

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY17 January 2018Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2017/26ERECTION OF STORAGE BUILDING AT SIDEAT 1 SEYTON COURT, SEYTON AVENUE, GIFFNOCK**PURPOSE OF REPORT**

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

**DETAILS OF APPLICATION**

2. Application type: Full Planning Permission (Ref No:- 2017/0487/TP).  
Applicant: Mr Norman Innes.  
Proposal: Erection of storage building at side.  
Location: 1 Seyton Court, Seyton Avenue, Giffnock.  
Council Area/Ward: Giffnock and Thornliebank (Ward 3).

**REASON FOR REQUESTING REVIEW**

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

**RECOMMENDATIONS**

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

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

## **BACKGROUND**

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

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

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

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

8. The applicant in submitting the review has stated the reasons for requiring the review of the determination of the application. A copy of the applicant’s Notice of Review and Statement of Reasons is attached as Appendix 5.

9. The applicant is entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and has indicated that his stated preference is one or more hearing sessions.

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, 17 January 2018 which begins at 2.00pm.

## 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 63 - 70);
- (b) Copies of objections/representations – Appendix 2 (Pages 71 - 90);
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 91 - 98);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 99 - 102); and
- (e) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages 103 - 172).

**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 6 (Pages 173 - 192).

- (a) Refused – Location Plan;
- (b) Refused – Site Plan;
- (c) Elevations as Existing – 1 of 2;
- (d) Elevations as Existing – 2 of 2;
- (e) Ground Level Plan as Existing;
- (f) Refused – Ground Level Plan as Proposed;
- (g) Refused – Proposed Elevations – Sheet 1 of 2;
- (h) Refused – Proposed Elevations – Sheet 2 of 2; and
- (i) Refused – Proposed Tree Plan.

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

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

**RECOMMENDATIONS**

**18.** The Local Review Body is asked to:-

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

Report Author: Paul O'Neil

Director - Caroline Innes, Deputy Chief Executive

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

Date:- December 2017

**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      100058704-001

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

## Description of Proposal

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

Construction of new brickwork clad ancillary building within curtilage of existing property. This structure will provide bicycle and domestic storage & space for the 1 Seyton Court Terrace property. All materials used externally (brick, wall copings, timbers) are to match the existing property.

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

No    Yes - Started    Yes – Completed

## Applicant or Agent Details

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

Applicant    Agent

## Agent Details

Please enter Agent details

Company/Organisation:	ROCK DCM Ltd		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Christopher	Building Name:	Floor 5 Room 2, Argyll Chambers
Last Name: *	Greene	Building Number:	34
Telephone Number: *	07768868877	Address 1 (Street): *	Buchanan Street
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	United Kingdom
		Postcode: *	G2 8BD
Email Address: *	ninnes@rock-dcm.com		

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

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	Seyton Court
First Name: *	Norman	Building Number:	1
Last Name: *	Innes	Address 1 (Street): *	Seyton Avenue
Company/Organisation	ROCK DCM	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Glasgow
Extension Number:	<input type="text"/>	Country: *	United Kingdom
Mobile Number:	<input type="text"/>	Postcode: *	G46 6QA
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		



## Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

1 SEYTON COURT

Address 2:

SEYTON AVENUE

Address 3:

GIFFNOCK

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G46 6QA

Please identify/describe the location of the site or sites

Northing

658389

Easting

256055

## Pre-Application Discussion

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

Yes  No

## Trees

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

Yes  No

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

## Access and Parking

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

Yes  No

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

## Planning Service Employee/Elected Member Interest

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

Yes  No

## Certificates and Notices

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

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

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

Yes  No

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

Yes  No

## Certificate Required

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

Certificate A

## Land Ownership Certificate

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

Certificate A

I hereby certify that –

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

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

Signed: Christopher Greene

On behalf of: Mr Norman Innes

Date: 13/07/2017

Please tick here to certify this Certificate. \*

## Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

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

Continued on the next page

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

You can attach these electronic documents later in the process.

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

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

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

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

## Declare – For Householder Application

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

Declaration Name: Mr Norman Innes

Declaration Date: 14/07/2017

**Payment Details**



Created: 14/07/2017 13:57

**COPIES OF OBJECTIONS/REPRESENTATIONS**

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## Comments for Planning Application 2017/0487/TP

### Application Summary

Application Number: 2017/0487/TP

Address: 1 Seyton Court Seyton Avenue Giffnock East Renfrewshire G46 6QA

Proposal: Erection of storage building at side

Case Officer: Mr Derek Scott

### Customer Details

Name: Mr Stephen Gordon

Address: 2 Seyton Court, Seyton Avenue, Giffnock, East Renfrewshire G46 6QA

### Comment Details

Commenter Type: Rec'd Neighbour Notification from Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 09 August 2017

Head of Department (Planning Property and Regeneration)

2 Spiersbridge Way

Spiersbridge Industrial Park

Thornliebank

East Renfrewshire

G46 8NG

Dear Sir,

RE: Planning application 2017/0487/TP at 1 Seyton Ct G46 6QA

My wife and I live at No 2 Seyton Ct. I refer to your Notice to Neighbours dated 21st July 2017 and note my objections to the application:

1. The current application ref: 2017/0487/TP is almost an exact copy of the previously refused application ref 2016/0633/TP. The applicant does not appear to have addressed the items in the Planning Report of Handling dated 18 November 2016. My concerns and objections still stand.
2. Vehicular Access to the Development Site: is restricted and does not currently comply with current Roads Department Standards. The development site is located to the west end of Seyton Ct where vehicular access narrows to a hammerhead and is presently restricted with owners and visitors' cars parked in driveways and the common service road respectively. Due to the narrow width of the service road and the space taken up by cars parked in the laybys it is too often the norm that vehicles have to reverse all the way along the service road and on occasion further and

on to Seyton Ave; this is the norm for any medium or large delivery and refuse vehicles and is dangerous. Any additional car parked on the grounds owned by 1 Seyton Court will exacerbate the problem.

3. Open Space: At present there is a minimum amount of open space around the town houses. If this was a modern day development more open space would be required by the planners before approving a seven-unit residential development. Historically all the owners have enjoyed the shared open space within the Seyton Ct boundary. This development will use up almost all the open space to the West side of Seyton Ct and severely restrict access to that part of Seyton Ct. THERE IS AN ESTABLISHED USE FOR ALL RESIDENTS TO USE THE OPEN SPACE AROUND THE SEYTON COURT DEVELOPMENT WHICH THIS APPLICATION, IF APPROVED, WOULD EXPUNGE.

4. Precedent: If this development is allowed to proceed it will form a precedent; what is to stop any owner in the future applying for a development in their own individual plots that front on to Seyton Ave? Then we shall have a Heinz 57 Variety of hotch-potch add-ons and lean-toos to the detriment of the visual amenity - not only of Seyton Ct. but to the surrounding Giffnock Conservation Area. Seyton Ct. has been designed, like any other tenement or terrace in East Renfrewshire and Glasgow, as an entity and form unto itself and can only be compromised by add-ons or extensions or external workshops.

5. Applicant's Statement of Use: I note the applicant's subjective take on Neighbours' 'positives':

a. 'Noise Reduction' Where is the proof?

b. 'Reduction in common costs.' Relating to what? Or is this an unquantifiable saving for the gardeners to not have to cut a few square metres of grass?

c. 'Improved privacy' I haven't heard neighbours complaining.

d. 'Reduction in cars' With the possibility of children turning seventeen, passing their driving test and additional cars using up the relatively few existing spaces I do not see any net gain . The truth of the matter may be that No. 1 has previously converted their garage into a bedroom with the resulting lack of storage space. This was carried out a few years ago by the previous owners without the benefit of a Planning Application. Every other owner in the Terrace has a functioning garage; some persons use it for storage, others park their car in it. No 1 has no garage and seeks to form a workshop/storage area/ bicycle store and refuse cover to compensate for the lack of garage - surely a case of having one's cake then eating it; surely constituting an overdevelopment of the site.

e. 'Reduction in visual.' (negative impact of bins) Is everybody within East Renfrewshire Council now allowed to build an extension, regardless, just to hide their own bins? How will this development help hide neighbours' bins?

f. 'Noise vibration reduction (road)' I haven't heard neighbours complaining.

g. 'Reduced car ownership by Innes Family' ??? Some neighbours park two cars on their driveway thus leaving more space for visitors, others don't!

6. Supporting documents/drawings: I note supporting letters relating to an appeal that was never made. I view the letters as invalid; the authors are neither the agent nor neighbour.

7. Other Matters: Although not a Planning Matter please note there is a condition THREE in the Title Deeds that gives owners the right to object to another owner breaching the Deed of



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Conditions wherein it says that no permanent addition can be built without consent of the granter ... Unfortunately, as far as I am aware, the applicant has not contacted any of the neighbours to inform them of this (second) development prior to the planning submission. It may be that if Planning Permission is granted a legal case will ensue - all to the detriment of friendly neighbour relations.

I trust you will consider the objections above before reaching a decision.

Yours faithfully,

Stephen S Gordon

STEPHENS GORDON BSc. (hons) B. ARCHITECTURE. Litt

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**From:**Scott, Derek  
**Sent:**9 Aug 2017 12:10:08 +0100  
**To:**McNaughtan, Julie  
**Subject:**RE:

Yes please treat as a representation.

-----Original Message-----  
From: McNaughtan, Julie  
Sent: 09 August 2017 11:45  
To: Scott, Derek  
Subject: FW:

Hi Derek  
I am assuming this is an objection for the new application 2017/0487/TP - can you confirm please?  
Ta  
Julie

-----Original Message-----  
From: gill strang [REDACTED]  
Sent: 09 August 2017 00:32  
To: Planning  
Subject:

Melvyn & Gillian Strang  
4 Seyton Court  
Seyton Ave  
Glasgow  
G46 6QA

Dear Sir

As you are most certainly aware, this is the second application for this proposed extension. The first was Ref: 2016/0663/TO on 11th October 2016. This was rejected by the Planning Authority. Apart from the change in materials proposed to be used, we see no other changes to this application which in any way alter our initial opinion that this proposal should again be rejected.

We refer to your Notice to Neighbours dated 21st July 2017 and would like you to note our very strong objections to this application and have set out our reasons for our objections as per the applicants letter:-

1.The development site offers no amenity benefit.....Having lived in Seyton Court for 14 years, it has always been our understanding that the 7 townhouses were built on communal ground for us all to appreciate the open green space. It would appear that if number 1 were to build on this piece of land beside them then it would certainly close up the whole garden for our general access and use, making it more difficult for the tradesmen and communal gardeners, as required, to have free access on a regular basis to maintain our homes and gardens as easily. For instance.....bringing around their equipment for trimming hedges & bushes, cutting the grass, etc.

2.Functional and special deficiencies of the current building and its environs.....The applicant & our neighbour suggests that there is not enough adequate storage in his property but to want to go ahead & build what they are suggesting seems ludicrous. The planned structure is far too large & would spoil the whole outlook of the other 6 dwellings. The garage at number 1 was converted into a bedroom a few years

ago by the previous owners, thus not only taking away parking but also additional storage. As to building a workshop.....what does this actually mean? Will there be comings & goings all day everyday with various deliveries, etc. Will there be excessive noise coming from this workshop? With very little access around the side of number one, how will they get deliveries in or out of the workshop without disturbing their neighbours?

3.The ground is regularly saturated.....Surely if there is a problem of ‘water saturation’ a simple drainage system may be the answer rather than a whole unnecessary building.

4.Our concerns.....As a home owner in this small intimate community, if number 1 is given free reign to build what they want to, without any consultation with their very close neighbours, does that then give the rest of us carte blanche to apply to build anything on our own individual plots to the detriment of not only Seyton Court but to our neighbours on Seyton Ave & indeed to the conservation area of Giffnock. In all the years we have lived here, there has always been consultation meetings with our neighbours to ensure that any work needing done on the buildings ‘ upkeep be kept in accordance to the deeds & to the original builders plan. In the 40 year life of the townhouses, all the owners, until now, have gone to great lengths to maintain the original communal aesthetics of the building. IE...retaining the same windows, cladding, paint colours, etc. Why should this change now?

5.Vehicle concerns.....There is already limited parking within the court & when any vehicle enters the court, the ground at number 1 end is usually where vehicles attempt to turn around so as they can exit the court without having to reverse all the way which can be awkward & hazardous at the best of times. If there were to be any further parking on the grounds by number 1 it would only make car manoeuvres even more difficult.

In conclusion, we feel that the proposed building would be completely detrimental to the total look of Seyton Court & also to the open space amenity that is afforded to the properties at the moment. The proposed plan basically constitutes a substantial over development of Seyton Court and in our opinion this proposed eyesore of an addition would indeed be seen from Fenwick road by pedestrians and drivers.

For all the above reasons we are certain this proposed development should certainly not be allowed to go ahead.

Yours faithfully

Melvyn & Gillian Strang

Sent from my iPad

**From:** Lisa McLaughlin  
**Sent:** 10 Aug 2017 10:57:59 +0100  
**To:** Planning  
**Subject:** REF 2017/0487/TP 1 Seyton Court

Hi

With respect to the planning application REF 2017/0487/TP 1 Seyton Court, I wish to make the following comments.

1 The proposal suggests an inappropriate addition that would be detrimental to the character and visual appearance of Seyton Court, negatively having impact on both the building and the location.

2 The loss of 'green space' within Seyton Court (if this structure goes ahead) will be a great loss as the proportion of green space to building within that development is already below an ideal ratio.

3 The access to the garden area for maintenance etc is extremely restricted at the other side of the terrace so the proposed storage building would severely restrict access to this area. From a practical and safety aspect this compromised access which we all have rights to as residents would be unacceptable.

4 I appreciate the storage building has been carefully designed however the 'add on' appearance that this would have to the Seyton Court would go against all design principles that make this development a fine example of modernist architecture.

5 We are worried that if this is approved it will set a precedent for other additions to the building.

6 Although there are 2 architects with letters of support, there is a Director of Architecture, architect and interior designer living in Seyton Court who are all opposed to this proposal on an aesthetic and practical basis.

Regards

Lisa and Martin McLaughlin

3 Seyton Court



Ack 14/08/17 -DS

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RECEIVED  
10 AUG 2017

6 Seyton Court  
Seyton Avenue  
Giffnock  
Glasgow  
G46 6QA

10 August 2017

Head of Environment  
2 Spiersbridge Way  
Spiersbridge Park  
Thornliebank  
East Renfrewshire  
G46 8NG

Ref.2017/0487/TP

Dear Sir

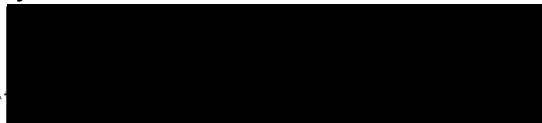
I believe that the owners of No. 1 Seyton Court have applied for planning permission again to erect a workshop/ store/ bin store at the side of their dwelling. I would like to make clear that my previous objections still stand.

Access at that of the Court would be extremely difficult for our gardeners and other tradesmen. I feel space is limited and the Court would be over developed. Also Inappropriate use could lead to unwanted noise especially for residents at that end of the Court. Car parking space is also limited

The Title to the property makes reference that no new building permanent or temporary may be erected within the grounds

It is for these reasons that I feel the proposal should be refused

Yours sincerely,

A large black rectangular redaction box covering the signature area.

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BRIAN & SUE EVANS  
7 Seyton Court • Giffnock • Glasgow • G46 6QA  
T: 0141 420 1518  
E: [REDACTED]

11 August 2017

Head of Environment (Planning, Property and Regeneration)  
2 Spiersbridge Way  
Spiersbridge Business Park  
Thornliebank  
G46 8NG

For the attention of Mr Derek Scott

Dear Sir

**Application Number 2017/0487/TP**  
**Erection of workshop/store/bin store building**  
**1 Seyton Court, Seyton Avenue, Giffnock G46 6QA**

We refer to this proposal submitted for plan consent for No1 Seyton Court.

As far as I am aware, the applicant has not discussed his intentions with any of his neighbours and co-owners within the Seyton Court development about our views a fact we find remarkable given the strong objections raised by ALL of the other owners of commonly held ground in Seyton Court and the refusal of Planning Consent for an identical development issued in December 2016.

We have studied the documents and drawings for the re-application available on the Council's website. We find that, other than in very minor detail, the proposal is in effect identical to the one refused by East Renfrewshire Council in December 2016. We therefore wish to reiterate our strong objection in principle and in detail to this proposal and we believe that the reasons for refusal provided by the Council 8 months ago remain valid. **We consider that the proposal is inappropriate in principle and in detail and should be refused.**

Our objection is based on the following grounds:

- *Aesthetics and conservation*
- *Precedent*
- *Intensification of use and loss of greenspace*
- *Inappropriate use*
- *Safety and extinguishing of access rights for other owners*
- *Materials*
- *Inadequate consultation*

A full justification for our views on these matters is given in the Annex to this letter.

In summary, the proposed extension to No1 Seyton Court:

1. Is detrimental to the general amenity of the Giffnock Conservation Area on this prominent site and is deleterious to the amenity of the other 6 houses in the Court through the introduction of a large and incongruous structure;
2. Is inconsistent with the original designed intent and the management and maintenance of the properties over the 40 year history. Furthermore, if approved it could set a precedent for development of other properties in the Court leading to further loss of the design aesthetic;
3. Represents an over-intensification of use on the site and a serious loss of garden/greenspace within the Seyton Court which is already deficient in respect of current greenspace standards;
4. Introduces inappropriate uses into an established and homogeneous residential enclave;
5. Is contrary to the established use rights and visual amenity of the other owners in Seyton Court and will seriously limit safety access and access for grounds maintenance for all the properties;
6. Irrespective of the materials used, this is therefore detrimental to the design and character of the existing properties;
7. Could, in the future, lead to commercial workshop uses and associated increases in vehicular access for materials coming in, products going out and clients visiting
8. Has had no consultation or discussion with those affected by the proposal.

We wish to take the opportunity in this new objection to raise further matters concerning the Applicant's control of the land he proposes to develop and the established use of that land. In the introductory paragraph to this letter we have used the term 'co-owners' advisedly because a very substantial part of the land of Seyton Court is co-owned. Whereas I understand that land-ownership is not of itself a **material planning consideration**, there are important issues at play in this case that are contingent on land ownership.

Firstly, **all of the construction traffic and disruption will take place on commonly-owned land**. The proposed plan as illustrated on Drawing 003 of the Applicant's Submission indicates an area of hardstanding beside the former garage and proposed bin store. This area cannot be accessed by vehicles from the current configuration of Seyton Court. This will require an additional section of

road to be created to form the access over what is common ground. Consent for this construction will not be forthcoming from the other owners and, therefore, **the Applicant does not have control of the land necessary to form the development as proposed.**

Secondly, the proposed development adversely and directly affects the established use rights of ALL the owners in Seyton Court. All of the privately owned land adjacent to the houses is required to be kept open as all of the owners have established rights of access and use of the open space in Seyton Court whether privately or commonly owned. We re-iterate our concern about the restriction of access around the gable of No1, which, like the similar space at No7, and confirm this needs to remain open for access, repair, maintenance and in case of emergency. **This proposal therefore would extinguish existing rights of use to land.**

**All of these points were considered by the planning Officer in the preparation of his report leading to the refusal of consent for the earlier and almost identical proposal in December 2016.**

We objection in principle and in detail and urge the Planning Authority to refuse this application.

Yours faithfully

A handwritten signature in black ink, appearing to be a cursive name, possibly 'Mr & Mrs Evans', written over a horizontal line.

**On behalf of Mr & Mrs Evans, owners and occupiers No7 Seyton Court**

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**Application Number 2017/0487/TP  
Erection of workshop/store/bin store building  
1 Seyton Court, Seyton Avenue, Giffnock G46 6QA**

**Letter of Objection from Mr & Mrs B Evans, No7 Seyton Court, Giffnock**

**ANNEX – 10 August 2017**

Our objection is based on the following grounds:

**Aesthetics and conservation**

The houses of Seyton Court are a fine example of late mid-century (20<sup>th</sup>) architecture in Giffnock designed by architects G R M Kennedy and Partners of Glasgow and Edinburgh. Since their construction and inhabitation in the mid 1970s, the owners have worked individually and collectively to retain the original designed intent as a row of 7 town houses set in open landscape grounds. This original intent was enshrined in both the original planning consent for the development and subsequently in the titles for the properties that set out a series of responsibilities on owners to jointly and severally manage the grounds of Seyton Court whether in individual or communal ownership.

Over the last 40 years the individual owners have consulted amongst themselves and, whatever the individual aspiration, have always followed the original design intent, the planning consent and the title obligations. This is most evident recently when the windows in the properties began to fail and replacement windows have been put into all the properties. All owners have complied with the aesthetics in layout and colour. A factoring agreement is in place for the maintenance of the grounds and periodic application is made to East Renfrewshire Council to undertake approved tree surgery to manage the health of the trees in the grounds. In this way the original designed intent has been respected and retained such that the collection of seven residences in Seyton Court now makes an explicit contribution not only to the amenity of each of each individual house but also to the general amenity of the Giffnock Conservation area on a prominent site close to Eastwood Toll which is highly visible – particularly when travelling north along Fenwick Road. **The proposed development at No 1 Seyton Court is prejudicial to the aesthetics and conservation of Seyton Court and the Giffnock Conservation Area.**

**Precedent**

Title to the properties makes explicit reference that *'no new building permanent or temporary may be erected within the grounds'*. Over the 40 years of Seyton Court, this expression of the original design intent, of the original planning consent and of the title requirements, has been respected by the owners. The proposal as submitted explicitly disregards the original design and the principles expressed in the title. It also sets a precedent for

the extension of the properties which if approved would make it more difficult to retain the original character and refute other future proposals for extension to properties whether on the side facing Seyton Court side or in the open grounds facing Seyton Avenue. All and any such extensions are contrary to the original design intent, the original planning consent and to the title conditions of the properties. **The current proposal therefore has the potential to set a precedent for the extension of the properties.**

#### **Intensification of use and loss of greenspace**

The existing properties comprise town houses of approximately 125 sqm floorspace over 3 floors providing 2 public rooms, a large kitchen/dining area, 3 bedrooms, two bathrooms, a toilet and storage with the addition of an integral garage of 24 sqm for car and further storage. Some years ago No1 Seyton Court used permitted development rights to convert the integral garage of the dwelling into a habitable room thereby adding a further 24 sqm to the habitable space and expunging the ability to garage a car and to have incidental storage within the property.

The current proposal is for further additional internal floorspace. This, together with the conversion of the garage represents a considerable extension (of approximately 40%) of the original dwelling floorspace. As such, it is a level of intensification of use that is beyond the capacity and amenity of the site to absorb. It is plain from the original design, the planning consent and the property titles that such a level of intensity of use was not anticipated. If replicated in other properties this would lead to a serious problem of 'cramming' on the site. Furthermore, the applicant seeks to introduce an area of hardstanding and terrace of approximately 65 sqm. The proposal therefore seeks to extract over 100 sqm from the amenity greenspace of Seyton Court and expunge a very significant proportion of greenspace from the grounds of No1 through 3 Seyton Court together with preventing access for grounds maintenance.

It is clear that original design was well considered and sought to achieve a density appropriate to the time it was built ***but that may well be deficient in terms of the open space standards of today.***

The property titles requires that all of the grounds (with the exception of the access road and turning spaces) be retained as open space of grass, trees and shrubs for the amenity of all seven properties without any impediments through walls, hedges or buildings whether temporary or permanent. This requirement relates equally to the communally owned grounds and to the privately owned space between the houses and Seyton Avenue, Fenwick Road and the entry to Seyton Court. It is also clear therefore that original architectural and design intent was to achieve an appropriate balance between buildings and landscape to allow the occupants to enjoy the amenity of the site and to maintain the amenity of the Giffnock Conservation Area.

**Inappropriate use**

Seyton Court is a 100% residential site. The only other uses on the site (garage and car-parking) are incidental to the enjoyment of the houses. The principal intended use of the proposed extension at No 1 Seyton Court extension is workshop and store of up to 40 sqm. This raises concern about introduction of inappropriate use and potential noise into a wholly residential development. A workshop and store of this size is more suitable to a light industrial unit. This therefore presents the opportunity to introduce inappropriate uses, traffic generation and noise to the detriment of the amenities of the other owners and occupiers of the Court. All access to the workshop will have to be taken through the entire length of Seyton Court and all materials will have to be brought through the entire Court. The court is in joint ownership of all seven owners.

**Overall the proposal is for an unacceptable range of uses in a wholly residential development.**

**Safety and extinguishing of access rights for other owners**

Each of the owners of Seyton Court have the right of access to the property of all the other owners for visual amenity, to effect repairs and for safety reasons (including access by emergency services should the need arise). The principal access to the garden grounds fronting onto Seyton Avenue is around the end elevations of No1 and No7 Seyton Court. For these reasons, and for the general amenity of the Seyton Avenue neighbourhood, the landscape areas fronting onto Seyton Avenue are to be kept free of obstruction including fences, hedges and walls as open grassed areas. All of the open space of Seyton Court (whether common or private) is managed and maintained as part of the shared garden maintenance of the grounds. The position and size of the proposed extension and hard-standing to No1 is detrimental to visual amenity, will prevent access for grounds maintenance and obstruct safety.

**Materials**

Irrrespective of the materials used, the proposal is detrimental to the integrity and aesthetics of the Terrace.

**Inadequate consultation**

The Applicant and owner of No1 has not consulted with any of the other owners about this proposal. The first that any of the other owners knew about the proposal was when the neighbour notification was received from East Renfrewshire Council. Not only does this breach the existing culture of co-existence among owners in Seyton Court it is also contrary to best practice in planning in Scotland where consultation among neighbours and communities is encouraged in order to reach consensus about the future of places.

Although no intimation nor consultation over the proposed extension was carried out prior to submission of the planning application, the owners of No 1 have been consulted about the gardens and proposals to carry out regular treeworks and have found cause to object to the advice offered to the owners by the East Renfrewshire Council Tree Officer on the grounds that *“Seyton Court will lose the cohesiveness and continuity of its design”*.

In summary, the proposed extension to No1 Seyton Court:

9. Is detrimental to the general amenity of the Giffnock Conservation Area on this prominent site and is deleterious to the amenity of the other 6 houses in the Court through the introduction of a large and incongruous structure;
10. Is inconsistent with the original designed intent and to the management and maintenance of the properties over the 40 year history;
11. Represents an over-intensification of use on the site and a serious loss of greenspace within the Seyton Court which is already deficient in respect of current greenspace standards;
12. Introduces inappropriate uses into an established and homogeneous residential enclave;
13. Is contrary to access safety, the established use rights and visual amenity of the other owners in Seyton Court and will prevent grounds maintenance for all the properties;
14. Has had no consultation or discussion with those affected by the proposal.



**REPORT OF HANDLING**

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# REPORT OF HANDLING

Reference: 2017/0487/TP

Date Registered: 14th July 2017

Application Type: Full Planning Permission

This application is a Local Development

Ward: 3 -Giffnock And Thornliebank

Co-ordinates: 256055/:658389

Applicant/Agent:

Applicant:  
Mr. Norman Innes  
Seyton Court  
1 Seyton Avenue  
Giffnock  
East Renfrewshire  
G46 6QA

Agent:

ROCK DCM Ltd  
Floor 5 Room 2, Argyll Chambers  
34 Buchanan Street  
Glasgow  
G2 8BD

Proposal: Erection of storage building at side

Location: 1 Seyton Court  
Seyton Avenue  
Giffnock  
East Renfrewshire  
G46 6QA

**CONSULTATIONS/COMMENTS:** None.

## PUBLICITY:

04.08.2017	Glasgow and Southside Extra	Expiry date 25.08.2017
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## SITE NOTICES:

Development within a Conservation Area	Date posted 04.08.2017	Expiry date 25.08.2017
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## SITE HISTORY:

2016/0663/TP	Erection of workshop/store/bin store building at side	Refused	21.12.2016
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**REPRESENTATIONS:** 5 representations have been received: Representations can be summarised as follows:

Detrimental to the character of the terrace and of the Conservation Area  
Impact on visual amenity  
Inadequate car-parking  
Restrict access for emergency vehicles and for trades/deliveries  
Workshop could be used for commercial purposes  
Contrary to title deed restrictions

Located on shared open space and will restrict access to the front of the property

Precedent

Applicant did not consult neighbours

Disagree with statements made in the design statement

Noise impact

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

**SUPPORTING REPORTS:**

The applicant has submitted a Design Statement in support of the application. The statement provides a brief site analysis and concludes that the impact of the proposal can be mitigated by augmented planting on the boundary with Fenwick Road. It includes two letters of support in respect of the earlier application 2016/0663/TP (prepared with a view to seeking a review by the LRB).

**ASSESSMENT:**

The application site comprises an end-terrace three storey house and its residential curtilage and lies within the Giffnock Conservation Area. The dwelling is part of a terrace of 7 townhouses. The terrace is of a unique design, dating from the 1970s and built to a design redolent of that period. Each terrace has a garage on the ground floor, although the applicant has converted the garage at the application site to a bedroom. The land occupied by the terrace was previously occupied by a villa set within a large single plot. In order to retain something of this original setting and character, the front and side gardens and the rear parking areas are open in plan with no dividing walls or fences. The site is open to long views from Fenwick Road and the terrace is a prominent building in that part of the Conservation Area. The terrace is externally finished in brown brick and lead panel detailing.

Planning permission is sought for the erection of a building containing a workshop, store and bin store area to the side of the dwelling. The building is a free standing, flat-roofed structure and is proposed to be externally clad in material to match the exterior of the dwelling. It measures 9 metres in length, 2.4 metres wide and approximately 2.6 metres high. The bin store area comprises a brick screen wall 2.6 metres long by 1.2 metres high, behind which 4 wheeled bins would be stored. The applicant has advised that the workshop is for domestic use only. The applicant proposes to augment the boundary hedge on Fenwick Road to help screen the development and has submitted a landscaping/tree plan to show this.

This application is similar to an earlier application 2016/0663/TP for the erection of a workshop, store and bin store area that was refused on 19 December 2016.

It is accepted that the proposed building would be clad in materials to match those on the dwelling and will be subsidiary in size and scale. Nevertheless, the proposed store and workshop, with its modular, free standing design is not considered to compliment the character or design of the existing dwelling or the terrace of which is part. Indeed the siting of this structure at this location would be considered to detract from the character and design of the dwelling. As such, the proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan.

Notwithstanding the applicant's proposal to screen the proposed structure from Fenwick Road, the site occupies a prominent location in the Giffnock Conservation Area. The proposed structure would still be open to long views from Fenwick Road before any proposed screening could reach the necessary height. In any event, it would not be in the interest of the proper planning of the Conservation Area should screening be used to justify otherwise inappropriate development. The proposal therefore represents an inappropriate addition in terms of its

structural form and location. This would be detrimental to the character and visual amenity of the Conservation Area. As such, it is contrary to Policies D1 and D11 of the adopted East Renfrewshire Local Development Plan.

The points of objection not specifically addressed above can be addressed as follows:

The proposal would not give rise to additional car-use or cause an increase in the use of the vehicular access. The use of the workshop is proposed to be domestic and no commercial activities are intended. If this situation changes in the future it will be determined whether planning permission is required for the use. It is not considered that access for emergency vehicles would be affected. The proposal would not be considered to generate significant additional noise as it is proposed to be domestic in nature. The Design Statement has been produced by the applicant however any comments in it are not considered to outweigh the policy provisions of the adopted Local Development Plan. The remaining points relating to title deeds, legal issues and precedent are not material planning considerations and the applicant is not required by planning legislation to consult neighbours prior to submitting the application.

On balance, the proposal is contrary to Policies D1, D11 and D14 of the adopted East Renfrewshire Local Development Plan and there are no material considerations that would justify setting aside those policies.

**RECOMMENDATION:** Refuse

**PLANNING OBLIGATIONS:** None

**REASONS FOR REFUSAL:**

1. The proposal is contrary to Policies D1 and D11 of the adopted East Renfrewshire Local Development Plan as it represents an inappropriate addition to the Conservation Area in terms of its structural form and location. This is considered detrimental to 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 the proposed workshop and store would detract from the character and design of the dwelling by virtue of its structural form and design and would detract from the setting of the terrace by virtue of its location.

**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.: 2017/0487/TP  
(DESC)

DATE: 8th September 2017

**DIRECTOR OF ENVIRONMENT**

**Reference: 2017/0487/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 D11

##### Management and Protection of the Built Heritage

The Council will safeguard the special character of conservation areas and the Netherlee Article 4 Direction Area; sites included on the Inventory of Gardens and Designed Landscapes; scheduled monuments and archaeological sites; and listed buildings and their settings. Development likely to adversely affect these assets will be resisted.

Further detailed information and guidance is provided in the Management and Protection of the Built Heritage Supplementary Planning Guidance.

The Council will seek to secure the implementation of the environmental protection projects shown on the Proposals Map and listed in Schedule 5

#### 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:**

Scottish Planning Policy on Conservation Areas indicates that proposals for development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character or appearance of the conservation area should be treated as preserving its character or appearance. Where the demolition of an unlisted building is proposed through Conservation Area Consent, consideration should be given to the contribution the building makes to the character and appearance of the conservation area. Where a building makes a positive contribution the presumption should be to retain it.

**Finalised 08/09/17 IM(1)**



**DECISION NOTICE  
AND  
REASONS FOR REFUSAL**

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# 101

**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.        **2017/0487/TP**

### **Applicant**

Mr. Norman Innes  
Seyton Court  
1 Seyton Avenue  
Giffnock  
East Renfrewshire  
G46 6QA

### **Agent:**

ROCK DCM Ltd  
Floor 5 Room 2, Argyll Chambers  
34 Buchanan Street  
Glasgow  
G2 8BD

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

### **Erection of storage building at side**

**at: 1 Seyton Court, Seyton Avenue, Giffnock, East Renfrewshire, G46 6QA**

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 Policies D1 and D11 of the adopted East Renfrewshire Local Development Plan as it represents an inappropriate addition to the Conservation Area in terms of its structural form and location. This is considered detrimental to 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 the proposed workshop and store would detract from the character and design of the dwelling by virtue of its structural form and design and would detract from the setting of the terrace by virtue of its location.

Dated            8th September 2017

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

The following drawings/plans have been refused

<b>Plan Description</b>	<b>Drawing Number</b>	<b>Drawing Version</b>	<b>Date on Plan</b>
Location Plan	001		
Block Plan Proposed	002		
Elevations Proposed	004		
Elevations Proposed	005		
Plans Proposed	003		

## 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 100077890-001

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

## Applicant or Agent Details

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

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="PPD"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="John"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Paton"/>	Building Number:	<input type="text" value="0"/>
Telephone Number: *	<input type="text" value="01360449442"/>	Address 1 (Street): *	<input type="text" value="Bankers Brae"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text" value="Balfron"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="G63 0PY"/>
Email Address: *	<input type="text" value="john@pp-d.co.uk"/>		

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

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Seyton Court"/>
First Name: *	<input type="text" value="Norman"/>	Building Number:	<input type="text" value="1"/>
Last Name: *	<input type="text" value="Innes"/>	Address 1 (Street): *	<input type="text" value="Seyton Avenue"/>
Company/Organisation	<input type="text" value="n/r"/>	Address 2:	<input type="text" value="Giffnock"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="East Renfrewshire"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G46 6QA"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

## 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



## 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)

Local review appeal against refusal of planning permission to erect storage building at side of house

## Type of Application

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

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

What does your review relate to? \*

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

## Statement of reasons for seeking review

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

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

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

Please see attached planning and landscape statements of appeal. A noise statement is in preparation and will be submitted as soon as possible.

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)

PLANNING STATEMENT TO EAST RENFREWSHIRE COUNCIL LOCAL REVIEW BODY LANDSCAPING STATEMENT TO EAST RENFREWSHIRE COUNCIL LOCAL REVIEW BODY NOISE STATEMENT TO EAST RENFREWSHIRE COUNCIL LOCAL REVIEW BODY (Not yet completed - to be submitted as soon as possible).

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

2017/0487/TP

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

17/07/2017

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

08/09/2017

## Review Procedure

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

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

Yes  No

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

Please select a further procedure \*

Holding one or more hearing sessions on specific matters

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

To allow the appellant to put his case fully to the Local Review Body.

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)

It would be advantageous if the Local Review Body were able to gain access to the private property of the appellant. as there are boundary walls and trees which prevent full view of the site.

### Checklist – Application for Notice of Review

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

Have you provided the name and address of the applicant?. \*  Yes  No

Have you provided the date and reference number of the application which is the subject of this review? \*  Yes  No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*  Yes  No  N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*  Yes  No

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

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*  Yes  No

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

### Declare – Notice of Review

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

Declaration Name: Mr John Paton

Declaration Date: 06/12/2017

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## Response to Representations

Ancillary building at No.1 Seyton Court, Giffnock  
ERC Ref No. : 2017/0487/TP

20 August 2017



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## Introduction

We refer to the representations made and duly respond as follows. We consider all points have been addressed in a clear, simple and robust manner, demonstrating that this is a wholly positive, sympathetic proposal that will enhance the building and the lives of the Applicants family and friends within Giffnock and the East Renfrewshire wider community .

## No. 2 Seyton Court Representations

1. The submission “*is almost an exact copy*”

> It is in no way an “*exact copy*”. We have made critical changes following sympathetic consideration to form, detail and materiality and reinforced a number of aspects of the design with justifications relating both to the context and function. The changes and improvements cover: -

- Materiality, harmonisation – brickwork and timbers as existing
- Form - adjusted to accommodate bin store requirements.
- Detail - capping details, timbers profiled to match existing.
- Inclusion of Esteemed Conservation Architect and Architect supporting letters within a strong Design Statement document.
- Historical context – critical to all gaining a better understanding
- Landscaping strategy

Has “*not addressed the items in the Planning Report of Handling*”

- All items have been addressed

## **Reference Policy D1:**

1. The proposal will have a minimal impact upon the character of the surrounding area. It’s appropriate materiality, small size and height coupled with limited visibility from it surroundings mean it is not possible for it to cause “*significant loss of character and amenity to the surrounding*”

area". What is visible would instead enhance its surroundings ie. "*break up the mass and monotony of the gable*" refer to Fiona Sinclair comments on page 11 of document 007.

2. The proposal is appropriate in terms of these aspects: Size, respects the terrace is the dominant special defining building to which it is slight in comparison. Scale, storey height and detailing in keeping with the terrace. Massing, respects the language of the terrace with solid parallel brickwork planes contrasting against timber and glass. Its proposed materiality will allow it to blend quietly thus respecting the local architecture.
3. It is not directly overlooked from anywhere within Seyton Court Terrace. Its location at the blank gable means there are no daylight or privacy issues to other properties.
4. The proposal includes additional planting to reinstate the historic green leafy boundary of the property.
5. Sustainable drainage system will be devised to suit the subgrade (which will be investigated). We are committed to sustainable construction processes.
6. The proposal will include for secure garden storage for bicycles reducing the scope for fear of crime.
7. No negative impact on disability needs for occupants.
8. There is a road frontage to Fenwick Road so not backyard development.
9. The development has no adverse affect on parking. An additional space will be created. By providing cycle storage (access to sustainable transportation) it will in fact reduce car usage by the occupants.
10. No adverse light pollution issues in relation to this proposal.



11. This development does include provision for discreet bin storage / recycling bins.
12. No issue with former mining activity.
13. The development provides bicycle storage (access to sustainable transportation) for the occupants so is entirely in the spirit of this policy in that regard.
14. Not a national or major development.
15. Not applicable.

## Reference Policy D11:

- Seyton Court Terrace is not a listed building. Seyton Court Terrace is not noted (as considered) a positive building in the East Renfrewshire Council Conservation Area Appraisal Giffnock, Figure 12 :Townscape Appraisal Map. The small size scale and height of the ancillary building means it will have a minimal impact on its surroundings and thus there will be no adverse affect to its surroundings. Fiona Sinclair notes a positive enhancing impact by “*breaking up the massing and monotony of the gable*” in document 007 page 11.

## Reference: Policy D14

- The outbuilding will complement the existing character of Seyton Court Terrace. It is “*small simple and sympathetic*” as per comments by Henry McKeown in document 007 page 10.

- The size scale and height are appropriate. It's small size means its impact is slight and the massing of the linear staggered 3 storey terrace remains the dominant space defining element. The flat roofed structure is site specific and will complement the existing flat roofed Seyton Court Terrace.
- Not an extension. There is no internal connection.
- This structure will not result in a loss of usable garden space, it will occupy a small percentage of the existing garden space (less than approx. 2% of the overall Seyton Court garden space)
- n/a No dormer windows

## 2. "Vehicular access to The Development Site"

- The very issues (*restricted; access narrows; narrow width; reversing all the way along etc.*) raised by the objector are actually addressed by this application – it will not "exacerbate" the problem it provides a solution and will make it a SAFER Court!
- There will be no additional cars parked on Seyton Court – this proposal does create additional spaces (to help address the issues raised by the Objector) , but it induces the conditions to encourage cycling, in line with Council and Government Policy.

## 3. "Open space" –

- "If this were a modern day development" -
  - If ? - The west gable would not be as it is today – refer please to the document submitted 007 Design Statement, page 2 and page 9 referring to Fenwick Road (pre M77 main route from Glasgow to Ayr)
  - There would for example be no garages
- "Historically the owners have enjoyed the shared open space on SC "
  - Only evidence of use since we have moved into SC has been from 2 neighbours, unauthorised and invasive (passing bedroom window!)

placing of bins (No. 2) and building rubble (No 3 which we had to dispose of (broken glass etc))

- It is a saturated mossy unusable area of grass with failed planting providing ZERO amenity to its owners or visual positivity to the neighbours / public.
- There is adequate safe access for servicing / maintenance requirements.
- Ref to “*almost all to the loss of open space*” is very much contradictory and at odds with a later statement relating to maintenance costs (*small square metre of grass*)
- The Original Owner was the promoting developer of the Terrace and we suggest he retained ownership of this area for a reason which may have aligned with the proposal in this submission.
- We duly draw a clear distinction between COMMON Open Space and PRIVATE Open Space

#### 4. “*Precedent*” –

- The only opportunity to in any way deliver something of similar form is in the East gable area – this is not possible for reasons of Title impediment (Common) and available area so any reference to a “*precedent*” is spurious and unfounded.
- This proposal is not only in harmony with the original structure it “enhances” it. (Ref to Fiona Sinclair; Henry McKeown in document 007.)
- NB this is a building (largely due to the West Gable and failed landscape) that is considered “*Not positive*” in East Renfrewshire Conservation Area Appraisal Giffnock
- “*Add ons / lean to’s*” – it is correct that permitted development rights enabled the works carried out on the Garage Conversion by the previous owners. Any other type of proposal (of any variety!) would have to satisfy ERC Planning and satisfy all associated Policy.

5. *“Applicants Statement of Use”*

- “Noise reduction” - twice our neighbour (No2 ) has approached our door to complain about our son playing music “too loud” in his ground floor room (south facing) - it was not, in our opinion, too loud and it was before 2200 hours on each occasion. We reduced the level considerably on one occasion and switched it off immediately on the other occasion. The music system has, aside from one party (when the neighbours were overseas) remained OFF. This impediment to pleasure is due to the very poor insulation between / within the party walls. This proposal will displace (from ground floor south room to proposed structure) this system and function. The proof will only be established when the construction is complete. There are of course some critical predecessor tasks ahead of this happening.
- *“Reduction in Common costs”* - Ref to above on the loss of “almost all “Open Space and now when the applicant suggests some savings it is regarded as only “a few square metres of grass”. This is both illogical and spurious. The Applicant is suggesting this as being in some way, part of a neighbourly benefit / planning gain.
- *“Improved Privacy”* – no further comment necessary.
- *“Reduction in cars”* - again the Objectors comments are illogical and spurious. This proposal will provide Family Bike Storage and off street parking within our own Title / curtilage. The Aged analysis of our kids (18 ; 17 ; 14 ) do project to possibly more cars being parked in Seyton Court. This will almost certainly be the case if they are denied the opportunity to recover their bicycles from storage and use them as their preferred mode of transport.
- This is not overdevelopment - with respect, the Objector (professionally) should know this.
- *“reduction in visuals “*- the proposal does intelligently and sensitively accommodates the (4 no) bins – The mid terraced units are certainly challenged to come up with a solution, if they choose not to use their garage. We are fortunate in that we can design a harmonious structure

within our own curtilage. Again we submit that the statements made are both illogical and spurious.

- “*Noise vibration reduction*” - the physical facts are the owners of No 2 (or 3-7 inclusive) SC are not living in No1 SC. The “made” / poor saturated ground adjacent to the gable is a pathway for significant vibration. These are not things likely to be picked up in a Home Report or verbally highlighted by the previous owner / selling agent.
- “*Reduction in car ownership by the Innes Family*” - We respectfully refer to the response above. Mr Gordon seems to be stating that we park only 1 car in the driveway and others (himself and his wife) park 2. This is most often the case. But for the very reasons highlighted by him (highlighted in red above). Again we respectfully submit that Mr Gordon’s statements are both illogical and spurious. He does not seem to be aware he is in actual fact supporting our submission.
- “*Supporting Documents / Drawings*” - Mr Gordon states that the professional opinions of 2 esteemed Architects are invalid! Again we question Mr Gordon’s position on this. Mr Gordon is however correct in stating that they are not our Agent – they are independent in their creative thoughts and opinions. They both strongly support the proposal.
- “*Other matters*” - the Legal position is that the Applicants own the Land upon which this enhancing proposal sits. Mr Gordon is welcome to seek legal counsel on the matter as we have. This is not a Planning matter and therefore adds to the substantial illogical and spurious content of Mr Gordon’s objection.
- “*Neighbour contact*” – the facts are the Applicant emailed all neighbours in advance of the Application being submitted and invited them all to meet collectively or individually. None of the neighbours chose to take up this offer.

**No. 3 Seyton Court**

1. “*inappropriate addition*” - We refer to our submissions and the comments above.
2. Loss of “*green space*” - We refer to our submissions and the comments above.
3. “*Access for maintenance*” - We refer to our submissions and the comments above. With respect our Neighbour in 3 SC (who has a young family) have spatial external garden and play requirements / desires that perhaps go beyond their own ownership capability being a narrow mid terraced unit. We make reference to the emails pertaining to their desired trampoline location. The trampoline is now sitting on the Objectors own ownership and highly visible. We overheard the gardeners complaining about its positioning and it being an obstruction.
4. “*Against design principles*” - With respect again. We refer to the submissions and strong supportive Expert opinion.
5. “*Precedent*” - With respect again. We refer to the submissions and Expert opinion.
6. “*letters of support*” - again with the greatest of respect. Both esteemed highly qualified Architects have stated their independent professional opinion.

**No.4 Seyton Court**

Mr and Mrs Strang have sold their house, we understand this was approximately 6/7 weeks ago.

- There are a number of points we could respond to with logic and substantive fact, but we wish only to highlight that **NONE of the neighbouring properties have any “*outlook*” onto the proposed structure as mentioned.**

### No. 6 Seyton Court

- We respectfully consider all of the points of objection to be fairly and reasonably answered herein.

### No. 7 Seyton Court

Mr and Mrs Evans have prepared a well structured and detailed response. The Structured objection however is supporting a number of flawed arguments and erroneous statements.

1. ERC are on record that they consider the structure makes no positive contribution to the Giffnock Conservation status. The terraced structure in terms of perception, is considered negative largely due to the mass solid brick gable (We refer to our submissions noting the main Glasgow / Ayr route on Fenwick Road) is considered negative and “ugly” by a considerable number of people. The previous owners have over the last decade or more allowed the landscape to the west of the terrace to deteriorate and fail in this area. This sympathetic and enhancing proposal (structure and landscape) will help very much to address this.
2. “*Original design intent; Management and Maintenance; Precedent*” - we refer to our submission and responding points above. Mr and Mrs Evans know many things have changed in 40 years. This is not a listed building. To the best of our knowledge there has never been any motion or consideration given to giving to seeking listed status. We would remind the Objectors that it is not considered positively in any way by ERC and this is largely due to the exposed west elevation.
3. “*over-intensification of use and serious loss....*” - we refer to our submission and responding points above and respectfully submit that Mr & Mrs Evans should attempt to recall when was the last time they or any other neighbour enjoyed this saturated and exposed space (that we have

Title to) in any way. The illogical and spurious references to “historic” and “current” are lacking and fail to make a valid point.

4. *“introduces inappropriate uses “ - the enclaves “homogeneous”* dimension is not in any way undermined or fragmented by this proposal – it is strengthened in many ways. And again, with respect, we ask when was the last time any neighbour had any visual pleasure through the *“amenity”* of this dead space / area that we own. ( Neighbours Bins (with associated privacy issues!) and dumping aside))
5. *“Use rights; visual amenity; safety”* - we refer to our submission and responding points above.
6. Mr and Mrs Evans I’m sure know the Architectural pedigree of the Architects providing independent opinion on this proposal. The proposal, although directly aligned with our own home requirements will, enhance the west elevation and address the need for landscape “repairs”.
7. This is 100% for domestic / family use. The Applicant has commercial properties at his disposal. This will be a strict condition of any Consent. Mr Innes, unlike some neighbours, does not have any need or desire to have a commercial work base from home.
8. *“Consultation“* - we refer to our submission and responding points above. Mr and Mrs Evans have been advised in advance of this submission and given we have not received any response, they have rebutted our offer to meet. We pass No 7 SC regularly and there has been a number of opportunities (face to face) to discuss the matter or to fix a date and time to meet. No neighbour has approached us. We will avail ourselves at any time possible to discuss this or any other matter. The very fact we are positioned at the end of the terrace means we enter and exit passing all our neighbours. We have demonstrated we are good, honest neighbours and very approachable and helpful.

Mr and Ms Evans (further matters raised) -

- *“contingent on land ownership”* - the reference to *“disruption on common owned land and .... cannot be accessed by vehicles ..... consent for this construction will not be forthcoming from the other*



*owners and therefore the Applicant does not have control of the land necessary to form the development as proposed “*

- With the greatest respect! The Objector appears to be making some foolishly misguided attempt to state that we, or our contractors, have no right of access to our land (across common land) to service the construction or subsequent use of this structure. The Objector should immediately seek legal counsel on this as it is verging on an act of deception, one that we could take action against. We note again that we have complete Title to the building footprint and the surrounding area and a right of access on all contiguous sides. This proposal will be compliant, positive, safe and enhancing.

## **Annex 10 August**

### ***Aesthetics and Conservation -***

- NB – Not a Listed Building Mr & Mrs Evans perhaps believe it should be??
- Not a “*positive building*” – Refer to **East Renfrewshire Council Conservation Area Appraisal Giffnock, Figure 12 :Townscape Appraisal Map (copy attached)**
- “*Windows*” - no neighbouring windows are the same. The same could be said about substantial parts of the cladding and capping.
- “*Health of Trees*” – clearly this has historically been weighted to the East end and adjacent South side of the Terrace. The original landscape to the west has been badly neglected and allowed to fail and is overall rather sad and pathetic in its form and scale. The mass “*dead*” gable wall is exposed and visible due to the failed landscape. Again it is clear the west end landscape and noise and vibration issues has been of little / no consideration to the owners 3,4,5,6&7.... We are aware of Mr Evans professional background and are somewhat surprised to note that he does not, anywhere in his

submissions, agree with the status / condition of the landscaping adjacent to Fenwick Road.

- “*Conservation of Seyton Court*” - With respect again. We refer to the submissions, points above, ERC documentation and Expert opinion.
- “*Precedent*” - With respect again, we refer to the submissions and points above. This is not a matter for Planning. We would request that the Objector seeks legal advice to back up his statements which are very much at odds with our own advice and understanding. Planning process and Conservation Policy exist to provide the necessary controls and conditions. Any future proposals (from others) would have to go through the tests existing within this process. (aside from permitted development rights – ref garage as example),  
On the garage and for reference – remarks from friends, family and architects demonstrate that all of them consider the garage conversion as an “enhancement”. The garages are tired, dilapidated and largely dysfunctional.
- “*Intensification and loss of green space*” - We refer to the submissions, points above, ERC documentation and Expert opinion. Further, we highlight that there is no direct link / route from the internal of 1 SC to the proposed structure. Again the objectors’ comments are misleading. As is the statement of it being “*replicated in other properties*” - it cannot!
- “*Amenity green space*” - it is the Applicants land and has only ever (in the time we have lived in SC) been wrongfully used, without permission for negative purposes. The Objectors attempt to paint a very misleading picture in relation to the (positive) use of this space is highlighted. Is the landscape over this area one that Mr and Mrs Evans would put their professional names to? There has been ZERO tactile or visual benefit to the Owners of SC or any others from this area... This is fact.
- Out of the 7 terraced units only 2 (to the best of our knowledge) have young families. We have 3 kids, No 3 have 2 kids. Life, structure, plants etc change and evolve to current conditions and circumstances. There are many examples of end terrace extensions, good, average

and bad within Giffnock. This, we submit, is a very good one.! The neighbours do not have the physical positioning within their ownerships to view the completed structure. It will have no adverse effect on their daily lives aside from some minimal disruption during construction.

- We duly highlight that of those properties notified who do at this time have clear sightlines to the proposed structure zone, NONE have raised any objections.
- NONE of the objectors have any direct sightlines or associated issues.
- The Neighbours notified who do have sightlines have not objected.

### *“Inappropriate Use”-*

- With respect again, we refer to the submissions, points above and ERC documentation.
- This proposal will be wholly for family function and purpose. It will help address some of the issues the Objectors themselves raise. Judgments and opinions from the Objectors seem to be very clouded here and this somewhat surprising given the professional background of some and given the fact that a number of them base their businesses at Seyton Court.
- We refer to the above points and commitments made by Mr Innes. There is no “*range of uses*” attached to this. It is to provide for healthy family living in East Renfrewshire. There will most likely be, post completion, a reduction in car movements. Bicycles being the families preferred mode of transport.
- It is very likely the Promoter Developer intended that this area of land would be developed at some point in the future. That is perhaps why he retained Title to this area.
- The objections as submitted (by all of the neighbours), do not present any real genuine concerns nor impediments to this enhancing proposal. There are perhaps other reasons that may be motivating them to contest a proposal that they respectively, from their positional ownerships, will not see. (we refer again to our submission document

007). It will help address the very negatives that they allege the proposal will generate / amplify!

*“Safety and Access Rights” -*

- Clear Safe Access will be maintained and not compromised in any way. Again the comments made are intended to be misleading.

*“Materials” -*

- We refer to the submissions, points above, ERC documentation and Expert opinion. This will deliver a much needed *“enhancement”* both in building form and landscape.

*“Inadequate consultation.”*

- It is a matter of factual record that no neighbour has taken up our offer to meet collectively or individually to discuss the submission. If, when professionally or personally, being presented with a Neighbour Notification and an offer to meet with the Applicant in relation to a Planning application I would, if objecting, take up the offer to meet and certainly have no hesitation communicating with them on the matter in an open and amicably fair and reasonable way. None of the Neighbours have responded to our offer to meet. We remain open to doing so and will email all (with the original request) again with a further request to meet.
- Reference is made to the Trees and our comments - we really do want to avoid this response dragging in sections answering to vexing (self-interest) matters pertaining to the tree management.

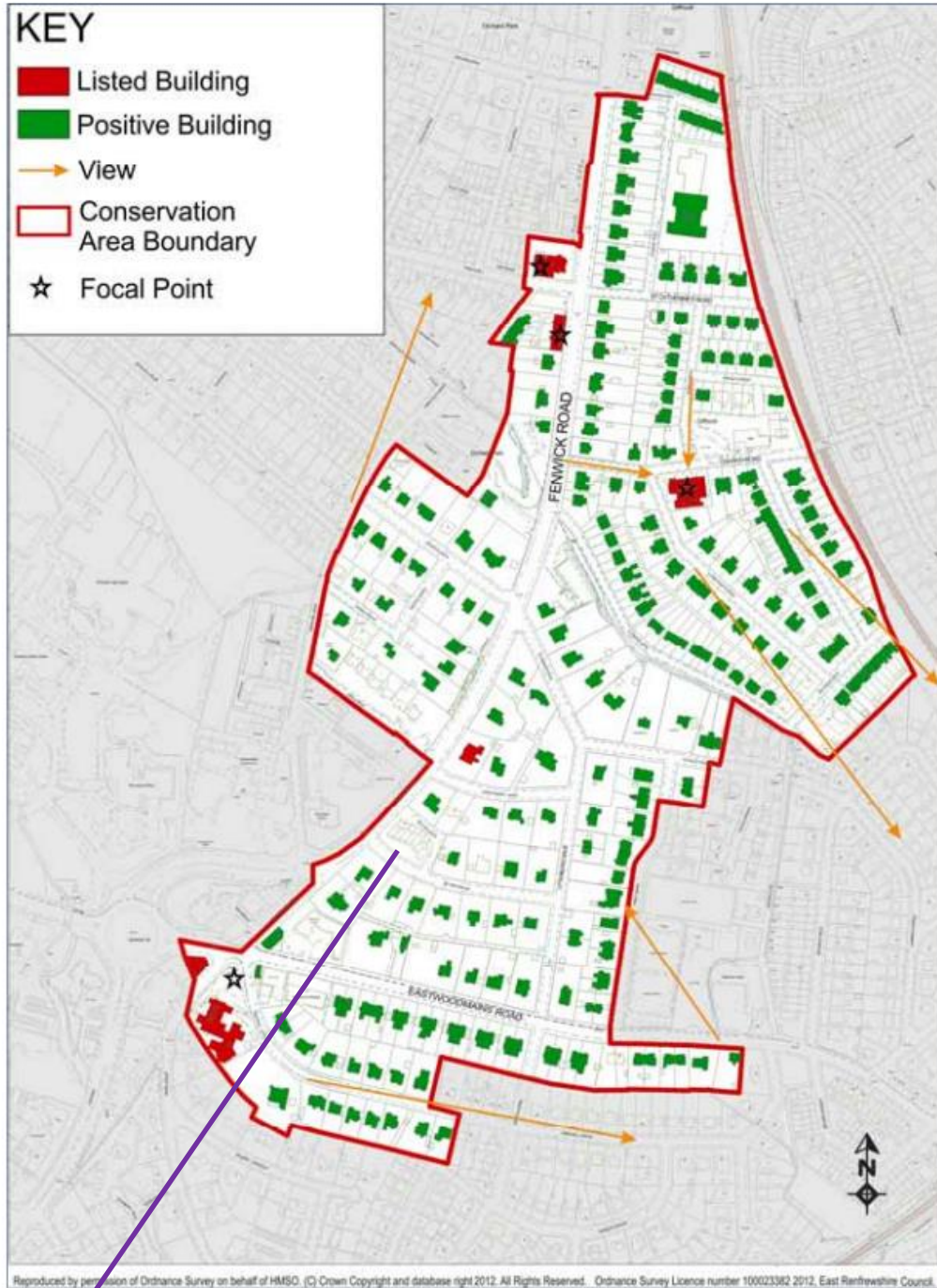
Ms Aitchison's comments were relating to the objector's bizarre desire to fell all the trees edging Seyton Avenue. This would have exposed Seyton Courts lack of cohesive materials and certainly its rather stagnant, tired look. Again we raise concerns over the misleading nature of this representation, and suggest that they be asked to explain this when we meet Mr and Mrs Evans .

Thank you Mr Scott. We would be happy to clarify any of the points / comments noted.

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**Figure 12: Townscape Appraisal Map**



NOT "POSITIVE"

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X • NOTIFIED  
NO OBJECTIONS  
(44 No?)

• NOTIFIED  
OBJECTION  
(5 No)

➔ POSSIBLE  
SIGHTLINE

1 SEYTON COURT - PLANNING APPLICATION

2017/0487/TP

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# Design Statement

## Dwg No: 007

1 Seyton Court  
Giffnock,  
East Renfrewshire,  
G46 6QA

13 July 2017

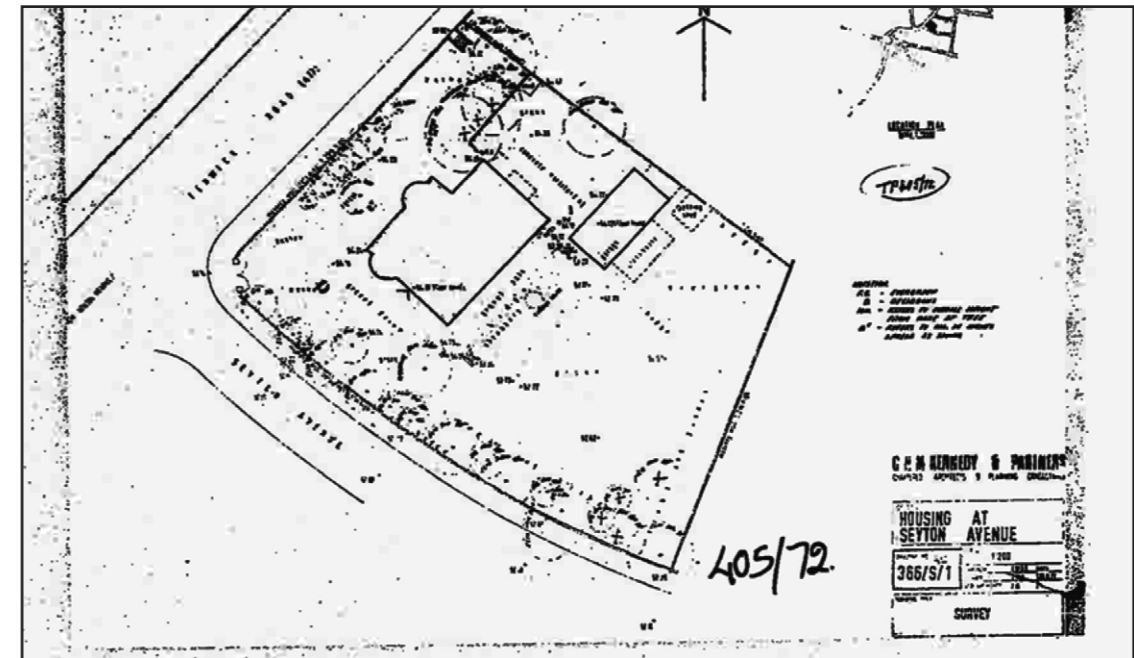


*Harmonious & functional healthy living in East Renfrewshire*

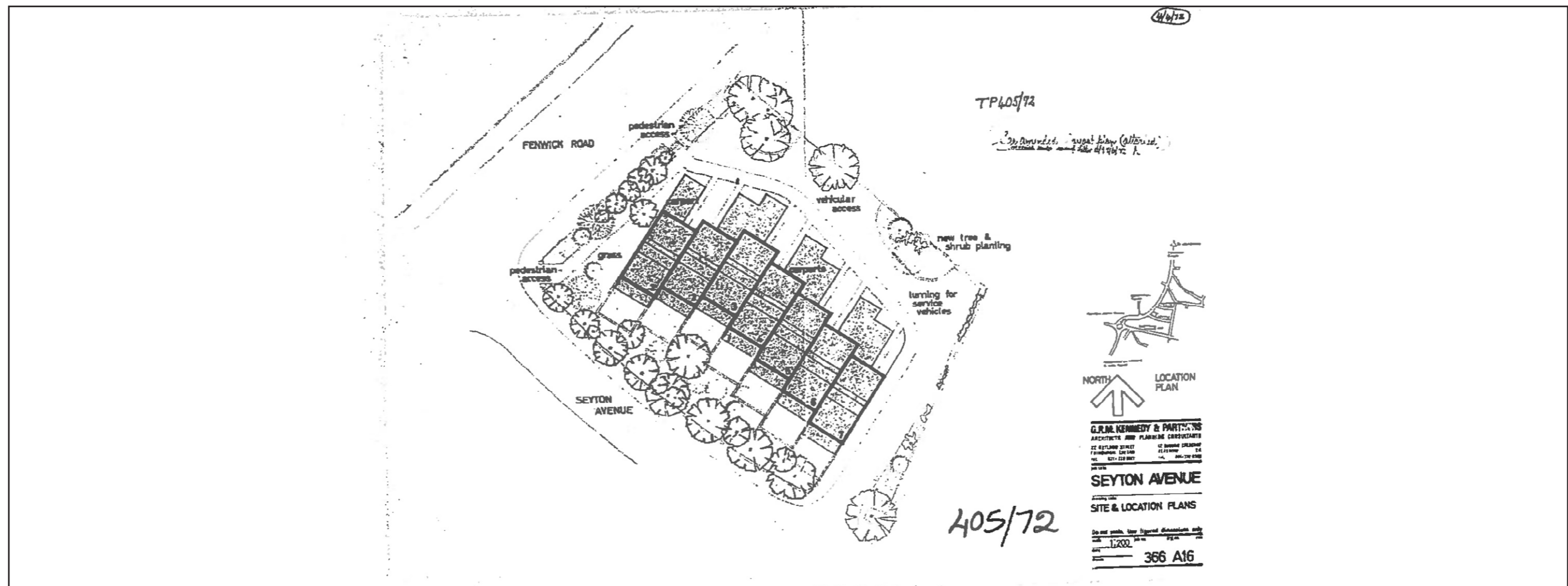
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# Site Analysis

Our analysis of the original proposal shows that in adding the linear terrace form to the site GRM Kennedy staggered the dwellings to create HORIZONTAL RELIEF and to retain as many trees as possible. Their plan shows a heavily planted, strongly defined green boundary to Fenwick Road (which originally substantially obscured the solid brickwork gable from the then congested main road between Ayr and Glasgow). Our landscaping proposal is intended to restore and enhance this green leafy boundary. The structure will also add horizontal relief to the blank gable end.



Plan of the original Villa which once occupied the site



Plan of Seyton Court Terrace Development by GRM Kennedy

# Sightlines From Fenwick Road



1.



2.



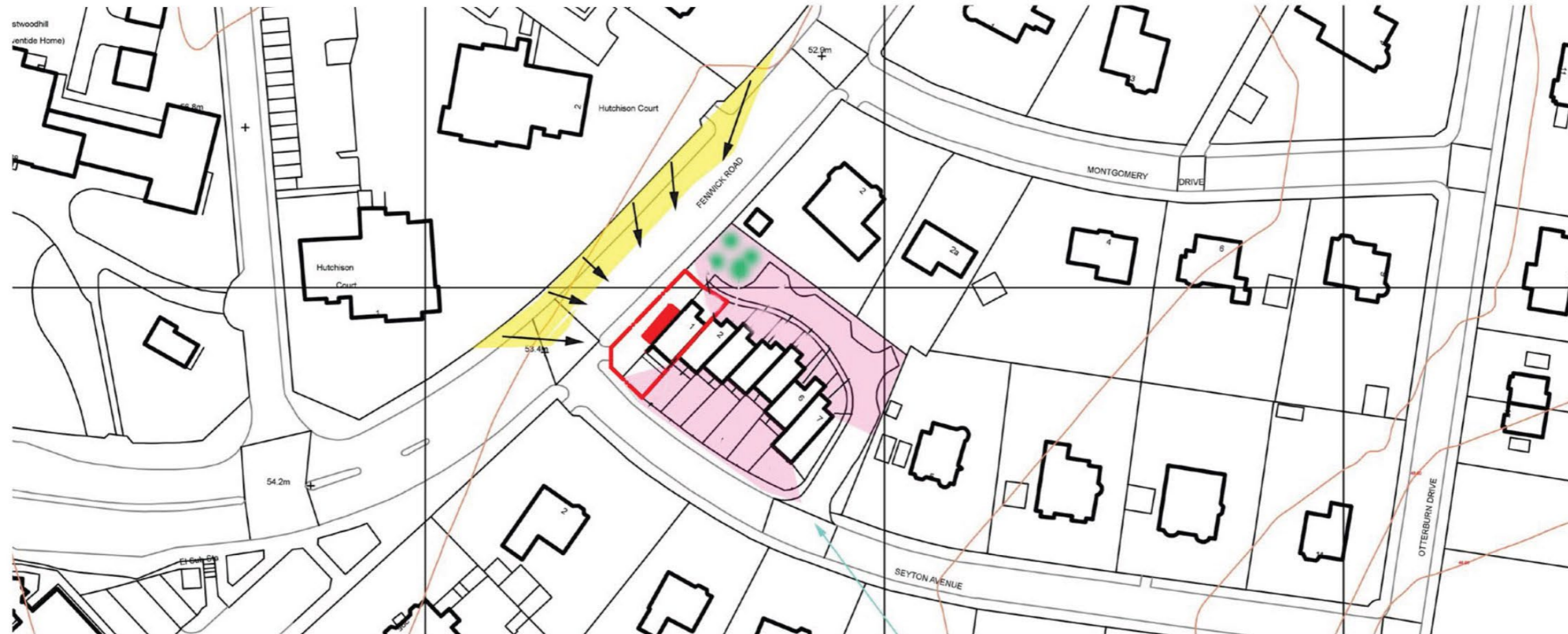
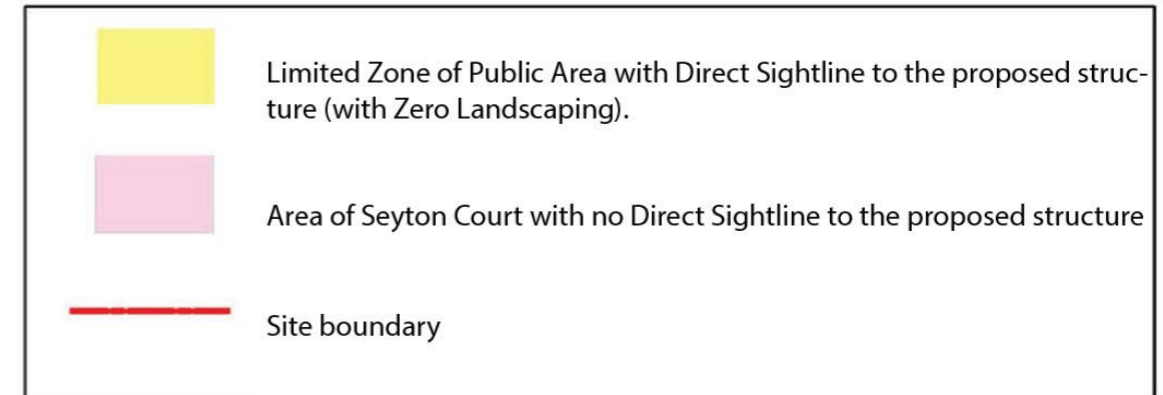
3.



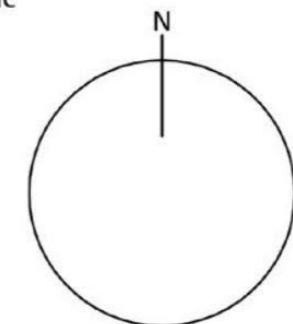
4.

## Sightlines From and To Seyton Court Terrace

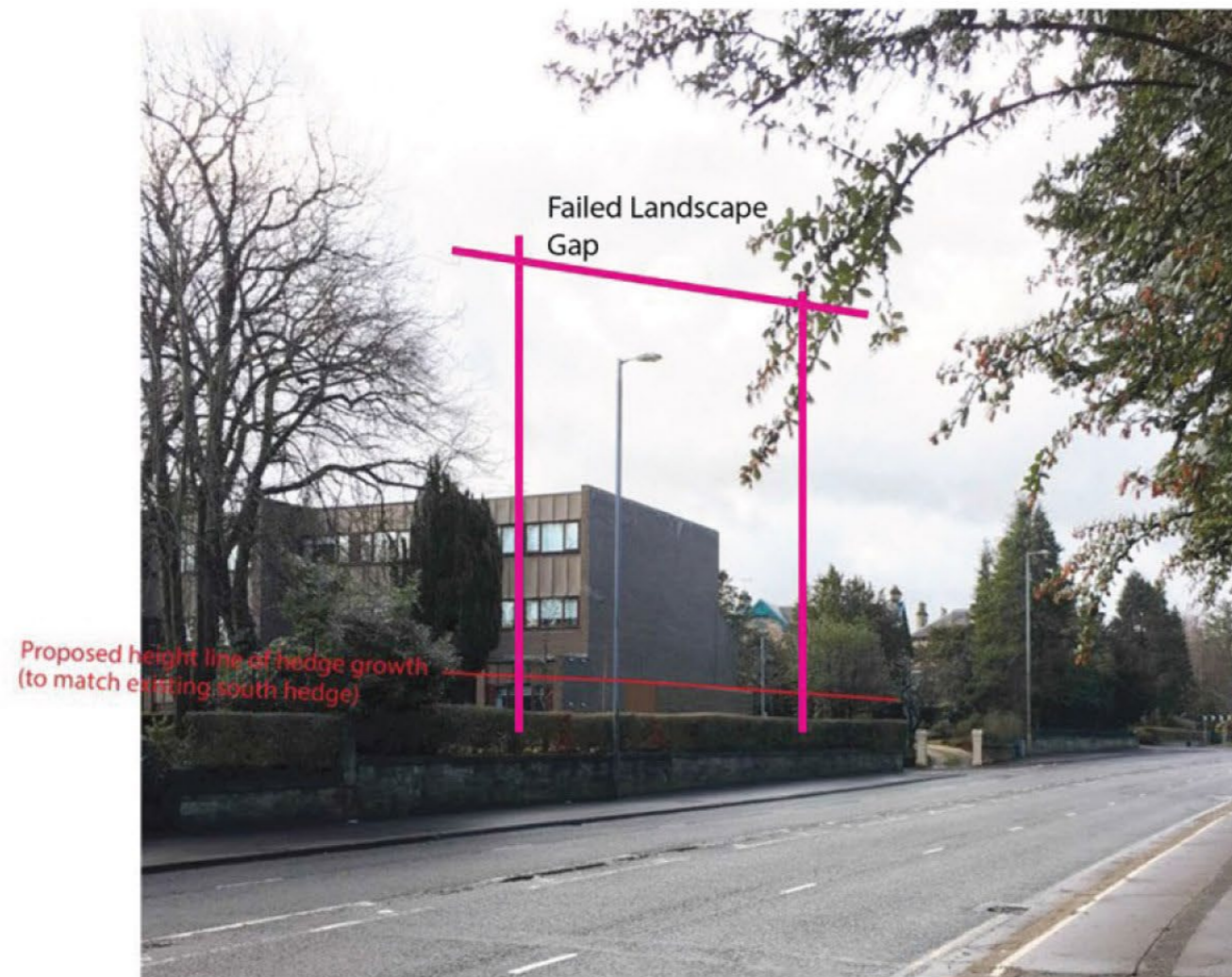
1. There are no direct sightlines from any of the neighbouring terraced properties
2. The site lies at the end of the access road to the cul de sac entered from Seyton Avenue
3. There are zero privacy issues arising from this proposal
4. There are zero overlooking issues
5. There is no issue with loss of light.
6. There are zero negative uses arising from this proposal



Entrance from Seyton Avenue to Seyton Court Cul de Sac



## Landscape Growth Diagram: Winter



1. Diagram of proposed new hedge height to match south hedge



2. Existing South Hedge on Seyton Avenue Corner



3. Failed replanting at Seyton Court

Proposed Further Replanting will help mitigate the effects of:

- Noise
- Pollution
- Vibration
- Poor Ground (with zero amenity function)

It will also help:

- Enhance Privacy
- Reinststate and provide better definition to the green boundary around the terrace (which has suffered due to tree felling that occurred previously) and add to the strong landscaping "canyon" of Fenwick Road



# Landscape Growth Diagram: Summer and still failed landscape gap



1. Note height of hedge on right corner. Beech hedge to its left would be allowed managed growth to match this.



2. Note existing landscaping gap viewed from North on Fenwick Road



3. Note canyon like effect of planting opposite and before the property.

## Photomontage of Proposed Harmonious Structure

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### Note (s)

1. This photomontage shows the proposed structure.
2. The proposed landscape reinstatement works have been omitted for clarity from this view
3. The proposal is materially in complete harmony with the original structure, sitting in the wounded and failed landscape gap that will soon be repaired through respectful replanting.



## Impact Matrix

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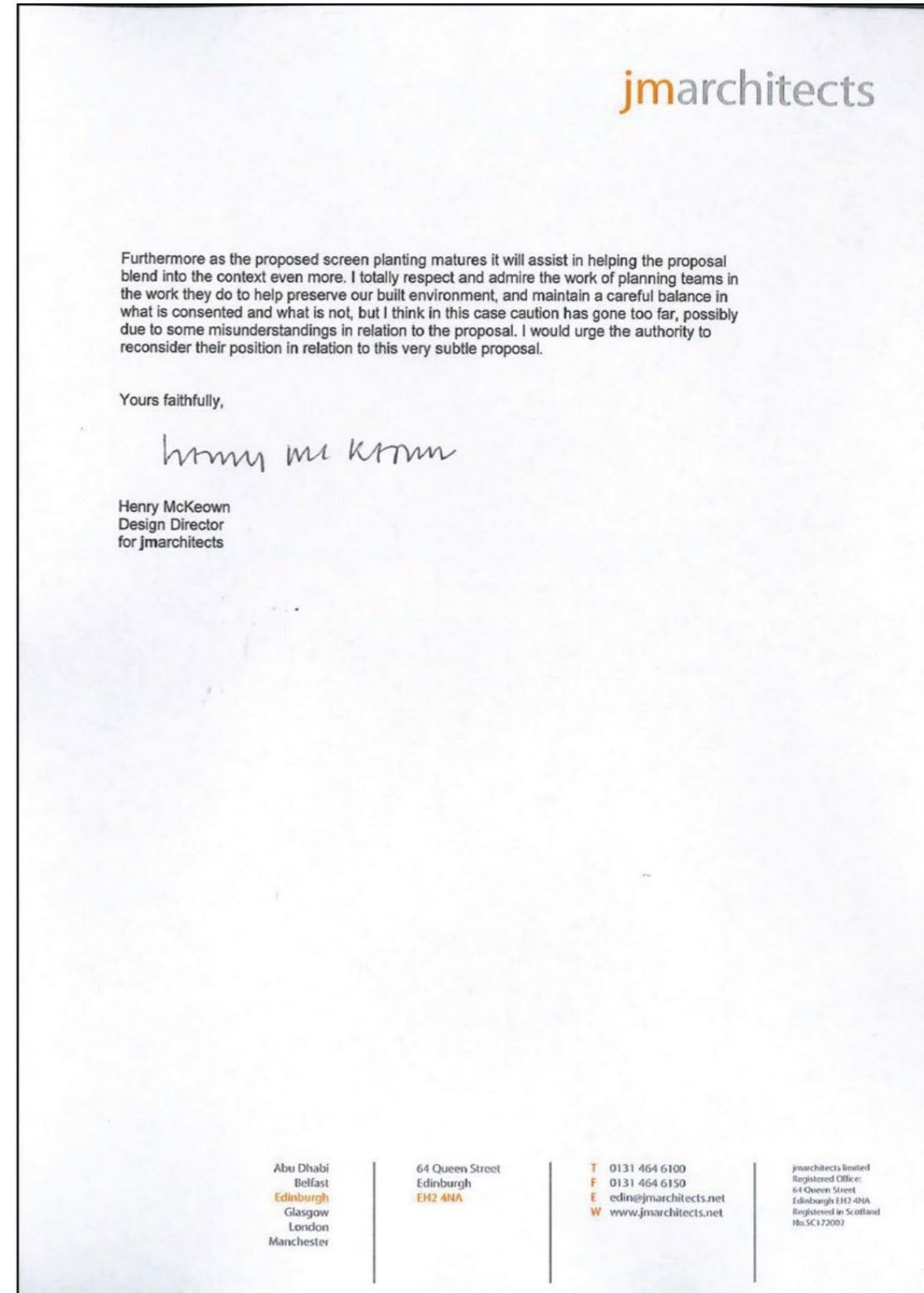
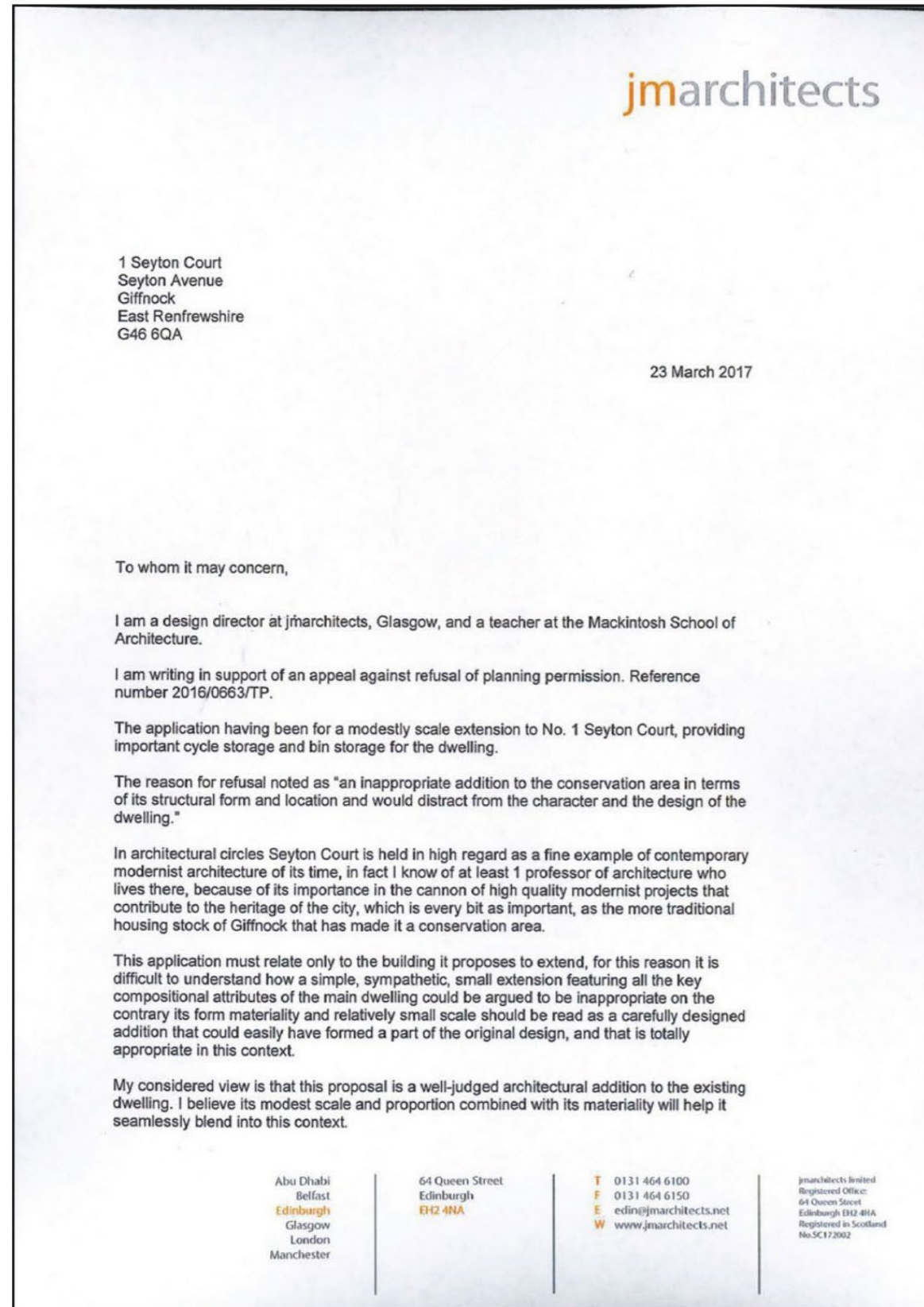
Innes Family	Neighbours	Public / General
<b>Negatives</b> • NONE	<ul style="list-style-type: none"> <li>• Works Disruption (minimal) ✓</li> <li>• Noise Nuisance (road, party wall) ✗</li> <li>• Privacy ✗</li> <li>• Right of Light ✗</li> <li>• Precedent ✗</li> <li>• Devaluation ✗</li> </ul>	NONE
<b>Positives</b> <ul style="list-style-type: none"> <li>• reduction in significant noise/vibration pathway + pollution from Fenwick Road (respiratory problems) ✓</li> <li>• reduction in significant noise/vibration through party wall, ( music function to workshop) ✓</li> <li>• Increase Health &amp; Wellbeing ✓</li> <li>• Storage of all the essentials for family life that endeavours to embrace a healthy sustainable lifestyle. ✓</li> </ul>	<ul style="list-style-type: none"> <li>• Noise reduction (Party wall) ✓</li> <li>• Reduction in common costs ✓</li> <li>• Improved Privacy ✓</li> <li>• Reduction in Cars ✓</li> <li>• Reduction in visual (negative impact of bins) ✓</li> <li>• Noise vibration reduction (road) ✓</li> <li>• Reduced car ownership by Innes Family ✓</li> </ul>	<ul style="list-style-type: none"> <li>• Embrace Scottish Government / East Renfrewshire Council Policies ✓</li> <li>• Reduction in Carbon Footprint ✓</li> <li>• Increase cycling and reduction in use of car ✓</li> <li>• Continuity of landscape through re-planting (where previously failed) ✓</li> <li>• Architecturally enhanced building within the Giffnock Conservation Area: Considered by ERC to be “not in keeping with the character of the area”. ✓</li> </ul>

## Changes Since the Mid 70's

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- Terraced development designed and constructed Pre M77 - Fenwick Road was the main road between Ayr and Glasgow
- M77 - key design influence on solid west gable with dual north south aspect only
- Conservation area status in April 2005
- Building standards updated numerous times since
- Domestic Amplified Music / TV equipment
- Permitted Development Rights
- Reduction / Non-use of garages - Now almost 100% storage (Car Production Quality now superior and Lifestyle Changes)
- Recycling 1 Bin > 4 Bins
- Substantial Felling and Failed Replanting
- Obesity / CHronic Health Issues
- Need for reduction of Carbon Emissions / Circular Economy

# Letter of Support from Henry McKeown (NB Prepared for time lapsed Appeal)



## Letter of Support from Conservation Architect (NB Prepared for time lapsed Appeal)

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23 March 2017

To Whom it May Concern

**1 Seyton Court, Seyton Avenue, Giffnock, East Renfrewshire**

I am an RIAS Conservation Accredited Architect at Advanced Level, and co-author of the recently published Buildings of Scotland Guide to "Lanarkshire and Renfrewshire" in which a description of the architecture and development of Giffnock is included.

I am writing in support of an Appeal against Refusal of Planning Permission Reference No. 2016/0663/TP, the application having been for a single storey extension to No.1 Seyton Court to provide a workshop, store and assorted bin storage. Refusal is on the grounds that the proposal represents an "inappropriate addition to the Conservation Area in terms of its structural form and location," and "would detract from the character and design of the dwelling."

Both of the reasons cited appear to be highly subjective, and at odds with the Giffnock Conservation Area Appraisal, in which Seyton Court is not included in an analysis of "positive" buildings, and is illustrated as an instance of development that is "not...in keeping with the character of the area." Whether or not Seyton Court was singled out unfairly in the Area Appraisal, it remains the case that this is a policy document that sets out benchmarks for development within the Conservation Area, and it does not rate the existing terrace of townhouses in the context of area character.

Having said that, there is a degree of sophistication to the original design by G R M Kennedy and Partners, and a palette of materials that are clean and uncluttered. As advised under Policy D14 of the East Renfrewshire Local Development Plan, the workshop proposals for which permission was refused *do* "complement the existing character of the building, particularly in terms of scale, style, form and materials." The terrace is flat-roofed, as is the proposed extension. It is built of dun-coloured facing brick, which will be used in the walling of the extension. It features attractive vertical timbers to terrace balustrades and walling, the theme of which is being replicated as part of the workshop proposals. The extension is lower than the ground floor bedroom extrusion to the rear of the building, and it is proposed that the wallhead be finished using the same parapet detail.

The Report of Handling of the application refers to "a free-standing modular construction" when, in fact, the proposed extension will be physically linked to the gable of the dwelling at its roof level and by front and rear walls (which are essentially framed timber doors). It seems also that the term "modular" is being used pejoratively, when in fact the entire terrace is a series of modules, designed such that the brick might just have easily been panels of concrete as used so dramatically at the Alexandra Road Estate in London (designed a few years earlier). That the proposed extension is simple and box-like is entirely appropriate given the style of the existing terrace.

The nature of the original design, which ensured that the individual townhouses were orientated towards the south, and staggered on plan to create interest, maximise privacy, and eliminate a monolithic appearance, saw the separating walls expressed above roof level as parapets, but also the gable walls expressed as blank expanses of brickwork. Whatever the architectural merits of the scheme, the blank gable to Fenwick Road does not contribute in a positive way to the character and visual amenity of the area. The proposed extension would serve to break up the mass and monotony of the gable, enhancing rather than detracting from the appearance of the terrace.

Yours faithfully

*Fiona J Sinclair*

Fiona J Sinclair BSc (Hons) BArch FRIAS





*Harmonious & functional healthy living in East Renfrewshire*

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**SEYTON COURT (1 SEYTON AVENUE)  
 PROPOSED HOUSE EXTENSION  
 PLANNING STATEMENT TO EAST RENFREWSHIRE COUNCIL  
 LOCAL REVIEW BODY**



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## SUMMARY OF CASE

Planning permission was refused on 8<sup>th</sup> September for the erection of an ancillary building containing a workshop and stores at Seyton Court by its owner, the Innes family. This appeal against that delegated decision to East Renfrewshire Council Local Review Body is in three parts: this planning statement, a landscape statement, and a noise statement.

We summarise Mr Innes's case below, and present it in greater detail in the subsequent pages.

1. Seyton Court is a 1970s townhouse development within Giffnock Conservation Area, of contrasting materials (brown brick, standing-seam cladding, timber) to the typical Victorian buildings elsewhere in the area. It presents a tall blank brown brick elevation to Giffnock Road. Uniquely to the site which otherwise has a wooded setting, the replacement trees at this gable have not grown successfully.
2. Mr Innes needs additional accommodation, and proposed to build a small flexible workshop and storage space and a cycle store, as an extension to the building.
3. Acknowledging that although Seyton Court is uncompromisingly modern but within the Conservation Area, considerable effort was expended on a design which would integrate well with that of the existing building, and remain subservient and discreet to it. Accordingly, its form accords with that of the original building: flat roof, openings / windows to front and back, black wall to side. The same materials are proposed: brown brick, and timber.
4. In addition to the proposed building, Mr Innes proposed to augment the landscape border of the site along Fenwick Road. This would involve replacing recently planted trees that have failed, and managing the growth of the existing hedge to increase its height. These actions are barely required to screen the extension: it will already be difficult to see from most viewing positions; but will reinstate the typical wooded site boundary which is common to other properties in Fenwick Road, formerly existed on this site prior to its 1970s redevelopment, and is still seen on the site's Seyton Avenue boundary. The accompanying landscape appeal statement explains this further.
5. Our view is that the proposed workshop and store will actually improve the appearance of the existing blank gable wall by adding a well-designed feature which will reduce its mass and uniformity when viewed from Fenwick Road.
6. Due to the careful design of the building, the relationship of its design to the original building, and the augmented planting proposed, we consider that it complies with relevant policies in East Renfrewshire's Local Development Plan.
7. Much to Mr Innes's dismay, planning permission was refused, for reasons which we consider to be ill-founded and lack understanding of the design relationship between the existing and proposed building, the fact that the proposed store could improve what is a blank and unrelieved gable, appreciation of how discreet the extension would be in relationship to the gable as a whole, and the value of the replanting proposed by Mr Innes.
8. The Innes family have received support for their proposal from two notable Glasgow architects. Fiona Sinclair, author of the recent "Buildings of Scotland Guide to Lanarkshire and Renfrewshire" has written a reasoned case in support of the application, as has Henry McKeown, Design Director of JM Architects who specialise in housing architecture in sensitive and historic locations.
9. We respectfully urge the Local Review Body to reconsider the Planning Officer's decision and approve the application.

## 1 The site.

- 1.1 The application property forms the western end of “Seyton Court”, a terrace of townhouses in Seton Avenue at its junction with Fenwick Road. Being at the end of the terrace, the end wall of the application property faces Fenwick Road.
- 1.2 Seyton Court is a three-storey terrace dating from the 1970s, clad in brown brick, coated standing-seam cladding, with timber features. The end wall, which is the most prominent part of the building, is unrelieved brickwork.
- 1.3 The terrace is set in mature landscape surroundings, with only glimpses of the building being possible from surrounding streets, and usually only when immediately in front of it. In Fenwick Road, tree cover hides the building on approach from the north and south, with the end wall only becoming visible on approach to the site itself where there is a gap in the line of trees along the property boundary where the screen planting has failed. Likewise in Seyton Avenue, mature tree cover screens the building and only occasional glimpses of it can be seen through the trees.
- 1.4 The design statement submitted the application illustrates these comments.

## 2 The proposal

- 2.1 The planning application sought permission to build a single-storey storage workshop with stores onto the end gable of the building. The extension would contain a small workshop and store, and a space to store four bicycles.
- 2.2 The workshop / store was designed in exactly the same materials used on Seyton Court: brown brick walls, and doors to match the timber details. Its design harmonises completely with that of the terrace, and adds a feature to the presently-blank gable wall facing Fenwick Road.
- 2.3 As part of the application, Mr Innes proposed to replant the failed trees on the Fenwick Road boundary and manage the growth of the hedge so that it forms a screen to the proposed building. This would involve moving and replanting failed small trees and forming a new structural edge with tree species proposed in the report as per the landscape architects drawing submitted with the application (Tree Planting Proposal 1801/01).
- 2.4 The design guide submitted with the application illustrates these points, and the submitted “Proposed Tree Plan” drawing indicates the planting proposals.

## 3 Our review of relevant planning policy

- 3.1 The relevant policies in East Renfrewshire Council’s Local Development Plan are Policies D1, D11 and D14. These are as follows.

### **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 D11: Management and Protection of the Built Heritage:**

*"5.17.1 The Council will safeguard the special character of conservation areas and the Netherlee Article 4 Direction Area; sites included on the Inventory of Gardens and Designed Landscapes;*

*scheduled monuments and archaeological sites; and listed buildings and their settings. Development likely to adversely affect these assets will be resisted.*

*5.17.2. Further detailed information and guidance is provided in the Management and Protection of the Built Heritage Supplementary Planning Guidance.*

*5.17.3. The Council will seek to secure the implementation of the environmental protection projects shown on the Proposals Map and listed in Schedule 5”.*

**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.*

**Commentary on the development in relation to the policies.**

**3.2 Policy D1.**

1. By being built in matching materials to the original terrace and in the same design language, the ancillary building would have no impact on the character or amenity to the surrounding area; and would add character and interest to a very large plain brick wall. We note that the policy wording refers to a “significant loss”. The style and form (a simple combination of parallel staggered masonry planes, with a flat roofed structure) and also the materials palette (brick and timber to match the existing) have been considered with the aim of complementing the existing terrace. We contend that the proposed extension would result in no loss of character or amenity, and argue that it could enhance the appearance of the building.

The key aspect of the character and amenity of the area is the boundary to Fenwick road being strongly defined by planting. The tree-felling that occurred around the year the conservation area was first designated compromised this and created the existing scene whereby a large brickwork gable without visual relief is visible from long views along Fenwick Road. This is not what was intended and is surely not positive in terms of character or amenity of the conservation area. Instead of being “detrimental”, the small ancillary structure will help break up the unrelieved massing.

The landscaping aspect of the proposal will help restore the heavily planted boundary that was extant from the time of the villa through to the tree felling that occurred around Seyton Court Terrace in 2005/2006.

The design of the ancillary building will ensure it blends with its surroundings. This coupled with its small size means its impact on the surrounding area will not be “significant”.

2. The size, scale, massing and density is totally in keeping with the design of the original building, and would respect its architecture, building form, design, and materials. The size and scale of the proposal are appropriate as they allow the three storey terrace to remain the dominant element within the site (in terms of building massing). The single storey height of the proposal limits its visual impact and maintains the defining relationship (also in terms of massing) between terrace and the site.
3. The extension will have no sunlight or privacy impact on neighbouring properties.
4. The development will enhance the landscape character of the area by the replanting of a failed line of trees and providing a screen for the existing blank brown gable wall.
5. New tree or shrub planting is incorporated in the proposals, and native species can be selected.
6. Not relevant in this case.
7. Not relevant in this case.
8. Not relevant in this case.
9. Not relevant in this case.
10. Not relevant in this case.
11. The proposals include a screened bin storage area.
12. Not relevant in this case.
13. Not relevant in this case.
14. The development will allow the house occupiers to increase their cycle travel by including cycle storage, for which no opportunities exist in the present building.
15. The applicant voluntarily produced a design statement to explain and illustrate the development proposal.
16. Not relevant in this case.

**3.3 Policy D11.** Our response to the relevant part of this policy is as follows.

5.17.1 By its design being in complete harmony with the original building, by its scale being diminutive and discreet in comparison to the size of the wall at which it would be positioned, and by the landscaping proposals which will re-instate screening of the original wall and proposed shed, the proposal will preserve, and in addition enhance the character of the Conservation Area.

Seyton Court Terrace is not a listed building, nor is it even listed as a “positive building” in the Giffnock Conservation Area Appraisal document. It is pictured in this document with the caption “Photo 37: Development is not always in-keeping with the character of the area”.

The remaining Fenwick Road frontage landscaping is merely a fractured trace of what surrounded the previous villa which occupied the site, and which remained there long after Seyton Court terrace was built through until the tree felling around 2005/2006. Throughout its existence this landscape-building relationship constituted a significant aspect of the Conservation Area’s character.

The now neglected nature of this boundary, resulting in the current unintended visual prominence of the terrace to its neighbouring environs unfortunately has perhaps (as suggested in the appraisal

document captioning) a detrimental impact upon the Conservation Area. This negative impact is of course ongoing.

The proposal would help correct this and instead make a positive contribution, enhancing the Giffnock Conservation Area through a restored relationship of building with landscaped setting. Not to mention the highly beneficial impact (as shown in page eight of the submitted Design Statement) which this small, sympathetic development would have for the occupants of the property, the Innes Family.

3.4 **Policy D14** Our response to the six bullet-points in this policy is as follows.

- The style and form (a simple combination of parallel staggered masonry planes, with a flat roofed structure) and also the materials palette (brick and timber to match the existing) have been considered with the aim of complementing the existing terrace.
- The size and scale of the proposed are appropriate as they allow the three storey terrace to remain the dominant element within the site (in terms of building massing). The single storey height of the proposal limits the visual impact and maintains the defining relationship (also in terms of massing) between terrace and the site.
- The flat roof of the proposal relates to the flat roof of the existing terrace.
- This proposal is not connected internally with the terrace, but is instead an ancillary building not an extension, or side extension.
- The proposed ancillary building has a small footprint of 21.9 sq. m.; and it is only 2.4m wide, so there is not a major loss of existing garden space. Being set well back from the boundary line, continuous greenery is maintained around the site perimeter.
- (Dormer windows). Not relevant in this case.

3.5 We conclude that the proposal is entirely in accordance with East Renfrewshire's Local Development Plan.

## 4 Our comments on the Reason for Refusal

4.1 Two reasons for refusal are given:

1. The proposal is contrary to Policies D1 and D11 of the adopted East Renfrewshire Local Development Plan as it represents an inappropriate addition to the Conservation Area in terms of its structural form and location. This is considered detrimental to 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 the proposed workshop and store would detract from the character and design of the dwelling by virtue of its structural form and design and would detract from the setting of the terrace by virtue of its location.

4.2 We have explained above why we consider that the proposal is fully in accordance with Policies D1, D11 and D14 of the Local Development Plan, but expand here on the specific statement in the reasons.

### 1: Policies D1 and D14



- 4.3 The proposed extension is designed to exactly match that of Seyton Court, and be of a scale that will be subservient, diminutive and discreet in comparison to it. Where it will be visible before the proposed trees grow to a size where they will fully screen it (for example from the upper deck of a bus), it will appear as part of the whole building, and indeed due to the commonality of the materials, could be mistaken for an original part of the building.
- 4.4 The reason states that its “structural form” would be an inappropriate addition to the Conservation Area. In fact, the structural form of the extension is the same as that of the original building: a flat roof, brick end wall, glazing and wood at the ends. We would emphasis in this regard the comments made in the Design Statement’s ‘Site Analysis’: regarding the form of Seyton Court: it is unlike traditional rectangular terraces; it has a ‘staggered’ plan, with projections to the front and rear. The proposed building conforms to its particular design form.
- 4.5 The reason states that its “location” would be an inappropriate addition to the Conservation Area. We argue that its design and landscape setting would result in it completely harmonising with, and adding interest to the existing building, and in these circumstances its location is irrelevant.
- 4.6 We have reviewed the contents of D1 and D11 previously in this statement and find that the proposal contravenes no part of either policy.

#### **2: Policy D14**

- 4.7 This reason repeats the ‘structural form’ statement which we have discussed in 1 above. We present the case in regard to policy D14 that the ancillary building was specifically designed to complement the existing building, and accords with the special character of this part of the Conservation Area.
- 4.8 We have argued above that the design of the store specifically addresses and compliments the setting of the terrace rather than detracting from it, and that its location is irrelevant due to its harmony with the overall design and its landscape setting.

## **5 Appellant’s comments on the Planning Officer’s “Report of Handling”**

### **Representations**

- 5.1 Our comments on the Representations listed in on the first page of the Report are as follows.
- 5.2 **“Detrimental to the character of the terrace and of the Conservation Area”**
- 5.3 We have explained above, and in the design statement why the proposed workshop / store will contribute positively to character of the terrace and conservation area. The landscaping element of the proposal will help restore a lost aspect of the Conservation Area’s character.
- 5.4 **“Impact on visual amenity”**
- 5.5 We have argued above that there will be a positive impact on visual amenity. The proposal in its totality will help break up and conceal an expanse of blank brickwork massing.

- 5.6 The building would have small footprint, to be single storey and made of the same materials so will blend in, and would be largely hidden by the proposed restored landscaping.
- 5.7 No direct sightlines exist from the other Seyton Court properties to the proposed building location. (see the Design Statement, "Sightlines From & To" diagram).
- 5.8 **"Inadequate car-parking"**
- 5.9 The store will not generate the need for additional car parking as the house will remain occupied by a single family. Indeed, the proposal would reduce the car-use need for occupants and encourage a healthy living and lifestyle by encouraging access to sustainable transportation (bicycle storage).
- 5.10 **"Restrict access for emergency vehicles and for trades/deliveries"**
- 5.11 We emphasise that the proposed building would not obstruct any access route around the building.
- 5.12 **"Workshop could be used for commercial purposes"**
- 5.13 The proposed building is not in any way intended for commercial use. Any future change of use would require permission.
- 5.14 **"Contrary to title deed restrictions"**
- 5.15 We respectfully contend that this is not a planning matter, and note that it does not appear as a Reason for Refusal.
- 5.16 **"Located on shared open space and will restrict access to the front of the property"**
- 5.17 The applicant owns the land.
- 5.18 **"Precedent"**
- 5.19 We respectfully contend that this is not a planning matter, and note that it does not appear as a Reason for Refusal.
- 5.20 **"Applicant did not consult neighbours"**
- 5.21 Neighbour notification is now carried out by Councils when an application is lodged. We are unaware of any notification failings.
- 5.22 **"Noise impact"**
- 5.23 Use of the proposed building by occupants would not likely cause any negative noise issues.
- 5.24 **Conclusion on representations**
- 5.25 Of the representations received, the Planning Officer's assessment shows concern in regard to the first two items listed above. It does not appear to give credence to the other items voiced in the representations.
- 5.26 It is the view of the applicant that the first item regarding the "character of the Conservation area" is mistaken as the areas character would not be harmed for the reasons already stated. Therefore, it would meet the policies of the Local Development Plan. The same must be said in regard to the second item also, that of "visual amenity".

- 5.27 Furthermore, the actual criteria seem to have been subtly reworded in one representation, the omission of the term “significant loss” as worded in Policy D1 from which it makes reference is surely important. Insufficient evidence has been made to clearly define/demonstrate/evidence that there would be a loss or indeed a “significant loss of character or amenity”.

### Planning Officer’s Assessment

5.28 **Design statement**

- 5.29 The document makes reference to the design statement which it says concludes the impact of the proposal can be mitigated by augmented planting on the boundary with Fenwick Road.

- 5.30 Instead of merely saying this, the Design Statement went much further, aiming to show that the proposal is essentially low impact in relation to the Conservation Area. It would not have a “significant” impact. Or to us the wording of the Development Plan “result in a significant loss of character or amenity”.

- 5.31 Its design and material palette would allow it to harmonize with its surroundings, which indeed with additional planting to Fenwick Road would be less visible as would the rest of the brick gable on the existing terrace.

- 5.32 When the proposal is considered in its totality it should be apparent that the small harmonious addition (within a restored landscape boundary, from the edge of which it is set-back) would in fact not be visually prominent.

5.33 **Paragraph 1**

- 5.34 We would respectfully point out that there is a factual error here: the existing terrace is not finished in lead panel detailing. It has standing seam steel cladding that was coated to provide its finished colour.

- 5.35 Another factual error is that the garage conversion to a bedroom was made by the applicant. This was not the case. It was made by the previous occupants at the property.

- 5.36 There is little reference in the Assessment to the Original Villa (that occupied the site) having a strongly defined boundary in the form of its landscaping. The aim (by the architect of the terrace) of retaining as many trees as possible on the site was an important link with the past, in terms of continuity of historic character within the conservation area. The “long views” from Fenwick Road would have been defined by trees in the heavily landscaped site boundary. Aerial photography shows these trees in place in 2005. Aerial photographs from 2006 show that much of these trees had by then been felled: the negative effects of this upon the area are still clearly visible (failed attempt at reinstatement, unintended prominence within the Conservation Area of the blank three storey brick gable wall to Fenwick Road).

- 5.37 It would be wrong to consider buildings and landscape as being somehow in isolation of each other, especially when there is so crucial a link between the two in this instance. The Giffnock Conservation Area document and also government legislation make reference to the importance to both these aspects.

5.38 **Paragraph 2**

- 5.39 In paragraph two it is wrong to characterise proposed planting as being to merely “help screen the development”. The landscaping proposal reinstates the strongly defined boundary that existed from the time of the villa through the construction of the terrace right up to felling around 2005/2006. Restoring a building setting that existed historically is somewhat different to what the planning officer has suggested is being proposed in this application, i.e. simply building something and screening it. In its totality this proposal is to construct a small sympathetic structure within a restored landscape setting, thus enhancing the Conservation area.
- 5.40 **Paragraph 4**
- 5.41 In this paragraph it states that the building is contrary to policy D14 of the Development Plan making reference to “*the siting of the structure being considered to detract ..*”:
- 5.42 The argument about Siting is not clearly defined and appears slightly confused. It is acknowledged that the proposal is subsidiary, but then says later that the positioning of detracts from the dwelling. If this is an abstract argument about building massing within the site boundary we must point out that by being subsidiary in storey height it allows the mass of the three storey terrace to remain the main element in the plot. Being set back from the boundary line is also a significant consideration in maintaining a positive relationship between the proposed built form with the plot line.
- 5.43 Significantly perhaps, Policy D14 does not make any direct reference to the siting of buildings. We would take issue to any suggestion made somehow in reference to this Policy that the Seyton Court Terrace was ever intended to sit alone in the large plot as an isolated structure. Drawings for Seyton Court Terrace by GRM Kennedy show it was in fact intended to be surrounded by car ports - albeit they were not constructed.
- 5.44 **Paragraph 5**
- 5.45 “This would be detrimental to the character and visual amenity of the Conservation Area. As such it is contrary to Policies D1 and D11”
- 5.46 We have argued throughout this Statement that the proposed development accords with the Local Development Plan policies, and in all other respects is an appropriate and beneficial extension to Seyton Court.

## 6 Independent reviews of the design

- 6.1 We attach productions 1 and 2 which are letters containing reviews of the design by two notable architects.
- 6.2 The first is by Fiona Sinclair, who is an RIAS Conservation Accredited Architect at Advanced Level, and co-author of the recently published “Buildings of Scotland Guide to Lanarkshire and Renfrewshire” in which a description of the architecture and development of Giffnock is included.
- 6.3 Fiona refutes the refusal reason’s claim that “the proposed workshop and store would detract from the character and design of the dwelling”:
- “the workshop proposals for which permission was refused do “complement the existing character of the building, particularly in terms of scale, style, form and materials.” The terrace is flat-roofed, as is the proposed extension. It is built of dun-coloured facing brick, which will be used in the walling of the extension. It features attractive vertical timbers to terrace balustrades and walling, the theme of*

which is being replicated as part of the workshop proposals. The extension is lower than the ground floor bedroom extrusion to the rear of the building, and it is proposed that the wallhead be finished using the same parapet detail.

- 6.4 Regarding the criticism in the Report of Handling that the proposal would be “a modular free-standing design”, Fiona states:

*“in fact, the proposed extension will be physically linked to the gable of the dwelling at its roof level and by front and rear walls (which are essentially framed timber doors). It seems also that the term “modular” is being used pejoratively, when in fact the entire terrace is a series of modules, designed such that the brick might just have easily been panels of concrete as used so dramatically at the Alexandra Road Estate in London (designed a few years earlier). That the proposed extension is simple and box-like is entirely appropriate given the style of the existing terrace”.*

- 6.5 She concludes by saying:

***“Whatever the architectural merits of the scheme, the blank gable to Fenwick Road does not contribute in a positive way to the character and visual amenity of the area, particularly given the failure of replacement tree-planting along the boundary.***

***The proposed extension would serve to break up the mass and monotony of the gable, enhancing rather than detracting from the appearance of the terrace”.***

- 6.6 Henry McKeown is Design Director at JM Architects, and a teacher at the Mackintosh School of Architecture. JM Architects have a history of designing successful housing developments for the public and private sectors, specialising in complex and sensitive projects including listed building work. Their aim is “to create the best spaces, buildings and places with a level of design excellence that satisfy, delight and inspire our clients”.

- 6.7 Henry’s comments on the refused design include:

*“This application must relate only to the building it proposes to extend, for this reason it is difficult to understand how a simple, sympathetic, small extension featuring all the key compositional attributes of the main dwelling could be argued to be inappropriate”*

*“on the contrary its form materiality and relatively small scale should be read as a carefully-designed addition that could easily have formed a part of the original design, and that is totally appropriate in context”*

- 6.8 He concludes with the following comments:

***My considered view is that this proposal is a well-judged architectural addition to the existing dwelling. I believe its modest scale and proportion combined with its materiality will help to seamlessly blend into this context”.***

***“Furthermore, as the proposed screen planting matures it will assist in helping the proposal blend into the context even more”.***

***“I would argue the authority to reconsider their position in relation to this very subtle proposal”.***

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## Production 1

fiona **sinclair** architect  
48 Keith Court Glasgow G11 6QW

tel: 0141-357 3553 fax: 0141-357 3556  
e-mail: firemaster27@btconnect.com

30 November 2017

To Whom it May Concern

### **1 Seyton Court, Seyton Avenue, Giffnock, East Renfrewshire**

I am an RIAS Conservation Accredited Architect at Advanced Level, and co-author of the recently published Buildings of Scotland Guide to "Lanarkshire and Renfrewshire" in which a description of the architecture and development of Giffnock is included.

I am writing in support of an Appeal against Refusal of Planning Permission Reference No. 2017/0487/TP, the application having been for a single storey extension to No.1 Seyton Court to provide a workshop, store and assorted bin storage. Refusal is on the grounds that the proposal represents an "inappropriate addition to the Conservation Area in terms of its structural form and location," and "would detract from the character and design of the dwelling" and "detract from the setting of the terrace by virtue of its location."

Both of the reasons cited appear to be highly subjective, and at odds with the Giffnock Conservation Area Appraisal, in which Seyton Court is not included in an analysis of "positive" buildings, and is illustrated as an instance of development that is "not...in keeping with the character of the area." Whether or not Seyton Court was singled out unfairly in the Area Appraisal, it remains the case that this is a policy document that sets out benchmarks for development within the Conservation Area, and it does not rate the existing terrace of townhouses in the context of area character.

Having said that, there is a degree of sophistication to the original design by G R M Kennedy and Partners, and a palette of materials that are clean and uncluttered. As advised under Policy D14 of the East Renfrewshire Local Development Plan, the workshop proposals for which permission was refused *do* "complement the existing character of the building, particularly in terms of scale, style, form and materials." The terrace is flat-roofed, as is the proposed extension. It is built of dun-coloured facing brick, which will be used in the walling of the extension. It features attractive vertical timbers to terrace balustrades and walling, the theme of which is being replicated as part of the workshop proposals. The extension is lower than the ground floor bedroom extrusion to the rear of the building, and it is proposed that the wallhead be finished using the same parapet detail.

The Report of Handling of the application refers to “a modular free-standing design”, when, in fact, the proposed extension will be physically linked to the gable of the dwelling at its roof level and by front and rear walls (which are essentially framed timber doors). It seems also that the term “modular” is being used pejoratively, when in fact the entire terrace is a series of modules, designed such that the brick might just have easily been panels of concrete as used so dramatically at the Alexandra Road Estate in London (designed a few years earlier). That the proposed extension is simple and box-like is entirely appropriate given the style of the existing terrace.

The nature of the original design, which ensured that the individual townhouses were orientated towards the south, and staggered on plan to create interest, maximise privacy, and eliminate a monolithic appearance, saw the separating walls expressed above roof level as parapets, but also the gable walls expressed as blank expanses of brickwork. Whatever the architectural merits of the scheme, the blank gable to Fenwick Road does not contribute in a positive way to the character and visual amenity of the area, particularly given the failure of replacement tree-planting along the boundary. The proposed extension would serve to break up the mass and monotony of the gable, enhancing rather than detracting from the appearance of the terrace.

Yours faithfully

*Fiona J. Sinclair*

Fiona J Sinclair BSc (Hons) BArch FRIAS





## Production 2

# jmarchitects

1 Seyton Court  
Seyton Avenue  
Giffnock  
East Renfrewshire  
G46 6QA

6 December 2017

To whom it may concern,

I am a design director at jmarchitects, Glasgow and a teacher at the Mackintosh School of Architecture.

I am writing in support of an appeal against refusal of planning permission. Reference number 2017/0487/TP.

The application having been for a modestly scaled extension to No 1 Seyton Court, providing important cycle storage and bin storage for the dwelling.

The reason for refusal noted as "an inappropriate addition to the conservation area in terms of its structural form and location and would distract from the character and the design of the dwelling."

In architectural circles Seyton Court is held in high regard as a fine example of contemporary modernist architecture of its time, in fact I know of at least 1 professor of architecture who lives there, because of its importance in the canon of high quality modernist projects that contribute to the heritage of the city, which is every bit as important as the more traditional housing stock of Giffnock that has made it a conservation area.

This application must relate only to the building it proposes to extend, for this reason it is difficult to understand how a simple, sympathetic, small extension featuring all the key compositional attributes of the main dwelling could be argued to be inappropriate on the contrary its form materiality and relatively small scale should be read as a carefully designed addition that could easily have formed a part of the original design, and that is totally appropriate in this context.

My considered view is that this proposal is a well-judged architectural addition to the existing dwelling. I believe its modest scale and proportion combined with its materiality will help to seamlessly blend into this context.

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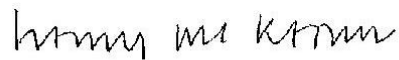
T 0141 333 3920  
F 0141 333 3921  
E [glae@jmarchitects.net](mailto:glae@jmarchitects.net)  
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Edinburgh EH2 4NA  
Registered in Scotland  
No. SC172002

jmarchitects

Furthermore as the proposed screen planting matures it will assist in helping the proposal blend into the context even more. I totally respect and admire the work of planning teams in the work they do to help preserve our built environment, and maintain a careful balance in what is consented and what is not, but I think in this case caution has gone too far, possibly due to some misunderstandings in relation to the proposal. I would urge the authority to reconsider their position in relation to this very subtle proposal.

Yours faithfully,



Henry McKeown  
Design Director  
for jmarchitects

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Landscape Statement to East Renfrewshire Council Local Review Body  
 regarding 1 Seyton Court, Seyton Avenue, Giffnock, East Renfrewshire G46 6QA

Project:	Proposed Single Storey extension
East Renfrewshire Planning Ref:	Reference: 2017/0487/TP
CDC Ref:	1801/r01/RE
ERC Officer:	Derek Scott
CDC Lead:	Richard East
Date:	25 11 2017

---

City Design Co-operative is an award winning landscape architecture and urban design practice based in Glasgow. It is registered with the Landscape Institute and as well as developing and managing environmental projects for over 32 years it has extensive experience in providing advice on landscape aspects of development proposals to local authority planners.

Richard East Dip LA MA CMLI is the founding director of the Company and has worked continually with the practice since 1985. He was elected as a professional member of the Landscape Institute in 1983 and holds a masters degree in Urban Design awarded by the Joint Centre for Urban Design, Oxford.

---

1.0 Current position  
 An application for permission to erect a single storey extension at 1 Seyton Court Giffnock was recommended for refusal on the basis that:

*1) The proposal is contrary to policies D1 and D11 of the adopted East Renfrewshire Local Development Plan as it represents an inappropriate addition to the Conservation Area in terms of its structural form and location. This is considered detrimental to the character and visual amenity of the area and*

*2) The proposal is contrary to policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed workshop and store would detract from the character and design of the dwelling by virtue of its structural form and design and would detract from the setting of the terrace by virtue of its location.*

We consider it is unclear as to which of the criteria listed under policy D1 have not been met.

In consideration of policy D11;

*“The Council will safeguard the special character of conservation areas and the Netherlee Article 4 Direction Area; sites included on the Inventory of Gardens and Designed Landscapes; scheduled monuments and archaeological sites; and listed buildings and their settings. Development likely to adversely affect these assets will be resisted”*

While the proposed development relates to a conservation area it is noted that the

special character of the conservation area is not derived from the 1970s brick townhouses of Seyton Court; rather it is the mature landscape around them that creates value. The buildings, 'tho well designed and of a restrained modern form, are

at odds with their context of the conservation area which is typified by large Victorian villas set in extensive garden plots. The parkland character of the overall area is to an extent (Fenwick Road frontage particularly) compromised by the impact of the modern brick townhouses of Seyton Court where 7 dwellings have been shoe horned into the original single dwelling plot.



Seyton Court amidst established villas in spacious mature landscape plots.

With Regard to Council 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 development does not challenge any of the stipulations of the policy but through it's considered design conforms well with its intent.

## 2.0 Site description and Condition

The site of the proposed extension is an area of poorly drained grass now

substantially dominated by moss growth. It lies at the foot of a 3 storey north west facing gable wall and is in shade for most of the year.

The garden area is bounded by a low stone wall over which is planted a substantial beech hedge. There are several trees within the site. These include a well formed Holly and a variety of several smaller trees that are recently planted. It is clear that at least one of the recently planted trees has failed and has been removed.



Site photograph indication hedge, missing tree and saturated grass.

Water-logged ground





It is understood that the edge of the site facing Fenwick Road was originally planted with specimen conifers. These would have given enclosure to the original garden and would have been an essential part of the landscape structure of the area. Just one of these conifers remains at the north east corner of the Seyton Court plot



The last remaining conifer from the original garden planting

The replacement trees are of mixed species; mostly small growing specimens and they will never recreate the original screening that was provided by the conifers. In effect the landscape structure, on which much of the character of the conservation area relies has been lost along a critical edge. Unfortunately this edge on Fenwick Road is the most visible part of the former house plot. The resultant gap serves to emphasise the disconnection between the modern development of Seyton Court and the context provided by large villas in spacious garden setting.



Aerial view indicating the loss of landscape structure at Fenwick Road

The impact of the tree loss along the Fenwick Road edge of Seyton Court is clearly apparent from to the traveller on the road.



The gap in the green corridor of Fenwick Road at Seyton Court

Through the proposal now being made at Nr 1 Seyton Court the opportunity arises to reinstate the landscape structure that has been lost in recent years. This would

contribute immeasurably to the future robustness of the conservation area and repair historic damage,

3.0

The existing tree replacement planting is not going to create the strength of edge that is needed to form any sense of enclosure. The species are inappropriate for this task. We suggest that the small trees be removed, replanted elsewhere if possible, and that a new structural edge is created.

It is acknowledged that to form a tree screen by reinstating the original species of conifer, while desirable in many respects, it will take many years to reach an effective level of maturity.

There are several species of trees that would fit the site well without interfering with either the road on one side or the buildings on the other. Closely planted, a columnar form of tree would both enclose the site and fill the gap in the landscape structure.

3 species are recommended for consideration:

Quercus robur Fastigiata Kosta Fastigiata Oak  
 Fagus sylvatica Dawyck Purpurea Fastigiata Copper Beech  
 Nothofagus antarctica Southern Beech

Each of these trees will reach sufficient height to enclose the site and their rate of growth is relatively good. These are long lasting trees that are interesting in terms of form colour and texture. The key to creating a strong edge will be to plant the selected species at an optimal spacing. We propose that this be 2.5m centres.

It is worth noting that a fast growing conifer/spruce may also be used to create a solid screen. However, apart from the fact that they will require more space at ground level, the uniformity of form is likely to create an edge more reminiscent of a plantation than a garden. Conifers clipped to a hedge form would be less appropriate within context of the conservation area.

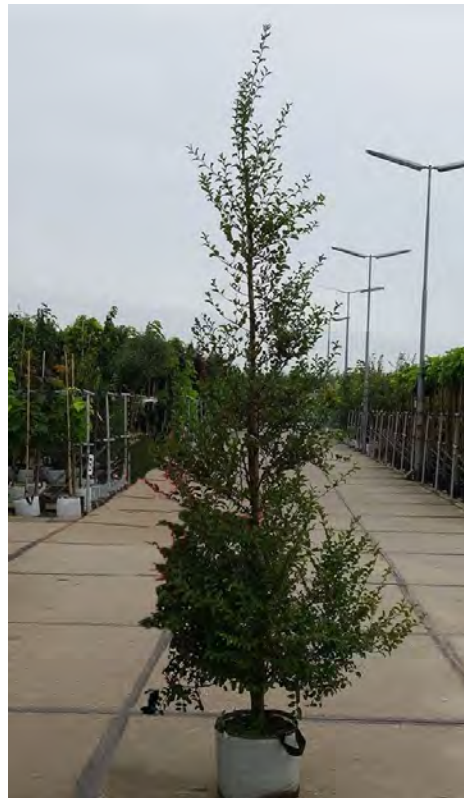


Quercus robur Fastigiata Kosta





*Fagus sylvatica* Dawyck Purpurea



*Nothofagus Antarctica*



Proposed view with Landscaping Proposals Looking North from Fenwick Road



Proposed view with Landscaping looking South along Fenwick Road

#### 4.0

The proposed tree planting should be seen not simply as mitigation and screening to the proposed single storey extension but as an opportunity to restore integrity to the landscape structure. The mature tree planting and pockets of enclosure the trees form around the Victorian villas is the dominant characteristic of this area. It has been weakened by earlier development and poor decisions made regarding tree management in the past. We suggest the opportunity to improve the landscape structure should be welcomed and taken with enthusiasm.

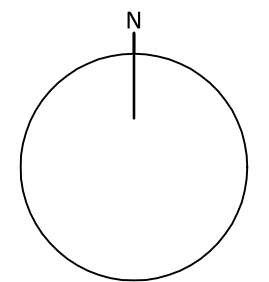
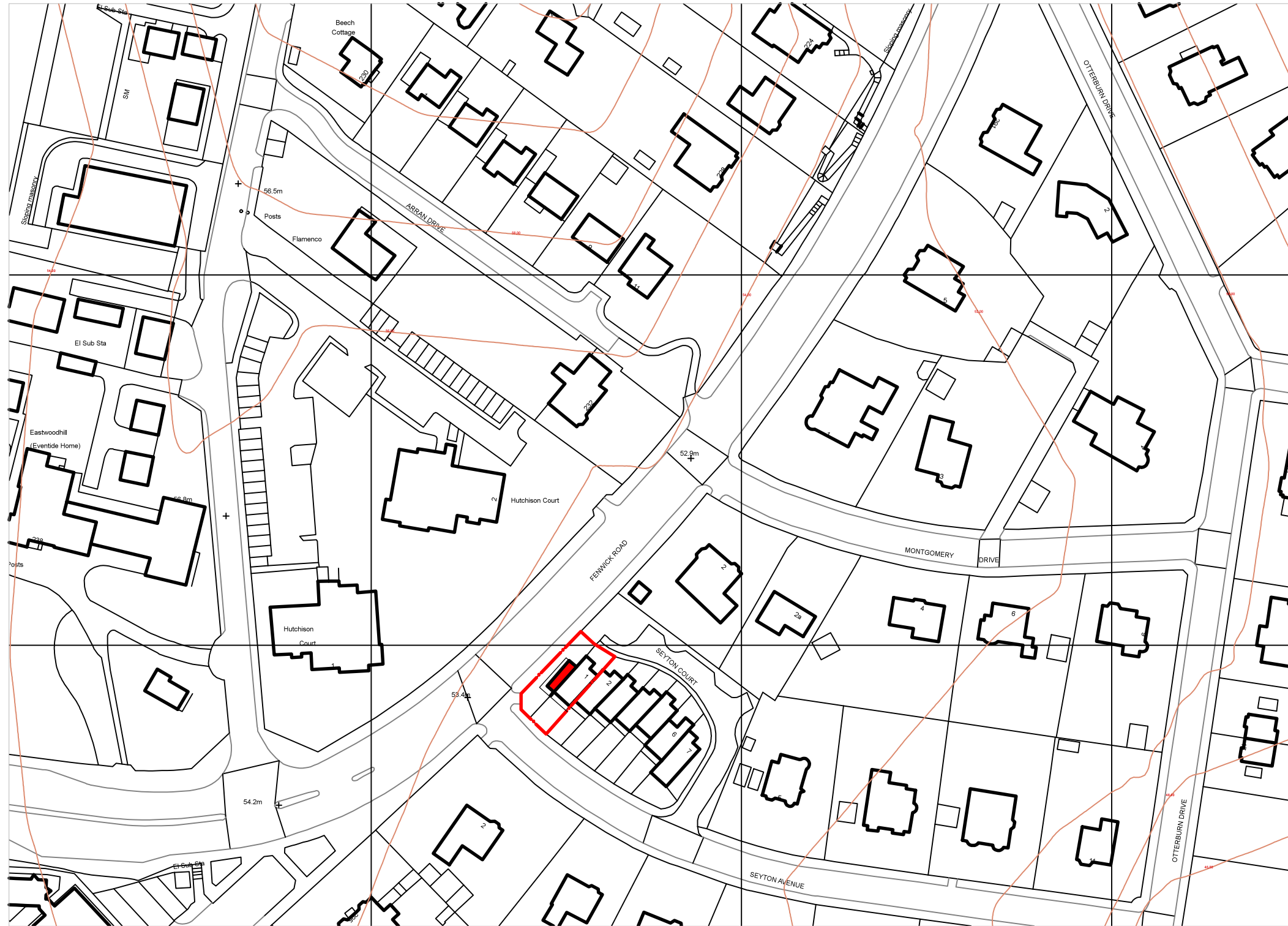
The plan submitted with this statement indicates the location and spacing of the columnar trees suggested for planting along the Fenwick Road edge of the site.

Statement prepared by Richard East Dip LA MA Urb Des CMLI  
 on behalf of City Design Co-operative for RockDCM  
 25 11 2017

4 NORTH COURT  
 GLASGOW G1 2DP  
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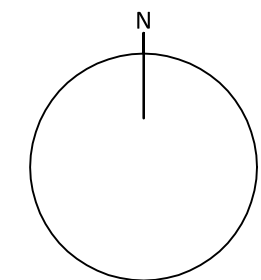
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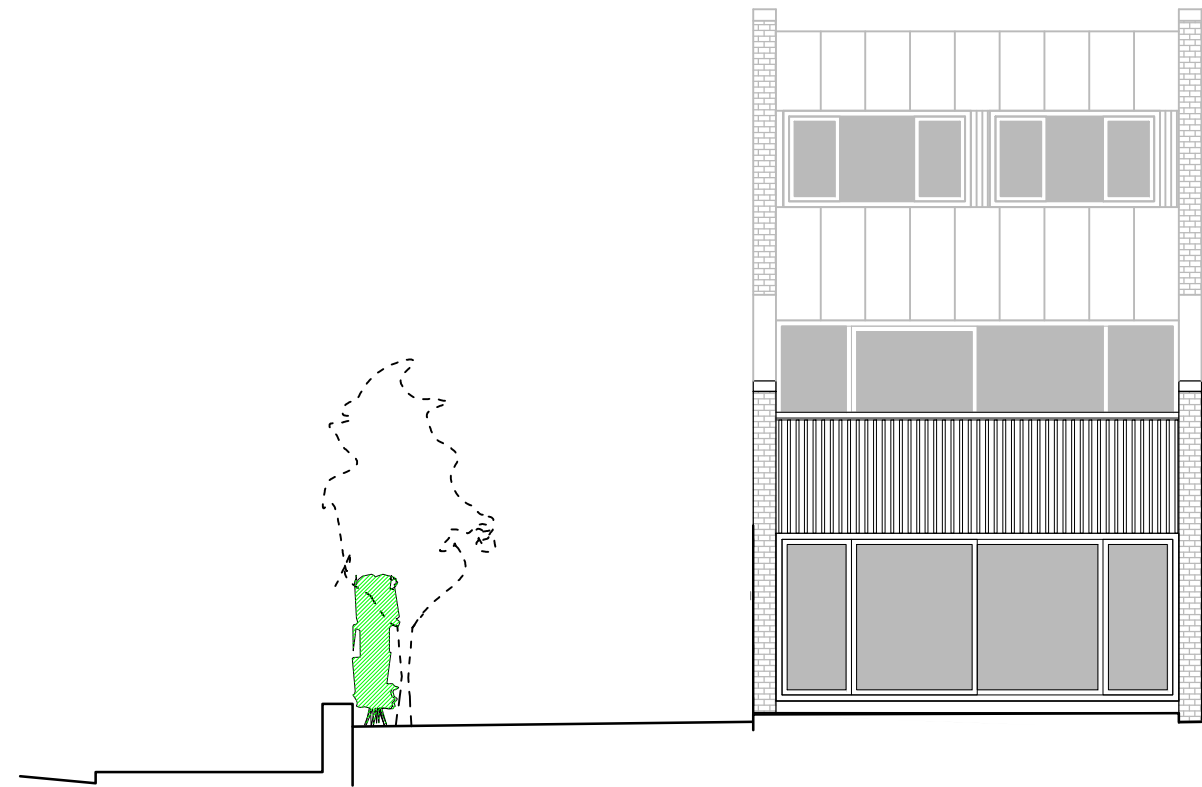
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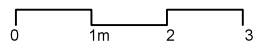




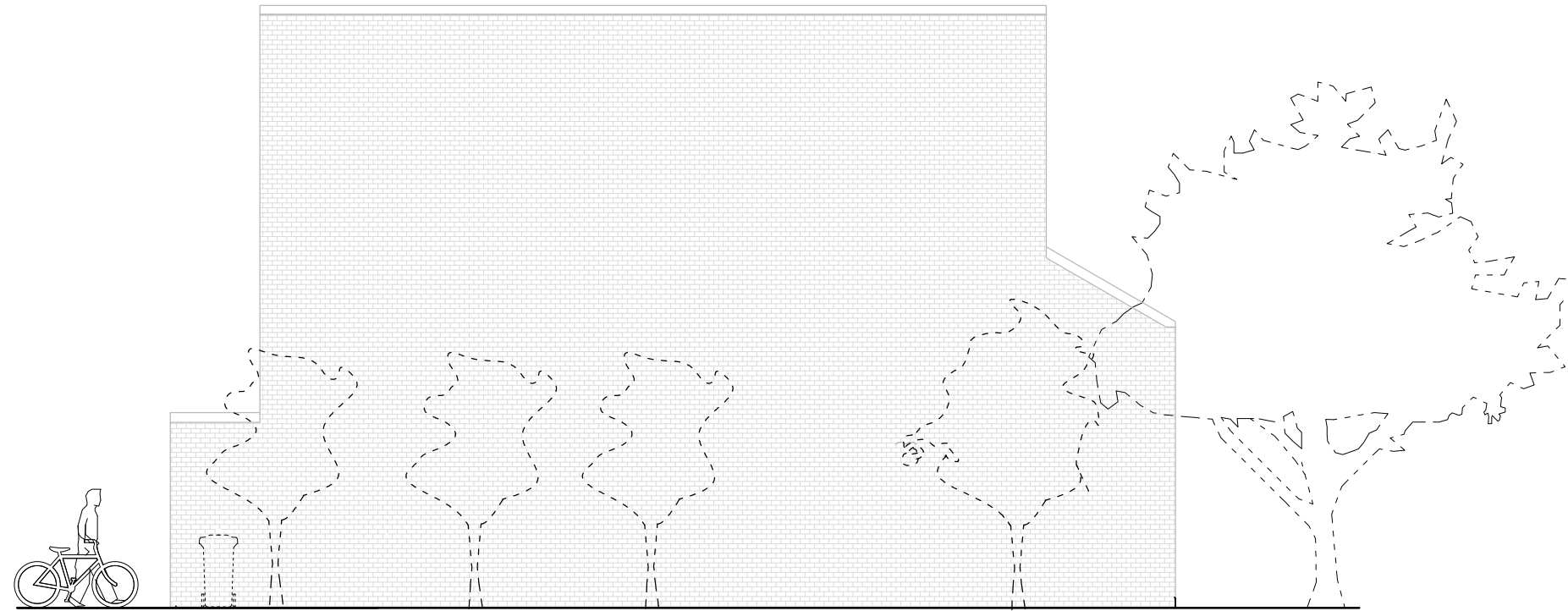
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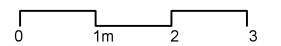
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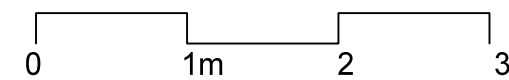
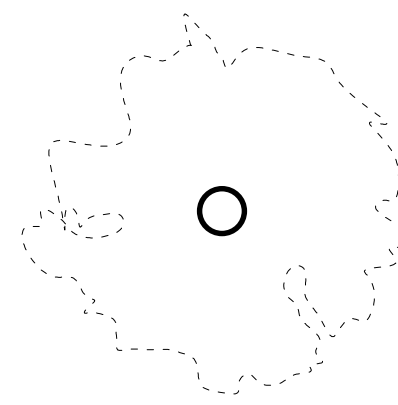
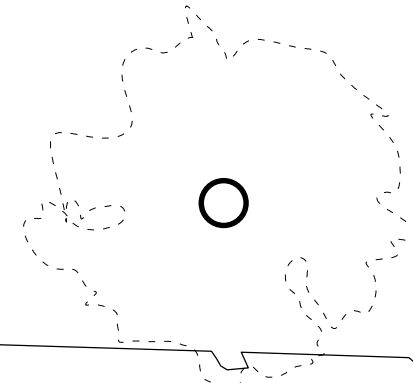
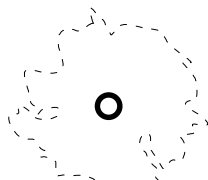
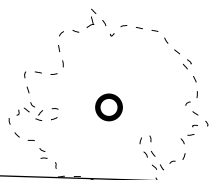
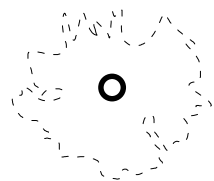
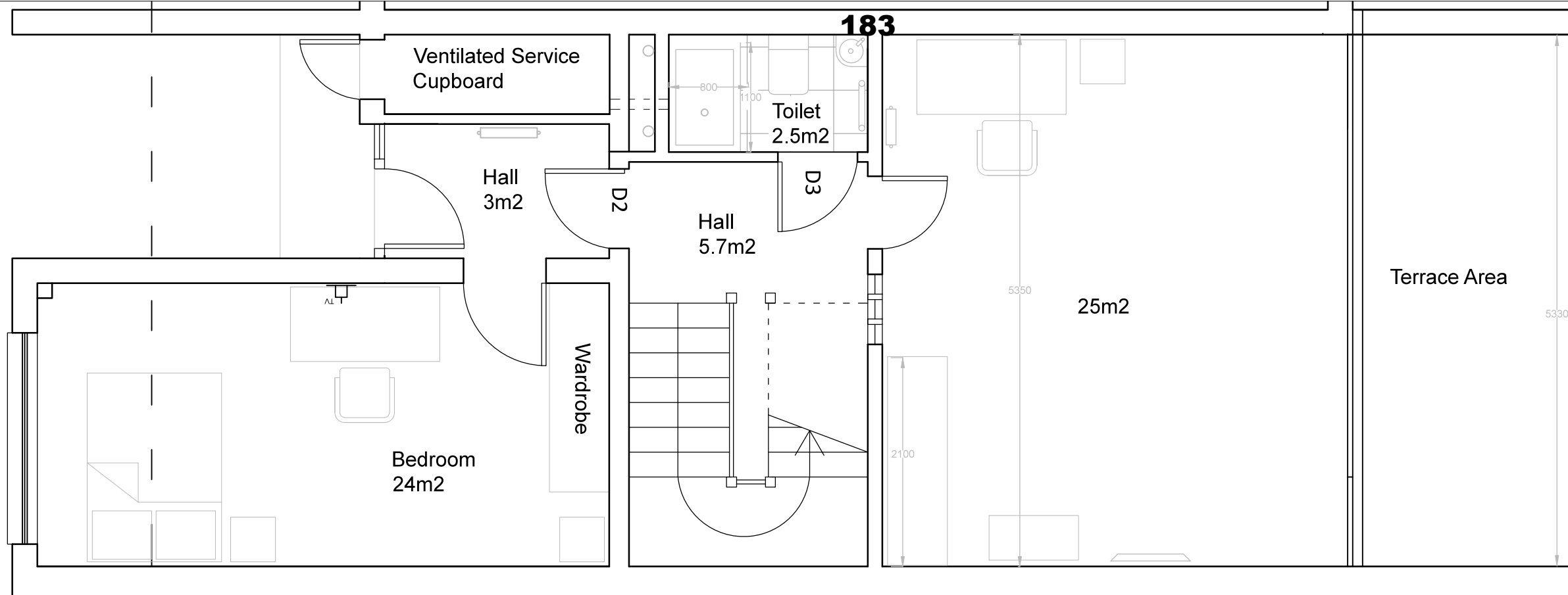
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West Elevation



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JOB:  
 PROJECT: 1 SEYTON COURT  
 DATE: 13 JULY 2017

DRAWING NUMBER: 008  
 DRAWING TITLE: GROUND LEVEL PLAN AS EXISTING  
 SCALE: 1:50 @ A3

**ROCK DCM**  
 FLOOR 5 | ARGYLL CHAMBERS  
 BUCHANAN STREET  
 GLASGOW G2 8BD

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185

Ventilated Service Cupboard

Toilet  
2.5m<sup>2</sup>

Hall  
3m<sup>2</sup>

Hall  
5.7m<sup>2</sup>

25m<sup>2</sup>

Terrace Area

Bedroom  
24m<sup>2</sup>

Wardrobe

Bin Store

Storage

Storage

Workshop

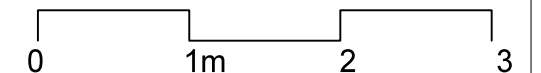
Double glazed panels to match existing windows

Brickwork Cladding to Match Existing Terrace Gable

Vertical timber to match existing balcony

Scope of Works		
1. Site clearance (advance utilities check)	4. Vibration Mitigation Works	8. Structural building works
2. Removal off-site of poorly compacted & saturated made ground	5. Servicing works	9. Interior works
3. Protected selected trees.	6. Foundation works	10. Timber & brick cladding works
	7. Insulation works	11. Landscaping (paving) works

New Trees / Hedging: Specification to be agreed with East Renfrewshire Council Tree Officer. Height to match existing (north neighbouring property + south within land parcel)  
Noise mitigation + reinstatement of removed / broken landscaping (refer to Design Statement)



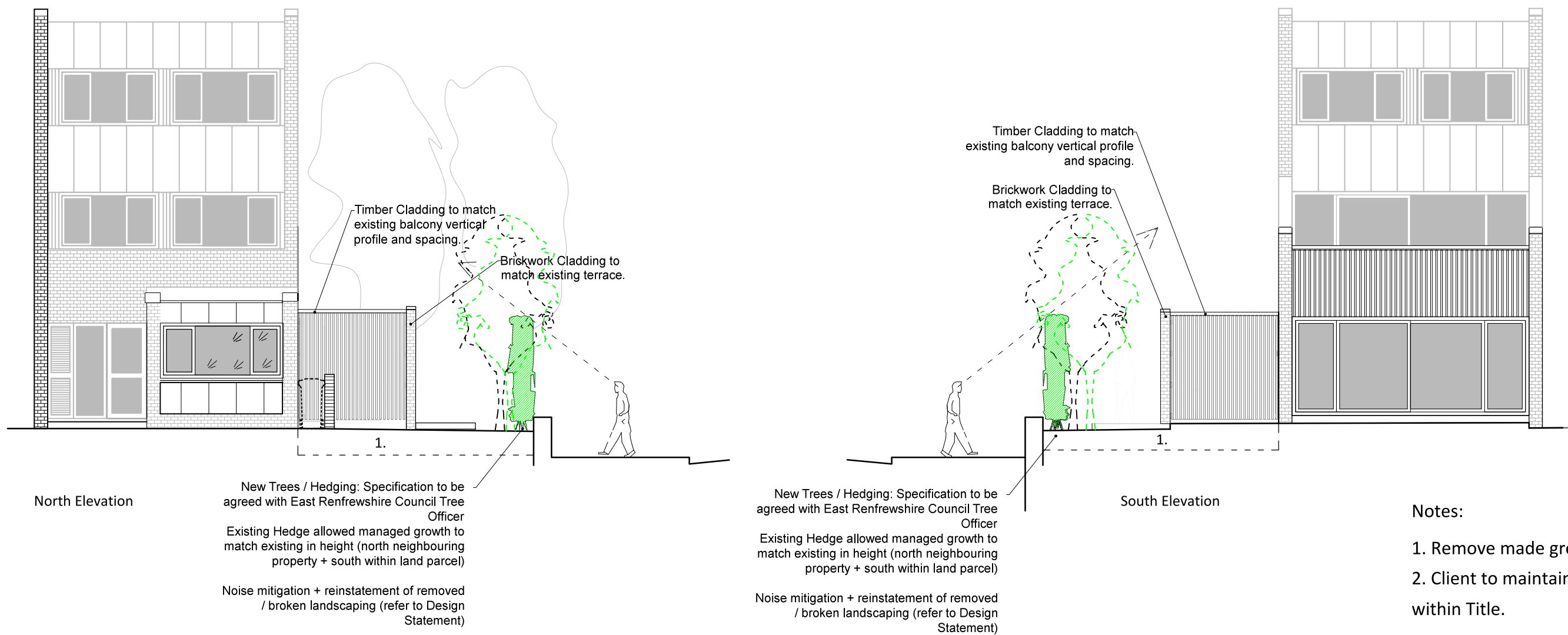
JOB:  
PROJECT: 1 SEYTON COURT  
DATE: 13 JULY 2017

DRAWING NUMBER: 003  
DRAWING TITLE: PROPOSED GROUND LEVEL PLAN  
SCALE: 1:50 @ A3

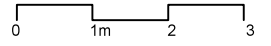
**ROCK DCM**  
FLOOR 5 | ARGYLL CHAMBERS  
BUCHANAN STREET  
GLASGOW G2 8BD

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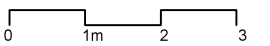
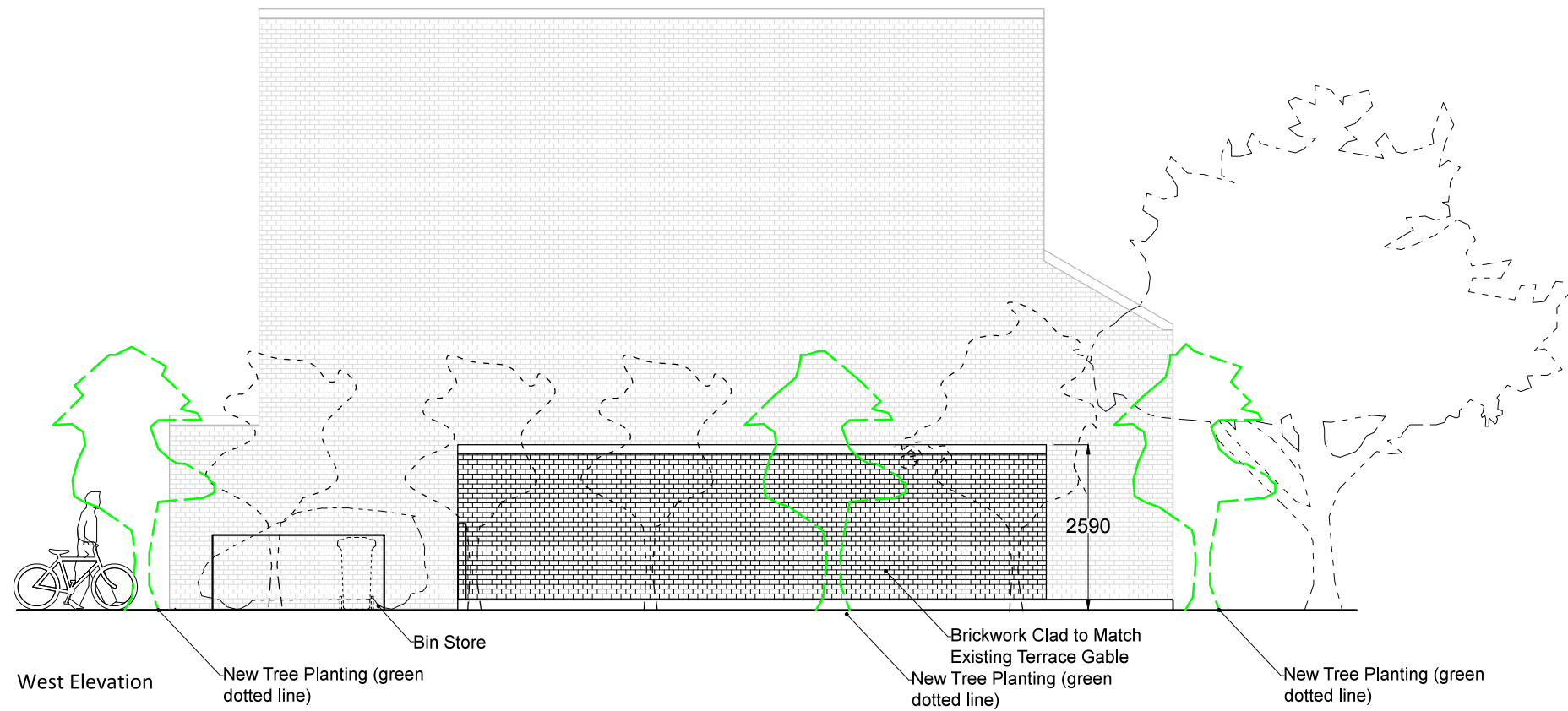




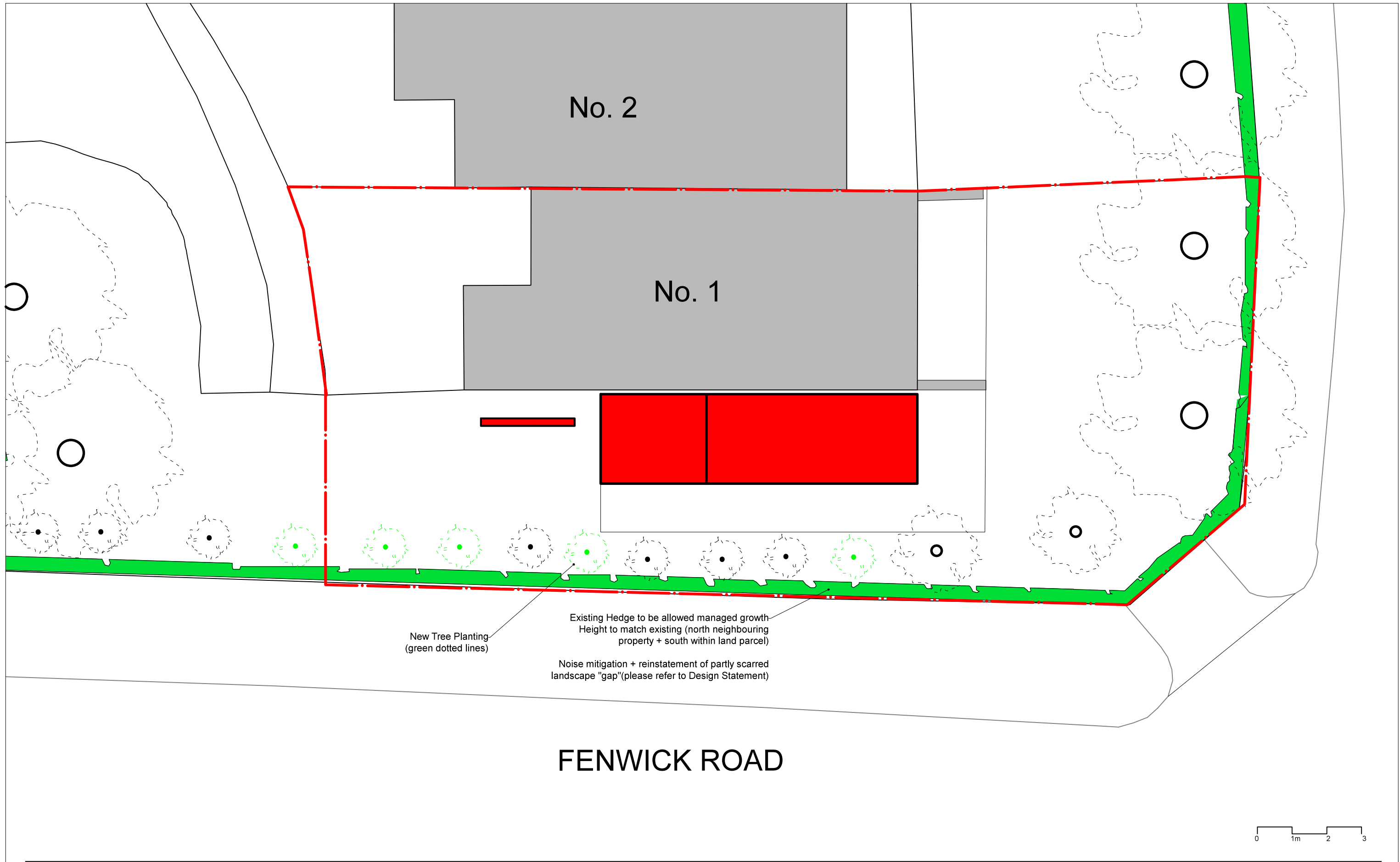
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1. Remove made ground and imported fill
  2. Client to maintain hedges & trees within Title.



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No. 2

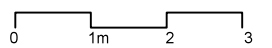
No. 1

Existing Hedge to be allowed managed growth  
 Height to match existing (north neighbouring  
 property + south within land parcel)

Noise mitigation + reinstatement of partly scarred  
 landscape "gap"(please refer to Design Statement)

New Tree Planting  
(green dotted lines)

FENWICK ROAD



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