

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY6 November 2019Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2019/17ERECTION OF SINGLE STOREY REAR EXTENSION;INSTALLATION OF DORMERWINDOWS AT FRONT AND REAR AT 11 FORRES 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:- 2019/0251/TP).
- Applicant: Rachel and Callum Johnson.
- Proposal: Erection of single storey rear extension; installation of dormer windows at front and rear.
- Location: 11 Forres Avenue, Giffnock.
- Council Area/Ward: Giffnock and Thornliebank (Ward 3).

REASON FOR REQUESTING REVIEW

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

RECOMMENDATIONS

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

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

BACKGROUND

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

6. The report provided details of the new hierarchy of developments that took effect from 6 April 2009 explaining that the Scheme of Delegation related to those applications within the “local development” category as set out in the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009, but would in future be determined by an “appointed officer”. In the Council’s case this would be either the Director of Environment or the Head of Roads, Planning and Transportation Service now designated the Head of Environment (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 applicants in submitting the review have stated the reasons for requiring the review of the determination of the application. A copy of the applicants’ Notice of Review and Statement of Reasons is attached as Appendix 4.

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

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, 6 November 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 a new plan 'Proposed Daylight Elevation' along with commentary on it together with an extract of a plan which appears in the applicants' supporting documents.

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 applicants have 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 the issue of loss of daylight was not raised with the architects and as such a drawing was not prepared during the application determination period. It was only raised as a concern through the reason for refusal. As a result, the new information that has been submitted is simply responding specifically to a point raised in the reason for refusal and the agent is of the opinion that her clients are entitled to do so; and the best way to respond in this case is with a drawing and supporting text. Furthermore, the agent is of the opinion that it is wholly appropriate for this information to be provided to the Local Review Body so they can consider the correct information relating to the reason for refusal.

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 63 72);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages 73 - 80);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages 81 - 86); and
- (d) A copy of the applicants' Notice of Review and Statement of Reasons - Appendix 4 (Pages 87 - 134).

21. The applicants have also submitted the drawings listed below (available for inspection within the Planning Division of the Environment Department prior to the meeting and for reference at the meeting) and these are attached as Appendix 5 (Pages 135 - 148).

- (a) Existing Elevations;
- (b) Existing Floor Plans;
- (c) Proposed Section;
- (d) Proposed View;
- (e) Review Document – Site Block Plan as Existing;
- (f) Review Document – Site Block Plan as Proposed;
- (g) Refused – Location Plan;
- (h) Refused – Proposed Site Block Plan;
- (i) Refused – Proposed Elevations;
- (j) Refused – Proposed Side Elevations;
- (k) Refused – Proposed Side Elevation; and
- (l) 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.

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:- October 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

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 100075336-002

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

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)

Internal Alterations and Single Storey Rear extension to semi-detached property, including addition of 2 x no dormer windows

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?

Yes No

(Answer 'No' if there is no change of use.) *

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: | Emma Ellson Architects Ltd t/a Bespoke | | |
| Ref. Number: | <input type="text"/> | You must enter a Building Name or Number, or both: * | |
| First Name: * | Emma | Building Name: | The Gables |
| Last Name: * | Ellson | Building Number: | 1A |
| Telephone Number: * | 07403291893 | Address 1 (Street): * | Ledcameroch Road |
| Extension Number: | <input type="text"/> | Address 2: | Bearsden |
| Mobile Number: | <input type="text"/> | Town/City: * | Glasgow |
| Fax Number: | <input type="text"/> | Country: * | Scotland |
| | | Postcode: * | G61 4AA |
| Email Address: * | emma@bespokeglasgow.com | | |
| Is the applicant an individual or an organisation/corporate entity? * | | | |
| <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity | | | |

Applicant Details

Please enter Applicant details

| | | | |
|-----------------------|----------------------|--|----------------------|
| Title: | Ms | You must enter a Building Name or Number, or both: * | |
| Other Title: | <input type="text"/> | Building Name: | <input type="text"/> |
| First Name: * | Rachel + Callum | Building Number: | 11 |
| Last Name: * | Johnson | Address 1 (Street): * | Forres Avenue |
| Company/Organisation: | <input type="text"/> | Address 2: | Giffnock |
| Telephone Number: * | <input type="text"/> | Town/City: * | Glasgow |
| Extension Number: | <input type="text"/> | Country: * | Scotland |
| Mobile Number: | <input type="text"/> | Postcode: * | G46 6LJ |
| 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:

11 FORRES AVENUE

Address 2:

GIFFNOCK

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G46 6LJ

Please identify/describe the location of the site or sites

Northing

658884

Easting

256751

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

E-mail correspondence with Sean McDaid regarding revised proposals, welcoming new palette of materials and traditional pitched roof form following refusal notice from previous application

Title:

Mr

Other title:

First Name:

Sean

Last Name:

McDaid

Correspondence Reference Number:

Date (dd/mm/yyyy):

21/05/2018

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

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)

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.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes No

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.

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

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

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

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) *

Yes No

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.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

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.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

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.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

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

As indicated on proposed plans

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: Emma Ellson

On behalf of: Ms Rachel + Callum Johnson

Date: 11/04/2019

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 principal 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: Mrs Emma Ellson

Declaration Date: 11/04/2019

Payment Details



Created: 23/04/2019 21:11

REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2019/0251/TP

Date Registered: 30th April 2019

Application Type: Full Planning Permission

This application is a Local Development

Ward: 3 -Giffnock And Thornliebank

Co-ordinates: 256751/:658884

Applicant/Agent:

Applicant:
Rachel and Callum Johnson
11 Forres Avenue
Giffnock
Glasgow
G46 6LJ

Agent:

Emma Ellson Architects Ltd
t/a Bespoke
The Gables
1A Ledcameroch Road
Glasgow
G61 4AA

Proposal: Erection of single story rear extension; installation of dormer windows at front and rear

Location: 11 Forres Avenue
Giffnock
East Renfrewshire
G46 6LJ

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY:

| | | | |
|--------------|--|---------|------------|
| 2017/0818/TP | Erection of single storey rear extension, installation of front and rear dormers windows | Refused | 15.02.2018 |
|--------------|--|---------|------------|

REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

Design Statement – The statement outlines the changes made to the proposal in an effort to address the reasons for the refusal of the earlier application, 2017/0818/TP. It provides an assessment against the Local Development Plan and gives examples of what the agent considers are similar proposals and concludes that the proposal is acceptable.

ASSESSMENT:

The application site comprises a two storey hip roofed dwelling and its curtilage and lies within an established residential area. The dwelling is externally finished with a mock stone frontage, render and a slate roof. It has an existing lean-to rear projection that measures 3.4 metres deep and lies 1.7 metres from the common rear boundary. The site occupies a corner plot at the junction of Forres Avenue with Church Road with frontages comprising double height bay windows facing both streets. The area is characterised by traditional two storey semi-detached dwellings and bungalows. Some of the two storey dwellings have attic dormers. The side and rear boundaries, including the side boundary with Church Road are characterised by masonry walls and established planting. The site is highly visible and open to long views from both directions on Church Road.

Planning permission is sought for the erection of a single storey rear extension and for the installation of front and rear dormer windows. The proposed rear extension extends 5 metres from the rear elevation and 1.2 metres from the common rear boundary. It is to be 9.3 metres wide and 4.5 metres high with a flu extending 1.8 metres from the side roof. The extension comprises a hipped roof with a flat central section and a projecting window on part of the rear elevation. It is proposed to be externally finished in smooth white render, timber cladding and slate. The rear extension projects side-wards beyond the principal side building line by 2 metres towards Church Road. The existing rear extension is to be removed. The proposed front and rear dormers measure 2.8 metres wide by 2.2 metres high. They are proposed to have hipped roofs and be finished in slate to match the existing roof. An access and two in-curtilage car-parking spaces are also proposed along with the formation of a new window opening and installation of a replacement window on the rear elevation. Those do not however require planning permission in this instance.

The application requires to be assessed against Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan. Policy D1 requires that all development should not result in a significant loss of character to the surrounding area and should not give rise to significant additional overshadowing or loss of light. Policy D14 requires that extensions should complement the character of the existing building in terms of its style, form and materials.

The adopted Supplementary Planning Guidance: Householder Design Guide (SPG) that forms part of Policy D14 is also of relevance. The SPG states that extensions and dormer windows should respect the character of the original house and of the surrounding area in terms of design, scale and materials and that no extension should detract from the character of the area. It also states that single storey rear extensions should not project more than 4 metres along a common rear boundary.

It is noted that the proposed rear extension is of a contrasting design to the existing traditional dwelling as a result of its use of large glazed areas, partial flat roof and timber cladding. Contrasting extensions and alterations can be acceptable where they do not detract from the character or design of the existing dwelling. In this case, the rear extension projects side-wards by 2 metres towards the frontage of the site with Church Road. Whilst this boundary is formed by a masonry wall with some planting and the rear garden sits at a lower level than Church Road, the proposed extension would still be readily visible to public view. It is also noted that the proposed extension would project 5 metres from the rear elevation and 1.2 metres from the common rear boundary. It is therefore considered, that given its side-wards projection beyond the side elevation, size and contrasting style and materials, the proposed rear extension would be a prominent and incongruous feature that would detract from the character and design of the original dwelling.

Turning to the dormer windows, it is noted that there are others at second floor level inter-visible with the application site. However, they tend to be smaller in scale. In this instance, the

proposed dormers are considered to dominate both the front and rear roof planes given their size, to the detriment of the character and design of the dwelling.

Given the above, the proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan and the specific provisions of the SPG that relate to impact on the character and design of the dwelling.

The proposed rear extension and front and rear dormer windows would be prominent features in the streetscape given their size, design and external materials and the orientation of the plot adjacent to a road junction. As such, the proposal would detract from the traditional character and visual amenity of the area.

Further, as noted above, the rear extension will project 5 metres and be only 1.2 metres from the common rear boundary. This would give rise to a significant degree of overshadowing and a notable loss of light to the neighbouring dwelling given the depth of the extension and its orientation in relation to the neighbour. The proposal is therefore contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan and the specific terms of the SPG that relate to the character of the area and impact on the amenity of the neighbouring property.

It is noted that the agent has made changes to the proposed design in an effort to address the reasons for refusal of application 2017/0818/TP. Those changes relate to the use of different materials and the introduction of hipped roofs over the rear extension and front and rear dormer windows. However little effort has been made to reduce the overall massing of the proposed extension; the size of the dormer windows; or the impact on the street scape. In fact, the projection towards Church Road has increased by 0.8 metres. The Design Statement also makes reference to a contemporary extension inter-visible with the site on Church Road. This is set back from the front building line and therefore has minimal impact on the streetscape.

It should also be noted that pre-application advice was given to the agent under reference PREAPP/2018/0089. Whilst the changes referred to in the preceding paragraph are noted, the pre-application advice was to ensure the extension did not project side-wards of the side building line towards Church Road and that the dormers should be reduced in size to minimise their impact on the roof scape. The agent was advised in response to the pre-application enquiry that the proposal was contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan. It is noted that the plans submitted with this application are identical in their substance to those submitted for pre-application consideration. None of the pre-application advice has been taken on board in this instance.

Overall conclusion

In conclusion, the proposal is contrary to the terms of the adopted East Renfrewshire Local Development Plan. There are no material considerations that indicate that the application should not be refused.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None.

REASONS FOR REFUSAL:

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as: i) the proposed rear extension and dormer windows would be dominant and incongruous features on the streetscape by virtue of their size and by virtue of the rear extension's side-wards projection beyond the building line towards Church Road; and ii) the proposed rear extension would give rise to an

unacceptable degree of overshadowing and loss of light given its size in proximity to the common rear boundary.

2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed dormer windows and rear extension would detract from the character of the original dwelling by virtue of their size and design and by virtue of the side-wards projection of the rear extension towards Church Road.

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.: 2019/0251/TP
(DESC)

DATE: 19th June 2019

DIRECTOR OF ENVIRONMENT

Reference: 2019/0251/TP - Appendix 1

DEVELOPMENT PLAN:

Strategic Development Plan

This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Strategic Development Plan and therefore the East Renfrewshire Local Plan is the relevant policy document

Adopted East Renfrewshire Local Development Plan

Policy D1

Detailed Guidance for all Development

Proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. In some cases, where the criteria have not been met, a written justification will be required to assist with assessment.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green

- network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
 6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
 7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
 8. The Council will not accept 'backland' development, that is, development without a road frontage;
 9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
 10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
 11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
 12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
 13. Where applicable, new development should take into account the legacy of former mining activity;
 14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
 15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
 16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

Policy D14

Extensions to Existing Buildings and Erection of Outbuildings and Garages

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

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

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

Side extensions should not create an unbroken or terraced appearance.

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

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

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

GOVERNMENT GUIDANCE: None

Finalised 19/06/2019/AC.

**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. **2019/0251/TP**

Applicant:

Rachel and Callum Johnson
11 Forres Avenue
Giffnock
Glasgow
Scotland
G46 6LJ

Agent:

Emma Ellson Architects Ltd
t/a Bespoke
The Gables
1A Ledcameroch Road
Bearsden
Glasgow
Scotland
G61 4AA

With reference to your application which was registered on 30th April 2019 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of single story rear extension; installation of dormer windows at front and rear

at: 11 Forres Avenue, Giffnock, East Renfrewshire, G46 6LJ

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: i) the proposed rear extension and dormer windows would be dominant and incongruous features on the streetscape by virtue of their size and by virtue of the rear extension's side-wards projection beyond the building line towards Church Road; and ii) the proposed rear extension would give rise to an unacceptable degree of overshadowing and loss of light given its size in proximity to the common rear boundary.
2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed dormer windows and rear extension would detract from the character of the original dwelling by virtue of their size and design and by virtue of the side-wards projection of the rear extension towards Church Road.

Dated 19th June 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

| Plan Description | Drawing Number | Drawing Version | Date on Plan |
|---------------------|----------------|-----------------|--------------|
| Location Plan | AL(0)001 | | |
| Block Plan Proposed | AL(0)002 | E | |

| | | | |
|---------------------|----------|---|--|
| Elevations Proposed | AL(0)120 | M | |
| Plans Proposed | AL(0)110 | M | |
| Elevations Proposed | AL(0)121 | C | |

GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS**REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY**

1. If the applicant is aggrieved by a decision to refuse permission (or by an approval subject to conditions), the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A Notice of Review can be submitted online at www.eplanning.scotland.gov.uk. 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**

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**NOTICE OF REVIEW
AND
STATEMENT OF REASONS**

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: planning@eastrenfrewshire.gov.uk

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

Thank you for completing this application form:

ONLINE REFERENCE 100179840-001

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="Jigsaw Planning"/> | | |
| Ref. Number: | <input type="text"/> | You must enter a Building Name or Number, or both: * | |
| First Name: * | <input type="text" value="Katherine"/> | Building Name: | <input type="text" value="PO Box 2844"/> |
| Last Name: * | <input type="text" value="Sneeden"/> | Building Number: | <input type="text"/> |
| Telephone Number: * | <input type="text" value="07860757873"/> | Address 1 (Street): * | <input type="text" value="PO Box 2844"/> |
| 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="United Kingdom"/> |
| | | Postcode: * | <input type="text" value="G61 9DG"/> |
| Email Address: * | <input type="text" value="katherine@jigsawplanning.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="Other"/> | You must enter a Building Name or Number, or both: * | |
| Other Title: | <input type="text" value="Mr & Mrs"/> | Building Name: | <input type="text"/> |
| First Name: * | <input type="text" value="C and R"/> | Building Number: | <input type="text" value="11"/> |
| Last Name: * | <input type="text" value="Johnson"/> | Address 1 (Street): * | <input type="text" value="Forres Avenue"/> |
| Company/Organisation | <input type="text"/> | Address 2: | <input type="text" value="Giffnock"/> |
| Telephone Number: * | <input type="text"/> | Town/City: * | <input type="text" value="Glasgow"/> |
| Extension Number: | <input type="text"/> | Country: * | <input type="text" value="UK"/> |
| Mobile Number: | <input type="text"/> | Postcode: * | <input type="text" value="G46 6LJ"/> |
| Fax Number: | <input type="text"/> | | |
| Email Address: * | <input type="text"/> | | |

Site Address Details

| | |
|---|--|
| Planning Authority: | <input type="text" value="East Renfrewshire Council"/> |
| Full postal address of the site (including postcode where available): | |
| Address 1: | <input type="text" value="11 FORRES AVENUE"/> |
| Address 2: | <input type="text" value="GIFFNOCK"/> |
| Address 3: | <input type="text"/> |
| Address 4: | <input type="text"/> |
| Address 5: | <input type="text"/> |
| Town/City/Settlement: | <input type="text" value="GLASGOW"/> |
| Post Code: | <input type="text" value="G46 6LJ"/> |

Please identify/describe the location of the site or sites

| | | | |
|----------|-------------------------------------|---------|-------------------------------------|
| Northing | <input type="text" value="658884"/> | Easting | <input type="text" value="256751"/> |
|----------|-------------------------------------|---------|-------------------------------------|

Description of Proposal

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

Erection of single storey rear extension; installation of dormer windows at front and rear

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.

See attached review statement

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)

See rear of attached Local Review Statement

Application Details

Please provide details of the application and decision.

What is the application reference number? *

2019/0251/TP

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

30/04/2019

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

19/06/2019

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

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 *

By means of inspection of the land to which the review relates

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)

A site visit would assist members in viewing the proposal within the context of the site, the existing extensive landscaping and the local area.

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: Mrs Katherine Sneedden

Declaration Date: 18/09/2019

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2019/0251/TP

**Erection of single storey rear extension; installation of dormer window at
front and rear**

11 Forres Avenue, Giffnock, East Renfrewshire G46 6LJ

Review Statement

September 2019

jigsaw
planning

This planning statement has been prepared by Jigsaw Planning.

Katherine Sneed BA (Hons) Dip TP MRTPI
Jigsaw Planning
PO Box 2844
Glasgow
G61 9DG

www.jigsawplanning.co.uk

katherine@jigsawplanning.co.uk

Appeal to East Renfrewshire Council's Local Review Body - Against the Decision of the Planning Officer to refuse Planning Application 2019/0251/TP – Erection of single storey rear extension; Installation of dormer windows at front and rear

At 11 Forres Avenue, Giffnock, East Renfrewshire Council

1. This review statement has been prepared by Jigsaw Planning, Chartered Planning Consultancy, on behalf of our client, Rachel and Callum Johnson. We dispute the Planning Officer's reasons for refusing the application and respectfully request that the Council's Local Review Body review that decision.

Summary of applicant's reasons for review

- The proposal fully accords with the policies within the adopted Local Development Plan and associated Supplementary Guidance.
- The extension only adds a further 24sqm of floorspace to the existing house which is currently 110sqm.
- 465 sqm of garden ground will be retained – this is far more than 50% required by policy. The client will also be removing the existing garage and associated access point providing more space within the garden.
- The rear extension wraps slightly around to the side of the property and complies with supplementary guidance in respect of rear and side extensions to residential properties.
- There will be no increase of the height of the roof and the proposed dormer windows accord with Supplementary Guidance.
- The scheme has been amended in response to Planning Officer feedback on a previous refusal to inform the revised proposals design and use of materials.
- The extensive landscaping along the boundary to Church Road will be retained and applicants would be delighted to provide additional planting and fencing as required to screen views of the extension from this direction if felt necessary. The applicants would be more than willing to have planning condition to ensure this is achieved.
- The existing garage is to be removed and the associated access blocked up which will provide more garden area as well as more opportunity for further landscaping or fencing if required.
- The applicants would be very happy to install a fence to the side of the house to prevent views of the extension from the front of the property on Forres Avenue.
- There will be no impact on the neighbour in terms of daylight and the Council's SPG requirements are met.
- There were no objections to the application from neighbours [REDACTED]

Application proposal and site

2. The property sits on a generous corner plot and has an existing rear protrusion, thought to be original to the house. The proposal will remove the existing rear protrusion and replace it to provide additional accommodation and living space of 24sqm over the existing house footprint. The extract below from the Location Plan shows the existing plot; its generous proportions (600m²) and its relationship with the neighbouring properties. The property is not within a Conservation Area.



3. This proposal seeks to replace the existing rear protrusion with a well-designed useable space that suits the requirements of a busy family. The architect has researched the area thoroughly and has used recently built extensions to inform the design; this has been evidenced in the accompanying Design Statement. The rear extension will wrap around the property slightly and this is a common extension design in the area. The proposal involves the demolition of the existing rear protrusion and replacement with an extension to the rear and side of the property and dormer windows to the front and rear of the roof.
4. The photographs below show the property and illustrate the extensive plot and the existing landscaping of the site.



View from Forres Avenue



View from Church Road illustrating change in levels across site boundary



View of property from Church Road, illustrating site boundaries and existing screening

Background

5. This is the second planning application made by the applicants for an extension to their house. The first application (ref 2017/0818/TP) was refused on 15th February 2018. The applicant and architect have made many changes to the proposal to address the points raised in the refused scheme and have come forward with a second application which responds positively to the feedback received.
6. The decision was taken to wrap the extension to the side of the property as this design could be comfortably accommodated in line with the requirements of Supplementary Planning Guidance, as set out below.

7. Planning application, subject of this appeal, (ref 2019/0251/TP) was therefore applied for in April 2019. Despite the amended design and compromises over materials, the Planning Officer determined to refuse this application under delegated powers on 19th June 2019.

Grounds of appeal

8. The application has been refused by the Council's Planning Officer for two reasons:
1. *The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as*
 - i) *the proposed rear extension and dormer windows would be dominant and incongruous features on the streetscape by virtue of their size and by virtue of the rear extension's side-wards projection beyond the building line towards Church Road; and*
 - ii) *the proposed rear extension would give rise to an unacceptable degree of overshadowing and loss of light given its size in proximity to the common rear boundary.*
 2. *The proposal is contrary to Policy D14 of the adopted East Renfrewshire Council Local Development Plan as the proposed dormer windows and rear extension would detract from the character of the original dwelling by virtue of their size and design and by virtue of the side-wards projection of the rear extension towards Church Road.*
9. To respond to the reasons for refusal it is necessary to set out why we disagree with the Planning Officer's interpretation of planning policy as set out in the Delegated Report. We provide analysis of the applicable planning policy thereafter.

Surrounding Area

10. Page 1 paragraph 1 states *"the area is characterised by traditional two storey semi-detached dwellings and bungalows"*. This is not a Conservation Area, nor is the property a listed building. The area is characterised by traditional properties with modern extensions and dormer windows however there is no common streetscape; the area has varying properties of varying design, styles and materials. We feel it is also important to note many of the existing traditional buildings have been considerably extended to the rear and into the attic. The Design Statement submitted with the application provides examples of similar extensions in the local area.

Supplementary Planning Guidance: Householder Design Guide

11. The officer has justified their conclusion that the proposal would detract from the character and design of the original dwelling via their assessment of Planning Policy and Supplementary Guidance (SG). We disagree with this assessment and set out below our assessment of the proposal against the checklist.
12. In respect of rear extensions the guidance recommends the following:
- "Single storey rear extensions (including conservatories) should...*

- *Not extend more than 4 metres down a common rear boundary."*

It is understood that the existing rear protrusion, which will be demolished and replaced, is original to the house. As such the overall increase in length is only 1.6 metres more than the existing rear protrusion so accords with this policy. It should also be noted that the extension is not directly on the boundary with the neighbouring property; it is 1.2 metres away from the boundary. The extract below of the proposed layout drawing shows this relationship. The extension is single storey and both the host and neighbouring gardens are sufficiently large so the proposed size and layout of the extension is entirely appropriate.



13. In respect of side extensions, the SG recommends the following:

“Side extensions should...

- *Be no more than 50% of the frontage of the original house;*
- *Be set back at least 0.5 metres from the front elevation of the original house;*
- *The ridge line of the extension should be below the ridge line of the original house;*
- *Be set back at least 1 metre from the side boundary;*
- *Have a fully enclosed lower storey. “*

The submitted drawings show the proposals accord with the above requirements. The extension represents less than 50% of the overall frontage of the house, is set back from the front elevation, sits below the ridge line of the existing house, has a fully enclosed lower storey and is more than one metre from the boundary line.

14. Paragraph 6 of the Officer’s Report states *“the proposed dormers are considered to dominate both the front and rear roof planes given their size, to the detriment of the character and design of the building”*. Paragraph 8 states *“the proposed front and rear dormer windows would be prominent features in the streetscape given their size, design and external materials and the orientation of the plot adjacent to a road junction. As such the proposal would detract from the traditional character and visual amenity of the area.”*

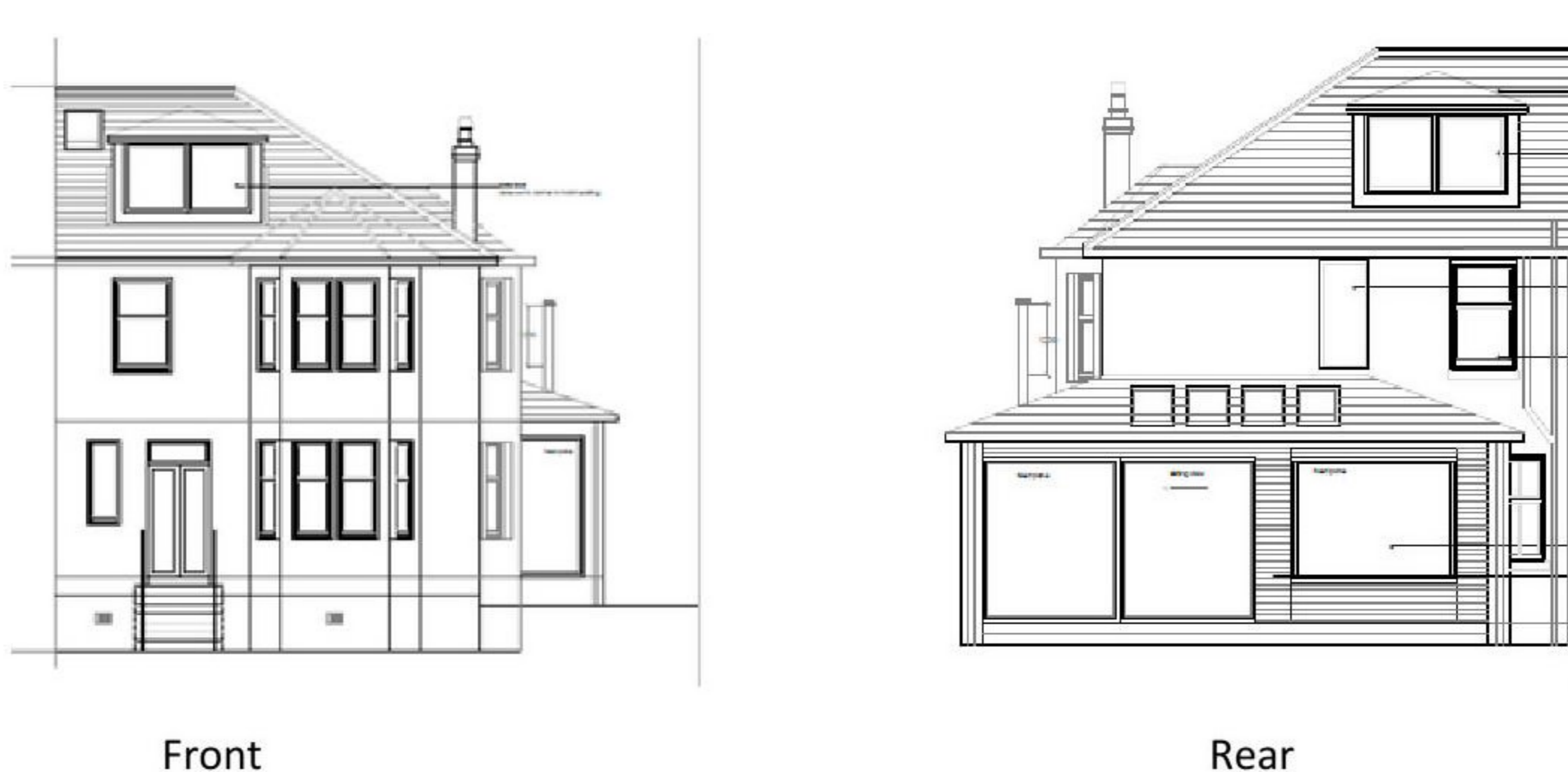
15. The SG requires that dormer windows:

“Dormer windows should...

- *Be wholly contained within the roof slope and set below the roof ridge/hip and off the side ridge/hip;*
- *Be aligned vertically with windows/doors below;*
- *Have a high proportion of glazing;*
- *Not built up from wallhead and be set well back from the eaves;*
- *Not extend right up to the gable end or shared boundary on a semidetached or terrace house;*
- *Not occupy more than 50% of the area of the roof;*
- *Have roof, sides and front faces finished in tiles/slates to match the existing house;*
- *Be positioned centrally in a hipped roof.”*

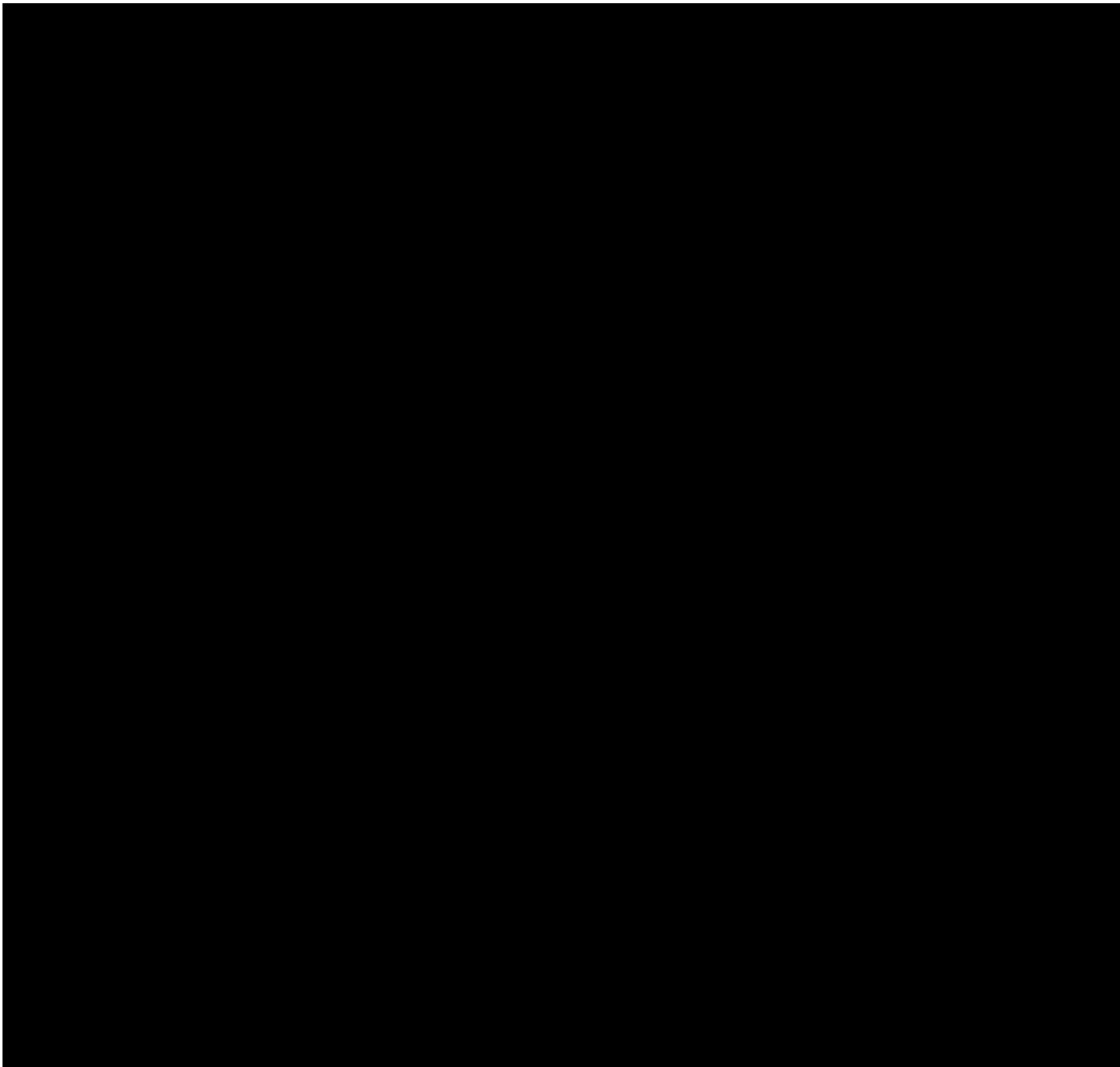
As the below extract from drawing number 17023 AL (0) 120M illustrates, the proposal will not significantly alter the profile of the roof. The dormer windows do not occupy more than 50% of the roof area, and do not extend to the gable end or shared boundary (per the requirements for semidetached houses). They are wholly contained within the roof

slope and set below the roof ridge/hip. They are vertically aligned and have a high proportion of glazing. The dormers is not built up from wallhead and be set well back from the eaves. The dormers will be finished in materials to match the existing roof. The dormers will be positioned centrally in the hipped roof. The proposals therefore satisfies all the requirements of the SG in respect of dormer windows. It follows that if the proposals accord with the SG requirements there cannot be any justification to assert that they detract from the character of the area. The location of the property at a road junction has no significance in this regard given the policy does differentiate between house locations.



16. The officer raises overshadowing at paragraph 9 of their Delegated Report. This was not raised as an issue during the application process and therefore the architect has now prepared a drawing showing the daylight shadowing assessment. We have submitted drawing number 17023 AL (0) 125 which illustrates that the extension will not result in an unacceptable level of overshadowing (extract above).
17. It shows that there is no impact on number 9 Forres Avenue in terms of daylight.

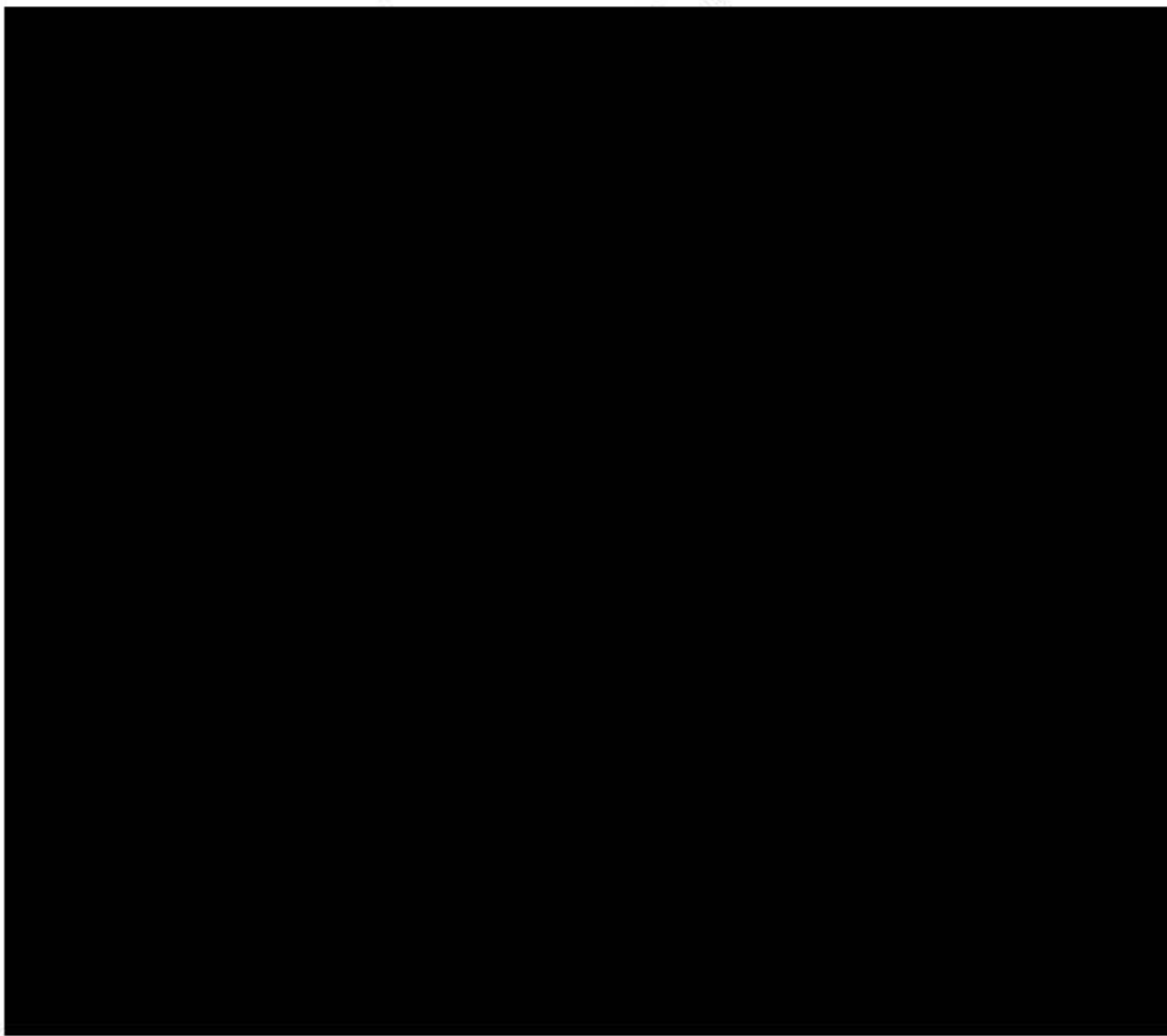
18.



Policy Assessment

19. Policy D1 sets out the following criteria against which all scales of developments should be considered; we have assessed the proposed scheme against the relevant criteria below. The proposed development accords with this policy.

| | |
|--|--|
| <p>The development should not result in a significant loss of character or amenity to the surrounding area.</p> | <p>The proposed development is wholly within the substantial garden plot of the property. There will be slight reduction in amenity space, but this is nominal. The plot measures 600sqm and the proposals will allow for 465sqm of amenity space.</p> |
| <p>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.</p> | <p>The accompanying Design Statement provides several examples of similar extensions in the locality. (1 Penrith Avenue, 12 Eastwood Avenue, Huntly Avenue, 7 Bulloch Avenue). The surrounding area is not just one</p> |

| | |
|---|--|
| | <p>particular house type; the area is host to a variety of property types, styles and materials.</p> <p>The existing property has an external footprint of 110sqm. The proposals will demolish the existing rear protrusion and will provide only an additional 24sqm of floorspace over that at present.</p> <p>The proposals ensure that far more than 50% of the rear garden remains and complies with policy requirements.</p> |
| <p>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.</p> | <p>We have provided drawing number 17023 AL (0) 125 that clearly illustrates there will be no adverse impact on daylight.</p>  |
| <p>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.</p> | <p>The existing plot has extensive existing landscaping and only 1 small tree will be removed by the proposal to allow the new driveway access. The applicants are very happy to introduce new landscaping to the plot boundary with Church Road as shown on drawing 17023 AL(0) 004.</p> |
| <p>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</p> | <p>The applicants would be very happy to accept a planning condition requiring additional hard and soft landscaping to the boundary of the site, as required, if Members felt this would assist to shield the extension from view. It is also the applicants intention to install a fence to the side of the house to provide security given they have young children but also prevent views of the</p> |

| | |
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| contained within the Green Network and Environmental Management Supplementary Planning Guidance. | extension from the front of the property on Forres Avenue. |
| Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime. | The proposals comply with this. |
| Developments must be designed to meet disability needs and include provision for disabled access within public areas. | The proposals will meet requirements set by Building Standards for existing house extensions. The proposal meets disability requirements whereas the existing rear protrusion (which includes the only downstairs toilet) does not. |
| The Council will not accept 'backland' development, that is, development without a road frontage. | Not applicable to these proposals. |
| 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'. | As per existing arrangements. There was also no objection from the Roads Department at the Council. |
| Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development. | Not applicable to these proposals. |
| Developments should include provision for the recycling, storage, collection and composting of waste materials. | The waste storage arrangements will remain as existing. |
| Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development. | Not applicable to these proposals. |
| Where applicable, new development should take into account the legacy of former mining activity. | Not applicable. |
| 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 | Not applicable. |

| | |
|--|---|
| 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. | |
| 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. | The appeal submission includes the Design Statement prepared in support of the planning submission. |
| Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development. | Not applicable. |

20. In addition to the criteria listed in Policy D1 Detailed Guidance for all Development, proposals for alterations and extensions to existing residential properties will be assessed against the following criteria.

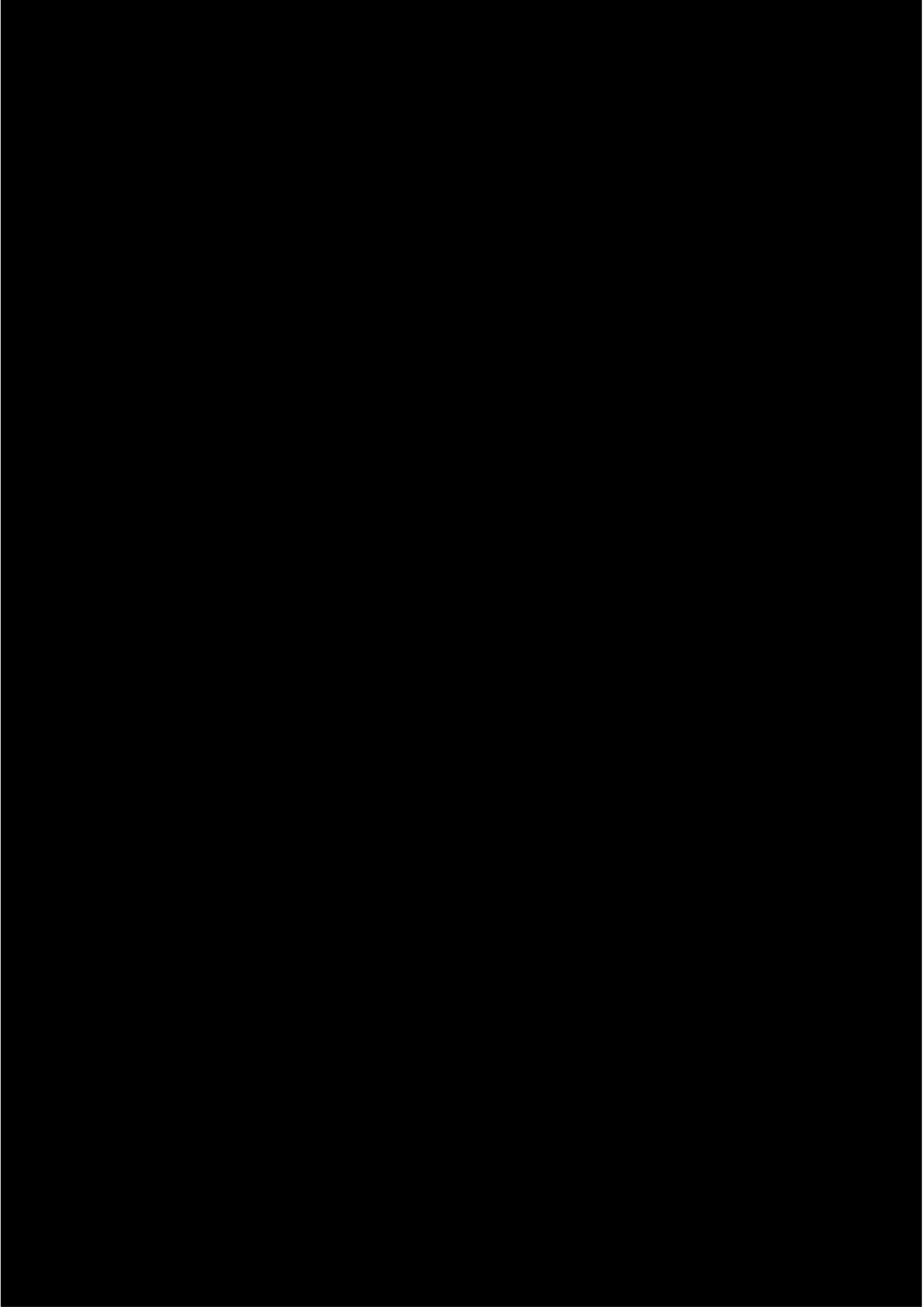
| | |
|--|--|
| Any extensions must complement the existing character of the property, particularly in terms of style, form and materials. | The proposals are of high quality design using traditional white render and slate to integrate well with the existing building. Policy does allow for modern design where they do not detract from the design and character of the building. The proposals accord with SG requirements and the use of traditional materials will ensure a sympathetic and complimentary modern addition to the traditional building. Similar extensions have been shown in the area and indeed the scheme was amended to reflect a more traditional design and use of materials. |
| The size, scale and height of any development must be appropriate to the existing building. | As above |

| | |
|--|--|
| <p>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.</p> | <p>Traditional slate will be used on the pitched roof. The height of the roof will remain as is.</p> |
| <p>Side extensions should not create an unbroken or terraced appearance.</p> | <p>The property is on a corner plot and screened by mature trees and a wall. The side extension will fit well within the plot and meet requirements. The proposed landscaping and fencing will provide additional aesthetic improvements. The side extension will not create a terrace appearance.</p> |
| <p>The development should avoid over-development of the site by major loss of existing garden space.</p> | <p>The proposal will accord with requirements by exceeding the requirement to provide 50% of amenity garden ground.</p> |
| <p>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.</p> | <p>The dormer windows meet the requirements of SG as set out above. The dormers are appropriately sized, sit well within the roof and do not break the ridgeline. The materials proposed match those of the existing roof.</p> |

Conclusions

21. This review statement has assessed the proposal against the policies referred to by the Planning Officer and their Delegated Report. The proposal is found to fully accord with the policies within the adopted Local Development Plan and its supporting Supplementary Guidance.
22. Policy D1 and D14 requires that proposals for development are well designed, sympathetic to the local area and demonstrate that the criteria have been considered, and where appropriate, met. These policies have all been met. The proposed extension is a bespoke, architect designed response to the requirement of a homeowner seeking further accommodation without moving to a new house. The generous garden ground and extensive existing landscaping are ideal for allowing a sizeable extension to take place. The design solution uses traditional materials as per the requirements of the Planning Authority. This is a high-quality design and as such should be supported.

23. The proposed scheme is a well-designed extension which we have proven will not have a detrimental impact on the existing house, the neighbouring house and will not have an adverse visual impact on the amenity of the area. It will result in a house of similar size and footprint of others in the area, adding only 24sqm to the existing footprint, and will maintain a generous garden ground. The proposal will replace existing, dated rear protrusion and as such will be an improvement to the property.
24. The existing garage and associated access will be removed which will create more garden ground.
25. The applicants would be very happy to accept a planning condition requiring additional hard and soft landscaping to the boundary of the site, as required, if Members felt this would assist to shield the extension from view. It is also the applicant's intention to install a fence to the side of the house to provide security given they have young children but also prevent views of the extension from the front of the property on Forres Avenue.
26. As such we respectfully request that the Local Review Body overturn the Planning Officer's decision and approve the proposal.



Documents submitted in support of the LRB Appeal

Application form

Location Plan

Design Statement

Emails of pre-application discussions

17023 AL (0) 010 Existing Floorplans

17023 AL (0) 020 Existing Elevations

17023 AL (0) 002E Existing and Proposed Site Block Plans

17023 AL (0) 120M Proposed Elevations

17023 AL (0) 110M Proposed Floorplans

17023 AL (0) 130D Proposed Views

17023 AL (0) 121C Proposed Sections

Decision Notice

Report of Handling

The following have been produced to respond to the specific reasons for refusal:

17023 AL (0) 003 Site Block Plan Existing

17023 AL (0) 004 Site Block Plan Proposed

17023 AL (0) 125 Proposed Daylight Elevations

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Bearsden
GLASGOW
G61 4AA
T (0141) 942 0960
M 07403 291893

www.bespokeglasgow.com

SUPPORTING DESIGN STATEMENT

This Design Statement has been written in accordance with Planning Advice Note 68: Design Statements following Pre-application consultation for the revised proposals at 11 Forres Avenue, Giffnock, G46 6LJ and following the outcome of a previous refusal notice on the application 2017/0818/TP as submitted in December 2017, having taken due consideration of the reasons for this decision as outlined below -

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: i) the proposed rear extension and dormer windows would be dominant and incongruous features on the streetscape by virtue of their size and design and by virtue of the rear extension's proposed external materials and its side-wards projection towards Church Road; and ii) the proposed rear extension would give rise to an unacceptable degree of overshadowing and loss of light given its size in proximity to the common rear boundary.**
2. **The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed dormer windows and rear extension would detract from the character of the original dwelling by virtue of their size and design and by virtue of the external materials and side-wards projection of the rear extension towards Church Road.**
3. **The proposal is contrary to the terms of the adopted Supplementary Planning Guidance: Householder Design Guide as: i) the proposed extension and dormer windows do not respect the character of the original house and the surrounding area in terms of their design, scale and materials; and ii) the rear extension projects more than 4 metres along the common rear boundary to the detriment of the amenity of the occupiers of the adjacent property.**

Further to the outcome of the previous refusal notice, we have taken much consideration over the revised design in this new application and request that this be duly considered when re-assessing our new application.

We have reduced and aligned front and rear dormers where possible, and amended materials to traditional slate, pitched roof, with slate to haffits to match the existing traditional roofing materials of the original house. Due consideration has been taken regarding the proposed materials and contemporary design of the proposed extension, which given the size of the proposed development have been deemed unacceptable in your previous guidance and subsequent refusal notice. As such, we have completely revisited the use of contemporary materials, and amended the design to incorporate a traditional slate, pitched roof and white render to visible elevations to match the existing property entirely with only a simple introduction of some blackened timber cladding to the rear elevation where this is less visible, prominent.

To clarify the following changes have been made to address the points raised within the previous refusal notice 2017/0818/TP

- 1. Roof altered to traditional pitched roof construction**
- 2. Roof material altered to traditional slate to match existing**
- 3. Proposed dormer roofs amended to traditional hipped roof design**
- 4. Proposed dormer roofing material [+ haffits] amended to traditional slate to match existing roof**
- 5. Contemporary materials omitted and replaced with traditional white render to match existing property, with small introduction of blackened timber to rear elevation only**
- 6. Extension moved from common boundary, allowing side access and reducing impact on neighbouring property**

In light of the above noted points, we understand that the majority of points raised within the refusal notice have now been addressed and whilst the extension remains of a sizeable footprint, it remains subservient to the original property and will not over shadow the neighbouring property. The size of the extension is typical of many extensions in the vicinity, many of which are of a contemporary design, within this wide and varied streetscape.

We would request that due consideration be taken when assessing this revised application given the number of changes that have been adopted to appease the previous concerns made.

**Reference: East Renfrewshire Local Development Plan
Supplementary Planning Guidance: Householder Design Guide: June 2015**

With reference to be guidance noted within the above Local Development Plan as referred to within the pre-application consultation guidance -

2.1 General Principles

2.1.1

- **Proposals for house extension, dormer windows and garages should respect the character of the original house and the surrounding area in terms of design, scale and materials. No extension, formed windows or garages should detract from the character of the area. Within this context innovative, contemporary or modern design will be considered;**

Contemporary Design amended to reflect more traditional pitched roof design and traditional materials of slate and white render proposed to match the existing property.



Image 1 - View of property from Church Road, illustrating site boundaries and tree screening proposed extension.



**Image 2 – Church Road Extension
Adjacent contemporary extension visible from 11 Forres Avenue**



**Image 3 – Church Road Extension
Adjacent contemporary extension visible from 11 Forres Avenue**

- **Extensions should not dominate or overwhelm the original form or appearance of the house and be subordinate in scale and appearance to the original house;**

The proposed extension is subservient to the original house. The original property has an external footprint of 110sqm. As part of this application we seek permission to demolish the existing rear extension which is 3.375m x 6.175m so an area of 21sqm. Whilst the proposed extension has a larger footprint than what is proposed to be removed, the resultant area of the extension will add only 24sqm. The house is situated on a large garden plot of 600sqm, so the new footprint will still allow a remainder of approximately 465sqm amenity space, not much less than what exists at present at 495sqm. There are many examples of larger extensions within the local vicinity on much smaller garden plots, such as 1 Penrith Avenue.

- **Extensions should be in proportion to the original house and should not exceed 100% of the footprint of the original house. Extensions should not dominate or overwhelm neighbouring properties;**

The proposed extension does not exceed 100% of the footprint of the original house. The proposed extension footprint adds a further 24sqm to the existing house footprint which is currently 110sqm.

- **Direct overlooking and excessive overshadowing of neighbouring properties should be avoided.**

Design revised to set back from neighbouring dwelling boundary.

- **Over-development of the site should be avoided and useable private [i.e] rear garden grounds should be retained. No more than 50% of the rear garden should be occupied by the development;**

The extension does not take up 50% of the rear garden and a large rear, side and front garden will be retained. The rear garden is approx. 300sqm [overall plot size of 600sqm] and the extension footprint adds only 24sqm to the existing property.

- **Windows and doors should be aligned vertically and horizontally with existing windows and doors;**

Glazing has been designed to accompany the modern contemporary design and we would request that this be considered as part of this application as per guidance note 2.1.1.

- **No extension [other than a porch] should project beyond the front or principal elevation of the existing house;**

No front extension is proposed.

- **The external materials should be identical or closely match those on the existing property.**

Revised proposals revert to more traditional design and proposed palette of materials, such as slate, pitched roof and white render to match the existing property.

Additional Criteria

Side Extension should

- **Be no more than 50% of the frontage of the original house;**

The side extension protrusion has been reduced significantly and does not exceed 50% of the original house and not be hardly visible from Forres Avenue due to the differing levels across the site and it will not be readily visible due to the existing side bay window and tree screening as illustrated below.



Image 4 – View from Forres Avenue illustrating change in levels across site boundary

- **Be set back at least 0.5 metres from the front elevation of the original house**

The side extension protrusion will not be readily visible beyond the existing side bay window protrusion.

- **The ridge line of the extension should be below the ridge line of the original house;**

The side extension protrusion is a single storey only and will not be readily visible from either streetscape.

- Be set back at least 1 metre from the side boundary;

The side extension protrusion has been reduced significantly and is more than 1 metre [5.8m] from the site boundary.

- Have a fully enclosed lower storey.

The side protrusion extension has been reduced significantly and is fully enclosed as part of the overall single storey extension form.

Dormer windows should –

- Be wholly contained within the roof slope and set below the roof ridge / hip and off the side ridge / hip
- Be aligned vertically with windows / doors below;
- Have high proportion of glazing;
- Not built up from wallhead and be set well back from the eaves;
- Not extend right up to the gable end or shared boundary on a semi-detached or terrace house;
- Not occupy more than 50% of the area of the roof;
- Have roof, side and front face finished in tiles / slates to match the existing house;
- Be positioned centrally in a hipped roof

The proposed dormer roofs do not occupy more than 50% of the area of the roof and are not built up from the wallhead but set well back from the eaves.

Dormer window – proposed materials amended to slate with traditional pitched roof to match existing house.

Extracts from the Local Development Plan of Policies D1 and D14 are attached below:

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;

Contemporary design amended to traditional slate pitched roof and white render to match existing dwelling and neighbouring proposals.

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;

The property is located on a sizeable plot and the proposed extension is subservient to the original property. The extension is a modern contemporary design using traditional materials as welcomed by Guidance notes 2.1.1.

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;

The single storey extension will not detract from neighbouring properties amenity, restrict daylight or privacy in any way.

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;

No loss of trees is proposed as part of this development and the large tree on the site boundary will be retained to ensure the proposed development is well screened from Church Road.

6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;

Proposed development meets above criteria.

7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;

Proposed development meets above criteria.

8. The Council will not accept 'backland' development, that is, development without a road frontage;

The proposed development does not create a backland development.

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';

Additional parking provision is part of the proposed development to reduce the impact on Church Road, where the new owners currently have to park their cars.

10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;

No communal or floodlighting is proposed as part of this development.

11. Developments should include provision for the recycling, storage, collection and composting of waste materials;

The side boundary has adequate provision for refuse storage and recycling for the size of the property.

Householder Design Guide

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;

Noted and will be taken into consideration during construction should this application be acceptable.

13. Where applicable, new development should take into account the legacy of former mining activity;

Noted and mining reports will be considered appropriately.

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;

Noted.

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.

N/A

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.

N/A

SURROUNDING PRECEDENTS - 12 EASTWOOD AVENUE, GIFFNOCK





12 Eastwood Avenue is located a few streets away from the proposed development at 11 Forres Avenue, and we extended this property for our clients in 2015 in a very similar fashion to the proposed development at Forres Avenue which has influenced the proposed design. The extension allow a sizeable rear [two storey] extension with similar side protrusion in zinc cladding.

Church Road Extensions

There are various, sizeable extensions visible along the Church Road entry to Forres Avenue, including the property opposite which demonstrates a gable form, sided onto the traditional semi-detached villa and the large contemporary extension visible at 39 and 41 Church Road. We have included examples of these within this supporting document as we have spent time studying the local architecture which is wide and varied in style with no typical streetscape evident. There are many examples of much larger, 2 storey side extensions visible of corner plot locations. We would be obliged if you could take consideration of these precedents when considering our revised application.

We have taken on board the comments made and amended our design to represent a modern extension using traditional materials to marry in with the original property, by amending the design to a traditional pitched slate roof on both the extension and dormer roof forms. We have substituted the use of contemporary Zinc Cladding with traditional white render, again to match the existing property, with only a small introduction of blackened timber cladding to add feature and character to the design.

The proposed development at 11 Forres Avenue will be well screened by the existing boundary wall and mature boundary trees. The side protrusion will not be readily visible due to the existing side bay window protrusion from Forres Avenue and the boundary wall / hedge screening to Church Road.

We would therefore be obliged if you could take this into consideration whilst assessing our application which we have amended significantly following the guidance received as a result of the refusal notice determined on the previous application.

Emma Ellson

Director
Bespoke



Image 1 – Illustrating Church Road Extension opposite

Image 2 / 3 – Illustrating Single Storey Extension visible on corner plot on Penrith Avenue / Church Road





Image 4 / 5 Illustrating varying extension forms readily visible in the area of differing styles. Extension visible on corner plot at 1 Penrith Avenue / Church Road



Image 6 illustrating further extension on Huntly Avenue



Image 7 / 8 illustrating Variation of styles / side extension readily visible along streetscape



Image 9 / 10 illustrating Large 2 Storey Side Extension readily visible from streetscape and single storey side extension



Image 11 – Site Protrusion on end Terrace plot

Image 12 – 7 Bulloch Avenue, Giffnock

Single Storey Extension with Side protrusion on smaller plot

We would like to draw your particular attention to this final image which illustrates the application 2015/0509/TP – 7 Bulloch Avenue

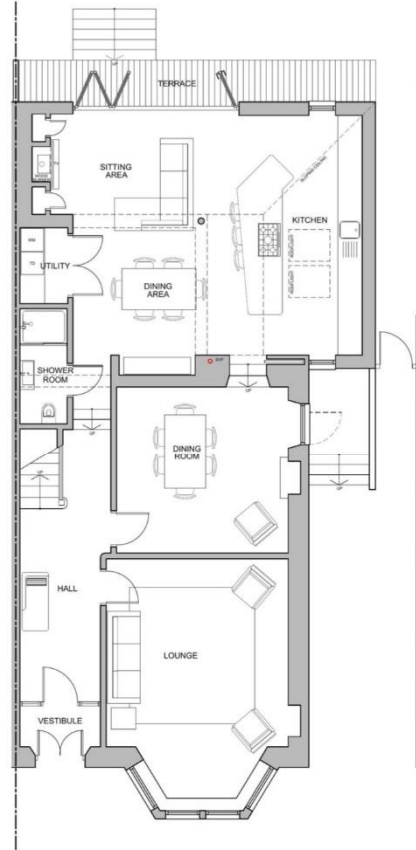
Erection of single storey rear extension with raised decking

Sited on a very similar [but smaller] plot, we have referenced the design of this approved, now completed development as influence to our revised scheme.

The boundary treatment, style of property and position of the extension represent what we would like to achieve and this has been clearly supported recently as this extension is reasonably new. The length of this extension also exceeds policy guidelines and replaces the previous extension, as per our proposals. Please can you take consideration of this when assessing our application.



GROUND FLOOR PLAN AS EXISTING



GROUND FLOOR PLAN AS PROPOSED

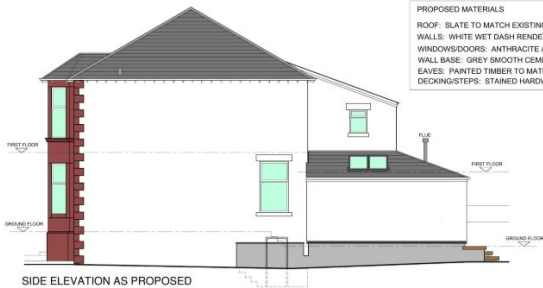


REAR ELEVATION AS PROPOSED

Towns and Country Planning
(Scotland) Act 1997
APPROVED
Director of Environmental
East Renfrewshire Council

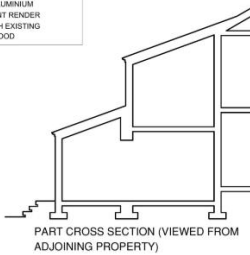


FRONT ELEVATION AS PROPOSED



SIDE ELEVATION AS PROPOSED

PROPOSED MATERIALS
ROOF: SLATE TO MATCH EXISTING
WALLS: WHITE WET DASH RENDER TO MATCH EXISTING
WINDOWS/DOORS: ANTHRACITE ALUMINIUM
WALL BASE: GREY SMOOTH CEMENT RENDER
EAVES: PAINTED TIMBER TO MATCH EXISTING
DECKING/STEPS: STAINED HARDWOOD



PART CROSS SECTION (VIEWED FROM
ADJOINING PROPERTY)

This plan shall be the subject of an application for planning permission to the local planning authority of the relevant authority.

All drawings are based upon information supplied by the parties and are not to be construed as a guarantee. The architect shall not be responsible for any errors or omissions and shall not be liable for any consequences of any such errors or omissions.

This plan shall be the property of the architect and shall remain the property of the architect. It shall not be used for any other purpose without the written consent of the architect.

01
Preliminary
PROPOSED ALTERATIONS TO
7 BULLOCH AVENUE, GIFFNOCK
FOR MR AND MRS FELDHOFF
ELEVATIONS AS PROPOSED
Project No: AEL002 01
Scale: 1:100
Date: 01/01/2015
www.mdf-architects.com

2015/0509/TP – 7 Bulloch Avenue

Erection of single storey rear extension with raised decking

Refer other Applications

2017/0734/TP – 2 Penrith Avenue

Erection of single storey side / rear extension on much smaller garden plot

2013/0811/TP – 1 Penrith Avenue

Erection of single storey rear extension on much smaller corner plot

2017/0783/TP – 25 Church Road

Erection of single storey side and rear extension [sizeable and readily visible from surrounding streetscape]

2016/0458/TP – 35 Church Road

Erection of single storey side extension [sizeable contemporary side extension readily visible from surrounding streetscape]

End.

From: [Emma Ellson](#)
To: katherine@jigsawplanning.co.uk
Subject: FW: 11 Forres Avenue, Giffnock
Date: 02 September 2019 11:52:23

Pre-application consultation as reference.

Kind Regards,

Emma Ellson
Director

[BE]spoke

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[BE]spoke is the trading name of Emma Ellson Architects Ltd. a Limited Company registered in Scotland. Registration No. SC478223.

From: McDaid, Sean <Sean.McDaid@eastrenfrewshire.gov.uk>
Sent: 15 May 2018 15:19
To: 'Emma Ellson' <bespokeglasgow@outlook.com>
Subject: 11 Forres Avenue, Giffnock

Emma,

I refer to your email below.

I should advise you in the first instance that the Council's Planning Service has been re-structured and has resulted in less planning officers than before. This has significantly increased the workloads of all planning officers and there are delays in processing applications and responding to pre-application enquiries. The priority of the planning officers at this time is to process the planning applications allocated to them and pre-applications will be responded to when time allows.

I have looked at the revised proposal and compared it to the refusal of planning permission. The refused application 207/0818/TP presented too much of a visual contrast to the traditional appearance of the existing house and the rear extension extended too far along the common rear boundary.

It is noted that the footprint of the rear extension remains the same and it has been moved off the common rear boundary although projects further towards Church Road. It is noted that its roof has been altered to a hipped roof. It is also noted that the proposed dormer windows are to have hipped roofs although they remain similar in width and height to the refusal of planning permission.

You should note that first and foremost any development proposal is site specific and whether it reflects the character of the property when assessed against the relevant and current development plan policies. Planning applications are not assessed against precedent however the impact of the development on the surrounding area will also be considered.

Although the rear extension has been taken off the common rear boundary it is still relatively close and at over 5m I consider will have an adverse visual impact on the neighbouring property. I have noted that Derek has advised you on two occasions of this. This is a matter that needs to be addressed in the design of the rear extension.

It is acknowledged that the rear extension is to have a hipped roof which is more akin to the roof of the house. This respects the character of the house however the extension is more visually prominent as it extends closer to Church Road. I would suggest that it should not project closer to Church Road than the previous refused application.

The change in the roof design of the dormer windows is helping in reducing their scale and visual impact however they are still relatively large on the front and rear roof slopes and would benefit from be reduced in width.

These matters still need to be addressed in the design and I am happy to give further feedback should amended drawings be submitted.

Regards.

Sean Mc Daid
Principal planner
East Renfrewshire Council

From: Emma Ellson [<mailto:bespokeglasgow@outlook.com>]
Sent: 10 May 2018 11:19
To: EN Planning
Subject: Pre-Application Consultation Review Request

F.A.O Andrew Cahill,

17023/D1

10 05 18

Dear Andrew,

Ref. No. 2017/0818/TP

Erection of single storey rear extension, installation of front and rear dormers windows at: 11 Forres Avenue Giffnock East Renfrewshire G46 6LJ

We are writing to seek your guidance following on-going pre-application consultation and dialogue with Derek Scott regarding the above noted application and subsequent refusal notice as received on February 26th.

My reason for writing to you on this occasion is firstly due to the length of time taken to provide this guidance [19th March - 10th April for initial response] and a further delayed response of 30th April following our request for a meeting to review.

My clients, Rachel + Callum Johnson have been particularly patient, following the disappointing receipt of this refusal notice and we simply wish to seek advice on what is likely to be deemed more acceptable prior to formal submission of a second application and to avoid a further refusal notice being issued.

Please can you re-assess the revised proposals attached and confirm the reasoning for the dormer windows not being deemed acceptable given that they align with current policy guidelines. Please note that further reduction of the proposed dormer windows to align with the windows below would not provide sufficient headroom in the proposed rooms. We refer you to the other Dormer windows in the local vicinity, namely 45 Church Road which have dormer windows of a similar scale constructed to provide the necessary headroom required within an attic conversion.

Our client’s preference is to retain the sideways protrusion towards Church Road and as such, we have amended the design to move this from the neighbouring properties boundary to also reduce any impact imposed as well as amending roof design to a traditional, pitched slate roof construction as illustrated.

Previous advice sought during these pre-application discussions, suggested that if we made such adjustments, assessment of a larger extension could be considered.

We note within our earlier design statement [as revised] included that there is no ‘typical streetscape’ in the local vicinity, however there is clear precedent of side protrusions on many neighbouring properties as documented in the attached photographs to which end we are unsure as to why this is seemed so inappropriate given the evidence of other developments of a similar scale and style.

We therefore, request that the proposed dormer windows and extension with side protrusion be re-considered given the extensive amendments that have been made to satisfy the points raised within the refusal notice of the original application.

Please can you re-assess this, and / or pass onto the relevant person who is able to provide us with the guidance needed to allow us to re-submit the new application in early course.

Kind Regards,

Emma Ellson
Director

[BE]spoke
1A Ledcameroch Road Bearsden Glasgow G61 4AA
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PLANS/PHOTOGRAPHS/DRAWINGS

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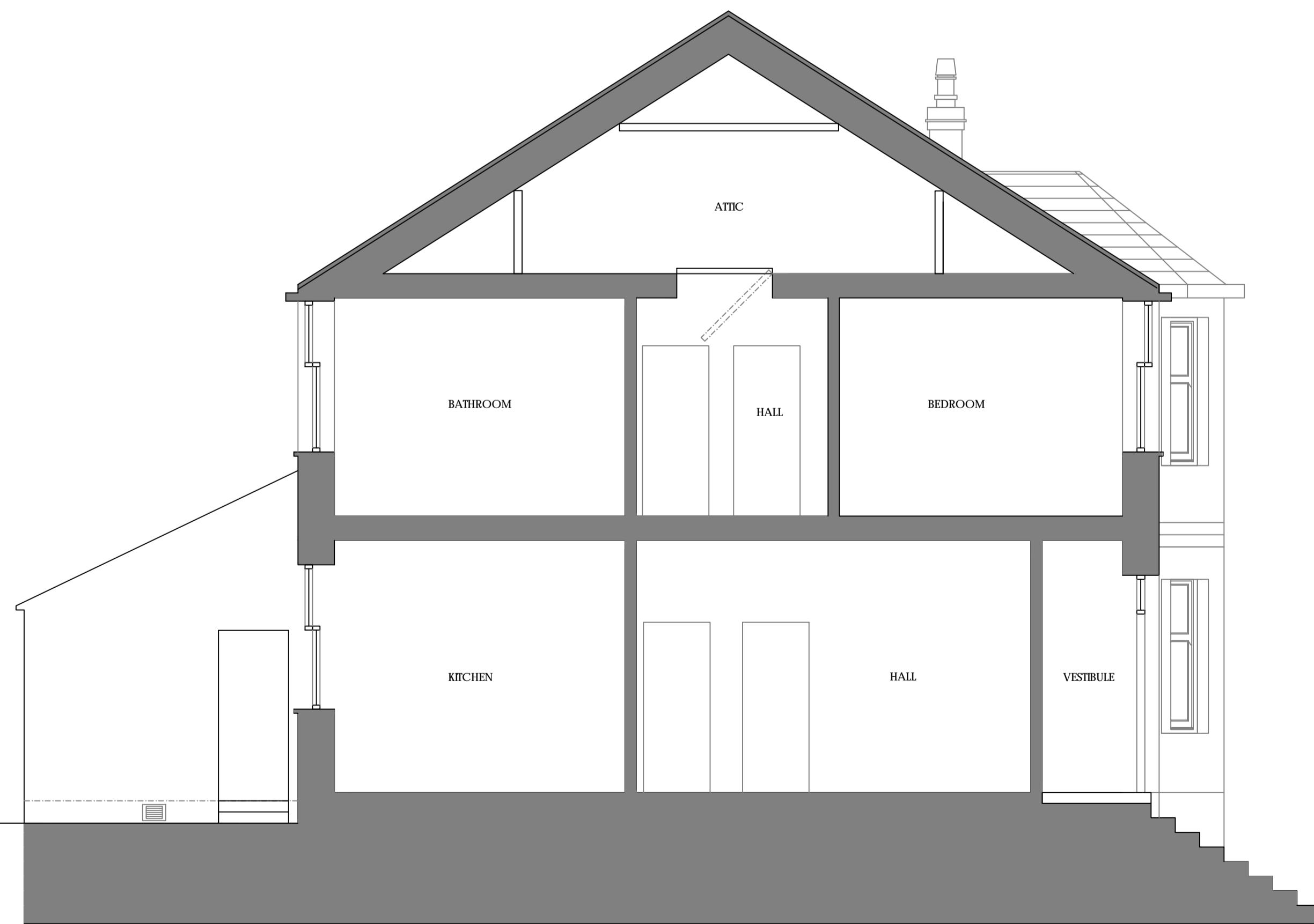
EXISTING FRONT ELEVATION
SCALE 1:1000/A3 1:500/A1



EXISTING REAR ELEVATION
SCALE 1:1000/A3 1:500/A1



EXISTING SIDE ELEVATION
SCALE 1:1000/A3 1:500/A1



EXISTING SIDE ELEVATION / PART SECTION
SCALE 1:1000/A3 1:500/A1

| NO. | DATE | BY | DESCRIPTION | CHECKED | DATE |
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| # | | | | | |



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[PROJECT]
Alterations + Extension to
11 Fomes Avenue
Giffnock

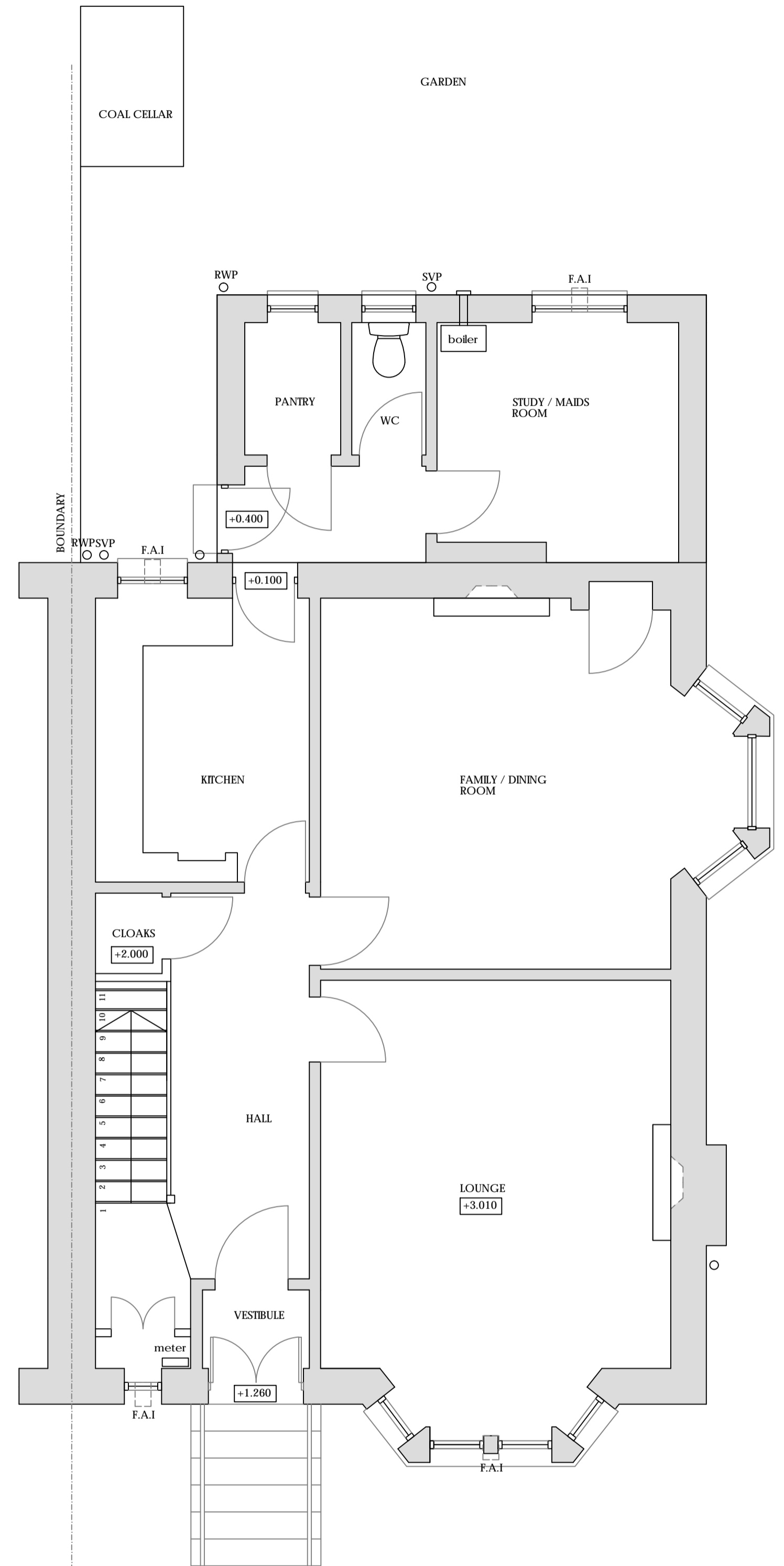
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EXISTING ELEVATIONS

[SCALE] [CHECKED]
1:50 @ A1

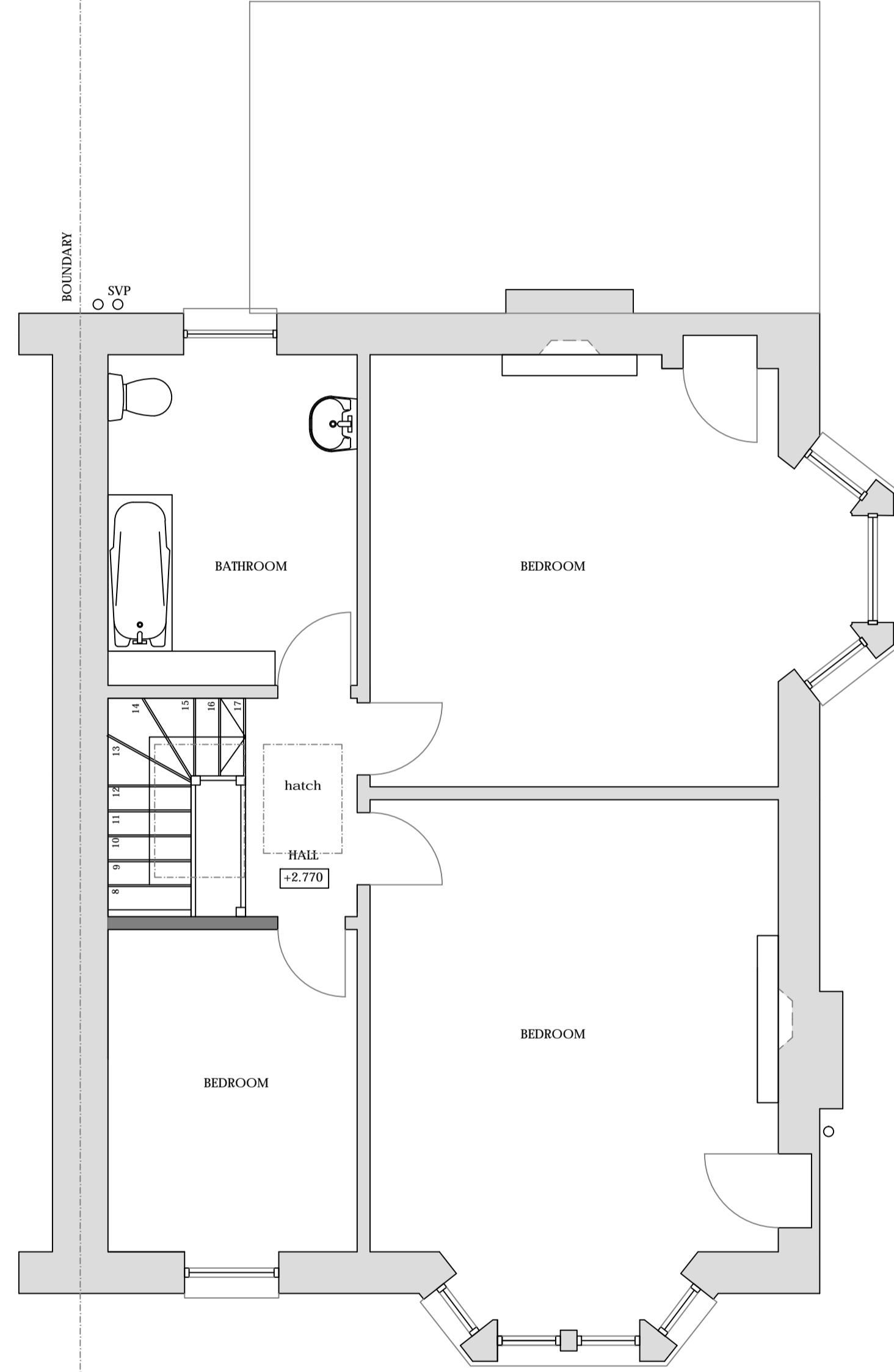
[STATUS] PLANNING

[NUMBER] 17023 AL (0) 020

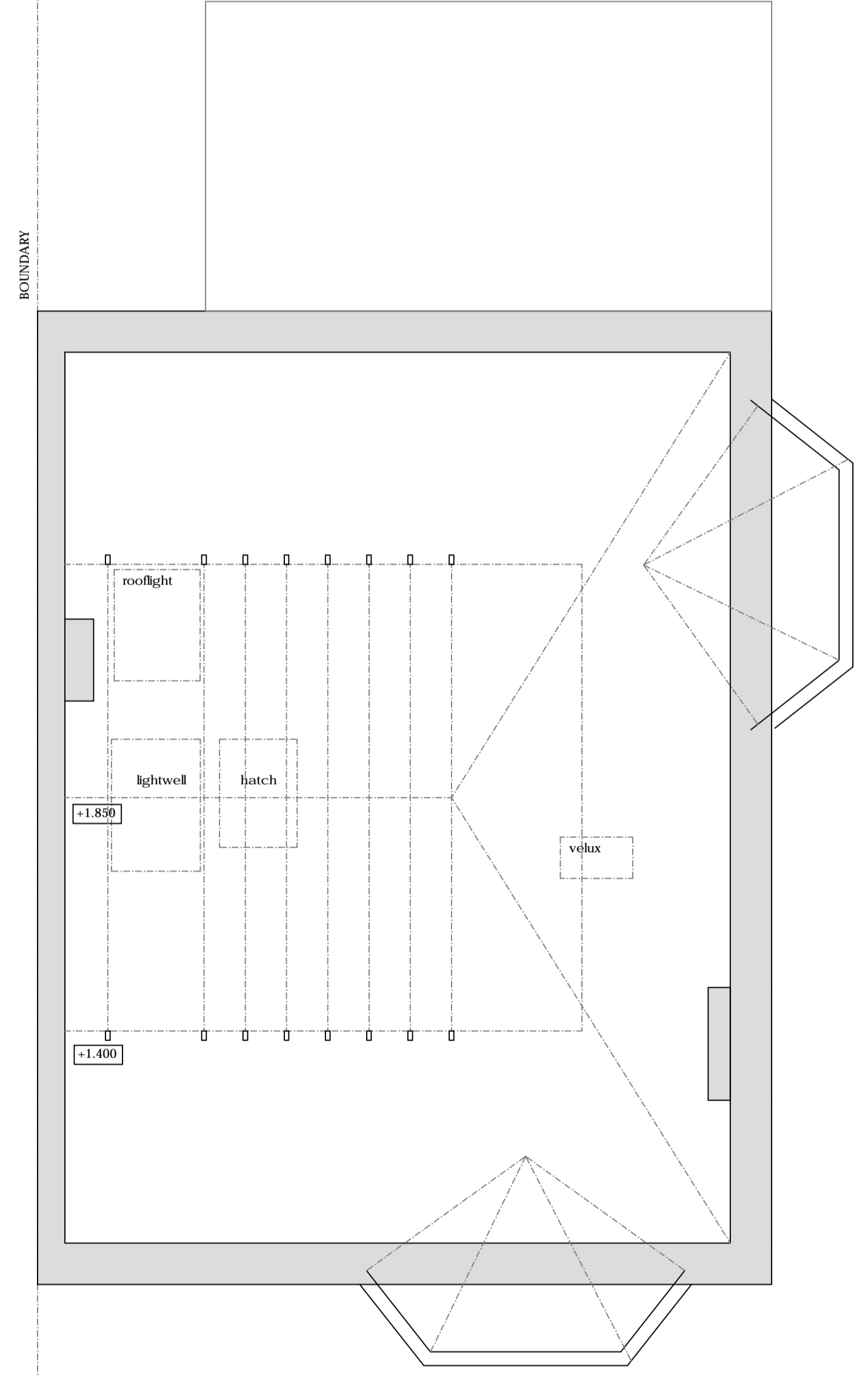
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EXISTING GROUND FLOOR PLAN
 SCALE 1:100@A3 1:50@A1



EXISTING FIRST FLOOR PLAN
 SCALE 1:100@A3 1:50@A1



EXISTING ATTIC FLOOR PLAN
 SCALE 1:100@A3 1:50@A1

| | | | | | |
|---------|---------------|--------|----------|-----------|----|
| [DRAWN] | ES | [DATE] | 01/06/11 | [CHECKED] | ES |
| [REV] | [DESCRIPTION] | | | | |
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[DRAWING]
 EXISTING FLOOR PLANS

[SCALE] [CHECKED]
 1:50 @ A1

[STATUS] PLANNING

[NUMBER] 17023 AL (0) 010



PROPOSED SECTION
SCALE 1:100@A3 1:50@A1



PROPOSED SIDE ELEVATION / SECTION
SCALE 1:100@A3 1:50@A1

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| [DRAWN] | ER | [DATE] | 06/06/19 | [CHECKED] | ER |
| [REV] | [DESCRIPTION] | | | | |
| C | DOOR AND GLAZING UPDATES | | | | |
| [DRAWN] | ER | [DATE] | 06/06/19 | [CHECKED] | ER |
| B | AMENDED FOR REVISED PLANNING APPLICATION | | | | |
| [DRAWN] | ER | [DATE] | 06/05/18 | [CHECKED] | ER |
| A | ROOF PRICE AMENDED | | | | |
| [DRAWN] | ER | [DATE] | 05/05/17 | [CHECKED] | ER |
| # | Plot Issue | | | | |



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[DRAWING]
PROPOSED SECTIONS

[SCALE] [CHECKED]
1:50 @ A1

[STATUS] PLANNING

[NUMBER] 17023 AL (0) 121C



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|---------|--|--------|----------|-----------|----|
| [DRAWN] | ER | [DATE] | 06/04/19 | [CHECKED] | ER |
| [REV] | [DESCRIPTION] | | | | |
| D | UPDATED FOR REVISED PLANNING APPLICATION | | | | |
| [DRAWN] | ER | [DATE] | 06/09/17 | [CHECKED] | ER |
| [REV] | [DESCRIPTION] | | | | |
| C | DOOR AND ROOF AMEND | | | | |
| [DRAWN] | ER | [DATE] | 06/09/17 | [CHECKED] | ER |
| [REV] | [DESCRIPTION] | | | | |
| B | VEHAL UPDATED BY NEW DESIGN | | | | |
| [DRAWN] | ER | [DATE] | 06/09/17 | [CHECKED] | ER |
| [REV] | [DESCRIPTION] | | | | |
| A | VEHAL UPDATED | | | | |
| [DRAWN] | ER | [DATE] | 03/06/17 | [CHECKED] | ER |
| [REV] | [DESCRIPTION] | | | | |
| # | Plot Issue | | | | |



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[PROJECT]
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[DRAWING]
 PROPOSED VIEWS

[SCALE] [CHECKED]
 1:50 @ A1

[STATUS] PLANNING

[NUMBER] 17023 AL (0) 130D

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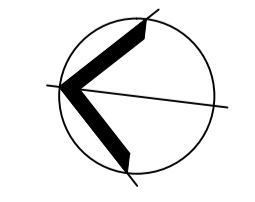
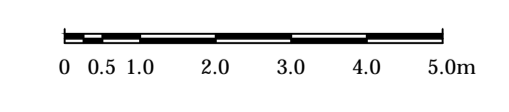
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EXISTING SITE BLOCK PLAN
SCALE 1:200 @ A1 1:100 @ A1

— Site Boundary



| | | |
|-----------|--------|-----------|
| [DRAWING] | [DATE] | [CHECKED] |
| # | | |



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[PROJECT]
PLANNING
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Giffnock

[DRAWING]
EXISTING
SITE BLOCK PLANS

[SCALE] [CHECKED]
1:100 @ A1

[STATUS] PLANNING

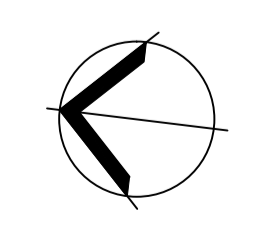
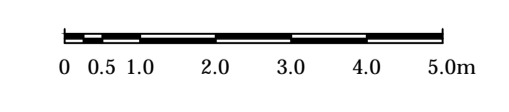
[NUMBER] 17023 AL (0) 003

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PROPOSED SITE BLOCK PLAN
 SCALE 1:200 @ A1 1:100 @ A1

— Site Boundary



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| [DRAWN] | BY | [DATE] | 10/01/11 | [CHECKED] | LS |
| # | | | | | |



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[PROJECT]
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[DRAWING]
PROPOSED
SITE BLOCK PLANS

[SCALE] [CHECKED]
 1:100 @ A1

[STATUS] **PLANNING**

[NUMBER] **17023 AL (0) 004**



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| [DRAWN] | EJE | [DATE] | 13/11/17 | [CHECKED] | EJE |
| [REV] | [DESCRIPTION] | | | | |
| # | FIRST ISSUE | | | | |



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[PROJECT]
**Alterations + Extension to
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Giffnock**

[DRAWING]
Location and Site Plans

[SCALE] [CHECKED]
1:000

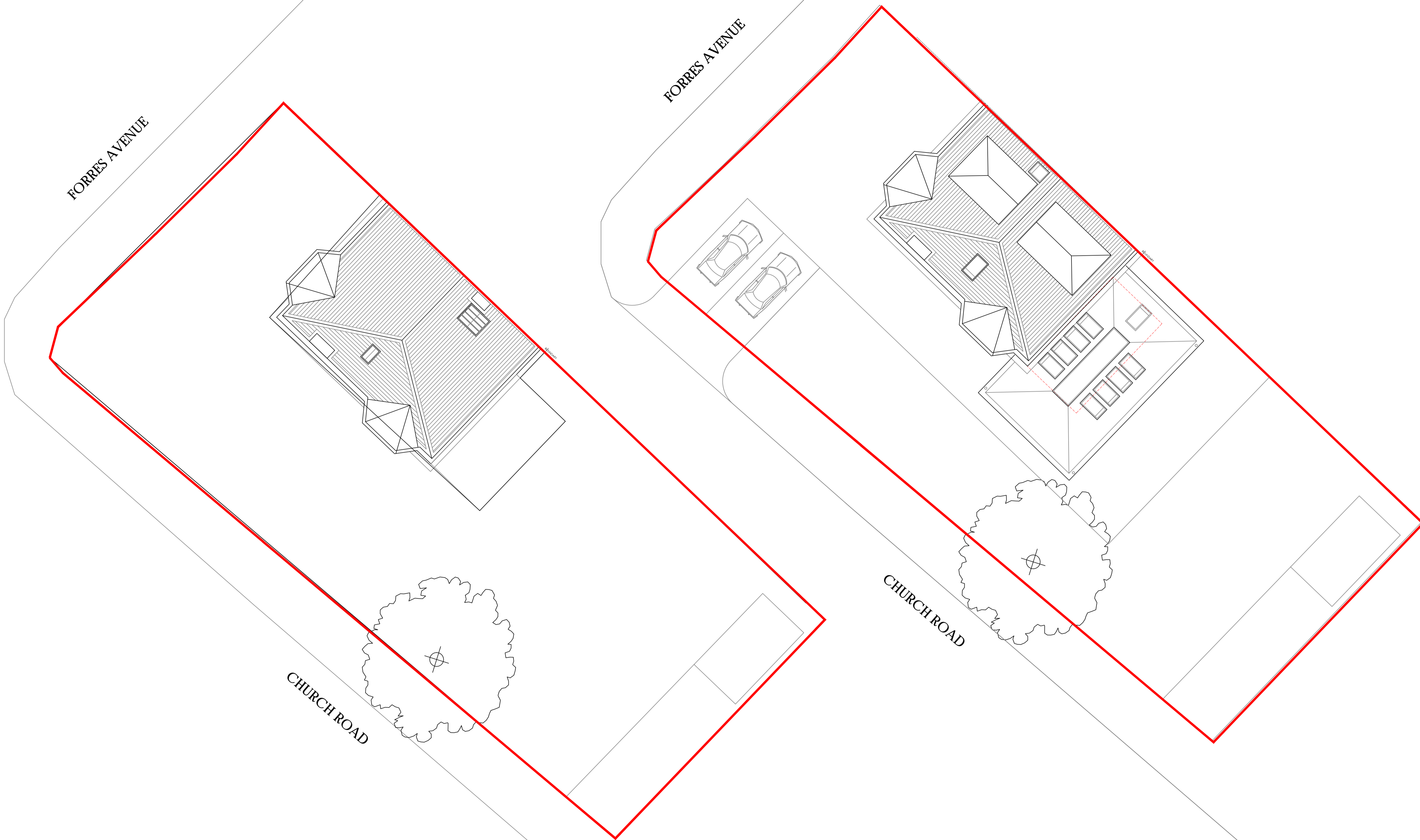
[STATUS] **PRELIMINARY**

[NUMBER] **17023 AL (0) 001**



 Site Boundary

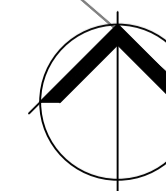
[CAD Reference]
11 Forres Avenue Base Planning DrawingRevG.dwg



EXISTING SITE BLOCK PLAN
SCALE 1:200/A3 1:100/A1

PROPOSED SITE BLOCK PLAN
SCALE 1:200/A3 1:100/A1

— Site Boundary



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| [DRAWN] | ES | [DATE] | 14/04/19 | [CHECKED] | ES |
| [REV] | [DESCRIPTION] | | | | |
| E | ISSUED FOR PERMITS | | | | |
| [DRAWN] | ES | [DATE] | 06/04/19 | [CHECKED] | ES |
| [REV] | [DESCRIPTION] | | | | |
| D | AMENDED FOR EXTENDED PLANNING APPLICATION | | | | |
| [DRAWN] | ES | [DATE] | 06/03/18 | [CHECKED] | ES |
| [REV] | [DESCRIPTION] | | | | |
| C | ROOF PLAN AMENDED | | | | |
| [DRAWN] | ES | [DATE] | 01/03/17 | [CHECKED] | ES |
| [REV] | [DESCRIPTION] | | | | |
| B | DOUBLE FLOOR REDUCED | | | | |
| [DRAWN] | ES | [DATE] | 01/03/17 | [CHECKED] | ES |
| [REV] | [DESCRIPTION] | | | | |
| A | EXISTING FOOTPRINT ENLARGED | | | | |
| [DRAWN] | ES | [DATE] | 01/03/17 | [CHECKED] | ES |
| [REV] | [DESCRIPTION] | | | | |
| # | Plot Area | | | | |

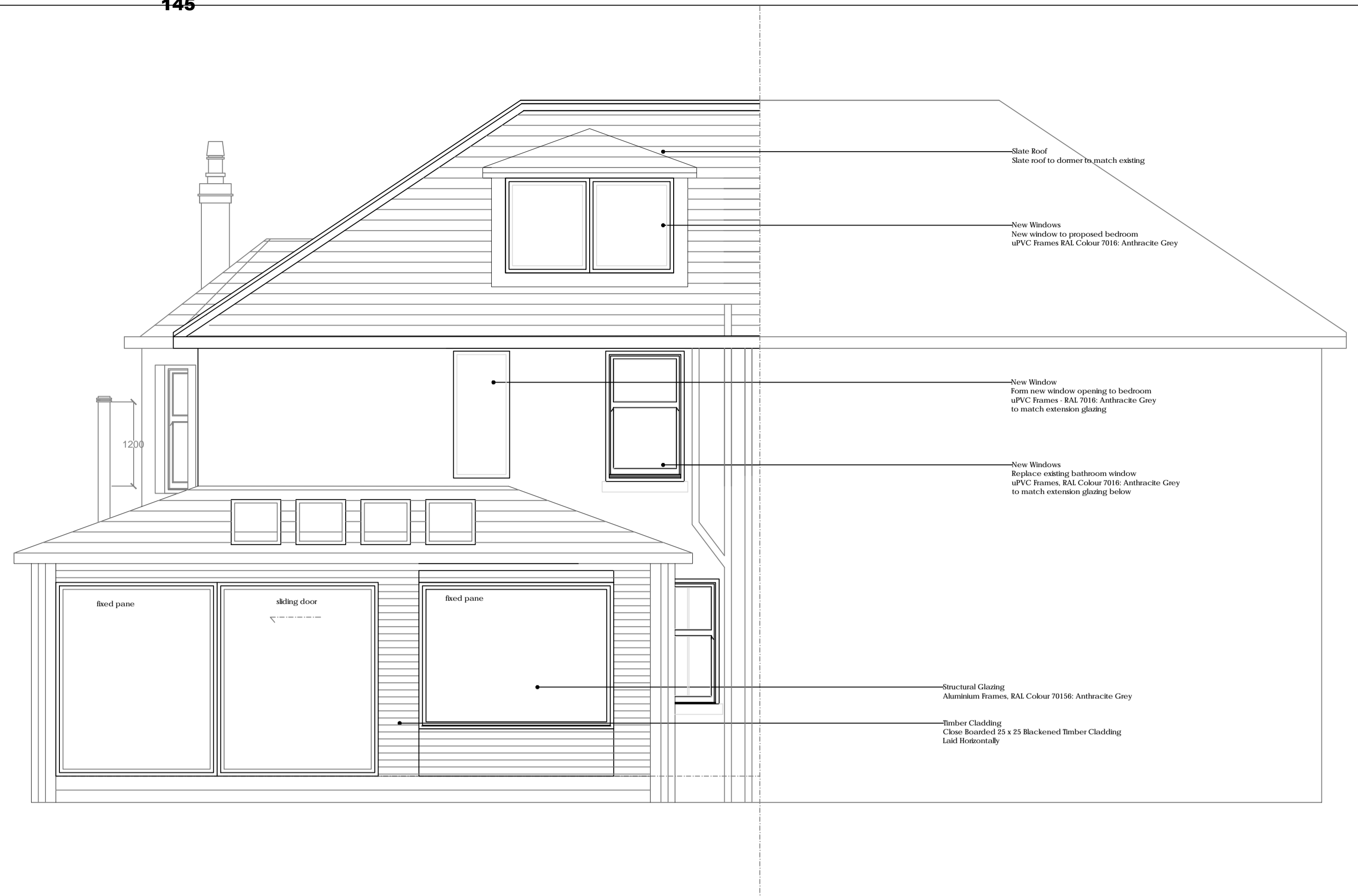


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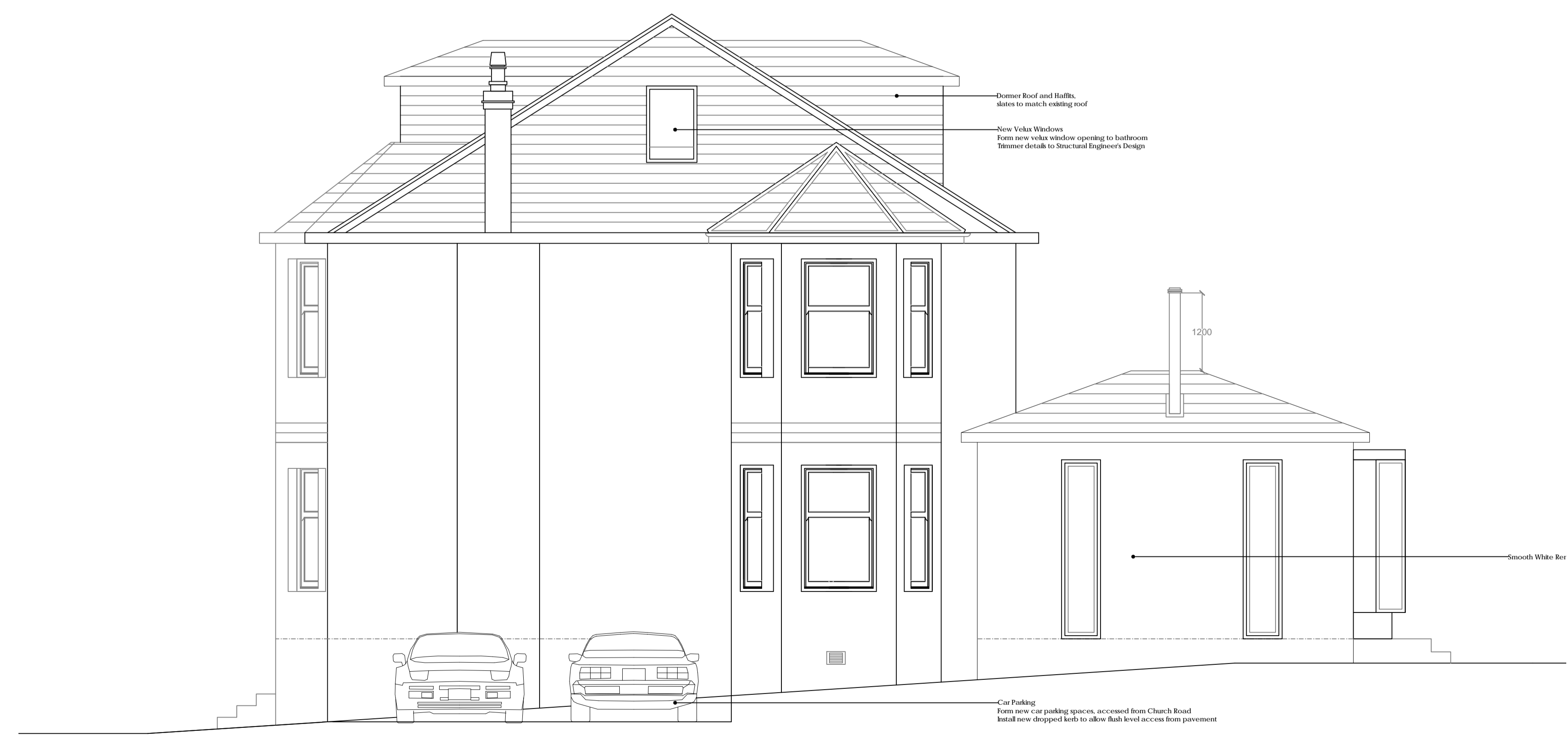
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|------------|--|
| [PROJECT] | PLANNING 11 Forres Avenue Giffnock |
| [DRAWING] | EXISTING + PROPOSED SITE BLOCK PLANS |
| [SCALE] | [CHECKED] |
| 1:100 @ A1 | |
| [STATUS] | PLANNING |
| [NUMBER] | 17023 AL (0) 002E |



PROPOSED FRONT ELEVATION
SCALE 1:100@A3 1:50@A1



PROPOSED REAR ELEVATION
SCALE 1:100@A3 1:50@A1



PROPOSED SIDE ELEVATION
SCALE 1:100@A3 1:50@A1

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|---------|---|--------|----------|-----------|----|
| [DRAWN] | ER | [DATE] | 06/03/18 | [CHECKED] | ER |
| [REV] | [DESCRIPTION] | | | | |
| M | ROOF PITCH AMENDED | | | | |
| [DRAWN] | ER | [DATE] | 06/10/17 | [CHECKED] | ER |
| [REV] | [DESCRIPTION] | | | | |
| L | BEING DOWN REDUCED - WINDOW BEING INCREASED | | | | |
| [DRAWN] | ER | [DATE] | 06/11/17 | [CHECKED] | ER |
| [REV] | [DESCRIPTION] | | | | |
| K | SIZE OF CURVE WINDOW AMENDED - BEING DOCKER 3.3 ADDED | | | | |
| [DRAWN] | ER | [DATE] | 13/11/17 | [CHECKED] | ER |
| [REV] | [DESCRIPTION] | | | | |
| J | GENERAL AMENDMENTS | | | | |
| [DRAWN] | ER | [DATE] | 13/11/17 | [CHECKED] | ER |
| [REV] | [DESCRIPTION] | | | | |
| H | GENERAL AMENDMENTS | | | | |
| [DRAWN] | ER | [DATE] | 13/11/17 | [CHECKED] | ER |
| [REV] | [DESCRIPTION] | | | | |
| C | GENERAL AMENDMENTS | | | | |
| [DRAWN] | ER | [DATE] | 13/11/17 | [CHECKED] | ER |
| [REV] | [DESCRIPTION] | | | | |
| F | EXTENSION BE FORWARDED TO BOUNDARY | | | | |
| [DRAWN] | ER | [DATE] | 06/11/17 | [CHECKED] | ER |
| [REV] | [DESCRIPTION] | | | | |
| E | FOOTPRINT OF EXTENSION - SEE PROVISION REDUCED | | | | |
| [DRAWN] | ER | [DATE] | 06/10/17 | [CHECKED] | ER |
| [REV] | [DESCRIPTION] | | | | |
| D | DOCKING BEING REDUCED - MATERIAL AMENDED | | | | |
| [DRAWN] | ER | [DATE] | 06/10/17 | [CHECKED] | ER |
| [REV] | [DESCRIPTION] | | | | |
| C | WINDOW BEING AMENDED | | | | |
| [DRAWN] | ER | [DATE] | 06/10/17 | [CHECKED] | ER |
| [REV] | [DESCRIPTION] | | | | |
| B | EXTENSION FOOTPRINT AMENDED BY 1.20m | | | | |
| [DRAWN] | ER | [DATE] | 16/09/17 | [CHECKED] | ER |
| [REV] | [DESCRIPTION] | | | | |
| A | EXTENSION FOOTPRINT AMENDED BY 1.0m | | | | |
| [DRAWN] | ER | [DATE] | 13/08/17 | [CHECKED] | ER |
| [REV] | [DESCRIPTION] | | | | |
| # | First Issue | | | | |



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[DRAWING]
PROPOSED ELEVATIONS

[SCALE] [CHECKED]
1:50 @ A1

[STATUS] PLANNING

[NUMBER] 17023 AL (0) 120M



PROPOSED SECTION
SCALE 1:100@A3 1:50@A1



PROPOSED SIDE ELEVATION / SECTION
SCALE 1:100@A3 1:50@A1

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|---------|--|--------|----------|-----------|----|
| [DRAWN] | ER | [DATE] | 06/06/19 | [CHECKED] | ER |
| [REV] | [DESCRIPTION] | | | | |
| C | DOOR AND GLAZING UPDATES | | | | |
| [DRAWN] | ER | [DATE] | 06/06/19 | [CHECKED] | ER |
| B | AMENDED FOR REVISED PLANNING APPLICATION | | | | |
| [DRAWN] | ER | [DATE] | 06/05/18 | [CHECKED] | ER |
| A | ROOF PRICE AMENDED | | | | |
| [DRAWN] | ER | [DATE] | 05/05/17 | [CHECKED] | ER |
| # | Plot Issue | | | | |



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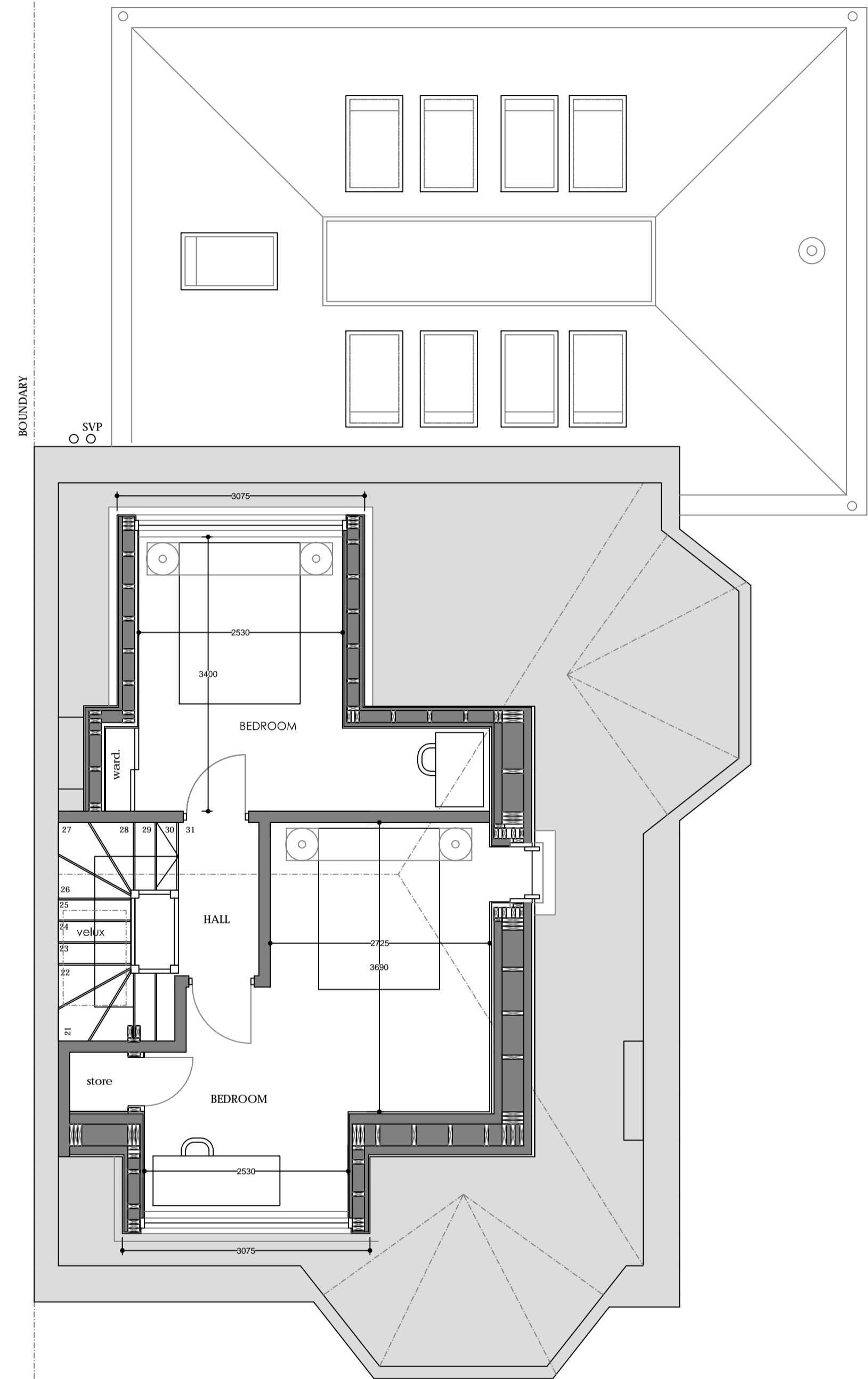
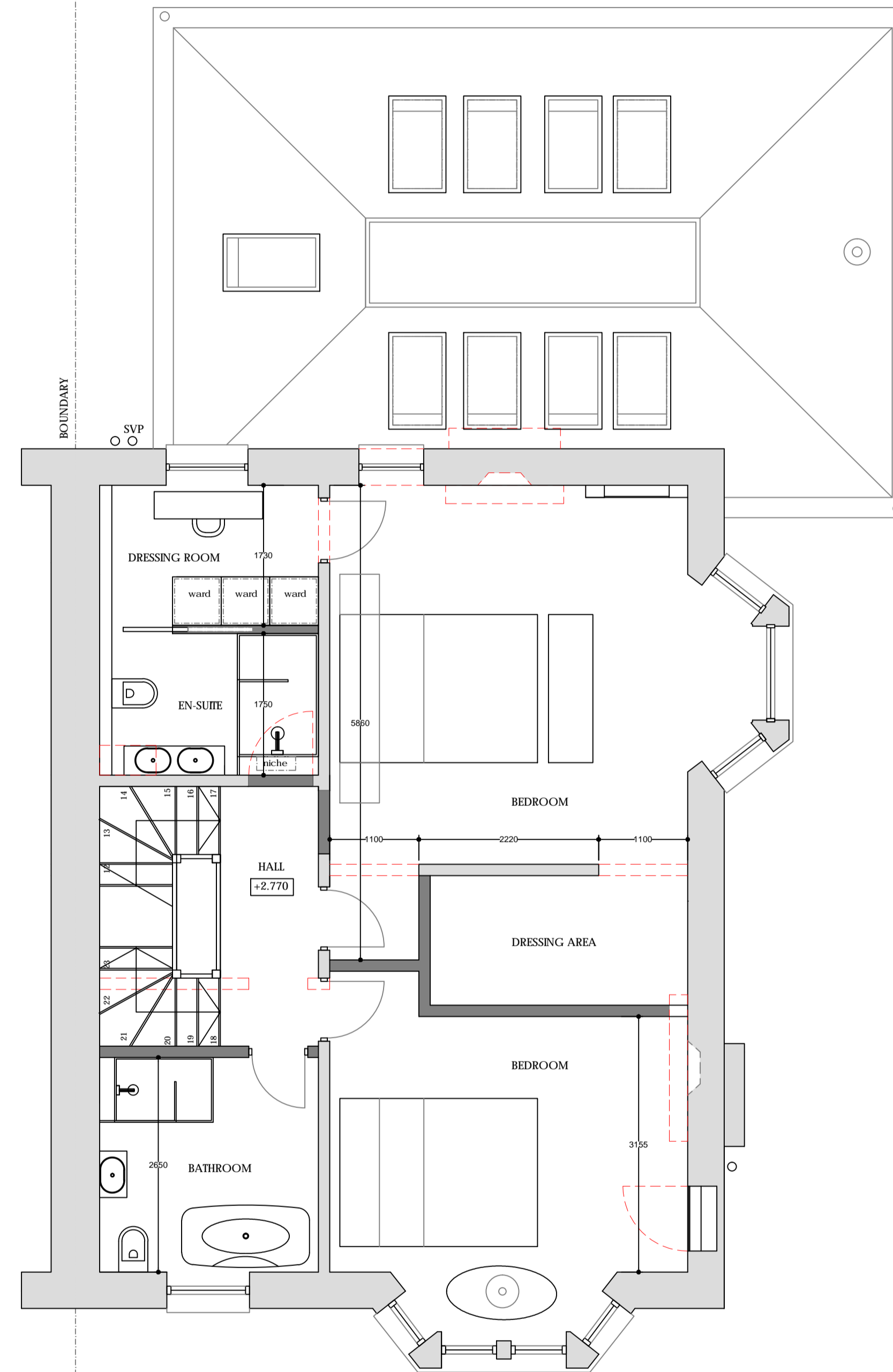
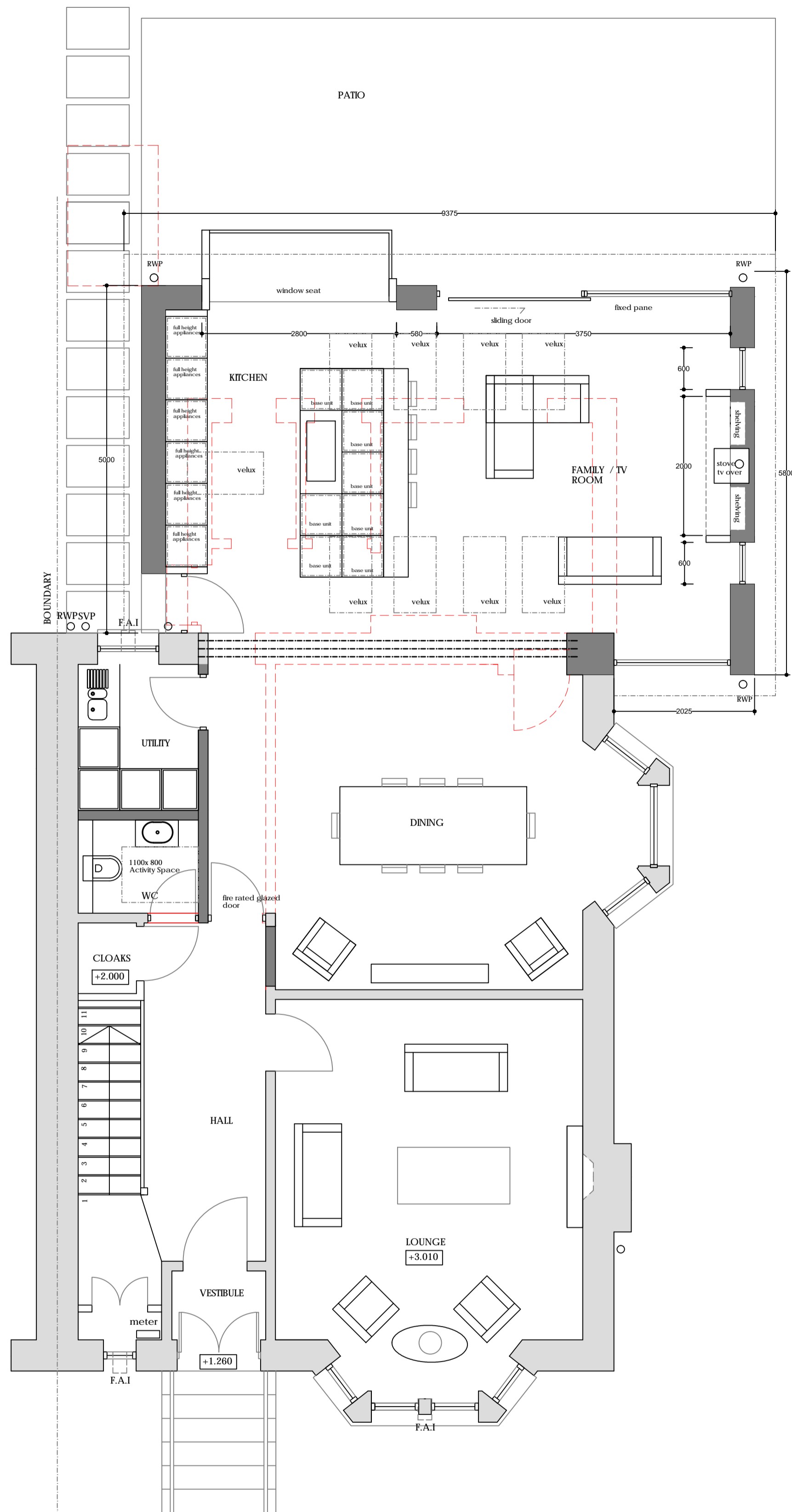
[PROJECT]
Alterations + Extension to
11 Fomes Avenue
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[DRAWING]
PROPOSED SECTIONS

[SCALE] [CHECKED]
1:50 @ A1

[STATUS] PLANNING

[NUMBER] 17023 AL (0) 121C



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|---|----------|------|----|---------|-------------|
| M | REVISION | DATE | BY | CHECKED | DESCRIPTION |
| L | REVISION | DATE | BY | CHECKED | DESCRIPTION |
| K | REVISION | DATE | BY | CHECKED | DESCRIPTION |
| J | REVISION | DATE | BY | CHECKED | DESCRIPTION |
| H | REVISION | DATE | BY | CHECKED | DESCRIPTION |
| G | REVISION | DATE | BY | CHECKED | DESCRIPTION |
| F | REVISION | DATE | BY | CHECKED | DESCRIPTION |
| E | REVISION | DATE | BY | CHECKED | DESCRIPTION |
| D | REVISION | DATE | BY | CHECKED | DESCRIPTION |
| C | REVISION | DATE | BY | CHECKED | DESCRIPTION |
| B | REVISION | DATE | BY | CHECKED | DESCRIPTION |
| A | REVISION | DATE | BY | CHECKED | DESCRIPTION |
| # | REVISION | DATE | BY | CHECKED | DESCRIPTION |



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[PROJECT]
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[DRAWING]
PROPOSED FLOOR PLANS

[SCALE] [CHECKED]
1:50 @ A1

[STATUS] PLANNING

[NUMBER] 17023 AL (0) 110M

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