

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY6 November 2019Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2019/18ALTERATIONS TO AND REPLACE ROOF TO FORM EXTENDED UPPER FLOOR
ACCOMMODATION WITH INSTALLATION OF DORMER WINDOWS AT FRONT
AND SIDE; ERECTION OF RAISED DECKING AT REAR
AT 79 BEECH AVENUE, NEWTON MEARNES**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:- 2019/0331/TP).
- Applicant: Ms Laura Cunningham.
- Proposal: Alterations to and replace roof to form extended upper floor accommodation with installation of dormer windows at front and side; erection of raised decking at rear.
- Location: 79 Beech Avenue, Newton Mearns.
- Council Area/Ward: Newton Mearns South and Eaglesham (Ward 5).

REASON FOR REQUESTING REVIEW

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

RECOMMENDATIONS

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

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

BACKGROUND

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

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

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

NOTICE OF REVIEW – STATEMENT OF REASONS FOR REQUIRING THE REVIEW

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

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

10. The Local Review Body is not bound to accede to the applicant’s request as to how it will determine the review and will itself decide what procedure will be 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. 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 153 - 160);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages 161 - 168);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages 169 - 172); and
- (d) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 4 (Pages 173 - 198).

15. The applicant has also submitted the drawings listed below (available for inspection within the Planning Division of the Environment Department prior to the meeting and for reference at the meeting) and these are attached as Appendix 5 (Pages 199 - 214).

- (a) Content as Existing and as Proposed;
- (b) Elevations and Section A-A as Existing;
- (c) Ground Floor and First Floor as Existing;
- (d) Roof Plan as Existing and as Proposed;
- (e) Section AA as Proposed;
- (f) Section BB as Proposed;
- (g) Section CC as Proposed;
- (h) Refused – Location and Block Plan;
- (i) Refused – North-East Elevation and South West Elevation;
- (j) Refused – North-West Elevation as Proposed;
- (k) Refused – South-East Elevation as Proposed;
- (l) Refused – Ground Floor Plan as Proposed; and
- (m) Refused – First Floor Plan as Proposed.

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

17. All the documents referred to in this report can be viewed online on the Council's website at www.eastrenfrewshire.gov.uk.

RECOMMENDATIONS

18. The Local Review Body is asked to:-

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

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

Report Author: Paul O'Neil

Director - Caroline Innes, Deputy Chief Executive

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

Date:- October 2019

**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 100166595-001

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

Description of Proposal

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

Replacement first floor and roof structure and internal alternations to the ground floor.

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:	Allison Architecture		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Stephen	Building Name:	<input type="text"/>
Last Name: *	Allison	Building Number:	13
Telephone Number: *	01413531082	Address 1 (Street): *	Royal Crescent
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	United Kingdom
		Postcode: *	G3 7SL
Email Address: *	francesco@allisonarchitecture.co.uk		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Ms	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	Laura	Building Number:	79
Last Name: *	Cunningham	Address 1 (Street): *	Beech Avenue
Company/Organisation:	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Newton Mearns, Glasgow
Extension Number:	<input type="text"/>	Country: *	United Kingdom
Mobile Number:	<input type="text"/>	Postcode: *	G77 5QR
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:

79 BEECH AVENUE

Address 2:

NEWTON MEARNES

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G77 5QR

Please identify/describe the location of the site or sites

Northing

655810

Easting

254221

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Trees

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

Yes No

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

Access and Parking

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

Yes No

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

Planning Service Employee/Elected Member Interest

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

Yes No

Certificates and Notices

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

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

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

Yes No

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

Yes No

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

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

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

Signed: Stephen Allison

On behalf of: Ms Laura Cunningham

Date: 24/05/2019

Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

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

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

Continued on the next page

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

You can attach these electronic documents later in the process.

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

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

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

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

Declare – For Householder Application

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

Declaration Name: Mr Stephen Allison

Declaration Date: 24/05/2019

Payment Details



Created: 31/05/2019 10:31

REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2019/0331/TP

Date Registered: 31st May 2019

Application Type: Full Planning Permission

This application is a Local Development

Ward: 5 -Newton Mearns South And Eaglesham

Co-ordinates: 254221/:655810

Applicant/Agent:

Applicant:

Ms Laura Cunningham

79 Beech Avenue

Newton Mearns, Glasgow

United Kingdom

G77 5QR

Agent:

Stephen Allison

13 Royal Crescent

Glasgow

United Kingdom

G3 7SL

Proposal: Alterations to and replace roof to form extended upper floor accommodation with installation of dormer windows at front and side; erection of raised decking at rear

Location: 79 Beech Avenue
Newton Mearns
East Renfrewshire
G77 5QR

CONSULTATIONS/COMMENTS: None.**PUBLICITY:** None.**SITE NOTICES:** None.**SITE HISTORY:**

2002/0638/TP	Erection of single storey side/rear extension	Approved Subject to Conditions	10.12.2002
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1991/0295/TP	ERECTION OF REAR EXTENSION TO DWELLINGHOUSE	Withdrawn	27.08.1991
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REPRESENTATIONS: No representations have been received.**DEVELOPMENT PLAN & GOVERNMENT GUIDANCE:** See Appendix 1**SUPPORTING REPORTS:** No supporting reports have been submitted as part of this application.**ASSESSMENT:**

The site comprises a pyramidal bungalow that is located within an established residential area that predominantly contains bungalows and some two storey properties. The property is set back behind a low boundary wall and hedge and is externally finished in brick, render and clay roof

tiles. Existing development at the site includes a single storey extension at the rear of the property and an attached garage. The boundary at the rear is characterised by a mix of shrubbery, mature trees and timber fencing.

Many of the properties in the street have been extended and altered either to the side, rear or into the roof space. Notwithstanding these alterations, hip-roofs remain the over-riding characteristic of the area.

Planning permission is sought for alterations to the roof and upper floor including the installation of dormer windows on the front and side roof slopes.

It is intended to remove the existing roof and dormer windows and increase the height of the external walls by 553mm to and the construction of a new roof atop these heightened walls. The new roof has a steeper roof pitch of 36 degrees, a central flat roof section and a truncated hip at the rear. Two flat roofed dormer windows will be installed, one on the front roof slope measuring 4423mm in width and one on the side elevation measuring 3108mm in width. The upper floor accommodation will consist of a master bedroom with en-suite, two further bedrooms and a bathroom.

The proposed external materials are roughcast to match the existing, grey concrete roof tiles including the re-roofing of the existing extension and garage and sarnafil single ply membrane on the flat roof section.

A raised timber deck is proposed at the rear of the property. Measuring approximately 23sqm the deck will be enclosed by a 1100mm high handrail.

It is also intended to install new canopies over the existing bay windows at the front and rear of the property.

The proposal is required 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 or amenity to the surrounding area; the proposal should be of a size, scale and massing in keeping with the buildings in the locality and should respect local architecture, building form, design and materials; and the amenity of neighbouring properties should not be adversely affected.

Policy D14 requires that extensions to existing buildings must complement the existing character of the property, particularly in terms of style, form and materials. The size, scale and height of any extension must be appropriate to the existing building.

Taking the above into account, the proposal is considered to be out of character with the surrounding area as a result of its general form and profile. This, in conjunction with its increased massing (principally due to the increase in the roof pitch) at upper floor level, would result in a visually dominant and incongruous addition to the streetscape.

Proposed streetscape elevations indicate the height of the proposal in relation to neighbouring properties. Whilst the increase in the overall height is not significant, this has only been achieved by the introduction of an incongruous flat roofed section and a truncated gable at the rear which in combination with an increase in eaves height and the more steep side roof planes of 36 degrees as opposed to 30 degrees result in a roof structure with an increased massing at odds with the prevailing character of the surrounding area.

As stated above, these alterations to the roof design to achieve the additional useable floor space results in an incongruous roof structure and overall proposal that is considered to be out of keeping with the integrity of the property and consequently be visually prominent to the detriment of the visual amenity and character of the area.

In addition to the above, the adopted Supplementary Planning Guidance: Householder Design Guide (SPG) is also of relevance. The SPG states that developments should have the same roof design as the house particularly when visible from public view.

Therefore in addition to the criteria set out within Policies D1 and D14 the proposal also conflicts with the general principles set out within the SPG.

Given the location and orientation of the proposal in relation to neighbouring properties there would be no significant additional overlooking, overshadowing or loss of light.

The proposed raised decking would be screened from the adjacent neighbours by existing development within the site and the neighbouring garage at 77 Beech Avenue. As such, the raised platform would not be considered to give rise to adverse overlooking of neighbouring properties.

The dormer windows, raised deck, re-roofing of existing extension and garage and installation of canopies over existing windows may have been acceptable however the proposal is determined as a whole and the application has been submitted as a single application.

To conclude, the proposal by way of its scale, massing and design will have a detrimental impact on the character and visual amenity of the area and is therefore contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and to the terms of the SPG.

There are no material considerations that outweigh the provisions of the Local Development Plan and accordingly the application is recommended for refusal.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None.

REASONS FOR REFUSAL:

1. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan and the Supplementary Planning Guidance: Householder Design Guide as the proposed roof, due to its size, massing and design would overwhelm and detract from the character of the original property due to the i) the introduction of an incongruous flat roofed section ii) the increase in roof pitch from 30 degrees to 36 degrees iii) the introduction of a truncated gable end on a hip roof bungalow.
2. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposed alterations to the roof would increase the massing of the roof and in turn this would be visually dominant and an incongruous feature in a streetscape.

ADDITIONAL NOTES: None.

ADDED VALUE: None.

BACKGROUND PAPERS:

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

Ref. No.: 2019/0331/TP(FIMO)

DATE: 14th August 2019

DIRECTOR OF ENVIRONMENT

Reference: 2019/0331/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 14/08/2019.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. **2019/0331/TP**

Applicant:

Ms Laura Cunningham
79 Beech Avenue
Newton Mearns, Glasgow
G77 5QR

Agent:

Stephen Allison
13 Royal Crescent
Glasgow
G3 7SL

With reference to your application which was registered on 31st May 2019 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Alterations to and replace roof to form extended upper floor accommodation with installation of dormer windows at front and side; erection of raised decking at rear

at: 79 Beech Avenue Newton Mearns East Renfrewshire G77 5QR

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 D14 of the adopted East Renfrewshire Local Development Plan and the Supplementary Planning Guidance: Householder Design Guide as the proposed roof, due to its size, massing and design would overwhelm and detract from the character of the original property due to the i) the introduction of an incongruous flat roofed section ii) the increase in roof pitch from 30 degrees to 36 degrees iii) the introduction of a truncated gable end on a hip roof bungalow.
2. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposed alterations to the roof would increase the massing of the roof and in turn this would be visually dominant and an incongruous feature in a streetscape.

Dated 14th August 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
Block Plan and Location Plan	00-001		
Proposed floor plans	02-001		
Proposed floor plans	02-002		
Elevations Proposed	02-003	A	
Elevations Proposed	02-005	A	
Elevations Proposed	02-004	A	

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**

**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 100180741-001

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:

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Elaine

Building Name:

Last Name: *

Anderson

Building Number:

12

Telephone Number: *

07790731462

Address 1 (Street): *

Linnet Drive

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Lenzie

Fax Number:

Country: *

Scotland

Postcode: *

G66 3DG

Email Address: *

elaine@zanderplanning.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="Ms"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Laura"/>	Building Number:	<input type="text" value="79"/>
Last Name: *	<input type="text" value="Cunningham"/>	Address 1 (Street): *	<input type="text" value="Beech Avenue"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Newton Mearns"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G77 5QR"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing	<input type="text" value="655810"/>	Easting	<input type="text" value="254221"/>
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Description of Proposal

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

Alterations to and replace roof to form extended upper floor accommodation with installation of dormer windows at front and side; erection of raised decking at 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.

Please see attached the Statement of Reasons as to why this appeal has been submitted.

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)

Provided Statement of Reasons for appeal to address the reasons for refusal that has been issued in this instance. Letter from Applicant to address the refusal that has been issued for proposal alterations to her property and to highlight the lack of communication received during the planning application process.

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)

Statement of Reasons; Letter from Applicant; Application Form; Refused Plans - location & block plan, proposed ground and first floor plans, and elevation plans; Report of Handling; Decision Notice.

Application Details

Please provide details of the application and decision.

What is the application reference number? *

2019/0331/TP

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

24/05/2019

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

14/08/2019

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)

We believe that a site inspection and a visit to the area will allow the Local Review Body to fully appreciate the mix of residential properties in this area, and the character and streetscape of Beech Avenue in relation to the proposed alterations to no.79.

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 Elaine Anderson

Declaration Date: 24/09/2019

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30th May 2019



Supporting Statement

79 Beech Avenue Newton Mearns

Project Description

The applicant seeks Planning Permission to replace the existing loft conversion first floor accommodation on their bungalow.

We propose to raise the external walls by 500mm and raising the overall height of the house by 455mm. We look to retain a similar ratio of wall to roof and we are looking to increase our eaves line to no more than that of the adjacent house.

We are also seeking to form a new dormer window to the front, a new dormer with obscured glass to the side and a clipped gable to the rear.

To achieve an increase in the first floor accommodation area we are looking to increase the pitch of the roof. This will involve the formation of a flat (one degree) section which will not be visible to the street or rear.

From the front and rear elevations this will give the impression that there will be new ridge running sided to side which we hope will be regarded as still in keeping with the style of houses in the area.

We are not looking to increase the footprint of the house.

Precedent

We note the refusal of application 2019/0152/TP for 73 Beech Avenue.

'The proposal is contrary to the Supplementary Planning Guidance on Householder Design as the extension would introduce a new roof type that, in combination with the proposed side dormer, would significantly increase the scale and massing of the dwelling to the detriment of the appearance of the dwelling and surrounding area.'

Report of Handling excerpt

The application for 73 Beech Avenue proposes a much larger development and it was mentioned that it is the *combination* of the new roof type, side dormer and scale that would be to detriment.

We hope that due to the considerably smaller scale of the development that our proposal will not present the same overwhelming combination.

We would also like to make a case that although the roof style would be changed at the rear. This would only be seen by properties to the rear, two of which have had the same gable extension treatment within the same SPG.

The adjacent has the same clipped style and the other adjacent has been converted into a full two storey.

We do appreciate that there are similarities between the two applications but hope that this proposal will be considered on its own merits.

We will look forward to receiving any feedback you may be able to offer.

19th September 2019

To the Local Review Body

We are the owners of 79 Beech Avenue and would be grateful if you are able to take the factors noted in this letter in to consideration when evaluating our planning review.

We feel significantly dominated by the houses on each side of us. On one side, we have a large two storey villa and on the other two extended one and a half storey bungalows. We wish to create an attractive looking family home, which not only fits our needs as a family but also complements the area. We believe our plans do this. We are not looking to extend the footprint of our home, simply raise the roof slightly to be more fitting with (but still sitting lower than) the neighbouring properties and allow us the space inside the home we need. Our architect illustrated this clearly in our plans. Even in our back garden we are overlooked by extended properties (with gables) which dominate ours. To state that our plans would create a “visually dominant and an incongruous feature in a streetscape” in our opinion is therefore nonsensical (See image 1 – you may struggle to view our property in the current streetscape). We argue that our plans enhance the streetscape as we currently live in a rather unattractive bungalow which visibly requires attention.

We believe that we and our architects should have been given the opportunity to discuss the plans along with any potential issues or concerns during the planning stage, allowing for amendments if necessary, with the aim of agreeing plans suitable for all parties. For example, one of the factors for refusing our application was increasing the roof pitch 6 degrees, which in our opinion would be imperceptible, however we would have welcomed the opportunity to discuss this with the case officer.

Further, the Council do not seem to have considered recent planning approvals, such as the house one-removed from ours (by the two-storey house) who have had an extension approved of a greater mass and scale to our request and includes a truncated gable end on a hip roofed bungalow, which was given as one of the specific reasons for our refusal. Again, this appears to us to defy logic.

We submitted our planning application (2019/0331/TP) on 24 May 2019, which was subsequently refused mid-August with no communication from the Council Planning department and in fact they refused to engage with our architects in relation to the plans or potential decisions. Despite the decision notice stating that the refusal was issued on 14th August 2019, we did not receive the Decision Notice until 27 August, almost 2 weeks after the decision was made on our application and over 3 months after our application submission. The Council failed in their obligations under their own policy which states "We will advise you of the reasons for any delay where an application is going to exceed the normal expected decision period (2 months for 'local' developments or 4 months for 'major' developments)" (<https://www.eastrenfrewshire.gov.uk/CHttpHandler.ashx?id=20346&p=0>).

Due to the date of receipt of the Decision Notice, we were unable to submit an appeal to the September LRB, which should have been achievable had the Council met their own timescale of responding within 2 months. Furthermore, as the Council rejected our application after failing to engage or communicate with us during the planning process, we have had to spend time sourcing a planning consultant to assist with this review application. This resulted in further delay as the Council refused to include our review application in the October review board. Thus, our application, submitted on 24 May has taken almost 6 months to be considered and still no consultation with us has taken place.

79 Beech Avenue, Newton Mearns, G77 5QR

Our desire to resolve the current issues with the condition and layout of the property has been hindered by a planning department unwilling to engage with us. Their approach has forced us into submitting what we think should be an unnecessary planning appeal. As a consequence, it has required us to invest significant additional time and money and created a great deal of frustration whilst wasting your time and public funds.

Yours faithfully

Laura and Colin Cunningham

Image 1 – The Current Streetscape (Number 79 is the second house from the left)



Statement of Reasons

REFUSAL OF PLANNING PERMISSION 2019/0331/TP
79 BEECH AVENUE, NEWTON MEARNS

SEPTEMBER 2019

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1. INTRODUCTION

- 1.1 The applicant, Laura Cunningham, owner of the premises of 79 Beech Avenue, has instructed that a Notice of Review be lodged with East Renfrewshire Council against the recent refusal of planning permission for the proposed development as described below:

“Alterations to and replace roof to form extended upper floor accommodation with installation of dormer windows at front and side; erection of raised decking at rear.”

- 1.2 Refusal of planning permission was issued under delegated powers for this local application on 14th August 2019. Two reasons for refusal were applied to the refusal notice as follows:

“1. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan and the Supplementary Planning Guidance: Householder Design Guide as the proposed roof, due to its size, massing and design would overwhelm and detract from the character of the original property due to i) the introduction of an incongruous flat roofed section ii) the increase in the roof pitch from 30 to 36 degrees iii) the introduction of a truncated gable end on a hip roof bungalow.

2. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposed alterations to the roof would increase the massing of the roof and in turn this would be visually dominant and an incongruous feature in the streetscape.”

- 1.3 This report is prepared to address the reasons for refusal of planning permission, and to promote the reasons why this appeal to the Local Review Body has been submitted.

2. PLANNING HISTORY & DEVELOPMENT PROPOSAL

Planning History

- 2.1 There have been a few planning applications lodged with East Renfrewshire Council for 79 Beech Avenue, as follows:
- 2.2 Application 1991/0295/TP sought consent for the erection of a rear extension to the dwellinghouse. However, this application was withdrawn post-validation.
- 2.3 Application 2002/0638/TP promoted the erection of a single storey side/rear extension on the property. This was approved subject to conditions on 10 December 2002.
- 2.4 Lastly, 2019/0331/TP, the application now subject to this Notice of Review promoted alterations to and replace roof to form extended upper floor accommodation with installation of dormer windows at front and side; erection of raised decking at rear. This application was refused planning permission on 14 August 2019, for the reasons as stated in Section 1 of the report.

Development Proposal

- 2.5 Planning application 2019/0331/TP was lodged to East Renfrewshire Council on 24th May 2019. The application submission provided detailed floor and elevation plans for the proposed alterations to the premises of 79 Beech Avenue.
- 2.6 In its current state, 79 Beech Avenue is a one and a half storey dwelling with three dormers on the front, rear and southwest elevation.
- 2.7 It boasts a front and large rear garden area, designated off-street car parking. It is set within a wider established residential area where there is a mix of bungalow, one and a half storey and two storey properties, some detached, some semi-detached.
- 2.8 The proposed development at 79 Beech Avenue promotes the enlargement of the upper floor to create a larger habitable area designed to meet the needs of the inhabitants.
- 2.9 The proposal involves the removal of the existing roof and dormer windows and increasing the height of the external walls by 553mm to construct a new roof atop these heightened walls. The new roof has a steeper roof pitch of 36 degrees, a central flat roof section and a truncated hip at the rear. Two flat roofed dormer windows will be installed, one on the front roof slope measuring 4423mm in width and one on the side elevation measuring 3108mm in width.
- 2.10 The upper floor accommodation will consist of a master bedroom with en-suite, two further bedrooms and a bathroom.

- 2.11 The proposed external materials are roughcast to match the existing, grey concrete roof tiles including the re-roofing of the existing extension and garage and sarnafil single ply membrane on the flat roof section.
- 2.12 A raised timber deck is proposed at the rear of the property. Measuring approximately 23sqm the deck will be enclosed by a 1100mm high handrail. It sits approximately 1m high with the handrail above. The raised decking is enclosed to the west by the established property and is screened by the boundary treatments in the rear garden.
- 2.13 It is considered that the scale, design and materials are in character with the wider residential area, and the proposed alterations works to the property fits in with the streetscape of Beech Avenue without dominating or detracting from the character or nature of the residential area.
- 2.14 The purpose of the proposed alterations to 79 Beech Avenue is to create a family home that meets the needs of the owner and is promoted to be of a scale of character that does not dominate the existing property but complements the house and the wider residential area.

3. STATEMENT OF REASONS

3.1 East Renfrewshire Council refused planning permission for the proposed alteration works at 79 Beech Avenue, as detailed in Sections 1 and 2. The reasons for refusal issued stated that:

“1. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan and the Supplementary Planning Guidance: Householder Design Guide as the proposed roof, due to its size, massing and design would overwhelm and detract from the character of the original property due to i) the introduction of an incongruous flat roofed section ii) the increase in the roof pitch from 30 to 36 degrees iii) the introduction of a truncated gable end on a hip roof bungalow.

2. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposed alterations to the roof would increase the massing of the roof and in turn this would be visually dominant and an incongruous feature in the streetscape.”

3.2 We wish to note that the reasons for refusal relate specifically to the following:

1. The introduction of a flat roofed section
2. The increase in the roof pitch from 30 to 36 degrees
3. The introduction of a truncated gable end on a hip roof bungalow
4. The increased massing of the roof would be visually dominant and incongruous feature in the streetscape.

3.3 The officer’s delegated report stated that the dormer windows, raised deck, re-roofing of existing extension and garage and installation of canopies over existing windows may have been acceptable if submitted as a stand-alone application. Therefore, these matters are deemed to be acceptable and do not require to be addressed in the progression of the review of this application with the Local Review Body.

3.4 In relation to the reasons for refusal, Policies D1 and D14, in addition to Supplementary Planning Guidance: Householder Design Guide have been identified.

3.5 Policy D1: Detailed Guidance for all Development Proposals states:

“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; ...*”

3.6 Policy D14: Extensions to Existing Buildings and Erection of Outbuildings and Garages states that *“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... 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”*.

3.7 Supplementary Planning Guidance: Householder Design Guide states:

“Proposals for house extensions, dormer windows and garages will be considered against the relevant Local Development Plan policies and the design principles set out below, as well as the individual circumstances of the application:

- *Extensions, 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, dormer windows or garages should detract from the character of the area. Within this context innovative, contemporary or modern design will be considered;*
- *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;*
- *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;*
- *Direct overlooking and excessive overshadowing of neighbouring properties should be avoided. A Design Guide on Daylight and Sunlight SPG is available separately;*
- *Over-development of the site should be avoided and useable private (i.e. rear) garden ground should be retained. No more than 50% of the rear garden should be occupied by the development;*
- *Developments should have the same roof design as the house particularly when visible from public view;*
- *Window and doors should be aligned vertically and horizontally with existing windows and doors;*
- *No extension (other than a porch) should project beyond the front or principal elevation of the existing house;*
- *The external materials should be identical or closely match those on the existing property.”*

3.8 In the context of adopted Local Plan policy and Supplementary Planning Guidance, we wish to address the points raised in the reasons for refusal, as follows:

Introduction of flat roofed section

- 3.9 It is stated that the introduction of a flat roofed section is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan and Supplementary Planning Guidance: Householder Design Guide as it would overwhelm and detract from the character of the original property.
- 3.10 The planning officer states in his delegated report that the proposal is out of keeping with the integrity of the property and consequently be visually prominent to the detriment of the visual amenity and character of the area.
- 3.11 In this case, the proposed flat roof section and hipped roof style may be different to what exists at 79 Beech Avenue at present, but it is in character with other neighbouring residential properties along Beech Avenue. Not all homes on Beech Avenue have a pyramidal roof, and the proposed hipped roof with a flat roof section is not out of character in the area where roof line and ridges vary. There is evidence in Beech Avenue and Larchfield Avenue that circumstances where there have been extensions built and dormers installed in properties have resulted in what visually appears to be hipped roofs with flat roof sections.
- 3.12 We recognise that Supplementary Planning Guidance states that development should have the same roof design as the house. However, it is stated in Policy D14 that flat roofs should be considered on a site-specific basis, and in this instance, we believe that the design and character of the proposed flat roof section does not detract from the existing property or the character of the wider area.
- 3.13 It is considered that the proposed flat roof section does not wholly change the character of the property. The existing pyramidal point on the roof mentioned by the planner is restricted from view directly from the front as it is screened in part by the existing dormer on the premises. In addition, the installation of dormers on the front, rear and side elevation has altered the visual appearance of the roof.
- 3.14 In terms of the visual amenity of the proposed alterations to the roof, it is considered that this proposal complements the wider mix of character, design and scale of residential properties within the wider area.
- 3.15 The proposed frontage promotes a hipped roof with dormer, similar in visual context to other residential properties in the area. It remains below the ridge line of adjoining properties, it not dominant on the skyline, does not encroach in front of the property or adjoining properties, and is of a scale and character that has taken full account of the character of the wider area. In addition, the design appearing as a hipped roof with dormers at the front is in-keeping with the character and design of other properties in the local area.
- 3.16 Therefore, the proposed alterations to the roof would not significantly affect the character of the property, and fits within the wider residential area.

Increase of roof pitch from 30 to 36 degrees

- 3.17 Considering the proposed elevation plans, as submitted in the planning application, it is clear that visually, the proposed increase in roof pitch does not overwhelm or detract from the character of the original property. This is still a one and a half storey dwelling with dormers in the roof. Looking at the detailed elevations, the proposed roof does not dominate the original property in terms of its frontage onto Beech Avenue.
- 3.18 The planning officer's report states that the increase in roof pitch, and subsequent increase in massing of the roof, is "at odds with the prevailing character of the area".
- 3.19 Whilst the roof may have increased in pitch and size, it is below the ridge line of adjoining properties, and does not dominate the skyline along the street. Due to the size and scale of the neighbouring properties – one of which is two storeys (2005/0623/TP), and one which has been subject to increase in eaves height, extensions and dormers (2013/0224/TP) as granted by East Renfrewshire Council, the proposed increase in roof pitch and increased massing of the roof is lower and less obtrusive than the adjoining neighbouring properties.
- 3.20 The proposed 36-degree pitch roof is a traditional pitch which is found on the majority of older houses and on new builds.
- 3.21 It is evident that within the local area, along Beech Avenue and beyond, properties promote different roof pitches and massing. What the properties in this area do have in common is that they promote a similar style of pyramidal or hipped roof – some with dormers – against which the proposed development has been considered and the alterations have been drafted to complement.
- 3.22 In addition, as previously stated, the proposed increase in roof height, and subsequent massing of the roof, can be accommodated without impacting on the streetscape and skyline along Beech Avenue and does not create a dominant feature within the wider streetscape and can be accommodated with minimal impact on the wider character of the area.

Introduction of a truncated gable end on a hip roof bungalow

- 3.23 The introduction of the truncated gable end on the hip roof as part of the overall changes to the design of the roof is considered in the planning officer's delegated report to "result in an incongruous roof structure and overall proposal that is considered to be out of keeping with the integrity of the property and consequently be visually prominent to the detriment of the visual amenity and character of the area".
- 3.24 In terms of the truncated gable end, this is fully to the rear of the property and has been promoted to make full use of habitable space in the upper floor. It is considered that whilst this is not fully in-keeping with the current property, this area of the property is restricted from view from the road front.
- 3.25 An application for the proposed erection of one and a half storey rear extension with installation of dormer window at side; installation of hipped roof over dormer window at front at 73 Beech

Avenue has recently had its refusal of planning permission overturned by the Local Review Body (2019/0152/TP). Similar to the proposals at 79 Beech Avenue now in front of you, this application promoted truncated end on a hip roof to the rear of the property as part of the extension. Whilst it was originally considered by the planning officer that this would detract from the character of the area due to its scale and massing, this opinion was overturned by the LRB and subsequently planning permission granted for the plans as proposed. It was argued by the applicant in this instance that there were numerous extensions of similar scale and nature in the surrounding area, and that the proposed extension would not dominate the skyline or the character of the area as it sits adjacent to a larger two storey detached dwelling. In their consideration of the application, the Local Review Body concluded that whilst the proposal might not be in accordance with planning policy, the development would not affect the character of the area and was of a similar design to other surrounding extensions which justified the departure from policy. We believe a similar view should be taken with the proposed alterations and extensions to 79 Beech Avenue.

- 3.26 In addition, as previously stated, due to the size and scale of the neighbouring properties – one of which is two storeys (2005/0623/TP), and one which has been subject to increase in eaves height, extensions and dormers (2013/0224/TP) as granted by East Renfrewshire Council, any view of the rear of the roof and the proposed truncated gable end is minimal, if not completely restricted.
- 3.27 In the context of the proposed truncated gable end to the hip roof bungalow, there are examples of a variety of extensions and developments within the wider area. As previously stated, no.73 Beech Avenue now has consent for such. In addition, similar extensions exist to properties to the southwest. In relation to the residential properties to the rear of the application site, these have full rear gable 1.5 storey extensions. It is our opinion that there is no typical visual form perceived by a resident privy to these views.
- 3.28 Therefore, the introduction of the truncated gable end of a hip roof bungalow will not be visually prominent to the detriment of the visual amenity and character of the area. As this will not be in the public view, it is considered that this is acceptable in the context of roof designs as promoted in Supplementary Planning Guidance.

Increased massing of the roof would be visually dominant and incongruous feature in the streetscape

- 3.29 In terms of assessment of the proposals against Policy D1, we wish to address the following:
- 1. The development should not result in a significant loss of character or amenity to the surrounding area*
- 3.30 The development promotes alterations to an existing residential property to increase the habitable floorspace on the upper floor to meet the needs of the owner. It is set in a street where, as previously mentioned, there is a mix of types and styles of residential properties. It is considered that the proposed alterations to the house which increase the massing of the roof

is wholly complementary to the wider character of the area, considering the different styles of properties that surround the application site.

- 3.31 The scale and massing of the proposed roof would not dominate the skyline as it is below the roof ridge of neighbouring properties. To the northeast the neighbouring house is a two-storey detached dwelling, and to the southwest the neighbouring two properties are one and a half storey dwellings that have been extended and have a higher roof height than the dwelling subject to this application. The proposed increased massing of the roof and the raised roof height sits below the ridge line of the neighbouring properties and does not increase the footprint of the property within the site. As such the resulting dwelling would not dominate the streetscape.
- 3.32 Alterations to the rear gable end are not prominent or visible from the road front and would therefore not affect the wider character of the area.
- 3.33 In addition, as highlighted above, there have been approvals granted by the planning officers and Local Review Body for developments that promote a similar style, massing and character, and have been accepted as appropriate within the character of this area.
- 3.34 It is therefore considered that the increased massing of the roof is complementary in character and scale within the local residential area and would not be visually dominant or an incongruous feature in the streetscape.

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;

- 3.35 Respect of local architecture, building form, design and materials has been at the forefront of this proposal. As stated above, it is considered that the size, scale, massing is in keeping with the buildings in the locality. The proposed alterations to the dwelling can be accommodated within the skyline and streetscape of Beech Avenue. It is considered that the design and massing is complementary to the character of other residential properties along Beech Avenue and would not be dominant or obtrusive within the streetscape.

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;

- 3.36 It is confirmed in the officer's report that there are no issues regarding impact on neighbouring properties by unreasonably restricting their sunlight or privacy. Therefore, the proposal conforms to criteria 3 of Planning Policy D1.

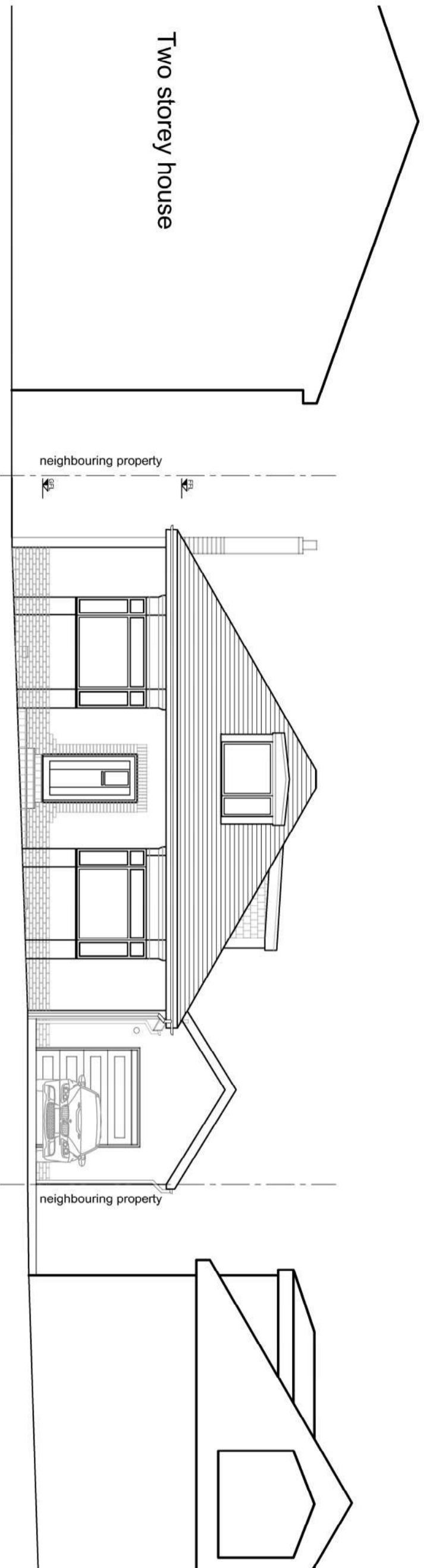
4. CONCLUSION

- 4.1 On review of the proposed alterations to 79 Beech Avenue, Newton Mearns in relation to planning policy and guidance, and the reasons for refusal issued, we consider the proposal to be appropriate and acceptable within the streetscape of Beech Avenue.
- 4.2 The area boasts a mix of property types, sizes and designs all of which complement the character of the area. It is our opinion that, based on the plans proposed, alterations to 79 Beech Avenue can be accommodated with minimal impact to the character of the wider residential area. In fact, this proposal has been carefully considered by the applicant and architect to promote an altered residential property that reflects and complements the style and design of surrounding residential properties in this location.
- 4.3 Similar alterations to properties and new developments in the local area have enhanced the mix of styles in the local area, and at the same time complemented the character of the area. It is our opinion that the proposal at 79 Beech Avenue is complementary to the residential area and does not dominate or detract from the original property or the local area.
- 4.4 As such we believe that the decision to refuse planning permission in this instance should be overturned, and the appeal allowed.

PLANS/PHOTOGRAPHS/DRAWINGS

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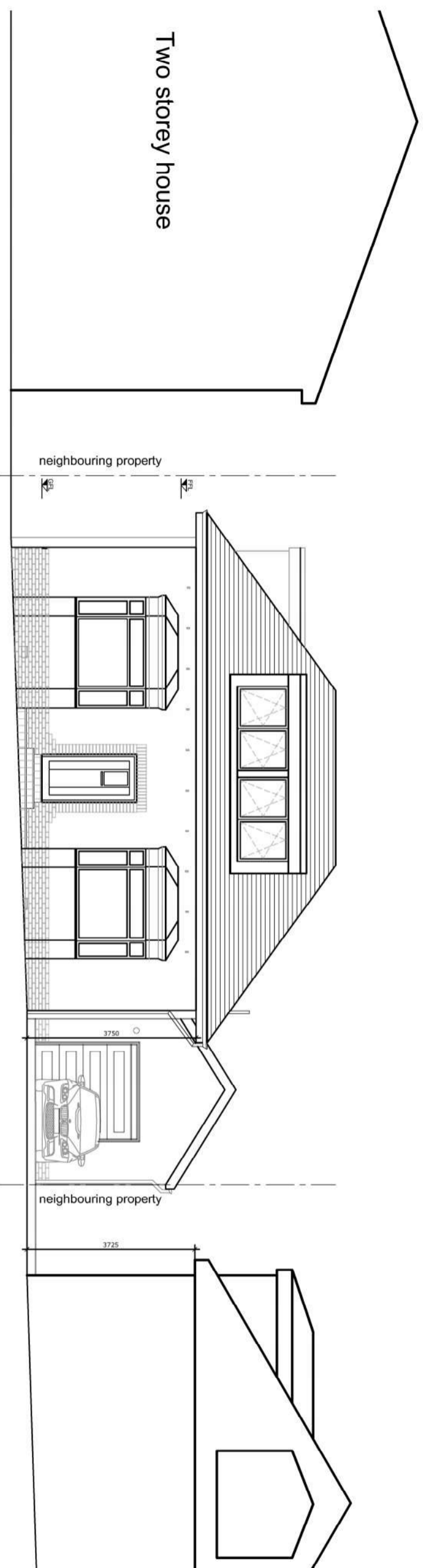
Two storey house



01 Context as existing
1:100 @ A3

201

Two storey house



01 Context as proposed
1:100 @ A3

A 18.06.19 Thickness of dormer roof has been revised IV

Revisions

Status

PLANNING / BUILDING WARRANT

Client
Laura Cunningham

Project
79 Beech Avenue
Newton Mearns, Glasgow
G77 5QR

Title
Context as existing and
as proposed

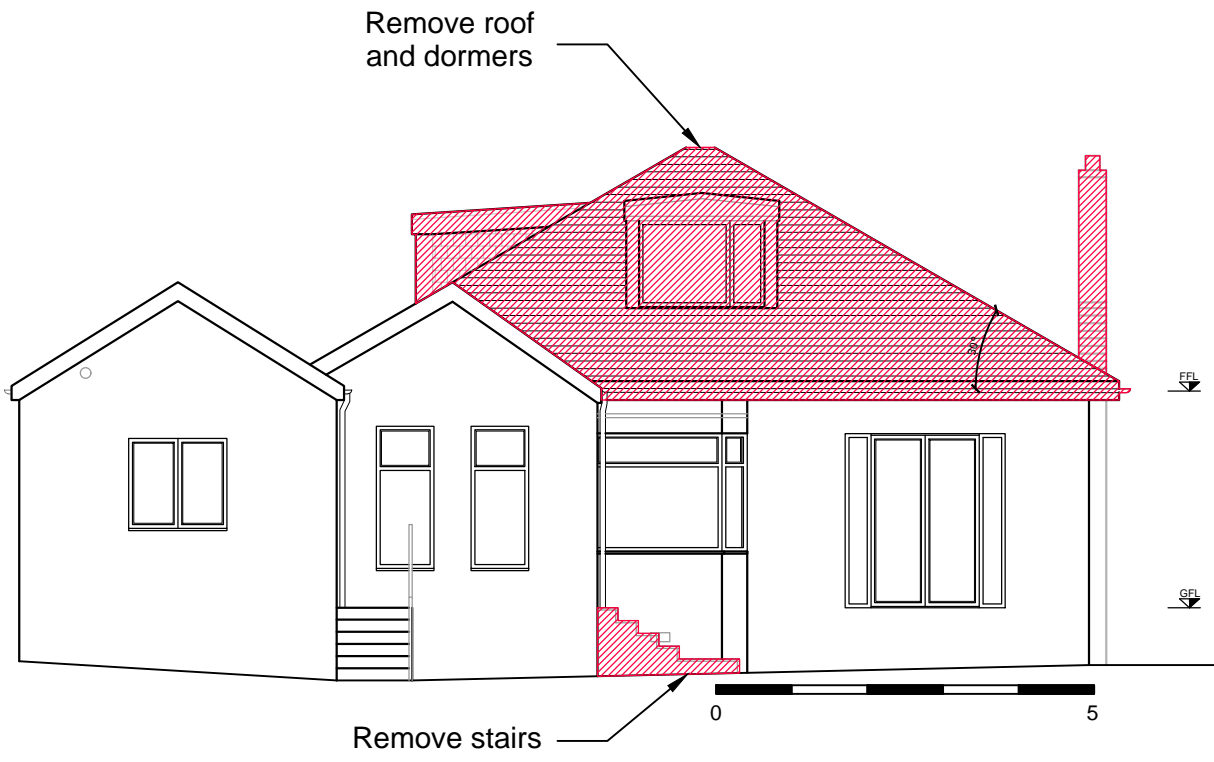
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1:100	A3	23.05.19	IV	SA

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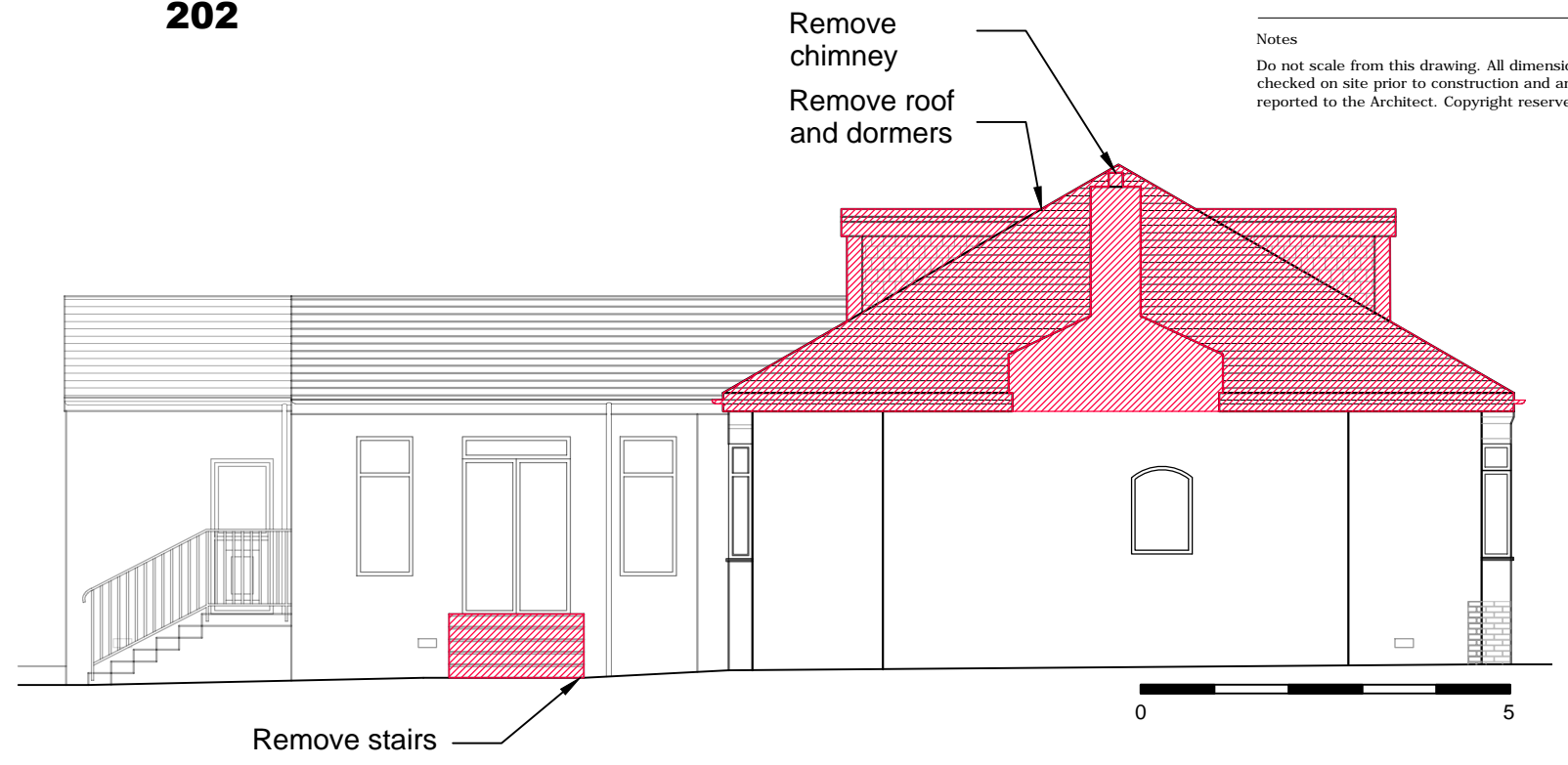
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Drawing No. 01-004
Rev. A

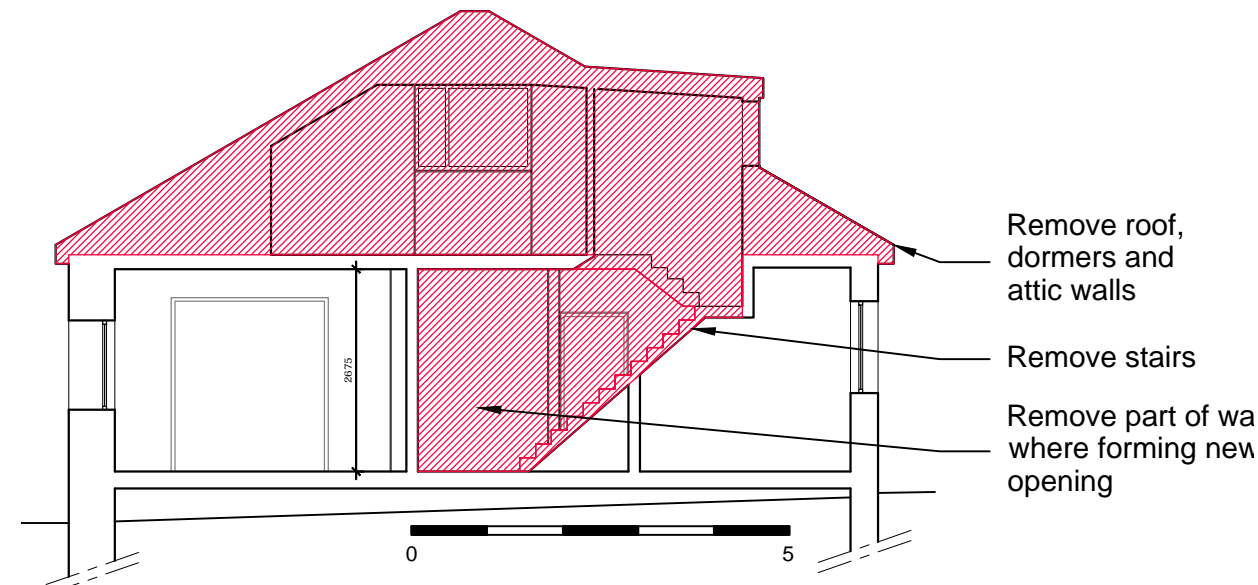
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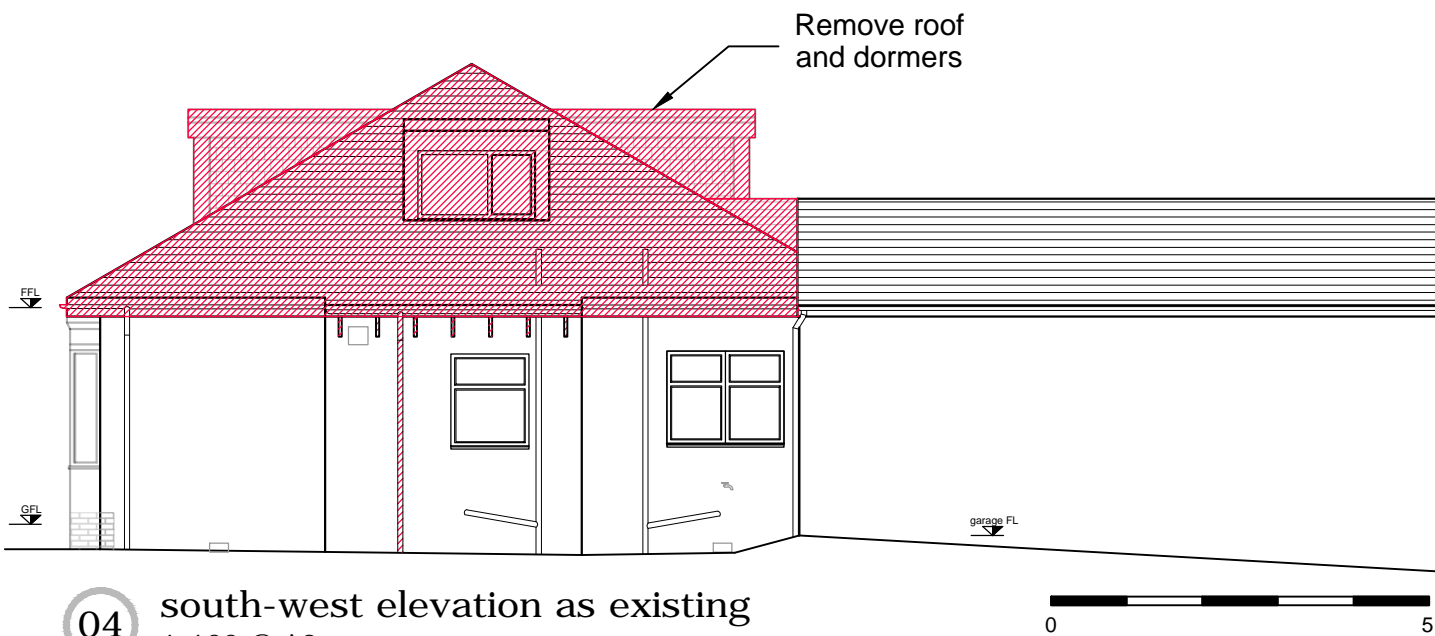
01 south-east elevation as existing
1:100 @ A3



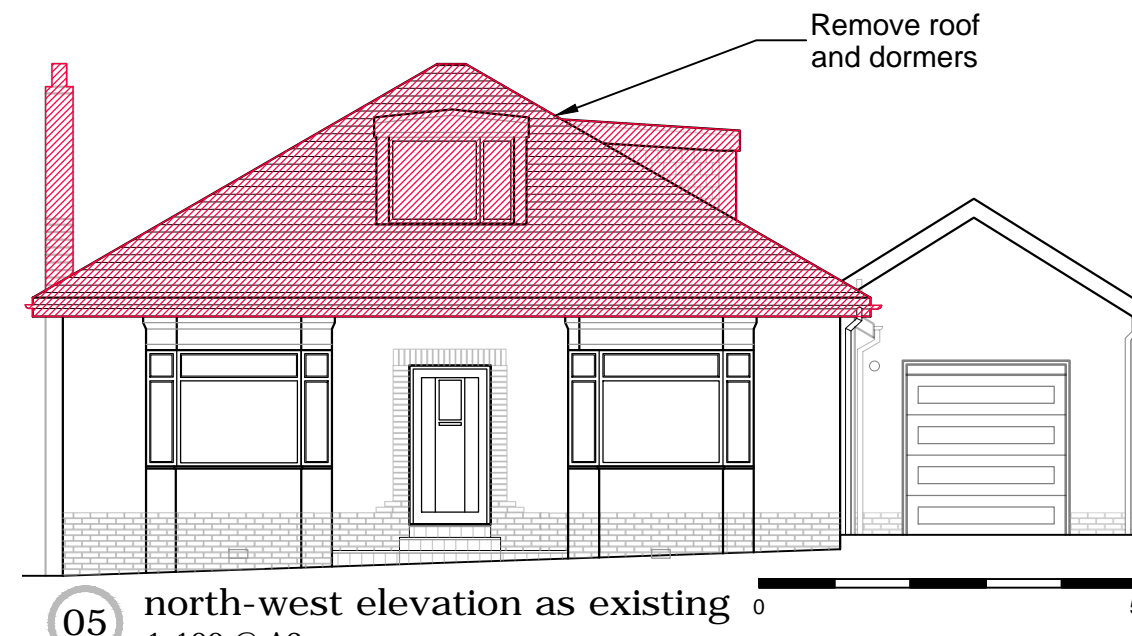
02 north-east elevation as existing
1:100 @ A3



03 section A-A' as existing
1:100 @ A3



04 south-west elevation as existing
1:100 @ A3



05 north-west elevation as existing
1:100 @ A3

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Client
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Project
**79 Beech Avenue
Newton Mearns, Glasgow
G77 5QR**

Title
Elevations and section A-A' as existing

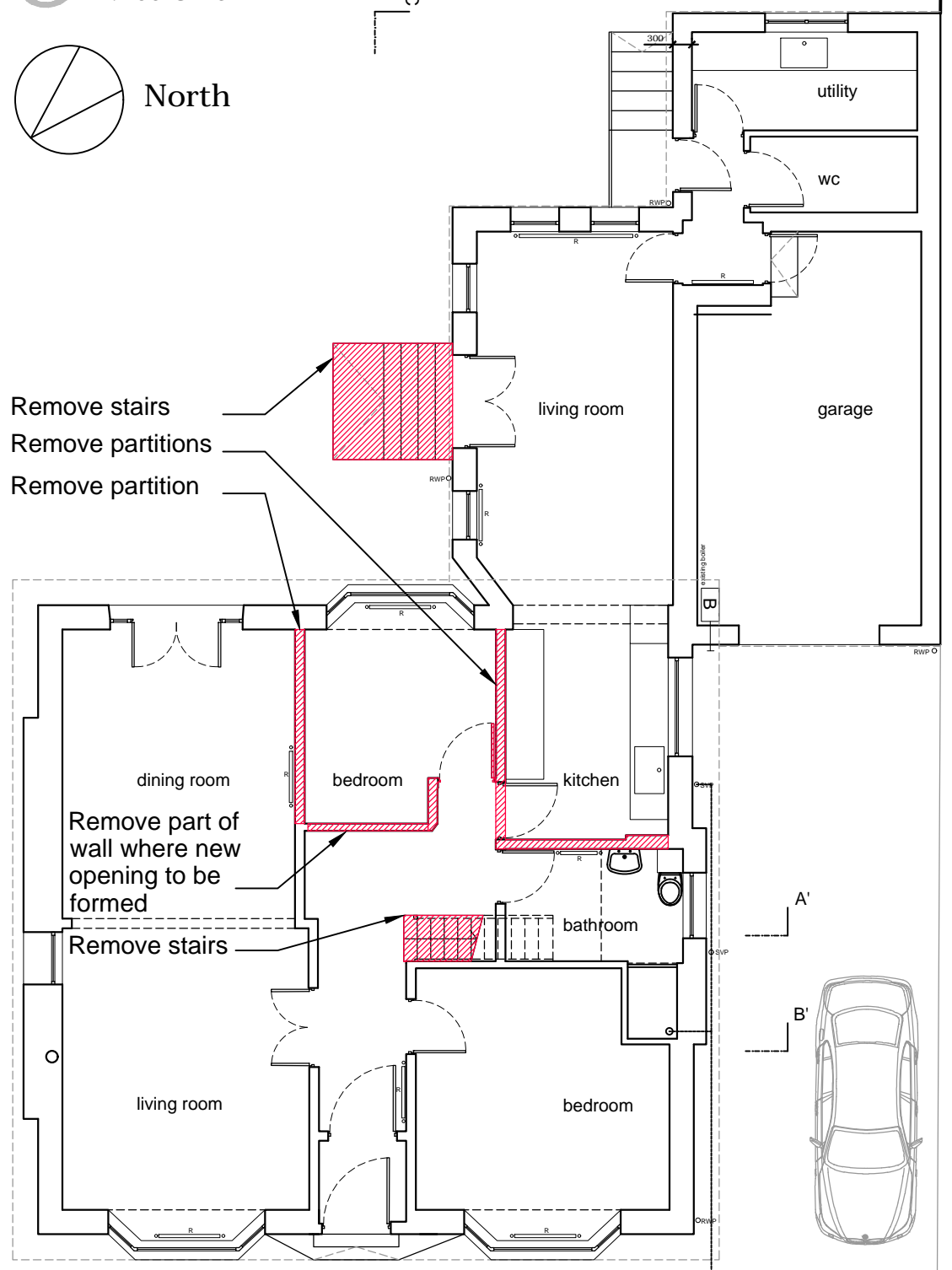
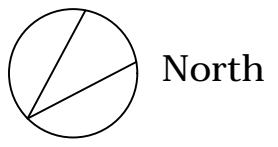
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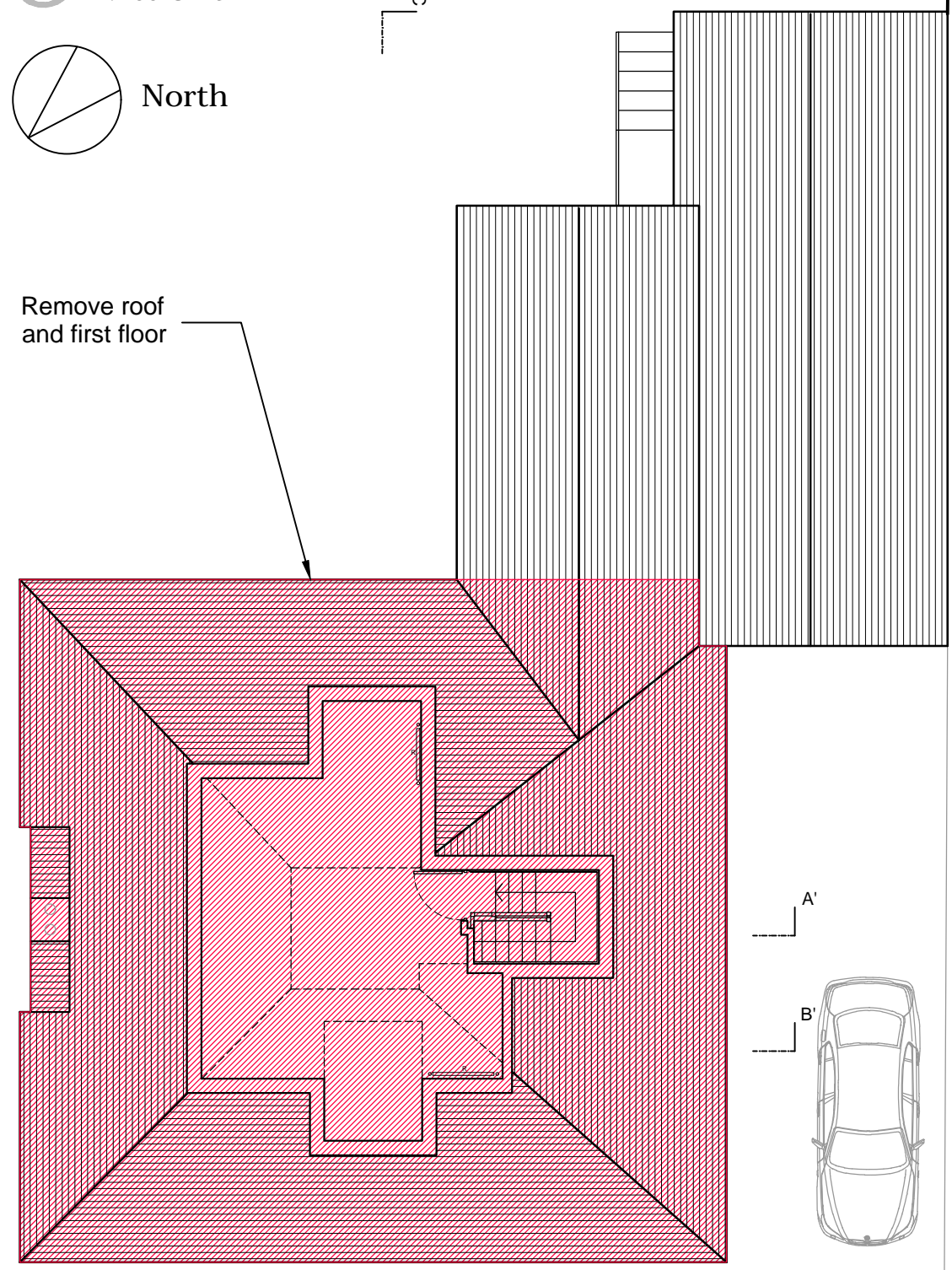
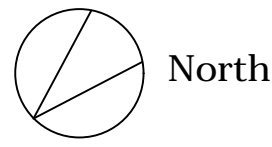
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01 ground floor plan as existing
1:100 @ A3



203 02 first floor plan as existing
1:100 @ A3



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Laura Cunningham

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**79 Beech Avenue
Newton Mearns, Glasgow
G77 5QR**

Title
Ground floor and first floor plan as existing

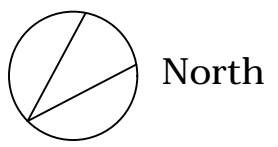
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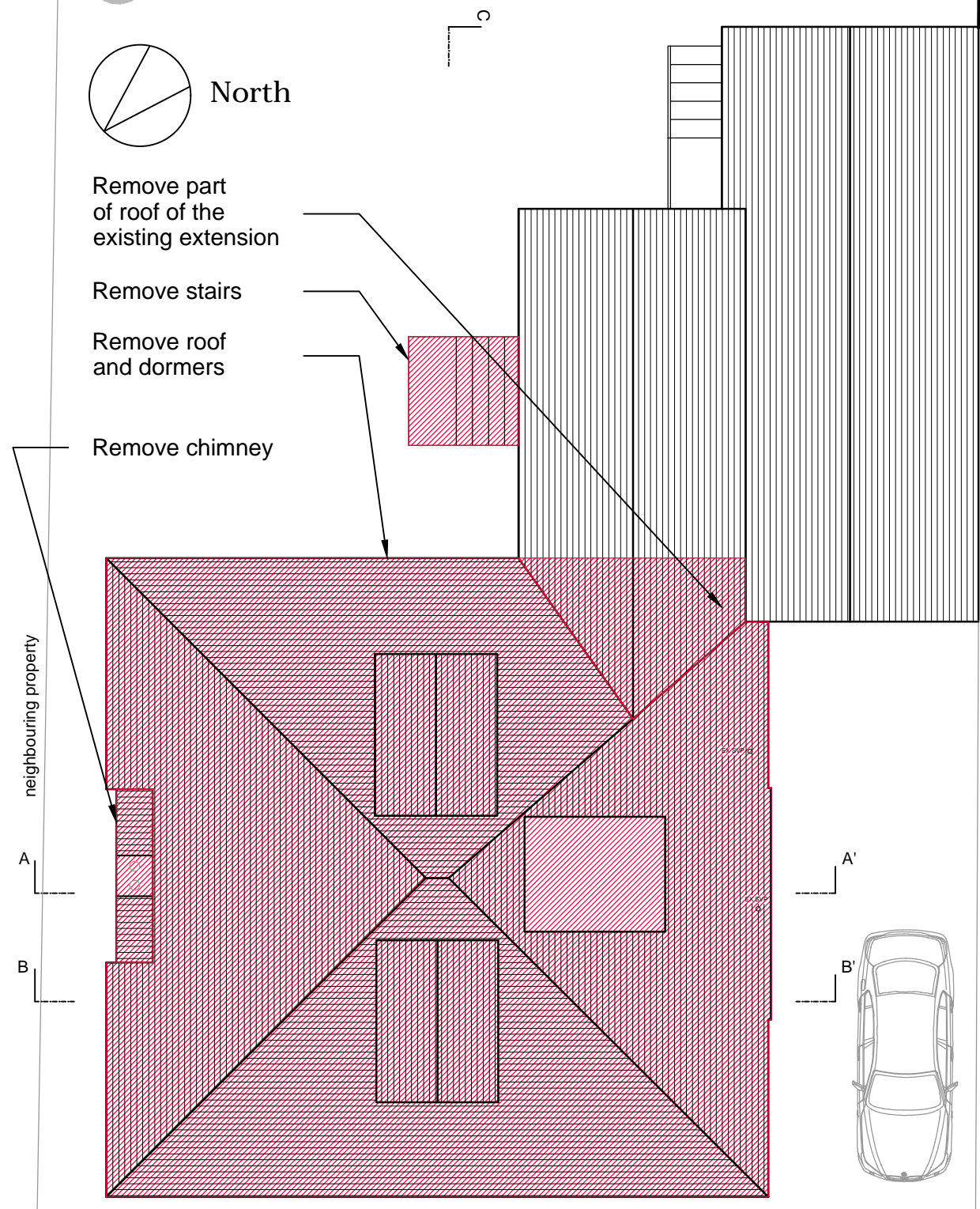
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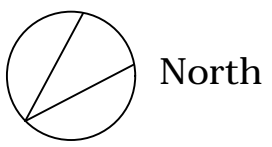
01 roof plan as existing
1:100 @ A3



- Remove part of roof of the existing extension
- Remove stairs
- Remove roof and dormers
- Remove chimney



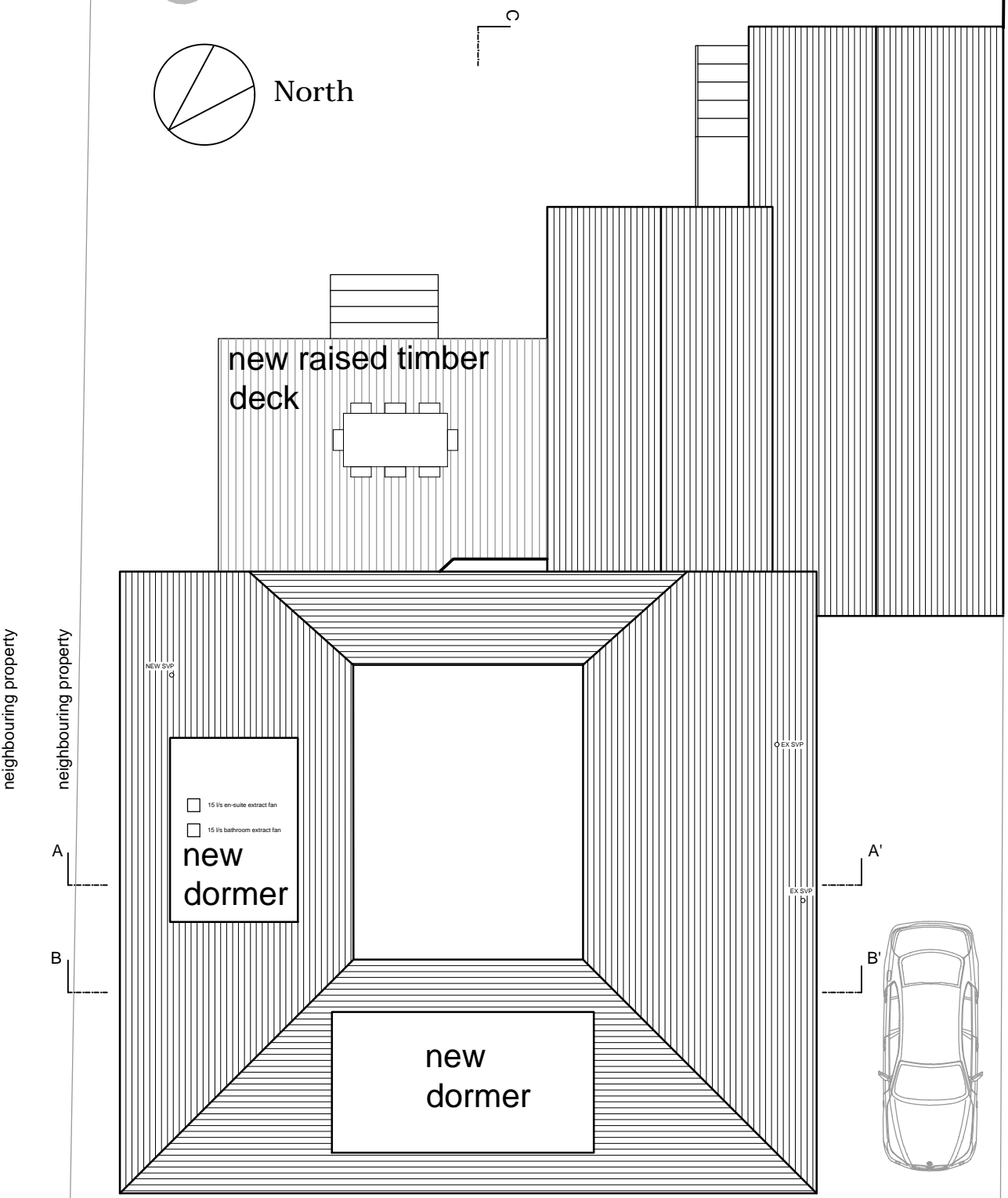
204 roof plan as proposed
1:100 @ A3



new raised timber deck

new dormer

new dormer



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Client
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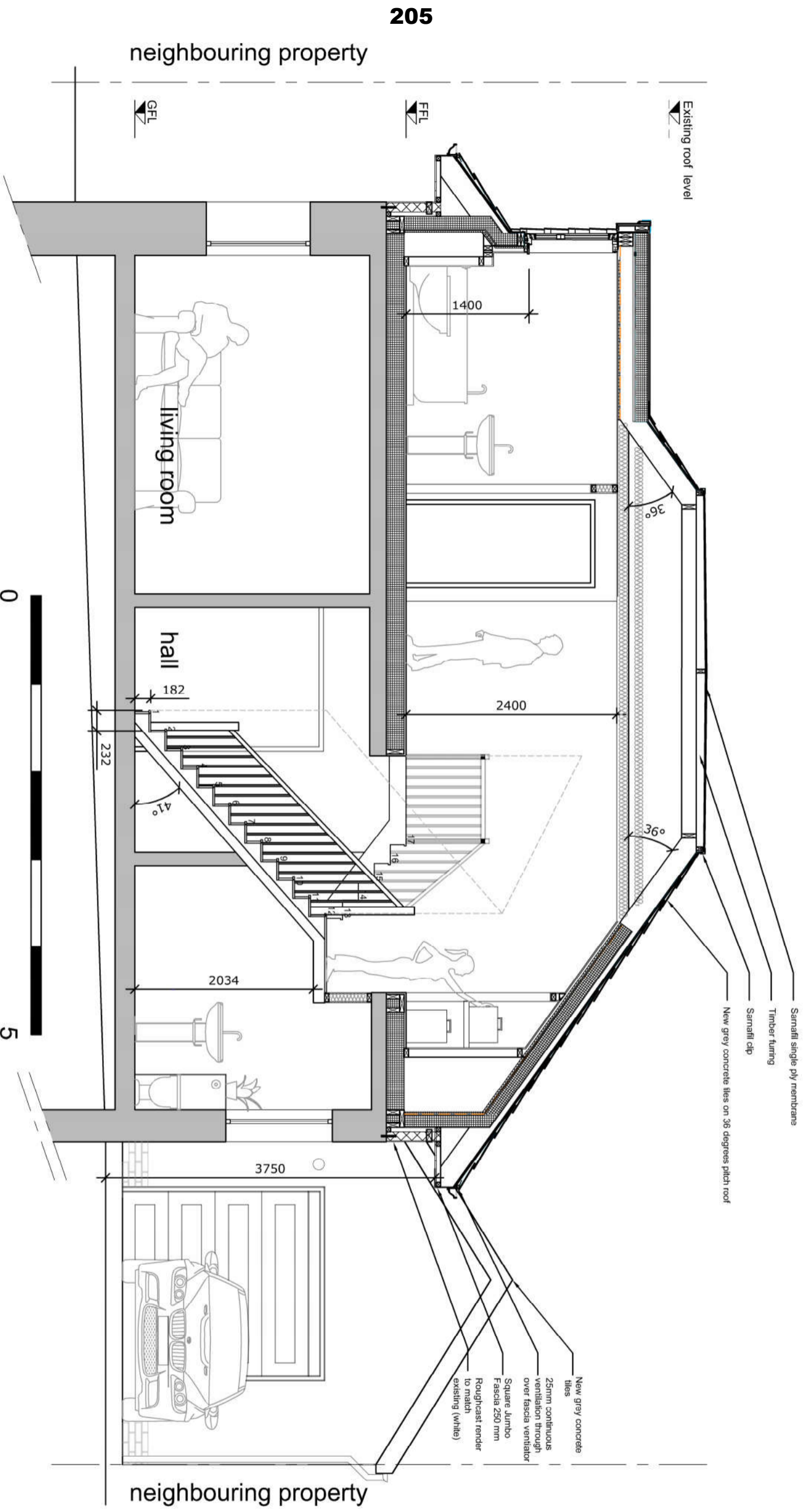
Title
Roof plan as existing and as proposed

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19018 01-002 -



205

neighbouring property

neighbouring property

01 section A-A' as proposed
1:50 @ A3

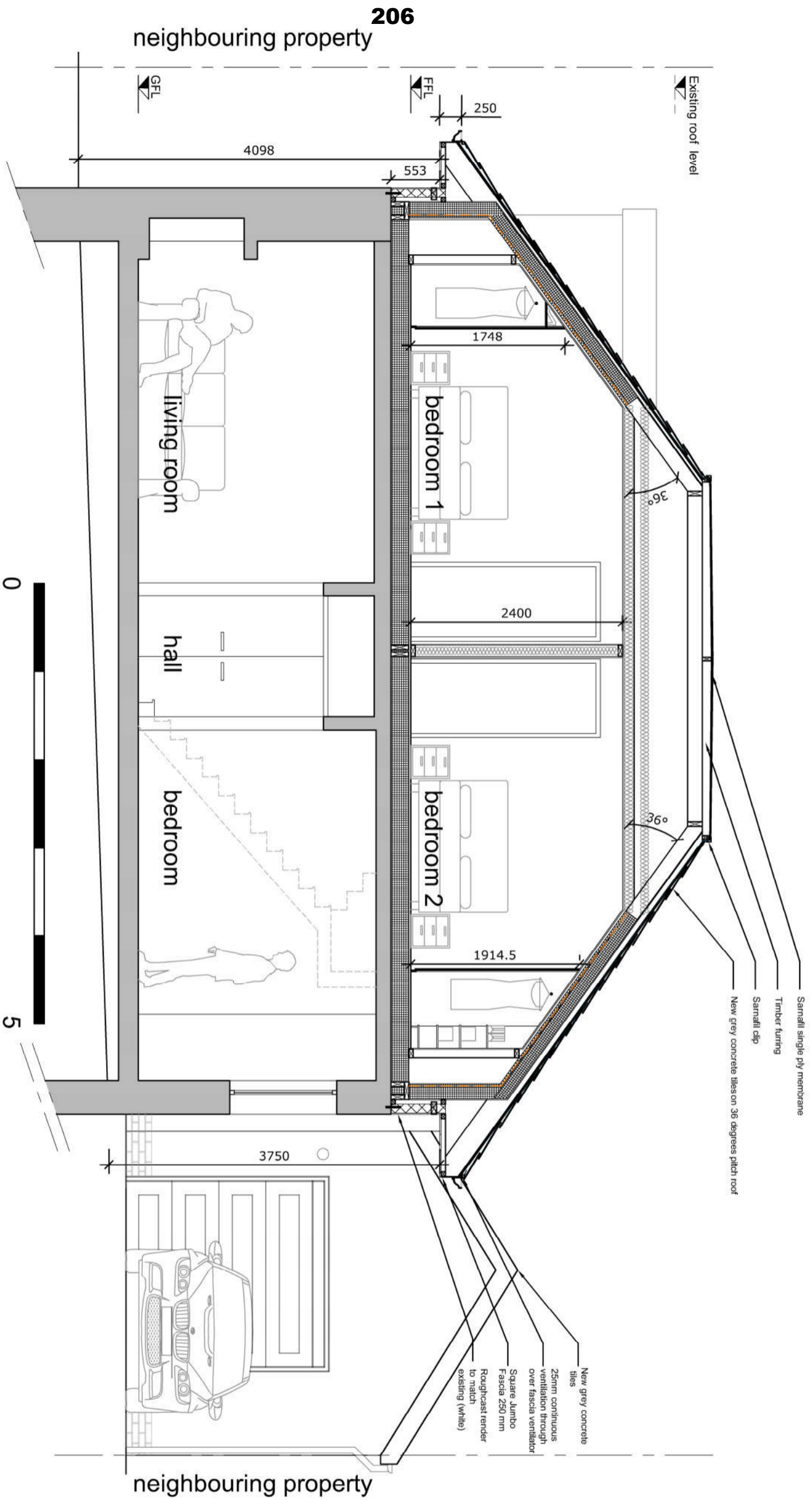
A 18.06.19 Thickness of dormer roof has been revised IV
Revisions
Status
PLANNING / BUILDING WARRANT
Client
Laura Cunningham
Project
**79 Beech Avenue
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Title
Section A-A' as proposed

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01 section B-B' as proposed
1:50 @ A3

A 18.06.19 Thickness of corner roof has been revised IV

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**79 Beech Avenue
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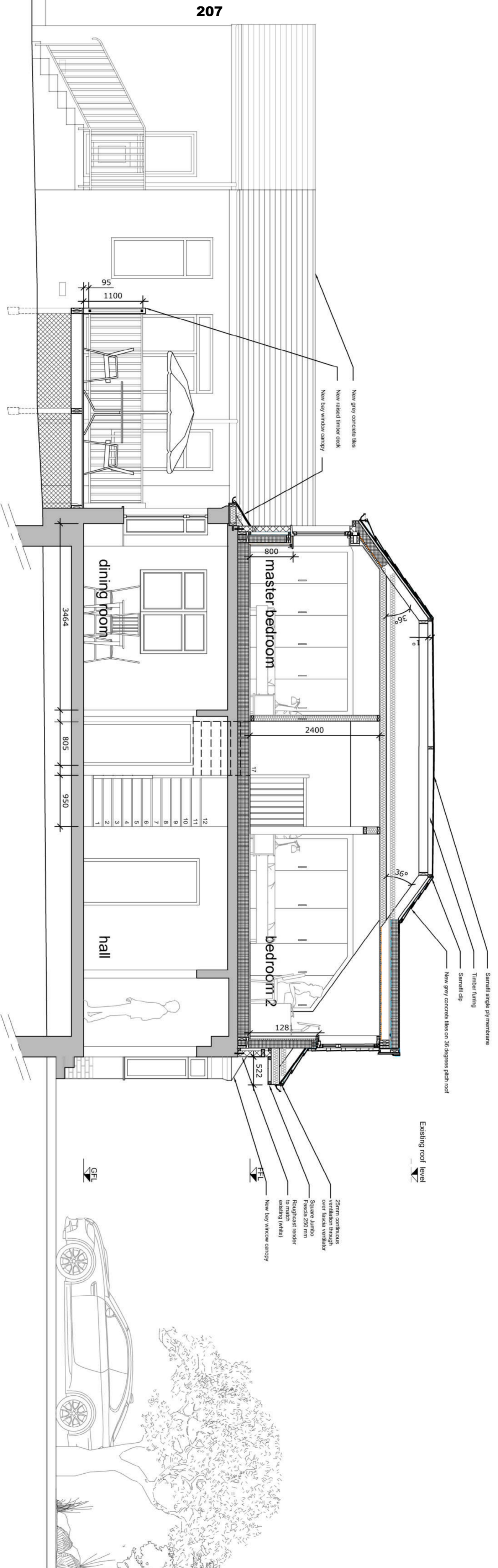
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Section B-B' as proposed

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207

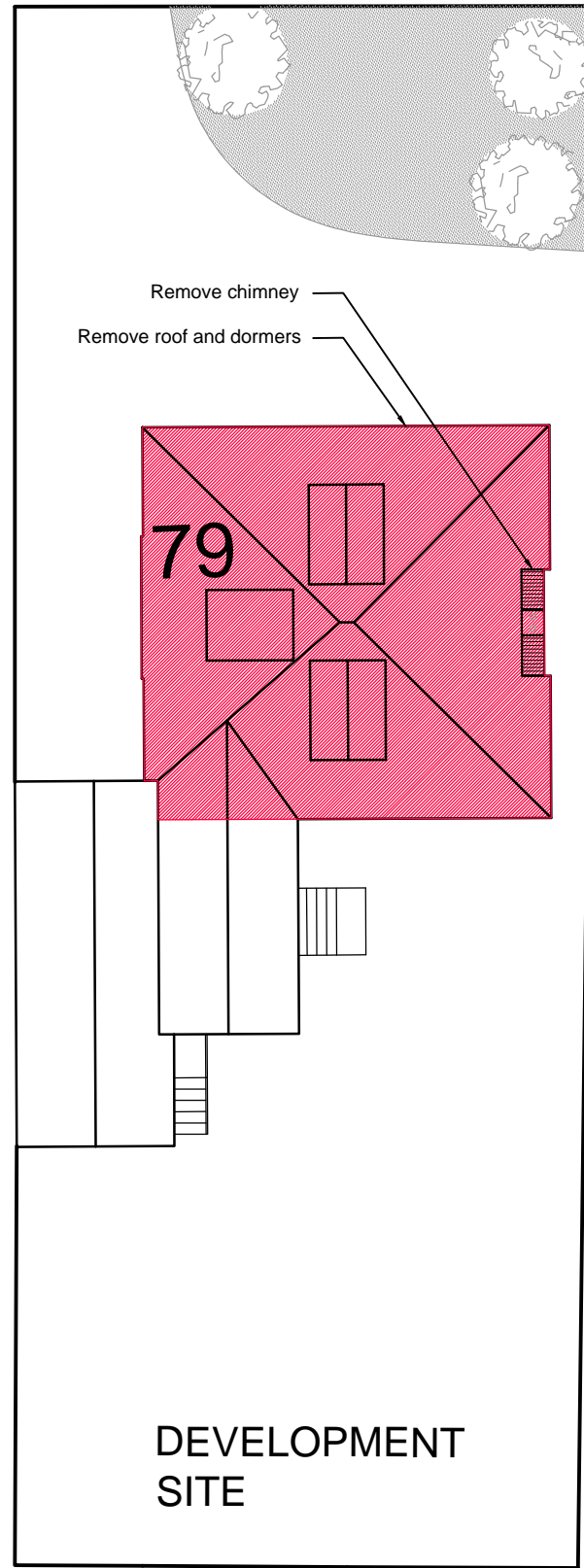
01 section C-C' as proposed
1:50 @ A2

A 1806'19" Thickness of dormer roof has been revised IV
Revisions
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Client
Laura Cunningham
Project
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Title
Section C-C' as proposed

Scale	Size	Date	Drawn	Checked
1:50	A2	23.05.19	IV	SA

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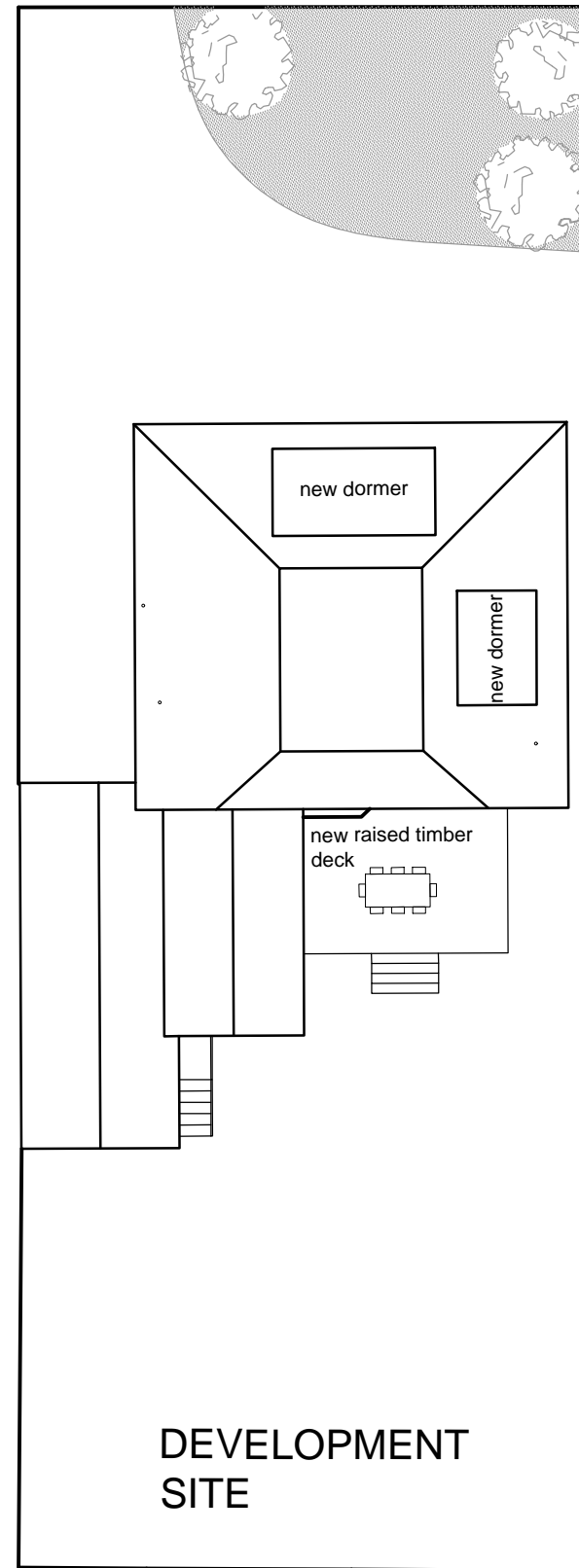
BEECH AVENUE



02 block plan as existing
1:200 @ A3



208 BEECH AVENUE



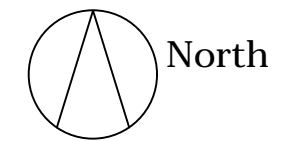
03 block plan as proposed
1:200 @ A3



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01 location plan
1:1250 @ A3



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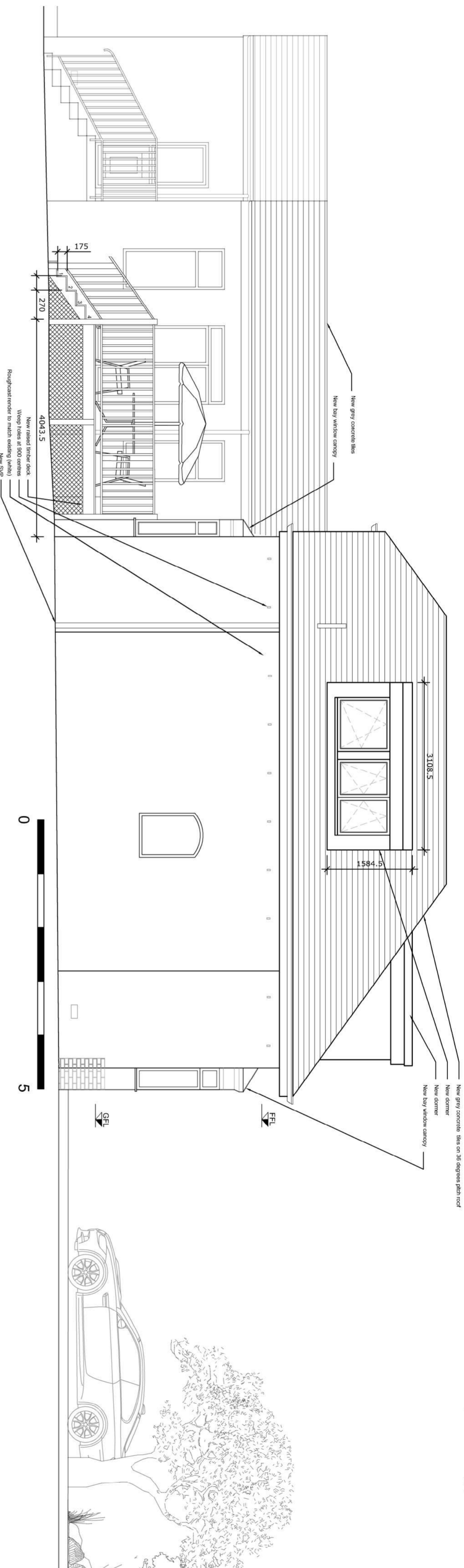
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**Location plan, Existing and
Proposed Block Plans**

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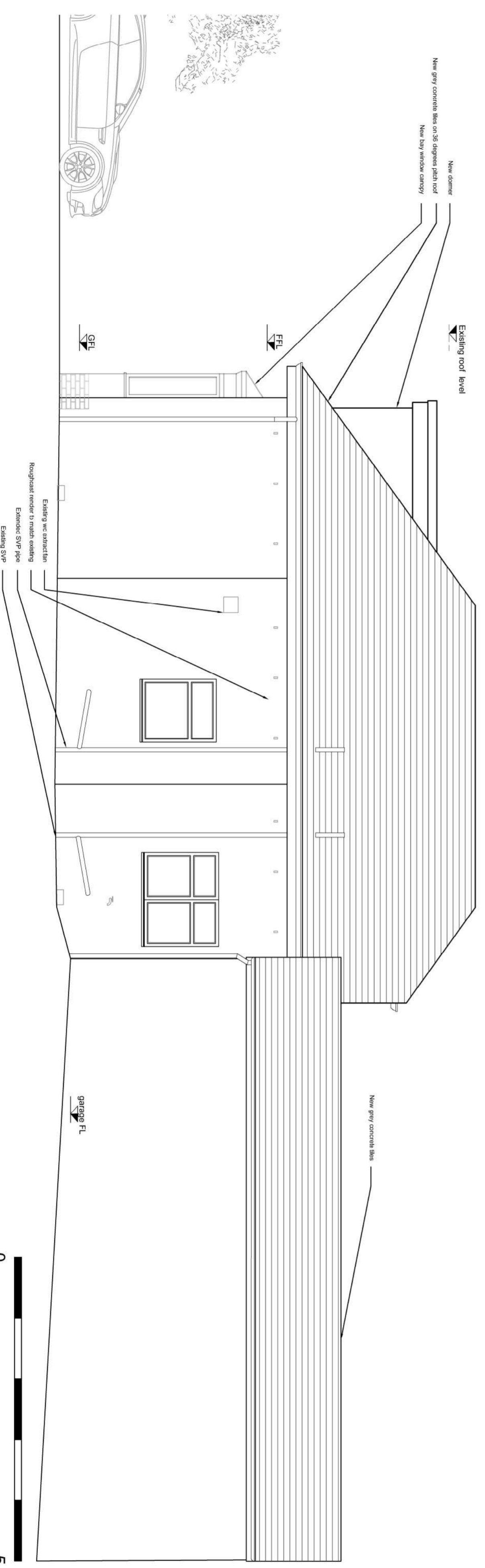
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01 north-east elevation as proposed
1:50 @ A2



02 south-west elevation as proposed
1:50 @ A2

A 1806/19 Thickness of domer roof has been revised IV

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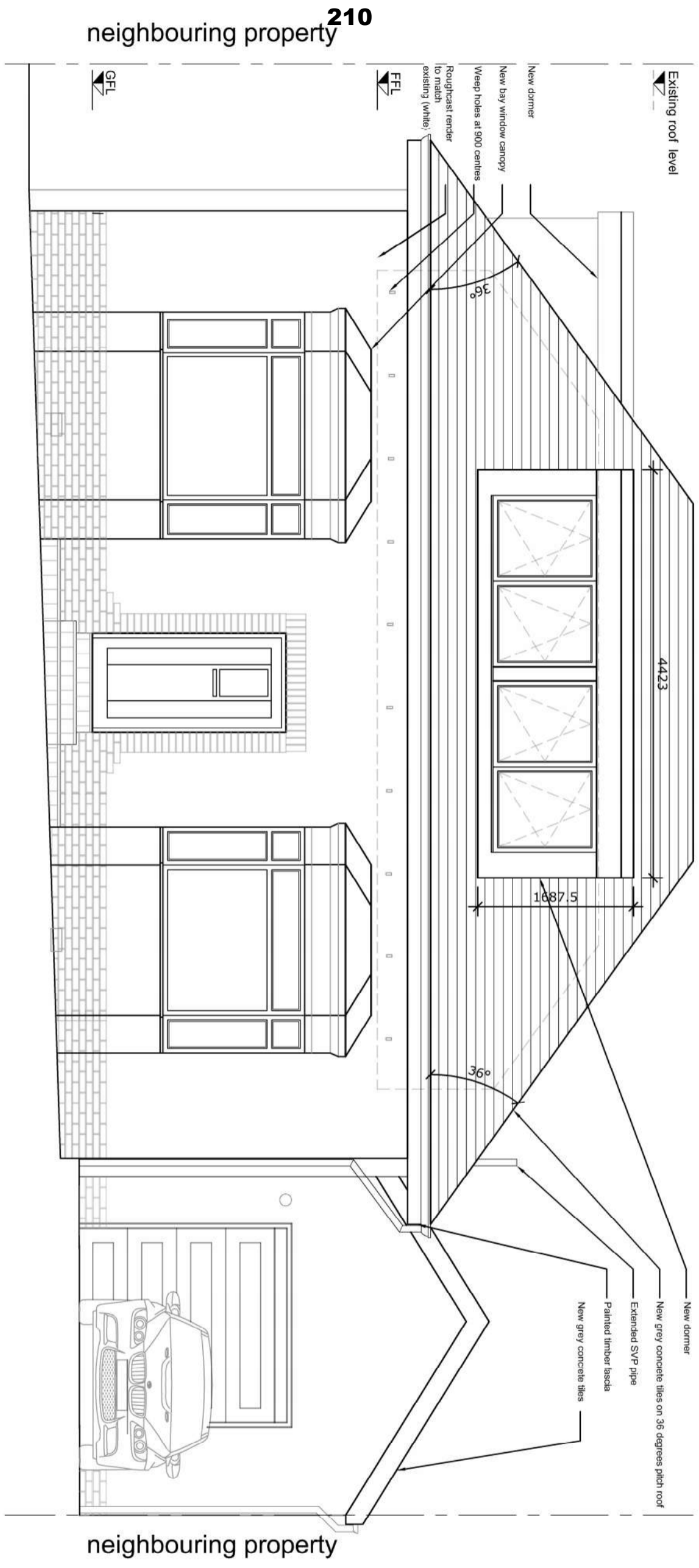
Project
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Title
North-East elevation and
South-West elevation as proposed

Scale	Size	Date	Drawn	Checked
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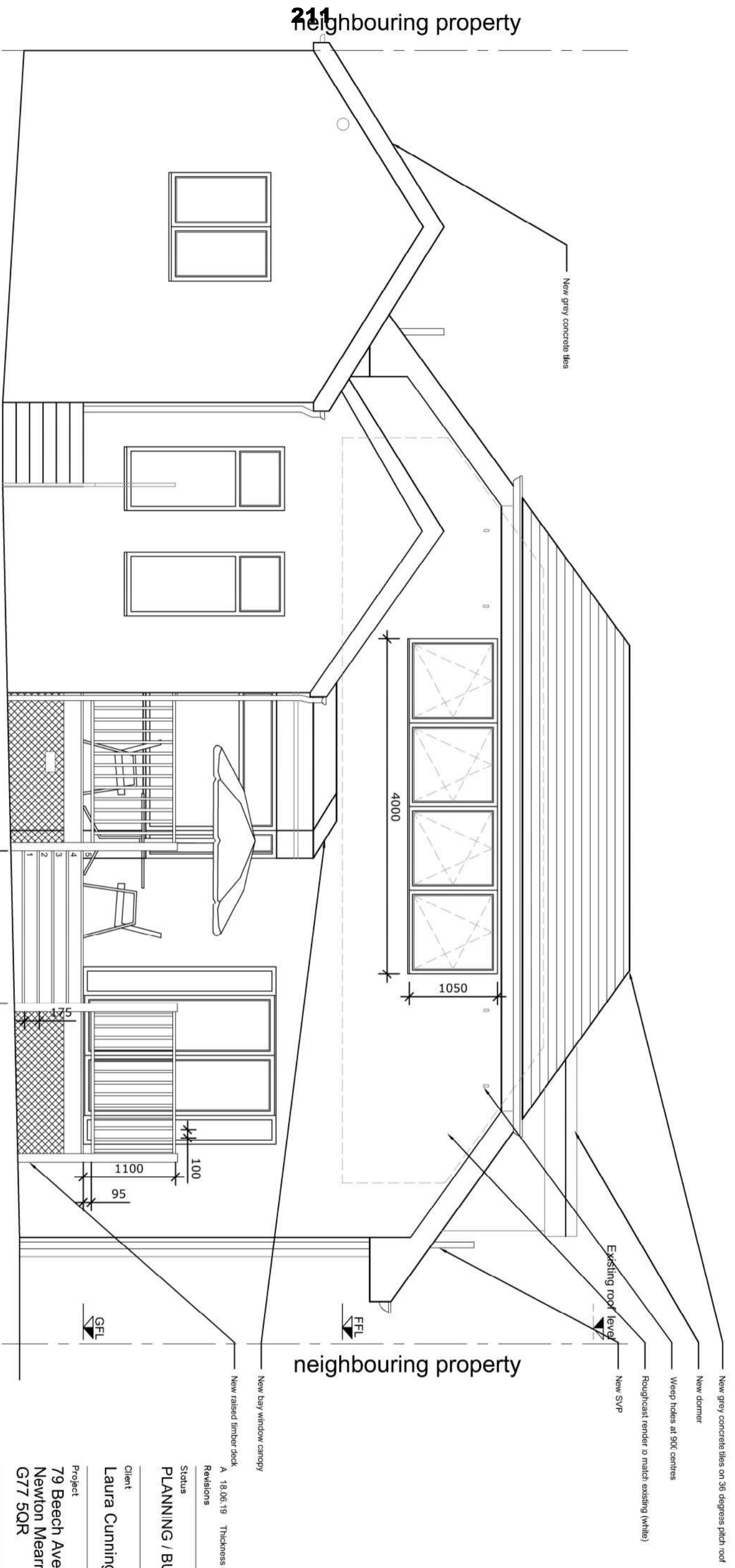
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01 north-west elevation as proposed
1:50 @ A3

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01 south-east elevation as proposed
1:50 @ A3



Title
South-East elevation as proposed

Scale	Size	Date	Drawn	Checked
1:50	A3	23.05.19	IV	SA

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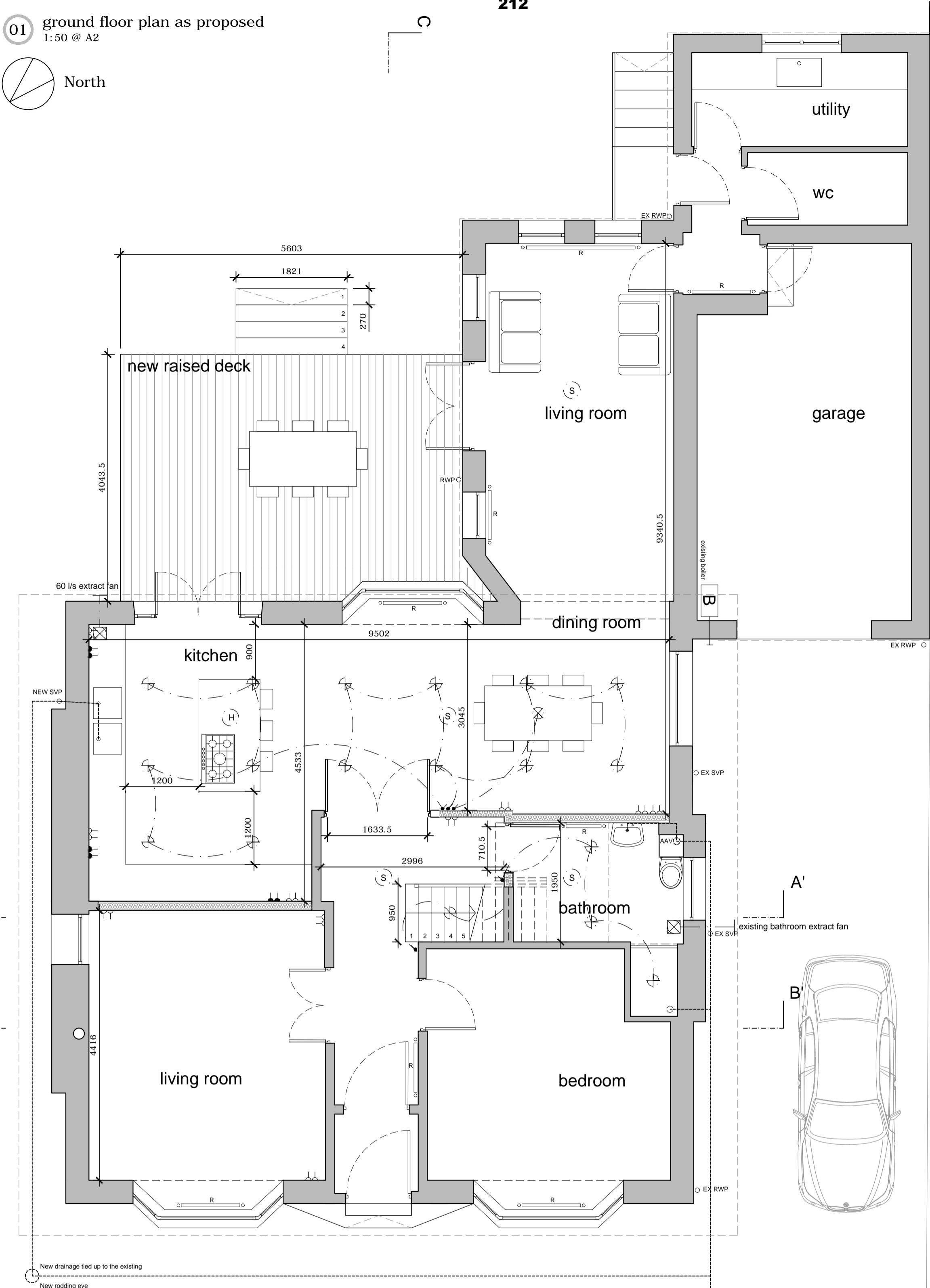
Project No. 19018
Drawing No. 02-004
Rev. A

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Project
79 Beech Avenue
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Revisions
A 18.06.19 Thickness of dormer roof has been revised IV



neighbouring property

neighbouring property

A

A'

B

B'

New drainage tied up to the existing
New rodding eye



to sewer

- twin socket outlet
- over worktop twin socket outlet
- light switch
- pendant luminaire
- recessed luminaire
- smoke detector
- CO detector
- heat detector
- Mechanical Extractor Fan

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Client
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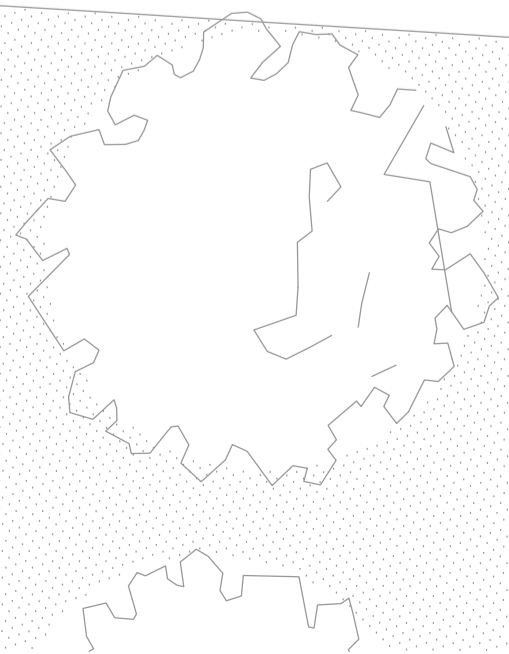
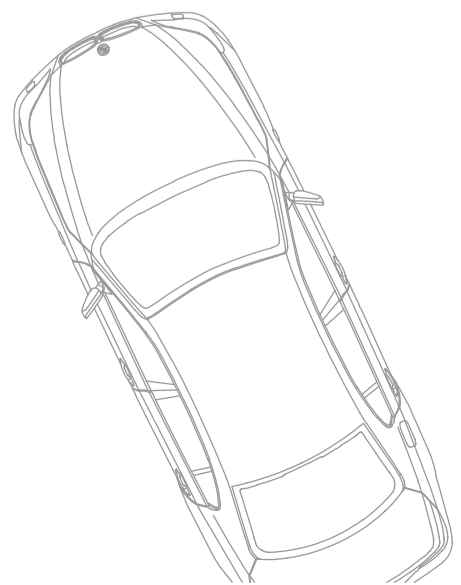
Title
Ground floor plan as proposed

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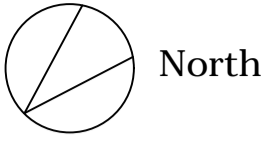


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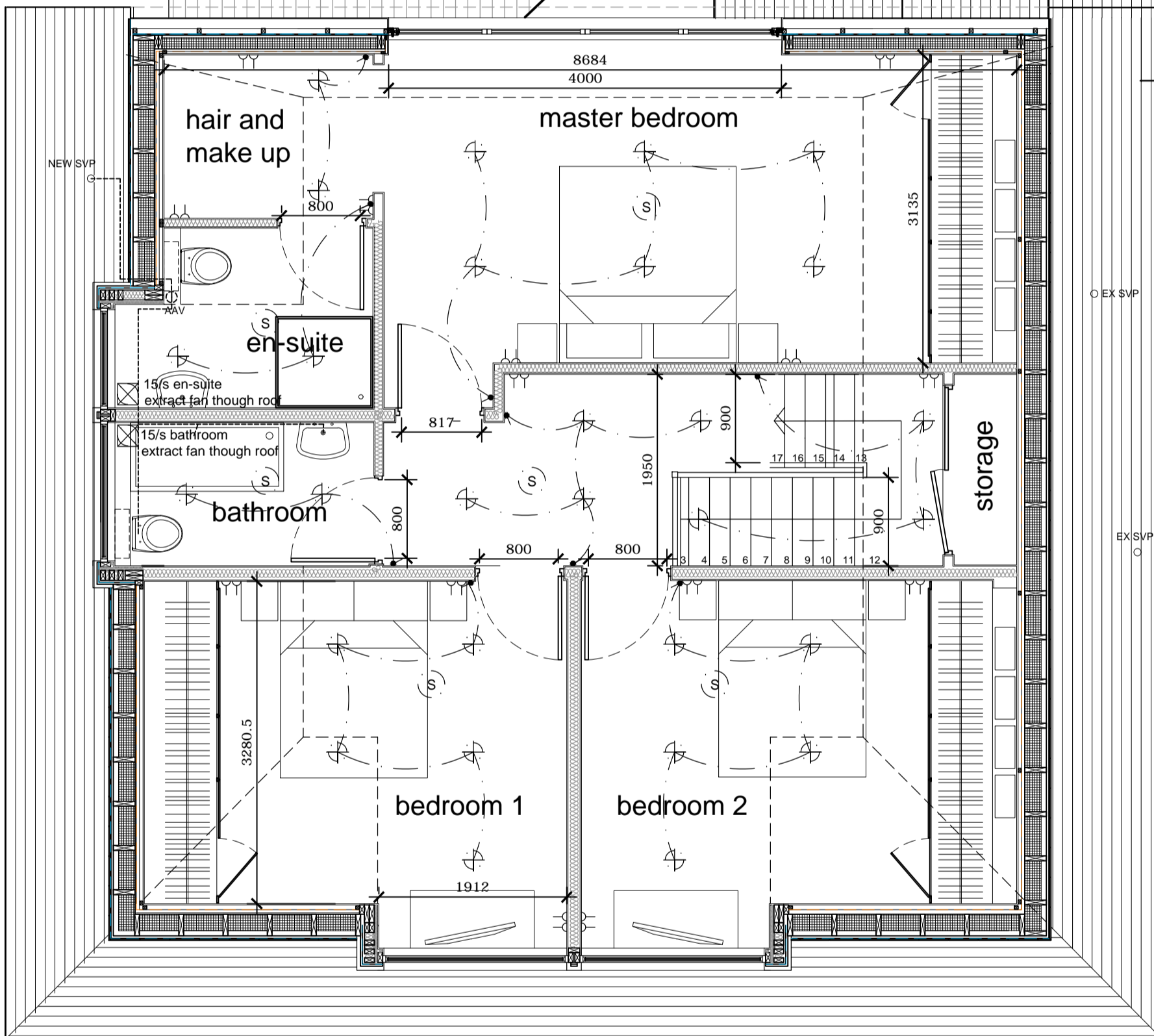
01 first floor plan as proposed
1:50 @ A2



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neighbouring property

neighbouring property



- twin socket outlet
- over worktop twin socket outlet
- light switch
- pendant luminaire
- recessed luminaire
- smoke detector
- CO detector
- heat detector
- Mechanical Extractor Fan

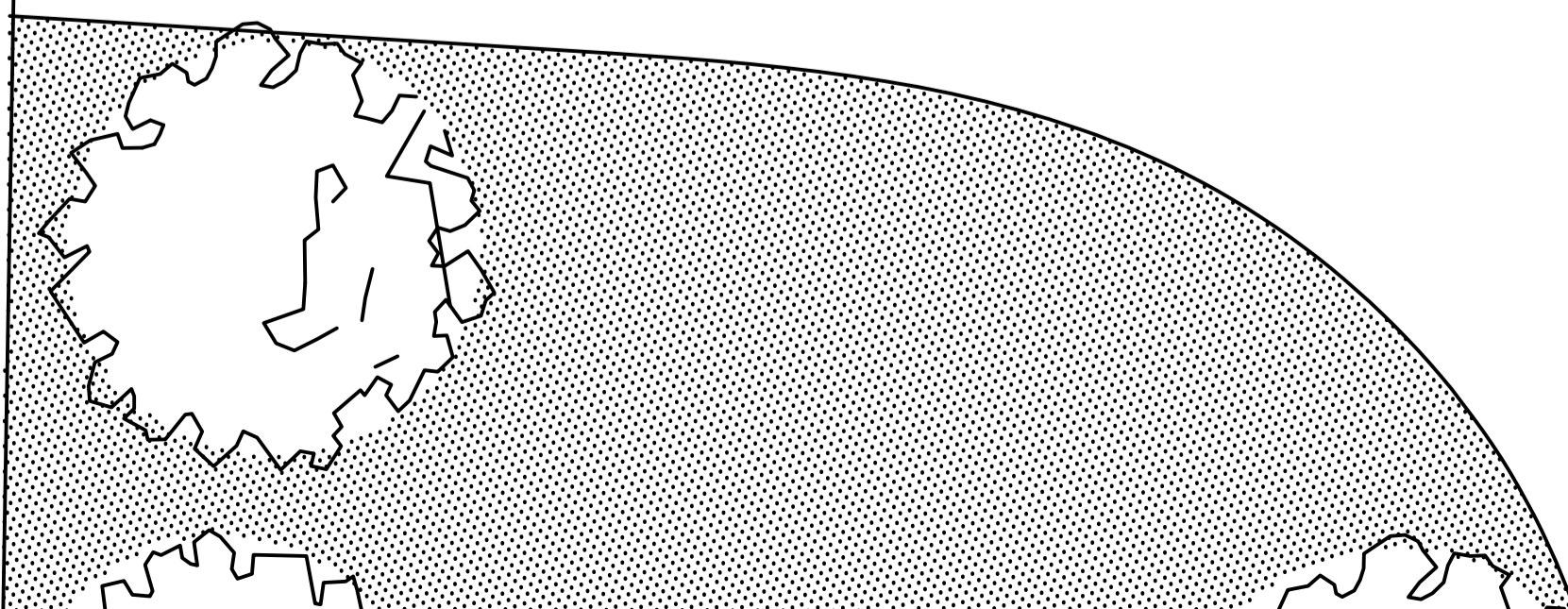
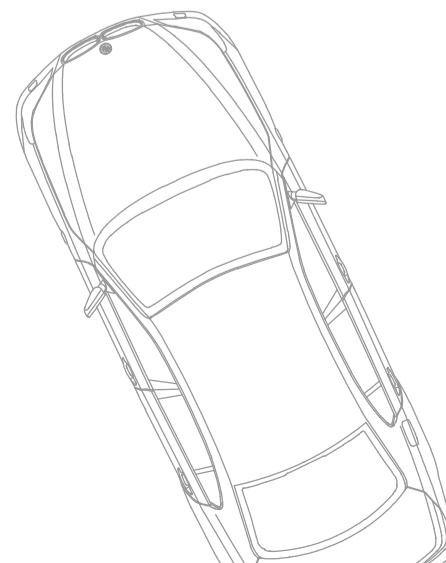
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Client
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Title
First floor plan as proposed

Scale	Size	Date	Drawn	Checked
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