EAST RENFREWSHIRE COUNCIL

LOCAL REVIEW BODY

4 September 2019

Report by Deputy Chief Executive

REVIEW OF CASE - REVIEW/2019/12

ERECTION OF SINGLE STOREY REAR EXTENSION WITH RAISED PLATFORM; INSTALLATION OF DORMER WINDOWS AT FRONT AND REAR AT 5 EDZELL DRIVE, 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:- 2019/0172/TP).

Applicant: Ms J Raeside.

Proposal: Erection of single storey rear extension with raised platform;

installation of dormer windows at front and rear.

Location: 5 Edzell Drive, 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 with 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, 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 plans for other extensions.
- **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 69 76);
 - (b) Report of Handling by the planning officer under the Scheme of Delegation Appendix 2 (Pages 77 84);
 - (c) Decision notice and reasons for refusal Appendix 3 (Pages 85 88); and
 - (d) A copy of the applicant's Notice of Review and Statement of Reasons Appendix 4 (Pages 89 104).

- 21. The applicant has also submitted the drawings listed below (available for inspection within the Planning Division of the Environment Department prior to the meeting and for reference at the meeting) and these are attached as Appendix 5 (Pages 105 118).
 - (a) Existing Location and Site Plan;
 - (b) Existing Elevations Front and Side;
 - (c) Existing Elevations Rear and Side;
 - (d) Existing Ground Floor Plan;
 - (e) Existing Roof Plan;
 - (f) Existing Section AA and BB;
 - (g) Proposed Sections AA BB CC;
 - (h) Refused Location Plan;
 - (i) Refused Location and Site Plan;
 - (j) Refused Proposed Elevations;
 - (k) Refused Proposed Ground Floor Plan; and
 - (I) Refused Proposed Upper and Roof Plan.
- **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:-
 - 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;

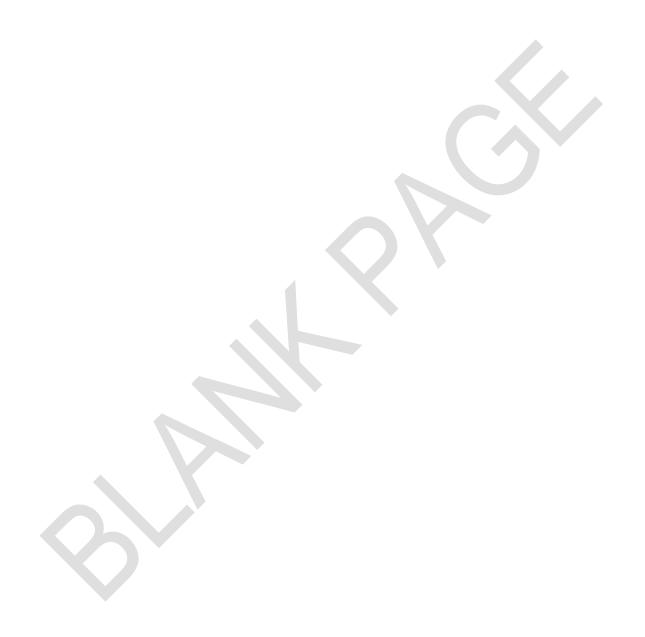
what procedure or combination of procedures are to be followed in determining the review. (ii)

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



APPENDIX 1

APPLICATION FOR PLANNING PERMISSION





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

100157782-001

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)	
Single storey rear extension and conversion of existing attic space.	
Has the work already been started and/ or completed? *	
No □ Yes - Started □ Yes - Completed	
Applicant or Agent Details	
Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)	☐ Applicant ☒Agent

Agent Details			
Please enter Agent details	S		
Company/Organisation:	inkdesign architecture Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Maurice	Building Name:	Unit 6, The Briggait
Last Name: *	Hickey	Building Number:	141
Telephone Number: *	0141 552 2729	Address 1 (Street): *	Bridgegate
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	G1 5HZ
Email Address: *	info@inkdesign.co.uk		
Is the applicant an individual or an organisation/corporate entity? * Individual Organisation/Corporate entity			
Applicant Det Please enter Applicant de			
Title:	Ms	You must enter a Bui	lding Name or Number, or both: *
Other Title:		Building Name:	
First Name: *	J.	Building Number:	5
Last Name: *	Raeside	Address 1 (Street): *	Edzell Drive
Company/Organisation		Address 2:	Newton Mearns
Telephone Number: *		Town/City: *	Glasgow
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	G77 5QX
Fax Number:			
Email Address: *			

Site Address	Details		
Planning Authority:	East Renfrewshire Council		
Full postal address of the	ne site (including postcode where available	le):	
Address 1:	5 EDZELL DRIVE		
Address 2:	NEWTON MEARNS		
Address 3:			
Address 4:			
Address 5:			
Town/City/Settlement:	GLASGOW		
Post Code:	G77 5QX		
Please identify/describe	the location of the site or sites		
Northing	655644	Easting	254195
Ttotuming		Labining	
Pre-Applicat	ion Discussion		
Have you discussed yo	ur proposal with the planning authority? *		☐ Yes ☒ No
Trees			
Are there any trees on o	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? *			
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 a	applicant's spouse/partner, either a memb planning authority? *	per of staff within the planning	service or an Yes X No

Checklist – App	lication for Householder Application	
in support of your application.	o complete the following checklist in order to ensure that you have provided all the . Failure to submit sufficient information with your application may result in your apy will not start processing your application until it is valid.	
a) Have you provided a writte	en description of the development to which it relates?. *	🛛 Yes 🗌 No
	stal address of the land to which the development relates, or if the land in question cription of the location of the land? *	⊠ Yes □ No
c) Have you provided the nan applicant, the name and addr	ne and address of the applicant and, where an agent is acting on behalf of the ress of that agent.? *	⊠ Yes □ No
d) Have you provided a locati land in relation to the locality and be drawn to an identified	ion plan sufficient to identify the land to which it relates showing the situation of the and in particular in relation to neighbouring land? *. This should have a north poin scale.	e⊠ Yes □ No t
e) Have you provided a certifi	icate of ownership? *	🛛 Yes 🗌 No
f) Have you provided the fee	payable under the Fees Regulations? *	🛛 Yes 🗌 No
g) Have you provided any oth	ner plans as necessary? *	⊠ Yes □ No
Continued on the next page		
A copy of the other plans and (two must be selected). *	drawings or information necessary to describe the proposals	
	nic documents later in the process.	
☒ Existing and Proposed e	elevations.	
X Existing and proposed flo	oor plans.	
X Cross sections.		
Site layout plan/Block pla	ans (including access).	
X Roof plan.		
Photographs and/or pho	tomontages.	
•	nple a tree survey or habitat survey may be needed. In some instances you about the structural condition of the existing house or outbuilding.	☐ Yes ☒ No
•	u may wish to provide additional background information or justification for your and you should provide this in a single statement. This can be combined with a .*	☐ Yes ☒ No
You must submit a fee with you Received by the planning aut	our application. Your application will not be able to be validated until the appropria hority.	te fee has been
Declare – For H	ouseholder Application	
I, the applicant/agent certify the Plans/drawings and additional	hat this is an application for planning permission as described in this form and the al information.	accompanying
Declaration Name:	Mr Maurice Hickey	
Declaration Date:	18/03/2019	

Payment Details

Online payment:
Payment date: 18/03/2019 14:45:00

Created: 18/03/2019 14:45

APPENDIX 2

REPORT OF HANDLING



REPORT OF HANDLING

Reference: 2019/0172/TP Date Registered: 20th March 2019

Application Type: Full Planning Permission This application is a Local Development

Ward: 5 -Newton Mearns South And Eaglesham

Co-ordinates: 254195/:655644

Applicant/Agent: Applicant: Agent:

Ms J. Raeside Maurice Hickey
5 Edzell Drive Unit 6, The Briggait
Newton Mearns 141 Bridgegate

Glasgow Glasgow Scotland Scotland G77 5QX G1 5HZ

Proposal: Erection of single storey rear extension with raised platform; installation of

dormer windows at front and rear

Location: 5 Edzell Drive

Newton Mearns East Renfrewshire

G77 5QX

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY: None.

REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

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

application

ASSESSMENT:

The site is in an established residential area characterised by hipped roof bungalows. Many of the properties in the surrounding area have been altered and extended. The site contains a detached bungalow which appears to have largely retained its original built form. It has a hipped roof finished in red tiles. Its walls are finished in a combination of sandstone and painted roughcast. There is a single garage at the rear which would be removed to make way for the proposal.

The proposal is for the insertion of front and rear dormer windows and the erection of a single storey rear extension with a raised platform. The front dormer would have a flat roof. The rear dormer would have a pitched roof and be larger than the front dormer in both length and width.

The extension would be the width of the dwelling and project outwards by 4 metres. It would have a hipped roof finished in red concrete tiles and its walls would be finished in painted roughcast.

The proposal is required to be assessed against Policies D1 and D14 of the adopted Local Development Plan and the Supplementary Planning Guidance on Householder Design (SPG). The proposal should be of a size, scale and massing that is in keeping with the dwelling and surrounding built form. It should have the same roof design as the dwelling and not form a gable end. In general terms, dormer windows should not dominate the existing roof and be finished in matching materials. The SPG contains additional criteria for dormer windows. The residential amenity of neighbouring properties should not be adversely affected by unreasonably restricting sunlight or privacy.

It is considered that the front dormer would comply with the SPG criteria and would not dominate the existing roof. It is considered that the flat roofed design would complement the form and roof shape of the dwelling. The materials would match the roof and this is supported by policy.

It is not considered that the rear dormer window would comply with the SPG criteria as it would be built up to the existing wallhead of the dwelling. It is considered that it would be substantial in size, scale and massing due to its width, ridge length and formation of a gable end. For these reasons, it is considered that the rear dormer would overwhelm and dominate the existing dwelling and be out of character with the surrounding built form.

It is considered that the extension is an appropriate size in terms of floor area and height. It is not considered that it would overwhelm or dominate the original form of the dwelling. It is considered that the proposed materials would be appropriate.

Due to its size and orientation, it is not considered that the extension would have an adverse impact on the residential amenity of neighbouring properties. It is not considered that the dormer windows would have an adverse impact residential amenity due to their outlook. It is not considered that the raised platform would result in a significant increase overlooking because of its height and placement.

To conclude, there are some elements of the proposal that are considered to comply with policy and could be considered acceptable if assessed in isolation. However, when the proposal is assessed as a whole, it is considered that its overall size, scale and massing would have an adverse effect on the visual character of the original dwelling and surrounding area. For this reason, it is considered that the proposal is unacceptable.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None.

REASONS:

- 1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as it would be out of keeping with the surrounding area and would significantly detract from its visual character and amenity.
- 2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan and the Supplementary Planning Guidance on Householder Design as its size, scale and massing would overwhelm the dwelling and significantly detract from its visual character.

ADDITIONAL NOTES: None.

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr David Haney on 0141 5773854.

Ref. No.: 2019/0172/TP

(DAHA)

DATE: 17th May 2019

DIRECTOR OF ENVIRONMENT

Reference: 2019/0172/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;
- 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:

Given the size and scale of the development it is not considered that government guidance is a relevant material consideration.

Finalised 17th May 2019 – AC(1)



APPENDIX 3

DECISION NOTICE AND REASONS FOR REFUSAL



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. **2019/0172/TP**

Applicant:

Ms J. Raeside 5 Edzell Drive Newton Mearns Glasgow G77 5QX Agent:

Maurice Hickey Unit 6, The Briggait 141 Bridgegate Glasgow G1 5HZ

With reference to your application which was registered on 20th March 2019 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

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

at: 5 Edzell Drive Newton Mearns East Renfrewshire G77 5QX

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:-

- The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as it would be out of keeping with the surrounding area and would harm its visual character and amenity.
- The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan and the Supplementary Planning Guidance on Householder Design as its size, scale and massing would overwhelm the dwelling and harm its character.

Dated 17th May 2019



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

The following drawings/plans have been refused.

			-
Plan Description	Drawing Number	Drawing Version	Date on Plan
Location Plan	18-718-PL01		
Block Plan Proposed	18-718-PL08		
Proposed floor plans	18-718-PL09		
Proposed floor plans	18-718-PL10		
Elevations Proposed	18-718-PL12		

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





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 10

100157782-003

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 A	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 Applicant Applicant			
Agent Details			
Please enter Agent details	8		
Company/Organisation:	inkdesign architecture Ltd		
Ref. Number:		You must enter a Bu	uilding Name or Number, or both: *
First Name: *	Maurice	Building Name:	Unit 6, The Briggait
Last Name: *	Hickey	Building Number:	141
Telephone Number: *	0141 552 2729	Address 1 (Street): *	Bridgegate
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	G1 5HZ
Email Address: *	info@inkdesign.co.uk		
Is the applicant an individual or an organisation/corporate entity? *			
X Individual ☐ Organ	nisation/Corporate entity		

Applicant Details			
Please enter Applicant details			
Title:	Ms	You must enter a Bui	ilding Name or Number, or both: *
Other Title:		Building Name:	
First Name: *	J	Building Number:	5
Last Name: *	Raeside	Address 1 (Street): *	Edzell Drive
Company/Organisation		Address 2:	Newton Mearns
Telephone Number: *		Town/City: *	Glasgow
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	G77 5QX
Fax Number:			
Email Address: *			
Site Address	Details		
Planning Authority:	East Renfrewshire Council		
Full postal address of th	e site (including postcode where available)	:	
Address 1:	5 EDZELL DRIVE		
Address 2:	NEWTON MEARNS		
Address 3:			
Address 4:			
Address 5:			
Town/City/Settlement:	GLASGOW		
Post Code:	G77 5QX		
Please identify/describe	the location of the site or sites		
Northing	655644	Easting	254195

Description of Proposal
Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: * (Max 500 characters)
Erection of single storey rear extension with raised platform; installation of dormer windows at front and rear.
Type of Application
What type of application did you submit to the planning authority? *
Application for planning permission (including householder application but excluding application to work minerals).
Application for planning permission in principle.
Further application.
Application for approval of matters specified in conditions.
What does your review relate to? *
⊠ Refusal Notice.
Grant of permission with Conditions imposed.
No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.
Statement of reasons for seeking review
You must state in full, why you are a seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)
Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.
You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.
Please see 2019-0172-TP-Appeal-Statement.pdf as attached within supported documents.
Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *
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)
Received ERC correspondence for similar project taken as guidance and previously approved Planning Permissions within East Renfrewshire Council which we were aware of have noted the dormer aligned with the wallhead to the rear. These have been noted within the appeal statement attached.

Please provide a list of all supporting documents, materials and evidence which you wish to to rely on in support of your review. You can attach these documents electronically later in the			d intend
Application Details			
Please provide details of the application and decision.			
What is the application reference number? *	2019/0172/TP		
What date was the application submitted to the planning authority? *	18/03/2019		
What date was the decision issued by the planning authority? *	30/05/2019		
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			
Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures. Please select a further procedure *			
Further written submissions on specific matters			
Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters) Further written submission may be required from the Planning Department in order to respond to our statement regarding received correspondence as guidance and examples of approved Planning Permissions.			
Todored correspondence as galaxies and examples of approved Training Fermiosieris.			
In the event that the Local Review Body appointed to consider your application decides to in	spect the site, in your op	nion:	
Can the site be clearly seen from a road or public land? * Is it possible for the site to be accessed safely and without barriers to entry? *	X ·)

Checklist – App	lication for Notice of Review		
	g checklist to make sure you have provided all the necessary informatio may result in your appeal being deemed invalid.	n in support of your appeal. Failure	
Have you provided the name	and address of the applicant?. *	🛛 Yes 🗌 No	
Have you provided the date a review? *	nd reference number of the application which is the subject of this	☑ Yes ☐ No	
	behalf of the applicant, have you provided details of your name nether any notice or correspondence required in connection with the or the applicant? *	X Yes ☐ No ☐ N/A	
	nt setting out your reasons for requiring a review and by what 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.			
• •	cuments, material and evidence which you intend to rely on ich 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 certi-	fy that this is an application for review on the grounds stated.		
Declaration Name:	Mr Maurice Hickey		
Declaration Date:	01/08/2019		





5 EDZELL DRIVE, NEWTON MEARNS PLANNING REF 2019/0172/TP

PLANNING APPEAL STATEMENT

Extract from Planner's Handling Report under Policy D14:

"It is not considered that the rear dormer window would comply with the SPG criteria as it would be built up to the existing wallhead of the dwelling. It is considered that it would be substantial in size, scale and massing due to its width, ridge length and formation of a gable end. For these reasons, it is considered that the rear dormer would overwhelm and dominate the existing dwelling and be out of character with the surrounding built form."

The proposal I believe has been refused due to the proposed rear dormer.

Under Supplementary Guidance PG14 Dormer windows should...

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

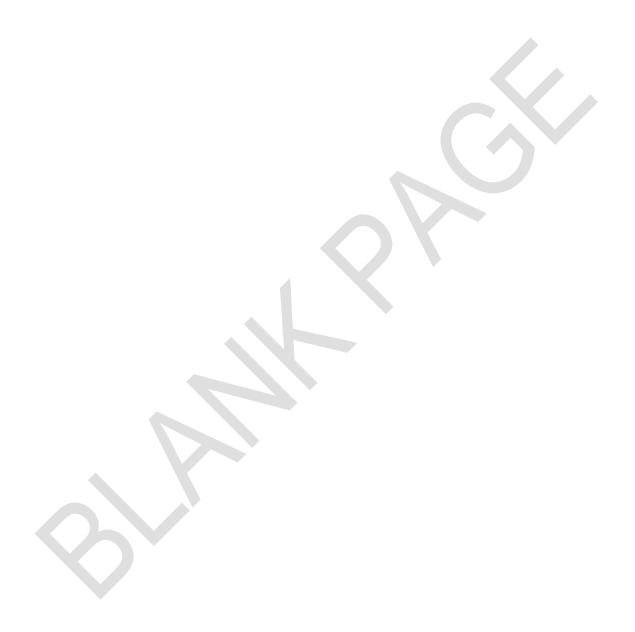
During our previous pre-planning correspondences with ERC on a similar project we had been given an example by planning which showed a gable dormer aligned with the rear wallhead below which was fully visible from the rear of the property. This has been attached below for your reference, having no planning reference for this we assume it had been approved, otherwise we do not believe the planner would have put it forward for consideration.

With the installation of the new rear single storey pitched extension this proposed dormer is further concealed, therefore, for this specific property, it was felt the dormer would be less visible from ground level and therefore less dominant. By the very nature of extending out to the rear this dormer no longer rests on the rear wall.



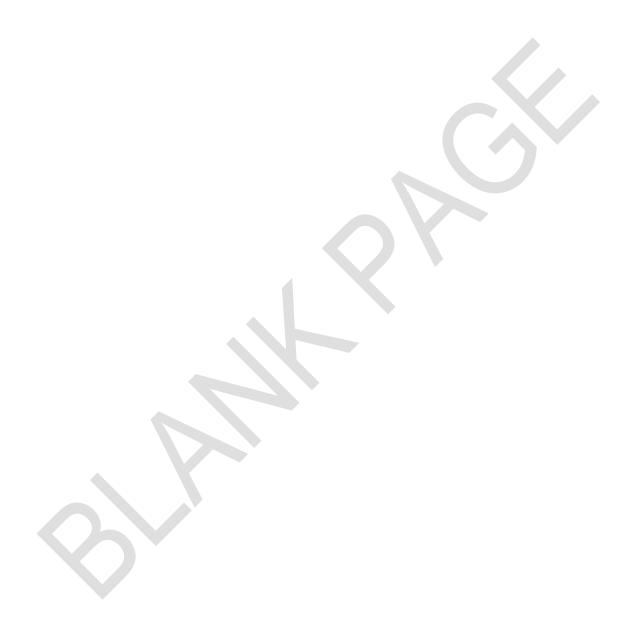






APPENDIX 5

PLANS/PHOTOGRAPHS/DRAWINGS







Proposed Location Plan @ 1:1250



Existing Site Area: 451m²
Existing Building Footprint: 102m²

Proposed Site Area: 451m²

Proposed Building Footprint : 142.3m²
Proposed Raised Platform : 30.6m²

Notes:

Do not scale from this drawing. If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED
-	-	-	-



0141 552 2729 info@inkdesign.co.uk www.inkdesign.co.uk

Unit 6, 141 Bridgegate, The Briggait, Glasgow, G1 5HZ.

Client

Ms. J Raeside 5 Edzell Drive, Newton Mearns, Glasgow G77 5QX Project

Single storey rear extension and conversion of existing attic space to 5 Edzell Drive, Newton Mearns, G77 5QX.

Proposed Location Plan & 1:500 & 1250
Site Plan @ A3

 Drawn
 Checked

 JC
 CG

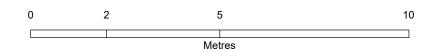
 Stage
 Revision Date



South-East (Front) Elevation as Existing



South-West (Side) Elevation as Existing



Do not scale from this drawing. If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED	
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Unit 6, 141 Bridgegate, The Briggait, Glasgow, G1 5HZ.

Ms. J Raeside 5 Edzell Drive, Newton Mearns, Glasgow G77 5QX Project

Single storey rear extension and conversion of existing attic space to 5 Edzell Drive, Newton Mearns,

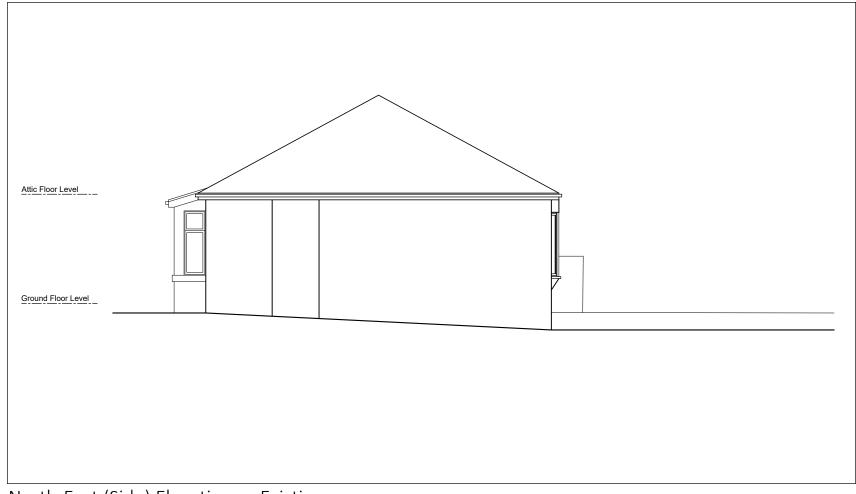
G77 5QX.

Drawing	Scale
Front & Side Elevations as	1:100 @ A3
Existing	'

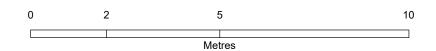
JC		МН
Stage		Revision Date
Planning		
Drawing Date	Drawing No.	Revision No.
Mar.19	18 - 718 - PL 06	



North-West (Rear) Elevation as Existing



North-East (Side) Elevation as Existing



Notes:

Do not scale from this drawing. If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED
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Unit 6, 141 Bridgegate, The Briggait, Glasgow, G1 5HZ.

Ms. J Raeside 5 Edzell Drive, Newton Mearns, Glasgow G77 5QX Project

Single storey rear extension and conversion of existing attic space to 5 Edzell Drive, Newton Mearns,

G77 5QX.

Drawing	Scale
Rear & Side Elevations as	1:100 @ A3
Existing	

JC		МН
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Planning		
Drawing Date	Drawing No.	Revision No.

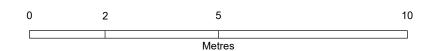
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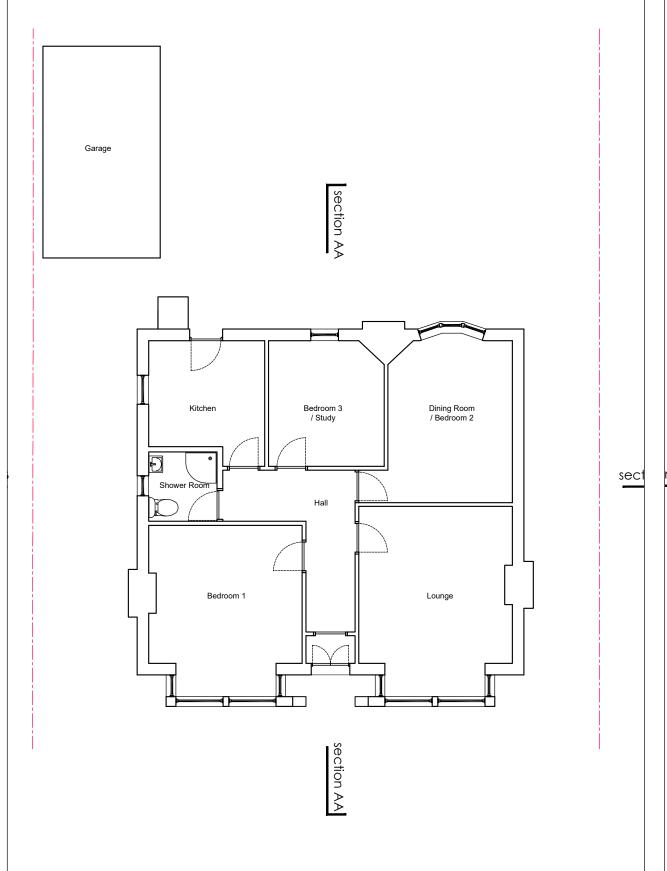
Ms. J Raeside 5 Edzell Drive, Newton Mearns,

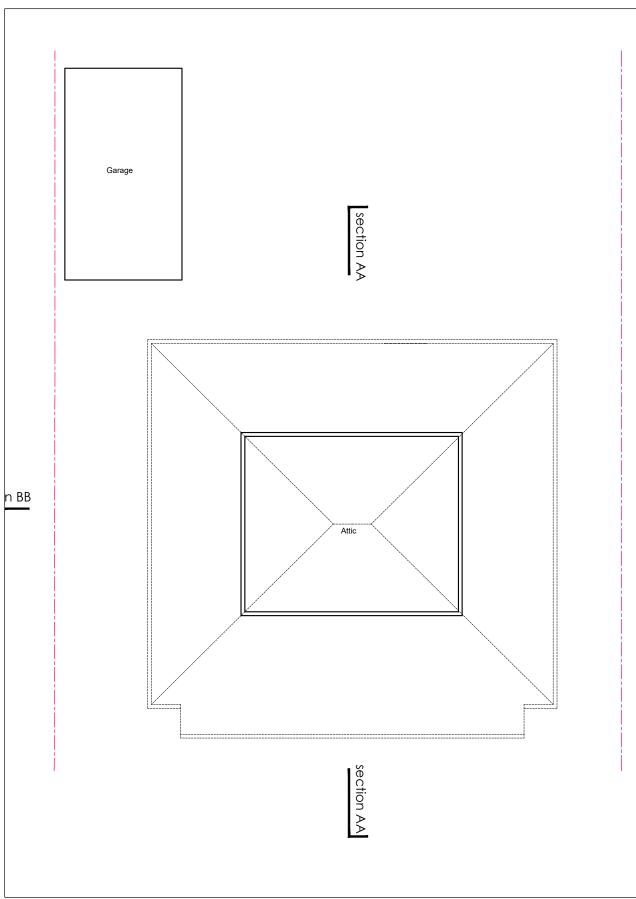
Glasgow G77 5QX Project

Do not scale from this drawing. If in doubt consult the architect.



Ground Floor Plan as Existing 1:100

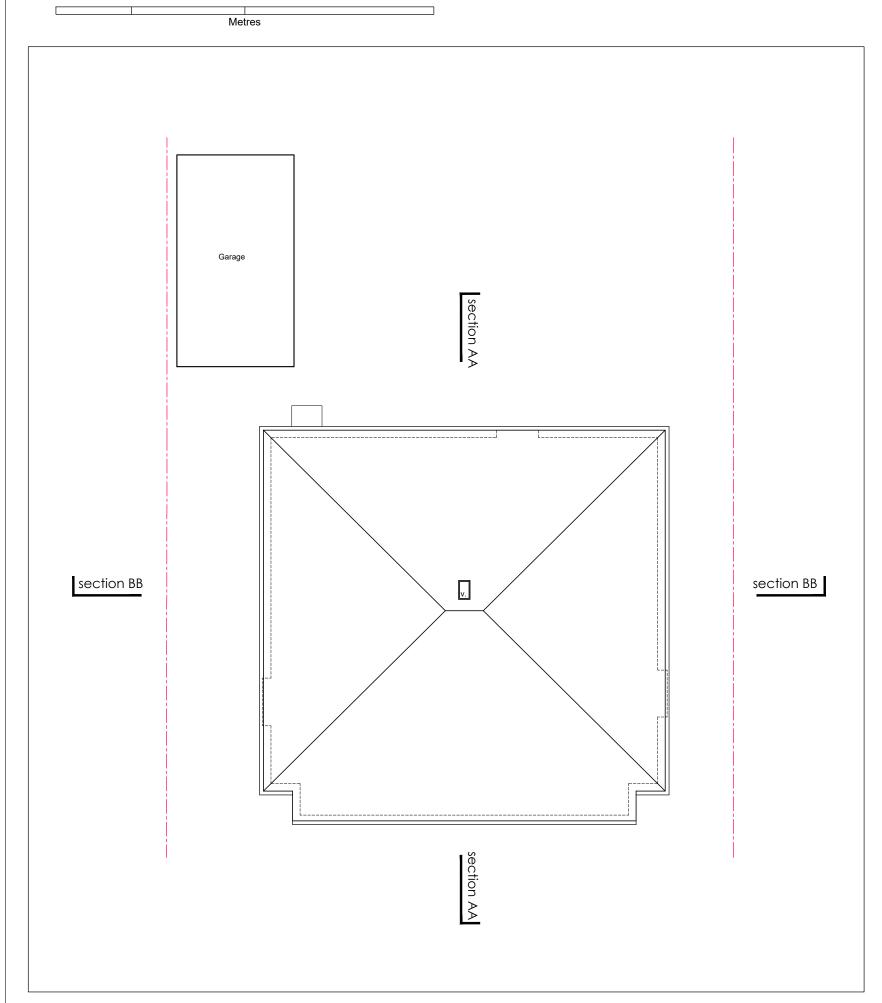




Upper Floor Plan as Existing 1:100

Single storey rear extension of existing attic space to 5 Edzell Drive, Newton Mearns, G77 5QX.	and conversion
Drawing	Scale
Ground Floor Plan and Upper Floor Plan as Existing	1:100 @ A3
Drawn	Checked
JC	MH
	I
Stage	Revision Date
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Do not scale from this drawing. If in doubt consult the architect.



10





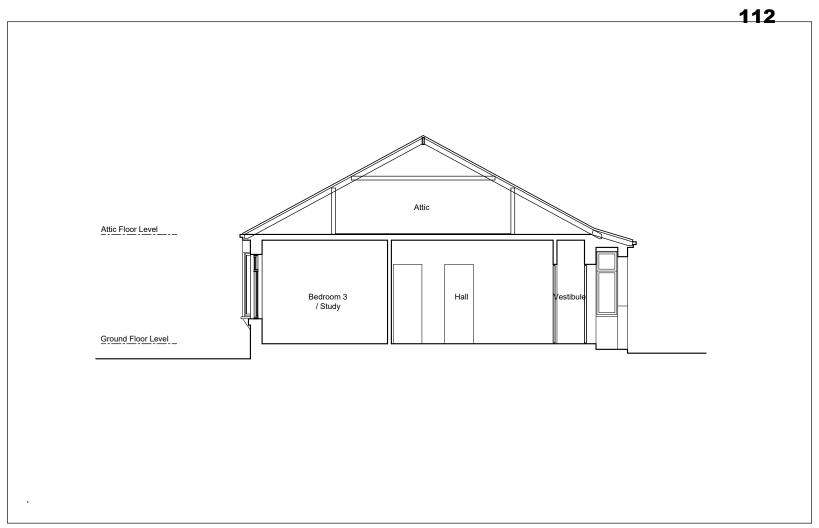
Unit 6, 141 Bridgegate, The Briggait, Glasgow, G1 5HZ.

Ms. J Raeside 5 Edzell Drive, Newton Mearns, Glasgow G77 5QX Project

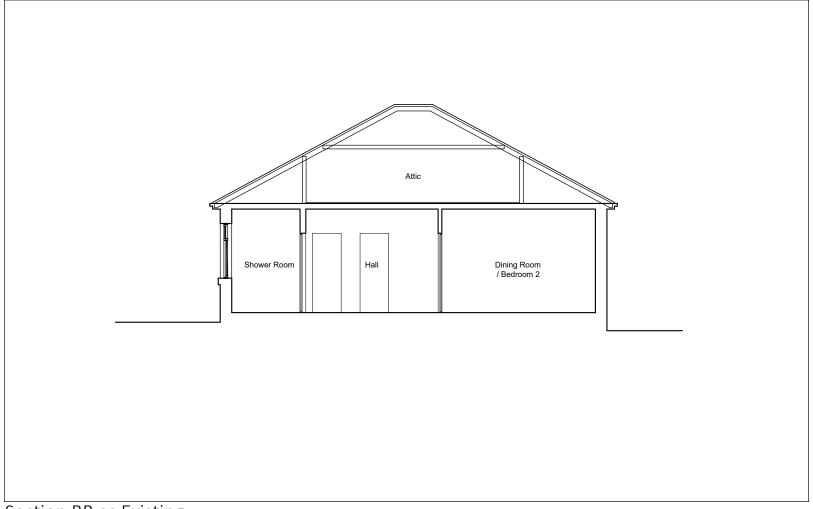
Single storey rear extension and conversion of existing attic space to 5 Edzell Drive, Newton Mearns, G77 5QX.

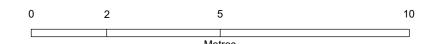
Drawing Roof Plan as Existing 1:100 @ A3

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Drawing Date	Drawing No.	Revision No.
Mar.19	18 - 718 - PL 04	



Section AA as Existing





Do not scale from this drawing. If in doubt consult the architect.

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Unit 6, 141 Bridgegate, The Briggait, Glasgow, G1 5HZ.

Ms. J Raeside 5 Edzell Drive, Newton Mearns, Glasgow G77 5QX Project

Single storey rear extension and conversion of existing attic space to 5 Edzell Drive, Newton Mearns, G77 5QX.

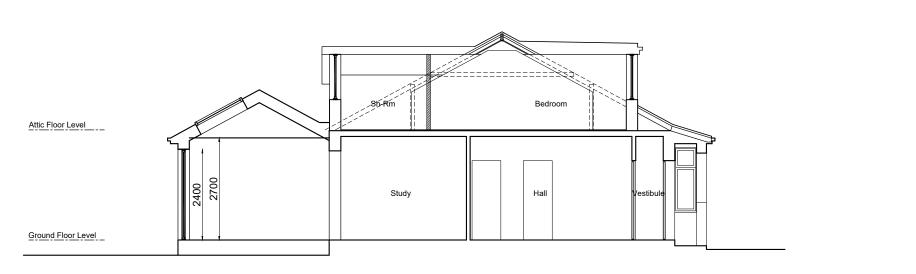
Section AA _ BB 1:100 @ A3 as Existing

Drawn	Checked
JC	МН

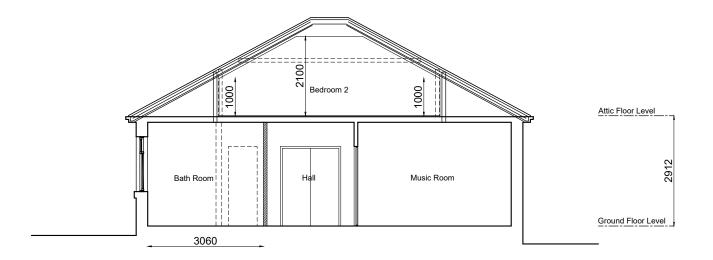
Planning

 Drawing Date
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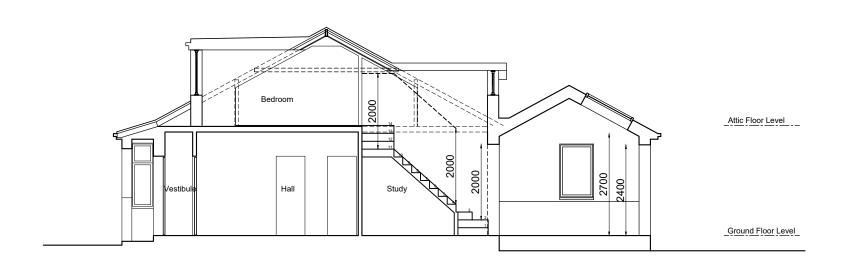
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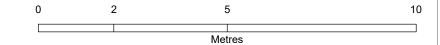
Section AA as Proposed



Section BB as Proposed



Section CC as Proposed



Do not scale from this drawing. If in doubt consult the architect.

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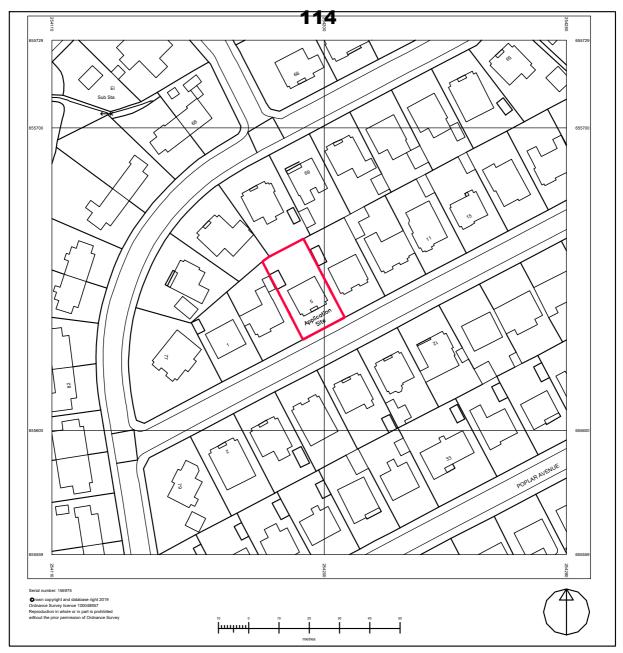
Unit 6, 141 Bridgegate, The Briggait, Glasgow, G1 5HZ.

Ms. J Raeside 5 Edzell Drive, Newton Mearns, Glasgow G77 5QX Project

Single storey rear extension and conversion of existing attic space to 5 Edzell Drive, Newton Mearns, G77 5QX.

Draw	ing	Scale
Sec	tion AA_BB_CC	1:100 @ A3
as P	roposed	'

Drawn	Checked	
MH		CG
Stage		Revision Date
Planning		
Drawing Date	Drawing No.	Revision No.
Mar.19	18 - 718 - PL11	



Existing Location Plan 1:1250



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Unit 6, 141 Bridgegate, The Briggait, Glasgow, G1 5HZ.

Client

Ms. J Raeside 5 Edzell Drive, Newton Mearns, Glasgow G77 5QX Project

Single storey rear extension and conversion of existing attic space to

5 Edzell Drive, Newton Mearns, G77 5QX.

 Drowing
 Scale

 Existing Location Plan
 1:500 & 1250

 @ A3

 Drawn
 Checked

 JC
 MH

Stage Revision Date
Planning

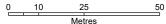
 Drawing Date
 Drawing No.
 Revision No.

 Mar.19
 18 - 718 - PL 01





Proposed Location Plan @ 1:1250



Existing Site Area: 451m²
Existing Building Footprint: 102m²

Proposed Site Area: 451m²

Proposed Building Footprint: 142.3m²

Notes:

Do not scale from this drawing. If in doubt consult the architect.

REV.	REVISION NOTES:	DATE	ISSUED
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Unit 6, 141 Bridgegate, The Briggait, Glasgow, G1 5HZ.

Client

Ms. J Raeside 5 Edzell Drive, Newton Mearns, Glasgow G77 5QX Project

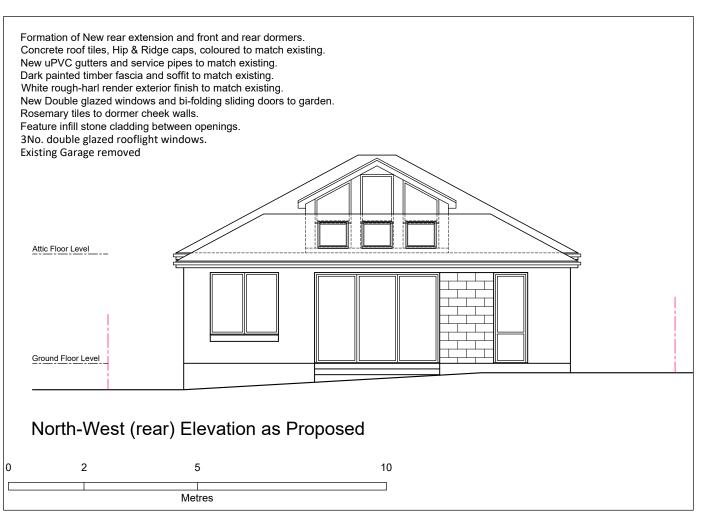
G77 5QX.

Single storey rear extension and conversion of existing attic space to 5 Edzell Drive, Newton Mearns,

Drawing	Scale
Proposed Location Plan &	1:500 & 1250
Site Plan	@ A3

Drawn	Checked	
JC		CG
		1
Stage		Revision Date
Planning		
Drawing Date	Drawing No.	Revision No.
Mar.19	18 - 718 - PL 08	





116 Formation of New rear extension and front and rear dormers. Concrete roof tiles, Hip & Ridge caps, coloured to match existing. New uPVC gutters and service pipes to match existing. Dark painted timber fascia and soffit to match existing. New Double glazed window added to side elevation White rough-harl render exterior finish to match existing. Rosemary tiles to dormer cheek walls. Lead roof on front dormer. **Existing Garage removed** Attic Floor Level Ground Floor Level 4000 South-West (Side) Elevation as Proposed





Do not scale from this drawing. If in doubt consult the architect.

