

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY4 September 2019Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2019/11ERECTION OF RAISED DECKING AT REAR (IN RETROSPECT)
AT 14 DUNGLASS PLACE, NEWTON MEARNS**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:- 2019/0043/TP).
Applicant: Ms K Lawson.
Proposal: Erection of raised decking at rear (in retrospect).
Location: 14 Dunglass Place, 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 (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 5.

9. The applicant is entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and has indicated that his stated preference is 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, 4 September immediately before the meeting of the Local Review Body which begins at 2.30pm.

INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

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

14. However, the applicant has submitted new information which was not available to the Appointed Officer at the time the determination of the application was made. The new information relates to photographs showing the site before and after the works were carried out.

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

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

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

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

17. At the time of writing this report the applicant had not submitted an explanation as requested.

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

19. Members should note that the new information has been excluded from the applicant’s submission.

20. The information detailed below is appended to this report to assist the Local Review Body in carrying out the review of the decision taken by the Appointed Officer:-

- (a) Application for planning permission – Appendix 1 (Pages 7 - 14);
- (b) Copies of Objections/Representations – Appendix 2 (Pages 15 - 34);
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 35 - 42);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 43- 46); and

- (d) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages 47 - 56).

21. The applicant has also submitted the drawings listed below (available for inspection within the Planning Division of the Environment Department prior to the meeting and for reference at the meeting) and these are attached as Appendix 6 (Pages 57 - 62).

- (a) Refused – Location Plan;
- (b) Refused – Block Plan and Photographs; and
- (c) Refused – Existing and Proposed Drawings.

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

23. All the documents referred to in this report can be viewed online on the Council's website at www.eastrenfrewshire.gov.uk with the exception of any representations that have been made to the application.

RECOMMENDATIONS

24. The Local Review Body is asked to:-

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

Report Author: Paul O'Neil

Director - Caroline Innes, Deputy Chief Executive

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

Date:- August 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 100151423-001

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)

Formation of raised deck in rear garden and new fencing

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

No Yes - Started Yes – Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): *

01/08/2018

Please explain why work has taken place in advance of making this application: *
(Max 500 characters)

Applicant so not aware that consent required due to minor nature of works and that they replaced an existing raised decking area.

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:	Coats Architecture Ltd		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Robert	Building Name:	<input type="text"/>
Last Name: *	Coats	Building Number:	7
Telephone Number: *	07941545139	Address 1 (Street): *	Harelaw Avenue
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: *	G44 3HZ
Email Address: *	coatsarchitecture@sky.com		

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: *	K	Building Number:	14
Last Name: *	Lawson	Address 1 (Street): *	Dunglass Place
Company/Organisation:	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Newton Mearns
Extension Number:	<input type="text"/>	Country: *	SCOTLAND
Mobile Number:	<input type="text"/>	Postcode: *	G77 6XS
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:

14 DUNGLASS PLACE

Address 2:

NEWTON MEARNS

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G77 6XS

Please identify/describe the location of the site or sites

Northing

656088

Easting

252361

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

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

Notification of possibility of consent being required. Inspection took place before Christmas and applicant was advised works would require consent by email in early January.

Title:

Mr

Other title:

First Name:

Ian

Last Name:

Walker

Correspondence Reference Number:

18/00040/WKS

Date (dd/mm/yyyy):

29/10/2018

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

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: Robert Coats

On behalf of: Ms K Lawson

Date: 24/01/2019

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 Robert Coats

Declaration Date: 24/01/2019

Payment Details

Online payment

Payment date: 2

Created: 25/01/2019 09:01

COPIES OF OBJECTIONS/REPRESENTATIONS

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Comments for Planning Application 2019/0043/TP

Application Summary

Application Number: 2019/0043/TP

Address: 14 Dungalsh Place Newton Mearns East Renfrewshire G77 6XS

Proposal: Erection of raised decking at rear (in retrosect)

Case Officer: Mr Derek Scott

Customer Details

Name: Miss Lisa Henderson

Address: 28, Lochalsh Place, Blantyre G72 9LX

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

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2019/0043/TP (DS¹⁹)

ACK Sent 21/2/19

Your ref

RECEIVED

PLANNING

- 6 FEB 2019

EAST-REN COUNCIL

HEAD OF OPERATIONS

17 DUNGLASS PLACE

NEWTON MEANS

GLASGOW G77 6XS

0141 639 5668

2 FEB - 19

To the Council

I have your Notification of work planned for house No. 14 which is opposite mine

The only concern I have is when the work is being done; I would not want any high side vans or lorries parked in front of my window on the street.

My living room window is low and I am at home a lot, and sit looking out, my room is small.

I trust you will deal with this and avoid it

Yours faithfully



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Application Reference: 2019/0043/TP

My comments in relation to the application are as follows:

Scale of development – the garden grounds in the area are generally small and compact in scale. The scale of this structure is not in keeping with the small compact garden areas. The height of the development is excessive in the context of small garden areas. The property concerned is semi-detached and there are gardens immediately adjacent to the structure. This results in neighbours being significantly overlooked due to the height of the overall structure and the floor level within it. Those sitting on the structure would be directly overlooking neighbouring gardens and into neighbouring houses, particularly the house that is semi-detached to the property. This structure overlooks the back door patio area from an elevated position including the patio doors used to enter and exit the garden. The main living area of a neighbouring property is also to the rear of the property and is therefore overlooked by the structure.

Layout – the significant scale of the development in a small garden means the structure borders both immediate neighbours and this is not a discrete development within large garden grounds. The layout at floor level and the entire height of the structure is overbearing in the local area, dominating the view from the rear of neighbouring properties and overlooking those using neighbouring gardens from an elevated position.

Overlooking – this structure overlooks neighbouring properties to a large extent including areas of patio used for sitting out in the summer. There is also a significant part of the living space of neighbouring properties overlooked. There is a significant impact on the privacy within the garden area and within the home given the proximity of this development to neighbours. Large fencing has been erected, however this does not prevent overlooking from the structure given the elevated height of the development and the fencing is in itself of significance given the small garden ground area, as to its scale and height. Persons on the decking will be able to overlook the living room of the immediately adjacent property as well as the garden ground.

Loss of privacy – given the scale and height of the development neighbouring properties will suffer from a significant loss of privacy. Privacy is impacted both inside and outside neighbouring properties. The scale of the development is not suitable in the context of small garden grounds in the vicinity.

Please therefore consider these comments in determining the application as there is a significant impact on neighbouring properties of allowing such developments and an interference with neighbours' rights to peaceably enjoy their property and a clear interference with their privacy.

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I refer to your recent visit to my property earlier this week. I sent the email noted below after visiting the planning offices in January and I still don't have a response. In particular with reference to the point made in relation to the height of the fencing.

I note that the planning permission only relates to the decking structure. I am increasingly concerned as to the level of disruption to my property of this structure, with particular reference to my privacy and the significant increase in the degree to which I am overlooked both inside and outside my property.

If the Planning Authority is not going to regulate such structures strictly there would appear to be an impression given that anything goes. The length of time this process has taken has added to the already stressful situation of being presented with such a structure in such close proximity to my own house and garden.

I first raised this last August and I find myself still not clear on what the resolution will be 7 months later. I had hoped raising it immediately the structure appeared would result in a quick resolution with clear advice given as to the Scottish Government Guidance and checking of measurements on the site having provided photographs of the scale and extent of this fresh structure that was significantly higher than the previous brick structure both in overall height and in the level that the floor had been placed, with additional concrete steps being added to increase the floor level of the structure so that there was significant additional overlooking of my property.

I note that the planning application is currently pending however would like clarification on the points raised in my email of January as the fence height also remains of concern to me given it's dominance in a small compact garden ground area. If it exceeds the height of 2 metres are they required to obtain planning permission?

Can you also assure me that my comments submitted previously will be given full consideration given they refer to various planning considerations? Most importantly that of my right to privacy as well as the significant increase in the degree to which I am overlooked, as well as the scale and dominance of the structure to the small area of garden ground concerned and that this visually impacts on my outlook from my property.

Can you also provide me with the name of your Line Manager for reference?

Kind regards,

Katherine Robb

----- Forwarded message -----
From: Katherine Robb
Date: Mon, 21 Jan 2019 at 12:17
Subject: Decking and fencing 14 Dungallass Place
To: Walker, Ian

I called into the office today as I was on leave. I'm attaching photos confirming the height of the fence clearly alters and is over 2 metres when I measured it today, particularly at the end furthest from the house before the ground alters in height as far as I can see.

I also understand from a colleague of yours that the neighbour is disputing he requires planning permission. Can you advise what further steps are to be taken and a timescale for these.

I am happy to attend the office to discuss further.

Kind regards

Katherine Robb

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O'Neil, Paul [CE]

From: Katherine Robb [REDACTED]
Sent: 29 July 2019 20:51
To: O'Neil, Paul [CE]
Subject: Re: Local Review Body - Review 2019/11 - Erection of Raised Decking at Rear (in retrospect) - Protect
Attachments: Planning comments.docx

Dear Sir,

With regard to the proposed LRB, I have attached the original submissions that I made to the application as these are all points that remain relevant to the development that has taken place.

I remain completely opposed to the development that significantly overlooks my property and has a significant impact on the privacy of my property and my garden ground.

I trust that these will be before the LRB members as well as my additional comments noted in this correspondence. The dominant scale if the development is something that in my view the Planning Authority has to regulate and given the scale of the structure and the positioning of it so close to neighbouring properties, the Members should be conscious of the Scottish Government guidance on decking structures and the limitations on these that are clearly breached by the structure that has now been built for the last year, interfering with the privacy of neighbours and overlooking their properties and garden ground areas.

I also forward some recently taken photos from the patio area of my house, just outside the patio door emphasising the scale of the development. The Planning Department has further photos submitted previously. It would be useful for the Members to consider visiting the site to take account of the scale of the development and the overlooking that is involved.

As I am an immediate neighbour, please do not share my personal information externally and redact this document accordingly.

Please confirm receipt of this email and the attached comments.

Yours faithfully,

Katherine Robb

On Wed, 17 Jul 2019 at 14:59, O'Neil, Paul [CE] <paul.o'neil@eastrenfrewshire.gov.uk> wrote:

Please find attached, for your attention, copy correspondence of today's date in relation to a 'Notice of Review' submitted by Ms K Lawson, 14 Dungallass Place, Newton Mearns in respect of the above development.

You will note that have until 31 July to submit further representations in respect of the case.

Paul O'Neil
Committee Services Officer
Department of Corporate and Community Services

Tel No. 0141 577 3011
Fax No. 0141 577 3129

e-mail:- paul.o'neil@eastrenfrewshire.gov.uk

East Renfrewshire Council: Your Council, Your Future

www.eastrenfrewshire.gov.uk

Please consider the environment - do you need to print this email?

Information security classification

<i>No marking</i>	<i>No special handling practices</i>
<i>PROTECT</i>	<i>Protective action required</i>
<i>PROTECT+</i>	<i>Additional protective action required DPA sensitive</i>



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Application Reference: 2019/0043/TP

My comments in relation to the application are as follows:

Scale of development – the garden grounds in the area are generally small and compact in scale. The scale of this structure is not in keeping with the small compact garden areas. The height of the development is excessive in the context of small garden areas. The property concerned is semi-detached and there are gardens immediately adjacent to the structure. This results in neighbours being significantly overlooked due to the height of the overall structure and the floor level within it. Those sitting on the structure would be directly overlooking neighbouring gardens and into neighbouring houses, particularly the house that is semi-detached to the property. This structure overlooks the back door patio area from an elevated position including the patio doors used to enter and exit the garden. The main living area of a neighbouring property is also to the rear of the property and is therefore overlooked by the structure.

Layout – the significant scale of the development in a small garden means the structure borders both immediate neighbours and this is not a discrete development within large garden grounds. The layout at floor level and the entire height of the structure is overbearing in the local area, dominating the view from the rear of neighbouring properties and overlooking those using neighbouring gardens from an elevated position.

Overlooking – this structure overlooks neighbouring properties to a large extent including areas of patio used for sitting out in the summer. There is also a significant part of the living space of neighbouring properties overlooked. There is a significant impact on the privacy within the garden area and within the home given the proximity of this development to neighbours. Large fencing has been erected, however this does not prevent overlooking from the structure given the elevated height of the development and the fencing is in itself of significance given the small garden ground area, as to its scale and height. Persons on the decking will be able to overlook the living room of the immediately adjacent property as well as the garden ground.

Loss of privacy – given the scale and height of the development neighbouring properties will suffer from a significant loss of privacy. Privacy is impacted both inside and outside neighbouring properties. The scale of the development is not suitable in the context of small garden grounds in the vicinity.

Please therefore consider these comments in determining the application as there is a significant impact on neighbouring properties of allowing such developments and an interference with neighbours' rights to peaceably enjoy their property and a clear interference with their privacy.

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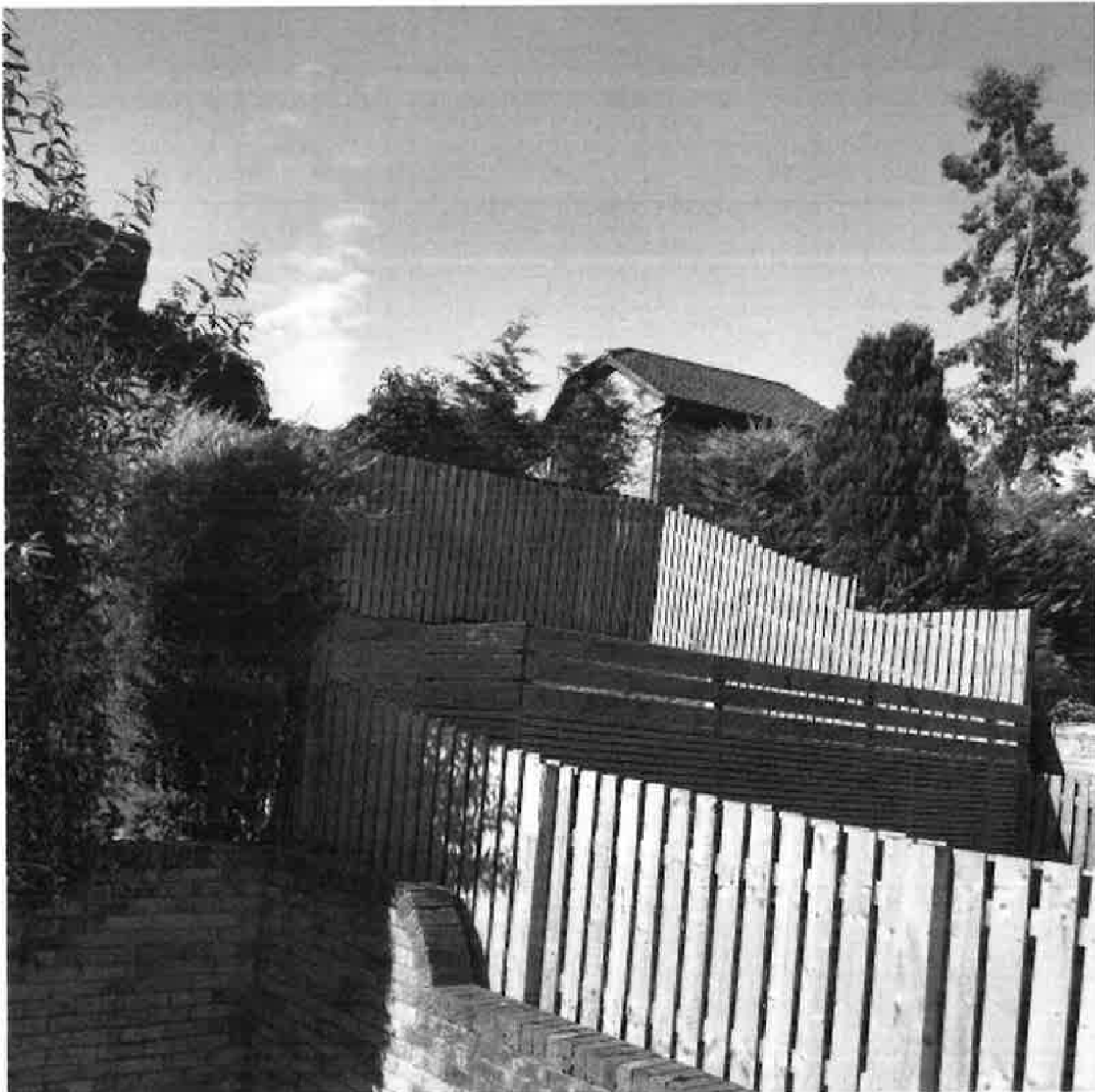
O'Neil, Paul [CE]

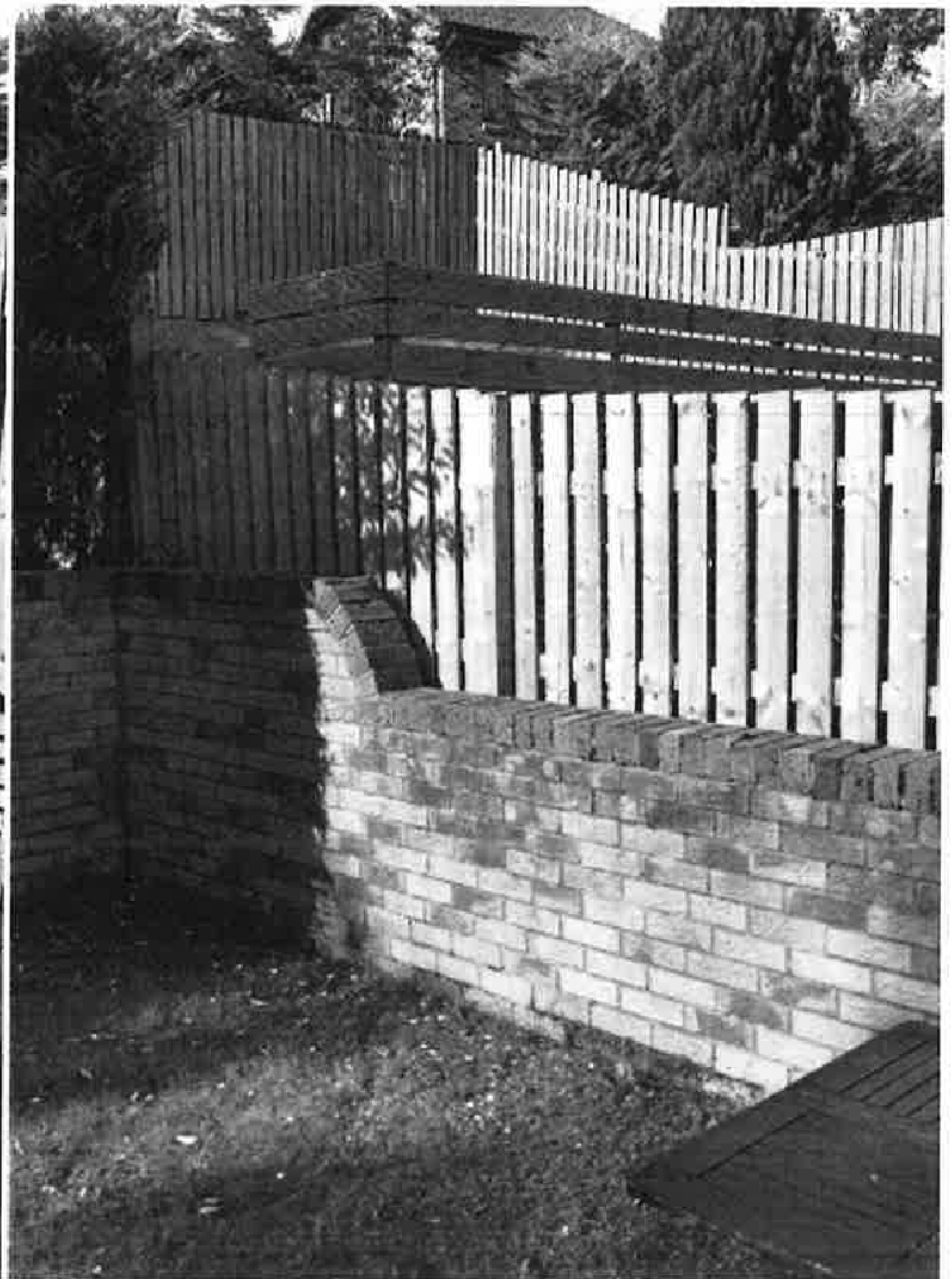
From: Katherine Robb [REDACTED]
Sent: 29 July 2019 21:00
To: O'Neil, Paul [CE]
Subject: Fwd: Katherine Robb has shared "Garden" with you

Please find attached 3 x photos for information and for adding to the submission that I sent in my earlier email.

Please note the garden fence was also constructed at the same time as this structure, originally the wall seen in the photos was the previous division between the properties.

Please confirm receipt.





[View album](#)

Get the Google Photos app



Google LLC
1600 Amphitheatre Pkwy
Mountain View, CA 94043 USA

REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2019/0043/TP

Date Registered: 25th January 2019

Application Type: Full Planning Permission

This application is a Local Development

Ward: 5 -Newton Mearns South And Eaglesham

Co-ordinates: 252361/:656088

Applicant/Agent:	Applicant:	Agent:
	Ms K Lawson	Coats Architecture Ltd
	14 Dunglass Place	7 Harelaw Avenue
	Newton Mearns	Glasgow
	East Renfrewshire	G44 3HZ
	G77 6XS	

Proposal: Erection of raised decking at rear (in retrospect)

Location: 14 Dunglass Place
Newton Mearns
East Renfrewshire
G77 6XS

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY: None relevant.

REPRESENTATIONS:

Two objections have been received and can be summarised as follows:

Scale of development not in keeping with smaller garden
Visual impact and proximity to boundaries
Overlooking/loss of privacy
Parking of vans on street.

One representation in support has been received although no reasons were given.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

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

ASSESSMENT:

The application site comprises a two storey semi-detached dwelling and its curtilage within an established residential area. In common with the other properties on the north side of Dunglass Place, the rear garden slope up from the rear of the dwelling towards the rear boundary, shared with Glendoick Place. More flat and useable garden areas have been formed closer to the

houses. The remaining higher sloping sections whilst graded have been left supported by sections of retaining walling.

A number of residents have introduced adaptations between the lower flat level and the higher sloping areas. Some of the neighbouring gardens have parts of their gardens terraced. Of the dwellings visible from the site, 12 and 18 Dunglass Place also have timber decks elements of which are close to the mutual boundaries with other properties.

This application is retrospective and relates to the formation of a new raised timber deck and new access steps partly in place/on top of a pre-existing deck. The previous deck was approximately 3m long and 5sqm in area and set 1.4 metres higher than the lower level of the rear garden. Access to the deck was via a set of timber steps that were more central to the applicants rear garden.

The new deck is split level and 5.8m long. It has a main level in excess of 7sqm and a lower section closer to the mutual boundary with No 16 Dunglass Place. The deck is accessed via tiled and timber steps set immediately adjacent to the mutual boundary. The main level of the new deck stands approximately 150mm higher than the previous deck. The retaining side facing the house is covered by slatted timber panels. The side and rear boundaries of the garden are bound by new timber fencing approximately 1.8 metres high, which is itself augmented by other boundary treatments in adjacent properties.

The application requires to be assessed with regard to Policy D1 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 and should not give rise to excessive additional overlooking or overshadowing.

It is accepted that the proposed deck is visually prominent when viewed from the applicant's garden. This is partly a result of its un-weathered finish and that it is seen in the context of un-weathered timber fencing. As it stands, the new deck itself is considered to be acceptable in appearance and does not significantly detract from the character or visual amenity of the wider area.

In terms of overlooking however the potential for overlooking has increased significantly, principally in respect of the immediate neighbour at No 16 Dunglass Place.

It is accepted that there was always possible to overlook neighbouring gardens from the upper portions of the applicant's garden. The established amenity relationship between the properties has been heavily influenced by this factor. The pre-existing deck allowed additional overlooking. However that overlooking was from a point effectively in the mid-point of the applicant's garden approx. 4.5m from the mutual boundary. The new enlarged deck increases this potential significantly. An individual utilising the deck will be just over 1m from the mutual boundary at an elevated position that affords a more direct and intrusive level of overlooking into the neighbour's lower garden area and internal apartments. The new boundary treatment offers little mitigation.

The option of introducing additional screening on the decking would result in an incongruously high (1.8m higher than the deck level), right angled structure that in itself would also detract from the amenity of the adjacent property.

In considering the above the presence of a raised structure on the other side of the objector's property at No 18 has been noted. However, the rear garden in that property appears to be less steep and the change in elevation therefore less pronounced. The raised area is also further from the objector's house and lower garden area.

In terms of material considerations the representations are noted as summarised above. It is considered that the matters raised are adequately addressed in the preceding paragraphs. In terms of the parking of vans or builders vehicles in the street, the Council cannot control vehicles parking on the public road where there are no parking restrictions.

The representation in support is noted however no reasons were given.

In conclusion, the above the proposal is considered to be contrary to the terms of Policy D1 of the adopted East Renfrewshire Local Development Plan. There are no material considerations that indicate the application should be approved.

RECOMMENDATION: Refuse.

1. The proposed decking is contrary to the terms of Policy D1 of the East Renfrewshire Local Development Plan as it will by reason of its height and proximity have a dominant and detrimental impact on the amenity and privacy of the adjacent property at No 16 Dunglass Place, Newton Mearns.

PLANNING OBLIGATIONS: None.

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.: 2019/0043/TP
(DESC)

DATE: 10th April 2019

DIRECTOR OF ENVIRONMENT

Reference: 2019/0043/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.

GOVERNMENT GUIDANCE: None

Finalised 10/04/2019.AC.

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**DECISION NOTICE
AND
REASONS FOR REFUSAL**

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

REFUSAL OF PLANNING PERMISSION

Ref. No. **2019/0043/TP**

Applicant:

Ms K Lawson
14 Dunglass Place
Newton Mearns
G77 6XS

Agent:

Robert Coats
7 Harelaw Avenue
Glasgow
G44 3HZ

With reference to your application which was registered on 25th January 2019 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of raised decking at rear (in retrospect)

at: 14 Dunglass Place Newton Mearns East Renfrewshire G77 6XS

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 proposed decking is contrary to the terms of Policy D1 of the East Renfrewshire Local Development Plan as it will by reason of its height and proximity have a dominant and detrimental impact on the amenity and privacy of the adjacent property at No 16 Dunglass Place, Newton Mearns.

Dated 10th April 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	02		
Location Plan	00		
Plans Proposed	01		

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 100172887-001

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

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Miss"/>	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="Kayleigh"/>	Building Number:	<input type="text" value="14"/>
Last Name: *	<input type="text" value="Lawson"/>	Address 1 (Street): *	<input type="text" value="14 Dunglass Place"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="██████████"/>	Town/City: *	<input type="text" value="Newton Mearns"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G77 6XS"/>
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:

14 DUNGLASS PLACE

Address 2:

NEWTON MEARNS

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G77 6XS

Please identify/describe the location of the site or sites

Northing

656088

Easting

252361

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)

Formation of raised deck in rear garden - appeal for the refusal decision with supporting statement and images

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.

We have attached full reasons for the appeal. We have evidence to support no further loss of privacy that was not already there and also have evidence to support the size of scale is in line with garden. We feel we have not been able to provide evidence as a whole to support our application and were unaware specific concerns were raised which affected the planning decision. We were unaware permission was required for the works to the garden at the time it was carried out.

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)

We were not aware of the concerns and complaints raised by the objector, we have taken the time to cover off each concern in our application. We would have taken the opportunity to provide evidence to support no further loss of privacy and overlooking. We were only advised to apply for the permission as part of the councils guidelines and not due to the fact it was initiated by number 16s complaint. We also would have applied for the permission prior to the works had we known it was required

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)

Grounds of Appeal Images of the garden before works and after, including wall and fence Original Planning application Drawings from the original application - measurements unfortunately incorrect Refusal from the council

Application Details

Please provide details of the application and decision.

What is the application reference number? *

2019/0043/TP

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

25/01/2019

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

10/04/2019

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

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

We do have a locked gate upon entry to the garden however we are happy for the gate to be left opened and unlocked for the premises to be inspected

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: Miss Kayleigh Lawson

Declaration Date: 08/07/2019

Appeal the decision for the refusal of erection of decking at the rear (in retrospect)

Submitted by Kayleigh Lawson

Grounds of appeal

Ref No 2019/0043/TP

The planning application for the above case was refused due to the proposed decking being contrary to the terms of Policy D1 of the East Renfrewshire Local Development Plan as it will by reason of its height and proximity have a dominant and detrimental impact on the amenity and privacy of the adjacent property at No16 Dungallass Place.

The applicants would like to appeal the decision made by the council due to a number of factors which they were unable to provide at the time of the planning application.

The applicants were advised planning permission would be required to the rear of the garden upon the works being completed. Both applicants were unaware permission would be required for the extended decking, if both applicants were aware of this beforehand they would have ensured this was in place before creating the new decked area.

Our intentions were to improve the property's general appearance and also to improve privacy levels between the properties. The work completed to the applicant's garden has greatly improved the privacy not just for themselves, but for their surrounding neighbours. The works completed also allows the applicant to utilise their garden more effectively. Prior to the works, the decking and staircase situated to the rear were in fact unsecure and quite hazardous, the wooden slats of the stairs collapsed and the decking itself had a few large gaps. The applicants at this point made the decision to have the decking area corrected in order for them to enjoy and put their garden to full use. Along with having the rear decking corrected they decided to add the fence around the garden area to provide more privacy and to ensure a more secure garden. Previous to the fence the applicants had a small wall separating their and number 16's rear lower level of the garden, the wall was very short in height however did increase ever so slightly as it approached towards the middle of the garden. The applicants then had a slatted fence again small in height running from the wall to very rear of their garden separating number 16 and number 14's garden.

The works completed to number 14's rear garden took a lot of time and money to complete, over 6 weeks it took for workmen to complete, there were a number of delays and challenges along the way especially with the existing wall that was situated to the rear of the garden. Both applicants invested a lot of time and money in this work to now not have the enjoyment of it. If both applicants were aware of the planning permission that was required we both would not have risked carrying out the works in the first instance and would have followed the correct procedures in applying and awaiting approval if it were to be granted.

Whilst this process has been on going both applicants were unaware the objector and complainant residing at Number 16 had concerns over the potential loss of privacy and overlooking due to the erection of a new decking. We understand the objector initially raised their complaints quite early in the process and it mainly consisted around the fence that was added to secure number 14's garden and to provide both neighbours with privacy. The council arranged a number of visits to the premises to query the complainants concerns, which again were not disclosed to the applicants.

This resulted in submitting planning permission for the rear decking only as the fence was of no concern, we were advised by the council to submit planning permission due to the fact the rear decking may not adhere to certain guidelines.

We would like to highlight, if both applicants were aware of the complaints raised at the time of the application process we would have taken more time to ensure the application was relevant to the concerns raised and ensured all measurements completed by the architect were in fact all accurate. It is only now since receiving the refusal from the council and having the opportunity to review the Complaints raised that we are now in a position to appeal the decision and present information which we would like to be considered as a whole.

The applicants were able to re measure the structure as it seems the measurements on the refusal seem to be incorrect. As stated there is a pre-existing wall to the rear of the garden with decking on the top of it, the wall itself takes up $\frac{3}{4}$ of the length of the garden. We had timber steps upon entering the decking this was situated over $\frac{3}{4}$ of the length of the garden. It is stated on the refusal the steps were sitting centre of the garden which is in fact not the case. We have a number of images to support this and you can still see the brick wall through the fencing that we have in place at the moment.

The length of the wall at the rear is approx 4300mm, it then had stairs to the left which were approx. 500mm in length. The height of the wall is approx. 1500mm with the stairs dropping down towards the lower part of the garden. The length of the wall and stairs is approx. 4800mm, we renewed the decking on top of the wall and the height of the new decking is 50mm which is within the guidelines of the permitted development rights provided by East Renfrewshire council.

Upon renewing the decking and the stairs the applicants decided to extend the decking further along the garden and move the stairs to the far left of the garden, this resulted in the new raised decking which required planning permission. The new raised decking is 1140mm in length and 1050mm in height, it is a lower platform with stairs which take you onto where the existing decking was in place with the wall underneath. The new decking is lower in height and more than 1 metre in distance from the complainant's premises again there seems to be some miscalculation in the refusal.

The main reasons for the application being refused was mainly to do with the overlooking and loss of privacy for Number 16 and the scale of the development.

Below I have highlighted the factors to consider and why we are appealing both.

Before work was completed to the applicants garden there was only a very small wall separating number 14 and number 16's garden. This is no longer the case as we now have a new fence in place providing both residents more privacy, the height of the fence is 1800mm. I would like to advise when the fence was not in place and you were situated in the lower part of our garden, you could see quite evidently into Number 16's lower garden and internal apartments a lot more than you ever could now. Unfortunately it is the structure of each individual garden that causes this overlooking as

each garden has different levels and heights, I would also like to add our garden is elevated in comparison to Number 16.

We would also like to point out that our garden is on a very steep slope and no matter where you stand in the top area of our garden you will always see into Number 16 and also Number 12's lower garden and internal apartments and vice versa.

The extended decking which we have added has not caused any more overlooking or loss of privacy that was not already there previously, we have added a fence around the garden to allow Number 16 more privacy. However this seems to be something Number 16 is also disputing, it is quite contradictory that number 16 is complaining for loss of privacy and overlooking but also complaining about the height of the new fence which provides more privacy than the 950mm wall that was previously in place beforehand.

With reference to Number 18's garden, it is noted in the refusal number 18 also has a sense of overlooking into number 16's garden but not at the extent that we do and have made the assumption that we can in fact see more into number 16's property than number 18. We would like to dispute this point as there is no factual evidence to support this. I have added images again to show Number 18's decking is higher than our own and is in fact closer to viewing number 16's internal apartments. We believe this should have been considered as a positive instead of a negative as number 18's decking height is a lot more than our own and the proximity is in fact a lot closer to number 16 than our own decking.

In regards to the scale of the development we feel the scale is in line with the residential area, all residents in our area have some sort of decking, raised platforms etc. in place to suit their garden. Again I refer to number 18, they have raised decking which is higher than our own and a fence on top of the decking which again is higher than our structure. We have developed our garden in a way that kept with the previous structure and layout and also considers the fact we have a large incline to the rear which is difficult to amend. We believe the works completed to our garden are in line with its size as we do have a rather large scale garden, the garden is limited due to the incline. We have worked hard to develop it in a way that compliments and utilises the grounds more than what we previously had.

Please find attached a number of images to support our appeal, we hope you will consider the points and evidence we have provided and look forward to your decision.

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PLANS/PHOTOGRAPHS/DRAWINGS

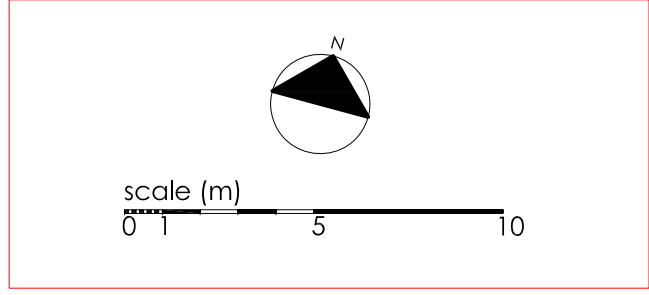
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<h1>COATS</h1> <h2>architecture</h2> <p>e: coatsarchitecture@sky.com t: 07941 545139 www.coatsarchitecture.com</p>	client MS K LAWSON	
	project 14 DUNGCLASS PLACE, NEWTON MEARNES PROPOSED RAISED DECKING TO REAR GARDEN	
	drawing title LOCATION PLAN	
	drawing no 00	scale 1:1000 at A4
	date JAN 19	drawn bc
revision	purpose PLANNING	



**PROPOSED BLOCK
PLAN 1:200**



**AS BUILT TERRACE
PHOTO 1**



**EXISTING TERRACE
PHOTO 1**

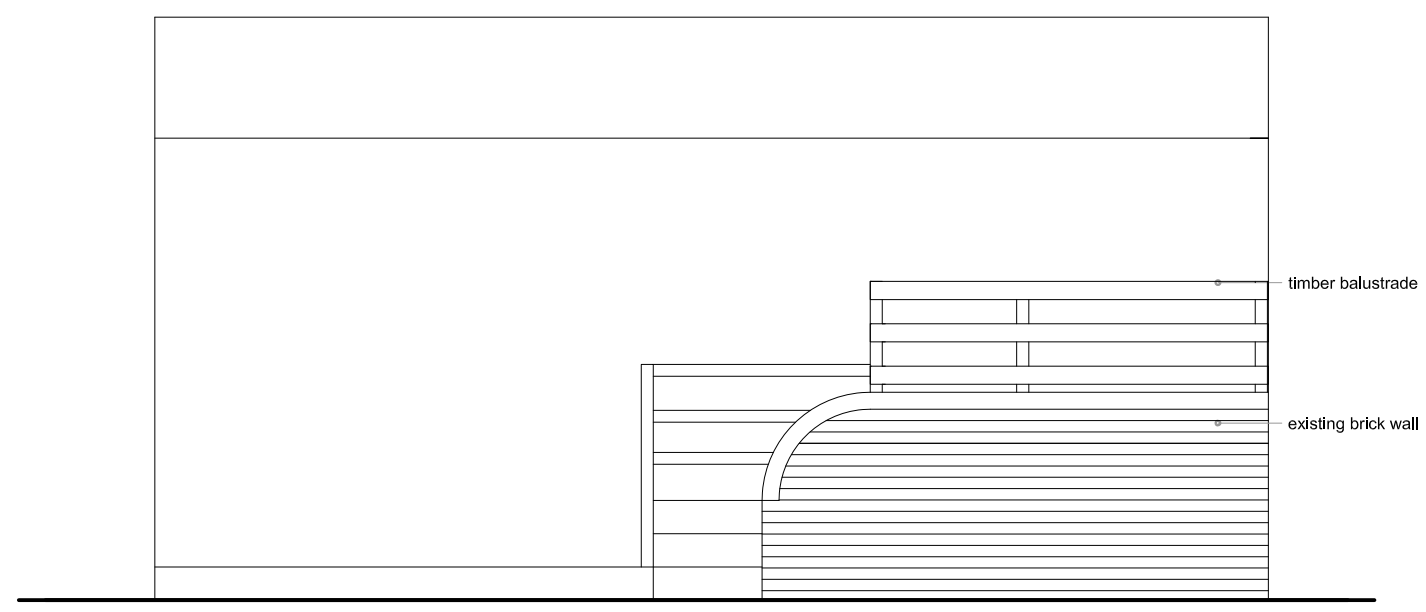


**AS BUILT TERRACE
PHOTO 2**

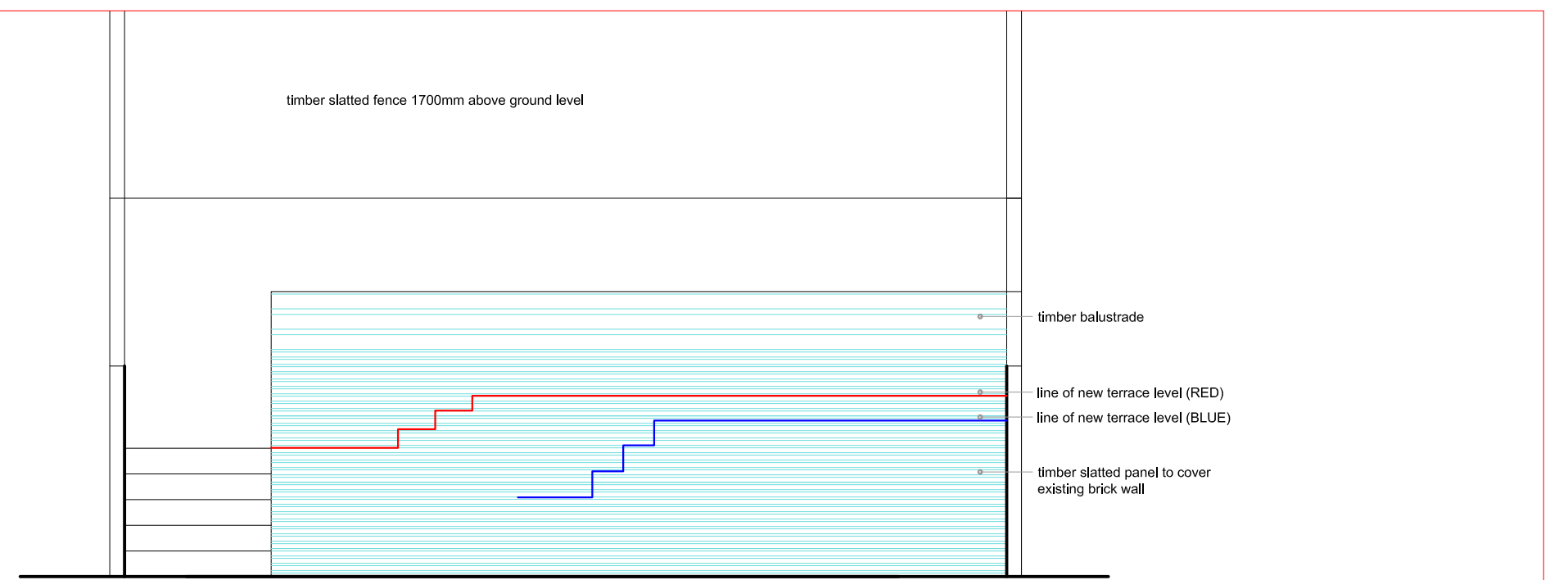


EXISTING TERRACE PHOTO 2

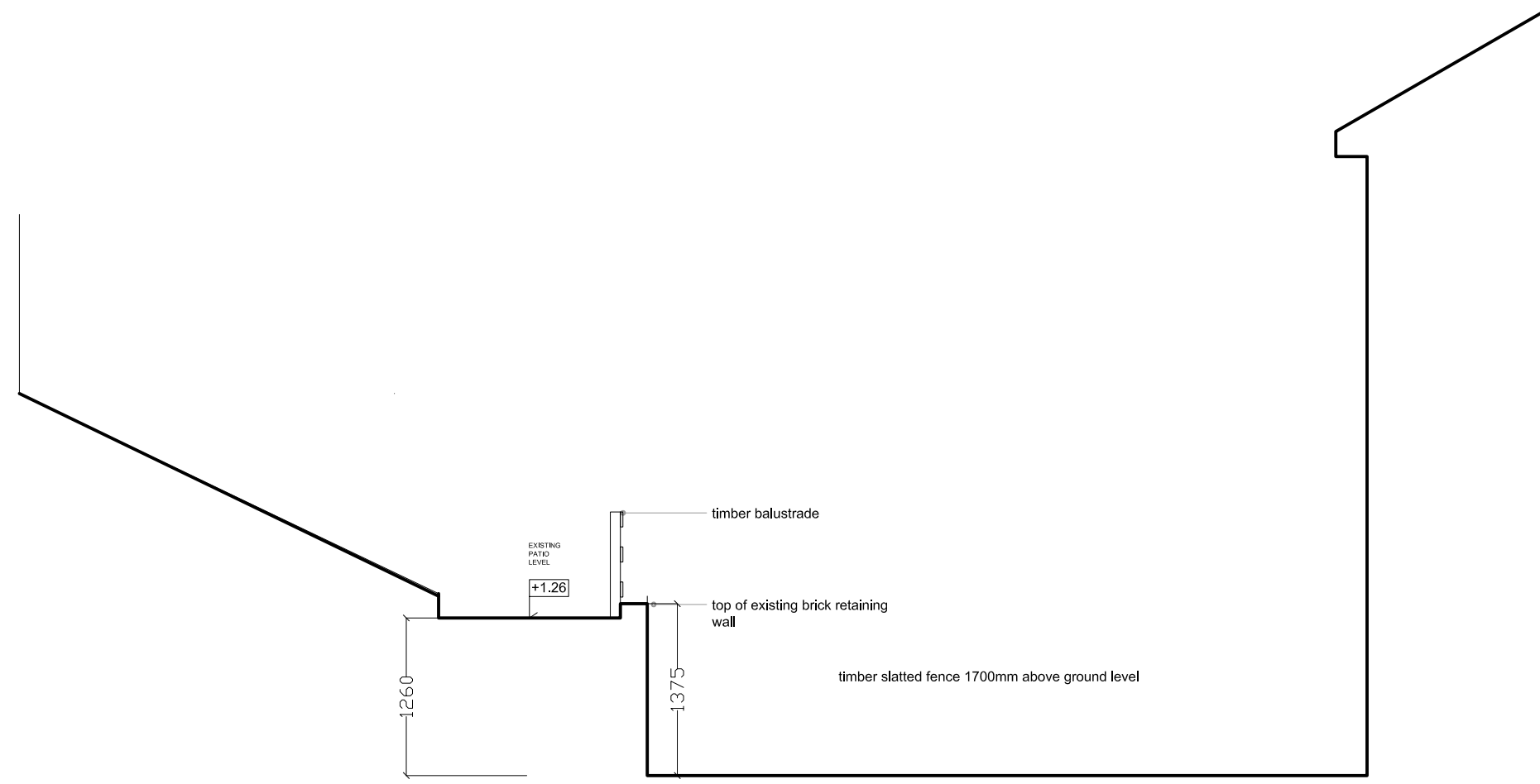
COATS architecture	client MS K LAWSON	
	project 14 DUNGLASS PLACE, NEWTON MEARNS PROPOSED RAISED DECKING TO REAR GARDEN	
	drawing title BLOCK PLAN, BEFORE AND AFTER PHOTOGRAPHS	
	drawing no 02	scale 1:200&A1
e: coatsarchitecture@sky.com t: 07941 545139 www.coatsarchitecture.com	date JAN 19	drawn bc
	revision	purpose PLANNING



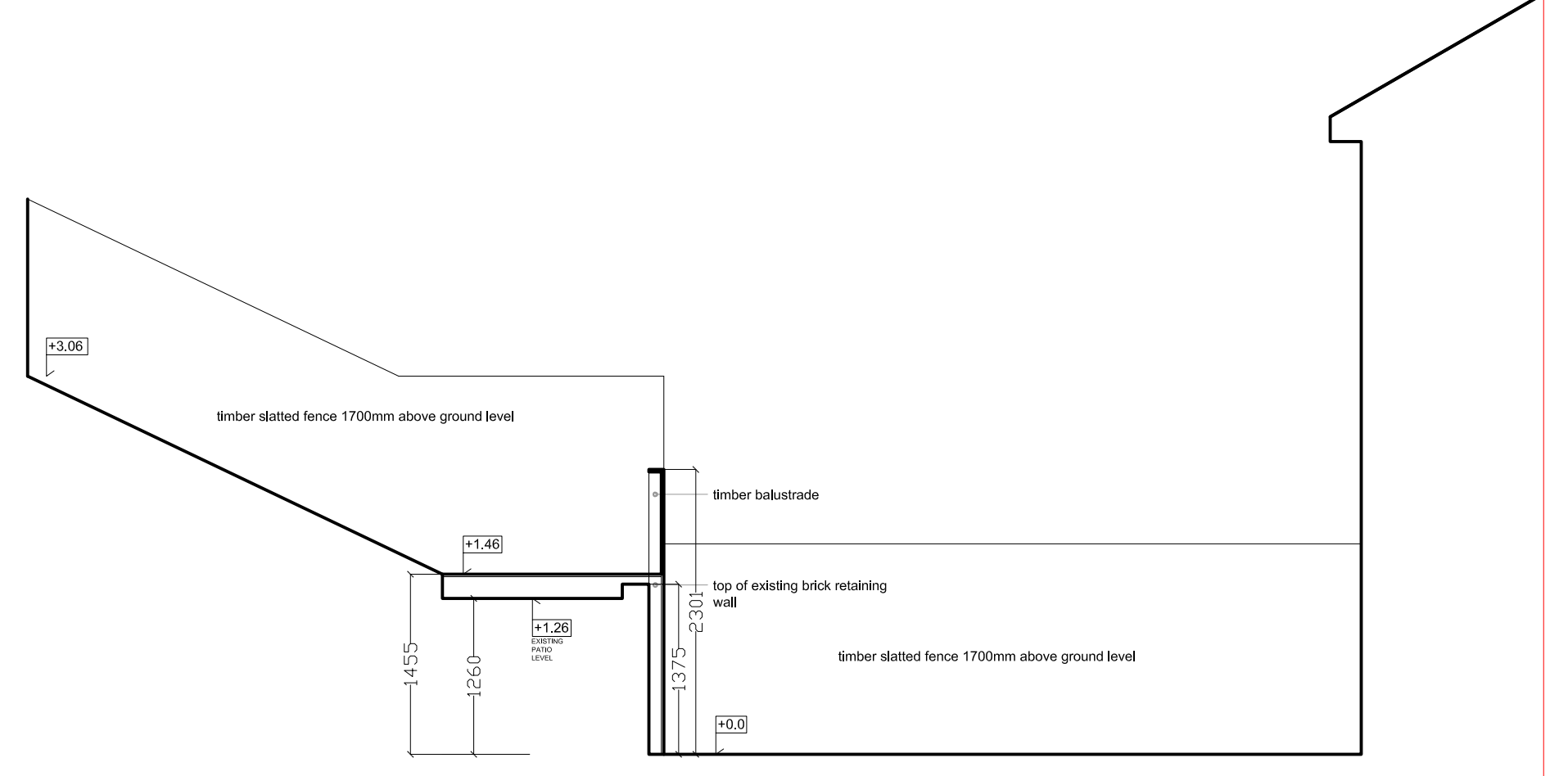
EXISTING ELEVATION LOOKING NORTH



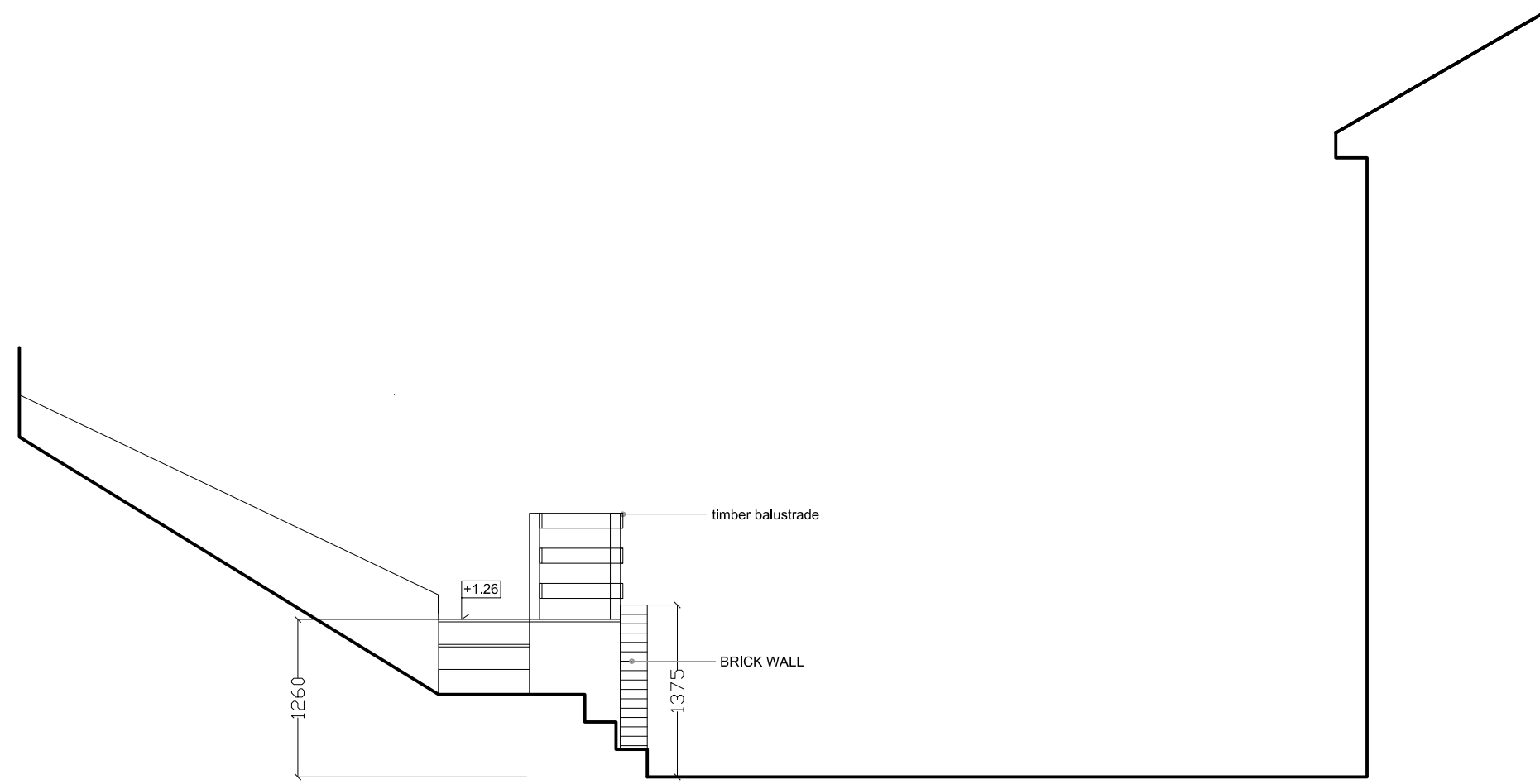
PROPOSED ELEVATION LOOKING NORTH



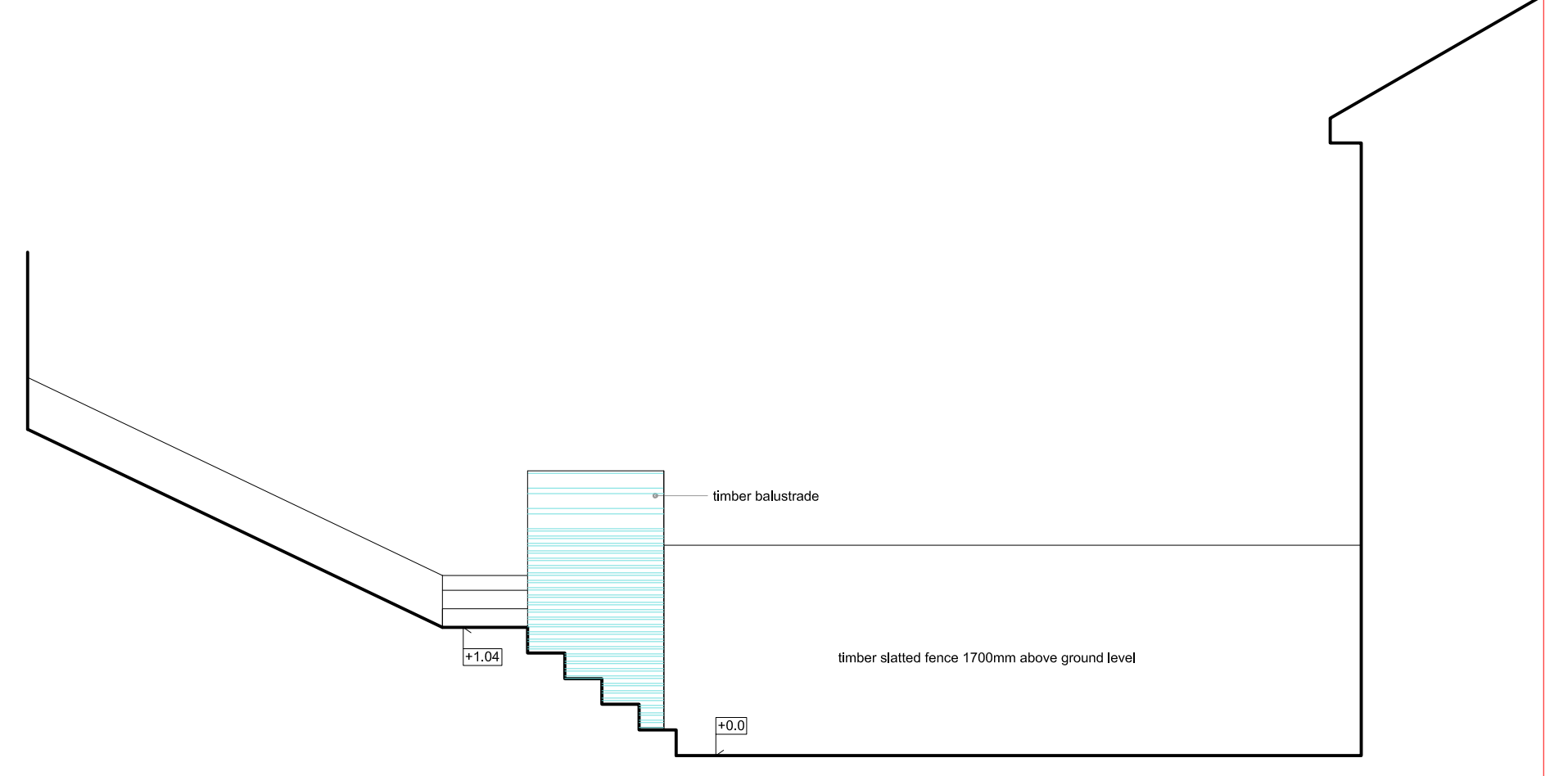
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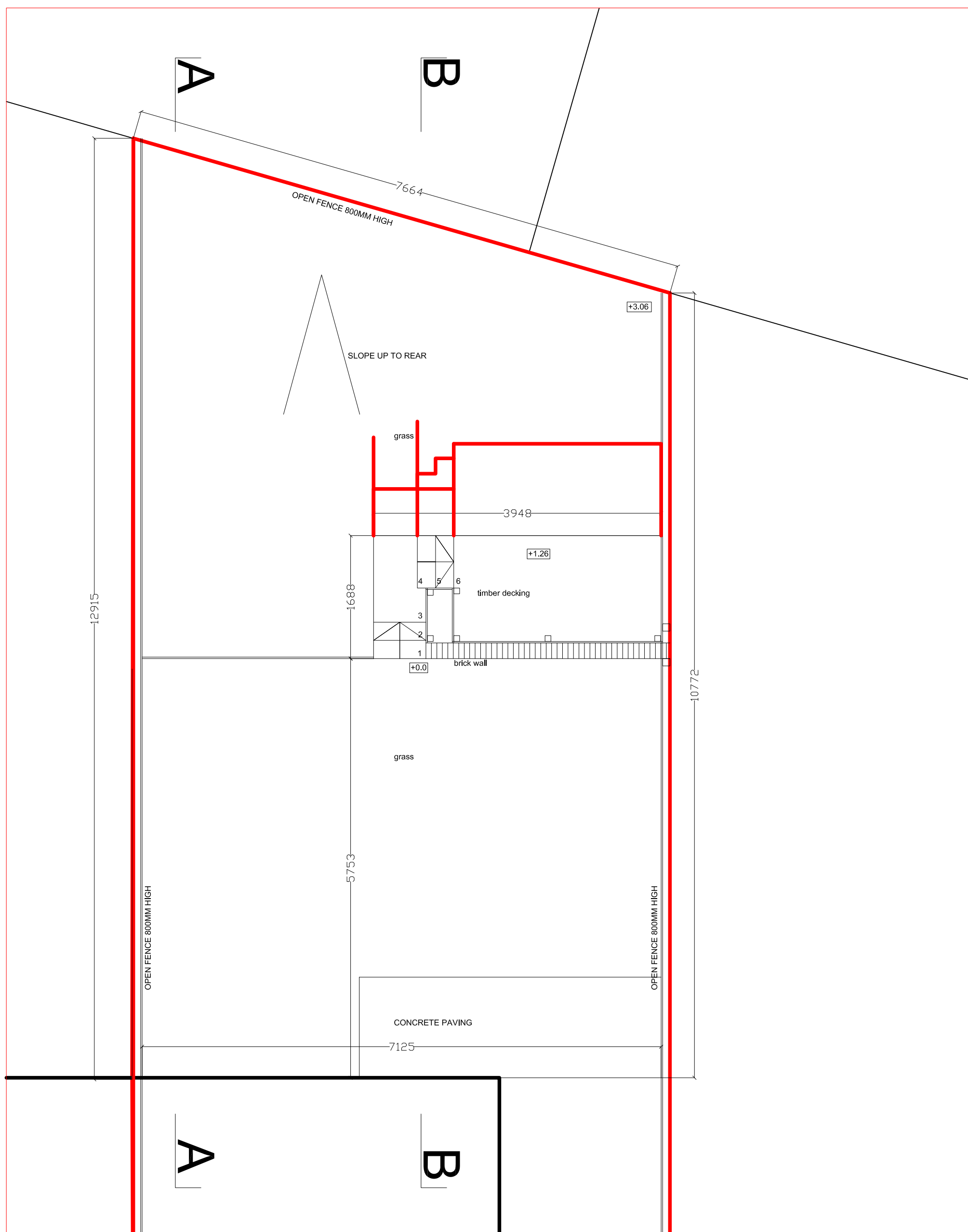
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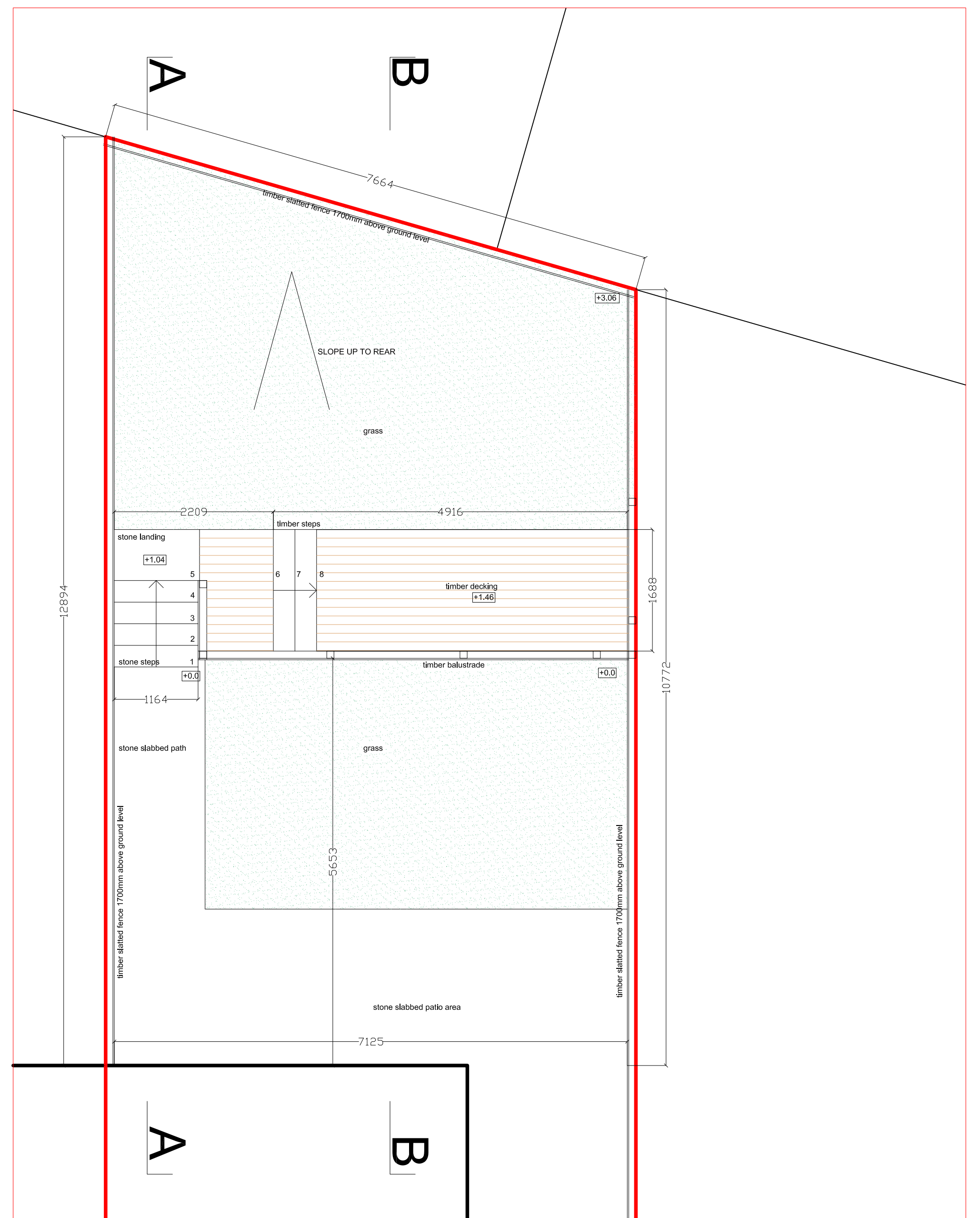
EXISTING SECTION AA



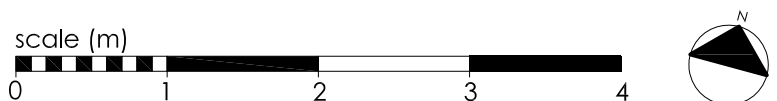
PROPOSED SECTION AA



EXISTING PLAN 1:50



PROPOSED PLAN 1:50



NOTE:
 PROPOSED WORKS TO TERRACE CAN BE
 SUMMARISED AS COVER CLADDING EXISTING
 DECKING TO EAST SIDE OF GARDEN. THE TERRACE
 HAS BEEN EXTENDED TO THE WEST WITH NEW
 STONE STEPS AT THE WEST SIDE OF THE PROPERTY.
 NEW TERRACE LEVEL APPROXIMATELY 200MM
 HIGHER THAN PREVIOUS

client MS K LAWSON	
project 14 DUNGLASS PLACE, NEWTON MEARNS PROPOSED RAISED DECKING TO REAR GARDEN	
drawing title EXISTING AND PROPOSED PLAN, SECTIONS AND ELEVATION	
drawing no 01	scale 1:50@A1
date JAN 19	drawn bc
revision	purpose PLANNING

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