

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY12 April 2017Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2017/04ERECTION OF ONE AND A HALF STOREY REAR EXTENSION WITH RAISING OF RIDGE HEIGHT AND INSTALLATION OF DORMER WINDOWS AT FRONT, SIDES AND REAR AT 19 CAPLETHILL ROAD, BARRHEAD**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:- 2016/0735/TP).
- Applicant: Mr Sean Hogg.
- Proposal: Erection of one and a half storey rear extension with raising of ridge height and installation of dormer windows at front, sides and rear.
- Location: 19 Caplethill Road, Barrhead.
- Council Area/Ward: Barrhead (Ward 2).

**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 (Planning, Economic Development and City Deal).

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 their 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. Members will recall however that 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 agreed to carry out an unaccompanied site inspection on Wednesday, 12 April 2017 immediately before the meeting of the Local Review Body which will begin at 2.30pm on that date.

## INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

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

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

- (a) Application for planning permission – Appendix 1 (Pages);
- (b) Copies of objections/representations – Appendix 2 (Pages);
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages); and
- (e) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages).

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

- (a) Refused – Location and Block Plan;
- (b) Ground Floor Plan and Roof Plan as Existing;
- (c) Elevations as Existing;
- (d) Refused - Ground Floor Plan and Attic Plan as Proposed;
- (e) Refused – Roof Plan and Site Plan as Proposed; and
- (f) Refused – Elevations as Proposed.

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

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

## RECOMMENDATIONS

18. The Local Review Body is asked to:-

- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
  - (i) it proceeds to determine whether the decisions taken in respect of the application under review should be upheld, reversed or varied; and

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

Report Author: Paul O'Neil

Director - Caroline Innes, Deputy Chief Executive

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

Date:- March 2017

**APPLICATION  
FOR  
PLANNING PERMISSION**

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

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

Thank you for completing this application form:

ONLINE REFERENCE      100030794-001

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)

New rear extension and new raised roof forming bedroom accomodation

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

No    Yes - Started    Yes – Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant    Agent

## Agent Details

Please enter Agent details

Company/Organisation:	A1 Architectural Design Ltd		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	George	Building Name:	<input type="text"/>
Last Name: *	Clark	Building Number:	5
Telephone Number: *	07770611090	Address 1 (Street): *	Cherrybank Walk
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Airdrie
Fax Number:	<input type="text"/>	Country: *	UK
		Postcode: *	ML6 0HZ
Email Address: *	george@a1archdesign.co.uk		

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

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	Sean	Building Number:	19
Last Name: *	Hogg	Address 1 (Street): *	Caplethill Road
Company/Organisation	<input type="text"/>	Address 2:	Barrhead
Telephone Number: *	<input type="text"/>	Town/City: *	Glasgow
Extension Number:	<input type="text"/>	Country: *	UK
Mobile Number:	<input type="text"/>	Postcode: *	G78 1HU
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:

19 CAPLETHILL ROAD

Address 2:

BARRHEAD

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G78 1HU

Please identify/describe the location of the site or sites

Northing

660243

Easting

249519

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Trees

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

Yes  No

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

## Access and Parking

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

Yes  No

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

## Planning Service Employee/Elected Member Interest

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

Yes  No

## Certificates and Notices

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

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

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

Yes  No

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

Yes  No

## Certificate Required

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

Certificate A

## Land Ownership Certificate

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

Certificate A

I hereby certify that –

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

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

Signed: George Clark

On behalf of: Mr Sean Hogg

Date: 10/11/2016

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 George Clark

Declaration Date: 10/11/2016

**Payment Details**



Created: 10/11/2016 14:26

**COPIES OF OBJECTIONS/REPRESENTATIONS**

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## Comments for Planning Application 2016/0735/TP

### Application Summary

Application Number: 2016/0735/TP

Address: 19 Caplethill Road Barrhead East Renfrewshire G78 1HU

Proposal: Erection of one and a half storey rear extension with raising of ridge height and installation of dormer windows at front, sides and rear

Case Officer: Mr John Drugan

### Customer Details

Name: Mrs Jacqui Elder

Address: 17 Caplethill Road, Barrhead, East Renfrewshire G78 1HU

### Comment Details

Commenter Type: Rec'd Neighbour Notification from Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have slight concerns about this application with respect to the following:-

1. The Extension to the rear of the property may adversely impact the amount of daylight available to our Kitchen Window.
2. The proposed new bathroom on the 1st floor overlooks both our kitchen and bathroom windows.
3. The dimensions of the proposed plan appear to exceed the ERC Planning Guidance: Householder Design Guide.

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17 Caplethill Road  
Barrhead  
East Renfrewshire  
G78 1HU

Paul O'Neil  
Corporate & Community Services  
Council HQ  
East Renfrewshire Council  
Eastwood Park  
Rouken Glen Road  
Giffnock G46 6UG

Your Ref No – **2016/0735/TP & REVIEW/2017/04**

Dear Sir,

I write with reference to the above planning application and subsequent review.

At the time of the original planning application, I registered my objection to the proposal based on the impact it would have on my privacy / property. I still believe my concerns are valid.

Whilst I do understand and am sympathetic to the fact that the property at No 19 Caplethill Road, does require a degree of upgrading, I have confidence in the East Renfrewshire Council's officials, in that they will ensure that the renovation and any potential extension will abide by the various Local & National Planning and Building requirements.

Yours faithfully,

Jacqueline Elder

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Mr Sean Hogg  
19 Caplethill Rd  
Barrhead  
G78 1HU

Mr Paul O'Neil  
Corporate & Community Services  
Council HQ  
East Renfrewshire Council  
Eastwood Park  
Giffnock  
G46 6UG

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**Ref No – 2016/0735/TP & Review/2017/04**

Dear Sir,

I write with reference to the representation made by Jacqueline Elder at 17 Caplethill Rd.

I acknowledge the points raised and understand the concerns however as far as the impact on privacy, the only element that will over look No 17 will be the dormer window to the side. This will be a bathroom and obviously have opaque glass, it overlooks the kitchen at No 17 so feel this would not be an issue in terms of privacy.

The planner also picks up on the issue of over shadowing in his report of handling and he states "the proposal will not have a significant detrimental impact in terms of overshadowing of neighbouring properties"

In terms of size of the extension it complies with the guidance set out by East Renfrewshire Council.

As I have said I do understand the points raised. I am not a developer looking to build as big a house as possible and sell on I am looking to build a family home in the area that I want to stay and I would like to reassure the neighbouring properties that any building work will be carried out to the highest standard and with care consideration at all time.

Yours faithfully

Sean Hogg

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## REPORT OF HANDLING

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# REPORT OF HANDLING

Reference: 2016/0735/TP

Date Registered: 11th November 2016

Application Type: Full Planning Permission

This application is a Local Development

Ward: 2 -Barrhead

Co-ordinates: 249519/:660243

Applicant/Agent:

Applicant:  
Mr Sean Hogg  
19 Caplethill Road  
Barrhead  
East Renfrewshire  
G78 1HU

Agent:

A1 Architectural Design Ltd  
George Clark  
5 Cherrybank Walk  
Airdrie  
ML6 0HZ

Proposal: Erection of one and a half storey rear extension with raising of ridge height and installation of dormer windows at front, sides and rear

Location: 19 Caplethill Road  
Barrhead  
East Renfrewshire  
G78 1HU

**CONSULTATIONS/COMMENTS:** None.

**PUBLICITY:** None.

**SITE NOTICES:** None.

**SITE HISTORY:**

2010/0419/TP	Installation of access ramp	GRA	23.08.2010
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**REPRESENTATIONS:**

1 representation has been received from a neighbouring property.

**Representations can be summarised as follows:**

Loss of daylight  
Overlooking  
Contrary to LDP and SPG  
Size of proposal

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

**SUPPORTING REPORTS:**

Supporting information submitted making reference to other similar proposals within East Renfrewshire.

**ASSESSMENT:**

The application site comprises a detached hipped roofed bungalow located on the south side of Caplethill Road within an established residential area. Caplethill Road is a single sided street that faces the boundary of East Renfrewshire and Renfrewshire Council. It is characterised by a predominance of similar hipped roofed bungalows which have not been substantially extended.

Planning permission is sought for the erection of one and a half storey rear extension with raising of ridge height (due to increasing the roof pitch) and installation of dormer windows to the front, sides and rear elevations. The proposed extension projects approx. 5 metres from the rear elevation, approx. 10.6 metres in width across the full rear elevation of the existing house and approx. 6.4 metres high. The ridge height is proposed to be increased by approx. 0.7 metres.

The proposal is required to be assessed against the Local Development Plan (LDP), in particular policies D1 and D14, and the Supplementary Planning Guidance (SPG) on Householder Design Guide. Both require proposals to be in keeping in terms of scale, size, massing and design with the original building and the locality, and not to adversely impact on the amenity of neighbouring properties by unreasonably restricting their sunlight or privacy. Furthermore, proposals are required to be subordinate, and not dominate or overwhelm the original form or appearance of the dwellinghouse.

As stated above, the site sits within a street of similar Bungalow house types and sizes which have not been substantially extended or had the roofs or heights altered. In common with other bungalows, the existing dwelling (and adjacent dwellings) has a low profile with a shallow roof that does not dominate the wall areas of the house and as a consequence the building has a strong horizontal emphasis.

The proposal alters the pitch of the roof and thereby increases the height of the existing building and the amount of roof viewed from the street. This increase in the massing and height will create a dominant feature of the roof which will not be subordinate in appearance to the original dwellinghouse. Furthermore, as well as overwhelming the original building, this larger and dominant roof will be out of keeping with the scale and massing of the adjacent bungalows. As a consequence it is considered that the proposal will detract from the original bungalow and will have an adverse impact on the character and visual amenity of the area, contrary to the requirements of Policies D1 and D14 of the Local Development Plan and the Supplementary Planning Guidance: Householder Design Guide.

The proposal includes a balcony area to the rear dormer. Whilst it is integrated into the roof, it will create an area which will result in overlooking of neighbouring gardens. Consequently, due to the loss of privacy, the proposal is contrary to Policy D1 of the Local Development Plan. It should be noted that the applicant has stated verbally that if the Council were of mind to approve the development, that they are happy to amend the proposal to omit the balcony area.

The proposal will result in some overshadowing of the adjacent properties, which will be mainly to the side gardens, occurring in the morning or late evening respectively. Consequently, it is considered that, due to its size and orientation, the proposal will not have a significant detrimental impact in terms of overshadowing of neighbouring properties.

The issues raised by the representation are considered to be material considerations and have been addressed above.

The applicant was advised during the processing of the application that the proposal as outlined above was contrary to the LDP and relevant SPG and would not respect the existing roof pitch and design, and would overwhelm the original form of the dwellinghouse, and would be out of keeping with the character of the area. Concerns were also raised regarding loss of privacy resulting from the proposed rear raised balcony. The applicant was advised they should withdraw the application as it would require substantial revision, and that they should enter into pre-application discussions afterwards.

The applicant referred to other similar extension elsewhere within the wider Council area. However they were advised that this was not relevant material considerations as they were



approved prior to the adoption of the LDP and SPG and are within Clarkston area which cannot be regarded as defining the character of the application site. The Council is aware of these examples but it should be borne in mind that current policies including the SPG were put in place to encourage extensions to be more appropriate in terms of size and design to the original dwelling and to be in keeping with the character of their locality. Furthermore, in line with planning legislation and guidance 'precedent' is not a material consideration in assessing planning proposals. The applicant stated they were not willing to revise the proposal and that they wanted it assessed as it is.

Accordingly and in conclusion, the proposal is contrary to Policies D1 and D14 of the East Renfrewshire Local Development Plan and the Supplementary Planning Guidance on Householder Design Guidance as, due to its scale, massing and design, it would be dominant and incongruous with the design and integrity of the original dwellinghouse and as a result be out of keeping with the area, to the detriment of the visual amenity and character of the area.

Furthermore, the proposal due to its design and location will have an adverse impact on the privacy and amenity of neighbouring properties to the detriment of their residential amenity, contrary to the requirements of Policy D1 of the East Renfrewshire Local Development Plan. It is therefore recommended that planning permission is refused.

**RECOMMENDATION:** Refuse

**PLANNING OBLIGATIONS:** None.

**REASONS FOR REFUSAL:**

1. The proposal is contrary to Policies D1 and D14 of the East Renfrewshire Local Development Plan and the Supplementary Planning Guidance on Householder Design Guidance as, due to its scale, massing and design, it would be dominant and incongruous with the design and integrity of the original dwellinghouse and as a result be out of keeping with Caplethill Road, to the detriment of the visual amenity and character of the area.
2. The proposal is contrary to Policy D1 of the East Renfrewshire Local Development Plan as, due to the location and position of balcony, it will have an adverse impact on the privacy and amenity of neighbouring properties to the detriment of their residential amenity.

**ADDITIONAL NOTES:** None.

**ADDED VALUE:** None

**BACKGROUND PAPERS:**

Further information on background papers can be obtained from Mr John Drugan on 0141 577 3175.

Ref. No.: 2016/0735/TP  
(JODR)

DATE: 21st December 2016

**DIRECTOR OF ENVIRONMENT**

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Reference: 2016/0735/TP - Appendix 1

**DEVELOPMENT PLAN:**

**Strategic Development Plan** None relevant

**Adopted East Renfrewshire Local Development Plan**

Policy D1-Detailed Guidance for all Development

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

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
13. Where applicable, new development should take into account the legacy of former mining activity;
14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways solums or other

development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;

15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

**Policy D14-Extensions to Existing Buildings and Erection of Outbuildings and Garages**

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

The size, scale and height of any development must be appropriate to the existing building. In most circumstances, pitched roofs utilising slates or tiles to match the existing house will be the appropriate roof type. Alternatives, such as flat roofs or green roofs, will be considered on a site specific basis.

Side extensions should not create an unbroken or terraced appearance.

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

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

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

**GOVERNMENT GUIDANCE:** None relevant

Finalised 17/01/2017.IM.

**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.       **2016/0735/TP**

**Applicant**

Mr Sean Hogg  
19 Caplethill Road  
Barrhead  
East Renfrewshire  
G78 1HU

**Agent:**

A1 Architectural Design Ltd  
George Clark  
5 Cherrybank Walk  
Airdrie  
ML6 0HZ

With reference to your application which was registered on 11th November 2016 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

**Erection of one and a half storey rear extension with raising of ridge height and installation of dormer windows at front, sides and rear**

**at: 19 Caplethill Road Barrhead East Renfrewshire G78 1HU**

the Council in exercise of their powers under the abovementioned Act and Regulations hereby refuse planning permission for the said development.

**The reason(s) for the Council's decision are:-**

1. The proposal is contrary to Policies D1 and D14 of the East Renfrewshire Local Development Plan and the Supplementary Planning Guidance on Householder Design Guidance as, due to its scale, massing and design, it would be dominant and incongruous with the design and integrity of the original dwellinghouse and as a result be out of keeping with Caplethill Road, to the detriment of the visual amenity and character of the area.
2. The proposal is contrary to Policy D1 of the East Renfrewshire Local Development Plan as, due to the location and position of balcony, it will have an adverse impact on the privacy and amenity of neighbouring properties to the detriment of their residential amenity.

Dated           17th January 2017



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	001		
Floorplans	004		
Elevations	006		
Roof Plan	005		

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

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

1. If the applicant is aggrieved by a decision to refuse permission (or by an approval subject to conditions), the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A Notice of Review can be submitted online at [www.eplanning.scotland.gov.uk](http://www.eplanning.scotland.gov.uk). Alternatively, you can download a Notice of Review form (along with notes for guidance) from [www.eastrenfrewshire.gov.uk/planning-appeals-reviews](http://www.eastrenfrewshire.gov.uk/planning-appeals-reviews) which should be returned to The Planning Service, 2 Spiersbridge Way, Spiersbridge Business Park, Thornliebank, East Renfrewshire G46 8NA. You may also call the Council on 0141 577 3001 to request the Notice of Review Form. Please note that beyond the content of the appeal or review forms, you cannot normally raise new matters in support of an appeal or review, unless you can demonstrate that the matter could not have been raised before, or that its not being raised before is a consequence of exceptional circumstances. Following submission of the notice, you will receive an acknowledgement letter informing you of the date of the Local Review Body meeting or whether further information is required.
  
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

CONTACT DETAILS

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

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



**NOTICE OF REVIEW  
AND  
STATEMENT OF REASONS**

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

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

Thank you for completing this application form:

ONLINE REFERENCE 100030794-003

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 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:	A1 Architectural Design Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	George	Building Name:	
Last Name: *	Clark	Building Number:	5
Telephone Number: *	07770611090	Address 1 (Street): *	Cherrybank Walk
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Airdrie
Fax Number:		Country: *	UK
		Postcode: *	ML6 0HZ
Email Address: *	george@a1archdesign.co.uk		

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

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Sean"/>	Building Number:	<input type="text" value="19"/>
Last Name: *	<input type="text" value="Hogg"/>	Address 1 (Street): *	<input type="text" value="Caplehill Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Barrhead"/>
Telephone Number: *	<input type="text" value="01418103524"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text" value="07581727070"/>	Postcode: *	<input type="text" value="G78 1HU"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="sales@hoggmotorco.com"/>		

## Site Address Details

Planning Authority:

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing	<input type="text" value="660243"/>	Easting	<input type="text" value="249519"/>
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## Description of Proposal

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

New rear extension and new raised roof forming bedroom accomodation

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See attached appeal statement to outline main reason why appeal is being made in this instance

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

Yes  No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

planning appeal statement 001 and drawings 001 to 006

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

2016/0735/TP

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

11/11/2016

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

20/01/2017

## Review Procedure

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

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

Yes  No

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

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

Yes  No

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

Yes  No

## Checklist – Application for Notice of Review

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

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

Yes  No

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

Yes  No

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

Yes  No  N/A

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

Yes  No

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

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

Yes  No

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

**Declare – Notice of Review**

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

Declaration Name: Mr George Clark

Declaration Date: 16/02/2017

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**Planning Appeal Statement To Support Refused Planning  
Application Ref- 2016/0735/TP  
19 Caplehill Road Barrhead G78 1HU**

**Submitted Original Planning Drawings:**

- L(2-)001 Site location plan & block plan.
- L(2-)002 Plan & roof plan as existing.
- L(2-)003 Elevations as existing.
- L(2-)004 Ground floor & attic plan as proposed.
- L(2-)005 Roof plan & site plan as proposed.
- L(2-)006 Elevations as proposed.

**Planning Application Refusal**

The application for planning permission was refused on 20<sup>th</sup> January 2017 by East Renfrewshire Council on the following conditions:

1. Did not comply with policy D1 and D14 of the East Renfrewshire Local Plan due its scale, design and massing would be dominant and incongruous with the design and integrity of the original house, thus would be out of keeping with Caplehill Road, to the detriment of the visual amenity and character of the area.
2. The proposal is contrary to Policy D1 of the East Renfrewshire Local Plan due to the position of the rear balcony, which will have an adverse impact on privacy and amenity of the neighbouring properties to the detriment of their residential amenity.

**Reasons For Appeal Against Planning Decision**

We wish to challenge and appeal the above points due to the following reasons:

Point 1 contained in the above refusal conditions:

The current design allows for the original hipped style roof to be replaced by similar style hipped roof, with an added rear extension which also has a hipped roof to blend in with original style and character of the roof and roof styles in the area. The new roof proposal allows the roof to be raised slightly by 630mm from existing roof ridge levels, with added dormer balanced in size and style to similar conversion done in the area. The roof is slightly raised to allow proper adequate headroom within. We argue that the height difference of 630mm would never be noticed from street level. This street frontage is served with a pedestrian path and a busy main road B774 which has a series of detached hipped style houses along this street. Some of the properties have been converted with additions of dormers, several properties apparently have slightly elevated roof height differences and pitches, see Image 1 below.



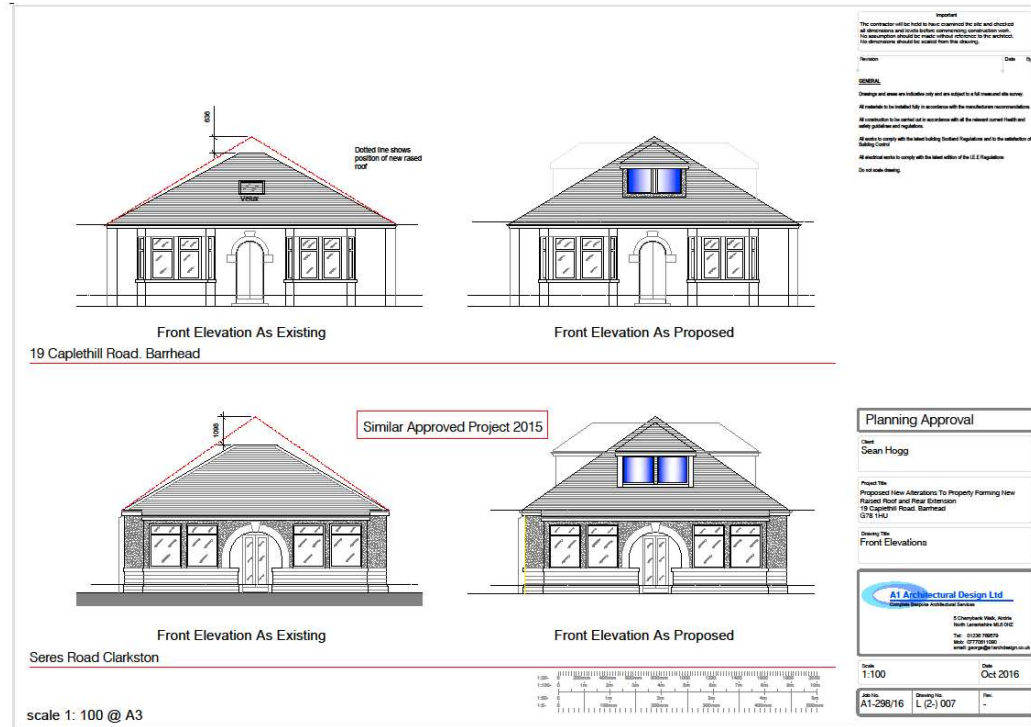
**Image 1 Caplehill Road Barrhead**

Note slightly elevated roof pitches and differences in roof. No 3 sits lower and of lesser pitch to its neighbour.



**Image 2 To Show Conversion Approved With Dormers At Nearby Stobs Drive**

Note similar roof conversion for dormers in local area similar to dormers proposed on our conversion



**Image 3 Front Elevation To 19 Caplehill Road To Show Comparison Of Before & After Proposals For Our Conversion**

From the above image 3 - top two elevations show before and after conversion with balanced dormers added to roof, keeping a sensible scale and balance of design and not overpowering the roof. The design still maintains the required overall balance and scale to the existing house, not 'dominant and incongruous' and certainly not detrimental to the visual amenity and character of the properties in the area as stated as the main reason for planning refusal.

Note the bottom two images within Image 3 above were approved by East Renfrewshire Council for a development done recently by my practice at Seres Road, see pages 5 and 6 for copy of report. This application was approved despite having its roof raised higher than we currently proposed for Caplehill Road, see comments in red on page 6 from planning. This would seem a bit unfair as to why one is acceptable over the other for similar type house styles and conversions?

In conclusion to the above point 1 we are not proposing something that detracts from the visual amenity and character of the street, the development is sympathetic and keeps to the scale and character of the street, no different to what already exists in the area.

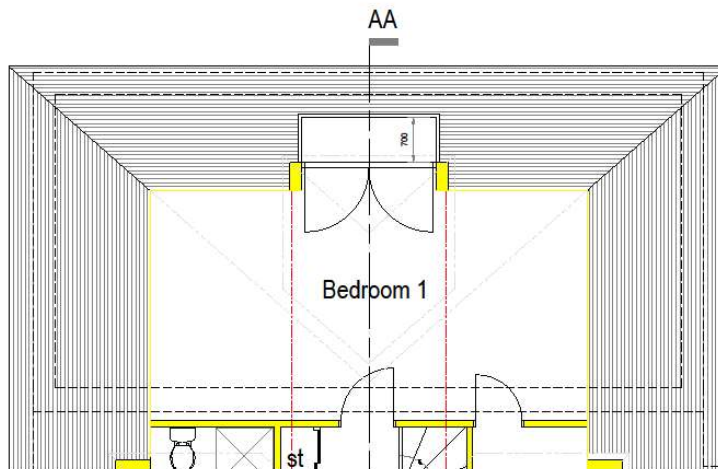
**Point 2**

The current design allows for a rear dormer type balcony, the client is prepared to remove the balcony element from the design if this allows approval of the main raised roof, however we would like to draw attention to the point regarding refusal which seems unreasonable?

The rear elevation will require a dormer of some description to allow natural daylighting and ventilation to the proposed bedroom. The only difference between the

balcony element and the window element is the amount of glazing – extra for door which has limited balcony area built into the roof, basically a set of doors that can be opened with limited external area. The Nearest directly opposite property is around 30 meters away, we have at least 15 metres to the rear boundary, well sufficient regarding any overlooking problems to adjacent rear properties. We also have around 10 metres to property No 17 and 12 metres to property No 23. The balcony itself projects forward into the roof by 700mm, see image 4 below.

In conclusion to the above point 2, a person standing at a window looking out from this room will have no difference from a person standing at the balcony area with regard to privacy and amenity loss, which is described in the planning refusal as “adverse” which seems strongly worded given the actual position and location of this balcony as against an actual window which we would assume is acceptable?



**Image 4 Extent of proposed rear balcony**

Note balcony projection 700mm from door line

**Main Conclusion**

We would argue from the above points that this development is similar to previous approved developments by East Renfrewshire and does not adversely affect the character of the existing property

# COPY - REPORT OF HANDLING

Reference: 2015/0384/TP

Date Registered: 3rd June 2015

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Netherlee Stamperland Williamwood

Co-ordinates: 256966/:657462

Applicant/Agent: Applicant:  
Mr Kevin and Victoria McFadden

Agent:  
George A1 Architectural Design Ltd  
5 Cherrybank Walk  
Airdrie  
ML6 0HZ

Proposal: Erection of one and a half storey rear extension with raising of ridge height and installation of dormer windows at front, rear and both sides; erection of detached garage to rear

Location: **12 Seres Road**  
**Clarkston**  
**East Renfrewshire**  
**G76 7QT**

**CONSULTATIONS/COMMENTS:** None.

**PUBLICITY:** None.

**SITE NOTICES:** None.

**SITE HISTORY:**

2015/0197/TP	Erection of one and a half storey rear extension forming gable end with associated raising of ridge height and installation of dormer windows at front and sides	REF	19.05.2015
--------------	--	-----	------------

**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 application site comprises a detached hipped roofed bungalow and its curtilage and lies within an established residential area. It is externally finished with red roofing tiles and white painted render. This section of Seres Road is characterised by hipped roofed bungalows, albeit the property immediately to the east is a hipped roofed, two storey dwellinghouse.

When viewed from Seres Road, the dwelling has a distinct squat appearance with a short side to side ridge line. The dwelling has an existing single garage to the rear.

Planning permission is sought for the erection of a one and a half storey rear extension, incorporating raising the ridge height and the installation of dormer windows at the front, rear and on both sides. The existing garage is to be removed to accommodate the extension and a new single detached garage to be erected in the rear garden. The proposed rear extension measures 5 metres deep by 10.4 metres wide. It will have a hipped roof at the rear to reflect the existing roof design, albeit the existing roof is to be replaced and the ridge height increased by 1 metre and the pitch steepened. The extension is proposed to be externally finished with render to match that of the existing house and grey concrete roofing tiles. The front side and rear dormers comprise hipped roofs and will be externally clad in material to match the roof.

The proposed extension and dormers are considered to compliment the character and design of the existing dwelling. As such, they would not detract from the character or visual amenity of the wider area. Given the design of the extension and the orientation in relation to the adjacent properties, there would be no significant additional overlooking or overshadowing. There is proposed to be a new side facing window on the ground floor of the existing house, however, this would not overlook any windows on the adjacent house. The proposed garage is not considered to give rise to any amenity issues. The proposal is considered to comply with the terms of the adopted East Renfrewshire Local Development Plan.

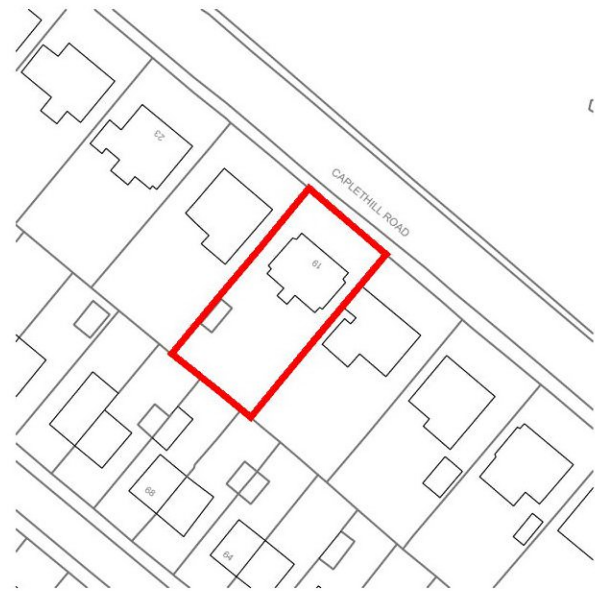
**RECOMMENDATION:** Grant

**PLANNING OBLIGATIONS:** None

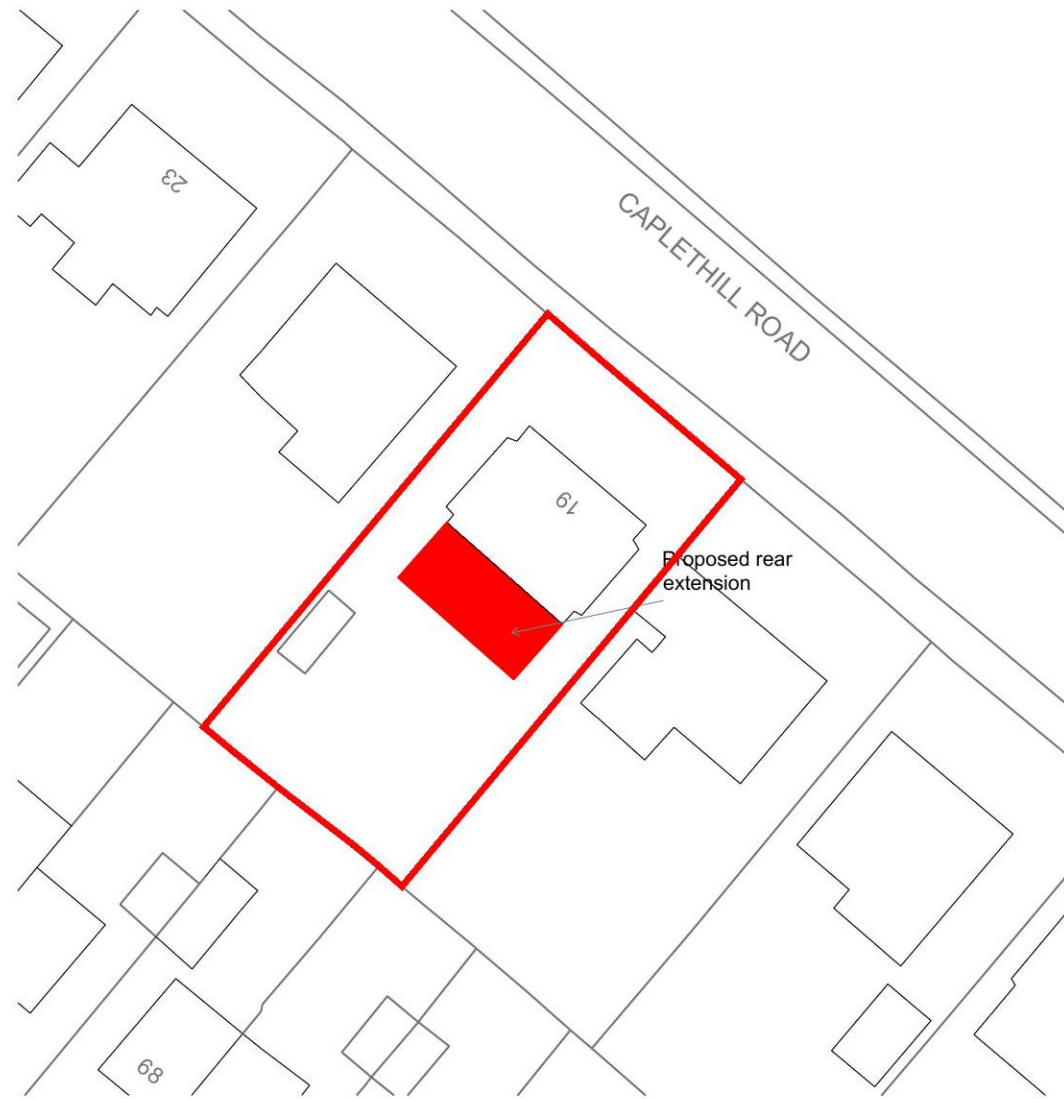
**PLANS/PHOTOGRAPHS/DRAWINGS**

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Location Plan 1:1250



Block Plan 1:500

**Town and Country Planning  
(Scotland) Act 1997**  
**REFUSED**  
Director of Environment  
East Renfrewshire Council

**Important**  
The contractor will be held to have examined the site and checked all dimensions and levels before commencing construction work. No assumption should be made without reference to the architect. No dimensions should be scaled from this drawing.

Revision	Date	By
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**GENERAL**  
Drawings and areas are indicative only and are subject to a full measured site survey.  
All materials to be installed fully in accordance with the manufacturers recommendations.  
All construction to be carried out in accordance with all the relevant current Health and safety guidelines and regulations.  
All works to comply with the latest building Scotland Regulations and to the satisfaction of Building Control  
All electrical works to comply with the latest edition of the I.E.E Regulations  
Do not scale drawing.

**Planning Approval**

Client  
Sean Hogg

Project Title  
Proposed New Alterations To Property Forming New Raised Roof and Rear Extension  
19 Caplethill Road. Barrhead  
G78 1HU

Drawing Title  
Site Location & Block Plan

**A1 Architectural Design Ltd**  
Complete Bespoke Architectural Services

5 Cherrybank Walk, Airdrie  
North Lanarkshire ML6 0HZ  
Tel: 01236 769579  
Mob: 07770611090  
email: george@a1archdesign.co.uk

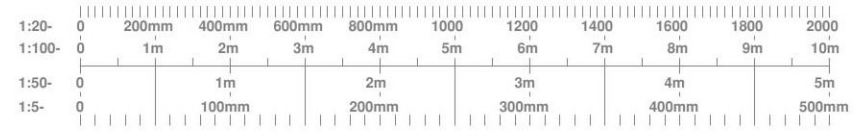
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Date  
Oct 2016

Job No.  
A1-298/15

Drawing No.  
L (2-) 001

Rev.  
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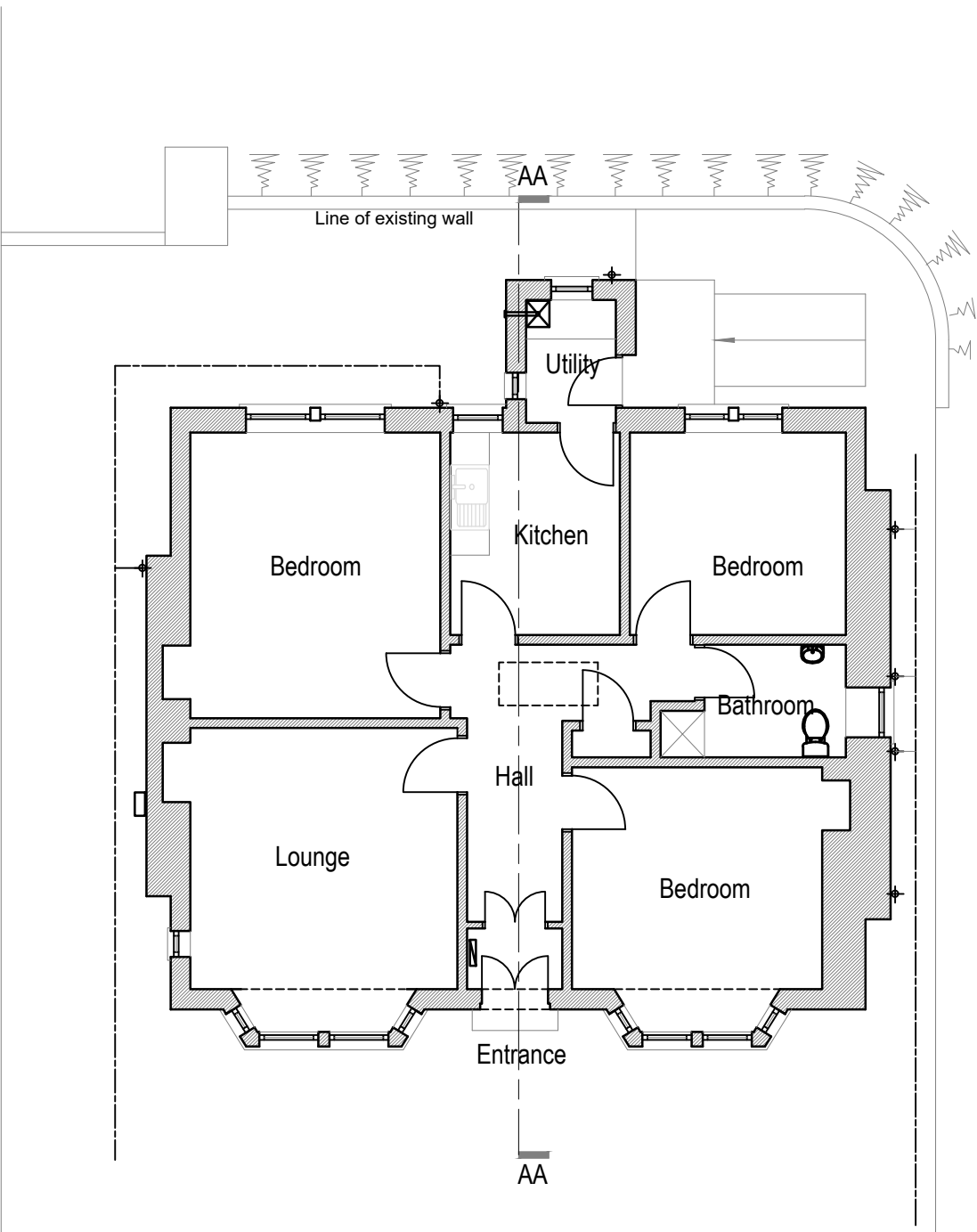


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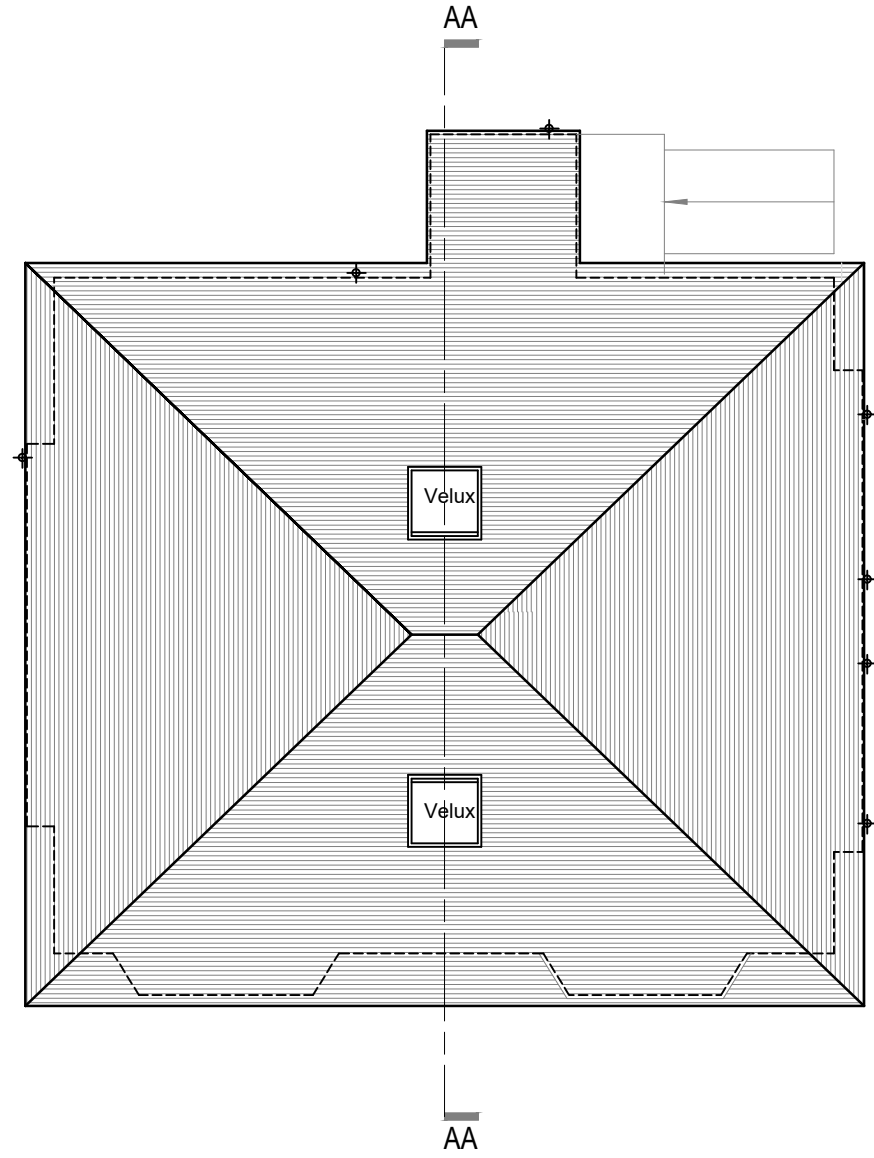
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Ground Floor Plan As Existing



Roof Plan As Existing

**Planning Approval**

Client  
 Sean Hogg

Project Title  
 Proposed New Alterations To Property Forming New Raised Roof and Rear Extension  
 19 Caplethill Road, Barrhead  
 G78 1HU

Drawing Title  
 Plan & Roof Plan As Existing

**A1 Architectural Design Ltd**  
 Complete Bespoke Architectural Services

5 Cherrybank Walk, Airdrie  
 North Lanarkshire ML6 0HZ

Tel: 01236 769579  
 Mob: 07770611090  
 email: george@a1archdesign.co.uk

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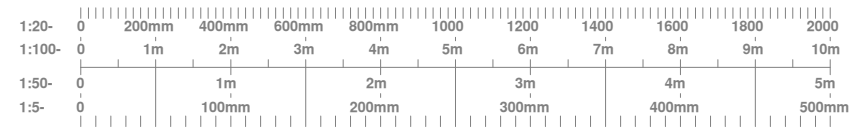
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 A1-298/16

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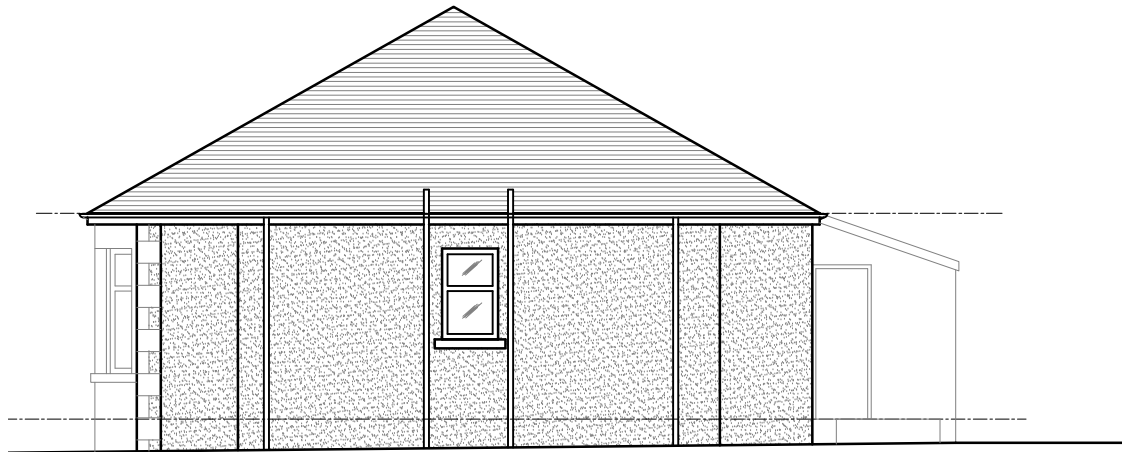
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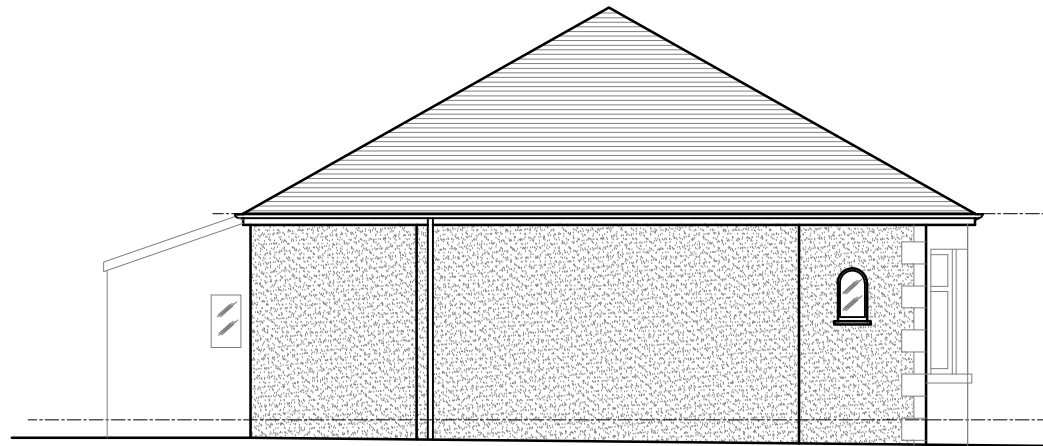
Revision	Date	By

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Gable Elevation As Existing



Gable Elevation As Existing



Front Elevation As Existing



Rear Elevation As Existing

**Planning Approval**

Client  
 Sean Hogg

Project Title  
 Proposed New Alterations To Property Forming New Raised Roof and Rear Extension  
 19 Caplehill Road, Barrhead  
 G78 1HU

Drawing Title  
 Elevations As Existing

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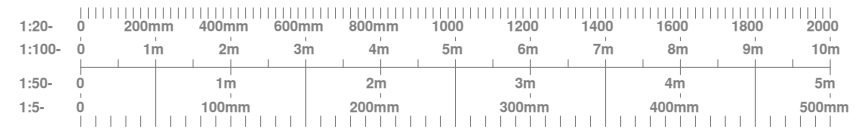
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 Oct 2016

Job No.  
 A1-298/16

Drawing No.  
 L (2-) 003

Rev.  
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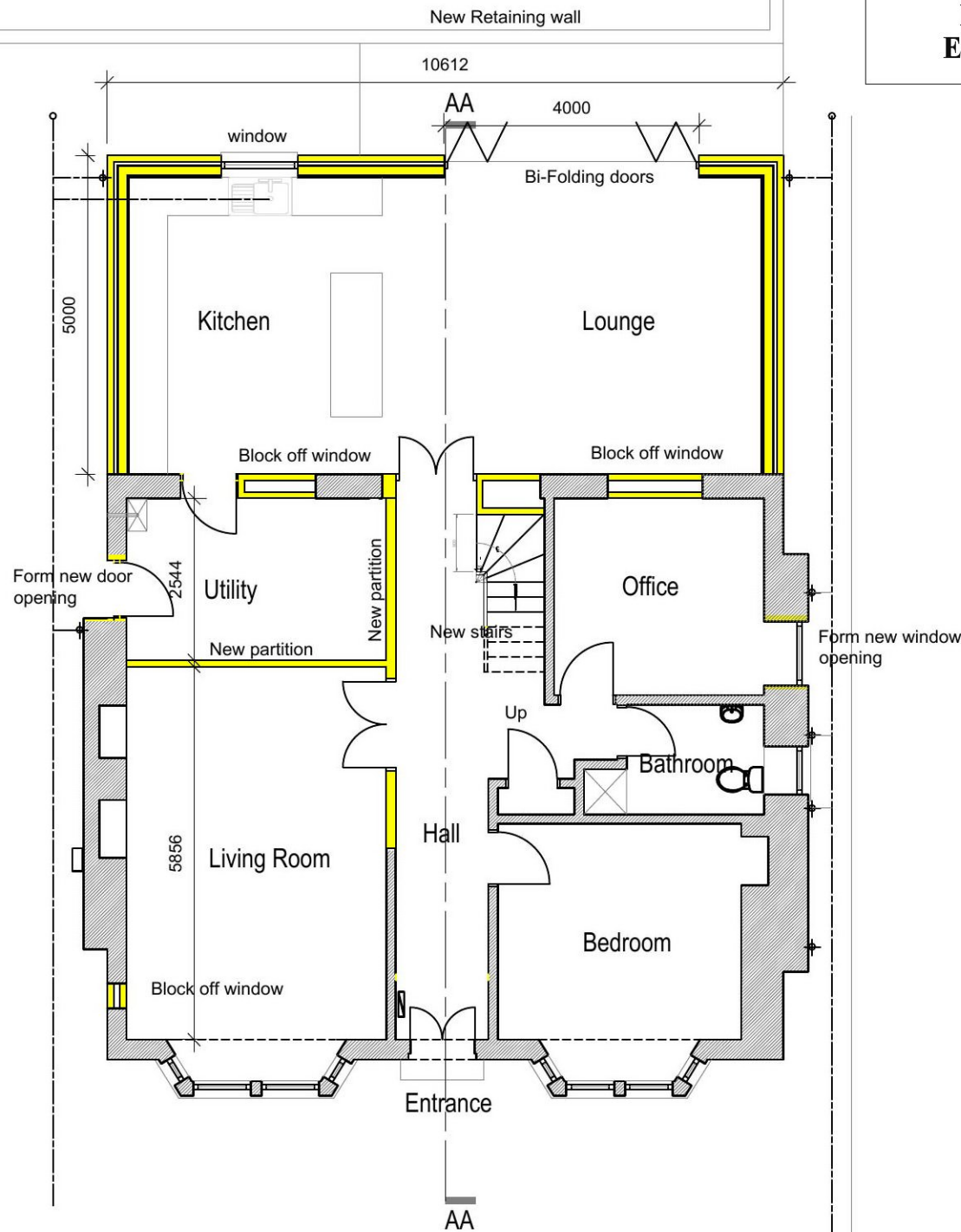
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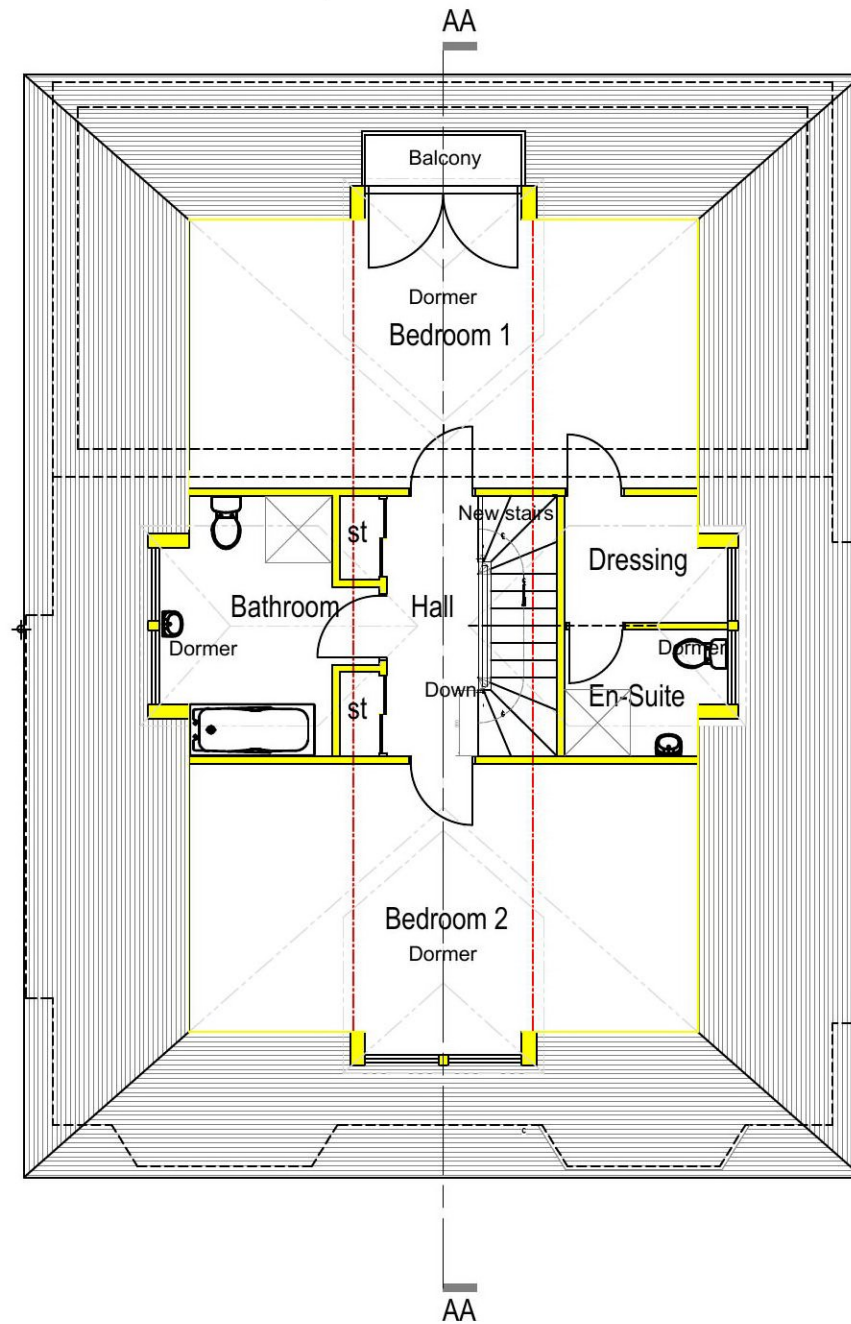
**Town and Country Planning  
(Scotland) Act 1997**

**REFUSED**

**Director of Environment  
East Renfrewshire Council**



Ground Floor Plan As Proposed



Attic Floor Plan As Proposed

**Important**  
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Revision \_\_\_\_\_ Date \_\_\_\_\_ By \_\_\_\_\_

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- All electrical works to comply with the latest edition of the I.E.E Regulations

Do not scale drawing.

**External Finishes Specification**

- EXTERNAL WALLS TO NEW EXTENSION:**  
New external white rendered finished to walls to match existing house.
- ROOF :**  
Existing roof to be replaced with new raised roof with new dark grey concrete roof tiles on timber attic truss roof  
Roof tiles to be dark grey colour  
Roof pitch 35°
- Dormers :**  
New dormers to be formed in new roof and finished to main roof, dormer cheeks to have render wall finish to match main walls  
Roof pitch 35°
- NEW WINDOWS / DOORS:**  
Upvc white windows / doors to match style of existing upvc windows. Rear bi-Fold door aluminium
- RWP / GUTTERS**  
White upvc rwp and gutters
- FASCIA'S:**  
New white upvc fascia's and soffits with upvc dry verge system to rear
- DRAINAGE**  
New extension drain connected into existing drainage

**Planning Approval**

Client  
Sean Hogg

Project Title  
Proposed New Alterations To Property Forming New Raised Roof and Rear Extension  
19 Caplehill Road, Barrhead  
G78 1HU

Drawing Title  
Ground & Attic Plan As Proposed

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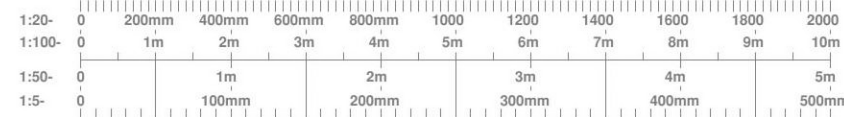
Date  
Oct 2016

Job No.  
A1-298/16

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L (2-) 004

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-

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All construction to be carried out in accordance with all the relevant current Health and safety guidelines and regulations.  
All works to comply with the latest building Scotland Regulations and to the satisfaction of Building Control  
All electrical works to comply with the latest edition of the I.E.E Regulations

Do not scale drawing.  
**External Finishes Specification**

**EXTERNAL WALLS TO NEW EXTENSION:**  
New external white rendered finished to walls to match existing house.

**ROOF :**  
Existing roof to be replaced with new raised roof with new dark grey concrete roof tiles on timber attic truss roof  
Roof tiles to be dark grey colour  
Roof pitch 35°

**Dormers :**  
New dormers to be formed in new roof and finished to main roof, dormer cheeks to have render wall finish to match main walls  
Roof pitch 35°

**NEW WINDOWS / DOORS:**  
Upvc white windows / doors to match style of existing upvc windows. Rear bi-Fold door aluminium

**RWP / GUTTERS**  
White upvc rwp and gutters

**FASCIA'S:**  
New white upvc fascia's and soffits with upvc dry verge system to rear

**DRAINAGE**  
New extension drain connected into existing drainage

**Planning Approval**

Client  
Sean Hogg

Project Title  
Proposed New Alterations To Property Forming New Raised Roof and Rear Extension  
19 Caplethill Road. Barrhead  
G78 1HU

Drawing Title  
Roof Plan & Site Plan As Proposed

**A1 Architectural Design Ltd**  
Complete Bespoke Architectural Services

5 Cherrybank Walk, Airdrie  
North Lanarkshire ML6 0HZ

Tel: 01236 769579  
Mob: 07770611090  
email: george@a1archdesign.co.uk

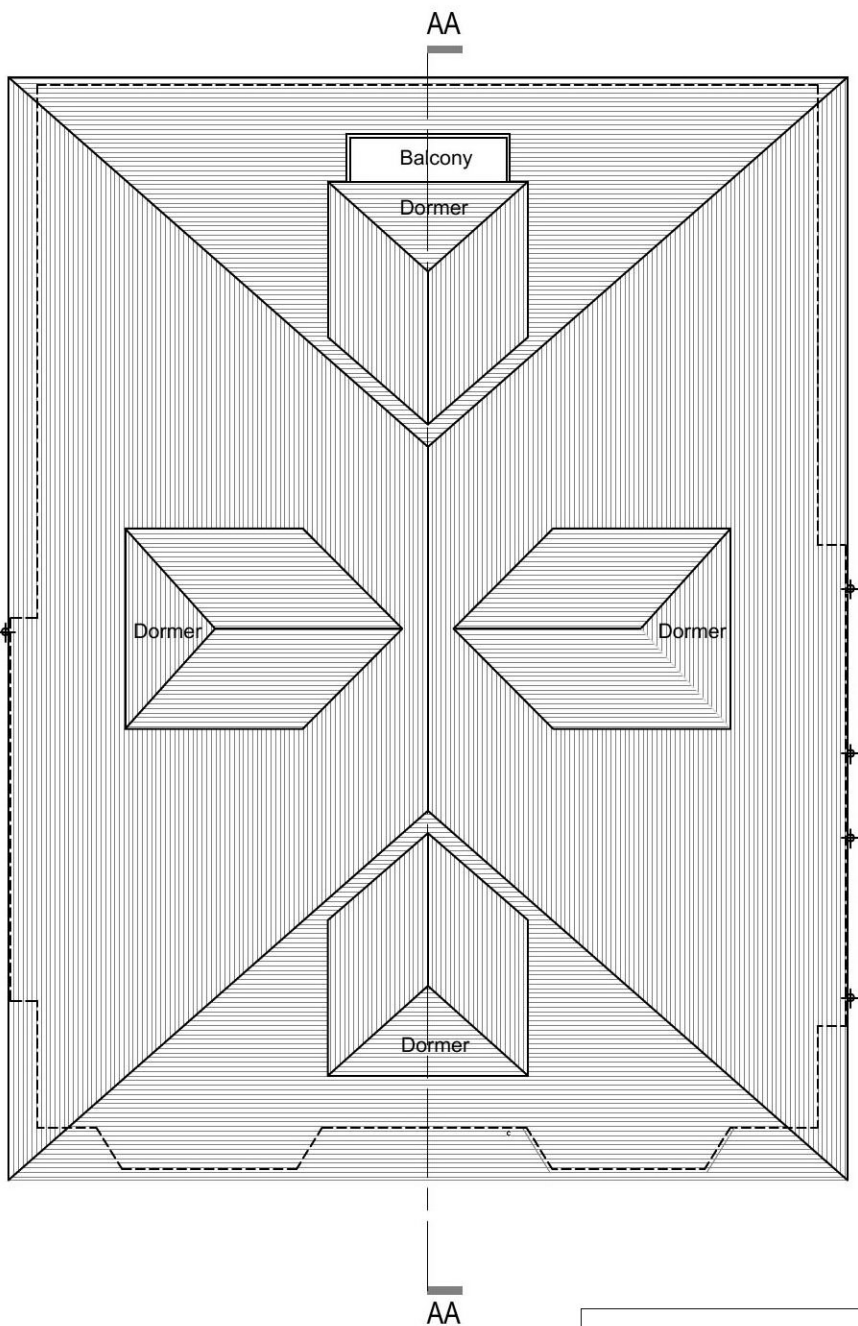
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Date  
Oct 2016

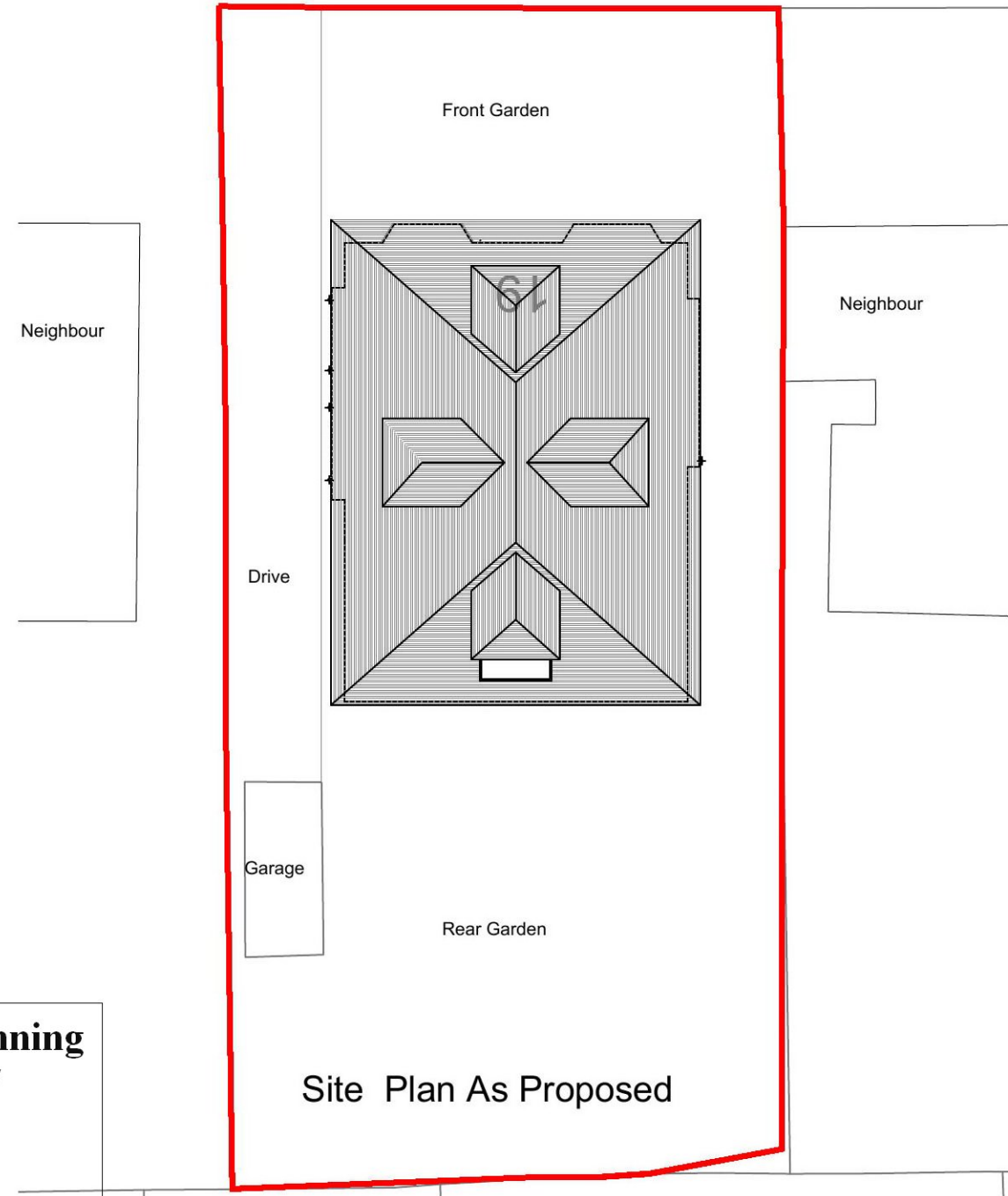
Job No.  
A1-298/16

Drawing No.  
L (2-) 005

Rev.  
-



Roof Plan As Proposed



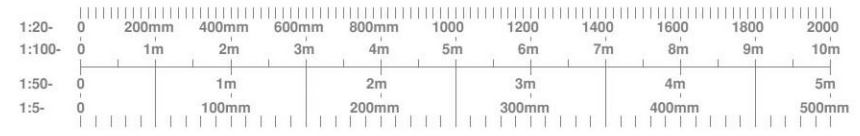
Site Plan As Proposed

**Town and Country Planning  
(Scotland) Act 1997**

**REFUSED**

Director of Environment  
East Renfrewshire Council

scale 1: 100 @ A3



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**Important**  
The contractor will be held to have examined the site and checked all dimensions and levels before commencing construction work. No assumption should be made without reference to the architect. No dimensions should be scaled from this drawing.

Revision	Date	By

**GENERAL**  
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Do not scale drawing.

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**DRAINAGE**  
New extension drain connected into existing drainage

**Planning Approval**

Client  
Sean Hogg

Project Title  
Proposed New Alterations To Property Forming New Raised Roof and Rear Extension  
19 Caplethill Road, Barrhead  
G78 1HU

Drawing Title  
Elevations As Proposed

**A1 Architectural Design Ltd**  
Complete Bespoke Architectural Services

5 Cherrybank Walk, Airdrie  
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email: george@a1archdesign.co.uk

Scale  
1:100

Date  
Oct 2016

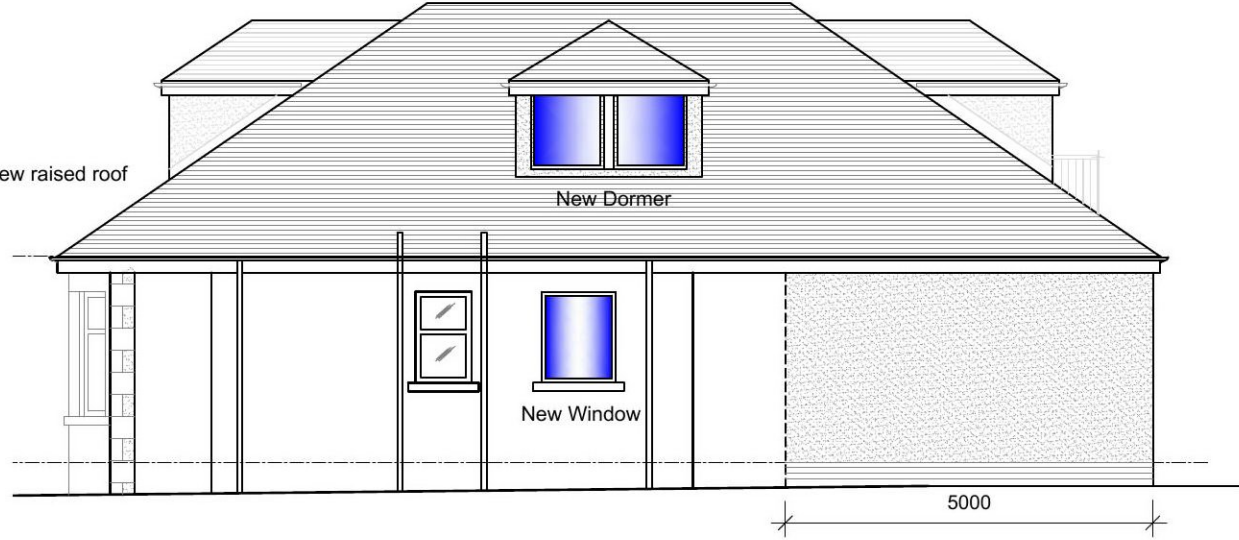
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A1-298/16

Drawing No.  
L (2-) 006

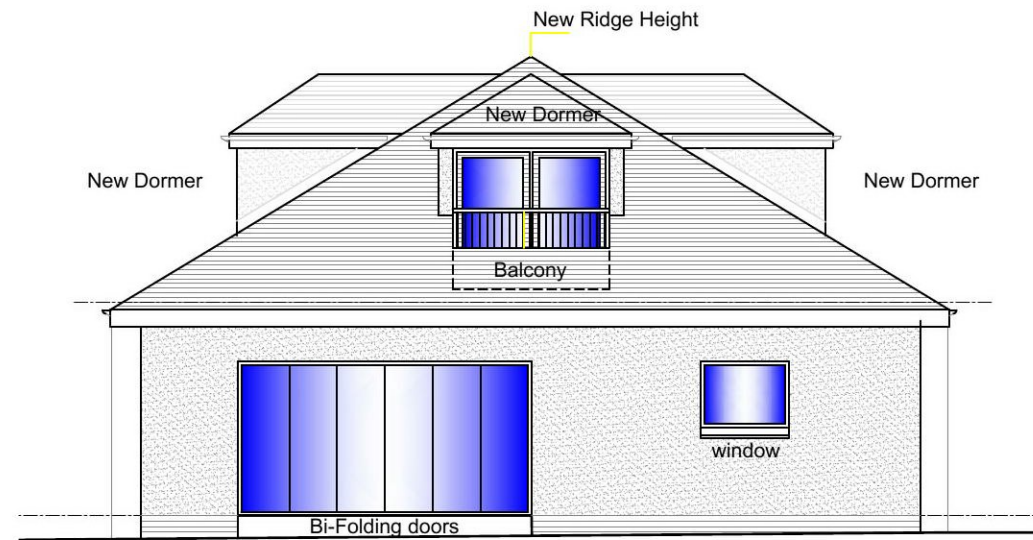
Rev.  
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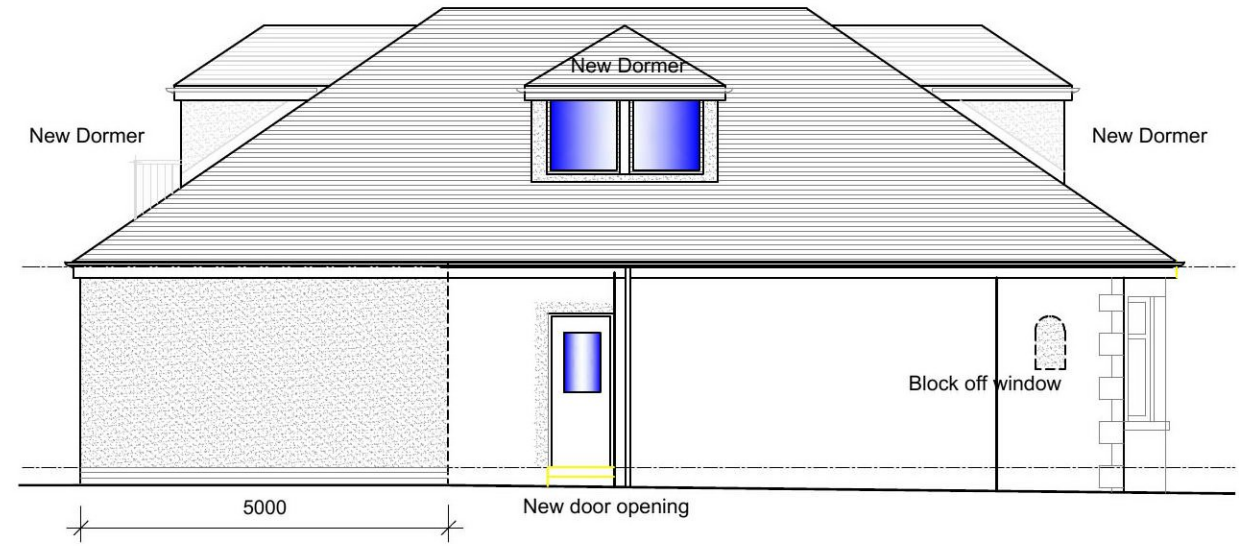
Front Elevation As Proposed



Gable Elevation As Proposed



Rear Elevation As Proposed



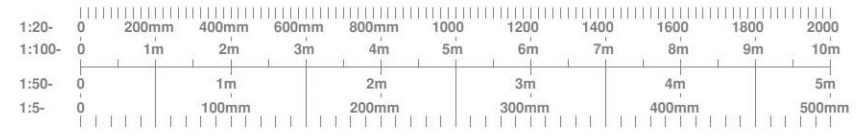
Gable Elevation As Proposed

**Town and Country Planning  
(Scotland) Act 1997**

**REFUSED**

**Director of Environment  
East Renfrewshire Council**

scale 1: 100 @ A3



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