

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY16 May 2018Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2018/04

ALTERATIONS TO ENLARGE ROOF TO FORM GABLE ENDS IN PLACE OF HIPPED
ROOF WITH INSTALLATION OF DORMER WINDOWS AT FRONT AND REAR;
ERECTION OF SINGLE STOREY REAR EXTENSION WITH RAISED TIMBER DECK
AT 9 STRATHEARN ROAD, 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:- 2017/0731/TP).
- Applicant: Mr and Mrs Brett Cameron.
- Proposal: Alterations to enlarge roof to form gable ends in place of hipped roof with installation of dormer windows at front and rear; erection of single storey rear extension with raised timber deck.
- Location: 9 Strathearn Road, Clarkston.
- Council Area/Ward: Clarkston, Netherlee and Williamwood (Ward 4).

REASON FOR REQUESTING REVIEW

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

RECOMMENDATIONS

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

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

BACKGROUND

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

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

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

NOTICE OF REVIEW – STATEMENT OF REASONS FOR REQUIRING THE REVIEW

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

9. The applicants are entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and have indicated that their stated preference is further written submissions.

10. The Local Review Body is not bound to accede to the applicants’ request as to how it will determine the review and will itself decide what procedure will be used in this regard.

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

12. In accordance with the above decision, an unaccompanied site inspection will be carried out immediately before the meeting of the Local Review Body on Wednesday, 16 May 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 - 16);
- (b) Copies of Objections/Representations – Appendix 2 (Pages 17 - 20);
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 21 - 28);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 29 - 32); and
- (e) A copy of the applicants' Notice of Review and Statement of Reasons - Appendix 5 (Pages 33 - 44).

15. The applicants have also submitted the drawings listed below (available for inspection within the Planning Division of the Environment Department prior to the meeting and for reference at the meeting) and these are attached as Appendix 6 (Pages 45 - 66).

- (a) Site Plan as Existing - Drawing No:- 02;
- (b) Ground Floor Plan as Existing - Drawing No:- 03;
- (c) Attic Plan as Existing - Drawing No:- 04;
- (d) Section A-A as Existing - Drawing No:- 05;
- (e) Section A-A as Proposed - Drawing No:- 013;
- (f) Front Elevation as Existing - Drawing No:- 06;
- (g) Side Elevation as Existing - Drawing No:- 07;
- (h) Rear Elevation as Existing - Drawing No:- 08;
- (i) Side Elevation as Existing - Drawing No:- 09;
- (j) Refused – Location Plan – Drawing No:- 01;
- (k) Refused – Site Plan as Proposed - Drawing No:- 10B;
- (l) Refused – Ground Floor Plan as Proposed - Drawing No:- 11D;
- (m) Refused – Upper Floor Plan as Proposed - Drawing No:- 12C;
- (n) Refused – Front Elevation as Proposed - Drawing No:- 14A;
- (o) Refused – Side Elevation as Proposed - Drawing No:- 15C;
- (p) Refused – Rear Elevation as Proposed - Drawing No:- 16C; and
- (q) Refused – Side Elevation as Proposed - Drawing No:- 17C;

- (r) Photos of 5, 7 and 9 Strathearn Road, Clarkston;
- (s) Photos of 5 and 7 and 7 and 9 Strathearn Road, Clarkston.

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.

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:- May 2018

**APPLICATION
FOR
PLANNING PERMISSION**

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2017/0731/TP

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION

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

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

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR and MRS	Ref No.	
Forename	BRETT + LINDA	Forename	CHRIS
Surname	CAMERON	Surname	DOAK
Company Name		Company Name	CHRIS DOAK ARCHITECT
Building No./Name	9	Building No./Name	5
Address Line 1	STRATHEARN ROAD	Address Line 1	SHAFTESBURY STREET
Address Line 2		Address Line 2	ANDERSTON
Town/City	CLARKSTON	Town/City	GLASGOW
Postcode	G76 7TY	Postcode	G3 8UN
Telephone		Telephone	0141 248 4263
Mobile		Mobile	
Fax		Fax	
Email		Email	doak.architect@yahoo.co.uk
3. Address or Location of Proposed Development (please include postcode)			
9 STRATHEARN ROAD CLARKSTON G76 7TY			
NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.			
4. Describe the Proposed Works			
Please describe accurately the work proposed:			
ERECTOR OF NEW ROOF, WITH RAISED RIDGE, BUILT-UP GABLE WALLS, AND FRONT AND BACK DORMERS. ERECTOR OF SINGLE STOREY REAR EXTENSION.			
Have the works already been started or completed Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
If yes, please state date of completion, or if not completed, the start date:			
Date started:	-	Date completed:	-

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

5. Pre-Application Discussion

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

If yes, please provide details about the advice below:

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

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

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

Name: Date: Ref No.:

GENERAL ADVICE GIVEN REGARDING THE
SUITABILITY OF THE PROPOSALS

6. Trees

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

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

7. Changes to Vehicle Access and Parking

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

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

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

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

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

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

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

8. Planning Service Employee/Elected Member Interest

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

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

If you have answered yes please provide details:

[Empty box for providing details]

DECLARATION

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

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

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

Signature:  Name: **CHRIS DOAK ARCHT.** Date: **31 Oct, 2017**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

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LAND OWNERSHIP CERTIFICATES

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

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

CERTIFICATE A

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

I hereby certify that -

- (1) No person other than myself _____ was owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the application.
- (2) None of the land to which the application relates constitutes or forms part of agricultural land.

Signed: [REDACTED] _____

On behalf of: MR AND MRS CAMERON

Date: 31 October 2017

CERTIFICATE B

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

I hereby certify that -

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

Name	Address	Date of Service of Notice

- (2) None of the land to which the application relates constitutes or forms part of agricultural land
- or
- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have _____ served notice on every person other than myself _____ who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:

Name	Address	Date of Service of Notice

Signed:

On behalf of:

Date:

CERTIFICATE C

Certificate C is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where it has not been possible to identify ALL or ANY owners/agricultural tenants.

(1) I have been unable to serve notice on **every** person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates.

or

(2) I have been unable to serve notice on **any** person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner of any part of the land to which the application relates.

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

or

(4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have been unable to serve notice on any person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant.

or

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

Name	Address	Date of Service of Notice

(6) I have taken reasonable steps, as listed below, to ascertain the names and addresses of all other owners or agricultural tenants and have been unable to do so.

Steps taken:

[Empty box for steps taken]

Signed: [Empty box]

On behalf of: [Empty box]

Date: [Empty box]

CERTIFICATE D

Certificate D is for use where the application is for mineral development.

(1) No person other than myself was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

or

(2) I have served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application, was to the applicant's knowledge, the owner, of any part of the land to which the application relates. These persons are:

Name	Address	Date of Service of Notice

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

or

(4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the application, was an agricultural tenant.

(5) Notice of the application as set out below has been published and displayed by public notice

Signed: [Empty box]

On behalf of: [Empty box]

Date: [Empty box]

CERTIFICATE E

Certificate E is required where the applicant is the sole owner of all the land and the land to which the application relates is agricultural land and there are or are not agricultural tenants.

I hereby certify that -

(1) No person other than myself was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants.

or

(1) No person other than myself was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants. These people are:

Name	Address	Date of Service of Notice

(3) I have taken reasonable steps, as listed below, to ascertain the names and addresses of the other agricultural tenants and have been unable to do so.

Steps taken:

[Empty box for listing steps taken]

Signed:

On behalf of:

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act

COPIES OF OBJECTIONS/REPRESENTATIONS

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Stewart
Clark

From: Stewart Clark
Sent: Sun, 17 Dec 2017 19:29:53 +0000
To: EN Planning
Subject: planning application

your ref. 2017/0731/TP

The proposed alterations to the property at 9 Strathearn Road Clarkston G76 7TY will without doubt have the adverse affects of overlooking and overshadowing my property at 8 Woodburn Ave G76 7TZ.

It is with deep regret that over the many years I have lived here that permission has been granted for changes, which although apparently have been objected to by neighbours and by your own department, have gone ahead regardless. No doubt cleared by someone who is totally unaffected themselves and probably dose not even live in the area. There has been no thought to those living here or to the general look of the area. Houses which were once attractive and well proportioned are now becoming carbuncles that are out of proportion and no longer to scale with the surrounding ones.

On these grounds I feel I must object to the proposed alterations.

S. Clark

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REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2017/0731/TP

Date Registered: 20th November 2017

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Clarkston, Netherlee And Williamwood

Co-ordinates: 257192/:656649

Applicant/Agent:	Applicant:	Agent:
	Mr And Mrs Brett And Linda Cameron	Chris Doak Architect
	9 Strathearn Road	5 Shaftesbury Street
	Clarkston	Anderston
	East Renfrewshire	Glasgow
	G76 7TY	G3 8UN

Proposal: Alterations to enlarge roof to form gable ends in place of hipped roof with installation of dormer windows at front and rear; erection of single storey rear extension with raised timber deck

Location: 9 Strathearn Road
Clarkston
East Renfrewshire
G76 7TY

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY:

2010/0550/TP	Erection of single storey rear extension	Granted	05.10.2010
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REPRESENTATIONS: 1 representation has been received and can be summarised as follows:

Impact on character and proportions of the dwelling;
Impact on the character of the area.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

A supporting statement has been submitted in support of the application. The statement provides a brief description of the original dwelling and states that the proposals are the only way by which the applicants' desired accommodation can be achieved. It states that the original bungalows in Strathearn Road have differing frontage detailing/designs and that the dwelling will have the same form as the adjacent dwelling at number 7 and as such, would be in keeping.

ASSESSMENT:

The application site comprises a detached shallow pitch, hipped roofed bungalow and its curtilage and lies within an established residential area. Whilst the immediately adjacent dwellings at numbers 5 and 7 Strathearn Road have been altered and extended to form two gable ends, the area is characterised by detached and semi-detached hipped roofed bungalows which are similar to the applicant's dwelling with distinctive shallow pitch hipped roofs. Only numbers 5 and 7 have had significant alterations to their roofs, removing their distinctive roof form and details. The dwelling is externally finished with sandstone on the front elevation, white render and red concrete roofing tiles. The rear garden slopes down from the rear of the dwelling towards the rear boundary.

Planning permission is sought for alterations to enlarge the roof to form two gable ends in place of the hipped roof, installation of two front and two rear dormer windows and for the erection of a single storey rear extension with a raised rear deck. The alterations to the roof involve forming a ridge line 10.6 metres wide running parallel to the road that would be 1.5 metres higher than the existing pyramidal roof. The dormer windows are proposed to have hipped roofs. The front dormers will be aligned with the existing bay windows below.

The application requires to be assessed against Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan. Policy D1 requires that all development should not result in a significant loss of character to the surrounding area and Policy D14 requires that extensions should complement the character of the existing building in terms of its style, form and materials. Policy D14 also states that the height of any development must be appropriate to the existing building.

The adopted Supplementary Planning Guidance: Householder Design Guide (SPG), which forms part of the Local Development Plan, is also relevant. 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. It also states that extensions should not dominate or overwhelm the original form or appearance of the house and be subordinate in scale and appearance and that developments should have the same roof design as the house particularly when visible from public view.

It should be noted that planning application 2005/1036/TP for the alterations at 7 Strathearn Road was refused by the Council on 1 February 2006. The applicant appealed the Council's decision to the Scottish Ministers and the appeal was allowed under reference P/PPA/220/134.

Application 2015/0013/TP for the alterations at 5 Strathearn Road was refused under delegated powers on 12 February 2015. The applicant sought a review to the Local Review Body (LRB) and the LRB granted planning permission on 8 April 2015.

The increase in the ridge height from 6.1 metres (from ground level at front) to 7.6 metres along with the formation of the gable walls and dormer windows is considered to significantly increase the massing of the roof. The result of this is that it dominates and overwhelms the existing dwelling to such an extent that the original character of the dwelling is lost. Whilst the single storey rear extension could read as a subordinate addition to the existing dwelling and the raised deck could be acceptable subject to screening to mitigate any additional overlooking, the application must be considered in its entirety. As such, the proposal is considered to be contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan by virtue of the alteration to roof.

Notwithstanding the alterations at 5 and 7 Strathearn Road, the street is still overwhelmingly characterised by modest shallow pitch, hip roofed bungalows, either detached or semi-detached.

The visual appeal of the street is still very much a result of the repetition of this form, relieved by the varying use of external materials. The alterations at 5 and 7 simply serve to illustrate how easily this character and visual appeal can be eroded. Numbers 5 and 7 are clearly incongruous to the established character and disrupt the rhythmic pattern of the streetscape. It is considered that the current proposal would exacerbate this, further detracting from the character and visual amenity of the area. The proposal is therefore considered contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan.

The proposed alterations to the roof, including the formation of gable walls and the increase in the ridge height, are also contrary to the specific terms of the SPG as: i) the proposals do not respect the character of the original house and the surrounding area in terms of design, scale and materials; ii) the proposal would detract from the character of the area; and iii) the proposed alterations to the roof would dominate and overwhelm the character and design of the original dwelling and would not have the same roof design of the original house.

Whereas the neighbouring houses have been developed, the alterations to those houses pre-date the adopted Local Development Plan (LDP) and the supplementary Planning Guidance: Householder Design Guide (SPG). They also represent such a significant departure from current policy and the SPG that they could not be considered to be of sufficient weight as would justify granting planning permission as an exception to those policies and the SPG.

Therefore, whilst the adjacent developments at 5 and 7 Strathearn Road are material considerations, they are not considered to outweigh the provisions of the Development Plan for the reasons given above.

As noted above, the proposed rear extension which is secondary in appearance to the existing dwelling and the proposed deck which would not give rise to significant additional overlooking would in themselves be considered to be acceptable. Other aspects of the development have been assessed but would not be considered to outweigh the above considerations.

The points of objection relating to the impact on the proportions and character of the dwelling and the impact on the character of the area have been addressed in the above considerations.

The applicants' supporting statement is noted however, the applicants' desired level of accommodation is not a material planning consideration. The impact of the proposals on the existing house and streetscape has been addressed above and has been found to be unacceptable.

It is noted that planning permission 2005/1036/TP for the alterations at 7 Strathearn Road was granted on appeal under reference P/PPA/220/134. In his decision letter, the Reporter noted that the adopted Local Plan policies at the time did not make reference to roof form. Since the consideration of that appeal and indeed, since the consideration of planning application 2015/0013/TP by the LRB for the alterations at 5 Strathearn Road, the SPG has been adopted. As noted above the SPG offers clear advice to applicants that proposals should have the same roof design as the original dwelling. The proposal has been assessed above as being contrary to the SPG and therefore the developments at 5 and 7 Strathearn Road should not have a significant bearing in the consideration of this application.

In conclusion, the proposal is contrary to the terms of Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and to the terms of the SPG. There are no material considerations that outweigh the terms of the Development Plan.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None.

REASONS:

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the alterations to the roof, including the formation of gable walls and the increase in the ridge height would detract from the character and visual amenity of the area.
2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as it would overwhelm and detract from the character and design of the original hip roofed bungalow by virtue of the introduction of gable walls and the increase in the ridge height.
3. The proposal, by virtue of the introduction of gable walls and the increase in the ridge height, is contrary to the specific terms of the adopted Supplementary Planning Guidance: Householder Design Guide as: i) the proposals do not respect the character of the original house and the surrounding area in terms of design, scale and materials; ii) the proposal would detract from the character of the area; and iii) the proposed alterations to the roof would dominate and overwhelm the character and design of the original dwelling and would not have the same roof design of the original house.

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.: 2017/0731/TP
(DESC)

DATE: 13th February 2018

DIRECTOR OF ENVIRONMENT

Reference: 2017/0731/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 soloms 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 13/2/2018 – AC(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. **2017/0731/TP**

Applicant

Mr And Mrs Brett And Linda Cameron
9 Strathearn Road
Clarkston
East Renfrewshire
G76 7TY

Agent:

Chris Doak Architect
5 Shaftesbury Street
Anderston
Glasgow
G3 8UN

With reference to your application which was registered on 20th November 2017 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Alterations to enlarge roof to form gable ends in place of hipped roof with installation of dormer windows at front and rear; erection of single storey rear extension with raised timber deck

at: 9 Strathearn Road Clarkston East Renfrewshire G76 7TY

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

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

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the alterations to the roof, including the formation of gable walls and the increase in the ridge height would detract from the character and visual amenity of the area.
2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as it would overwhelm and detract from the character and design of the original hip roofed bungalow by virtue of the introduction of gable walls and the increase in the ridge height.
3. The proposal, by virtue of the introduction of gable walls and the increase in the ridge height, is contrary to the specific terms of the adopted Supplementary Planning Guidance: Householder Design Guide as: i) the proposals do not respect the character of the original house and the surrounding area in terms of design, scale and materials; ii) the proposal would detract from the character of the area; and iii) the proposed alterations to the roof would dominate and overwhelm the character and design of the original dwelling and would not have the same roof design of the original house.

Dated 13th 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
Location Plan	01		
Block Plan	10	B	
Elevations Proposed	14	A	
Elevations Proposed	16	C	
Elevations Proposed	15	C	
Elevations Proposed	17	C	
Plans Proposed	11	D	
Plans Proposed	12	C	

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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35
RECEIVED

27 MAR 2018

Notice of Review



NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2013

Rather than completing this form, you may submit your review online at <https://www.eplanning.scot>

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

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name MR and Mrs BRETT CAMERON

Address 9 STRATHEARN ROAD
CLARKSTON

Postcode G76 7TY

Contact Telephone 1 [REDACTED]

Contact Telephone 2 [REDACTED]

Fax No [REDACTED]

E-mail* [REDACTED]

Agent (if any)

Name CHRIS DOAK ARCHITECT

Address 5 SHAFTESBURY STREET
ANDERSTON
GLASGOW

Postcode G3 8UN

Contact Telephone 1 0141 248 4263

Contact Telephone 2 [REDACTED]

Fax No [REDACTED]

E-mail* doak.architect@yahoo.co.uk

Mark this box to confirm all contact should be
through this representative:

Yes No

* Do you agree to correspondence regarding your review being sent by e-mail?

Planning authority EAST RENFREWSHIRE COUNCIL

Planning authority's application reference number 2017/0731/TP

Site address 9 STRATHEARN ROAD, CLARKSTON G76 7TY

Description of proposed development ALTERATIONS TO ENLARGE ROOF TO FORM GABLE ENDS IN PLACE OF HIPPED ROOF, WITH INSTALLATION OF FORMER WINDOWS AT FRONT AND BACK. ERECTION OF SINGLE STOREY REAR EXTENSION WITH RAISED TIMBER DECK.

Date of application 31 OCTOBER 2017

Date of decision (if any) 13 FEBRUARY 2018

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

Nature of application

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

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

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

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures. However, please note that the Local Review Body is not bound to accede to your request(s) and will decide what procedure will be used to determine your review.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

ADDITIONAL WRITTEN STATEMENTS COULD BE SUPPLIED TO THE REVIEWERS IF THEY REQUESTED IT.

Site inspection

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

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Statement

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

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

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

THE APPLICANTS ARE SEEKING A REVIEW ON THE REFUSAL OF PLANNING PERMISSION FOR THE ALTERATIONS TO THE ROOF OF THEIR BUNGALOW. THESE ALTERATIONS, WHICH WOULD ALLOW THEM TO PROVIDE MUCH-NEEDED BEDROOM ACCOMMODATION, INVOLVES THE BUILDING UP OF THE GABLE WALLS, AND CONSTRUCTION OF A NEW ROOF WITH FRONT AND BACK DORMERS.

THE COMPLETED HOUSE WOULD BE IDENTICAL IN APPEARANCE TO ITS TWO NEIGHBOURS AT NOS. 5 AND 7 STRATHEARN ROAD. BOTH OF THESE WERE SIMILAR BUNGALOWS WHICH WERE GRANTED PLANNING PERMISSION TO CARRY OUT THE SAME ALTERATIONS THAT NO. 9 PROPOSES (NO. 7 BY APPEAL IN 2007, AND NO. 5 BY REVIEW IN 2015).

THE SAME ARCHITECT IS RESPONSIBLE FOR THE ALTERATIONS TO ALL THREE HOUSES, AND NO. 9 WOULD MATCH THE OTHER TWO IN IDENTICAL CONSTRUCTION, DETAIL, AND PROPORTION.

AS AN ADDENDUM TO THIS STATEMENT, ENCLOSED WITH THE APPLICATION IS A COPY OF THE STATEMENT WHICH ACCOMPANIED THE APPLICATION FOR PLANNING PERMISSION.

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 new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

- DRAWINGS OF 9 STRATHEARN ROAD AS EXISTING
- DRAWINGS OF 9 STRATHEARN ROAD AS PROPOSED
- DECISION NOTICE : REFUSAL OF PLANNING PERMISSION
- REPORT OF HANDLING
- SUPPORTING PHOTOGRAPHS
- FRONT ELEVATION DRAWING OF 7 STRATHEARN ROAD
- FRONT ELEVATION DRAWING OF 5 STRATHEARN ROAD
- SUPPORTING STATEMENT TO ACCOMPANY THE APPLICATION FOR PLANNING PERMISSION.

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

Checklist

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

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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

Declaration

I the ~~applicant~~/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

 Architect

Date

26 March 2018

Data Protection Act 1998

East Renfrewshire Council is the Data Controller for the purposes of the Data Protection Act 1998. Please note that the information provided with this application will appear in the public register of applications and will also be published on the Council's website. Personal details such as signatures, personal phone numbers and personal email addresses will not be published on-line. If you wish any further personal information to be excluded from publication, please request this in writing and the Council will consider your request.

Your completed notice of review should now be returned to: **East Renfrewshire Council, 2 Spiersbridge Way, Spiersbridge Business Park, Thornliebank, East Renfrewshire G46 8NG.** Alternatively, you can e-mail your notice of review to planning@eastrenfrewshire.gov.uk

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ALTERATIONS AND EXTENSION TO 9 STRATHEARN ROAD, CLARKSTON.

SUPPORTING STATEMENT TO APPLICATION FOR PLANNING PERMISSION.

9 Strathearn Road is a small bungalow with a four-pitch, hipped roof. The roof was originally constructed at a shallow angle, and should it be required, it is difficult to form adequate living accommodation within the roofspace. The Applicants are a young family, whose expanding needs make it necessary to find more accommodation within their home. As they see 9 Strathearn Road as their long-term home for the foreseeable future, they wish to add an Upper Floor and a Single Storey Extension to the rear of the house. The Extension will provide them with a useable Kitchen, sufficient Living space for their family, and better access to the Garden. As can be seen from the Plan as Existing, the present Kitchen in their home is small, constricted by the position of the window and doors, and incompatible with modern Standards.

On a new Upper Floor they wish to create three Bedrooms for their expanding family, and the only way it can technically be achieved is by building up the gable walls, raising the height of the ridge, and forming a two-pitch roof with dormers back and front. Whilst this proposal might be perceived as changing the character of the house, it is an alteration that has been granted Planning Permission on approx. ten homes in the locality recently. The new roof and dormers are designed to match identically the appearance, height, and roof pitch of its two neighbours to the north - nos 7 and 5 Strathearn Road - and this can be easily achieved, as the same Architect is responsible for all three designs.

Whilst the majority of houses in Strathearn Road are Pre-War bungalows or semi-detached bungalow types, they are not always identical in their frontage appearance and finish. The exact matching in appearance to nos. 5 and 7 Strathearn Road will not cause a jarring feature in the streetscape of Strathearn Road, but in this centre part of the street, add to its uniformity.

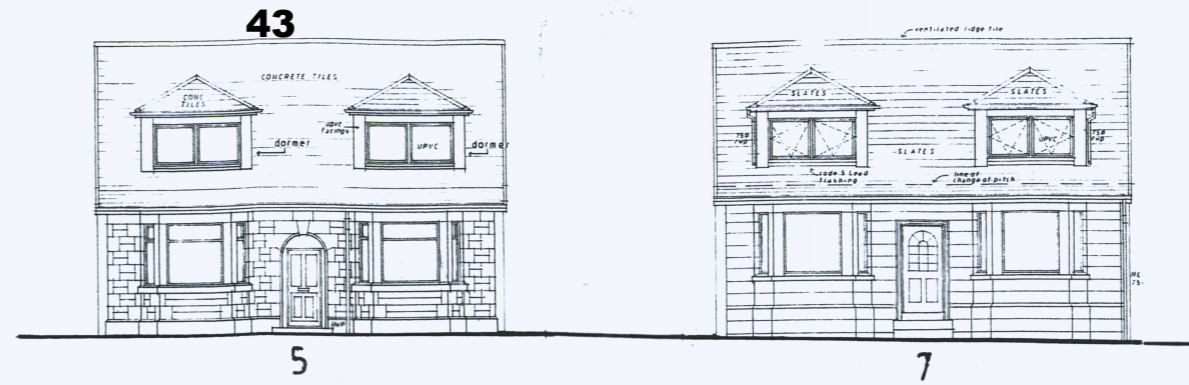
Chris Doak Architect

October 2017

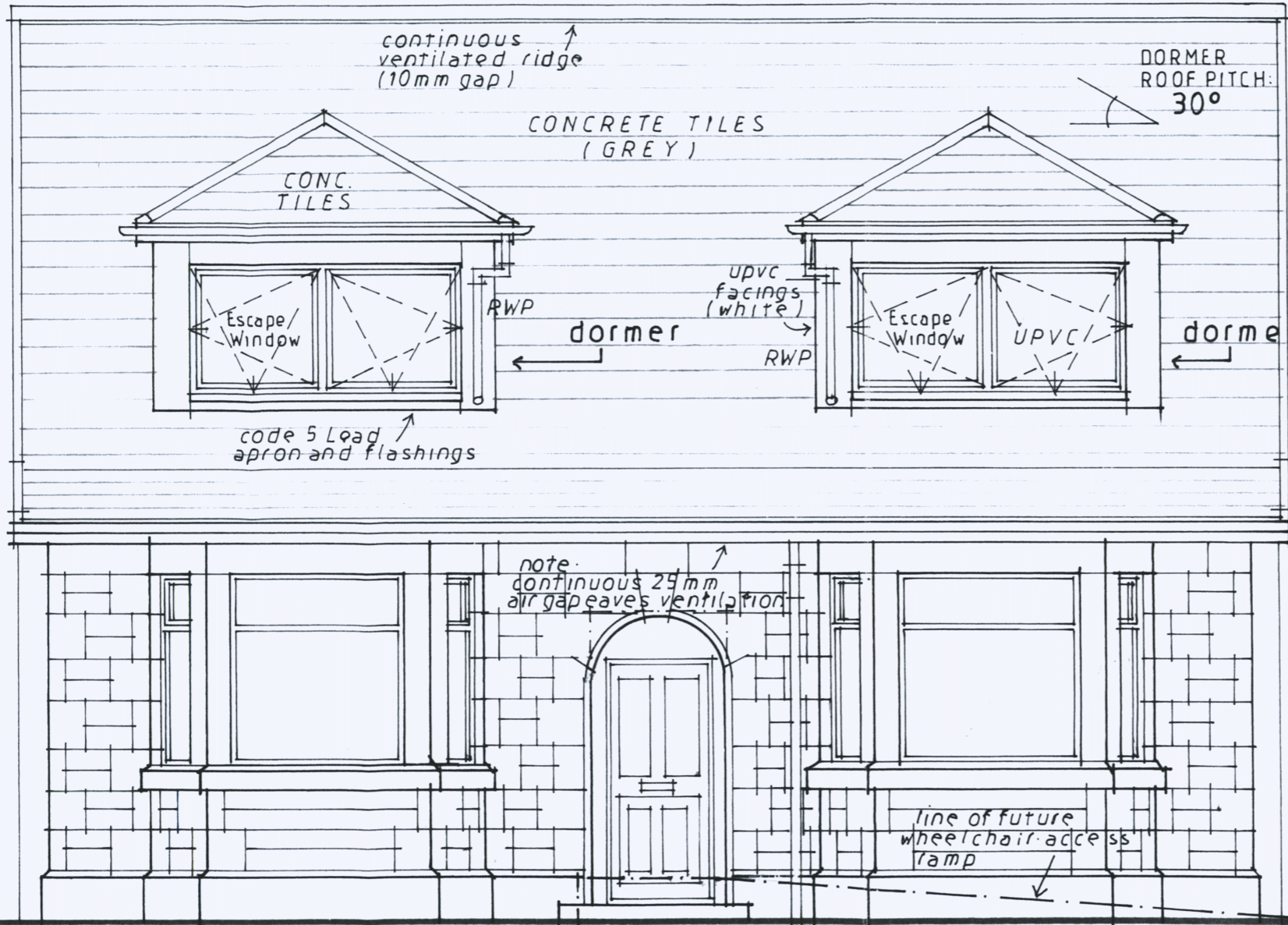
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NOTE:
For Detail Plan and Section
of dormers see drg. no. 23

NOTE:
PROPOSED ROOF IS AT SAME PITCH
AS NEIGHBOUR'S ROOF, AND DORMERS
ARE THE SAME WIDTH AND APPEARANCE



street elevation
showing relationship
with neighbour 1.200



proposed new roof

note on
Escape Windows:
min. opening area
of 0.33m², and
min. opening size
of 450 x 450 mm
bottom of opening
to be a max. 1100mm
above floor level

note:
when ramp fitted,
front door opening
squared-off to
facilitate headroom
(not under this Warrant)

RWP
(existing)

Front Elevation
5 STRATHEARN ROAD:
AS BUILT 2016

REVISIONS
A. Application for Planning Permission 12 Jan 2015
B. Worked up for BW App. 5 May 2015

DATE	30 October 14
SCALE	1:50
DRG. NO.	14
REV	B

JOB
ALTERATIONS TO 5 STRATHEARN ROAD, CLARKSTON
DRAWING
Front Elevation as Proposed

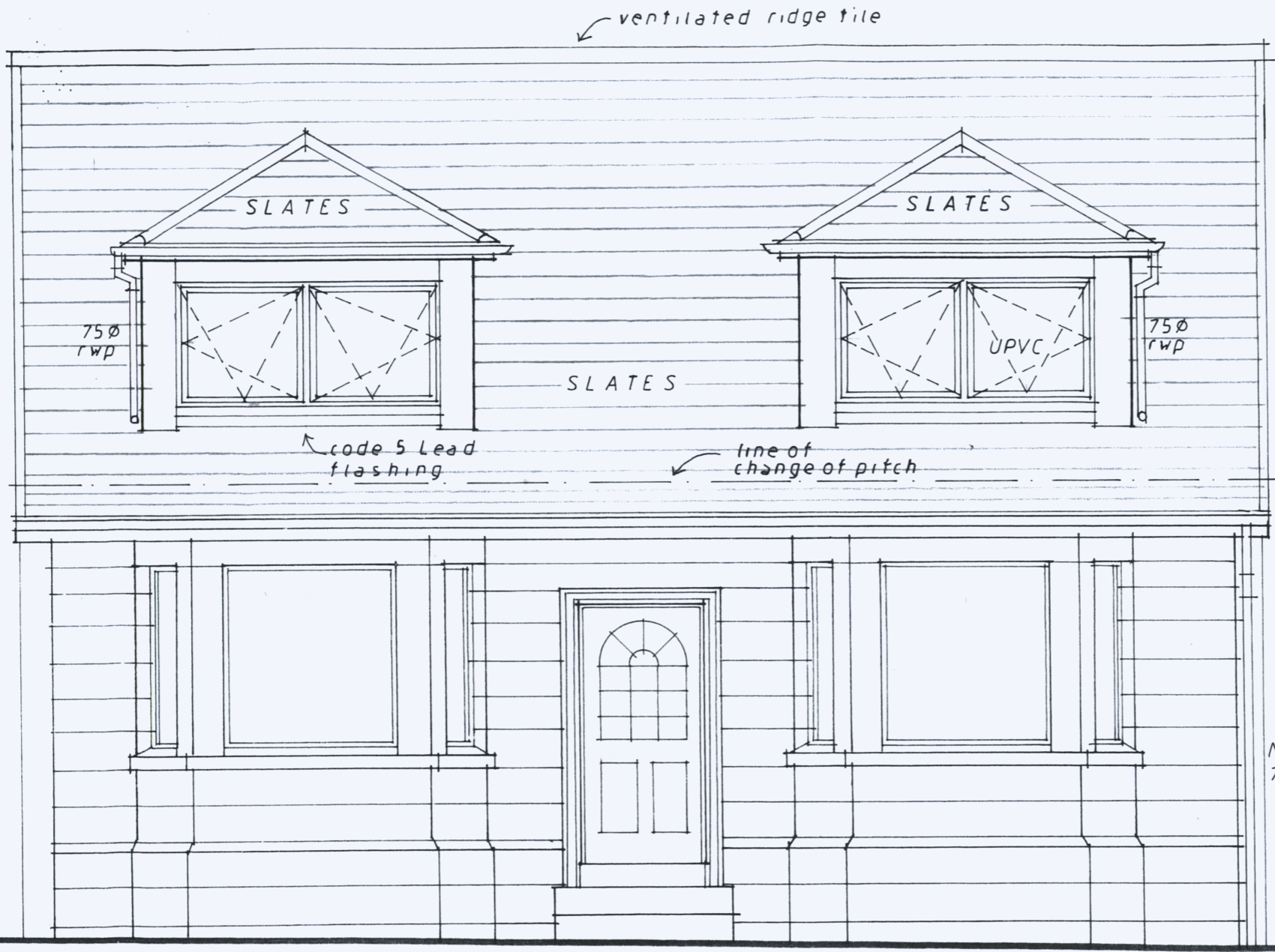
CHRIS DOAK
Chartered architect
Christopher A. M. Doak, RIAS
5 Shaftesbury Street,
Ardara, Glasgow G3 8UN
0141 248 4263
doak.architect@yahoo.co.uk

THIS IS A TRUE COPY OF THE PLAN REFERRED TO IN MY APPLICATION DATED _____ SIGNED _____

REVISIONS
A. Roof pitch altered. 12.12.05
B. Stack added. Roof covering changed to slates. 23.01.07
C. Worked up for BW App. 29.5.07
D. New chimney omitted. 12.7.07

DATE	6 dec. 05
SCALE	1:50
DRG. NO.	11
REV	D

new roof



NOTE:
PROPOSED DORMERS TO BE CENTRED ON BAY WINDOWS BELOW

FOR DORMERS SEE DETAIL DRG. NO. 17

JOB **ALTERATIONS TO 7 STRATHEARN RD., CLARKSTON**

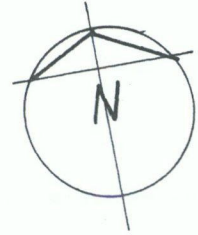
DRAWING **FRONT ELEVATION AS PROPOSED**

Front Elevation
7 STRATHEARN ROAD:
AS BUILT 2008

CHRIS DOAK
 ARCHITECT
 5 SHAFTESBURY ST.
 ANDERSTON
 GLASGOW G3 8UN
 0141-248 4263

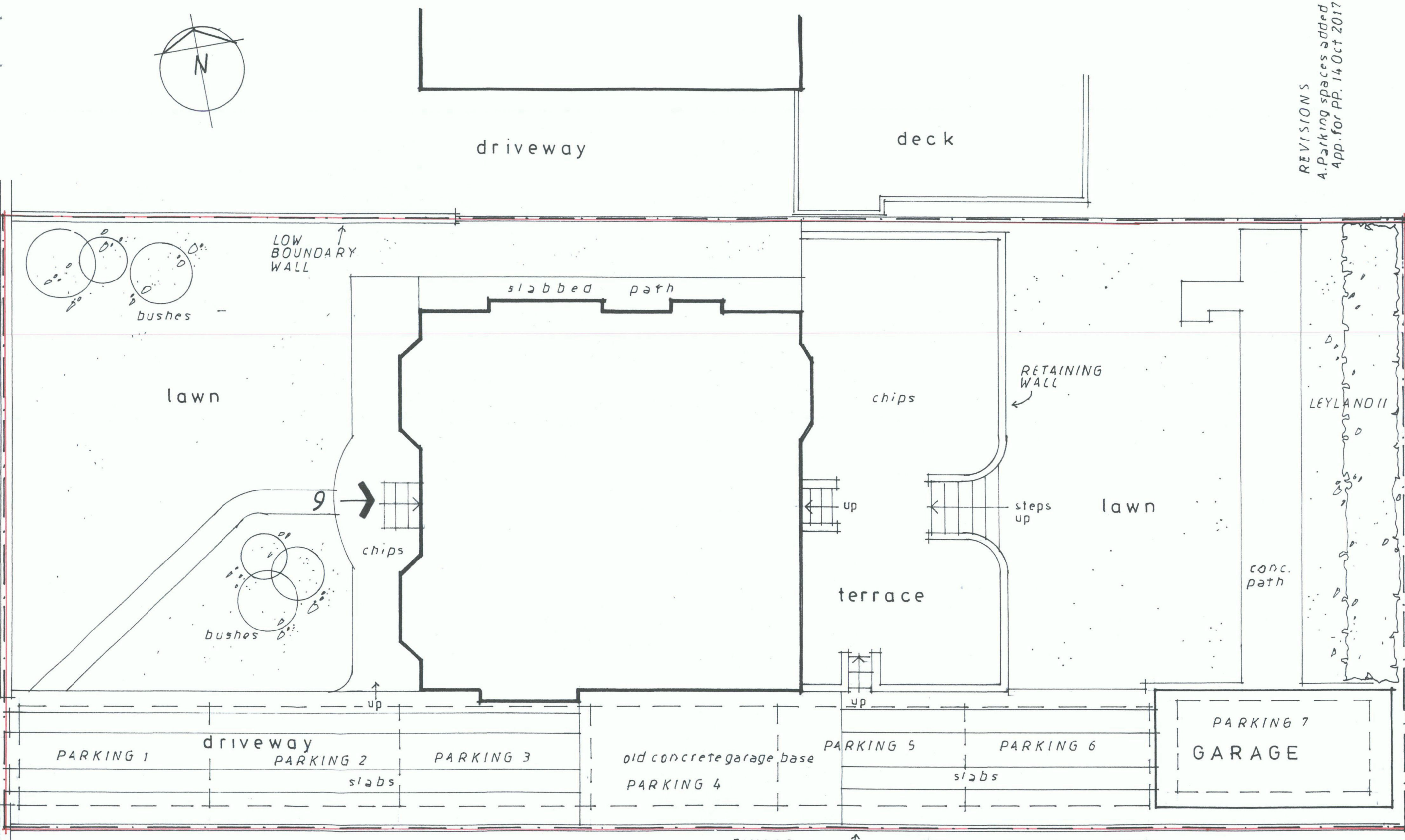
PLANS/PHOTOGRAPHS/DRAWINGS

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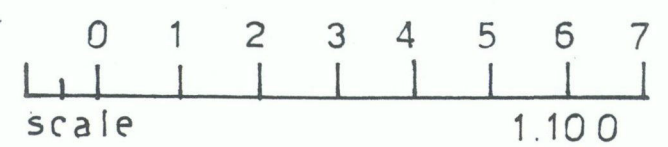
REVISIONS
A. Parking spaces added for
App. for PP. 14 Oct 2017

DATE	19 July 2017
SCALE	1:100
DRG. NO.	02
REV.	4



JOB ALTERATIONS TO 9 STRATHEARN ROAD, CLARKSTON
DRAWING

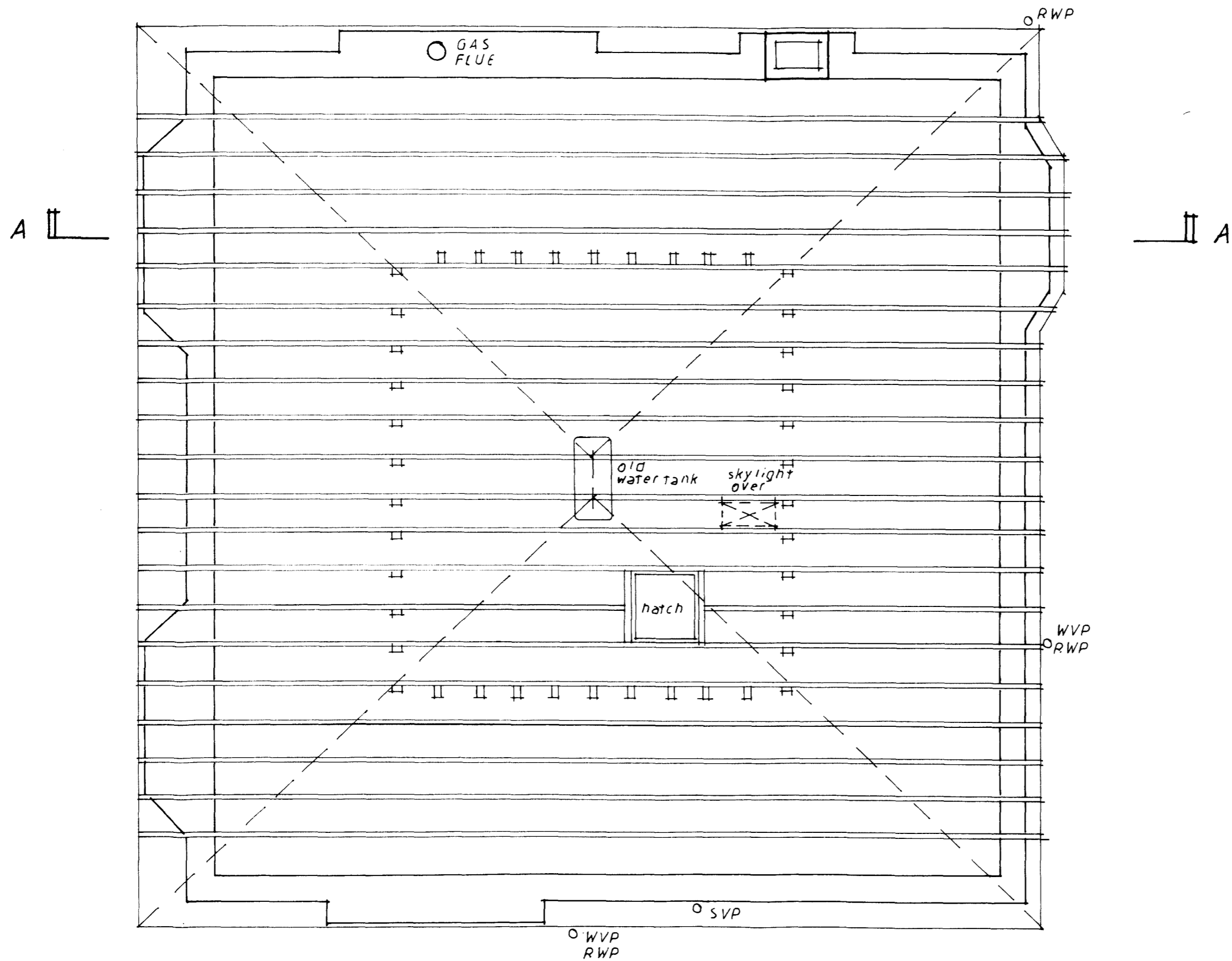
Site Plan as Existing



Site Plan
(Existing)

CHRIS DOAK
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Christopher A. M. Doak, RIAS
5 Shaftesbury Street,
0141 240 1425
doakarchitect@yahoo.co.uk



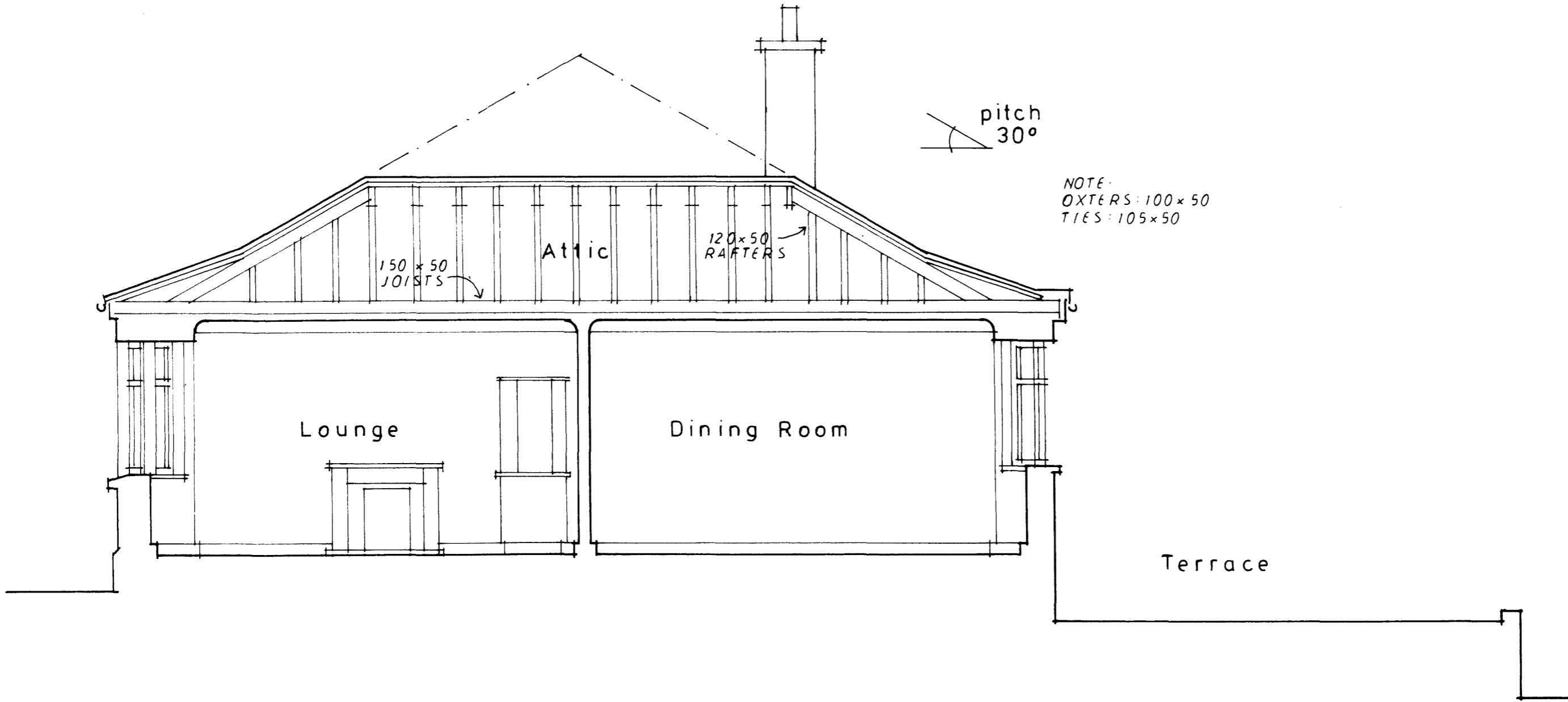
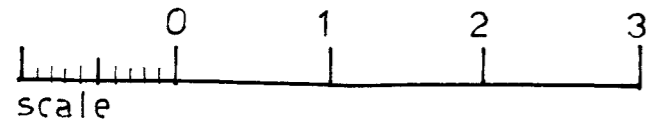
Attic Plan
(Existing)

DATE	17 July 2017
SCALE	1:50
ORG. NO.	04
REV.	

JOB	ALTERATIONS TO 9 STRATHEARN ROAD, CLARKSTON
DRAWING	Attic Plan as Existing

CHRIS DOAK
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 Anderston, Glasgow G3 8UN
 0141 248 4263
 doak.architect@yahoo.co.uk

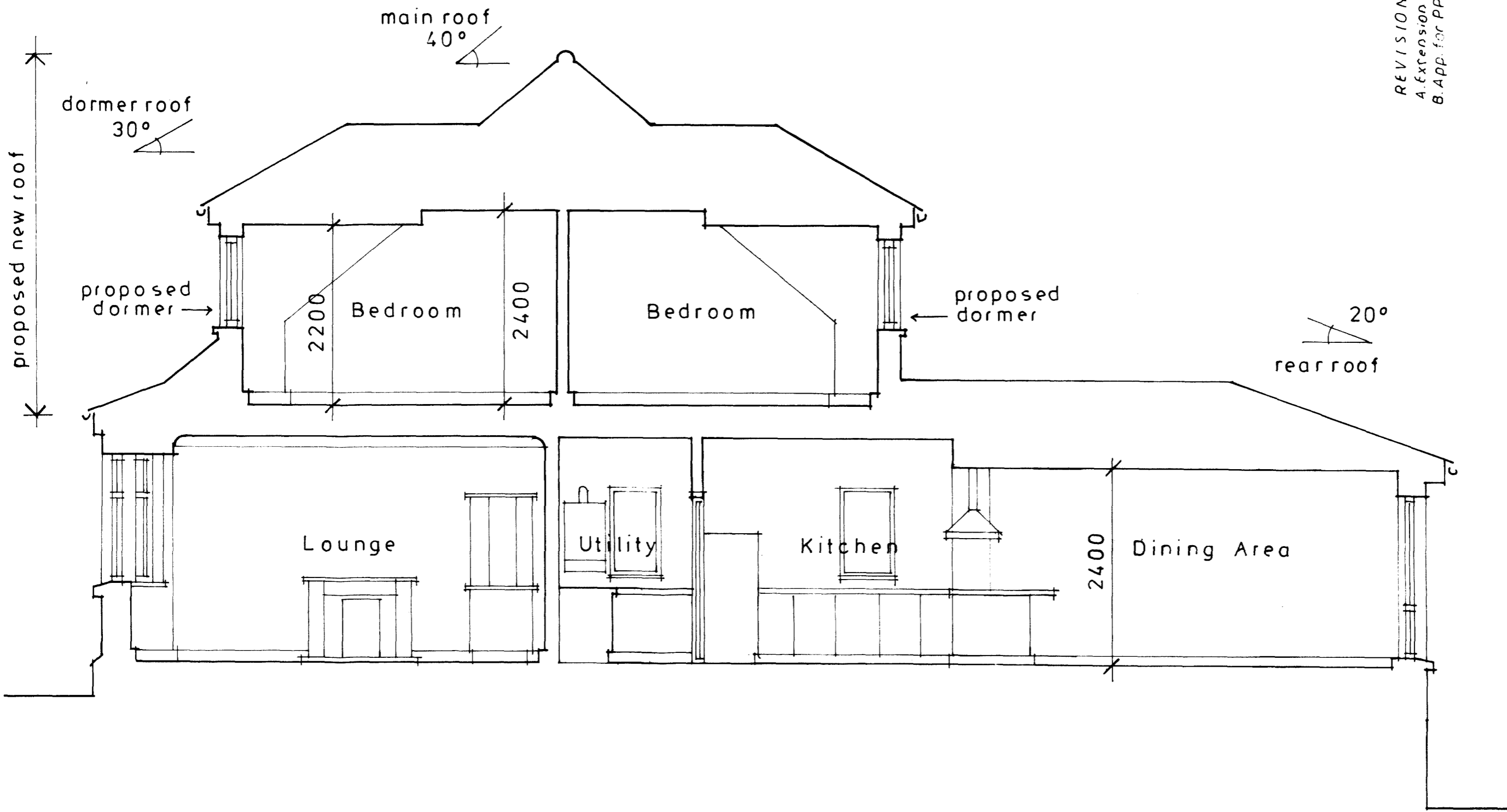
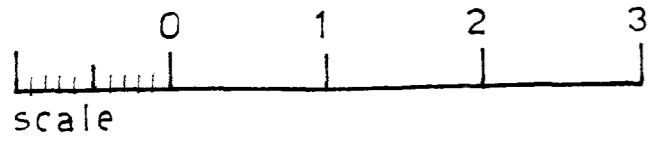


Section A - A
 (Existing)

JOB	ALTERATIONS TO 9 STRATHEARN ROAD, CLARKSTON	DATE	17 July 2017
	DRAWING	SCALE	1:50
		ORG. NO.	rev.
			05

CHRIS DOAK
 chartered architect

Christopher A. M. Doak, RIAS
 5, Shaftesbury Street,
 Glasgow G3 8JN
 0141 248 4765
 doak.architect@yahoo.co.uk



REVISIONS
 A. Extension lengthened 15.8.17
 B. App. for PP. 21 Oct 2017

DATE	25 July 17
SCALE	1:50
DRG. NO.	13
REV.	B

JOB ALTERATIONS TO 9 STRATHEARN ROAD, CLARKSTON

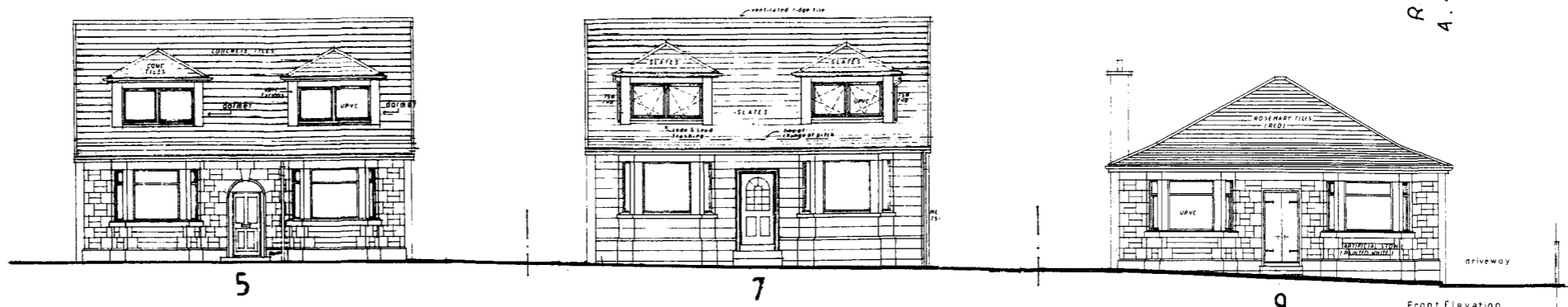
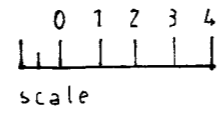
DRAWING

Section A-A as Proposed

Section A-A
 (Proposed)

CHRIS DOAK
 chartered architect

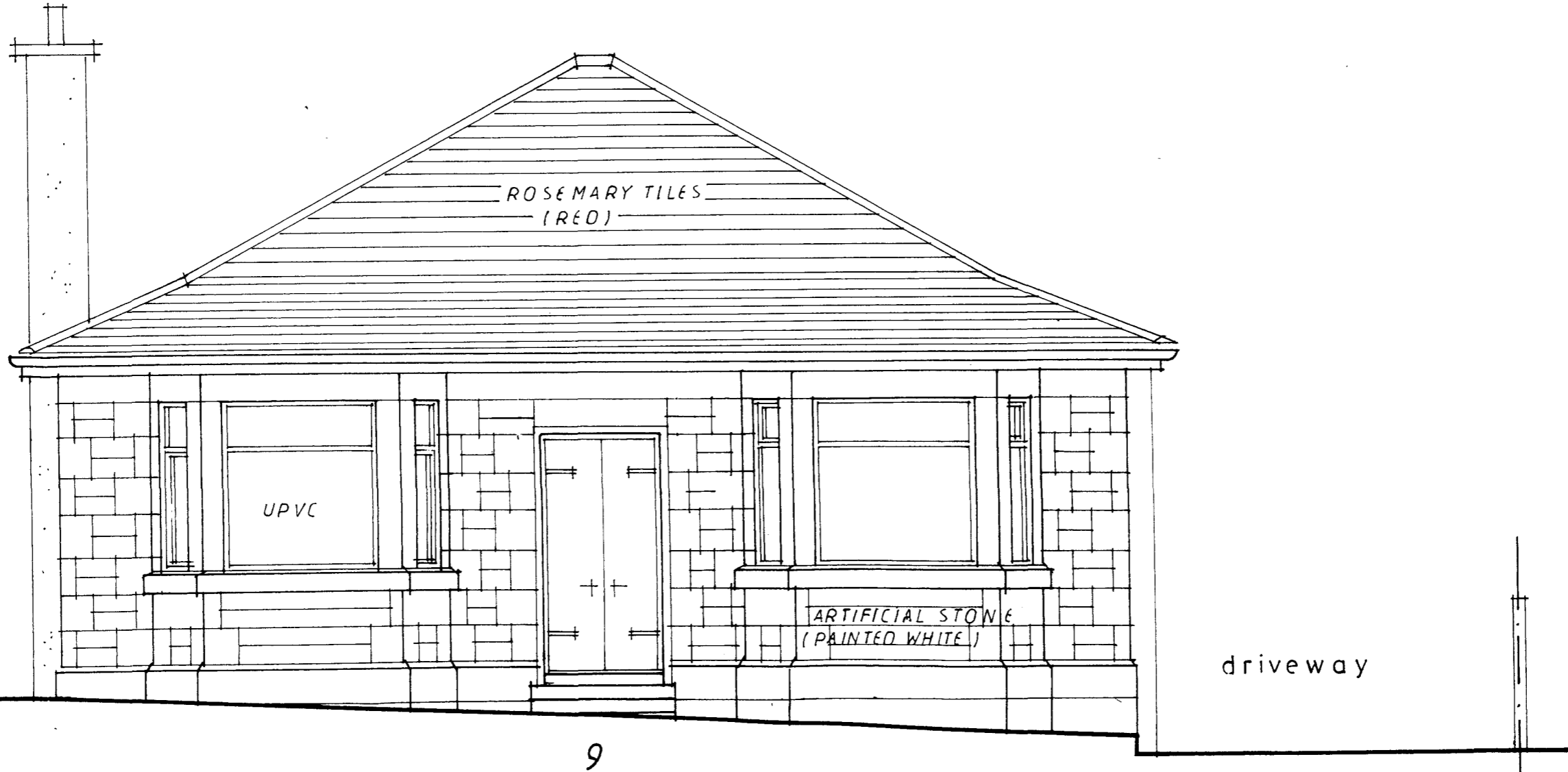
Christopher A. M. Doak, RIAS
 5 Shaftesbury Street,
 Anderston, Glasgow G3 8UN
 0141 248 4263
 doak.architect@yahoo.co.uk



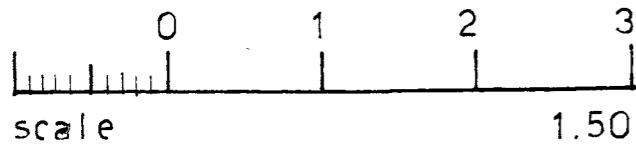
street elevation showing relationship with neighbours 1.200

REVISIONS
A. App for PP 14.10.17

DATE	19 July 2017
SCALE	1:50
ORG. NO.	06
REV.	4



Front Elevation (Existing)



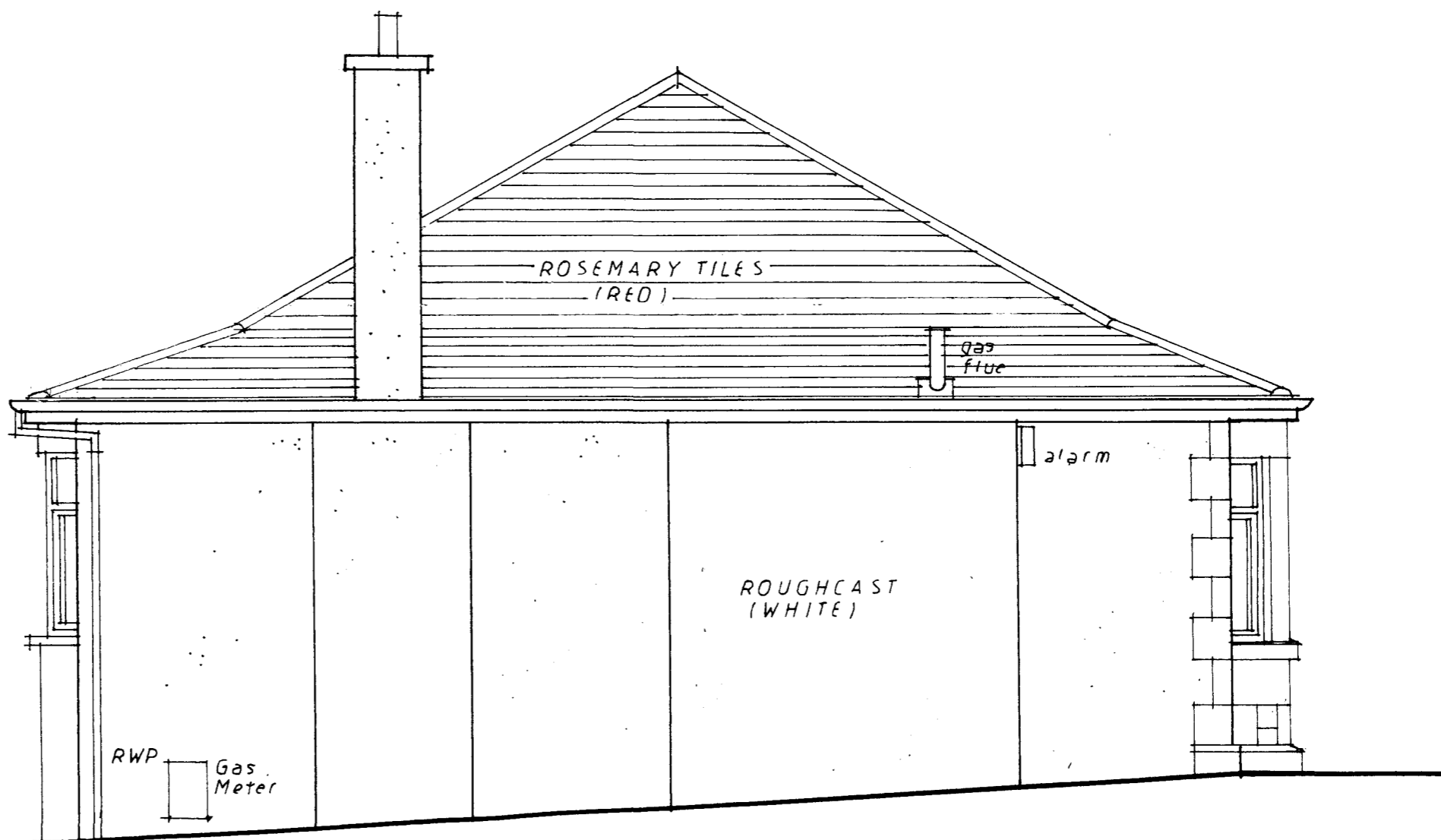
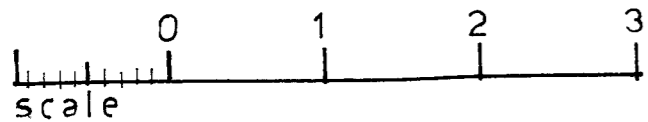
JOB ALTERATIONS TO 9 STRATHEARN ROAD, CLARKSTON

DRAWING

Front Elevation as Existing

CHRIS DOAK
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0141 248 4263
doak.architect@yahoo.co.uk



Side Elevation (Existing)

DATE	19 July 2017
SCALE	1:50
DRG. NO.	07
REV.	

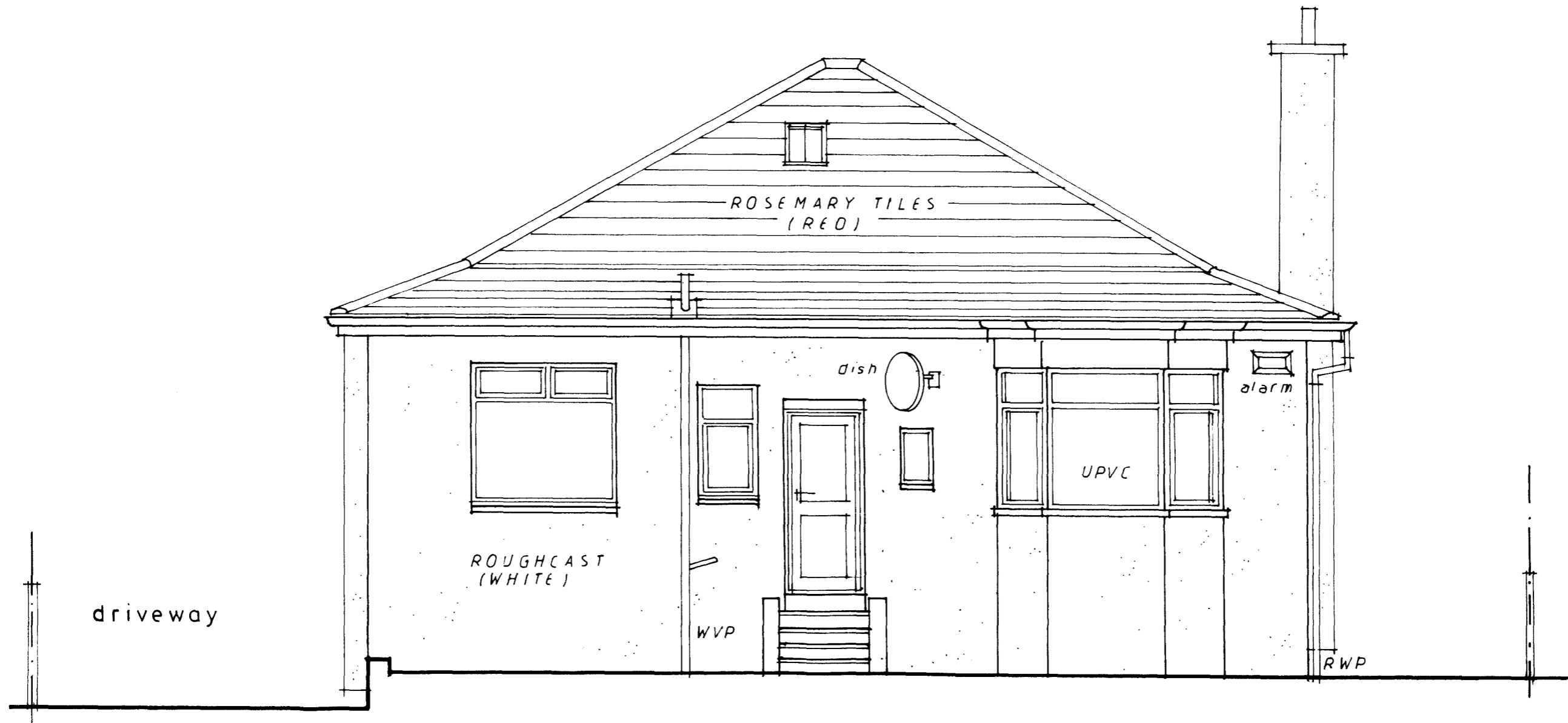
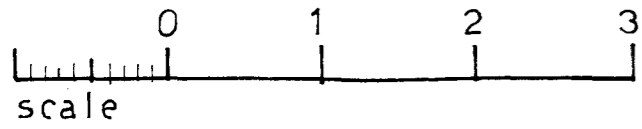
JOB ALTERATIONS TO 9 STRATHEARN ROAD, CLARKSTON

DRAWING

Side Elevation as Existing

CHRIS DOAK
 chartered architect

Christopher A. M. Doak, RIAS
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 0141 248 4263
 doak.architect@yahoo.co.uk



Rear Elevation
(Existing)

DATE	17 July 2017
SCALE	1:50
ORG. NO.	rev. 08

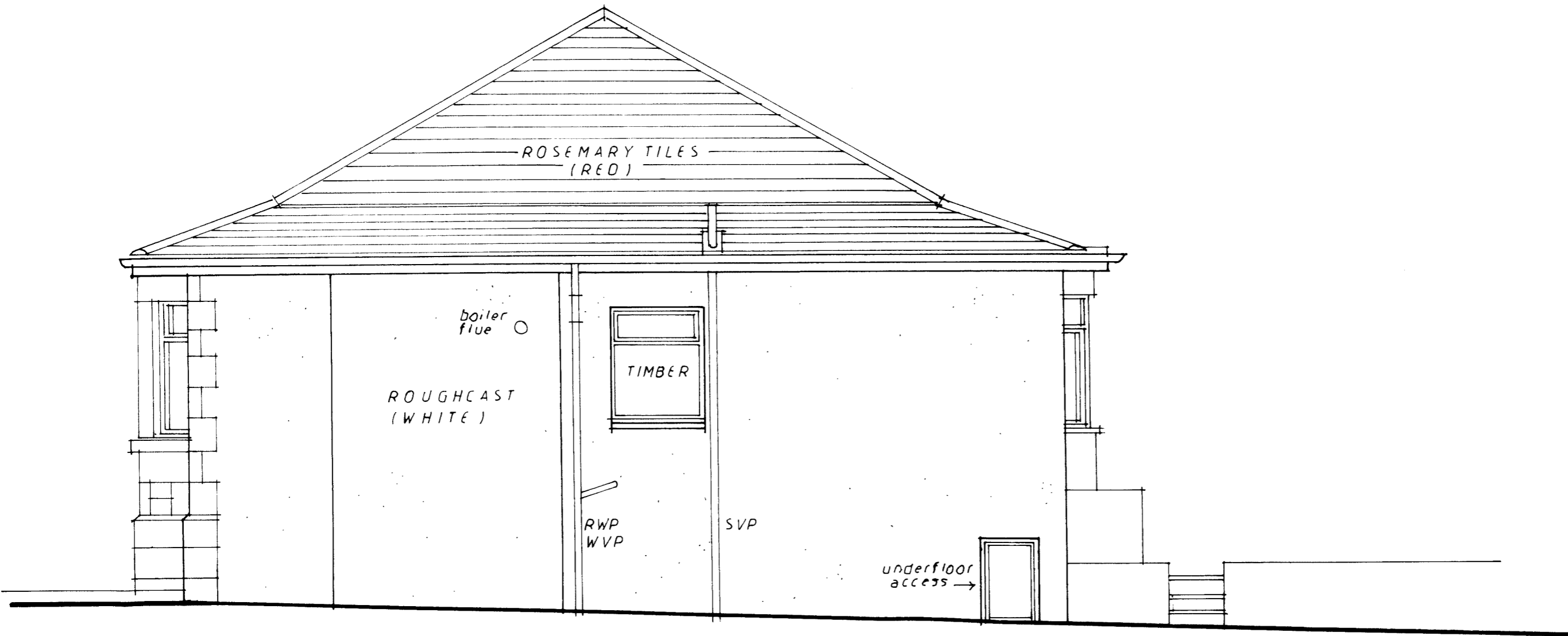
JOB ALTERATIONS TO 9 STRATHEARN ROAD, CLARKSTON

DRAWING

Rear Elevation as Existing

CHRIS DOAK
chartered architect

Christopher A. M. Doak, RIAS
5 Shaftesbury Street,
Anderston, Glasgow G3 8UN
0141 248 4263
doak.architect@yahoo.co.uk



Side Elevation
(Existing)

DATE	17 July 2017
SCALE	1:50
DRG. NO.	rev. 09

JOB ALTERATIONS TO 9 STRATHEARN ROAD, CLARKSTON

DRAWING
Side Elevation as Existing

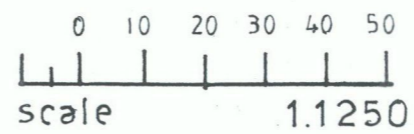
CHRIS DOAK
chartered architect

Christopher A. M. Doak, RIAS
5 Shaftesbury Street,
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0141 248 4263
doak.architect@yahoo.co.uk



Location Plan

1:1250



CHRIS DOAK
 chartered architect

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JOB

A LTERATIONS TO 9 STRATHEARN ROAD, CLARKSTON

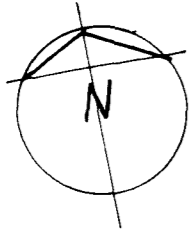
DRAWING

Location Plan

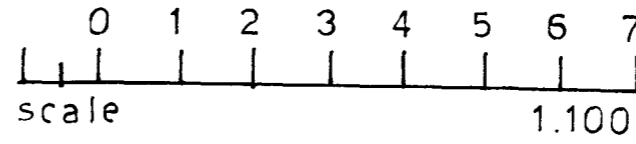
DATE
 14 Oct 17

SCALE
 1:1250

ORG. NO. rev.
 01



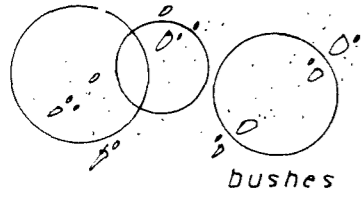
57



REVISIONS
A. Extension extended out,
and now full width. Deck
added. 15 Aug 2017
B App. for PP. 21 Oct 2017

driveway

deck



LOW
BOUNDARY
WALL

lawn

slabbed path

5390

NOTE:
FOOTPRINT OF
EXISTING HOUSE = 105 m²
AREA OF PROPOSED
EXTENSION = 56.5 m²

proposed
rear
extension

lawn

LEYLANDII
(existing)

9

10400

deck

steps
up

5000

driveway

PARKING 1

PARKING 2

PARKING 3

PARKING 4

PARKING 5

PARKING 6

2000

GARAGE

PARKING 7

driveway

TIMBER
BOUNDARY FENCE

garage

Site Plan
(Proposed)

DATE	25 July 2017
SCALE	1:100
ORG. NO.	10
rev.	8

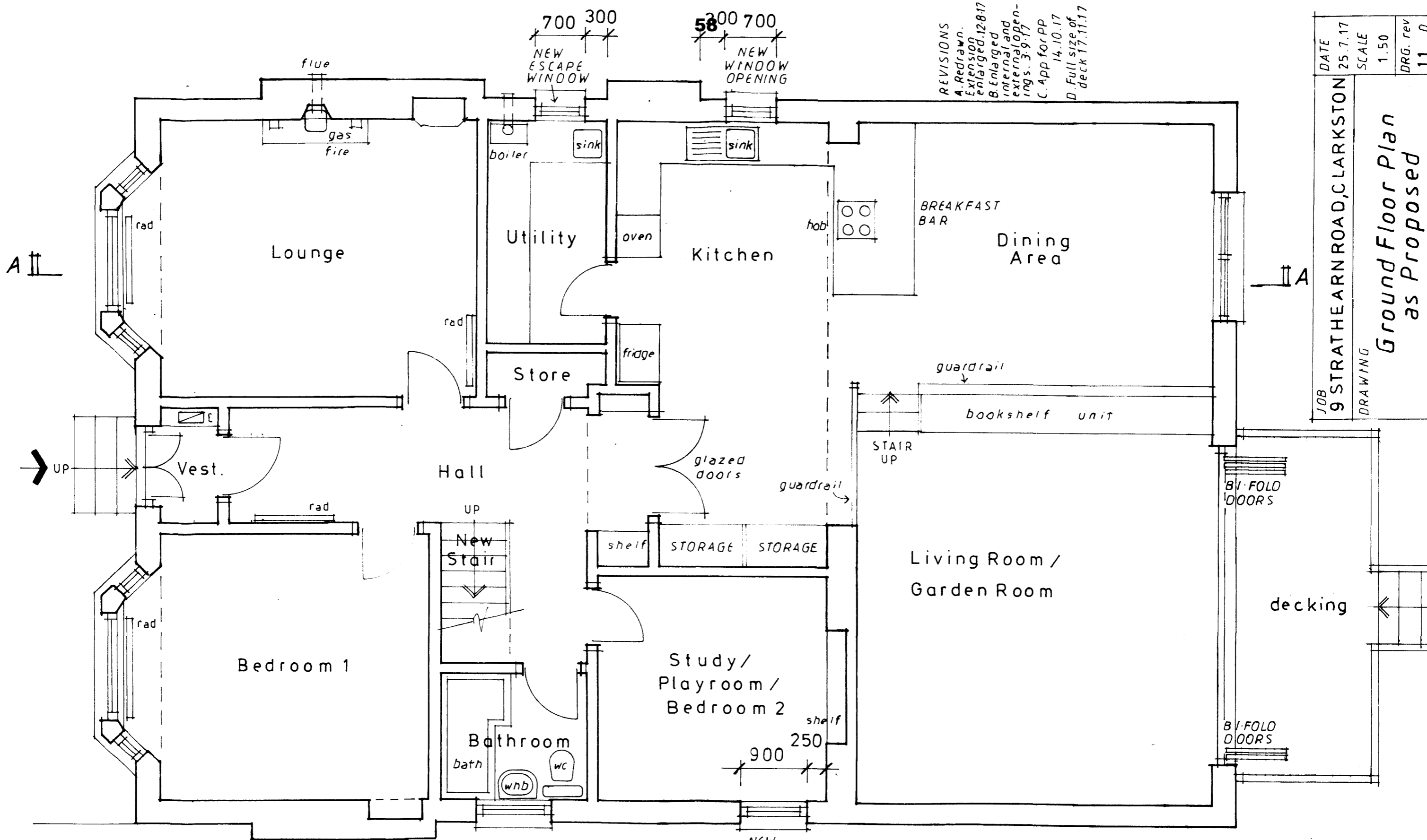
JOB ALTERATIONS TO 9 STRATHEARN ROAD, CLARKSTON

DRAWING

Site Plan as Proposed

CHRIS DOAK
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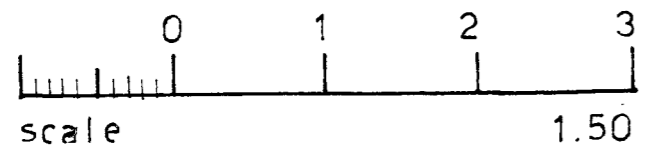
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REVISIONS
 A. Redrawn. Extension enlarged. 12.8.17
 B. Enlarged internal and external openings. 3.9.17
 C. App for PP 14.10.17
 D. Full size of deck 17.11.17

DATE	25.7.17
SCALE	1:50
DRG. rev	11 D
JOB	9 STRATHEARN ROAD, CLARKSTON
DRAWING	Ground Floor Plan as Proposed

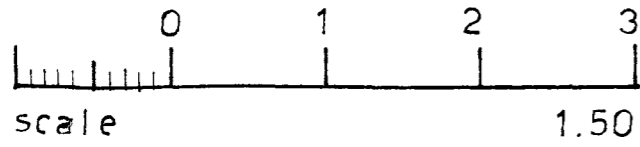
proposed extension
5390



AMENDMENTS RECEIVED
 20 NOV 2017
 Date: _____

Ground Floor Plan
(Proposed)

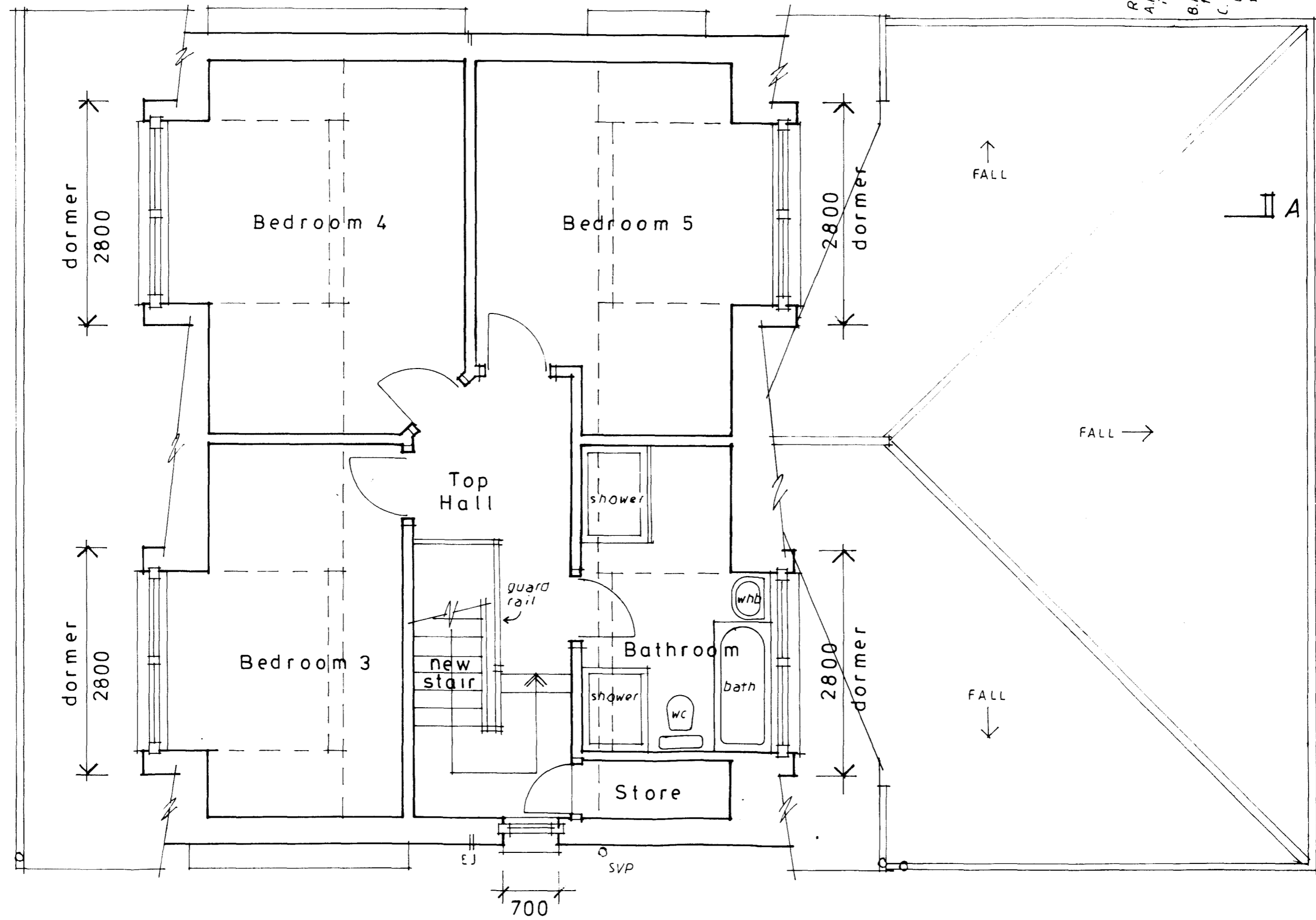
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59

REVISIONS
 A. Rear extension increased in size 12 Aug 17
 B. Revised doorways to 4 + 5. 3 Sept 17
 C. Shower added to Bathroom. APP for PP 14 Oct 17

A



DATE	25 July 17
SCALE	1:50
DRG. NO.	12
rev.	C

JOB ALTERATIONS TO 9 STRATHEARN ROAD, CLARKSTON
 DRAWING
 Upper Floor Plan as Proposed

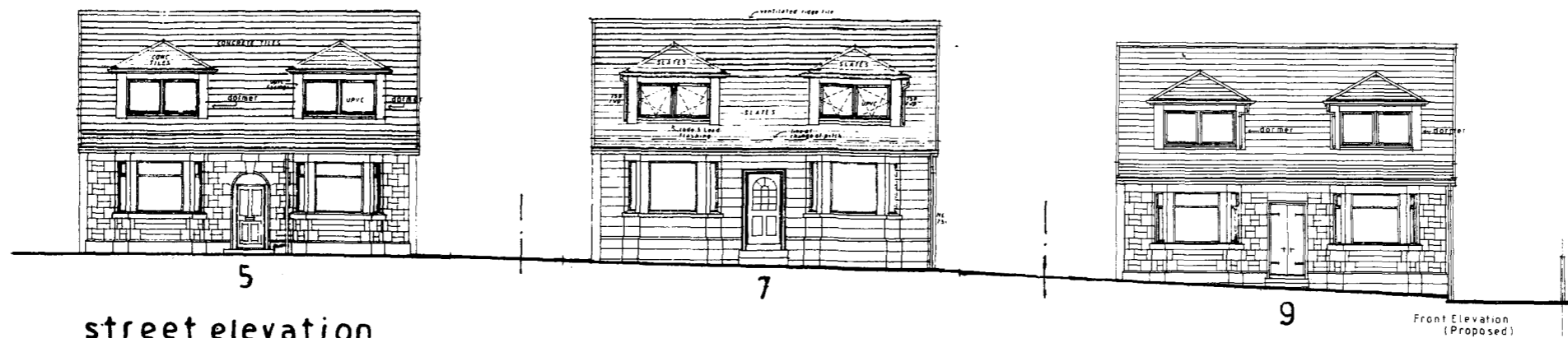
Upper Floor Plan
 (Proposed)

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0 1 2 3 4
scale

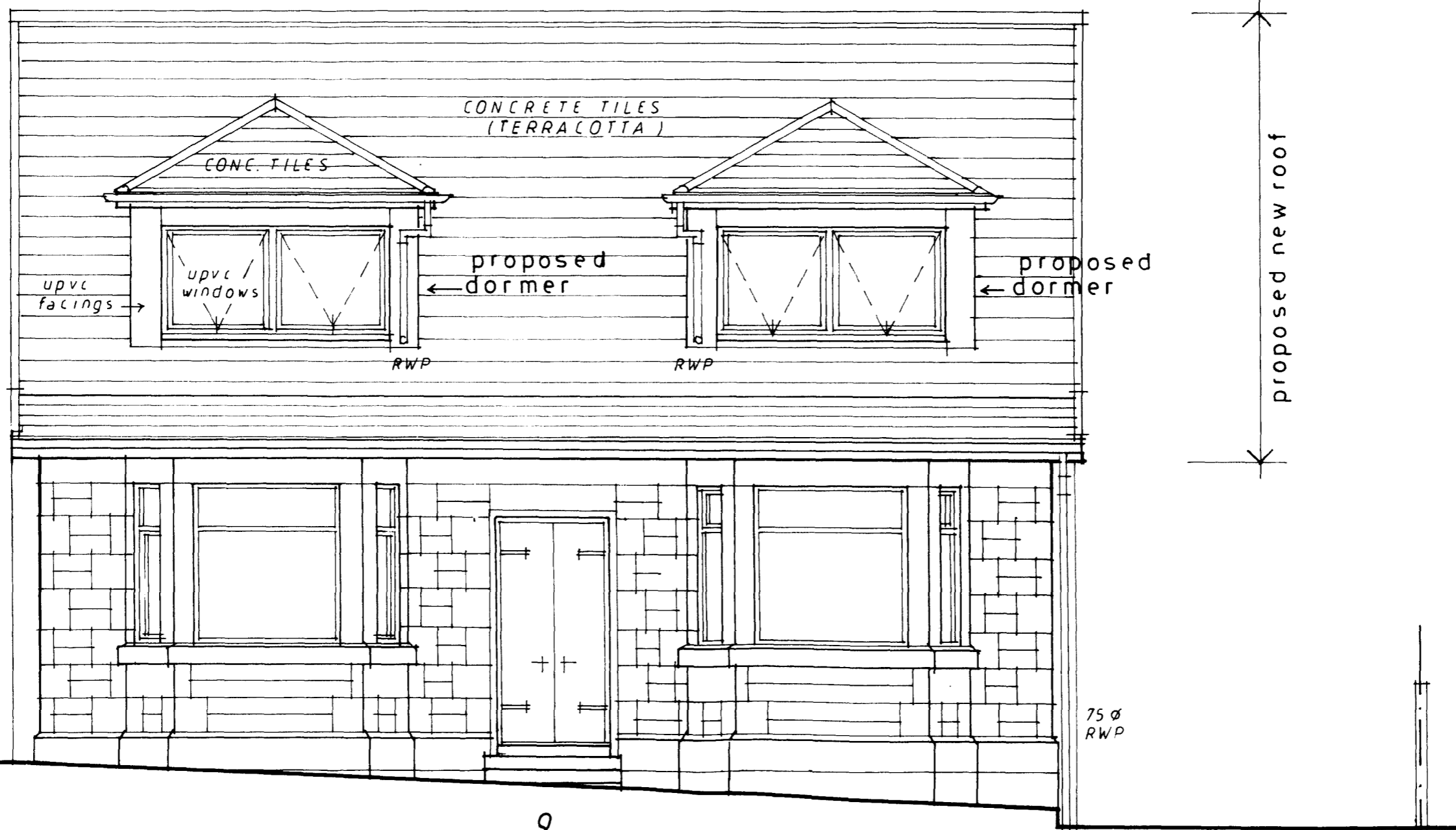
60



street elevation showing relationship with neighbours 1.200

REVISIONS
A. App. for PP. 21 Oct 2017

DATE	25 July 17
SCALE	1:50
ORG. NO.	14
REV.	A



0 1 2 3
scale

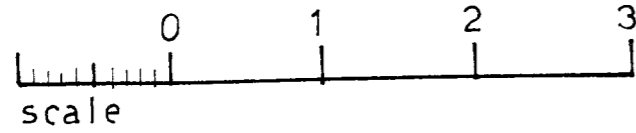
Front Elevation (Proposed)

JOB ALTERATIONS TO 9 STRATHEARN ROAD, CLARKSTON
DRAWING

Front Elevation as Proposed

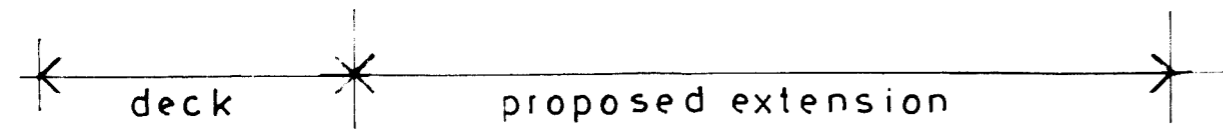
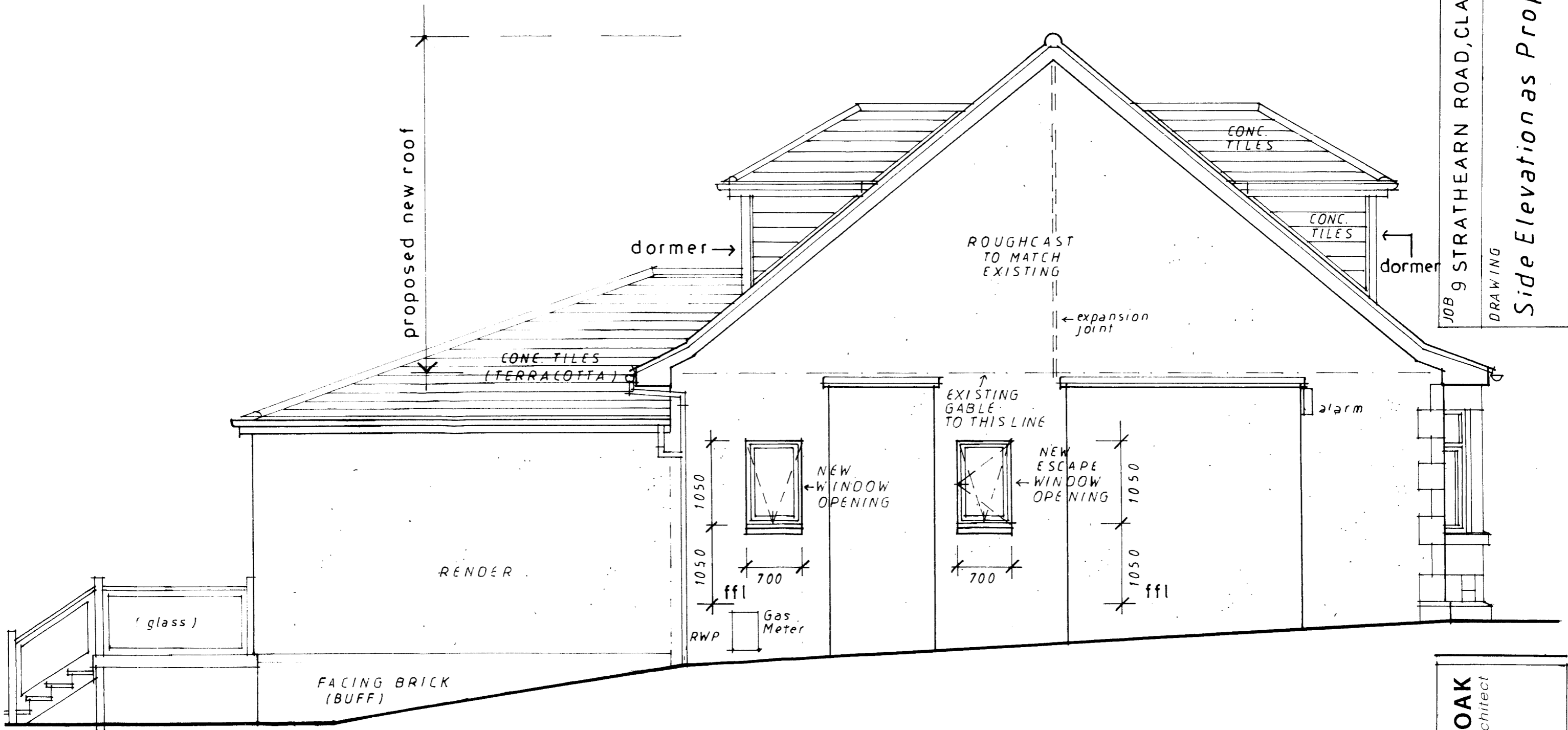
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REVISIONS
 A. Extension extended out.
 13 Aug 2017
 B. App for PP. 21 Oct 2017
 C. Extent of Deck added
 17 Nov 2017

JOB 9 STRATHEARN ROAD, CLARKSTON	DATE	25 July 17
	SCALE	1:50
DRAWING	DRG. NO.	15
	REV.	C

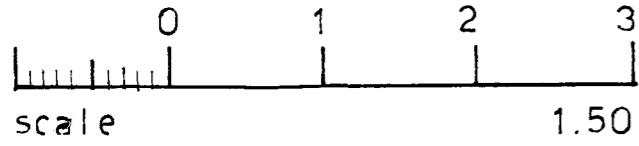


Side Elevation
 (Proposed)

AMENDED PLANS RECEIVED
 Date: 20 NOV 2017

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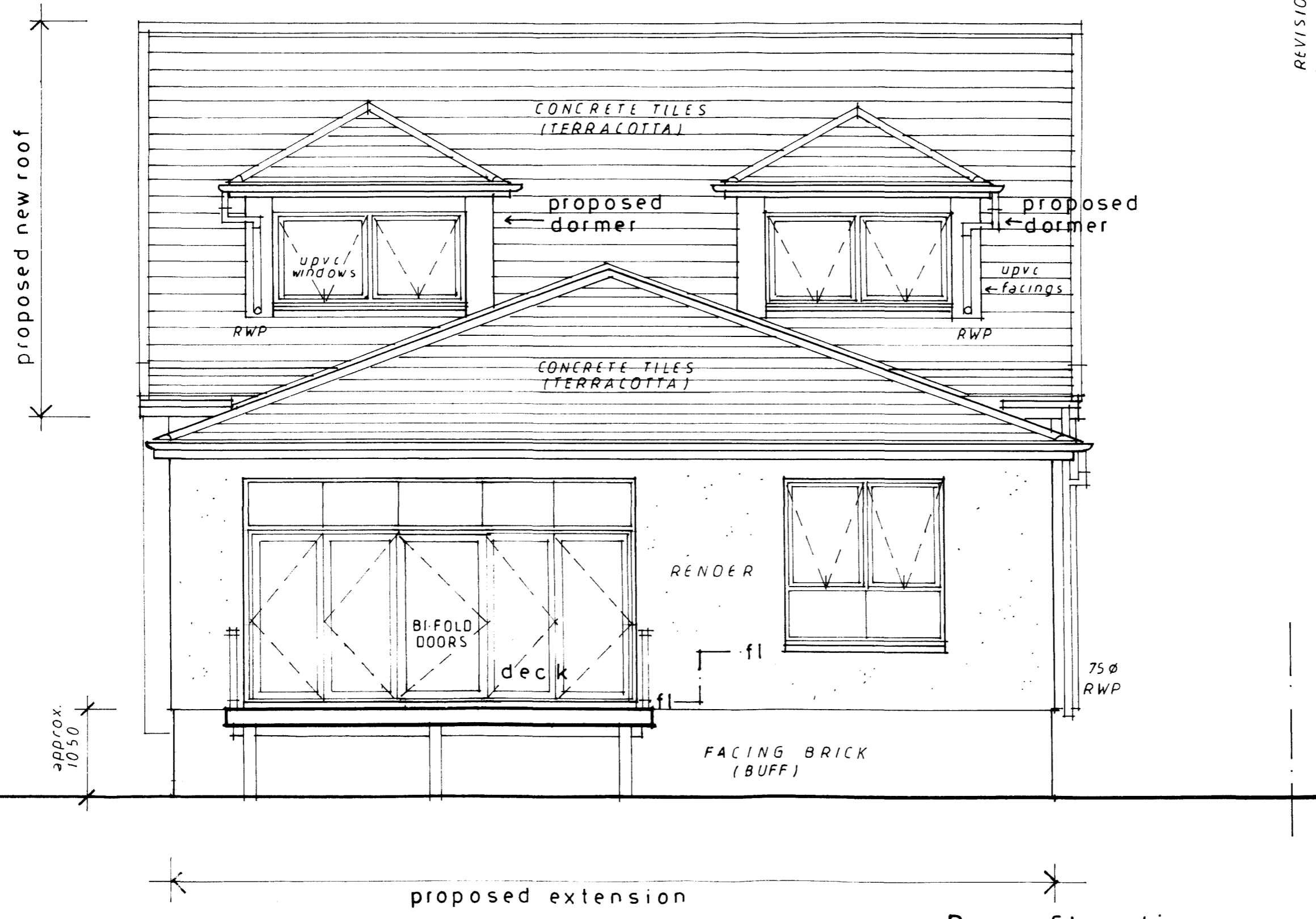


REVISIONS
 A. extension now full width and extended out 15 Aug 17
 B. Full-width bi-fold doors 3 Sept 17
 C. App. for PP 21 Oct 17

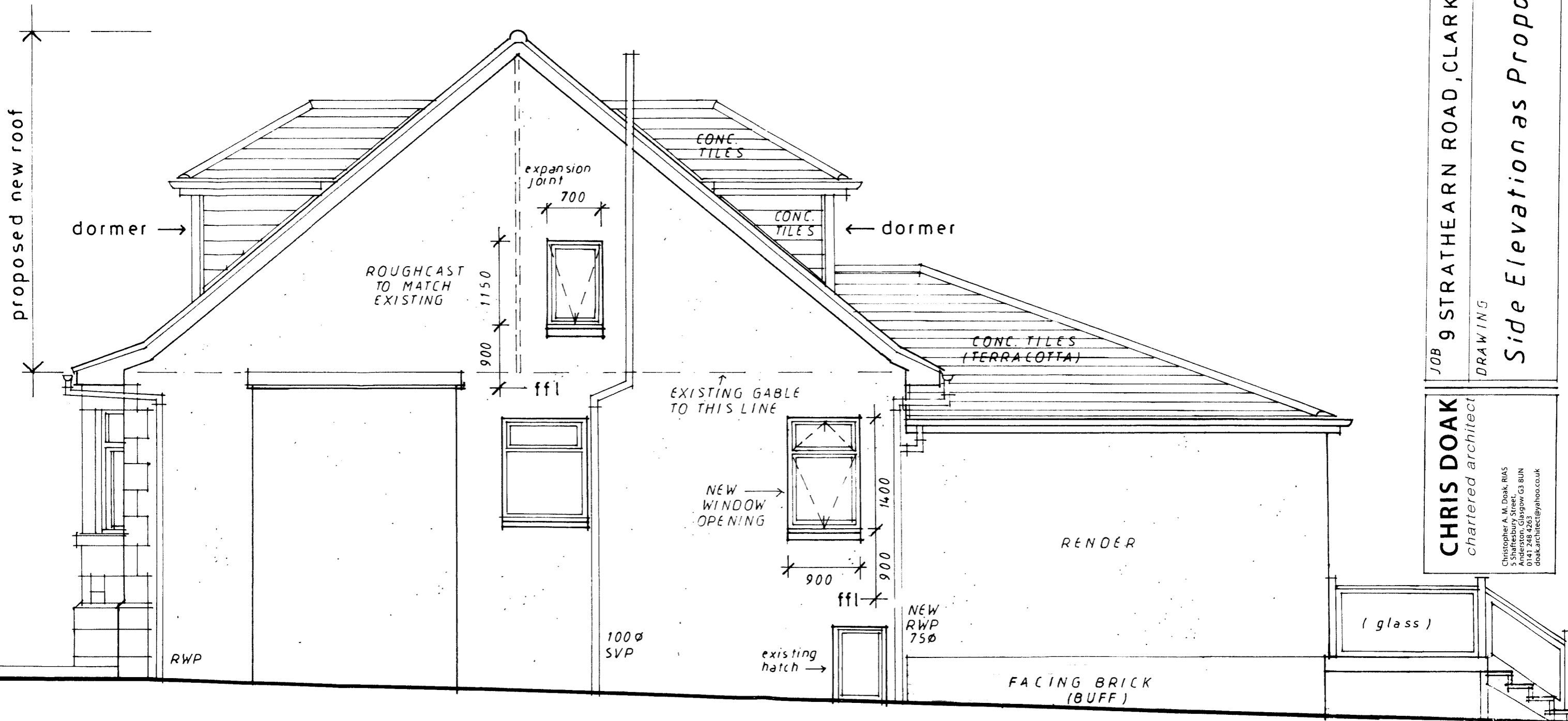
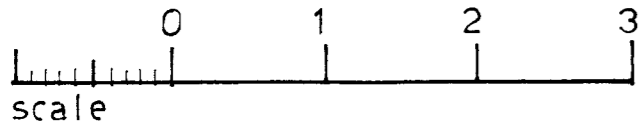
DATE	25 July 17
SCALE	1.50
DRG. NO.	16
rev.	C

JOB ALTERATIONS TO 9 STRATHEARN ROAD, CLARKSTON
 DRAWING
 Rear Elevation as Proposed

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Rear Elevation (Proposed)



REVISIONS
 A. New window in side wall, and extension extended out. 14.8.17
 B. App. for PP 3.9.17
 C. Extent of deck added 17.11.17

DATE	25 July 17
SCALE	1:50
ORG. NO.	17
rev.	C

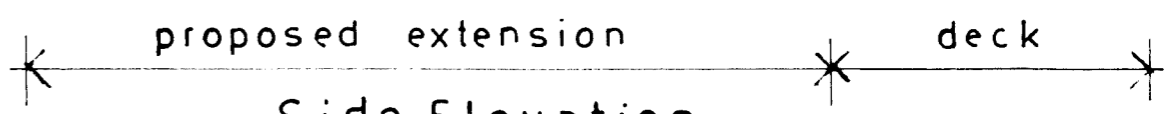
JOB 9 STRATHEARN ROAD, CLARKSTON

DRAWING

Side Elevation as Proposed

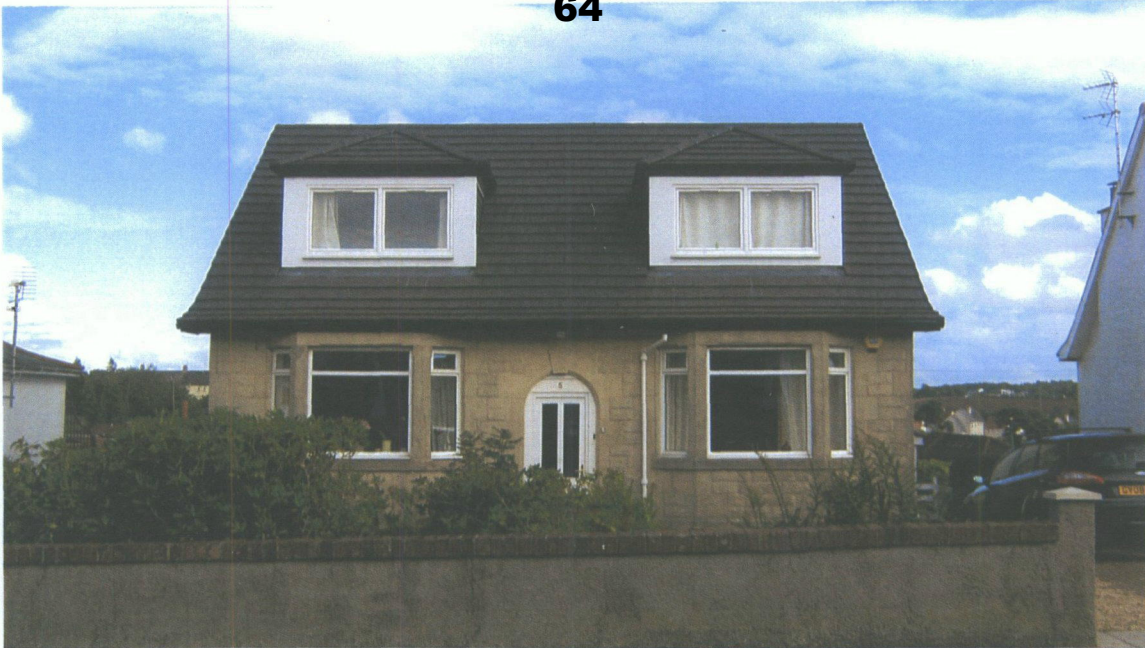
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Side Elevation
 (Proposed)

AMENDED PLANS RECEIVED
 Date: 20 NOV 2017



5 STRATHEARN ROAD



7 STRATHEARN ROAD



9 STRATHEARN ROAD

CHRIS DOAK ARCHITECT
5 SHAFTSBURY STREET
ANDERSTON
GLASGOW G3 8QH



5 and 7 STRATHEARN ROAD



7 and 9 STRATHEARN ROAD

CHRIS DOAK ARCHITECT
5 SHAFTESBURY STREET
ABERSTON
GLASGOW G3 8UN

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