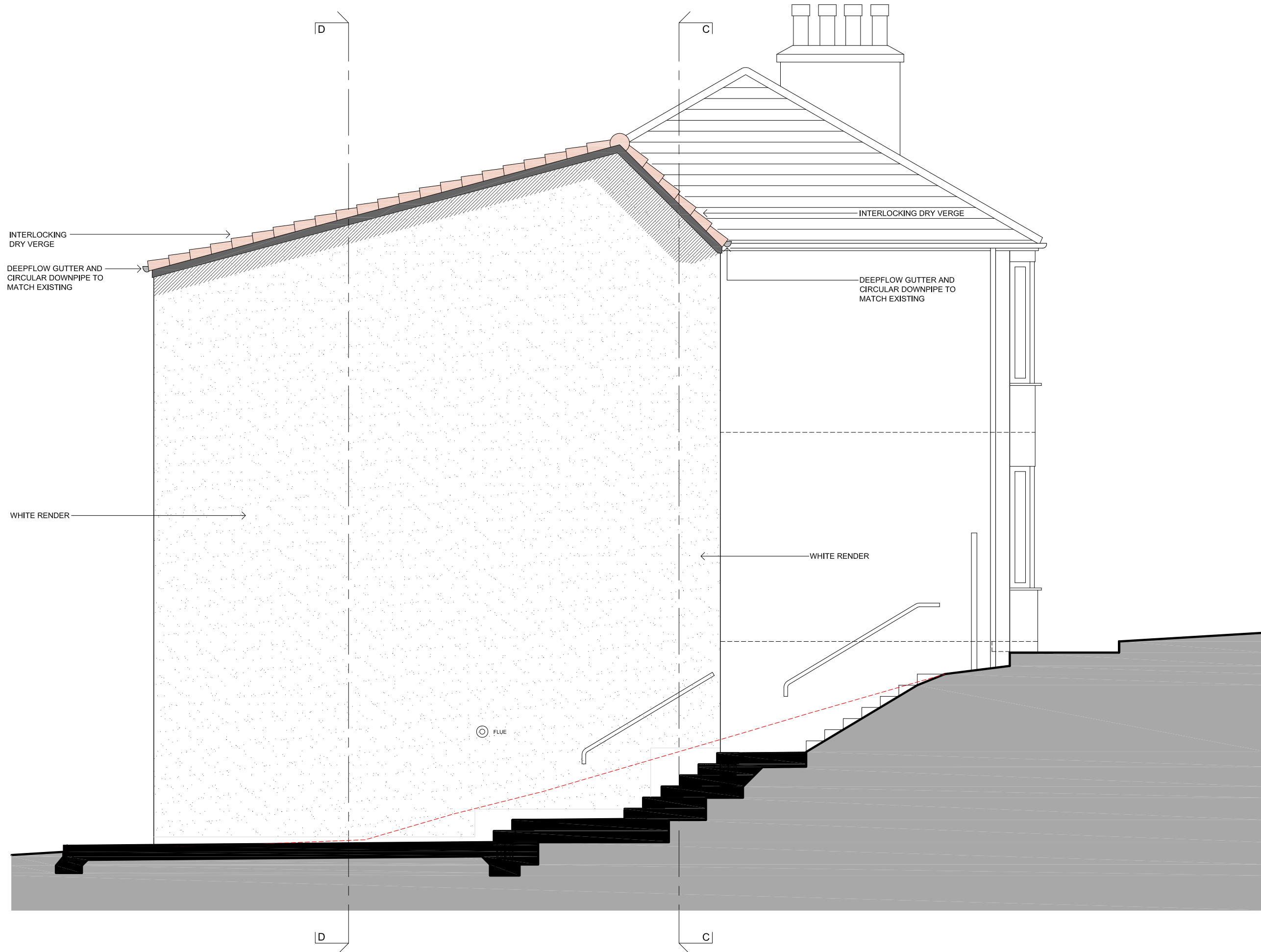
REV	-
TITLE	PROPOSED REAR ELEVATION
CLIENT	MR + MRS RAMANUJAM
PROJECT	EXTENSION & ALTERATIONS AT 122 MONTEITH DRIVE CLARKSTON
17023	AL(21)005
SCALE	1:50
CHECKED	RB
DRAWN	RB
DATE	27/11/17

97 Dryburgh Avenue  
Rutherglen  
Glasgow  
G73 3ET

Eneco House  
18 Albert Street  
Aberdeen  
AB25 1XQ

REAR ELEVATION (EAST) 1:50

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USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS IN MM UNLESS NOTED OTHERWISE.

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ALL ELECTRICAL INSTALLATION WORK TO BE IN ACCORDANCE WITH THE 17TH EDITION OF IEE REGULATIONS, RECOMMENDATIONS OF SCOTTISH POWER AND BS 7671:2008 BY A SELECT OR NICEIC REGISTERED CONTRACTOR.

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REV	-	-
TITLE	PROPOSED SIDE ELEVATION	
CLIENT	MR + MRS RAMANUJAM	
PROJECT	EXTENSION & ALTERATIONS AT 122 MONTEITH DRIVE CLARKSTON	
17023	AL(21)006	
SCALE	1:50	DRAWN RB
CHECKED	RB	DATE 27/11/17

97 Dryburgh Avenue  
Rutherglen  
Glasgow  
G73 3ET

Enerco House  
18 Albert Street  
Aberdeen  
AB25 1XQ

SIDE ELEVATION (NORTH) 1:50

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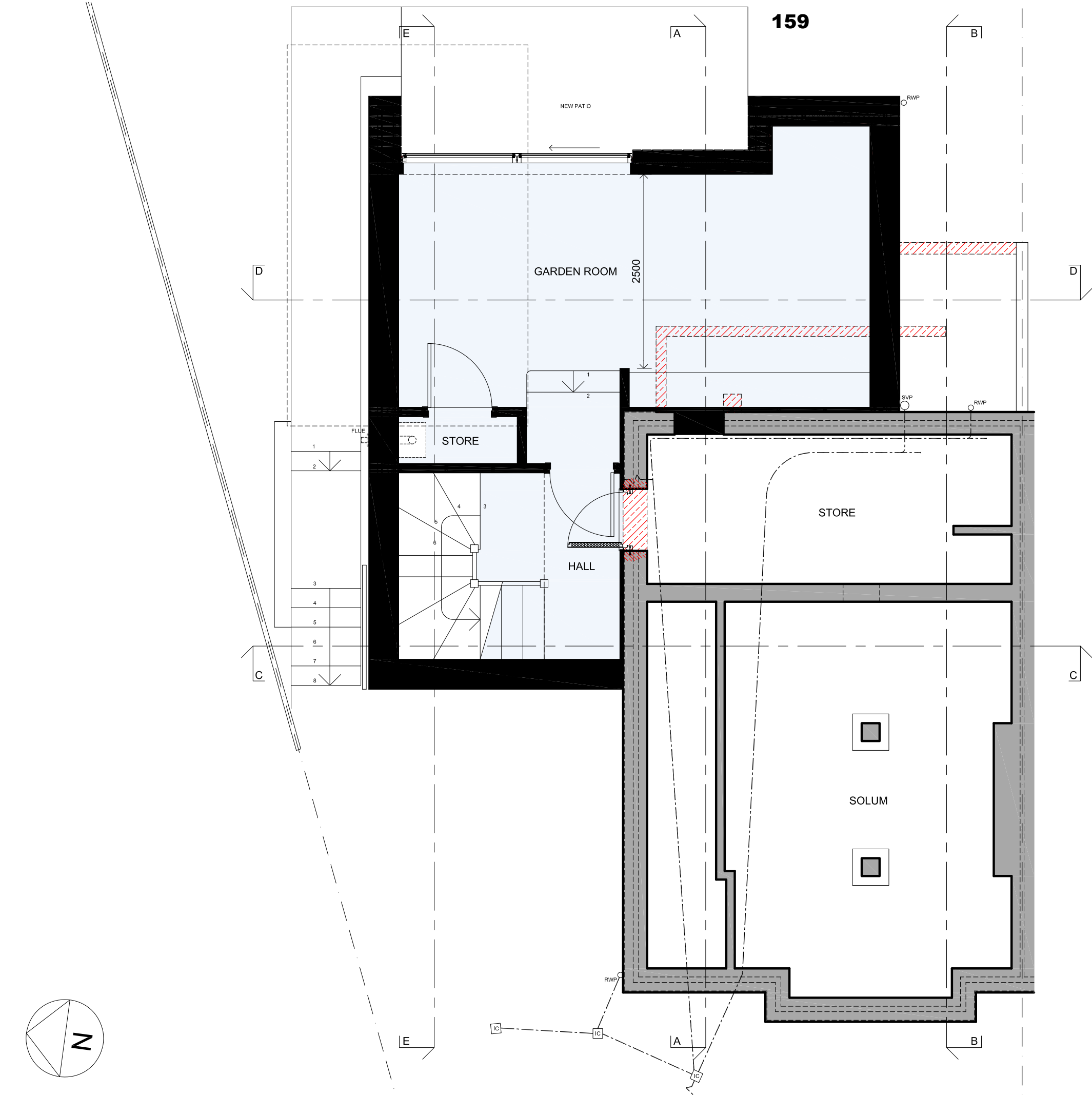
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LOWER GROUND FLOOR PLAN 1:50

REV	-	-
TITLE	PROPOSED LOWER GROUND FLOOR PLAN	
CLIENT	MR + MRS RAMANUJAM	
PROJECT	EXTENSION & ALTERATIONS AT 122 MONTEITH DRIVE CLARKSTON	
17023	AL(20)006	
SCALE	1:50	DRAWN RB
CHECKED	RB	DATE 29/08/17
97 Dryburgh Avenue Rutherglen Glasgow G73 3ET		Enerco House 18 Albert Street Aberdeen AB25 1XQ
t: 0141 647 0037 e: info@domesticarchitect.com www.domesticarchitect.com		t: 01224 516125
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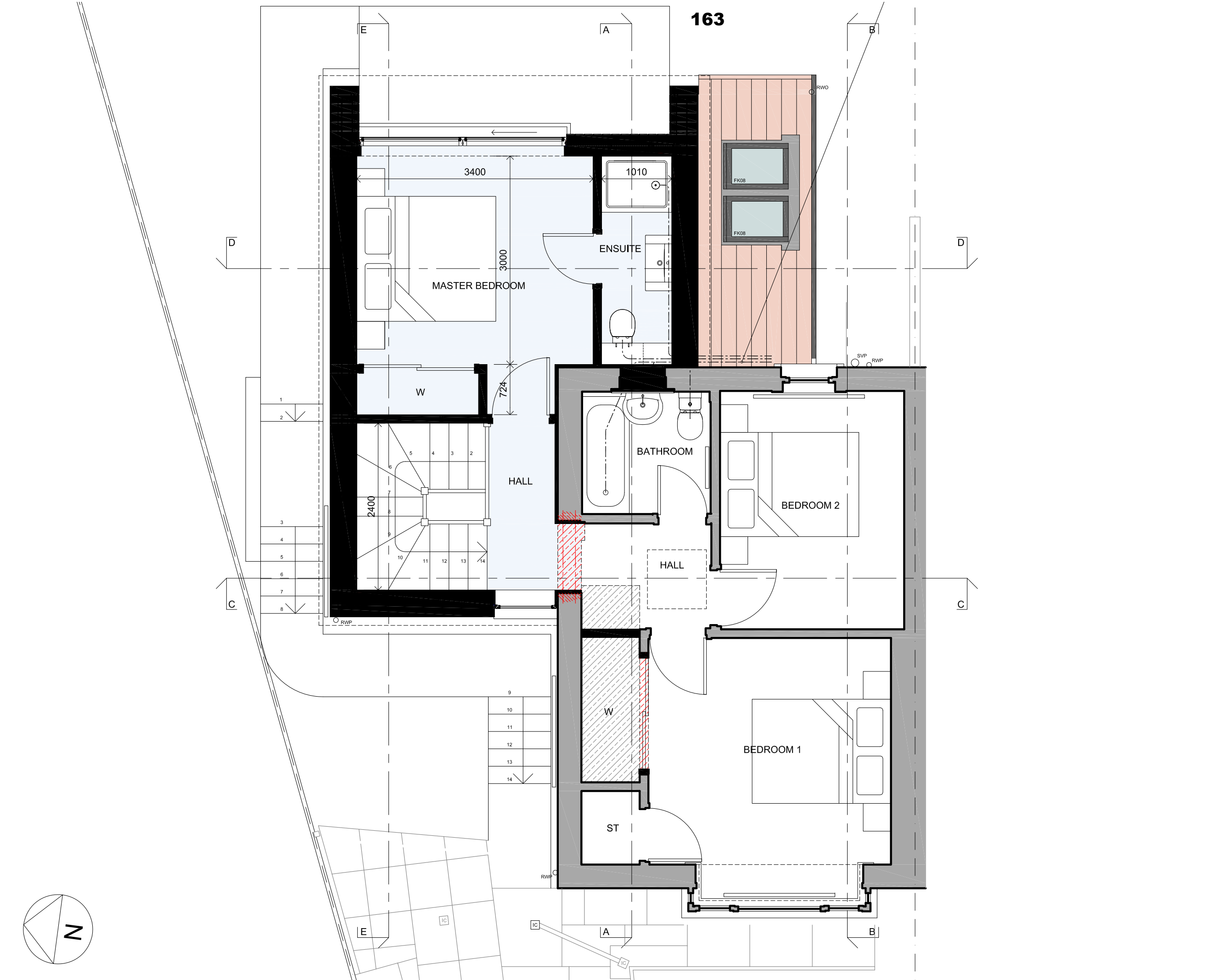
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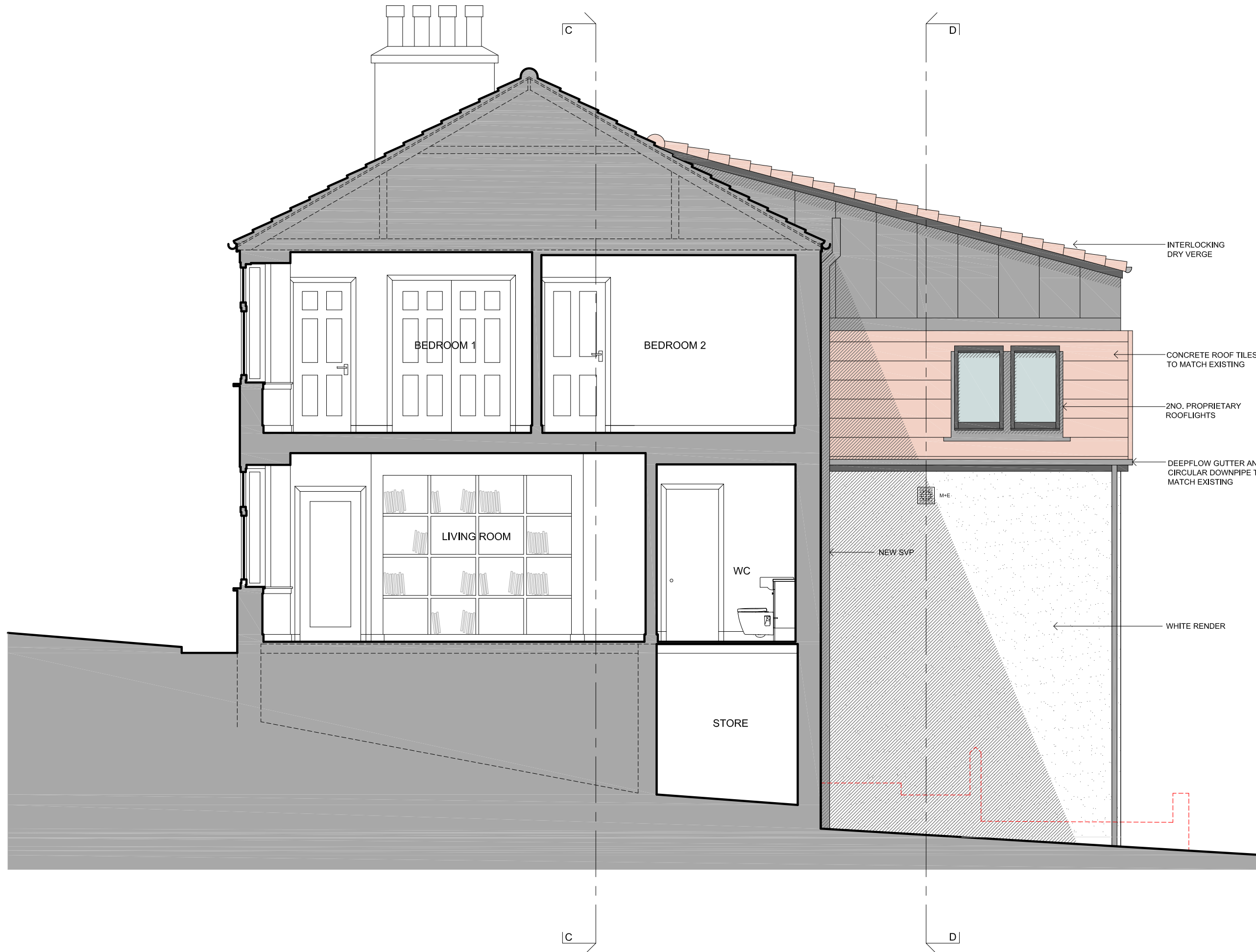
CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LOCAL AUTHORITY AT ALL REQUIRED STAGES OF WORK.



FIRST FLOOR PLAN 1:50

REV	-	-
TITLE	PROPOSED FIRST FLOOR PLAN	
CLIENT	MR + MRS RAMANUJAM	
PROJECT	EXTENSION & ALTERATIONS AT 122 MONTEITH DRIVE CLARKSTON	
17023	AL(20)008	
SCALE	1:50	DRAWN RB
CHECKED	RB	DATE 29/08/17
97 Dryburgh Avenue Rutherglen Glasgow G73 3ET		Enerco House 18 Albert Street Aberdeen AB25 1XQ
t: 0141 647 0037 e: info@domesticarchitect.com www.domesticarchitect.com		t: 01224 516125
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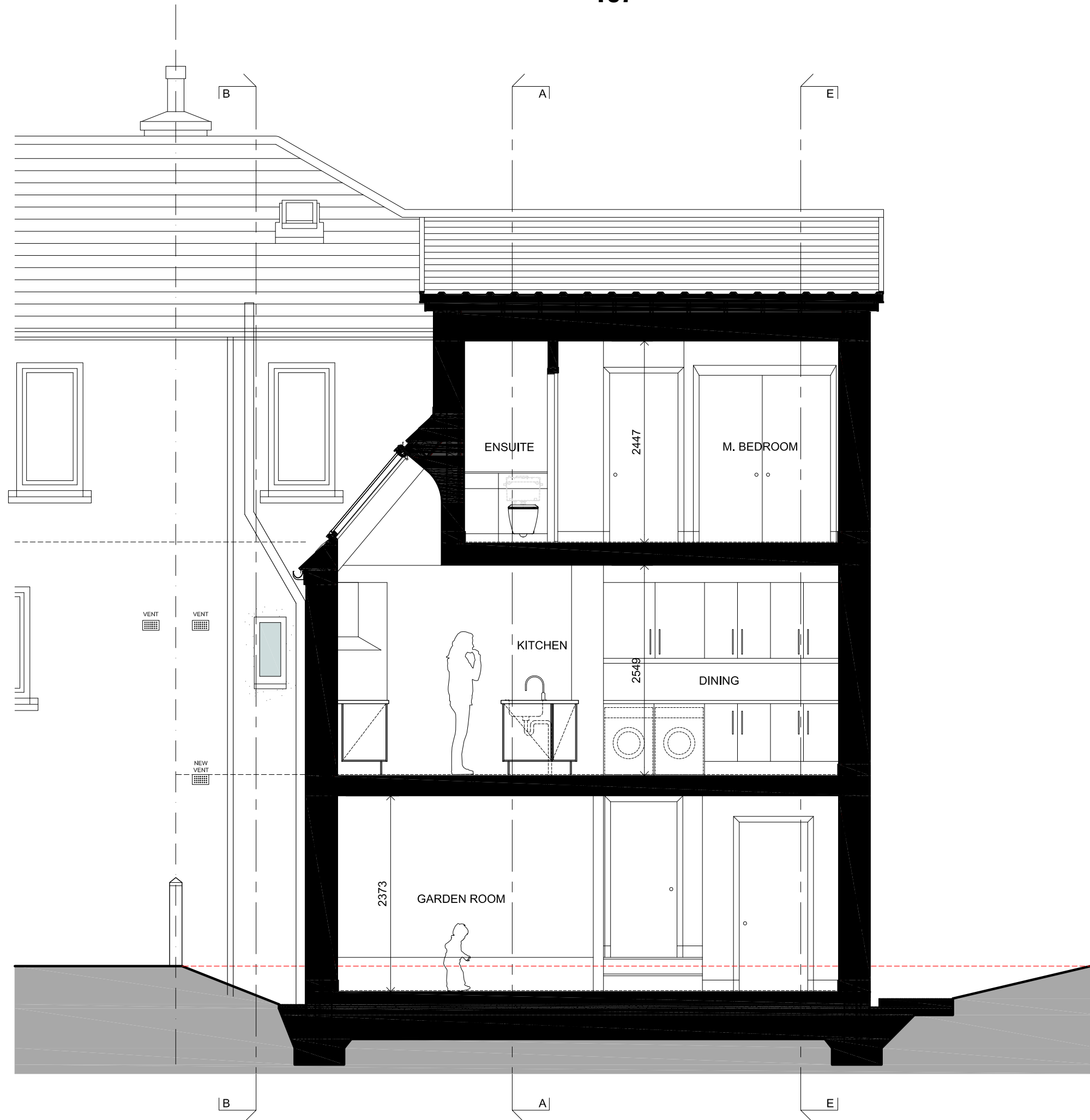
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REV	-	-
TITLE	PROPOSED SECTION B-B	
CLIENT	MR + MRS RAMANUJAM	
PROJECT	EXTENSION & ALTERATIONS AT 122 MONTEITH DRIVE CLARKSTON	
17023	AL(22)005	
SCALE	1:50	DRAWN RB
CHECKED	RB	DATE 27/11/17
97 Dryburgh Avenue Rutherglen Glasgow G73 3ET		Enerco House 18 Albert Street Aberdeen AB25 1XQ

SECTION B-B 1:50

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REV	-	-
TITLE	PROPOSED SECTION D-D	
CLIENT	MR + MRS RAMANUJAM	
PROJECT	EXTENSION & ALTERATIONS AT 122 MONTEITH DRIVE CLARKSTON	
17023	AL(22)007	
SCALE	1:50	DRAWN RB
CHECKED	RB	DATE 27/11/17
97 Dryburgh Avenue Rutherglen Glasgow G73 3ET		Enerco House 18 Albert Street Aberdeen AB25 1XQ

SECTION D-D 1:50

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REV	-
TITLE	PROPOSED SECTION E-E
CLIENT	MR + MRS RAMANUJAM
PROJECT	EXTENSION & ALTERATIONS AT 122 MONTEITH DRIVE CLARKSTON
17023	AL(22)008
SCALE	1:50
CHECKED	RB
DRAWN	RB
DATE	27/11/17

97 Dryburgh Avenue  
Rutherglen  
Glasgow  
G73 3ET

Enerco House  
18 Albert Street  
Aberdeen  
AB25 1XQ

SECTION E-E 1:50

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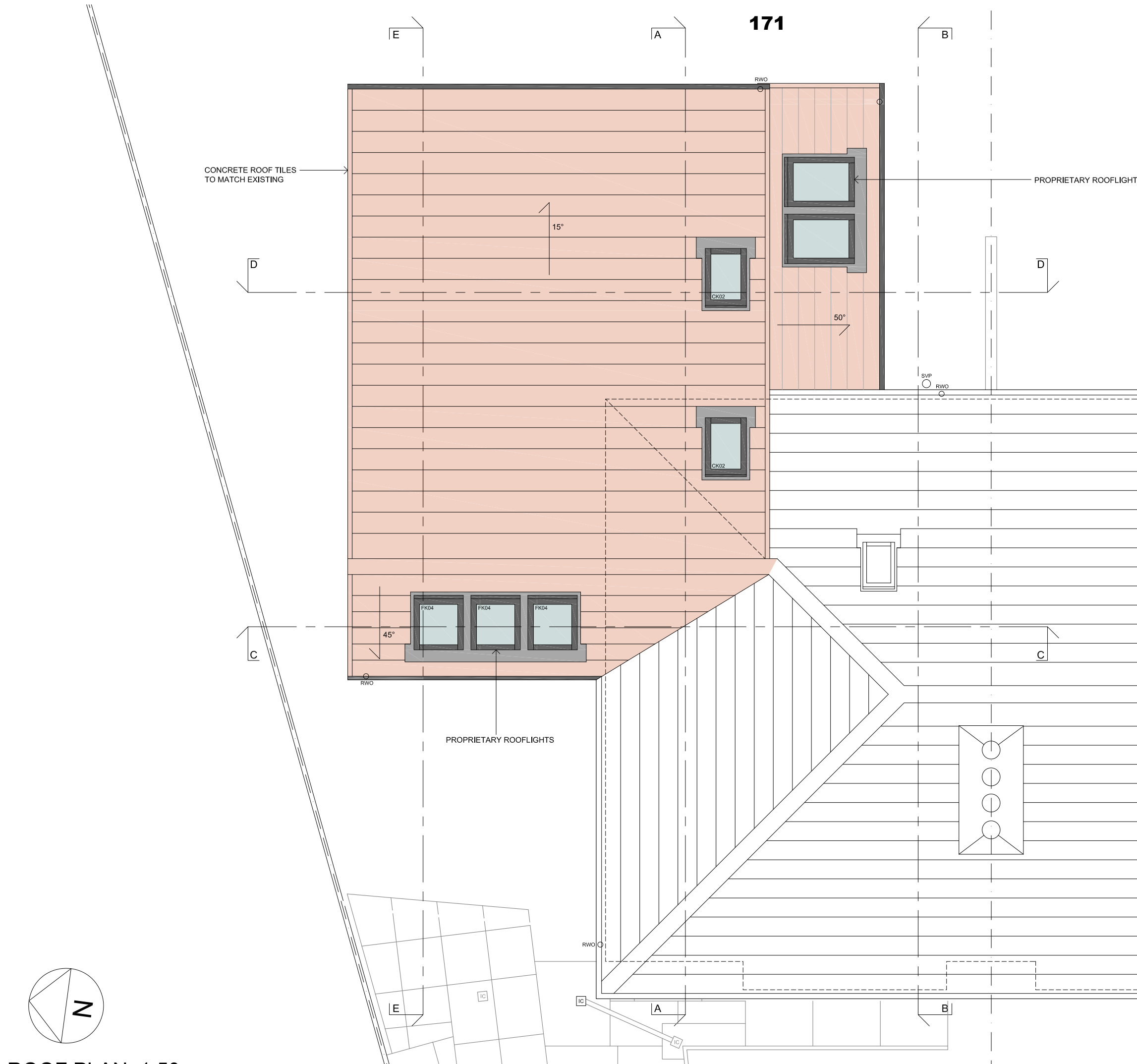
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ROOF PLAN 1:50

REV	-	-
TITLE	PROPOSED ROOF PLAN	
CLIENT	MR + MRS RAMANUJAM	
PROJECT	EXTENSION & ALTERATIONS AT 122 MONTEITH DRIVE CLARKSTON	
<b>17023 AL(20)009</b>		
SCALE	1:50	DRAWN RB
CHECKED	RB	DATE 27/11/17
97 Dryburgh Avenue Rutherglen Glasgow G73 3ET		Enenco House 18 Albert Street Aberdeen AB25 1XQ
t: 0141 647 0037 e: info@domesticarchitect.com www.domesticarchitect.com		t: 01224 516125
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