

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY4 December 2019Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2019/22INSTALLATION OF DORMER WINDOW AT SIDE; ENLARGEMENT AND  
LINKING OF EXISTING SIDE AND REAR DORMER WINDOWS  
AT 51 NETHERHILL AVENUE, NETHERLEE**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:- 2019/0404/TP).
- Applicant: Mr Scott Macleod.
- Proposal: Installation of dormer window at side; enlargement and linking of existing side and rear dormer windows.
- Location: 51 Netherhill Avenue, Netherlee.
- Council Area/Ward: Clarkston, Netherlee and Williamwood (Ward 4).

**REASON FOR REQUESTING REVIEW**

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

**RECOMMENDATIONS**

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

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

## **BACKGROUND**

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

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

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

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

8. The applicant in submitting the review has stated the reasons for requiring the review of the determination of the application. A copy of the applicant’s Notice of Review and Statement of Reasons is attached as Appendix 4.

9. The applicant is entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and has indicated that his stated preference is the assessment of the review documents only, with no further procedure.

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

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

12. In accordance with the above decision, the Local Review Body will carry out an unaccompanied site inspection on Wednesday, 4 December 2019 immediately before the meeting of the Local Review Body which begins at 2.30pm.

## INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

13. Section 43B of the Planning etc (Scotland) Act 2006 restricts the ability of parties to introduce new material at the review stage. The Local Review Body is advised that the focus of the review should, therefore, be on the material which was before the officer who dealt with the application under the Scheme of Delegation.

14. However, the applicant has submitted new information which was not available to the Appointed Officer at the time the determination of the application was made. The new information relates to photographs including an aerial photograph.

15. Members are advised that Section 43B of The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 states that:-

“43B Matters which may be raised in a review under section 43A(8)

- (1) In a review under section 43A(8), a party to the proceedings is not to raise any matter which was not before the appointed person at the time the determination reviewed was made unless that party can demonstrate—
  - (a) that the matter could not have been raised before that time, or
  - (b) that its not being raised before that time was a consequence of exceptional circumstances.
- (2) Nothing in subsection (1) affects any requirement or entitlement to have regard to—
  - (a) the provisions of the development plan, or
  - (b) any other material consideration.”

16. The applicant has been given an opportunity to explain why the information was not made available to the Appointed Officer at the time the application was determined.

17. In reply, the applicants' agent has advised that there were many such extensions in the local area and almost every property has had an extension. The agent did not speak to a Planning Officer as the number of other properties with similar type extensions in the roof supported the proposal being put forward. The photographs simply show other properties in the area with similar extensions.

18. The Local Review Body must decide whether the new information should be considered as part of the review. In the event that it does, it is recommended, in the interests of equality of opportunity to all parties that the Appointed Officer be given the opportunity to comment on the new information.

19. Members should note that the new information has been excluded from the applicants' submission.

20. 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 51 - 60);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages 61 - 68);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages 69 - 72); and

- (d) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 4 (Pages 73 - 86).

21. 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 these are attached as Appendix 5 (Pages 87 - 94).

- (a) Review Document – A05 Elevations;
- (b) Review Document – A06 First Floor Plan;
- (c) Review Document – A07 Section;
- (d) Review Document – A08 Section;
- (e) Review Document – A09 Elevation;
- (f) Refused – Location Plan;
- (g) Refused – Elevations; and
- (h) Refused – Proposed Floor Plans;

22. 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.

23. 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).

**RECOMMENDATIONS**

24. 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:- November 2019

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**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            100171599-001

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.

## Type of Application

What is this application for? Please select one of the following: \*

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Form new dormer at first floor for shower room and connect two small existing dormers to side and rear to form one bedroom at first floor.

Is this a temporary permission? \*  Yes  No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*  Yes  No

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:	Keith Edwards Architect		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Keith	Building Name:	0/2
Last Name: *	Edwards	Building Number:	2
Telephone Number: *	01413410694	Address 1 (Street): *	Caledon 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: *	Scotland
		Postcode: *	G12 9DX
Email Address: *	keith@ke-architect.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:	<input type="text"/>
First Name: *	Scott	Building Number:	51
Last Name: *	Macleod	Address 1 (Street): *	Netherhill Avenue
Company/Organisation:	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Glasgow
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	G44 3XF
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:

51 NETHERHILL AVENUE

Address 2:

NETHERLEE

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G44 3XF

Please identify/describe the location of the site or sites

Northing

658445

Easting

258115

## Pre-Application Discussion

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

Yes  No

## Site Area

Please state the site area:

477.00

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

House

## Access and Parking

Are you proposing a new 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 propose to make. You should also show existing footpaths and note if there will be any impact on these.

<p>Are you proposing any change to public paths, public rights of way or affecting any public right of access? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.</p>	
<p>How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?</p>	<input style="width: 100px; height: 20px;" type="text" value="3"/>
<p>How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *</p>	<input style="width: 100px; height: 20px;" type="text" value="3"/>
<p>Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).</p>	
<h3>Water Supply and Drainage Arrangements</h3>	
<p>Will your proposal require new or altered water supply or drainage arrangements? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Do your proposals make provision for sustainable drainage of surface water?? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (e.g. SUDS arrangements) *</p> <p>Note:- Please include details of SUDS arrangements on your plans Selecting 'No' to the above question means that you could be in breach of Environmental legislation.</p>	
<p>Are you proposing to connect to the public water supply network? *</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No, using a private water supply <input checked="" type="checkbox"/> No connection required</p> <p>If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).</p>	
<h3>Assessment of Flood Risk</h3>	
<p>Is the site within an area of known risk of flooding? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p> <p>If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.</p> <p>Do you think your proposal may increase the flood risk elsewhere? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p>	
<h3>Trees</h3>	
<p>Are there any trees on or adjacent to the application site? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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.</p>	
<h3>Waste Storage and Collection</h3>	
<p>Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	

If Yes or No, please provide further details: \* (Max 500 characters)

The clients will use the existing waste bins for the property

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

Yes  No

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

Yes  No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? \*

Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## 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: Keith Edwards

On behalf of: Mr Scott Macleod

Date: 26/06/2019

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

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) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

- |  |  |
|--|--|
| A copy of an Environmental Statement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Flood Risk Assessment. *   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

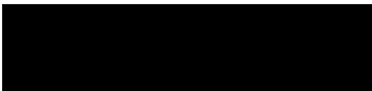
### Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Keith Edwards

Declaration Date: 26/06/2019

### Payment Details



Created: 26/06/2019 20:52

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## REPORT OF HANDLING

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# REPORT OF HANDLING

Reference: 2019/0404/TP

Date Registered: 27th June 2019

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Clarkston, Netherlee And Williamwood

Co-ordinates: 258115/:658445

Applicant/Agent:

Applicant:

Mr Scott Macleod

51 Netherhill Avenue

Glasgow

Scotland

G44 3XF

Agent:

Keith Edwards

0/2

2 Caledon Street

Glasgow

Scotland

G12 9DX

Proposal: Installation of dormer window at side; enlargement and linking of existing side and rear dormer windows

Location: 51 Netherhill Avenue  
Netherlee  
East Renfrewshire  
G44 3XF

**CONSULTATIONS/COMMENTS:** None.

**PUBLICITY:** None.

**SITE NOTICES:** None.

**SITE HISTORY:** None.

**REPRESENTATIONS:** No representations have been received.

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

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

## ASSESSMENT:

The site comprises a detached one and a half storey property that is situated within an established residential area surrounded by similar detached and semi-detached house types. The property has previously been extended into the roof space and to the rear and side.

The proposal is for the installation of a flat roofed dormer window on the side elevation of the property to accommodate a bathroom and the enlargement and integration of an existing side and rear dormer window to provide a bedroom. The dormer window on the side elevation will have a width of approximately 3m and the enlarged dormer window will have a width of approximately 4m at the side extending over and around the roof hip to 5m at the rear. The proposed external materials are to match the existing.

The proposal requires to be assessed with regard to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan.

Policy D1 and D14 require that all development should not result in a significant loss of character or amenity to the surrounding area; the proposal should be of a size, scale and massing in keeping with the buildings in the locality and should respect local architecture, building form, design and materials; dormer windows should not dominate the existing roof, nor rise above or break the existing ridge line or hip of the roof. The amenity of neighbouring properties should not be adversely affected.

The integration of the side and rear dormer windows would significantly change the profile and design of the property to the detriment of the character and visual amenity of the surrounding area. The dormer windows breach the roof hips resulting in a dominant feature that is disproportionate to the house and the residential area. While it is noted that there are similar examples of development in the area however these examples predate the adopted East Renfrewshire Local Development Plan and their limited frequency is not considered to define the built character of the area.

The adopted Supplementary Planning Guidance: Householder Design Guide (SPG) is also of relevance. The SPG states that dormer windows should be;

- Wholly contained within the roof slope and set below the roof ridge and off the side ridge/hip;
- Be aligned vertically with windows and doors below;
- Not built up from wallhead and be well set back from the eaves.
- Be positioned centrally within a hipped roof.

The proposed development by combination of scale, massing and siting on the house conflicts significantly with the criteria set out above and in essence it actually goes beyond what could be considered as a dormer window addition. The result is an incongruous addition that will have a dominant and detrimental impact on the appearance of the original house. Furthermore the proposal is out of keeping with the predominant built form of the area and would significantly detract from its visual integrity due to its excessive and sting massing and design.

In conclusion, the proposed dormer windows are considered to over dominate and detract from the character and appearance of the property and the surrounding area. It is therefore contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and to the terms of the SPG. There are no material considerations that outweigh the terms of these policies. It is therefore recommended that the application is refused.

**RECOMMENDATION:** Refuse

**PLANNING OBLIGATIONS:** None.

Reason: The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposal would be a dominant and incongruous addition to the property by way of its form, massing and design features to the detriment of the character and amenity of the area.

Reason: The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan and the Supplementary Planning Guidance - Householder

Design Guide as the dormer windows due to their size, scale and design would breach the roof hips which would have a dominant and detrimental impact on the appearance of the original house.

**ADDITIONAL NOTES:** None.

**ADDED VALUE:** None.

**BACKGROUND PAPERS:**

Further information on background papers can be obtained from Ms Fiona Morrison on 0141 577 3895.

Ref. No.: 2019/0404/TP  
(FIMO)

DATE: 11th September 2019

**DIRECTOR OF ENVIRONMENT**

**Reference: 2019/0404/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 solings or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
  15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
  16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

#### Policy D14

##### Extensions to Existing Buildings and Erection of Outbuildings and Garages

Any extensions must complement the existing character of the property, particularly in terms of style, form and materials.

The size, scale and height of any development must be appropriate to the existing building.

In most circumstances, pitched roofs utilising slates or tiles to match the existing house will be the appropriate roof type. Alternatives, such as flat roofs or green roofs, will be considered on a site specific basis.

Side extensions should not create an unbroken or terraced appearance.

The development should avoid over-development of the site by major loss of existing garden space.

Dormer windows should not in general dominate the existing roof, nor rise above or break the existing ridgeline or hip of the roof, and should be finished in materials to match existing roof finishes.

The above are broad requirements and these are further defined in the Householder Design Guide Supplementary Planning Guidance.

**GOVERNMENT GUIDANCE:** None

Finalised 11/09/2019. AC.

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**DECISION NOTICE  
AND  
REASONS FOR REFUSAL**

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

**REFUSAL OF PLANNING PERMISSION**

Ref. No.           **2019/0404/TP**

**Applicant:**

Mr Scott Macleod  
51 Netherhill Avenue  
Glasgow  
Scotland  
G44 3XF

**Agent:**

Keith Edwards  
0/2  
2 Caledon Street  
Glasgow  
Scotland  
G12 9DX

With reference to your application which was registered on 27th June 2019 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

**Installation of dormer window at side; enlargement and linking of existing side and rear dormer windows**

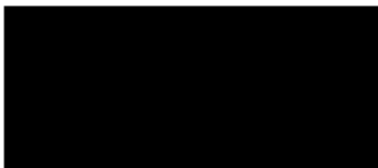
**at: 51 Netherhill Avenue Netherlee East Renfrewshire G44 3XF**

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

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

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposal would be a dominant and incongruous addition to the property by way of its form, massing and design features to the detriment of the character and amenity of the area.
2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan and the Supplementary Planning Guidance - Householder Design Guide as the dormer windows due to their size, scale and location would breach the roof hips which would have a dominant and detrimental impact on the appearance of the original house.

Dated           11th September 2019



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	A1371.19.01		
Proposed floor plans	A1371.19.06		
Elevations Proposed	A1371.19.09		

## **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). 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      100201105-001

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="Keith Edwards Architect"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Keith"/>	Building Name:	<input type="text" value="0/2"/>
Last Name: *	<input type="text" value="Edwards"/>	Building Number:	<input type="text" value="2"/>
Telephone Number: *	<input type="text" value="01413410694"/>	Address 1 (Street): *	<input type="text" value="Caledon Street"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
		Postcode: *	<input type="text" value="G12 9DX"/>
Email Address: *	<input type="text" value="keith@ke-architect.com"/>		

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

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Scott"/>	Building Number:	<input type="text" value="51"/>
Last Name: *	<input type="text" value="Mcleod"/>	Address 1 (Street): *	<input type="text" value="Netherhill Avenue"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G44 3XF"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="[REDACTED]"/>		

## Site Address Details

Planning Authority:	<input type="text" value="East Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="51 NETHERHILL AVENUE"/>
Address 2:	<input type="text" value="NETHERLEE"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G44 3XF"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="658445"/>	Easting	<input type="text" value="258115"/>
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## Description of Proposal

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

Installation of dormer window at side; enlargement and linking of existing side and rear dormer windows

## 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.

There are several similar situations in the local area where loft conversion/extensions have been constructed connecting the side and rear dormer of the roof which crosses over the hipped roof of original house design. This submission was based on the fact that that the neighbouring houses had similar dormer constructions which breached the hipped roof structure thereby changing the original shape of the roof although the hipped roof can be seen at the top and bottom of the proposed dormer.

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)

Plans A05 ELEVATIONS, A06 FF PLAN, A07 SECTION, A08 SECTION, A09 ELEVATIONS, A10 LOCATION PLAN, NOTICE OF REFUSAL, ERC03 PLANNING ACKNOWLEDGEMENT OF SUBMISSION, ERC07 DECISION NOTICE, LO6 PLANNING APPEAL 8 PHOTOGRAPHS OF LOCAL EXTENSIONS SIMILAR TO PROPOSED.

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

2019/0404/TP

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

26/06/2019

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

11/09/2019

## Review Procedure

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

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

Yes  No

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

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

Yes  No

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

Yes  No

## Checklist – Application for Notice of Review

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

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

Yes  No

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

Yes  No

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

Yes  No  N/A

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

Yes  No

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

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

Yes  No

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

**Declare – Notice of Review**

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

Declaration Name: Mr Keith Edwards

Declaration Date: 08/11/2019

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# Keith Edwards Architect

[2 Caledon Street, Dowanhill, Glasgow...G12 9DX](#)    [tel : 0141 341 0694](tel:01413410694)    [e-mail...keith@ke-architect.com](mailto:keith@ke-architect.com)

## PLANNING APPEAL...

Client            Mr S & L Macleod

Premises        51 Netherhill Avenue, Glasgow

Date             08.10.19

## PROPOSAL...

The clients require additional facilities at first floor with the birth of their first child. There are no toilet provisions at first floor and the rear bedrooms are small and both have coomb ceilings starting 300m up from floor level.

This proposal will provide the required toilet facility to the upper floor along with one decent sized bedroom and nursery for their child. The existing house has pitched roof all round with dormers on three of these. This proposal connects the two small dormers to north and west into one which provide a good sized room and on the east side a new dormer for the proposed toilet facility.

This application was refused on the basis of the following points...

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposal would be a dominant and incongruous addition to the property by way of its form, massing and design features to the detriment of the character and amenity of the area.
2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan and the Supplementary Planning Guidance - Householder Design Guide as the dormer windows due to their size, scale and location would breach the roof hips which would have a dominant and detrimental impact on the appearance of the original house.

## APPEAL...

This appeal is to put forward a case against the above 2 points which in the local area has seen many similar examples of the type of loft extension being proposed under this application.

Both points relate to the fact that the roof hip on the rear roof would be breached. The proposal put forward was similar to many in the local area and in fact one on either side of the applicants house. This was noticed at the initial meeting and although not recent there were other properties in the local area which had the same alteration undertaken to their properties. These are listed at end of appeal letter along with a copy map of the area with properties outlined which are similar in proposal if not scale. Based on the fact that several extensions of the kind proposed were evident in the area it seemed that this was an acceptable alteration and the reason why the Planning Authority were not contacted prior to the detailed application. The position of the the planning Authority is to retain the character of the original house with all four hipped roofs and generally a centre dormer on the front roof. The statements above state that the size and scale of this proposal would have a dominant impact on the house character and amenity of the area. This area is one where there are many houses which have undergone some form of extension whether at ground or roof level which have altered the street appearance of the original houses. Those who have extended to the rear have been done over

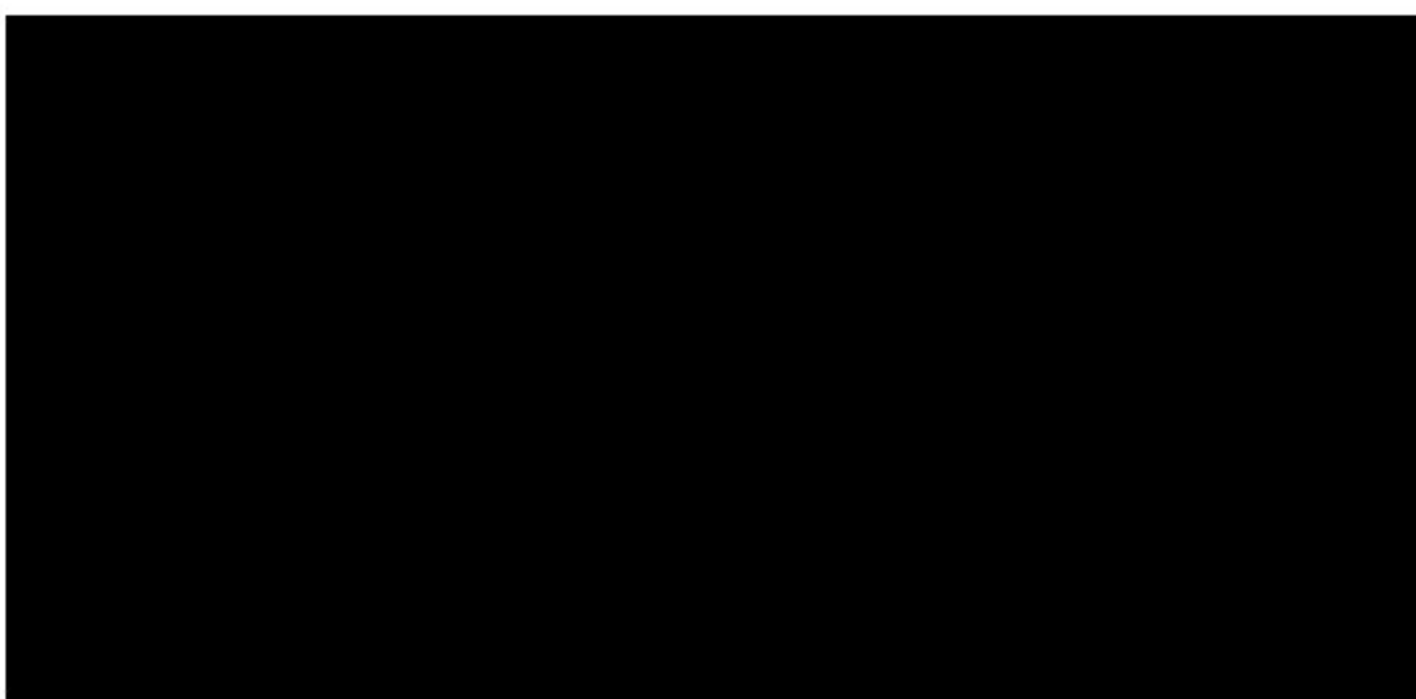
the years and have had little effect on the areas character. Those that have been carried out as rear loft conversions have had little or no impact on the street frontages including those which have been carried round the corner to the sides. My clients are looking to extend their house with a view to the long term future in this area where they and their children will grow up.

The position of the alteration on the rear and side roof would not be immediately evident when seen from the road or footpath level as you pass through Netherhill Avenue and would only be evident if you took the time to stand and look at the roof extension. The proposal is similar to many of this type of house in the immediate area and would not be out of scale or character in its location or placement on the rear roof.

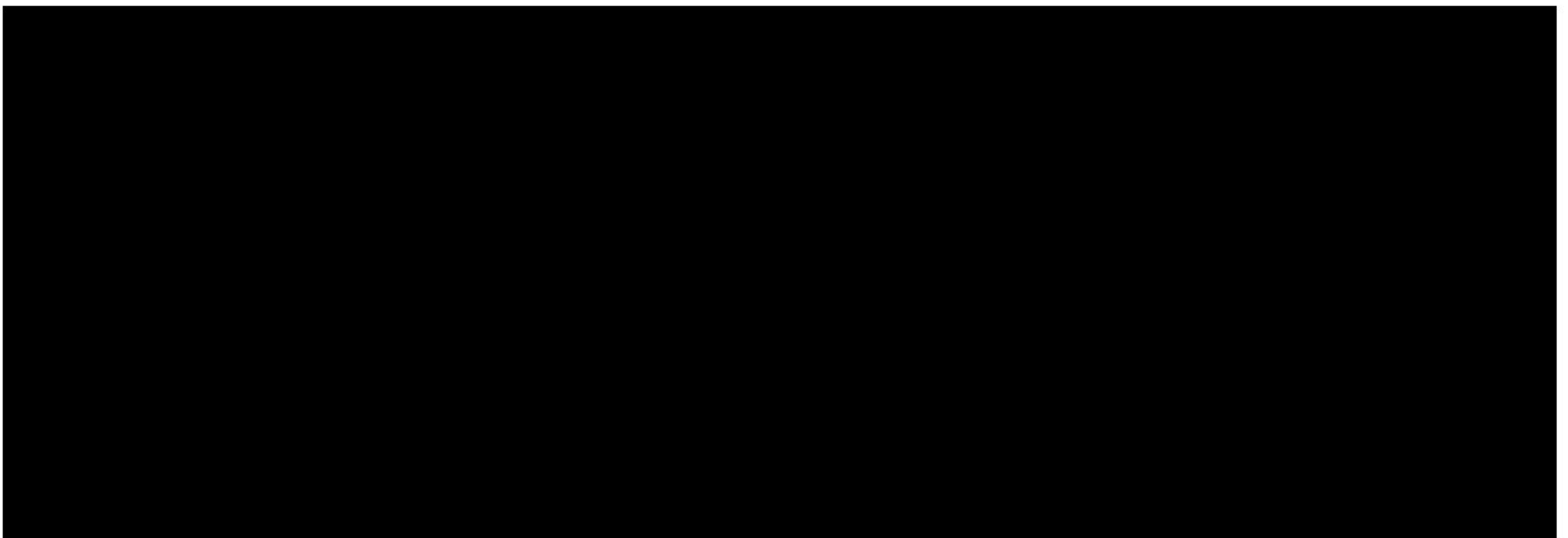
Attached to this letter are the actual detailed proposals along with a location plan indicating altered roofs similar to the design being put forward. Structurally the roof can be formed which is again evidenced by the number of similar projects in the area. Also enclosed are photographs of local house with this type of alteration.

I trust that with the attached proposal the appeal can be upheld to allow my client to progress with the alteration. This would of course allow for the shower room being approved on the east roof.

Yours sincerely



Keith Edwards Architect





# Keith Edwards Architect

[2 Caledon Street, Dowanhill, Glasgow...G12 9DX](#)    [tel : 0141 341 0694](#)    [e-mail...keith@ke-architect.com](#)

## PLANNING REPORT...

Client            Mr S & L Macleod

Premises        51 Netherhill Avenue, Glasgow

Date             18.06.19

## PROPOSAL...

The clients require additional facilities at first floor with the birth of their first child. There are no toilet provisions at first floor and the rear bedrooms are small and both have coomb ceilings starting 300m up from floor level.

This proposal will provide the required toilet facility to the upper floor along with one decent sized bedroom and nursery for their child. The existing house has pitched roof all round with dormers on three of these. This proposal connect the two small dormers to north and west into one which provide a good sized room and on the east side a new dormer for the proposed toilet facility. The proposal is similar to many of this type of house in the immediate area and would not be out of scale or character in the its location.

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**Environment Department**  
**Head of Operations : Andrew Corry**

2 Spiersbridge Way, Spiersbridge Business Park, Thornliebank, G46 8NG  
 Phone: 0141 577 3001 Fax: 0141 577 3781 DX: 501601 GIFFNOCK

Our Ref: 2019/0404/TP  
 Your Ref:  
 Date: 2nd July 2019  
 When calling Please ask for: Ms Fiona Morrison fiona.morrison2@eastrenfrewshire.gov.uk  
 Telephone No: 0141 577 3895

Keith Edwards  
 Keith Edwards Architect  
 0/2  
 2 Caledon Street  
 Glasgow  
 Scotland  
 G12 9DX

Dear Sir/Madam,

**Town and Country Planning (Scotland) Act 1997**  
**Acknowledge Receipt of Application for Local Development**

Ref No: 2019/0404/TP  
 Type: Full Planning Permission  
 Location: 51 Netherhill Avenue Netherlee East Renfrewshire G44 3XF  
 Proposal: Installation of dormer window at side; enlargement and linking of existing side and rear dormer windows.

I acknowledge receipt of your application, which was registered on 27th June 2019. The reference number should be quoted in any subsequent enquiry or correspondence relating to your proposal. The case officer assigned to your application is Ms Fiona Morrison, who can be contacted direct on 0141 577 3895.

Under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 the Council has two months to determine your application. If you have not received a decision within the two month period, you have the right to require the Council's Local Review Body to review the case.

Notice of Review must be made to the Local Review Body within three months from the expiry of the two months allowed for determination, on a form which can be obtained from the Council or from the Council's website [www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk).

If you require clarification please do not hesitate to contact Ms Fiona Morrison, who can be contacted direct on 0141 577 3895.

Yours faithfully

Ms Fiona Morrison  
 Planning Officer



Please note that we have now adopted more electronic processes for dealing with planning applications.

If you submitted your planning application online via the national portal, then updated plans and additional information should be submitted via the portal as well.

If you submitted your application on paper, then note that the paper plans will now be disposed of once scanned, so if you need to update plans, you will need to submit new plans to us as there will no longer be paper plans to amend by hand.

You will also be aware that all decision notices contain a schedule of the plans (and the plan numbers) that were the subject of the decision. The online planning system displays online the plans that were the subject of the decision for four years. So please note that we will no longer be sending 'stamped' paper plans back to applicants/agents once the application has been decided, nor will we electronically 'stamp' plans for online display

Ways to pay:

Online: [www.eastrenfrewshire.gov.uk/doitonline](http://www.eastrenfrewshire.gov.uk/doitonline)

Click on the Pay for Planning Applications and Planning Adverts link, then select the Planning Services link from the right hand side, select the service you wish to pay for and enter the following reference number **2019/0404/TP**

By phone: Payment Contact Centre 0141 577 3008, Monday to Friday, 9am - 4.15pm. by quoting the following reference number **2019/0404/TP**

In person: Payment Contact Centre, Monday to Friday, 9am - 4.15pm, with credit/debit card payments only between 1pm and 2pm at Council Headquarters, Eastwood Park, Rouken Glen Road, Giffnock G46 6UG or Barrhead Offices, 211 Main Street, Barrhead G78 1SY by quoting the following reference number **2019/0404/TP**

**East Renfrewshire Council**  
**Town and Country Planning (Scotland) Act 1997**

**Fees Form Section 1** To be returned to Agent/Applicant on receipt of fee

**Reference:** 2019/0404/TP

**Applicant:**

Mr Scott Macleod  
51 Netherhill Avenue  
Glasgow  
G44 3XF

**Agent:**

Keith Edwards  
0/2  
2 Caledon Street  
Glasgow  
G12 9DX

**With reference to your application to the Planning Service**

**In respect of** Installation of dormer window at side; enlargement and linking of existing side and rear dormer windows

**Situated at** 51 Netherhill Avenue Netherlee East Renfrewshire G44 3XF

In terms of the Town and Country Planning (Fees for Applications and Deemed Applications) (Scotland) Regulations 1997

**Fee received** £ 202 **Date:** 26th June 2019

Purpose of fee - Payment



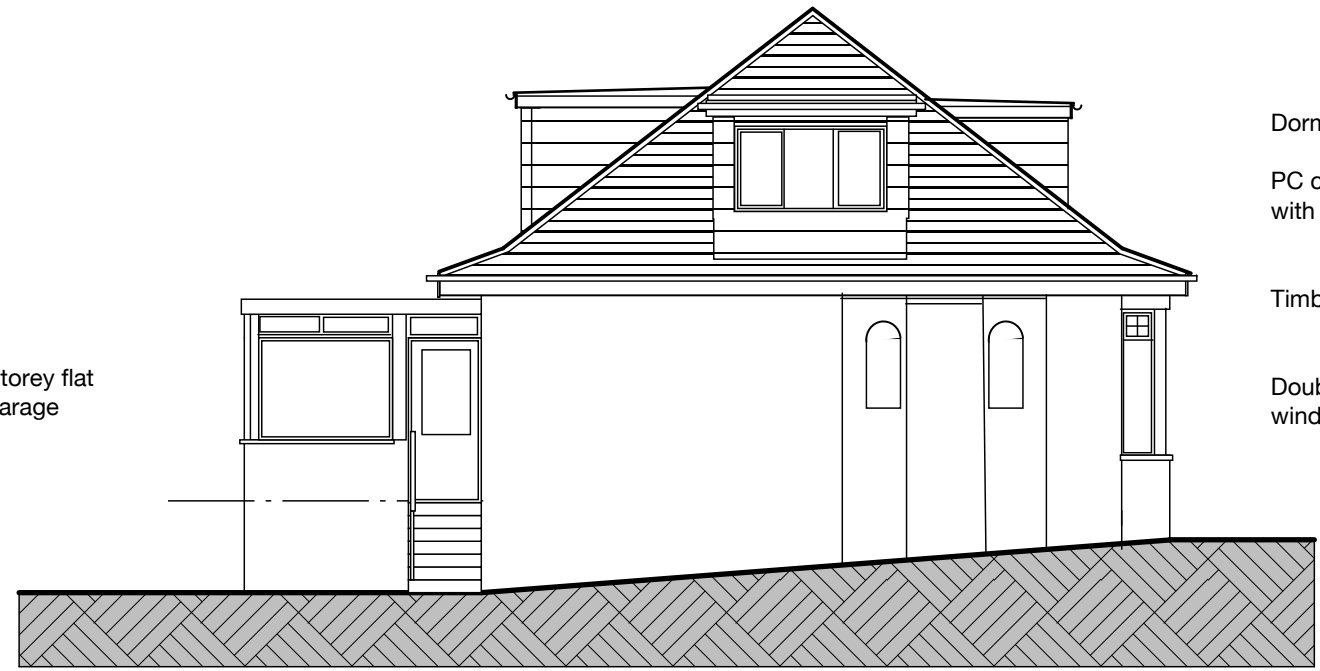
**PLANS/PHOTOGRAPHS/DRAWINGS**

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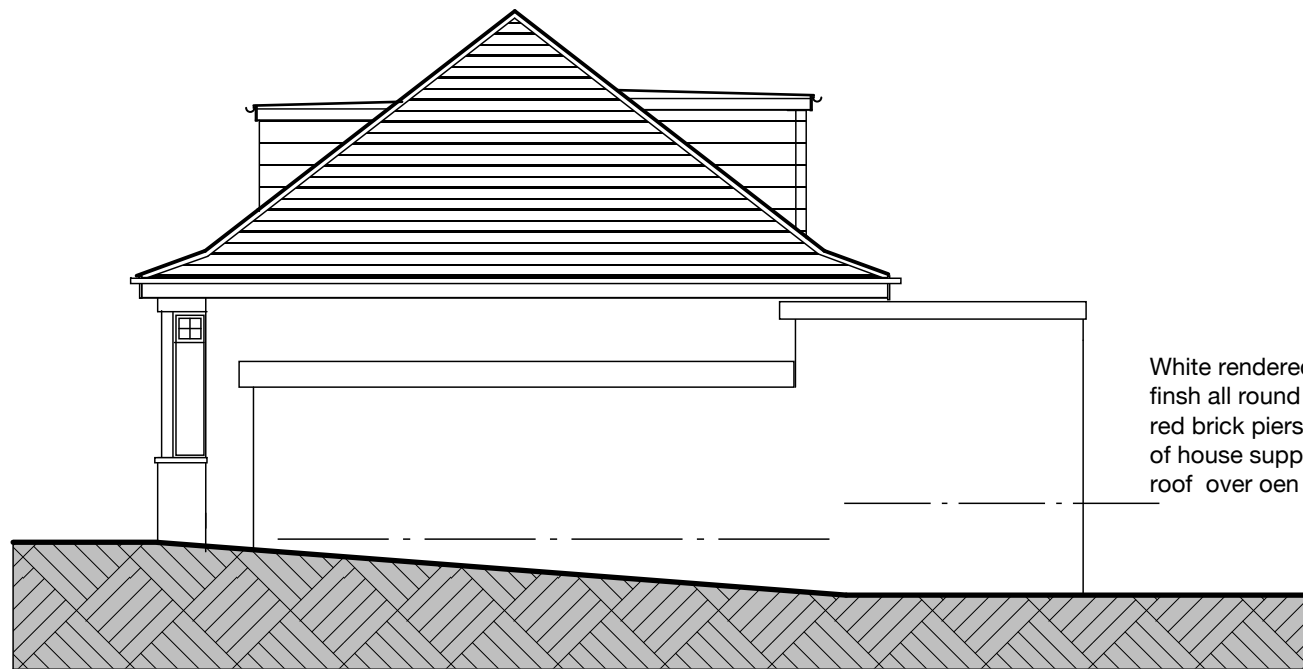
FRONT ELEVATION...

Single storey flat  
roofed garage



SIDE ELEVATION...

Dormer walls tiled  
PC concrete roof tiles  
with hiped end roof profile  
Timber fascia and soffit  
Double glazed PVC framed  
windows



SIDE ELEVATION...

White rendered wall  
finsh all round with  
red brick piers at front  
of house supporting  
roof over oen balcony



REAR ELEVATION...



Client	Mr & Mrs Macleod	Address	51 Netherhill Road, Glasgow	
Project	Extend first floor bedrom and form new shower	Dwg	A1371.19.05	
Title	Ground Floor Plan	Date	12.06.19	Scale 1:1250, 1:500

KEITH EDWARDS ARCHITECT

2 CALEDON STREET, GLASGOW

G12 9DX tel : 0141 341 0694

Form new flat roof to connect existing dormers on side and rear of house as per plan layout to create a larger full height room without comb ceilings over the major part of the floor area. Single layer pvc roof laid over 10mm OSB board bonded over Celotex GA 4000 insulation board bonded on vapour barrierstitched to new 15mm OSB board nailed on 145x45mm C16 joists set at 400mm ctrs nailed to new stud wall wallplate over extension roof all finished internally with 12.5mm wallboard.

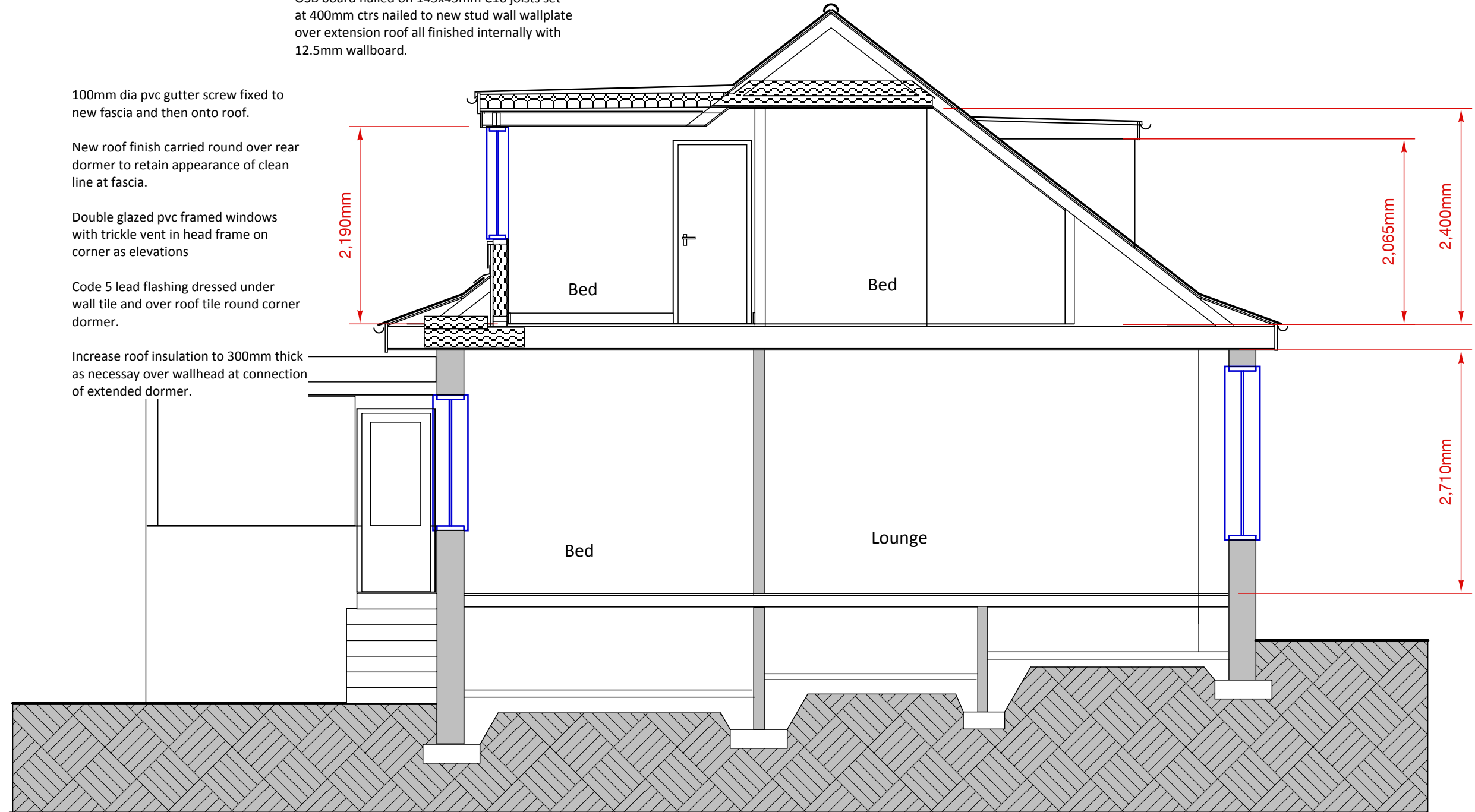
100mm dia pvc gutter screw fixed to new fascia and then onto roof.

New roof finish carried round over rear dormer to retain appearance of clean line at fascia.

Double glazed pvc framed windows with trickle vent in head frame on corner as elevations

Code 5 lead flashing dressed under wall tile and over roof tile round corner dormer.

Increase roof insulation to 300mm thick as necessary over wallhead at connection of extended dormer.



SECTION AT NEW BEDROOM...

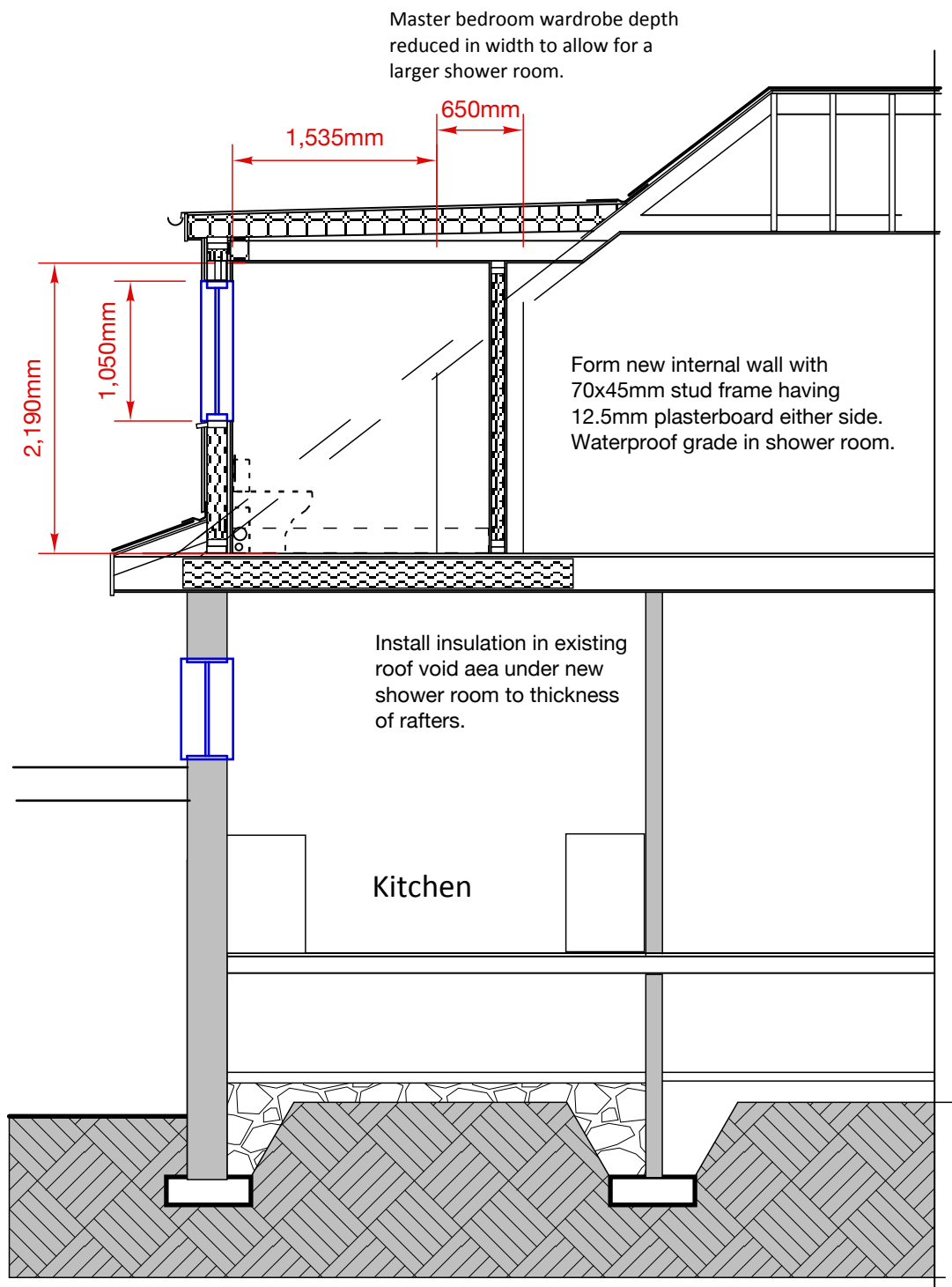
Scale 1:50



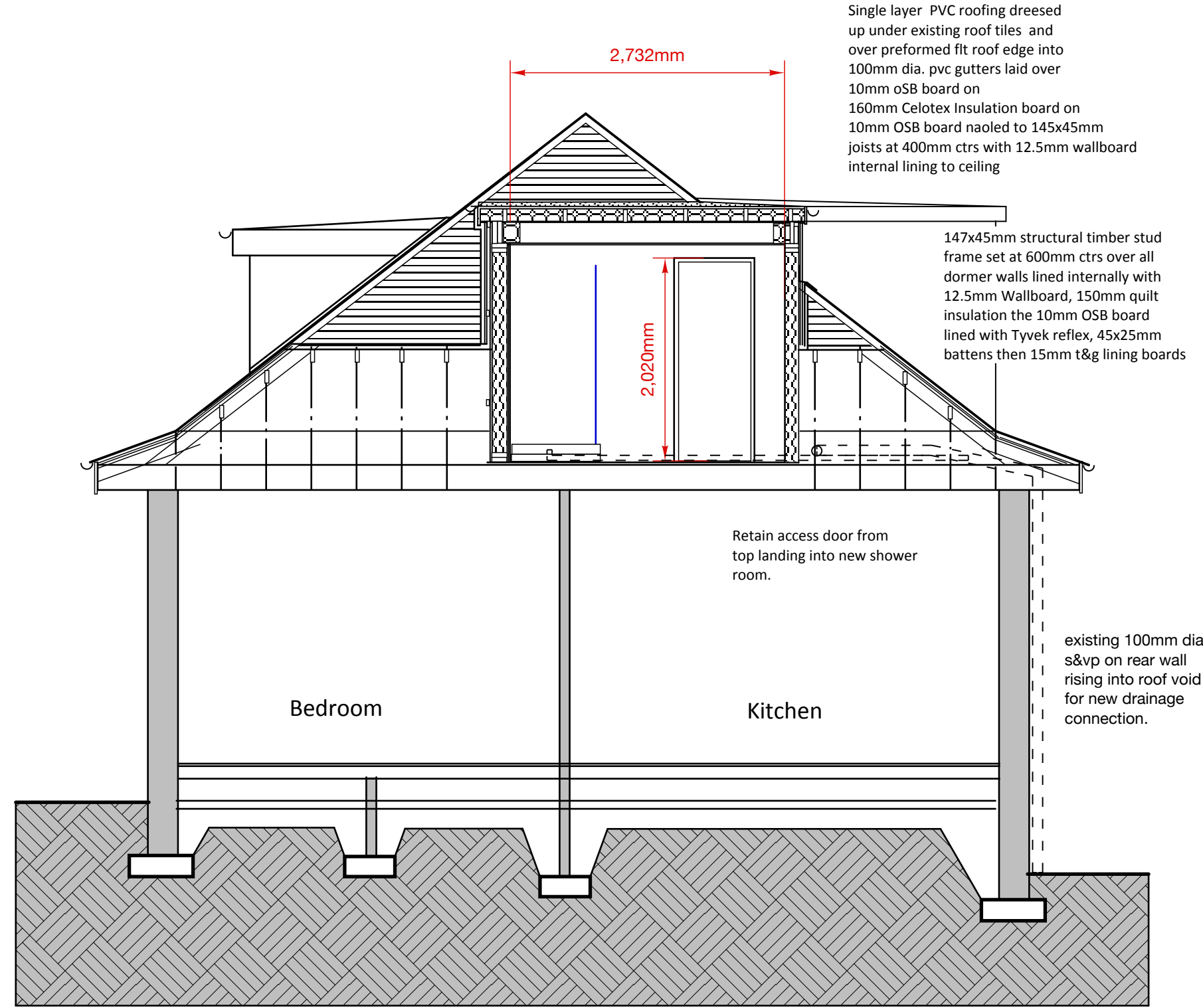
Client	Mr & Mrs Macleod	Address	51 Netherhill Road, Glasgow	
Project	Extend first floor bedroom and form new shower	Dwg	A1371.19.07	
Title	Section at bedroom	Date	12.06.19	Scale 1:50

KEITH EDWARDS ARCHITECT

2 CALEDON STREET, GLASGOW  
 G12 9DX tel : 0141 341 0694



SECTION.. A-A.



SECTION... B-B



Client	Mr & Mrs Macleod	Address	51 Netherhill Road, Glasgow	
Project	Extend first floor bedrom and form new shower	Dwg	A1371.19.08	
Title	Section at shower room	Date	12.06.19	Scale 1:50

KEITH EDWARDS ARCHITECT

2 CALEDON STREET, GLASGOW  
G12 9DX tel : 0141 341 0694

Existing rear and side dormer to be linked to form one larger bedroom at first floor level with new windows in pvc to match all round.

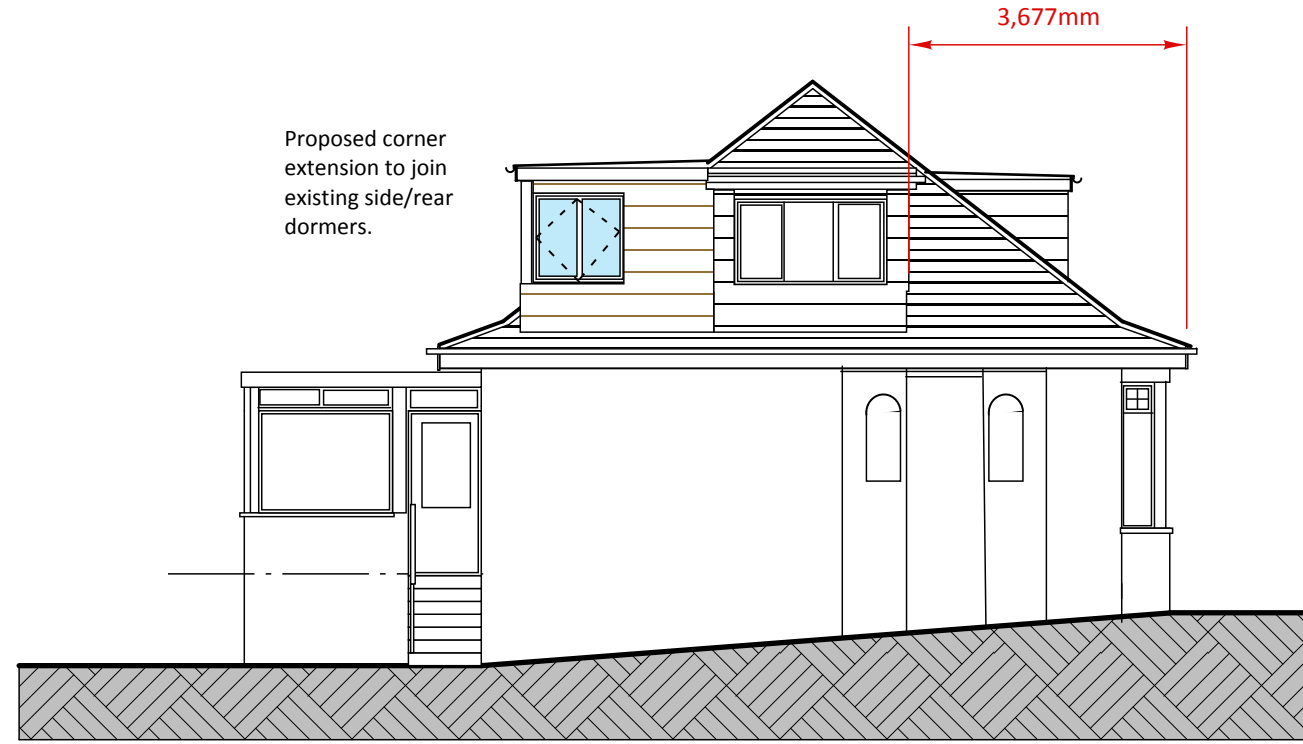
New shower room extension



FRONT ELEVATION...

Proposed corner extension to join existing side/rear dormers.

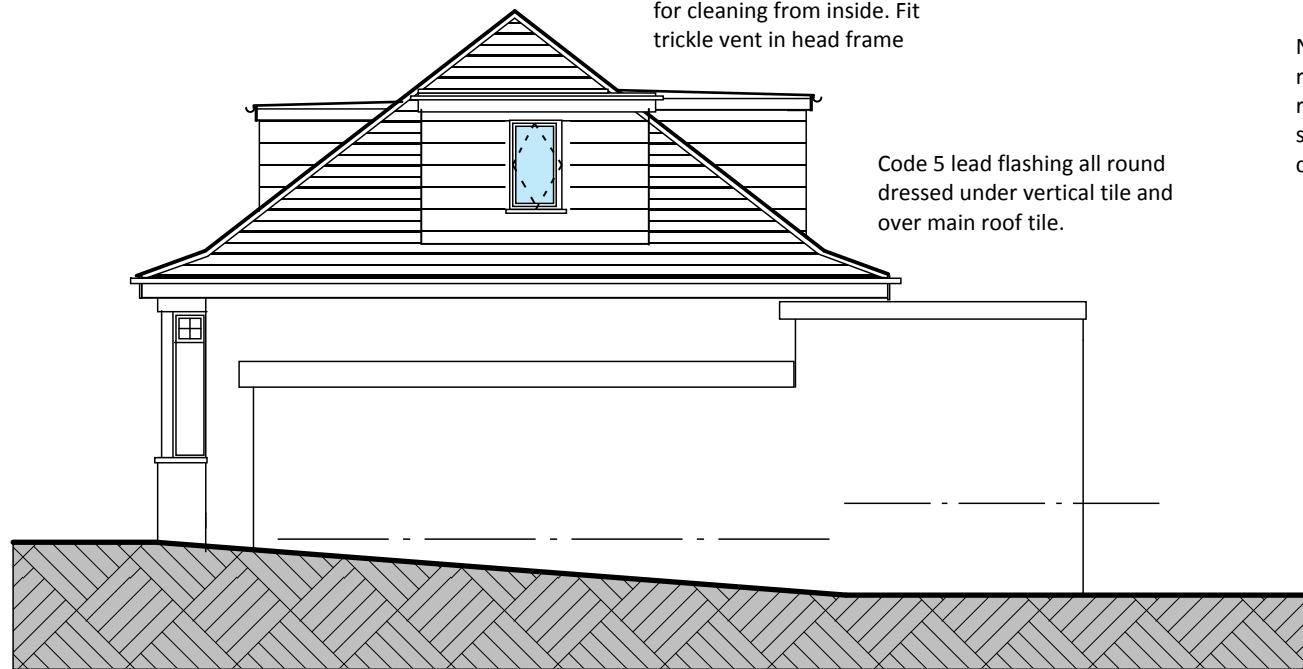
3,677mm



SIDE ELEVATION...

New H type window to allow for cleaning from inside. Fit trickle vent in head frame

Code 5 lead flashing all round dressed under vertical tile and over main roof tile.



SIDE ELEVATION...

Retain existing flue for boiler taken through new flat roof.

Retain existing windows to upper floor bedrooms.

New side dormer to for shower room at FF level for both bed rooms as per plan. Rear wall to step back so that it does not cross over hipped roof edge tiles.

Existing rear and side dormer to be linked to form one larger bedroom at first floor level with new windows in pvc to match all round. Windows type tilt and turn for emergency escape.



REAR ELEVATION...

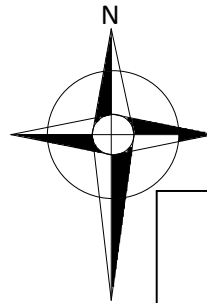
Scale 1:100



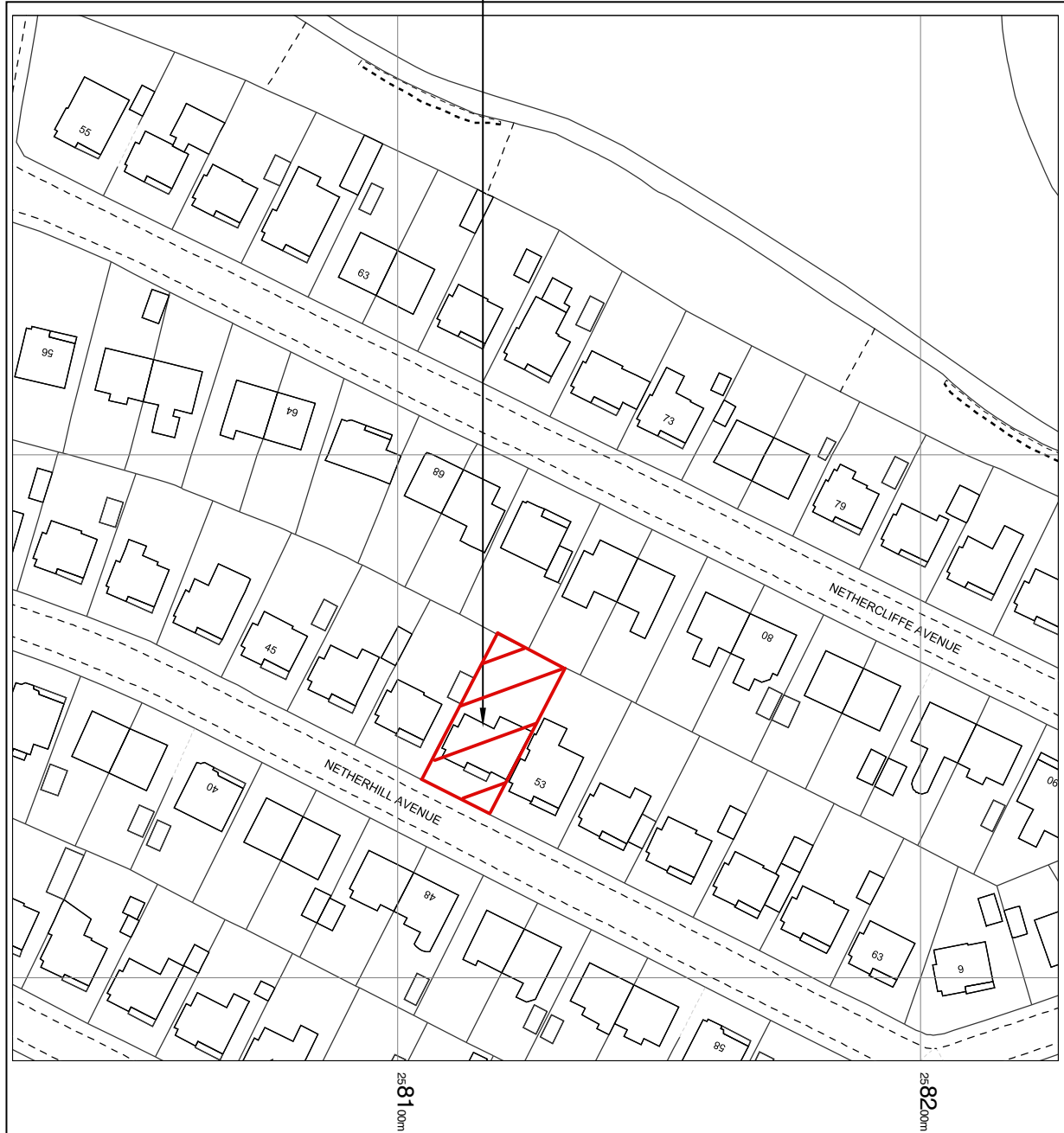
Client	Mr & Mrs Macleod	Address	51 Netherhill Road, Glasgow
Project	Extend first floor bedrom and form new shower	Dwg	A1371.19.09
Title	Elevations	Date	12.06.19
		Scale	1:100

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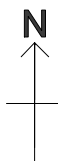
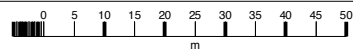




Property referred to in application coloured red.



LOCATION PLAN... 1: 1250



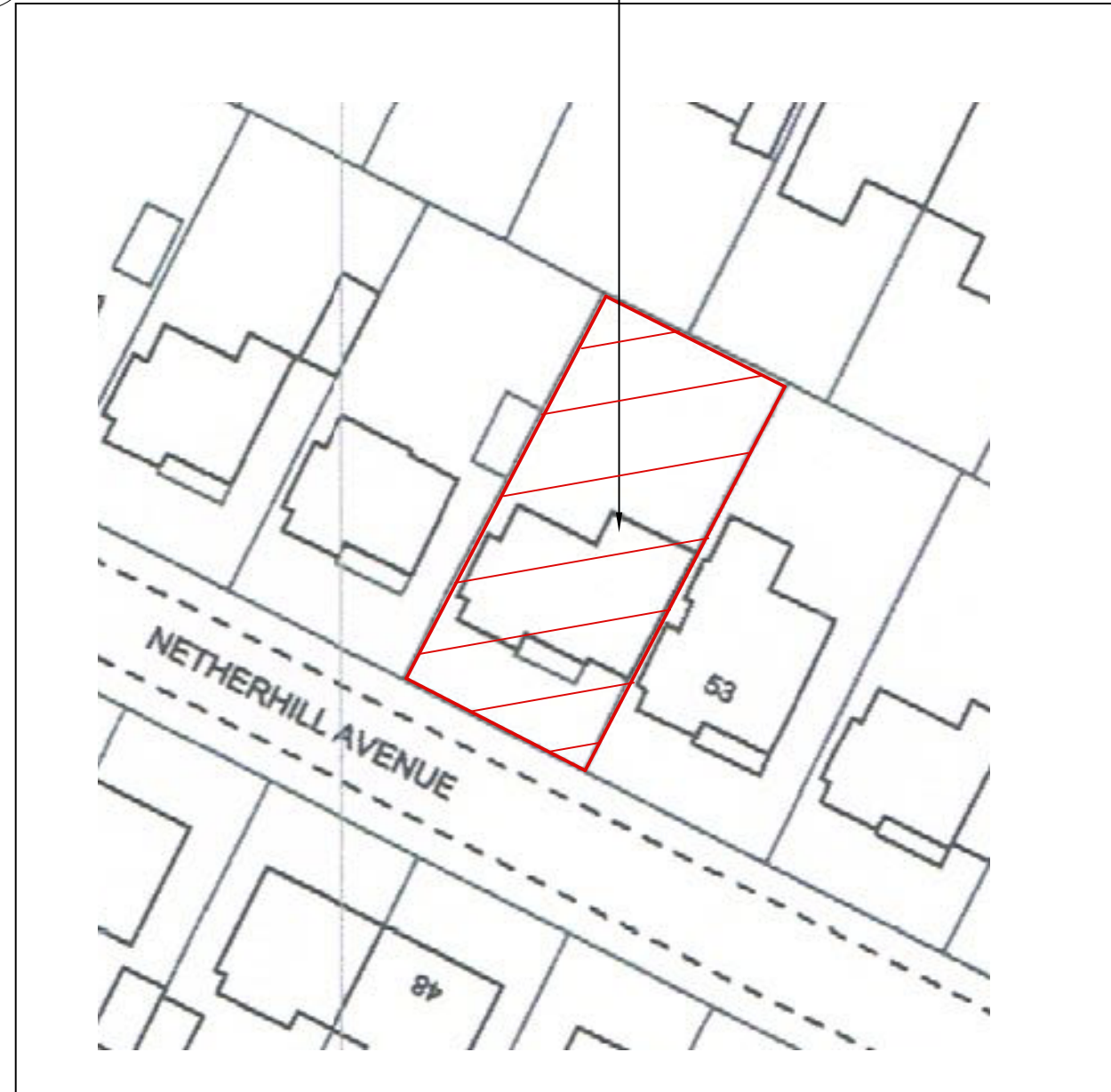
OS MasterMap 1250/2500/10000 scale  
Monday, October 9, 2017, ID: MNOW-00660625  
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1:1250 scale print at A4, Centre: 258126 E, 658484 N

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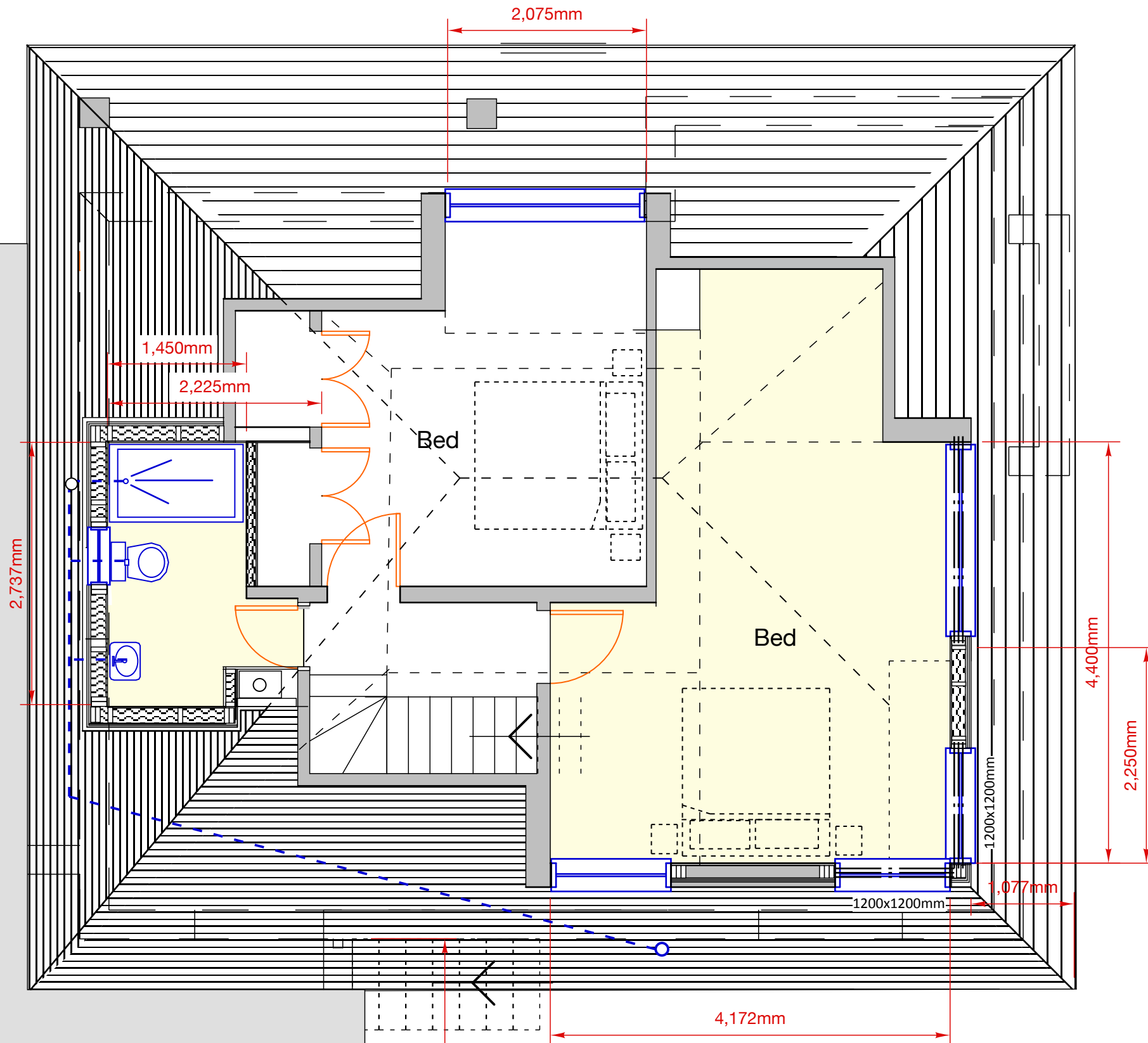
Property referred to in application coloured red.



BLOCK PLAN...1:500

Client	Mr & Mrs Macleod	Address	51 Netherhill Road, Glasgow
Project	Extend first floor bedroom and form new shower	Dwg	A1371.19.01
Title	Location / Block Plans	Date	12.06.19
		Scale	1:1250, 1:500

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Install sound insulation quilt in wall between shower and bedroom

Fit 100mm dia pvc s&vp at end of drainage run rising up to above roof level

Form new shower room at first floor with access taken at existing door at top landing. Section of wardrobe in master bedroom floor area given over to new shower room. New room to have gable window with double glazed pvc frame. Drainage taken in roof void above joists to the existing s&vp for GF bathroom. Use 100mm dia, pvc pipework and connect new sanitary ware into this then to existing as shown

Extend existing dormer wall whilst retaining existing structure for window. Install 147x45mm timber stud frame nailed to existing corner post and form new stud wall as shown with insulation and outer finish cladding of small tiles to match existing. Code 5 lead flashing dressed under tile and over pitched roof tile continuous with existing and overlapped by min 150mm.

Remove section of pitched roof at corner between rooms and square of plan shape to form a larger bedroom with corner window as shown. Roof structure supported on new corner timber posts. See roof structure plan for details of roof joists.

Retain existing rear door wall and window and extend from existing timber stud frame of dormer to new corner post as shown.

**FIRST FLOOR PLAN...**

Scale 1:50



Client	Mr & Mrs Macleod	Address	51 Netherhill Road, Glasgow	
Project	Extend first floor bedroom and form new shower	Dwg	A1371.19.06	
Title	Ground Floor Plan	Date	12.06.19	Scale 1:50

KEITH EDWARDS ARCHITECT

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