

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY7 August 2019Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2019/10ERECTION OF ONE AND A HALF STOREY REAR EXTENSION FORMING GABLE END WITH ASSOCIATED RAISING OF RIDGE HEIGHT; INSTALLATION OF DORMER WINDOWS AT SIDES; INSTALLATION OF HIPPED ROOF OVER DORMER WINDOW AT FRONT AT 145 KILPATRICK GARDENS, CLARKSTON**PURPOSE OF REPORT**

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

**DETAILS OF APPLICATION**

2. Application type: Full Planning Permission (Ref No:- 2019/0168/TP).
- Applicant: Mr Kamil Olas.
- Proposal: Erection of one and a half storey rear extension forming gable end with associated raising of ridge height; installation of dormer windows at sides; installation of hipped roof over dormer window at front.
- Location: 145 Kilpatrick Gardens, Clarkston.
- Council Area/Ward: Clarkston, Netherlee and Williamwood (Ward 4).

**REASON FOR REQUESTING REVIEW**

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

**RECOMMENDATIONS**

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

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

## **BACKGROUND**

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

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

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

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

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

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

10. The Local Review Body is not bound to accede to the 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, 7 August 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 237 - 244);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages 245 - 252);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages 253 - 256); and
- (d) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 4 (Pages 257 - 268).

**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 269 - 282).

- (a) PP 001 Existing Layout;
- (b) PP 002 Proposed Layout Rev A;
- (c) PP 003 Existing Elevations;
- (d) PP 004 Existing Floor Plans and Section;
- (e) PP 005 Proposed Elevations Rev A
- (f) PP 006 Proposed Floor Plans and Section Rev A;
- (g) Refused – Location Plan;
- (h) Refused – PP 002 Proposed Layout Rev A;
- (i) Refused - PP 005 Proposed Elevations Rev A;
- (j) Refused - PP 006 Proposed Floor Plans and Section Rev A; and
- (k) Refused - PP 007 Existing and Proposed Roof Plans.

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

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

**RECOMMENDATIONS**

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

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

Report Author: Paul O'Neil

Director - Caroline Innes, Deputy Chief Executive

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

Date:- July 2019

**APPLICATION  
FOR  
PLANNING PERMISSION**

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)

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

Thank you for completing this application form:

ONLINE REFERENCE 100157369-001

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)

Two Storey Rear Extension with Dormers and Retaining Walls with Store to the Rear Garden Area.

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

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="KAMIL"/>	Building Number:	<input type="text" value="145"/>
Last Name: *	<input type="text" value="OLAS"/>	Address 1 (Street): *	<input type="text" value="kilpatrcik gardens"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="██████████"/>	Town/City: *	<input type="text" value="glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G78 7RN"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="██"/>		

## 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="145 KILPATRICK GARDENS"/>
Address 2:	<input type="text" value="CLARKSTON"/>
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="G76 7RN"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="657629"/>	Easting	<input type="text" value="255994"/>
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## 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: Mr KAMIL OLAS

On behalf of:

Date: 14/03/2019

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 Mr D Mac

Declaration Date: 14/03/2019

## Payment Details

Online payment: [REDACTED]  
Payment date: 15/03/2019 15:57:00

Created: 15/03/2019 15:58

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## REPORT OF HANDLING

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# REPORT OF HANDLING

Reference: 2019/0168/TP

Date Registered: 15th March 2019

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Clarkston, Netherlee And Williamwood

Co-ordinates: 255994/:657629

Applicant/Agent: Applicant: Agent:  
Mr Kamil Olas  
145 Kilpatrick Gardens  
Clarkston  
East Renfrewshire  
G76 7RN

Proposal: Erection of one and a half storey rear extension forming gable end with associated raising of ridge height; installation of dormer windows at sides; installation of hipped roof over dormer window at front

Location: 145 Kilpatrick Gardens  
Clarkston  
East Renfrewshire  
G76 7RN

**CONSULTATIONS/COMMENTS:** None.

**PUBLICITY:** None.

**SITE NOTICES:** None.

**SITE HISTORY:**

2003/0083/TP	Installation of front and rear dormer windows	Granted	24.03.2003
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**REPRESENTATIONS:** No representations have been received.

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

**SUPPORTING REPORTS:**

Supporting Statement – states that despite being contrary to the Local Development Plan, there are other similar extensions in the street.

**ASSESSMENT:**

The application site comprises a detached hip-roofed bungalow with flat-roofed front and rear dormer windows and its curtilage. It lies within an established residential area characterised predominantly by similar bungalows. Most of the dwellings in this section of Kilpatrick Gardens

have flat roofed dormer windows, with only a few with hipped or pitched roofs. The dwelling has a squat profile and horizontal design emphasis by virtue of the shallow roof pitch, restrained height and the ridge parallel to the road. The dwelling is externally finished in white render and brown concrete roofing tiles. The side and rear boundaries of the site are characterised by timber fencing and established planting. The wider area is characterised by similar bungalows with horizontal emphasis.

Planning permission is sought for the erection of a one and a half storey rear extension forming a gable end with an associated raising of the ridge height; installation of side dormer windows; and formation of the hipped roof over the existing front dormer window. The rear extension measures 3.34 metres deep from the rear of the existing dwelling by 9.8 metres wide. The ridge is proposed to be increased by approximately 0.5 metres with the pitch increasing at the upper section of the roof. The dormers are proposed to be hip-roofed and are not set below the ridge line and the proposed roof over the front extension is not set within the hip of the roof. The extension is proposed to be externally finished in white render and the extension and dwelling re-roofed with grey concrete roofing tiles.

It should be noted that there appears to be a drafting error on the proposed plans. The gutter and soffit details of the front dormer are shown to run onto the side roof planes towards the rear of the proposed extension.

The application requires to be assessed against Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan. Policy D1 requires that all development should not result in a significant loss of character to the surrounding area and Policy D14 requires that extensions should complement the character of the existing building in terms of its style, form and materials. Policy D14 states that dormer windows should not dominate the existing roof. The adopted Supplementary Planning Guidance: Householder Design Guide (SPG) which supports and forms part of Policy D14, is also relevant. The SPG states that extensions should not dominate or overwhelm the extensions to the rear of bungalows should have the same roof design and the existing house and not form a gable end. The SPG also states that dormer windows should be wholly contained within the roof slope and set below the ridge and off the side hips.

The proposed one and a half storey rear extension with its large rear gable wall is considered to be of a design and form markedly different from that of the existing hipped roofed bungalow. The proposed extension therefore dominates and detracts from the character and design of the original hip roofed dwelling.

Furthermore, the proposed hip-roofed side dormer windows; the proposed roof over the front dormer; the proposed increase in the ridge height; and the increase in the pitch of the upper section of the roof are considered to dominate and significantly add to the massing of the roof. This detracts from the horizontal character and squat form of the original dwelling and from the visual character of the wider area. The proposal is therefore contrary to Policies D1 and D14 of the adopted Local Development Plan.

The proposal is also contrary to the terms of the adopted Supplementary Planning Guidance: Householder Design Guide. The proposed one and half storey rear extension with its gable end wall dominates and overwhelms the character of the original dwelling and does not complement the original roof design; and the proposed dormer windows are not set within the roof planes or below the ridge line. As such, the proposal would detract from the original character of the dwelling.

The proposal would not give rise to any significant additional overlooking, overshadowing or loss of daylight given its design and orientation in relation to the neighbouring properties.



The applicant's Supporting Statement is noted. In this section of Kilpatrick Gardens there are three other gable-ended one and a half storey rear extensions at numbers 116, 118 and 126. Those are historic and predate the current Local Development Plan. Whilst there are other gable-ended one and a half storey rear extensions in the wider area, they are relatively few and do not inform the character of the area. It should be noted that planning application 2015/0374/TP at 130 Kilpatrick Gardens for the erection of a one and a half storey rear extension with a gable end wall and front and side dormer windows was refused on 7 August 2015. A subsequent review by the Local Review Body was dismissed.

Conclusion

The proposal is contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and to the terms of the adopted Supplementary Planning Guidance: Householder Design Guide specified above. There are no material considerations that outweigh the above policy considerations and it is recommended that the application is refused.

**RECOMMENDATION:** Refuse

**PLANNING OBLIGATIONS:** None.

**REASONS FOR REFUSAL:**

1. The development is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed one and a half storey rear extension and gable end with the increase in ridge height and dominating dormer windows would not be in keeping with the character of the existing dwelling in terms of its form and design and would dominate and overwhelm its original form and character.
2. The development is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposed one and a half storey rear extension and gable end with the increase in ridge height and dominating dormer windows would not be in keeping with the visual character of the area.
3. The proposed development is contrary to the adopted Supplementary Planning Guidance; Householder Design Guide as it does not comply with the general and specific design principles to the detriment of the character and design of the dwelling.

**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.: 2019/0168/TP  
(DESC)

DATE: 14th May 2019

**DIRECTOR OF ENVIRONMENT**

**Reference: 2019/0168/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<sup>th</sup> May 2019 – AC(1)

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**DECISION NOTICE  
AND  
REASONS FOR REFUSAL**

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

**REFUSAL OF PLANNING PERMISSION**

Ref. No.       **2019/0168/TP**

**Applicant:**

Mr KAMIL OLAS  
145 Kilpatrick Gardens  
Clarkston  
East Renfrewshire  
G76 7RN

**Agent:**

With reference to your application which was registered on 15th March 2019 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

**Erection of one and a half storey rear extension forming gable end with associated raising of ridge height; installation of dormer windows at sides; installation of hipped roof over dormer window at front**

**at: 145 Kilpatrick Gardens Clarkston East Renfrewshire G76 7RN**

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 development is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed one and a half storey rear extension and gable end with the increase in ridge height and dominating dormer windows would not be in keeping with the character of the existing dwelling in terms of its form and design and would dominate and overwhelm its original form and character.
2. The development is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposed one and a half storey rear extension and gable end with the increase in ridge height and dominating dormer windows would not be in keeping with the visual character of the area.
3. The proposed development is contrary to the adopted Supplementary Planning Guidance; Householder Design Guide as it does not comply with the general and specific design principles to the detriment of the character and design of the dwelling.

Dated           14th May 2019



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

## 256

The following drawings/plans have been refused

Plan Description	Drawing Number	Drawing Version	Date on Plan
Location Plan	LOCATION		
Block Plan Proposed	002	A	
Elevations Proposed	005	A	
Plans Proposed	006	A	
Plans Proposed	007		

### **GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS**

#### **REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY**

1. If the applicant is aggrieved by a decision to refuse permission (or by an approval subject to conditions), the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A Notice of Review can be submitted online at [www.eplanning.scotland.gov.uk](http://www.eplanning.scotland.gov.uk). Please note that beyond the content of the appeal or review forms, **you cannot normally raise new matters** in support of an appeal or review, unless you can demonstrate that the matter could not have been raised before, or that its not being raised before is a consequence of exceptional circumstances. Following submission of the notice, you will receive an acknowledgement letter informing you of the date of the Local Review Body meeting or whether further information is required.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

#### CONTACT DETAILS

**East Renfrewshire Council  
Development Management Service  
2 Spiersbridge Way,  
Spiersbridge Business Park,  
Thornliebank,  
G46 8NG**

**General Inquiry lines 0141 577 3895 or 0141 577 3878  
Email [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)**



**NOTICE OF REVIEW  
AND  
STATEMENT OF REASONS**

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)

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

Thank you for completing this application form:

ONLINE REFERENCE 100157369-006

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

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="K"/>	Building Number:	<input type="text" value="145"/>
Last Name: *	<input type="text" value="OLAS"/>	Address 1 (Street): *	<input type="text" value="Kilpatrick Gardens"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="CLARKSTON"/>
Telephone Number: *	<input type="text" value="██████████"/>	Town/City: *	<input type="text" value="EAST RENFREWSHIRE"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="SCOTLAND"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G76 7RN"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="██████████"/>		

## Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

145 KILPATRICK GARDENS

Address 2:

CLARKSTON

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G76 7RN

Please identify/describe the location of the site or sites

Northing

657629

Easting

255994

## 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 one and a half storey rear extension forming gable end with associated raising of ridge height; installation of dormer windows at sides; installation of hipped roof over dormer window at front

## 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.

The property has been designed to be similar in style to other properties in the street. I note that the proposals do not fully comply with the Councils policy D1 and D14. However the development is in-keeping with other properties in the street that have been granted full Planning Permission.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

Yes  No

If yes, you should explain in the box below, why you are raising 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)

ALL INFORMATION HAS BEEN ATTACHED TO THE SUPPORTING INFORMATION SECTION.

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

2019/0168/TP

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

15/03/2019

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

14/05/2019

## Review Procedure

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

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

Yes  No

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

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

Yes  No

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

Yes  No

## Checklist – Application for Notice of Review

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

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

Yes  No

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

Yes  No

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

Yes  No  N/A

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

Yes  No

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

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

Yes  No

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

## Declare – Notice of Review

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

Declaration Name: Mr Mr D Mac

Declaration Date: 10/07/2019

**SUPPORTING STATEMENT**

The property has been designed to be similar in style to other properties in the street.

I note that the proposals do not fully comply with the Councils policy D1 and D14. However the development is in-keeping with other properties in the street that have been granted full Planning Permission.

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**PLANNING SUBMISSION**

**SOUTH ELEVATION**



WEST ELEVATION



SOUTH AND EAST ELEVATIONS

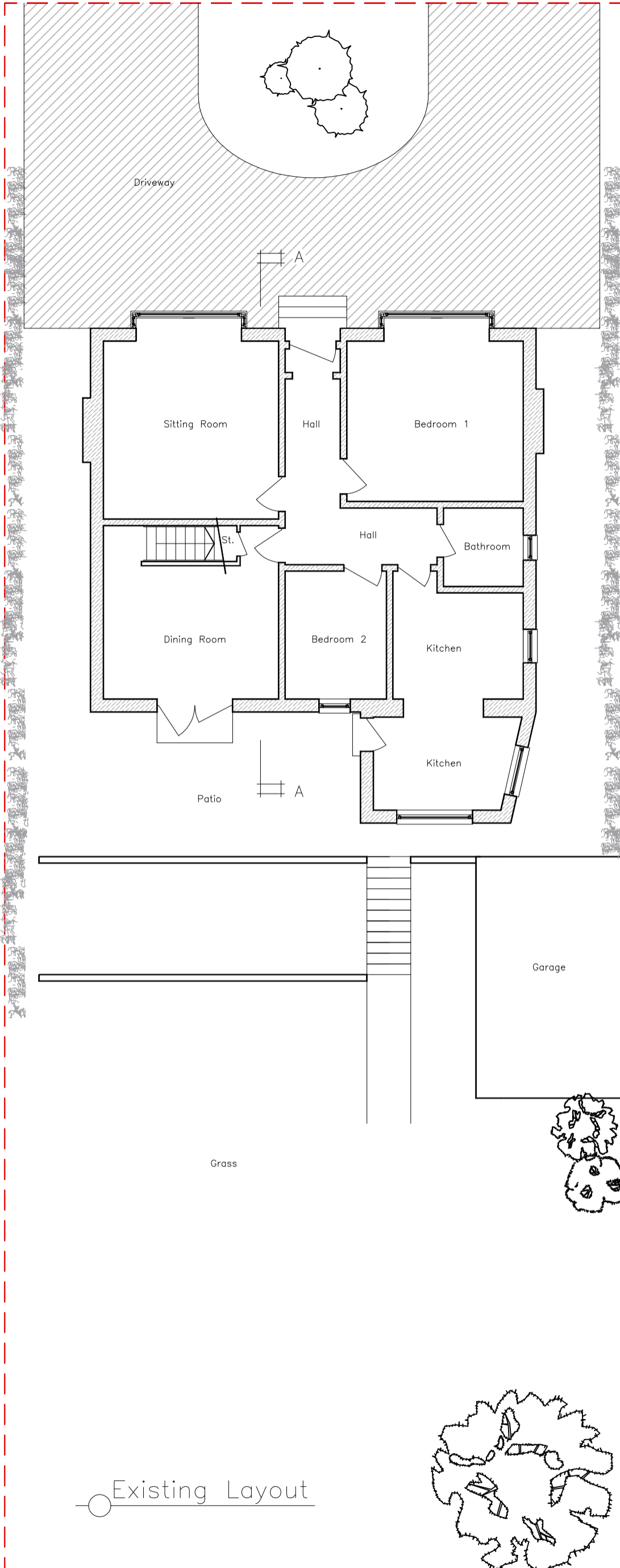
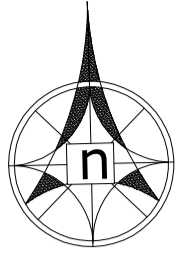


NORTH ELEVATION

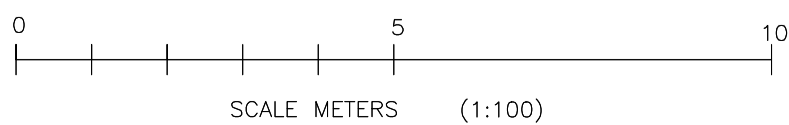


**PLANS/PHOTOGRAPHS/DRAWINGS**

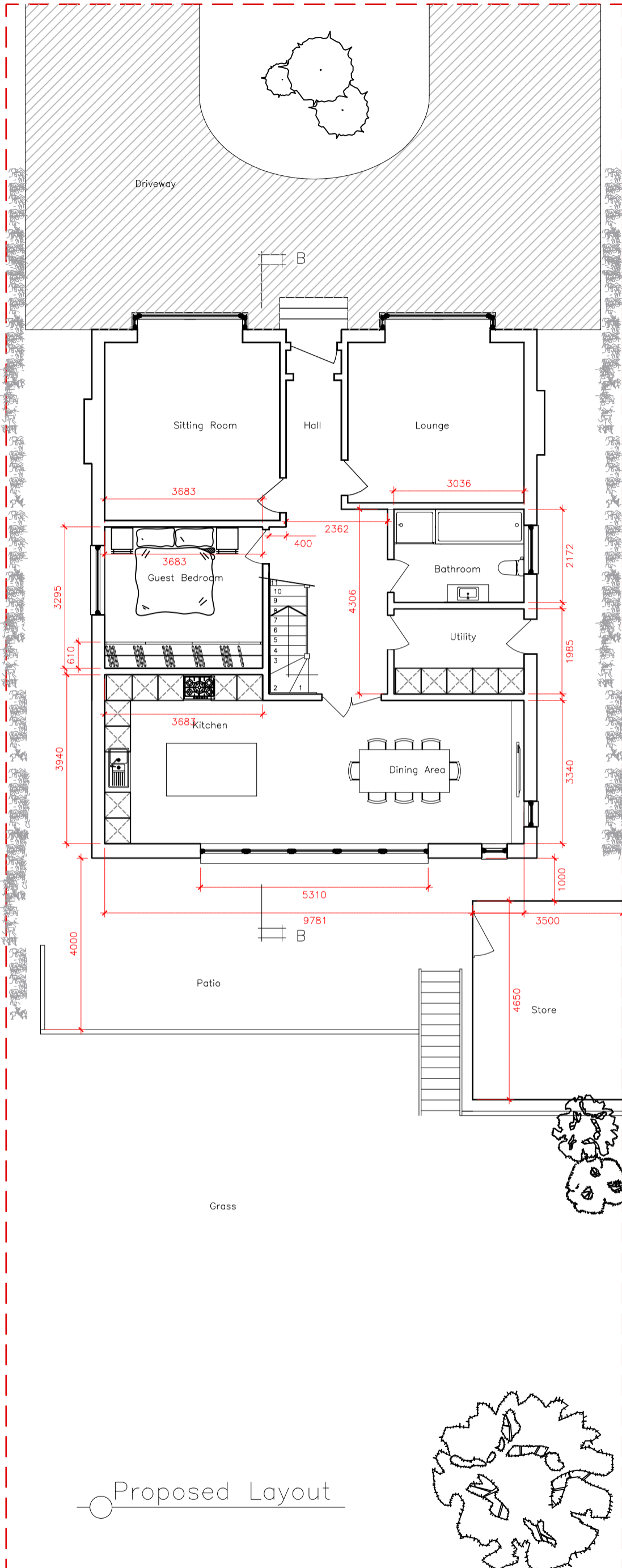
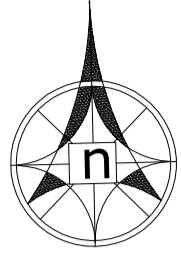
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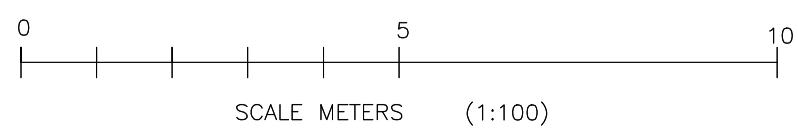
Existing Layout



Address:-	145 Kilpatrick Gardens, Glasgow, G76 7RN	
Project:-	Two Storey Rear Extension with Dormers and Retaining Walls with Store to the Rear Garden Area.	
Title:-	Existing Layout	
Drawing No.	PP 001	Rev:-
Scale:-	1/100	

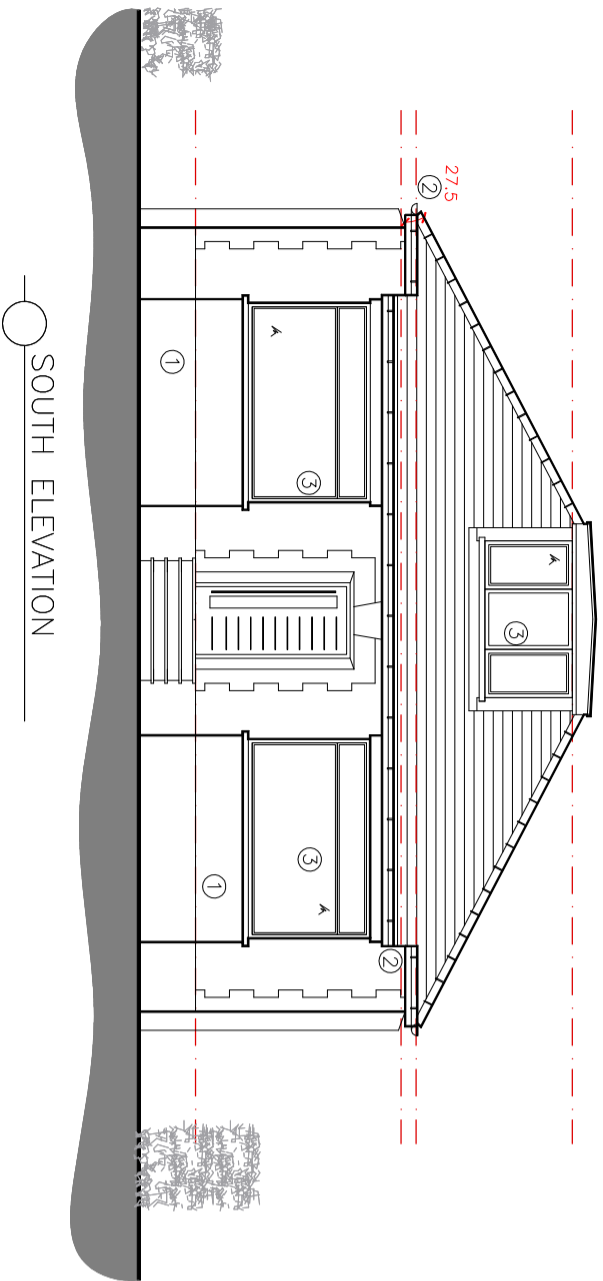


Proposed Layout

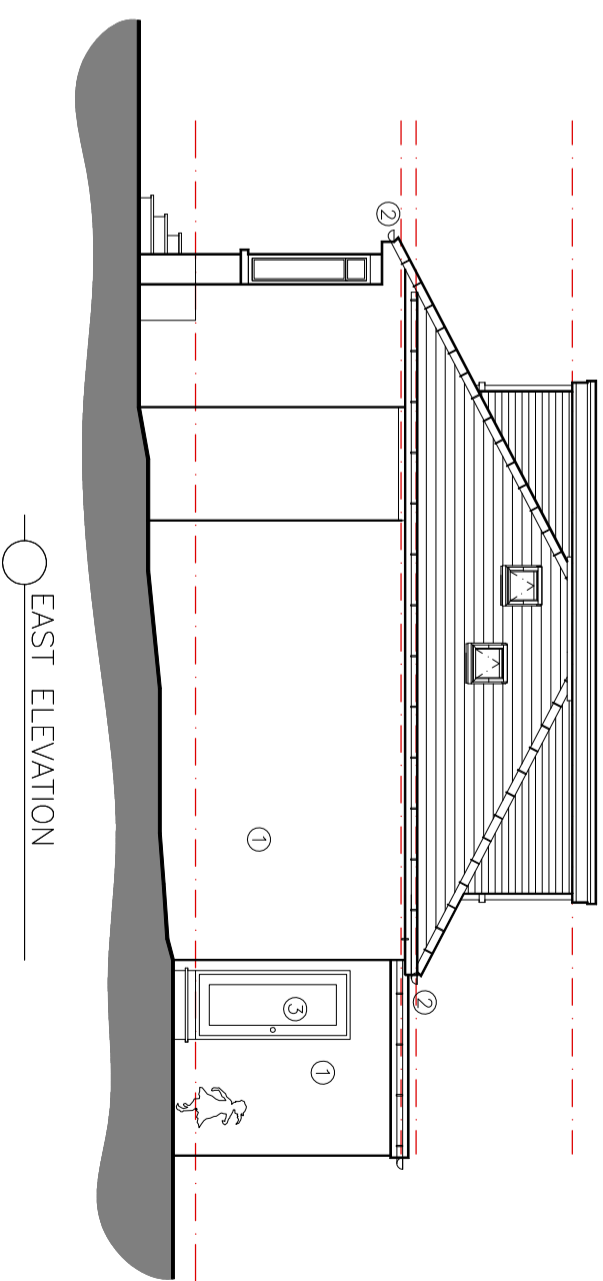


Address:-	145 Kilpatrick Gardens, Glasgow, G76 7RN		
Project:-	Two Storey Rear Extension with Dormers and Retaining Walls with Store to the Rear Garden Area.		
Title:-	Proposed Layout		
Drawing No.	PP 002	Rev:-	A
Scale:-	1/100		

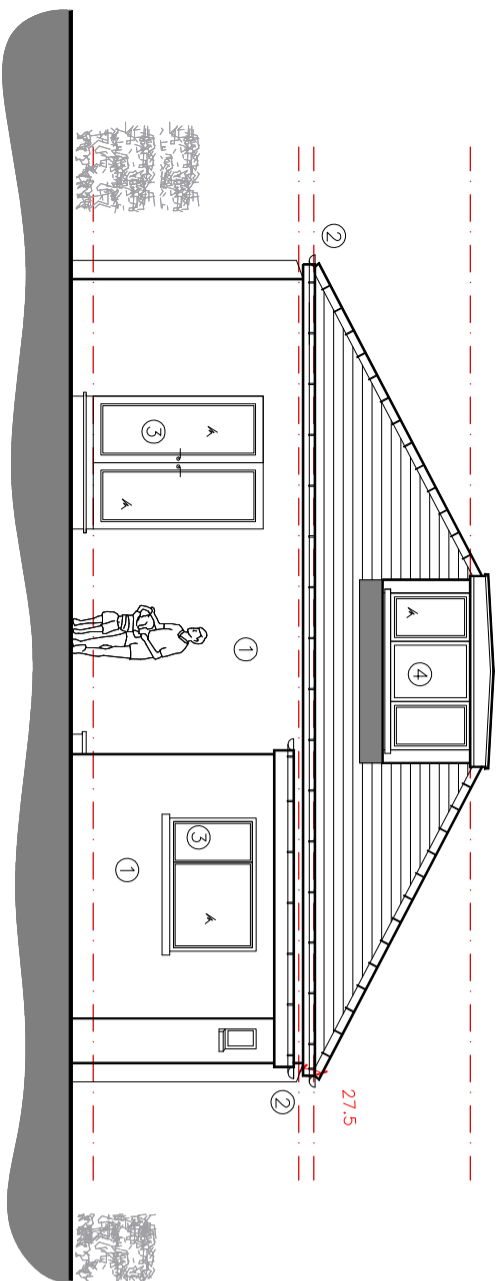




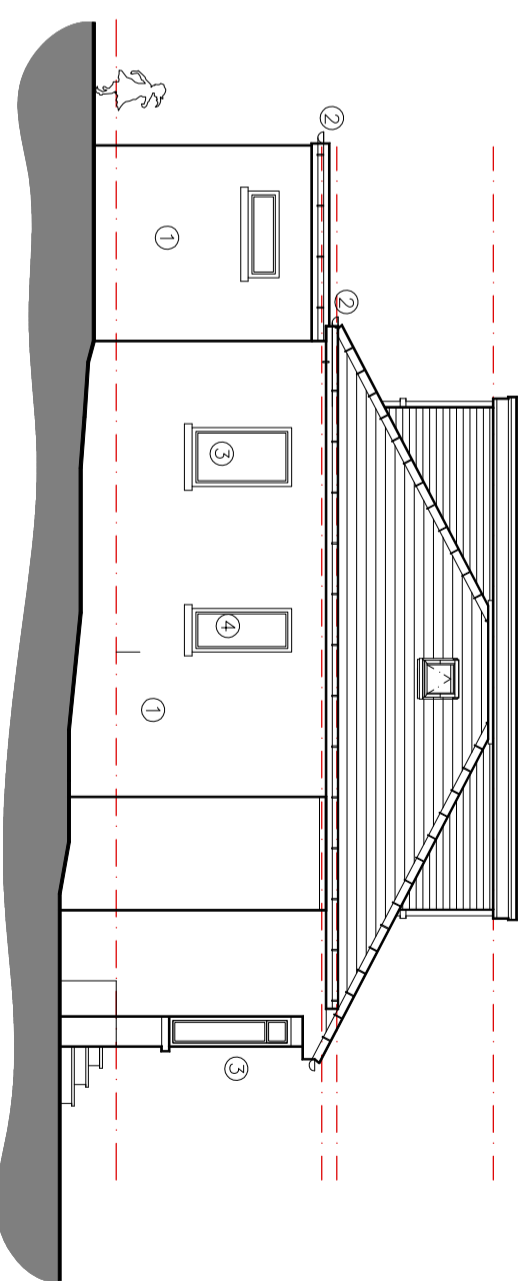
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

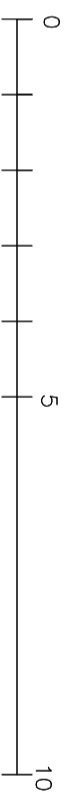


WEST ELEVATION

MATERIAL LEGEND:

- 1 - Roughcast (white)
- 2 - Plastic Rainwater Goods (black)
- 3 - UPVC Glazing (white)
- 4 - UPVC Glazing With Opaque Glass(white)
- 5 - Marley Mendip (brown)

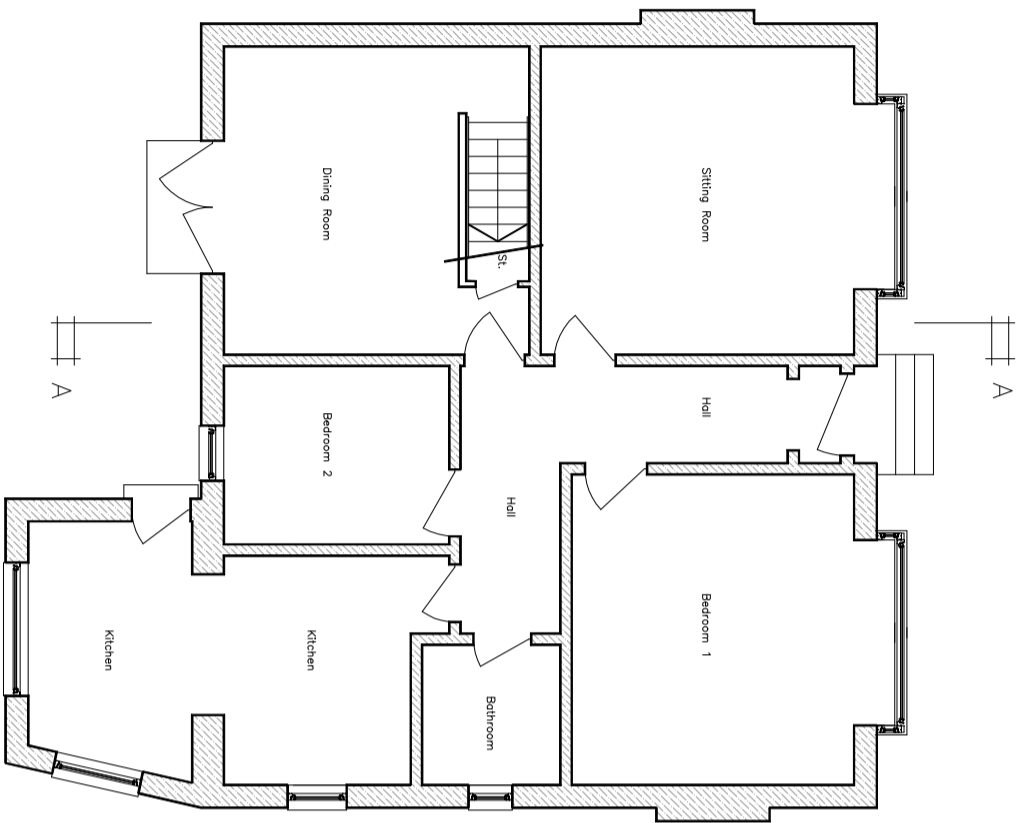
Note:  
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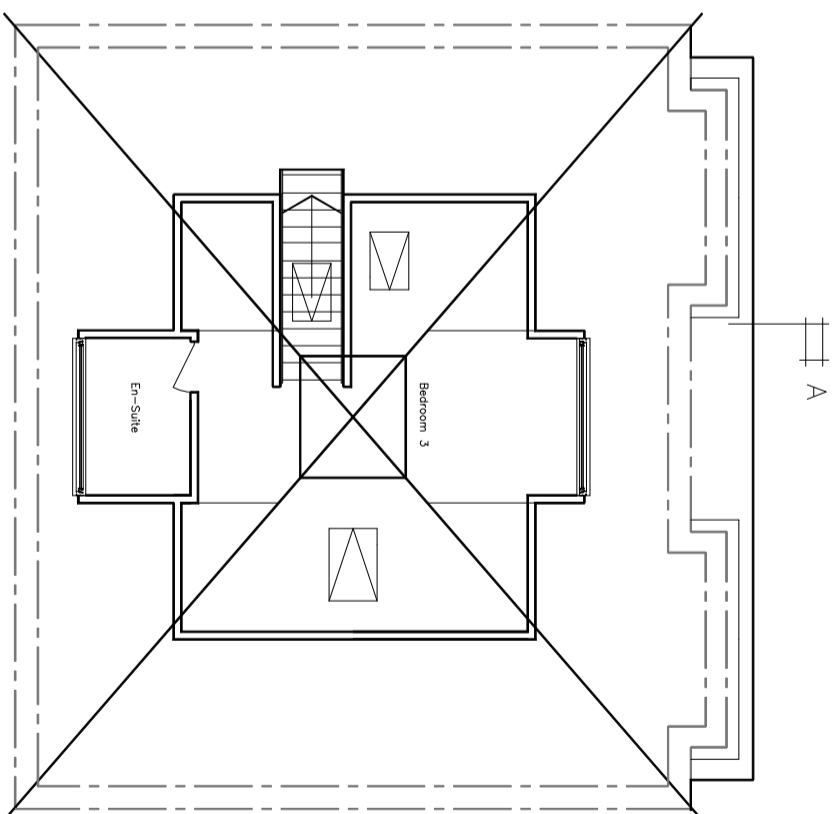
SCALE METERS (1:100)



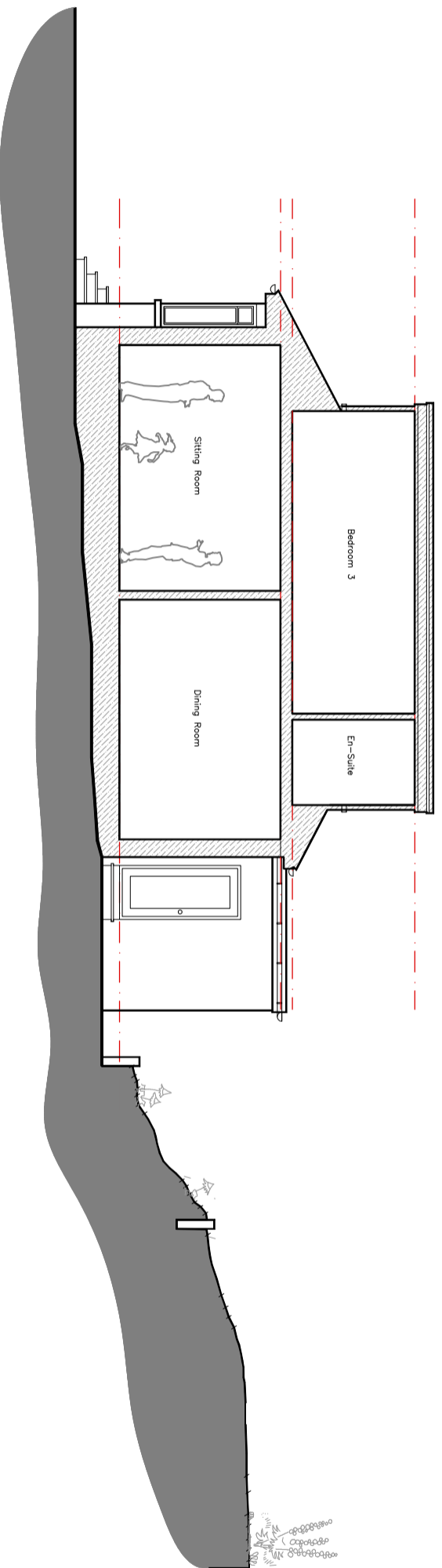
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Project:-	Two Storey Rear Extension with Dormers and Retaining Walls with Store to the Rear Garden Area.
Title:-	Existing Elevations
Drawing No.	PP 003
Scale:-	1/100



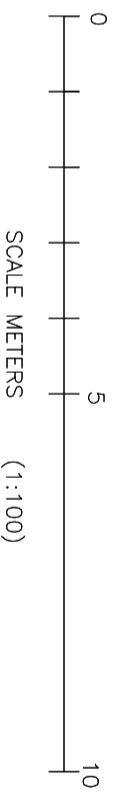
Existing Ground Floor Layout



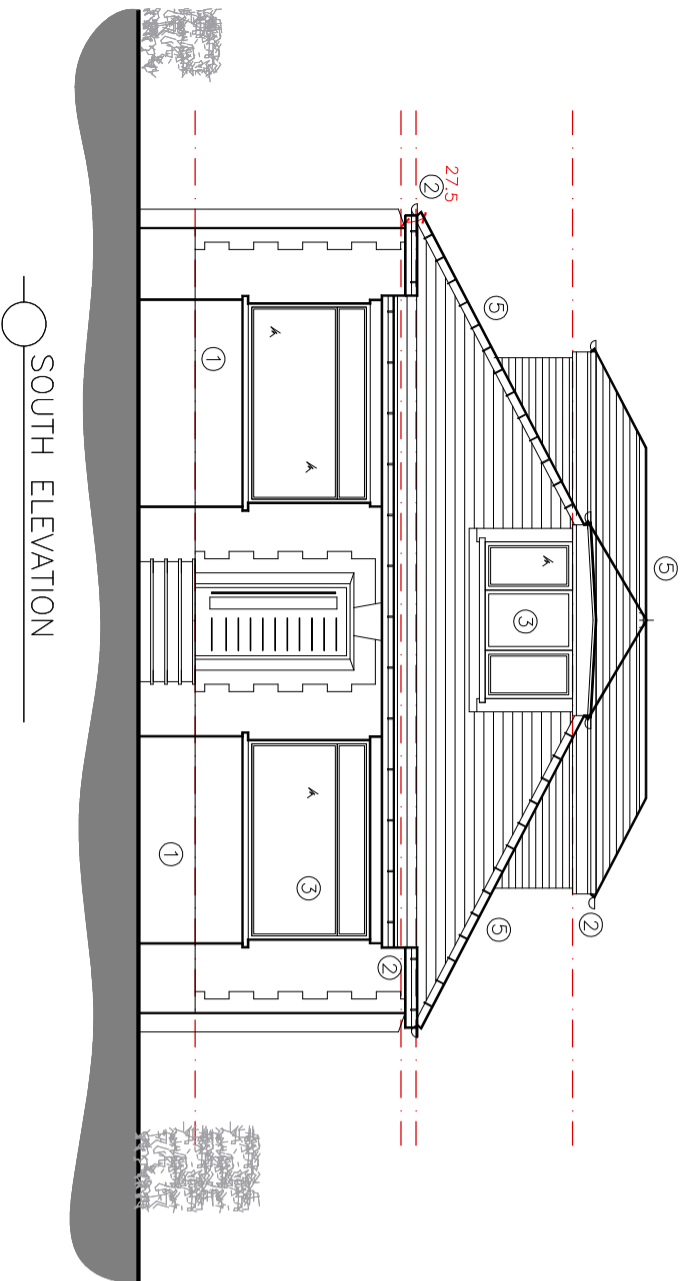
Existing Attic Layout



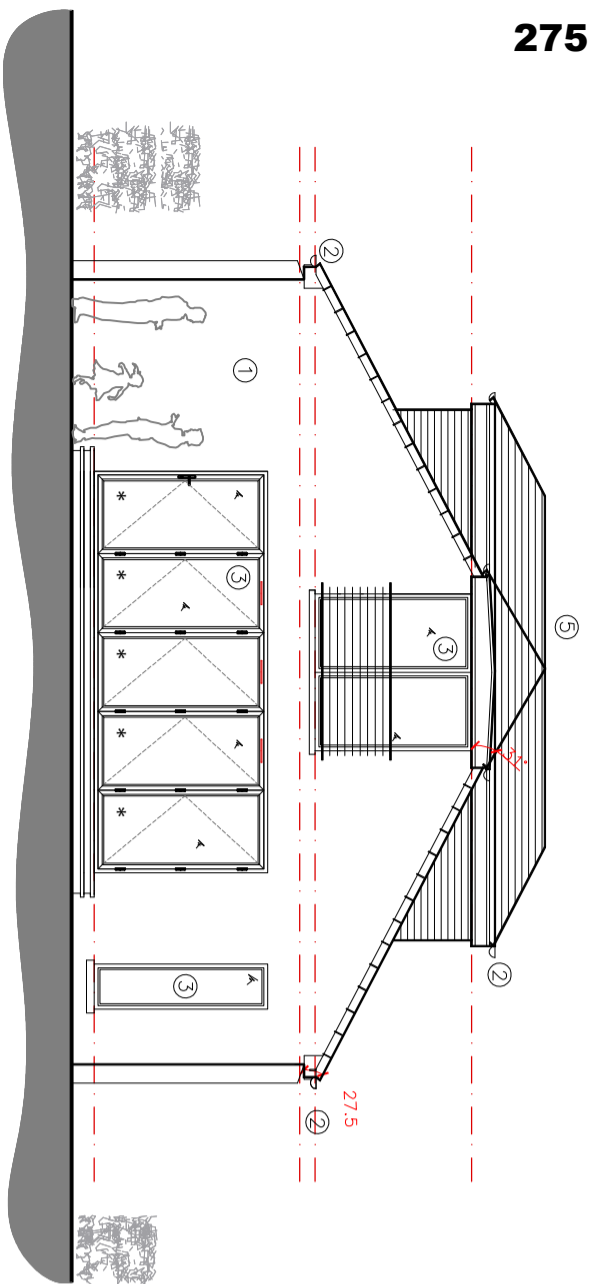
Section A-A



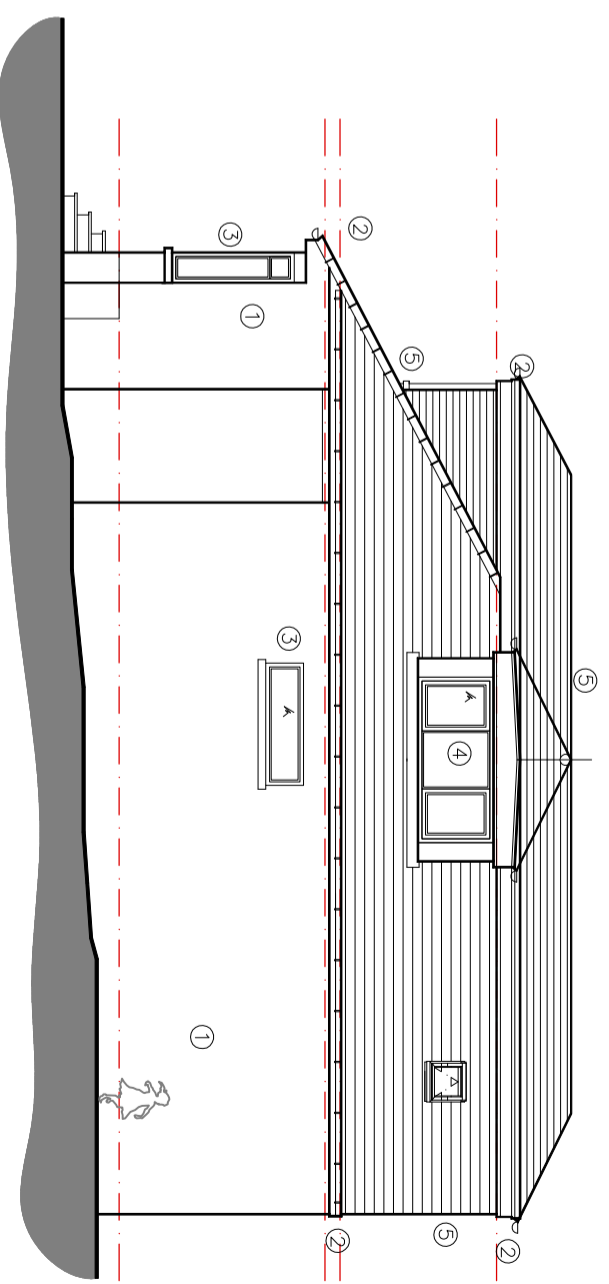
Address:--	145 Kippitrick Gardens, Glasgow, G76 7RN		
Project:--	Two Storey Rear Extension with Dormers and Retaining Walls with Store to the Rear Garden Area.		
Title:--	Existing Floor Plans and Section		
Drawing No.	PP 004	Rev:--	
Scale:--	1/100		



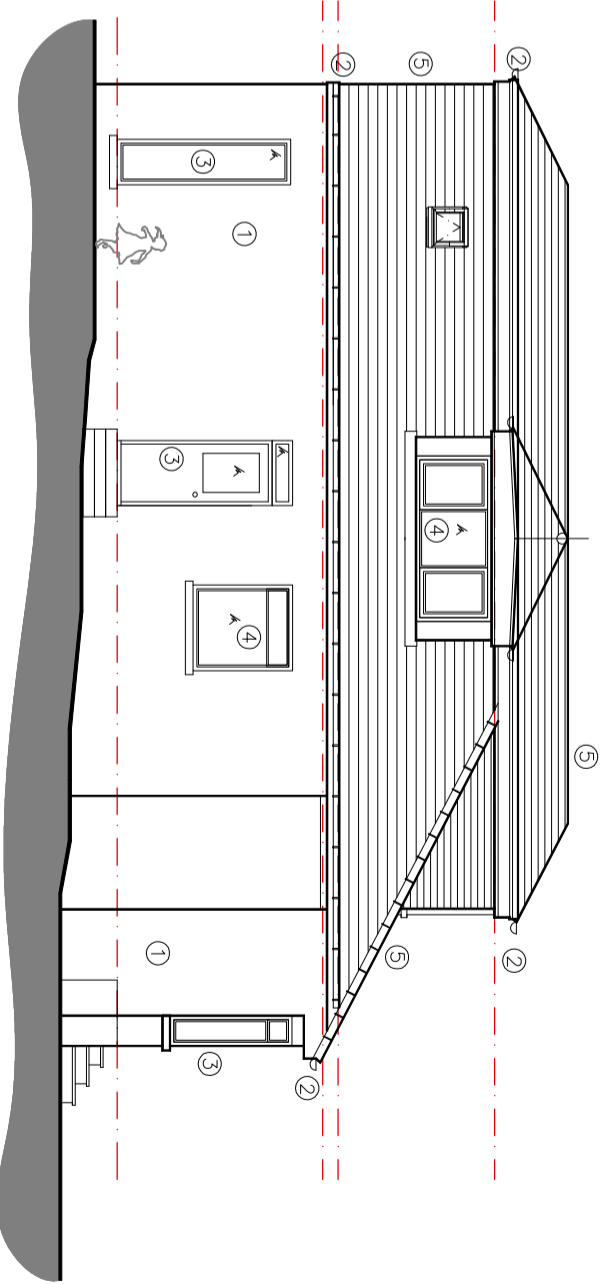
○ SOUTH ELEVATION



○ NORTH ELEVATION



○ EAST ELEVATION

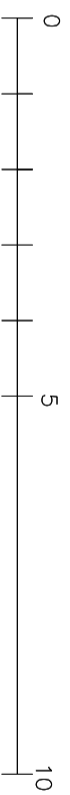


○ WEST ELEVATION

MATERIAL LEGEND:

- 1 – Roughcast (white)
- 2 – Plastic Rainwater Goods (black)
- 3 – UPVC Glazing (GOLDEN OAK)
- 4 – UPVC Glazing With Opaque Glass (GOLDEN OAK)
- 5 – Marley Modern (smooth grey)

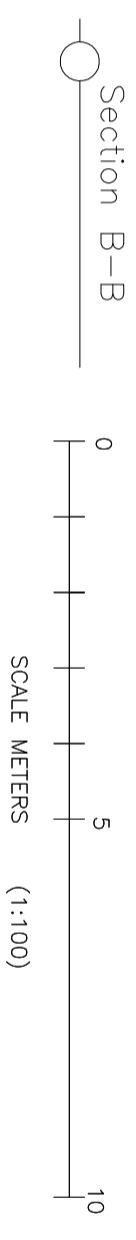
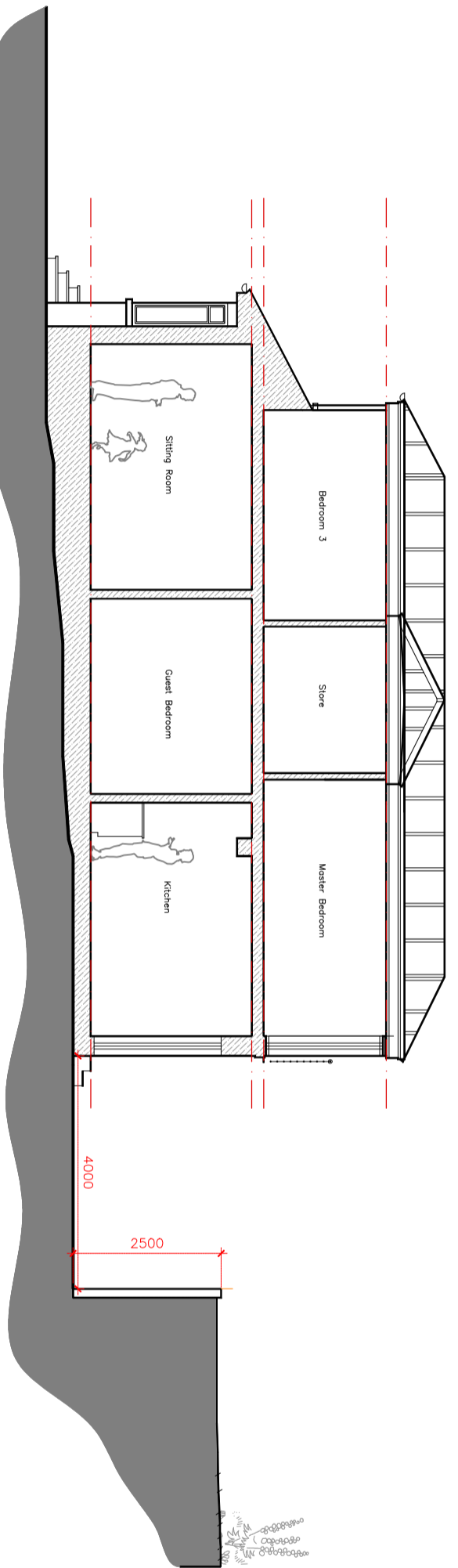
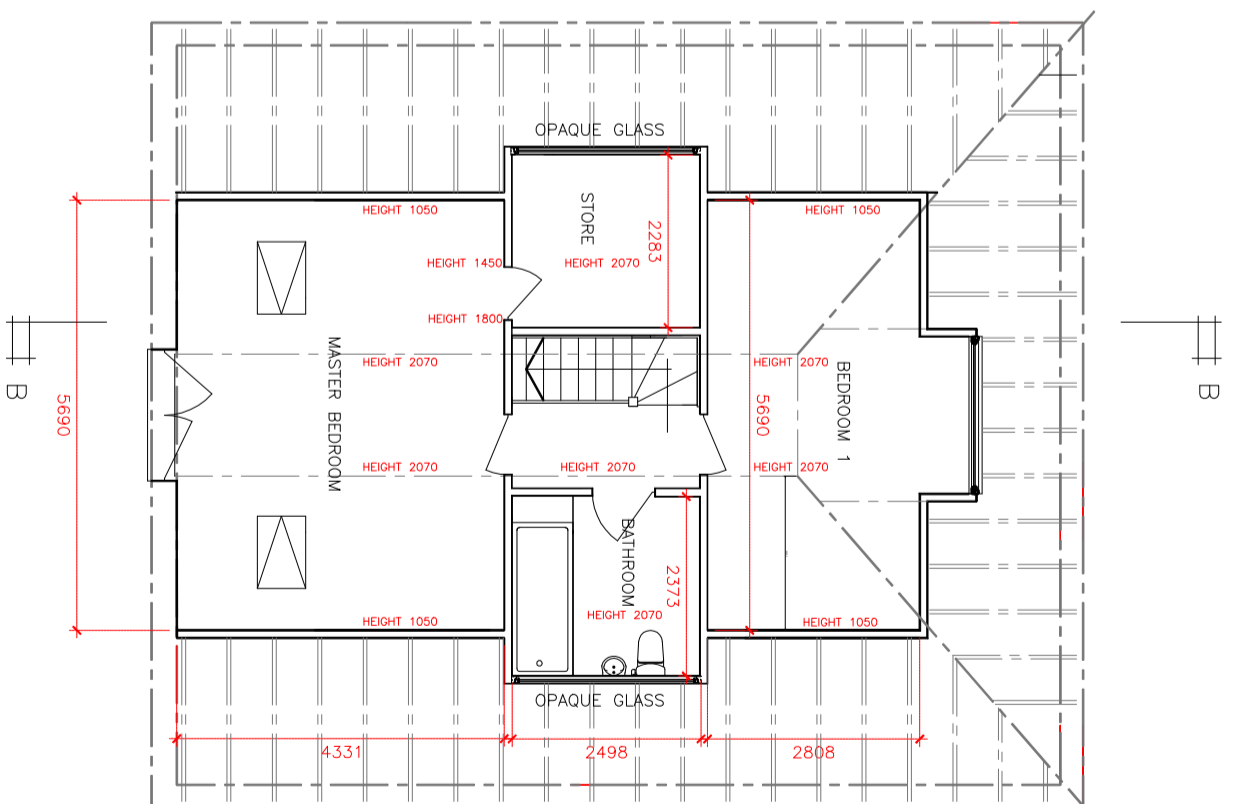
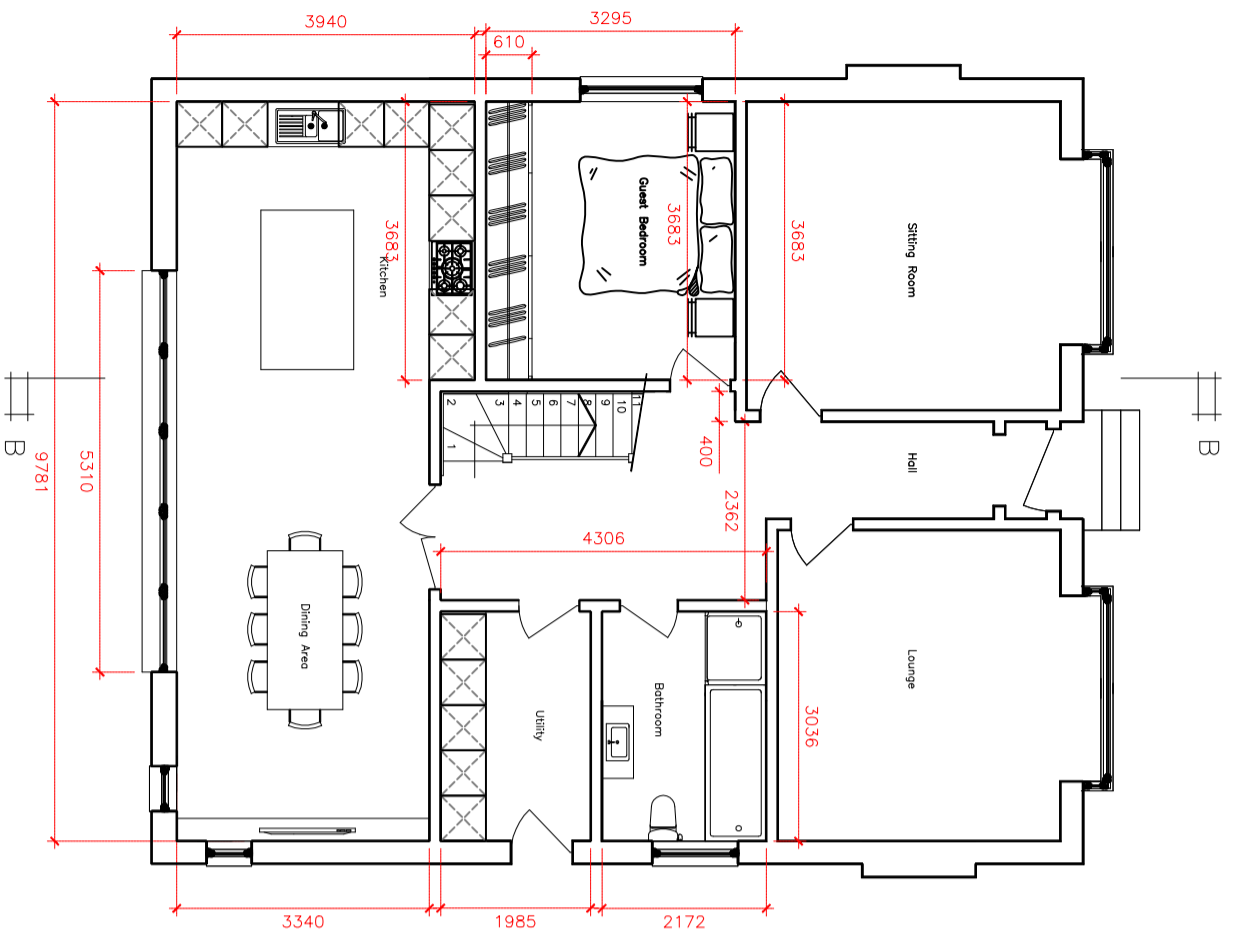
Note:  
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SCALE METERS (1:100)



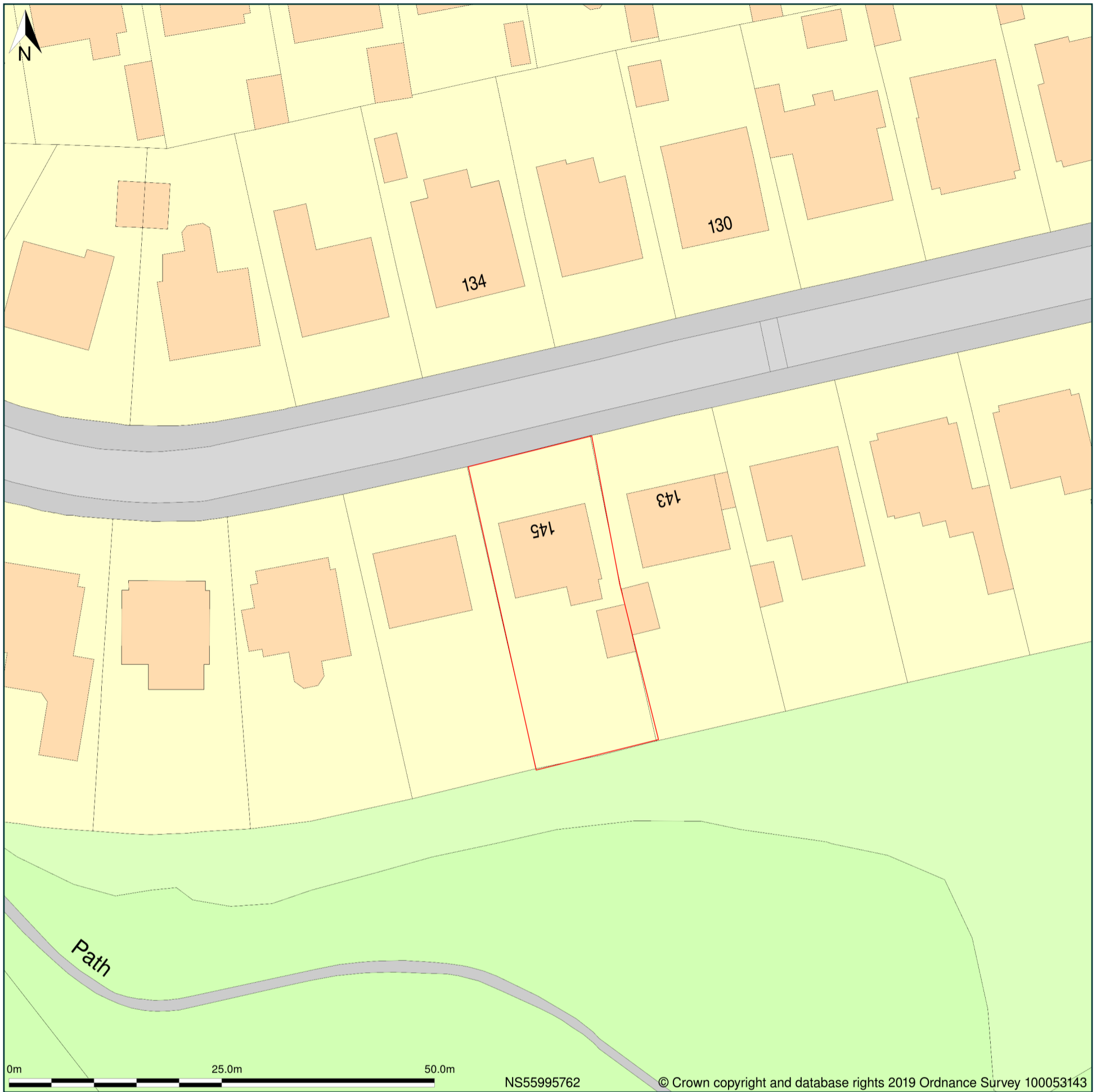
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Project:--	Two Storey Rear Extension with Dormers and Retaining Walls with Store to the Rear Garden Area.
Title:--	Proposed Elevations
Drawing No.	PP 005
Rev:--	A
Scale:--	1/100



Address:--	145 Kilpatrick Gardens, Glasgow, G76 7RN
Project:--	Two Storey Rear Extension with Dormers and Retaining Walls with Store to the Rear Garden Area.
Title:--	Proposed Floor Plans and Section
Drawing No.	PP 006
Rev:--	A
Scale:--	1/100



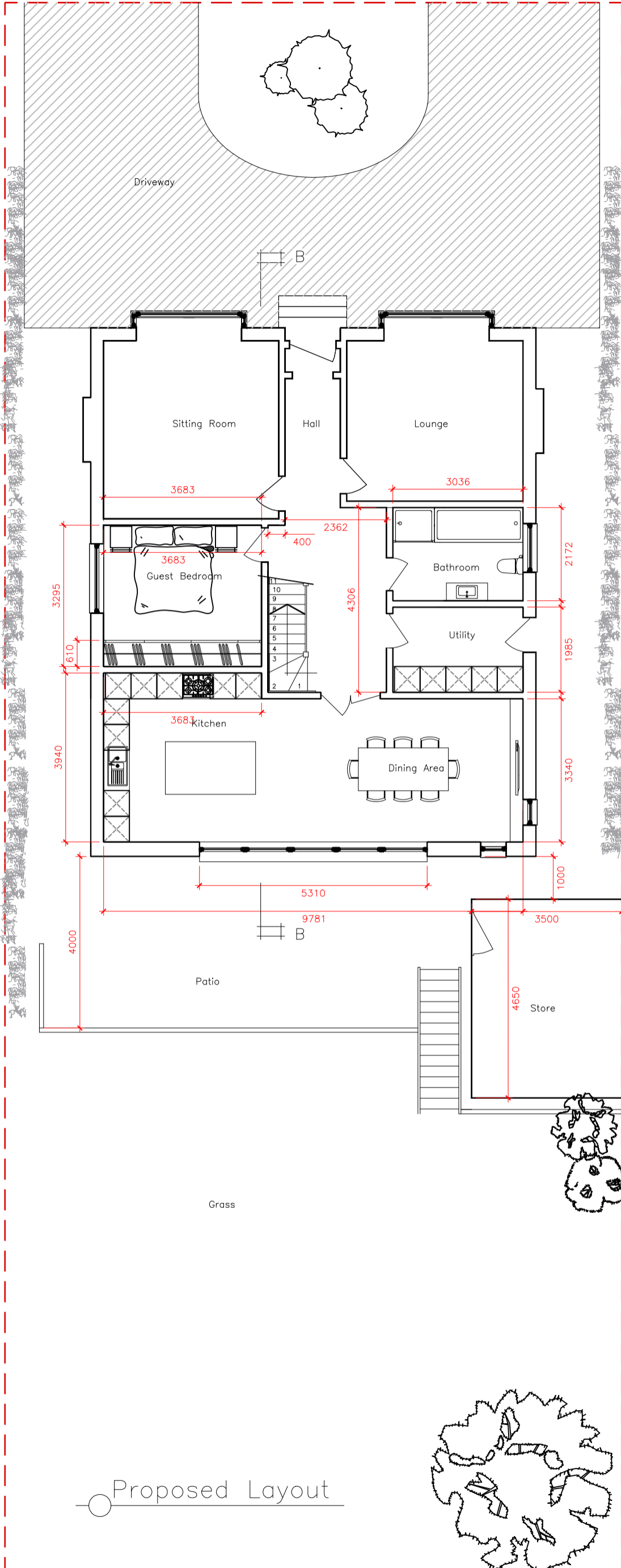
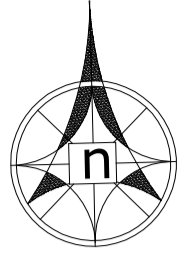
145, Kilpatrick Gardens, Clarkston, East Renfrewshire, G76 7RN



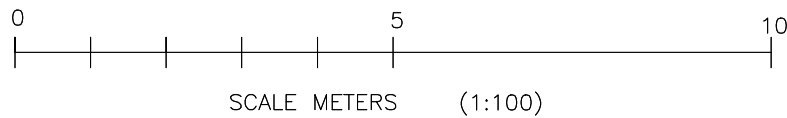
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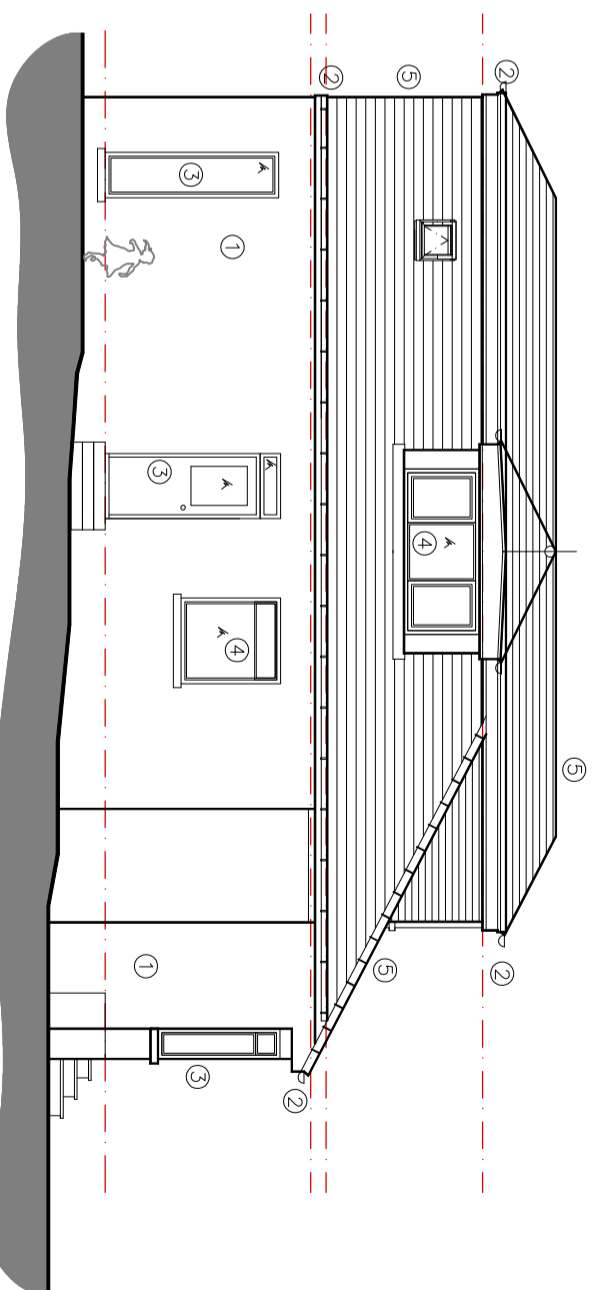
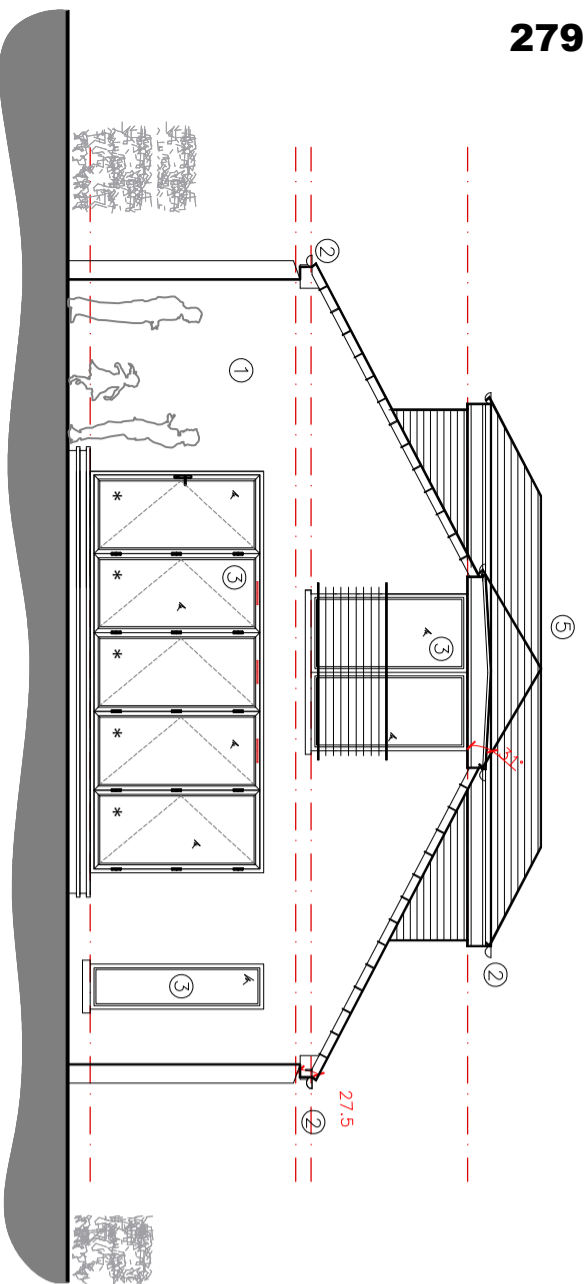
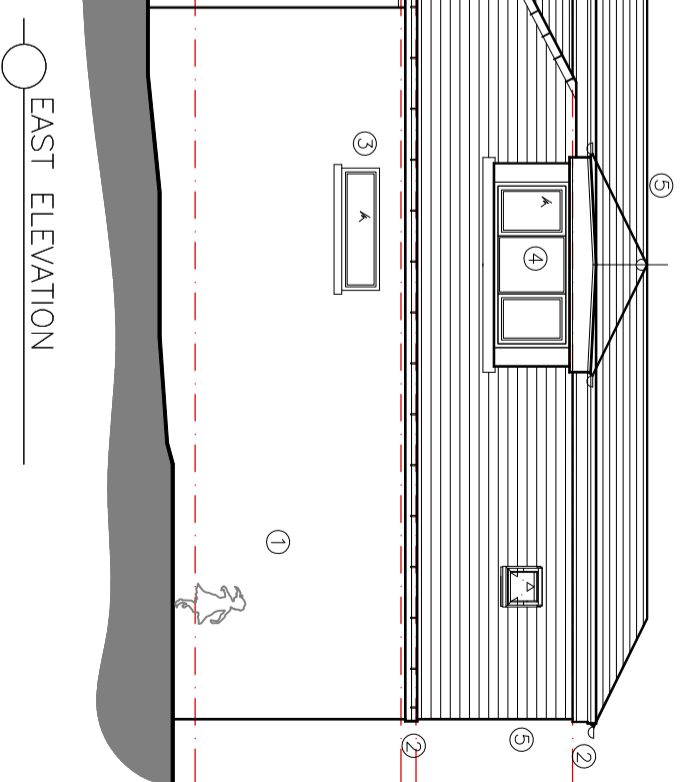
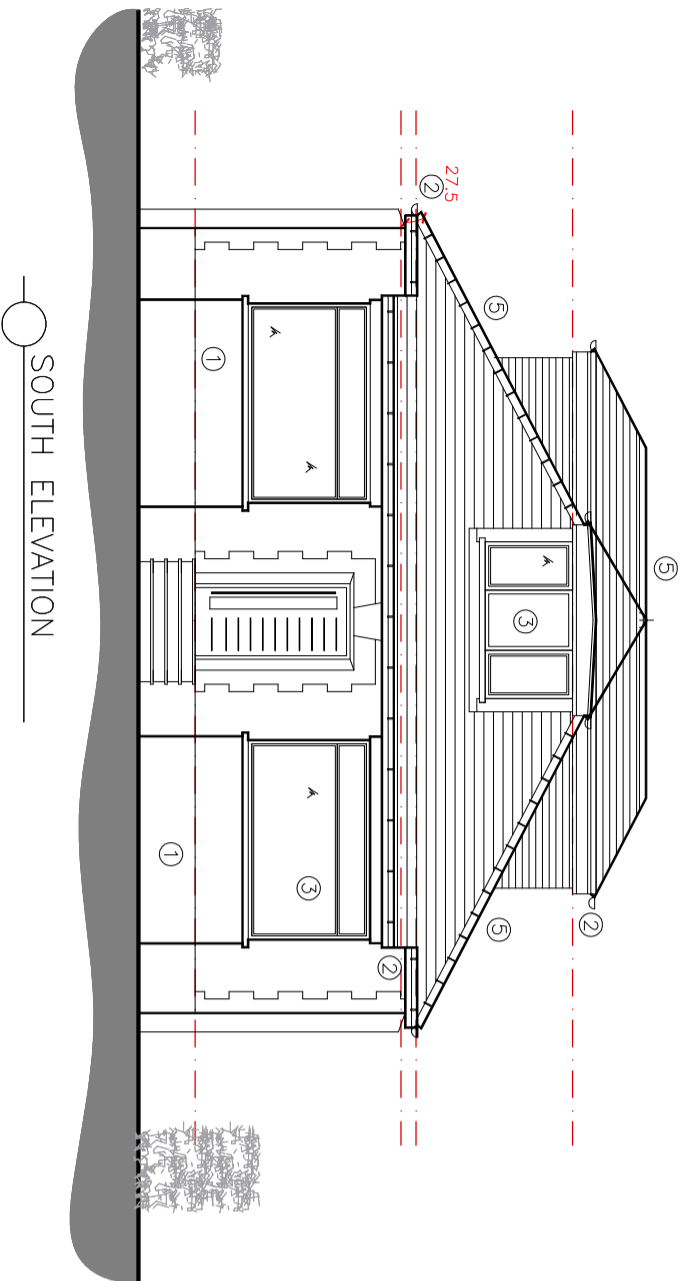
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Proposed Layout



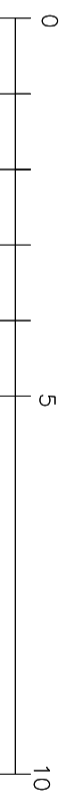
Address:-	145 Kilpatrick Gardens, Glasgow, G76 7RN		
Project:-	Two Storey Rear Extension with Dormers and Retaining Walls with Store to the Rear Garden Area.		
Title:-	Proposed Layout		
Drawing No.	PP 002	Rev:-	A
Scale:-	1/100		



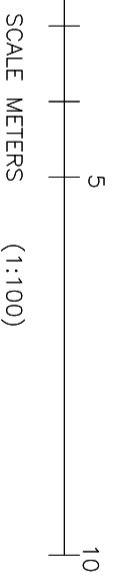
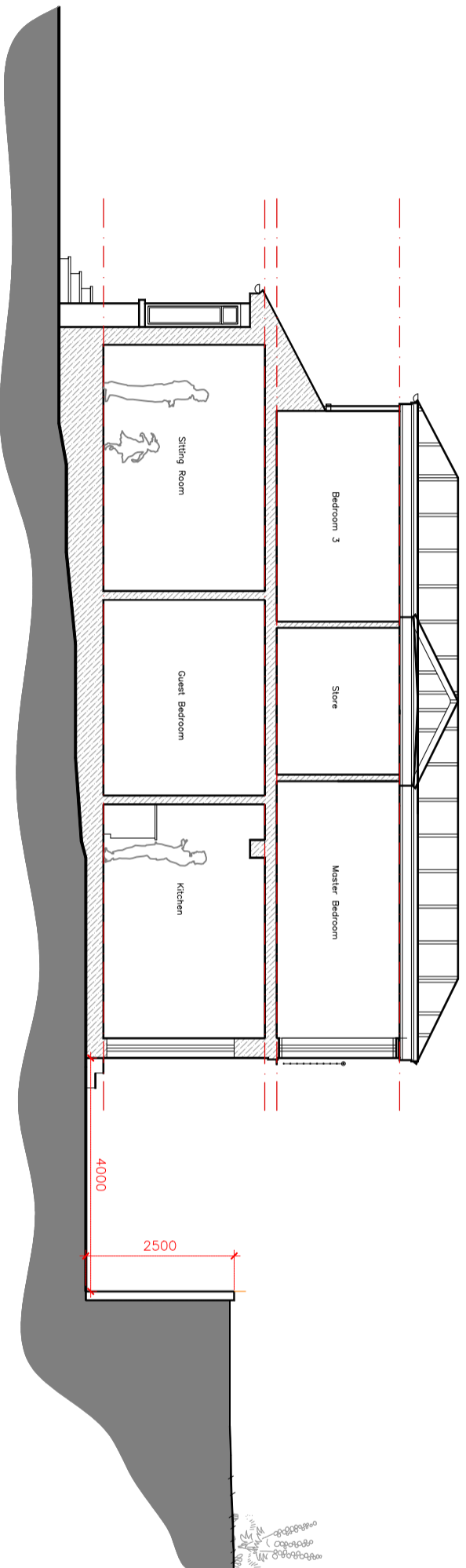
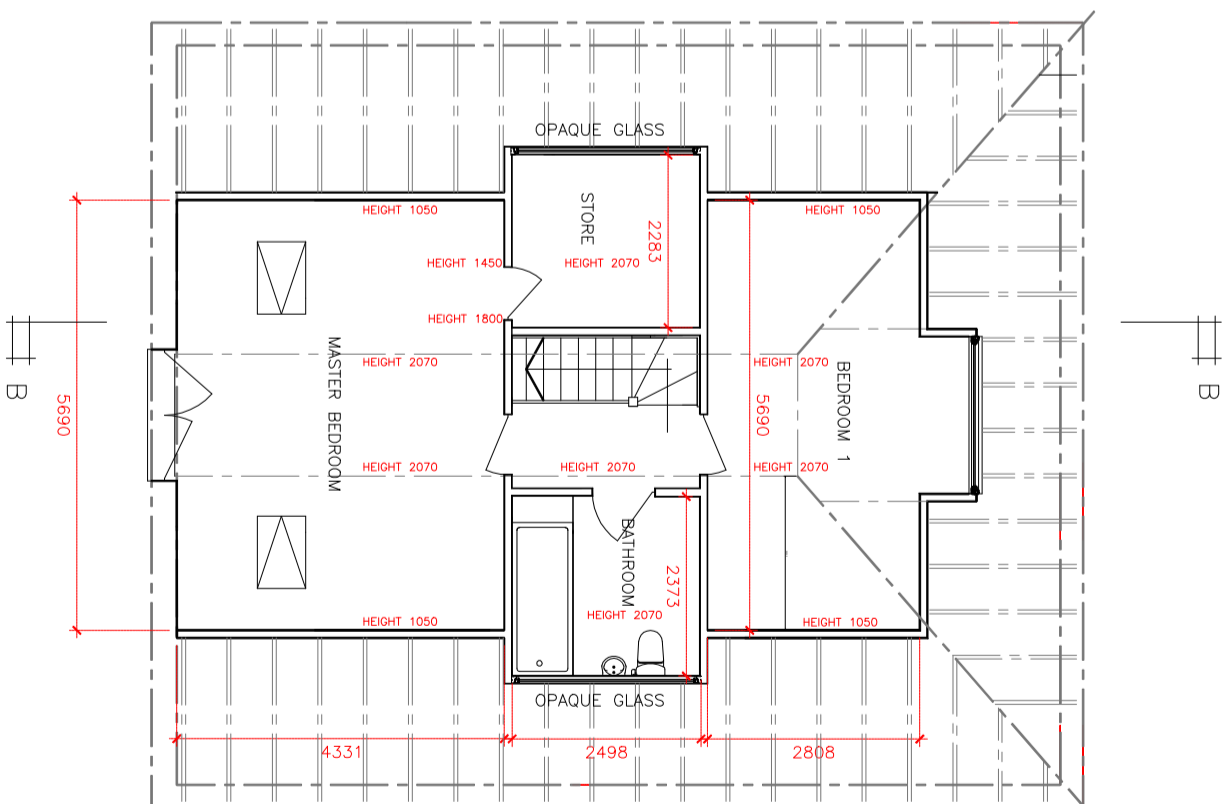
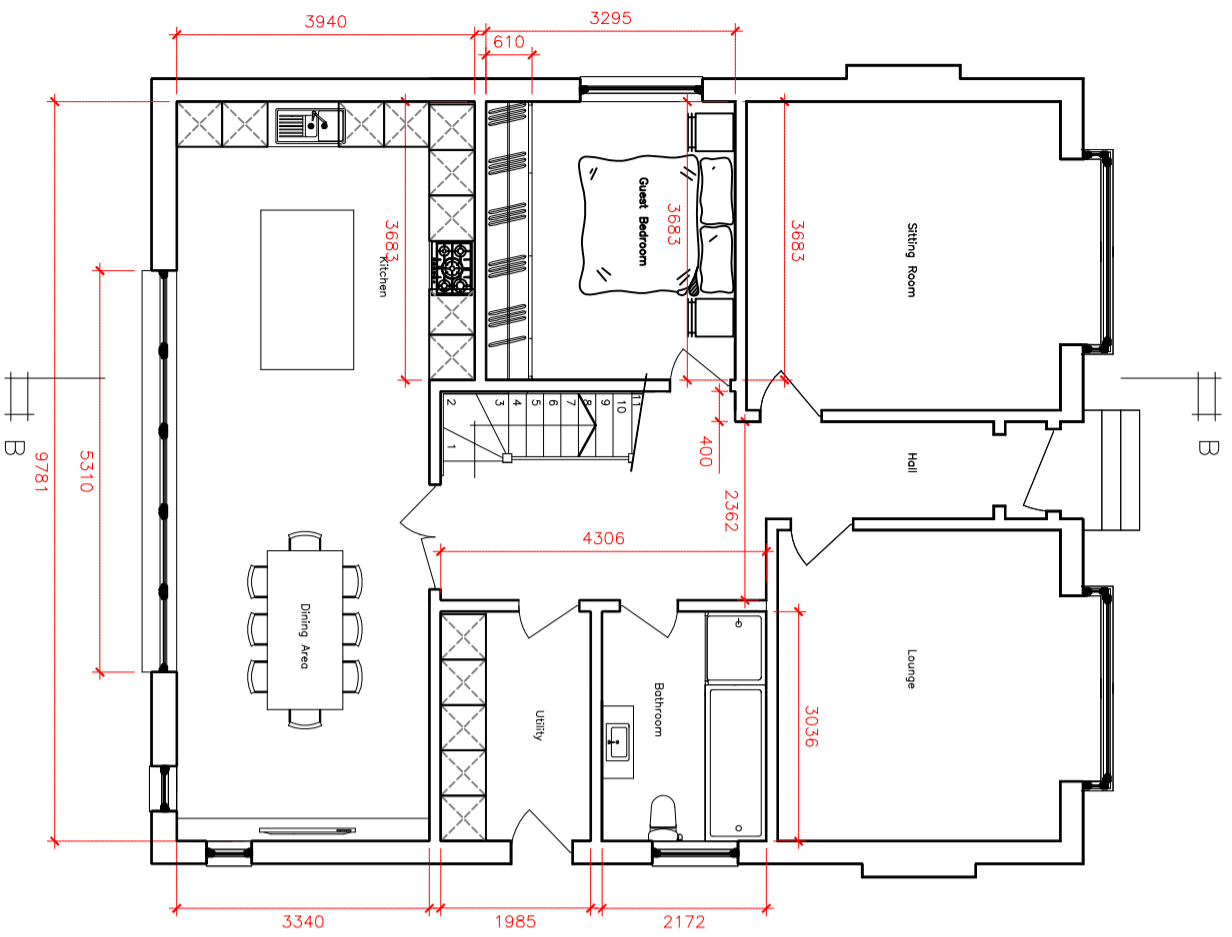
MATERIAL LEGEND:

- 1 - Roughtcast (white)
- 2 - Plastic Rainwater Goods (black)
- 3 - UPVC Glazing (GOLDEN OAK)
- 4 - UPVC Glazing With Opaque Glass (GOLDEN OAK)
- 5 - Marley Modern (smooth grey)

Note:  
All new materials to match existing as close as practically possible.



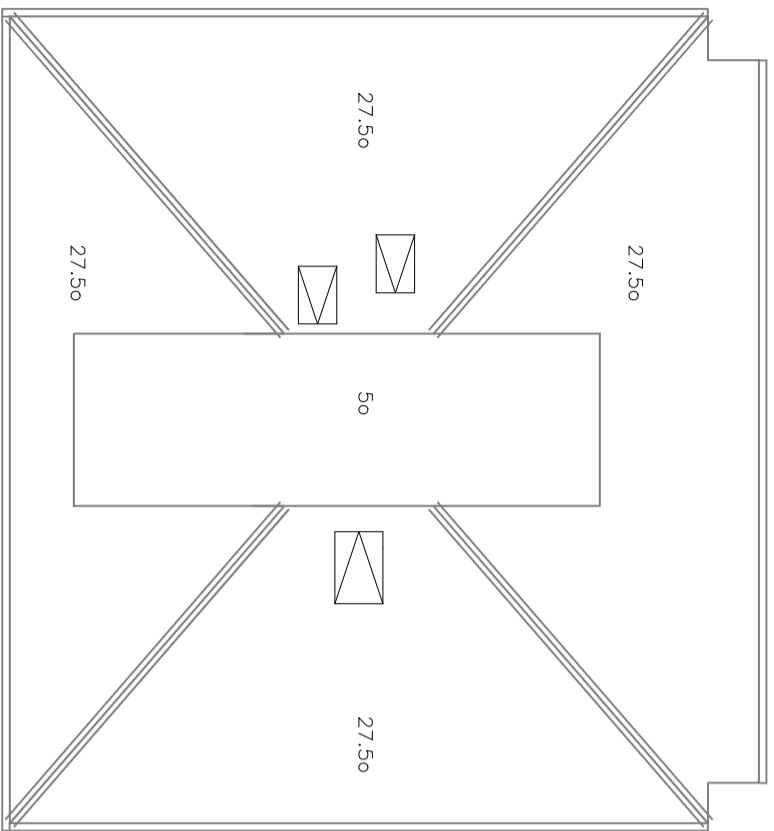
Address:-	145 Kilpatrick Gardens, Glasgow, G76 7RN
Project:-	Two Storey Rear Extension with Dormers and Retaining Walls with Store to the Rear Garden Area.
Title:-	Proposed Elevations
Drawing No.	PP 005
Rev:-	A
Scale:-	1/100



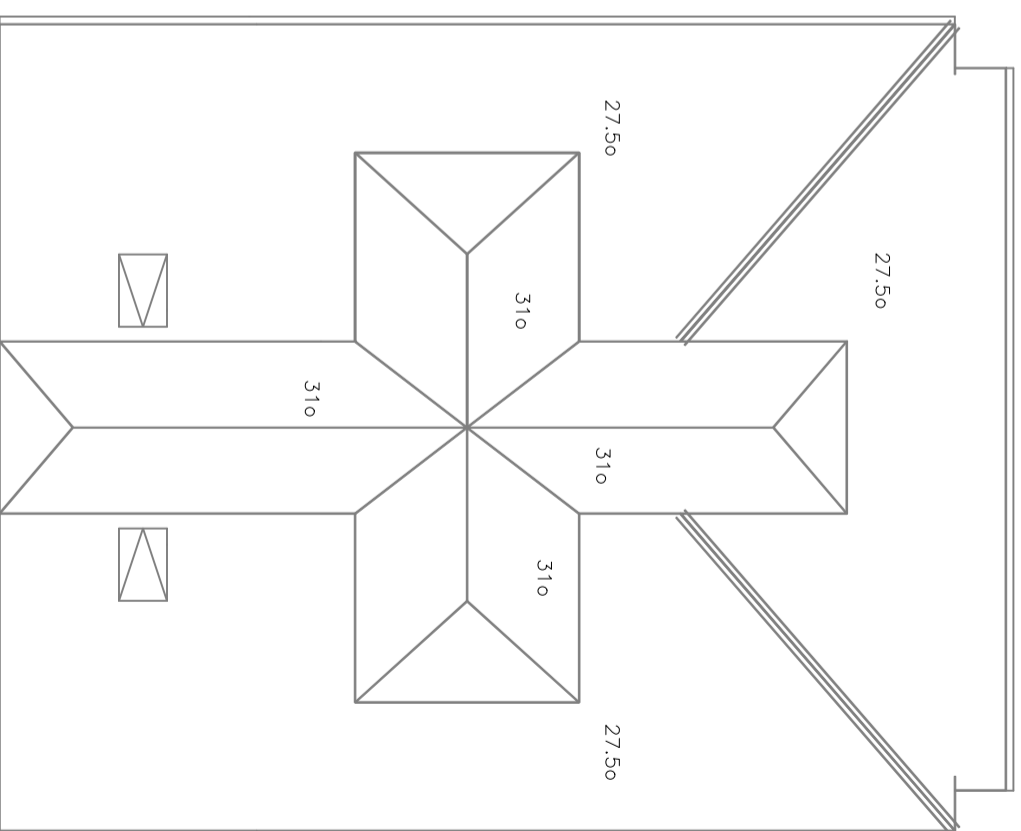
Address:--	145 Kilpatrick Gardens, Glasgow, G76 7RN
Project:--	Two Storey Rear Extension with Dormers and Retaining Walls with Store to the Rear Garden Area.
Title:--	Proposed Floor Plans and Section
Drawing No.	PP 006
Rev:--	A
Scale:--	1/100



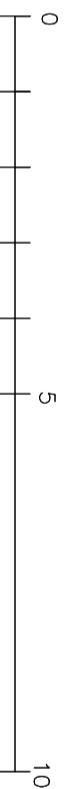




Existing Roof Plan



Proposed Roof Plan



Address:--	145 Kippatrick Gardens, Glasgow, G76 7RN		
Project:--	Two Storey Rear Extension with Dormers and Retaining Walls with Store to the Rear Garden Area.		
Title:--	Existing and Proposed Roof Plans	Rev:--	
Drawing No.	PP 007	Rev:--	
Scale:--	1/100		

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