

EAST RENFREWSHIRE COUNCIL

LOCAL REVIEW BODY

18 January 2017

Report by Deputy Chief Executive

REVIEW OF CASE - REVIEW/2016/17

ERECTION OF UPPER STOREY EXTENSION AT SIDE WITH ALTERATIONS
TO ROOF AT FRONT AND REAR AT 18 HILLCREST 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:- 2016/0443/TP).
- Applicant: Mr and Mrs Graham Mitchell.
- Proposal: Erection of upper storey extension at side with alterations to roof at front and rear.
- Location: 18 Hillcrest Drive, Newton Mearns.
- Council Area/Ward: Newton Mearns South (Ward 5).

REASON FOR REQUESTING REVIEW

3. The applicants have 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 (Major Programmes and Projects).

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 applicants in submitting their review have stated the reasons for requiring the review of the determination of their application. A copy of the applicants' Notice of Review and Statement of Reasons is attached as Appendix 4.

9. The applicants are 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 have indicated that their stated preferences are one or more hearing sessions and a site inspection.

10. The Local Review Body is not bound to accede to the applicants' 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 has agreed to carry out an unaccompanied site inspection on Wednesday, 18 January 2017 immediately before the meeting of the Local Review Body which is scheduled to 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. However, the applicants have 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 other properties in the surrounding area which were not in the application file.

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 applicants have 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. In reply, the applicants' agent has stated that it was anticipated that the case officer as a matter of procedure would not only have reviewed the previous history of the site but also that of other properties in the same street to establish other similar developments some of which have proportions far in excess of the refused application. The new information relates to these properties.

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 decide that the new information should be considered as part of the review, 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 redacted from the applicants' 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);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages);

- (c) Decision notice and reasons for refusal - Appendix 3 (Pages); and
- (d) A copy of the applicants' Notice of Review and Statement of Reasons - Appendix 4 (Pages).

21. The applicants have 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).

- (a) Existing Front Elevation;
- (b) Existing Rear Elevation;
- (c) Existing East and West Elevations;
- (d) Existing Ground Floor Plan;
- (e) Existing First Floor Plan;
- (f) Proposed Section X-X and Y-Y;
- (g) Refused - Location and Block Plan;
- (h) Refused - Proposed Front Elevation;
- (i) Refused - Proposed Rear Elevation;
- (j) Refused – Proposed East and West Elevations;
- (k) Refused – Proposed Ground Floor Plan; and
- (l) Refused – Proposed First Floor 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:-
 - (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:- January 2017

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**APPLICATION
FOR
PLANNING PERMISSION**

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E202 pdv 30/6/2016
2016/0443/TP

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION

RECEIVED

Town and Country Planning (SCOTLAND) ACT 1997
The Town and Country Planning (Development Management Procedure) (SCOTLAND) REGULATIONS 2013

30 JUN 2016

Please refer to the accompanying Guidance Notes when completing this application
PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR & MRS	Ref No.	
Forename	GRAHAM	Forename	JOHN
Surname	MITCHELL	Surname	MARTIN
Company Name		Company Name	John Martin Architect
Building No./Name	18	Building No./Name	35
Address Line 1	HILLCREST DRIVE	Address Line 1	BALGONIE AVENUE
Address Line 2	NEWTON MEARNS	Address Line 2	
Town/City	GLASGOW	Town/City	PAISLEY
Postcode	G77 5HH	Postcode	PA2 9LP
Telephone		Telephone	0141 884 4036
Mobile		Mobile	
Fax		Fax	
Email		Email	johnmartin.arch@virginmedia.com

3. Address or Location of Proposed Development (please include postcode)

18 HILLCREST DRIVE
NEWTON MEARNS
GLASGOW
G77 5HH

NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.

4. Describe the Proposed Works

Please describe accurately the work proposed:

ERECTION OF FIRST FLOOR EXTENSION TO FORM BEDROOMS AND ELEVATION CHANGES TO INCLUDE RE-ROOFING OF EXISTING DWELLING HOUSE

Have the works already been started or completed Yes No

If yes, please state date of completion, or if not completed, the start date:

Date started: Date completed:

If yes, please explain why work has already taken place in advance of making this application.

5. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal? Yes No

If yes, please provide details about the advice below:

In what format was the advice given? Meeting Telephone call Letter Email

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes No

Please provide a description of the advice you were given and who you received the advice from:

Name: Date: Ref No.:

6. Trees

Are there any trees on or adjacent to the application site? Yes No

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

7. Changes to Vehicle Access and Parking

Are you proposing a new altered vehicle access to or from a public road? Yes No

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

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? Yes No

If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangement for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total of existing and any new spaces or reduced number of spaces)

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)

8. Planning Service Employee/Elected Member Interest

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority? Yes No

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority? Yes No

If you have answered yes please provide details:

DECLARATION

on for planning permission and that accompanying
ed as part of this application. I hereby confirm that the
the best of my knowledge.

d Land Ownership Certificate has been completed

tice has been given to other land owners and /or agricultural
Yes No N/A

Date:

vide on this from will be held and processed in accordance with

LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997
 Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

CERTIFICATE A, B, C, D OR CERTIFICATE E MUST BE COMPLETED BY ALL APPLICANTS

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application

I hereby

(1)

part of the land to
 days ending with the

(2)

part of

Signature

On behalf of

Date

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are:

Name	Address	Date of Service of Notice

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

or

- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:

REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2016/0443/TP

Date Registered: 30th June 2016

Application Type: Full Planning Permission

This application is a Local Development

Ward: 5 -Newton Mearns South

Co-ordinates: 255452/:656407

Applicant/Agent:

Applicant:
Mr And Mrs Graham Mitchell
18 Hillcrest Drive
Newton Mearns
East Renfrewshire
G77 5HH

Agent:
John Martin Architect
John Martin
35 Balgonie Avenue
Paisley
PA2 9LP

Proposal: Erection of upper storey extension at side with alterations to roof at front and rear

Location: 18 Hillcrest Drive
Newton Mearns
East Renfrewshire
G77 5HH

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY:

1994/0242/TP	EXTENSION TO EXISTING FRONT DORMER WINDOW	GRA	12.07.1994
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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 an existing two storey detached house on the north side of Hillcrest Drive located at the top of a cul-de-sac within an established residential area. Due to the topography of the site there is a basement area to the rear of the original house. The house has also historically been extended with a single storey side extension and dormer. There is substantial trees/vegetation to the site, and in particular to the rear which effectively screens it from Mearns Road.

The proposal is for the erection of an upper storey extension at side with alterations to roof at the front and rear. The proposal maintains the footprint of the main part of the historical extension and increases the height from approx. 5.5m to 8.2m. The upper floor extension will have a depth of approx. 6.8m by approx. 10.7m in length, and introduces a hipped roof and gable returns to the proposed front windows.

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. The policies seek to ensure that proposals are in keeping in terms of scale, size, massing and design with the original building, and are sympathetic to the local character and built form and do not adversely impact on neighbouring properties by loss of privacy or overshadowing. In particular the SPG states that extensions should be subordinate in scale and appearance to the original house.

As indicated above the proposal creates a two storey extension of substantial size. The original house is approx. 9m in width; the proposed upper floor extension is some 10.7m in width. It is considered that this substantially changes the appearance of the property, and in particular the relationship between the original house and the extension, to the extent that the extension is larger in appearance, size and massing and as consequence dominates and detract from the original dwellinghouse, contrary to the aims of the LDP and SPG. It is acknowledged that the design has been stepped down from the ridge and eaves of the original dwelling. However, the incongruous appearance of the extension is exacerbated by the introduction of architectural features not present in the original building, again contrary to the aims of LDP and SPG.

It is noted that there are various large houses in the immediate area with in the main large gardens and reasonable set back from the side boundaries. Whilst the proposal does not increase the footprint of the house it will, by the increase in height, visually reduce the space between the building and the side boundaries and as a consequence will not be in keeping with the character of the area to the detriment of the visual amenity of the area, contrary to the aims of the LDP and SPG.

Consequently, due to its size, massing, height and design, the proposal would dominate and detract from the integrity of the original dwelling and adversely impact on the character and visual amenity of the area, contrary to the provisions of Policy D14 of the LDP and the requirements of the SPG.

There are not considered to be significant material considerations that outweigh the provisions of the Development Plan in instance. It is therefore recommended that planning permission is refused.

RECOMMENDATION: Refused

PLANNING OBLIGATIONS: None.

REASONS FOR REFUSAL:

1. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan and the Supplementary Planning Guidance on Householder Design Guidance as, due to its size, massing, height and design it would be a dominant and incongruous addition to the house to its detriment.
2. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as, due to its position, height and size it would visually reduce the space between the building and the side boundaries and as a consequence will not be in keeping with the character of the area to the detriment of the visual amenity of the area.

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.: 2016/0443/TP
(JODR)

DATE: 30th August 2016

DIRECTOR OF ENVIRONMENT

Reference: 2016/0443/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 30/08/2016.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. **2016/0443/TP**

Applicant

Mr And Mrs Graham Mitchell
18 Hillcrest Drive
Newton Mearns
East Renfrewshire
G77 5HH

Agent:

John Martin Architect
John Martin
35 Balgonie Avenue
Paisley
PA2 9LP

With reference to your application which was registered on 30th June 2016 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of upper storey extension at side with alterations to roof at front and rear

at: 18 Hillcrest Drive Newton Mearns East Renfrewshire G77 5HH

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

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

1. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan and the Supplementary Planning Guidance on Householder Design Guidance as, due to its size, massing, height and design it would be a dominant and incongruous addition to the house to its detriment.
2. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as, due to its position, height and size it would visually reduce the space between the building and the side boundaries and as a consequence will not be in keeping with the character of the area to the detriment of the visual amenity of the area.

Dated 30th August 2016

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	07		
Plans Proposed	01		
Plans Proposed	02		
Plans Proposed	03		
Plans Proposed	04		
Plans Proposed	05		

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. Alternatively, you can download a Notice of Review form (along with notes for guidance) from 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**

**NOTICE OF REVIEW
AND
STATEMENT OF REASONS**

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RECEIVED

22 NOV 2016

Notice of Review



NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2013

Rather than completing this form, you may submit your review online at <https://www.eplanning.scot>

IMPORTANT: Please read and follow the guidance notes provided when completing this form.
Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name MR & MRS GRAHAM MITCHELL

Address 18 HILLCREST DRIVE
NEWTON MEARNs
GLASGOW
G77 5HH
Postcode G77 5HH

Contact Telephone 1 [REDACTED]
Contact Telephone 2 [REDACTED]
Fax No [REDACTED]

E-mail* [REDACTED]

Agent (if any)

Name JOHN MARTIN

Address 35 BALGONIE AVENUE
PAISLEY
Postcode PA2 9LP

Contact Telephone 1 0141 884 4036
Contact Telephone 2 [REDACTED]
Fax No [REDACTED]

E-mail* johnmartin.arch@virginmedia.com

Mark this box to confirm all contact should be through this representative:

Yes No

* Do you agree to correspondence regarding your review being sent by e-mail?

Planning authority EAST RENFREWSHIRE COUNCIL

Planning authority's application reference number 2016/0443/TP

Site address 18 HILLCREST DRIVE NEWTON MEARNs G77 5HH

Description of proposed development ~~alteration~~ ~~alterationst~~ ~~to~~ ~~roof~~ ~~at~~ ~~front~~ ~~and~~ ~~rear~~
Erection of upper storey extension at side with alterationst to roof at front and rear

Date of application 30 June 2016

Date of decision (if any) 30 August '16

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures. However, please note that the Local Review Body is not bound to accede to your request(s) and will decide what procedure will be used to determine your review.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

"It may be the review panel may wish further supporting information which in turn may require a further hearing".

Site inspection

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

- | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
|--|---|-----------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

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. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

PLEASE SEE SEPARATE REVIEW SUBMISSION

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 new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

There was the presumption that as there were several similar developments carried out within Hillcrest Drive that planning consent would be granted on the basis that the planning authority considered they complied in full with local policies. All applications should be given fair and equal consideration and should be based not just on the submitted applications but along with previous decisions.

List of documents and evidence

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.

Separate attached binder containing;

Written discussion
Existing drawings
Proposed drawings
Photographs

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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 from that earlier consent.

Declaration

I the applica by serve notice on the planning authority to
review the a n the supporting documents.

Signe

Date

21st November 2016

John Martin, Architect

Data Protection Act 1998

East Renfrewshire Council is the Data Controller for the purposes of the Data Protection Act 1998. Please note that the information provided with this application will appear in the public register of applications and will also be published on the Council's website. Personal details such as signatures, personal phone numbers and personal email addresses will not be published on-line. If you wish any further personal information to be excluded from publication, please request this in writing and the Council will consider your request.

Your completed notice of review should now be returned to: East Renfrewshire Council, 2 Spiersbridge Way, Spiersbridge Business Park, Thornliebank, East Renfrewshire G46 8NG. Alternatively, you can e-mail your notice of review to planning@eastrenfrewshire.gov.uk

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PLANNING REVIEW DOCUMENTS

INTO

REFUSAL OF APPLICATION NO. 2016/0443/TP

FOR

ERECTION OF UPPER STOREY EXTENSION

AT

18 HILLCREAST DRIVE

NEWTON MEARNES

ON BEHALF OF

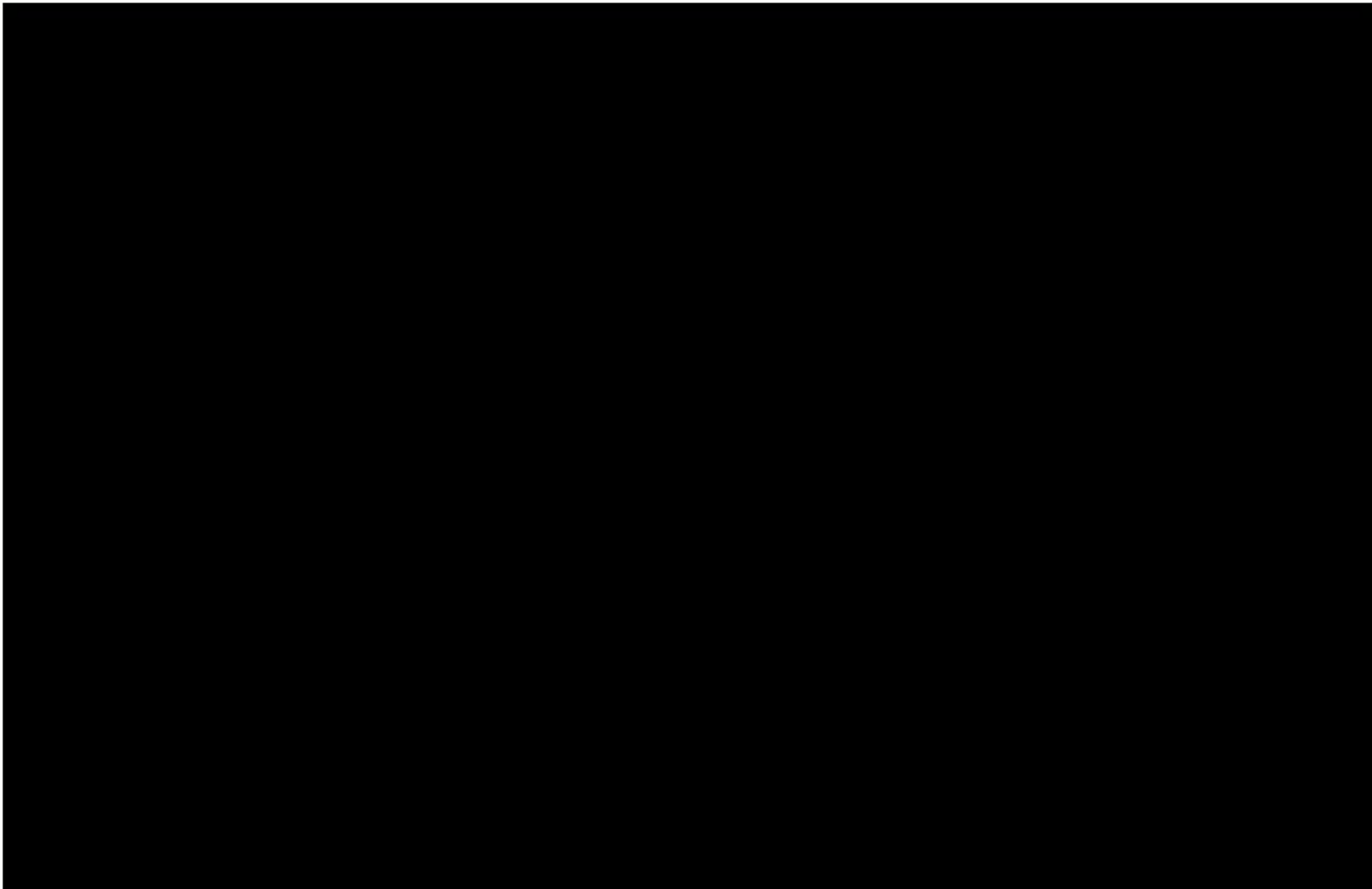
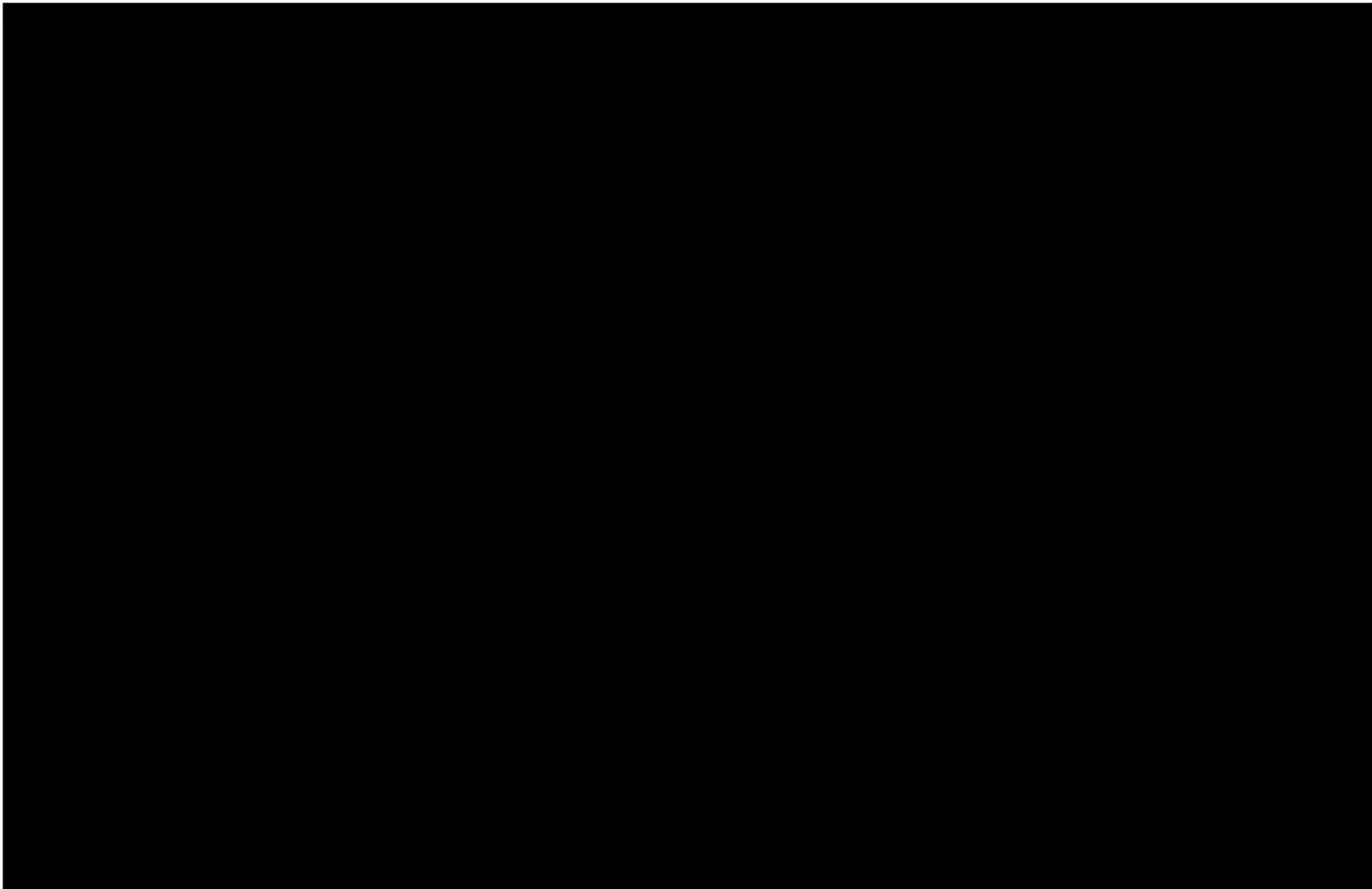
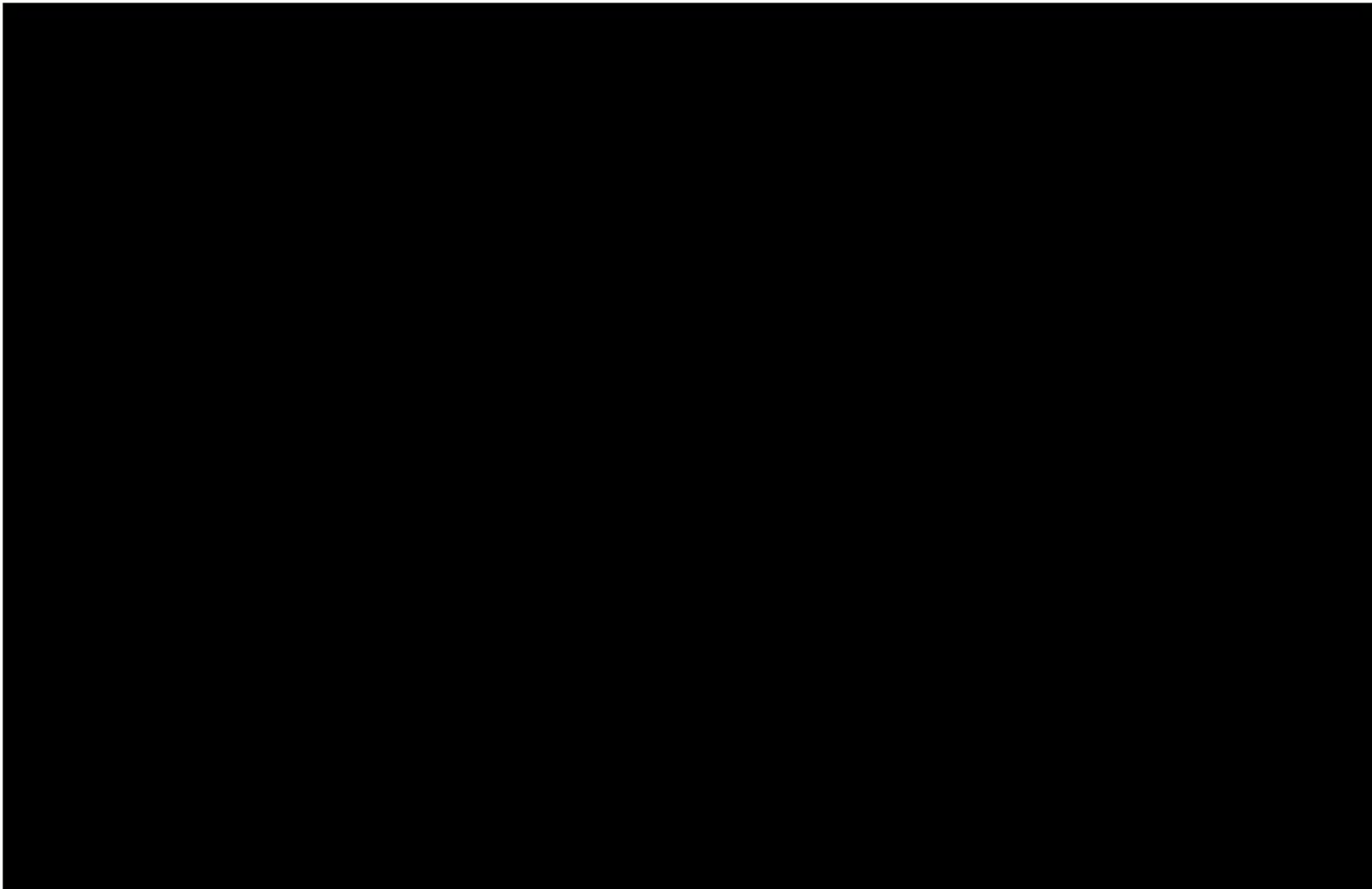
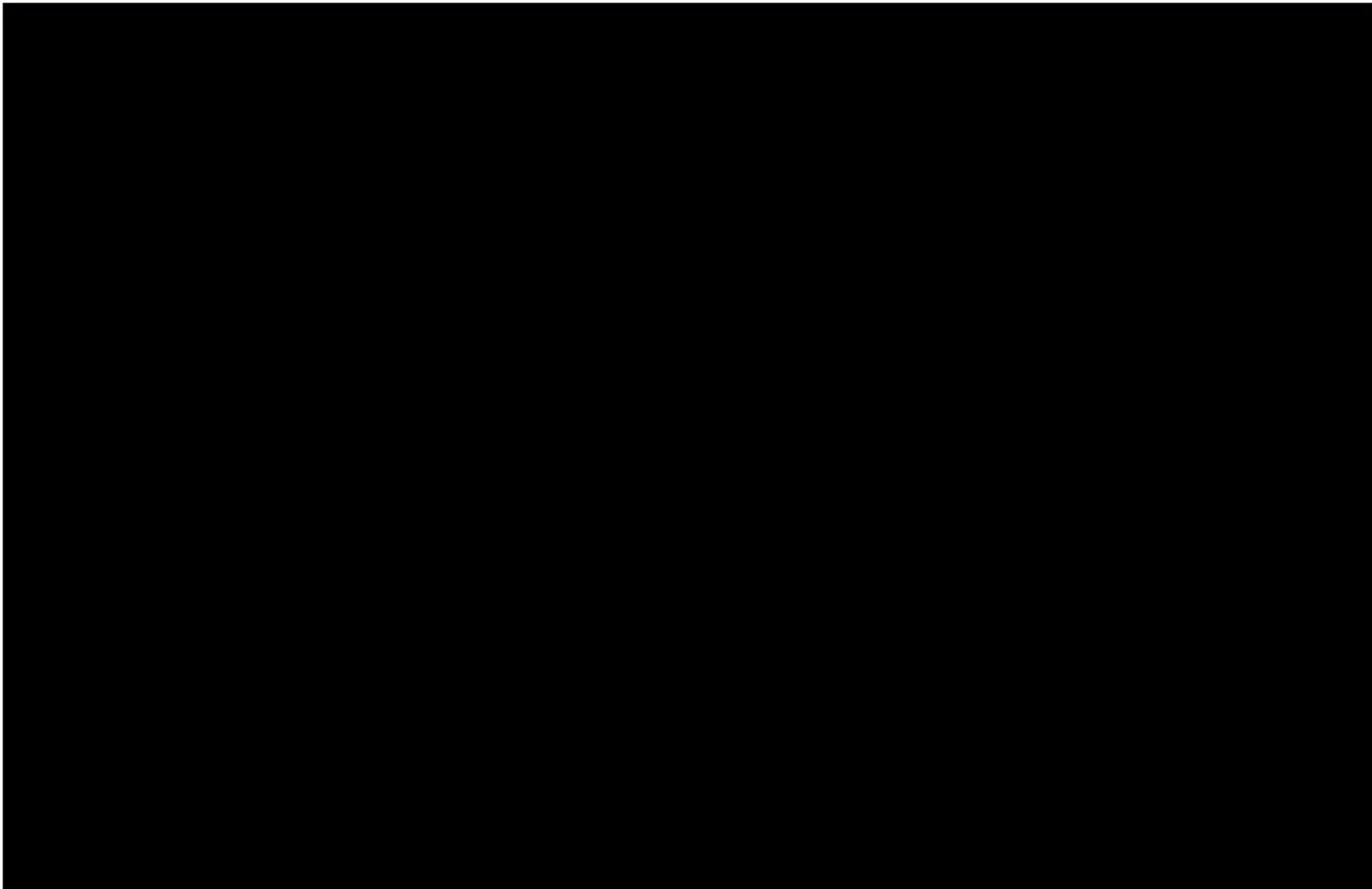
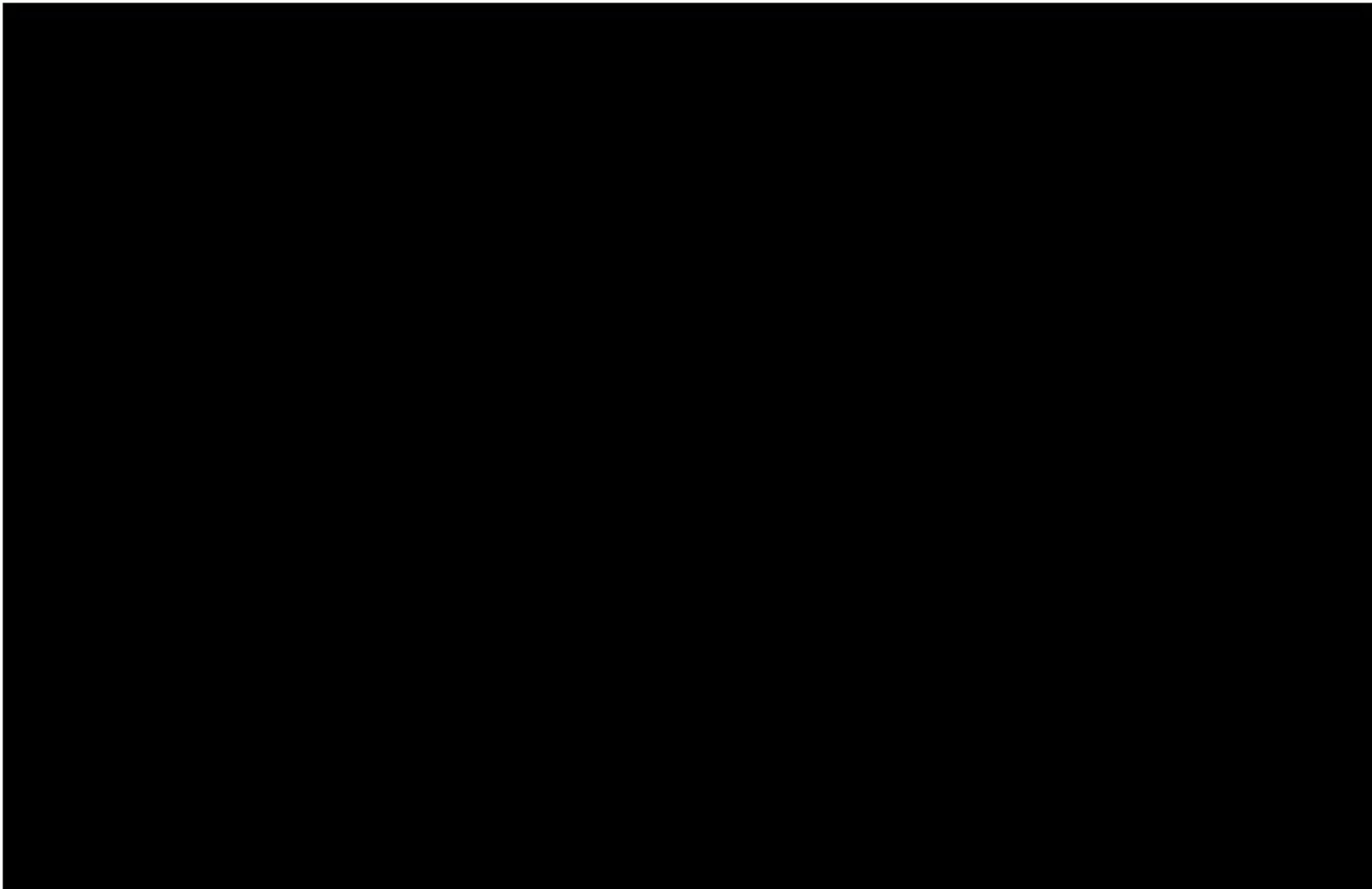
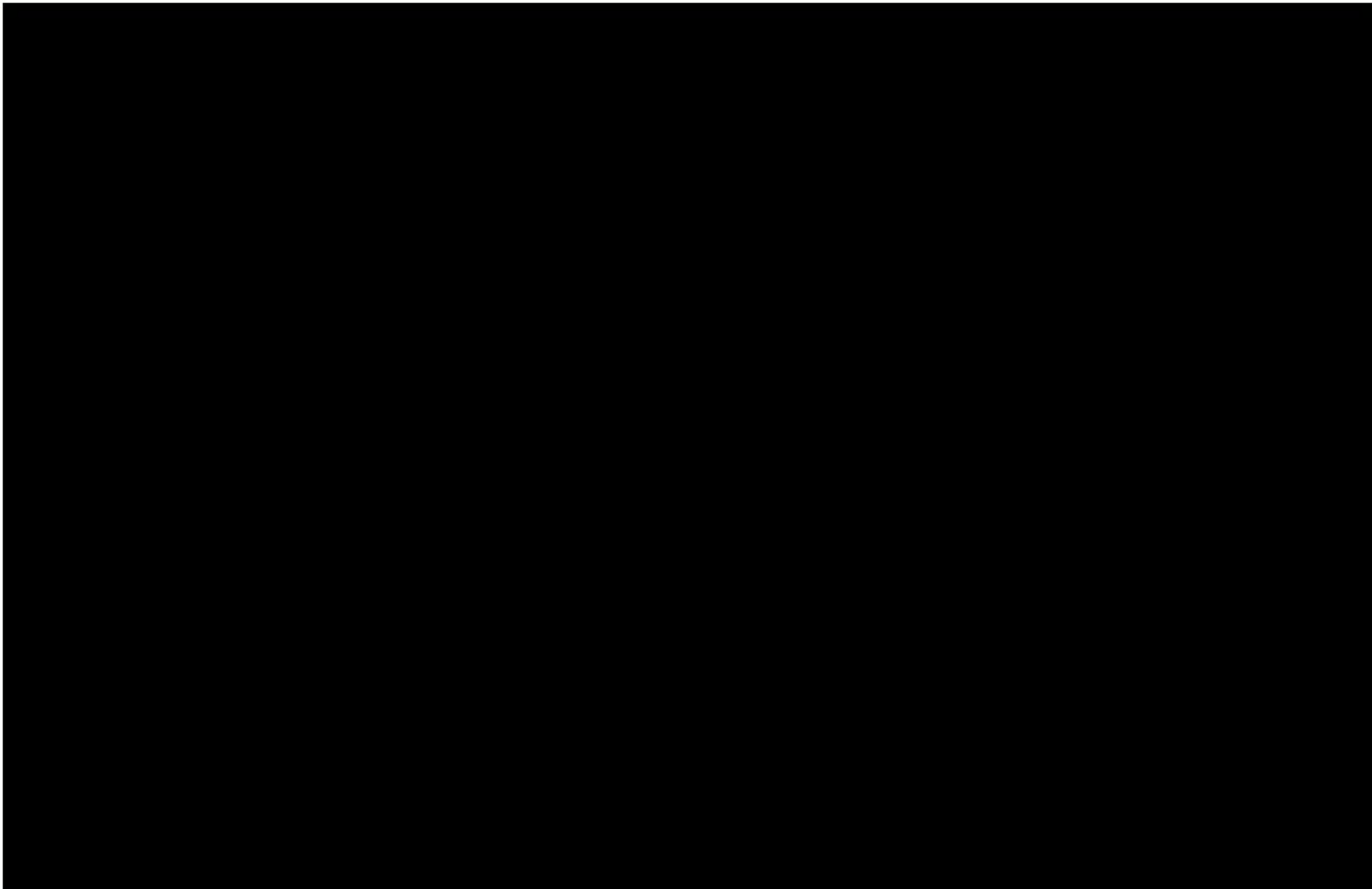
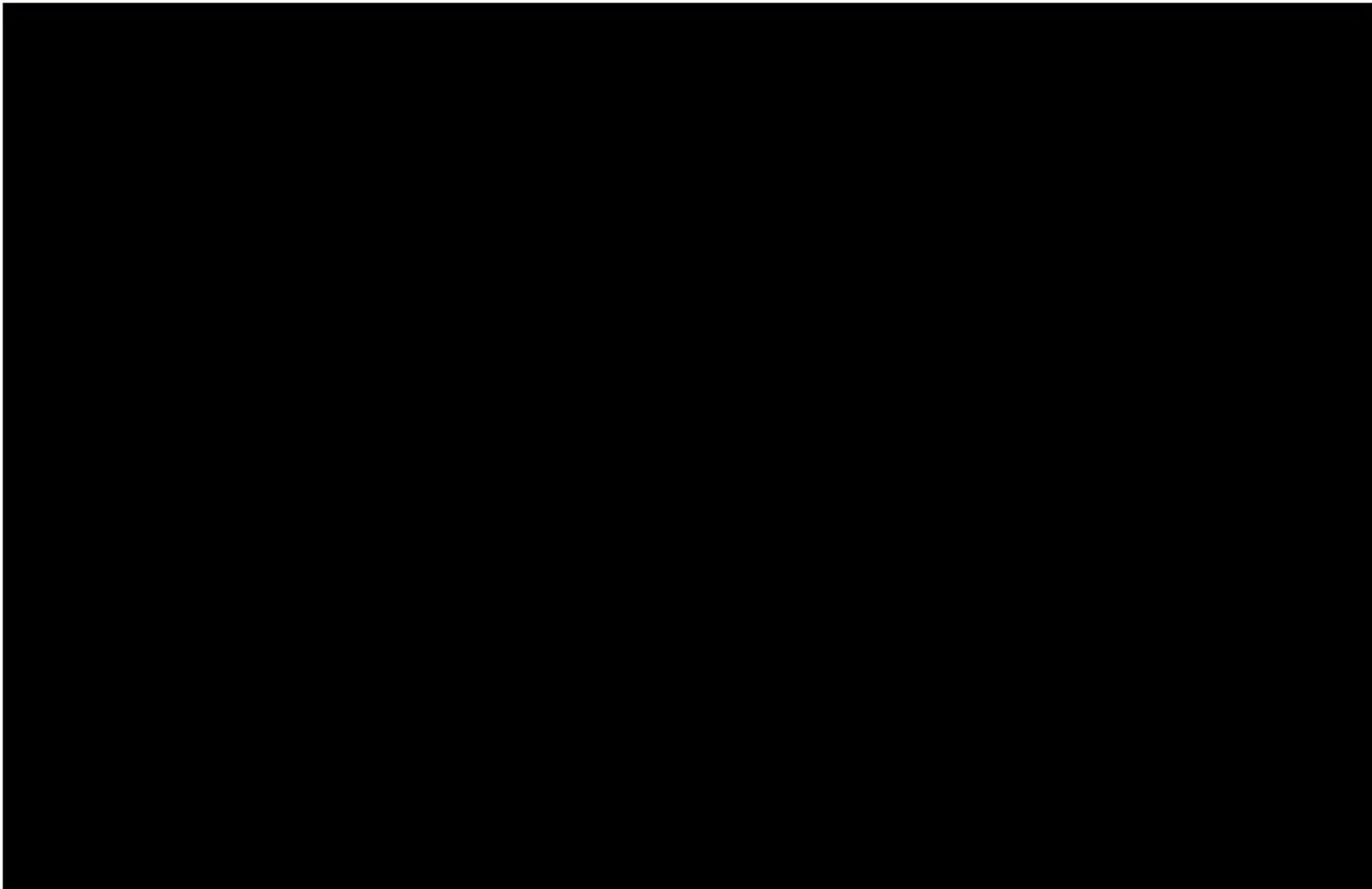
MR & MRS GRAHAM MITCHELL

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Introduction

East Renfrewshire Council refused the detailed planning application No 2016/0443/TP which was for the erection of an upper storey extension with alterations to roof at front and rear of the dwelling house at No 18 Hillcrest Drive, Newton Mearns, East Renfrewshire, G77 5HH.

The application was refused on 30th August 2016 as it was deemed contrary to the Council's Policies D14 & D1 as follows.

Policy D14

The proposal is contrary to Policy D14 of the adopted East Renfrewshire local development plan and supplementary planning guidance on householder design guidance as due to its size, massing, height and design it would be a dominant and incongruous addition to the house to its detriment.

Policy D1

The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan, as due to its position, height and size it would visually reduce the space between the building and the side boundaries and as a consequence will not be in keeping with the character of the area to the detriment of the visual amenity of the area.

The purpose of this review submission is to try to overturn the Council's decision to enable and allow the planning review body to grant Planning permission.

The submission is based on fact and local knowledge of developments within Hillcrest Drive and questions the reason for the Council's decision.

It sets out to explain that the application proposals meet the Council's policies and suggests the decision to refuse the application has been unreasonable, unfair and that equal consideration has not been administered in this particular application.

The report highlights major developments within Hillcrest Drive, many of which vastly outweigh the refused proposed development in scale and form and mainly substantially fail to comply with local development plans on many issues.

We would therefore respectfully ask that this report is carefully considered and that the review planning committee take time to carry out a site visit of the application site, the entire street and in particular the properties specifically discussed.

Copies of this submission report have been issued to ensure all committee members receive same.

Hillcrest Drive, Newton Mearns

Hillcrest Drive is a culdesac with hammer head termination and comprises of some 18 detached properties.

The drive is typical of most being relatively straight, footpath on both sides and within a recognised front building line.

Most if not all the houses have been extended, some with minor alterations and others with some substantial changes in form and footprint and in two particular instances the dwellings were **demolished** and rebuilt.

It must be assumed that alterations carried out have been authorised through the Council's Planning and Building Standards legislation with completion certificates issued.

The property at No 18 Hillcrest Drive (the application site) differs from the others in that it is one of three properties at the hammerhead and it sits down substantially on the site due to the sloping ground contours where the gardens have a terraced effect.

The property was originally built as two storey with an adjacent single storey frontage.

East Renfrewshire have advised that their records show that the single storey building had a planning application approved to extend the single storey frontage and form front dormers thus changing the appearance to a one and a half storey facade.

The property sits comfortably on the site in terms of the buildings footprint and rear elevated terrace, all of which taking up approximately 25% of the site area.

Due to its low position the building in relative terms is hidden from the streetscape and only viewed from the hammerhead and only partially seen from Mearns Road to the north.

The overall appearance of the property is tired where the roofs, gutters and rainwater conductors now require attention and the dormers to the frontage show distress with water ingress in some areas.

Discussion

Local development plans and policy proposals set out by local authorities are necessary to maintain good design principals, to prevent overdevelopment and ensure the overall amenity of the road or area has no significant change that would be detrimental to the character and amenity of the area.

Policies and Householder design guidelines are typical for most Councils within Scotland and are there to protect for reasons outlined above.

Some of the fundamental guidelines set out for design principles for householders who intend to enlarge their property are in general:

- (a) No part of the extension should project forward of the front established building line.
- (b) No part of the extension development should project above the original roof line.
- (c) No part of a side extension should be within a metre of a boundary.
- (d) Extension gutters on a two storey extension should be below the original gutter line.
- (e) Design of any property extension should be in keeping with the character of the area.
- (f) Choice of external materials shall match those of the existing house and area as a whole.

The application proposals firstly comply with the Householders Guidelines in that the:

- (1) New ridge line is below the original house.
- (2) New gutters are set below the original house gutters.
- (3) The new gable wall is built directly from the existing and is 2 metres away from the mutual boundary.
- (4) The footprint of the extension is not increased so there is no over development of the site

The Council state they have refused the application partly on design but this extension has taken the form of a traditional build in character and in keeping with the original house and Hillcrest Drive as a whole and the materials proposed also traditional.

The Council maintain that due to its size, massing and height, it would be an incongruous addition and detrimental to the house.

They also state that its position to the boundary would visually reduce the space between the side boundary.

These comments have been given without consideration as to the position and height of the original house where the floor level is some 4 metres below the adjacent house at No 20.

The ridge of the new extension would be some 4 metres below the ridge at No 20 so cannot accept that the new extension would visually reduce the space between the building and side boundary.

In any case there is some 10 lineal metres between both properties at No 18 & No 20 and as previously discussed the Householder Guidelines permit adjacent properties each to have two storey extensions built within 1 metre from each boundary with no issues on so called visual reductions.

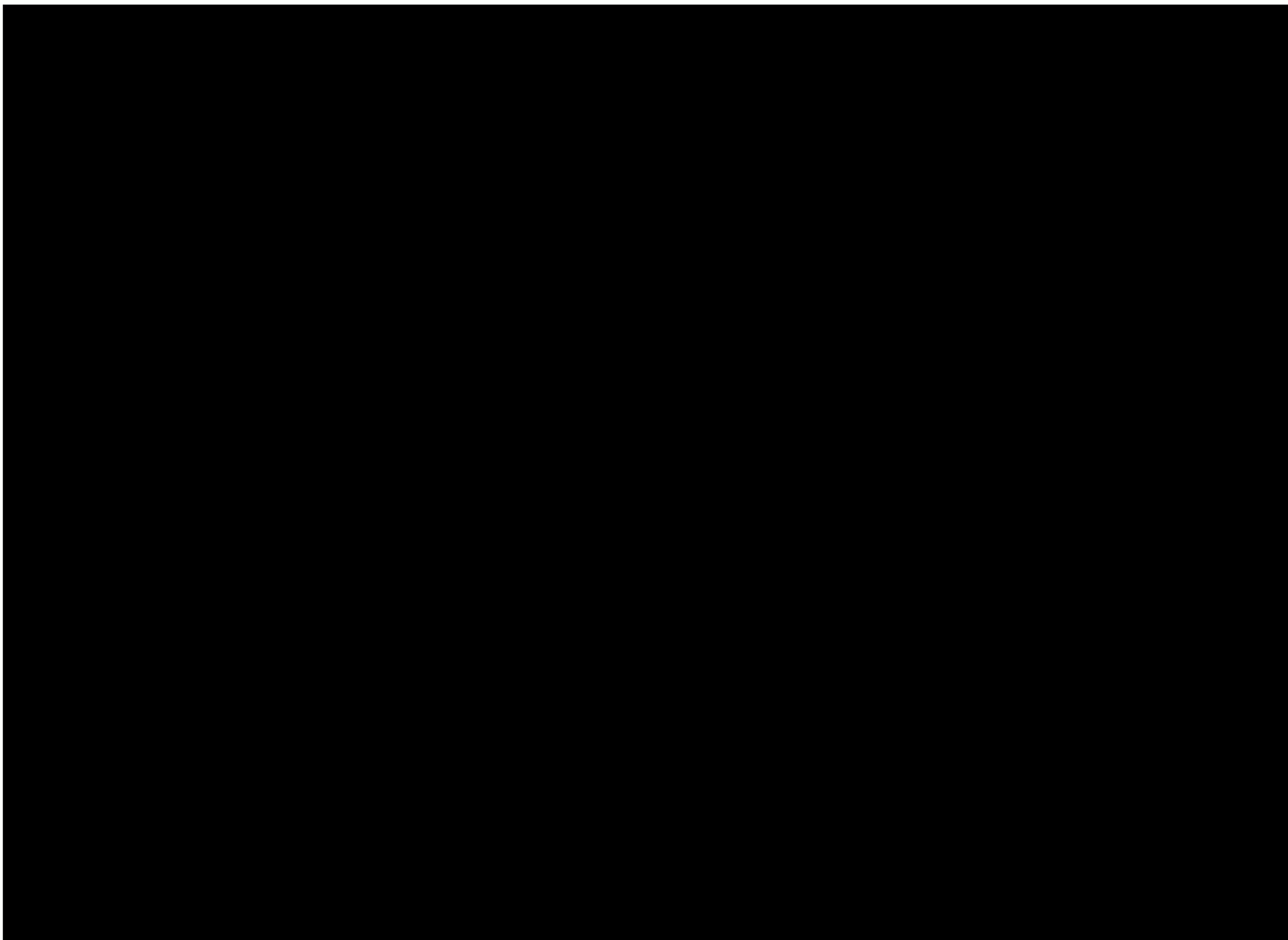
The Council also maintain that the proposed extension, being 2 metres from its boundary, is not in character with the area and detrimental to the visual amenity of the area.

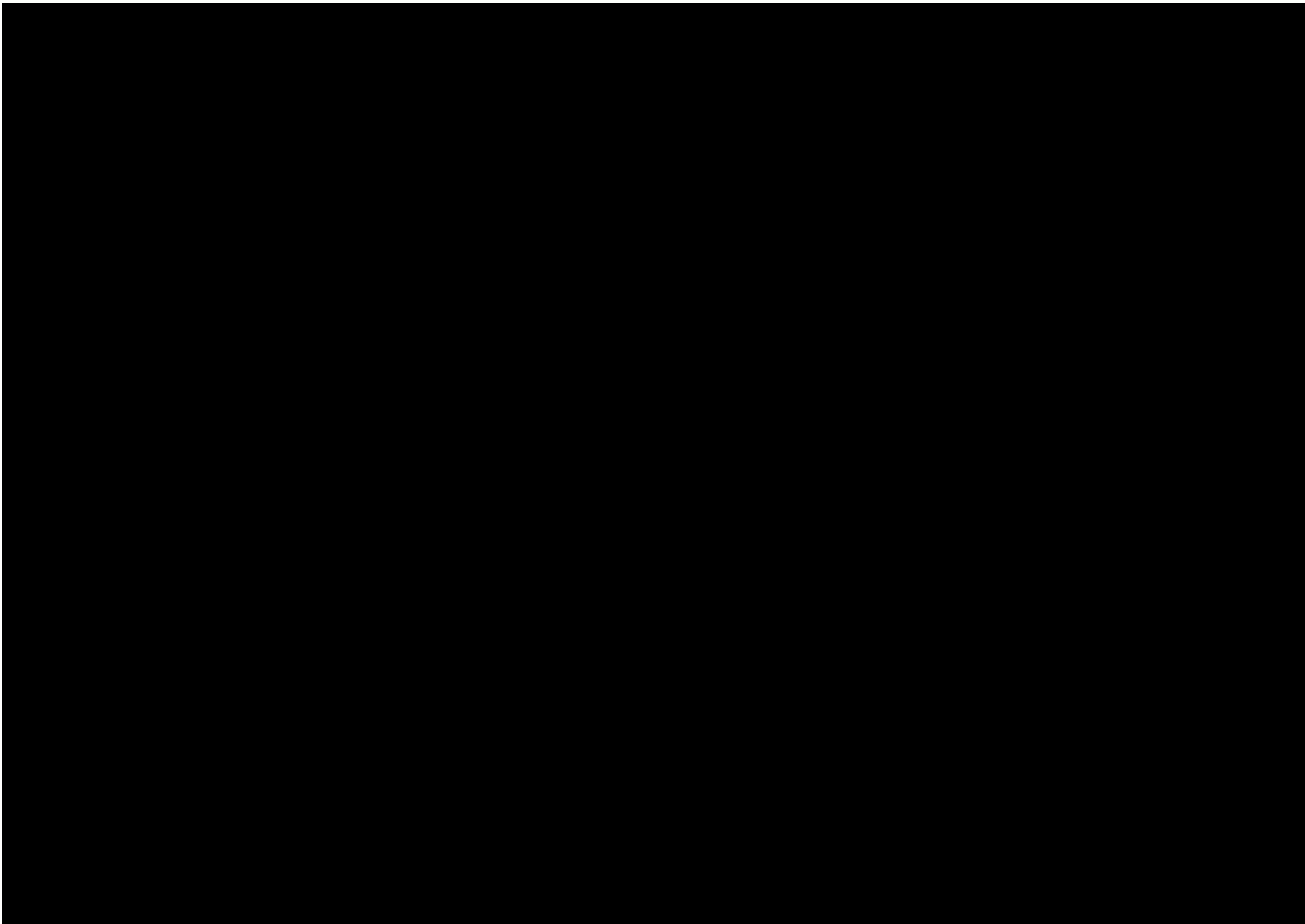
This is untrue and without foundation as there are numerous extensions in Hillcrest Drive built on the boundary or within 1 metre of its boundaries.

The writer would now like to highlight the various properties in Hillcrest Drive that are built or have extensions built on or 1 metre of their respective boundary.

It is requested that the review planning committee in fairness to the applicant will take time to view all of the properties now highlighted.

These properties are considered to have bad extensions approved and built in total and complete contrast to Policy D14, D1 and the Householder Design Guidelines.



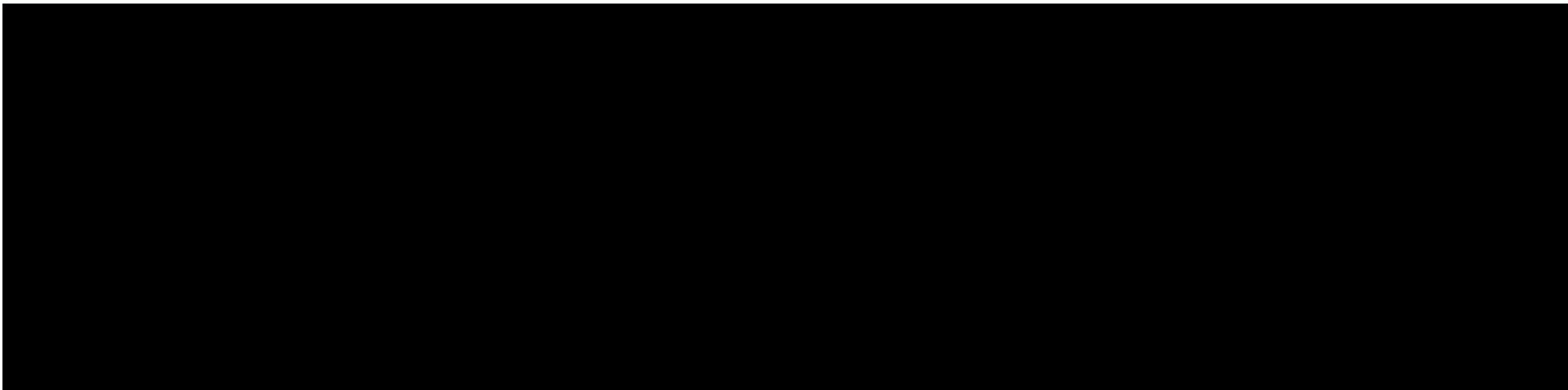


Summary

From Planning history of Hillcrest Drive it is clear that it now has deviated in character from its concept.

From the properties highlighted the planning authority have made decisions approving applications that are not in accordance with local plan policy.

First to allow demolition of single storey dwellings and re-building not because of danger or distress but for enlargement at the change to streetscape.



At the time of submission of the application there was a presumption that planning consent would be granted on the basis of all other developments in the Hillcrest Drive.



It was therefore assumed that the planning authority saw these developments as not deviating from adopted policy.
In this consideration the question must be asked as to what differs from the refused application and those approved.

The refused application proposals are considered not controversial in terms of over development, not seen from any other property and the extended roof barely seen from Mearns Road.

These proposals are within a unique part of Hillcrest Drive being low in elevation and set well below the adjacent property which may be important in making your decision.

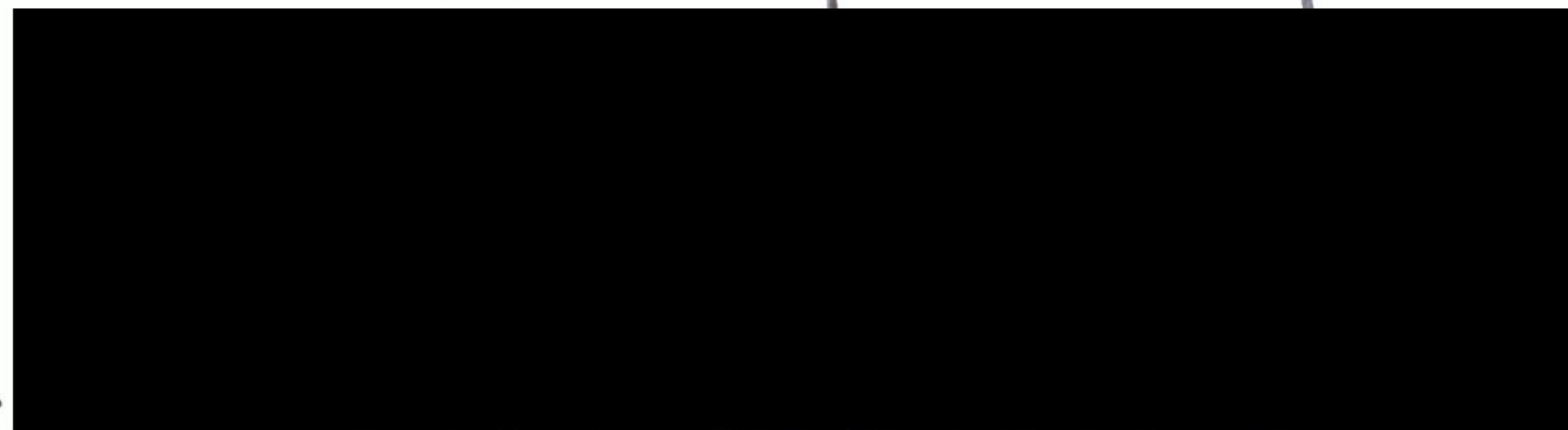
There have been no objections from any of the adjacent or surrounding neighbours.

A building Warrant was submitted at the same time as the planning application and this warrant has been approved.

It is considered that in this particular application the applicants proposals have not been given fair and equal consideration against those previously approved within Hillcrest Drive.

The decision in the circumstances given has been unreasonable and unfair and would respectfully ask the review planning members without prejudice to uphold the review appeal and grant planning approval.

Signed ...



John Martin, Architect and Agent

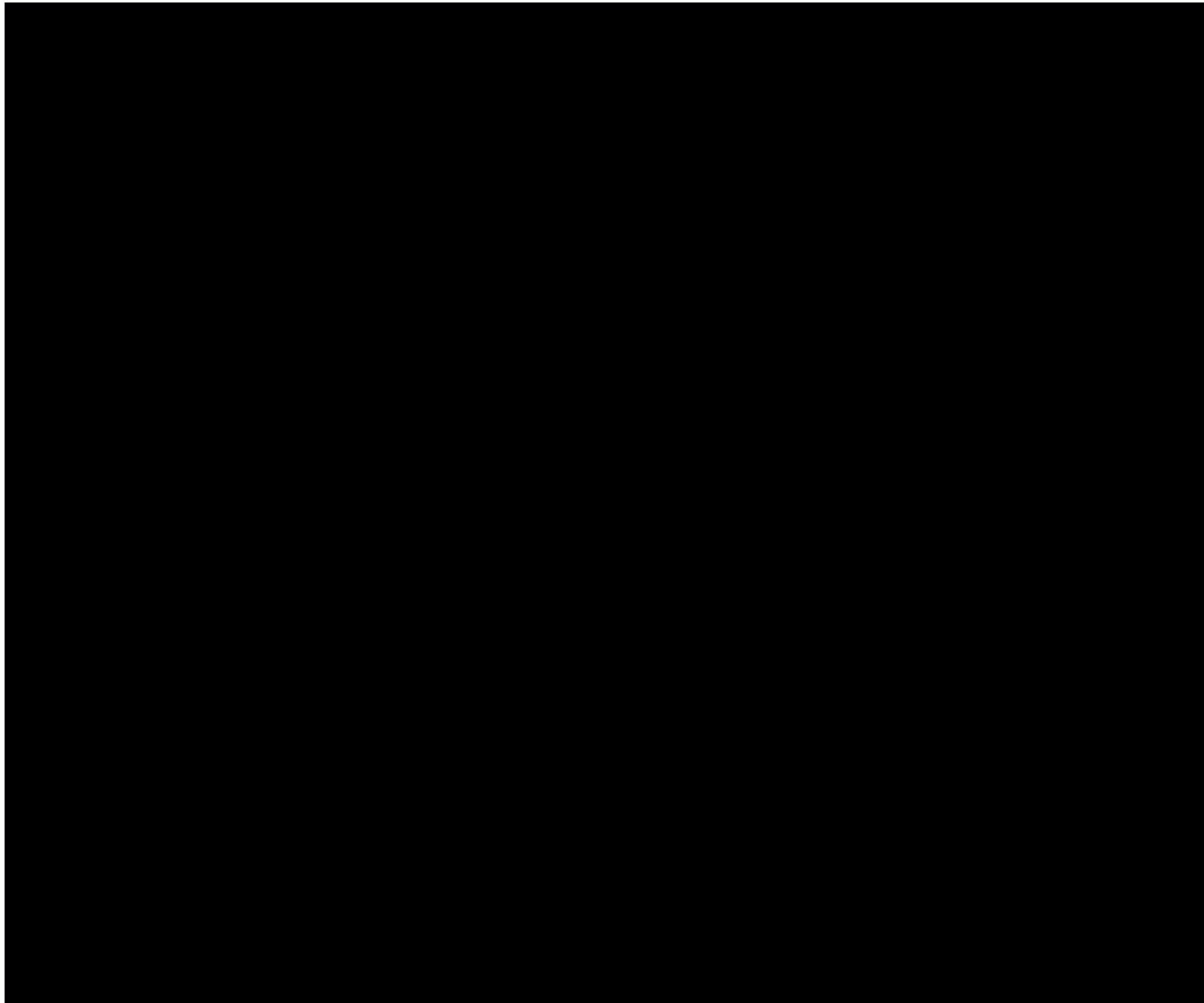
Dated 21st November 2016.....



On behalf of Mr & Mrs Graham Mitchell (applicants)

Copies: All Planning Review members
: Mr & Mrs Graham Mitchell

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Appendix A

Proposed Plans/ Elevations/ Sections

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Downtakings

All work to be carried out by suitable qualified persons in a safe manner with the working area clearly defined and secured and with all debris removed to registered dump. Scaffolding, ladders, platforms etc. to be erected by registered contractor and in accordance with the current code of practice. Hard hats and safety clothing to be worn at all times. All storage of material to be contained within the site boundary and shall not be stored on the public footpath or highway.

Movement Joints - Vertical

New first floor outer wall held back from existing walls leaving a vertical gap of 14mm with Camic metal starter plates fixed to existing house wall with interlocking wall ties built into new blockwork at 450crs. Open gap filled with expanding foam and weather sealed with two layers polysulphide mastic inner frame bolted 5 times over height with M12 anchor bolts.

Internal Doors

All new internal hinged doors to be 838mm wide to provide a clear unobstructed opening of at least 775mm. Wardrobe sliding doors to be mirrored safety glass to BS6262.

Cavity Fire Stops

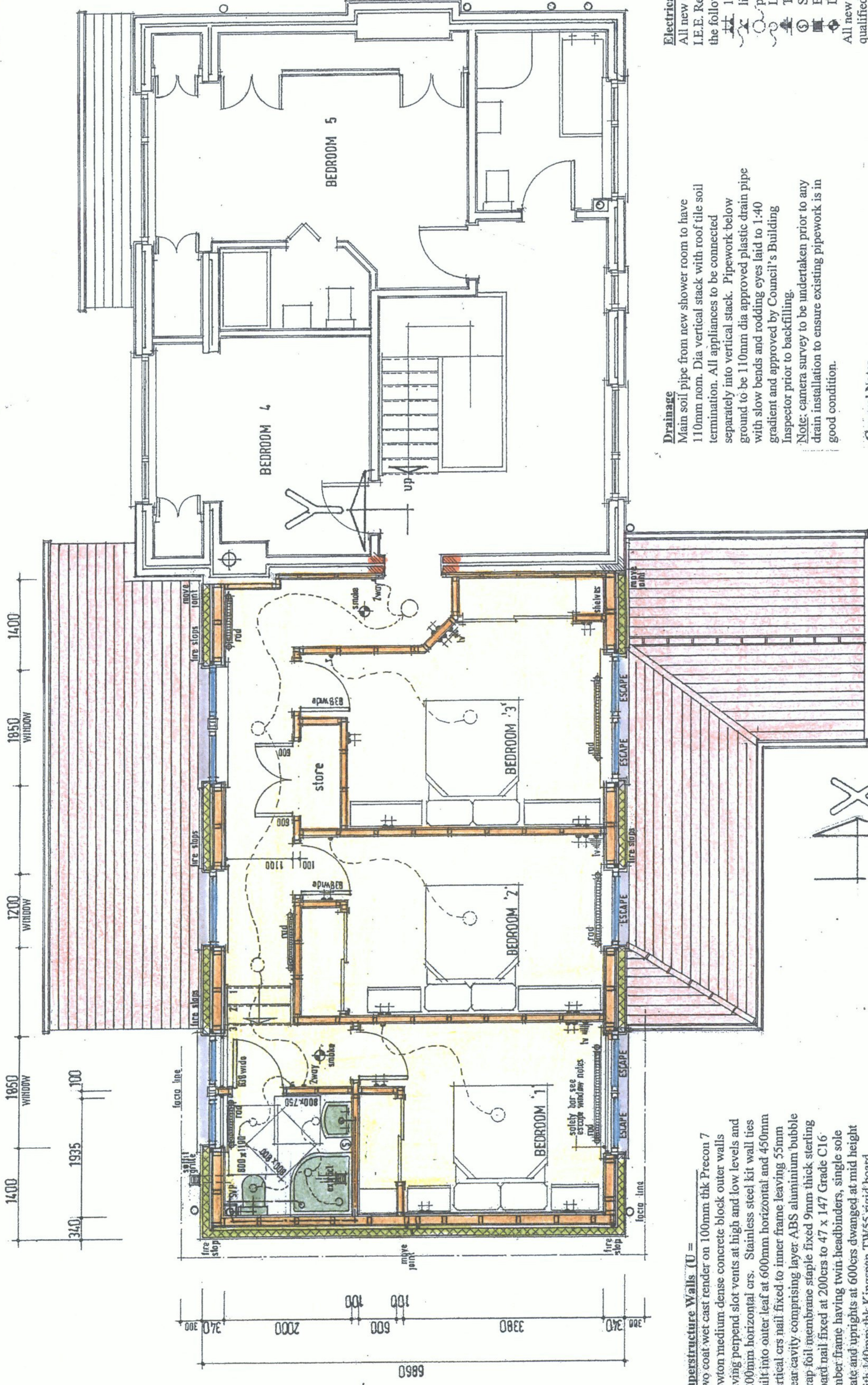
50x50mm timber fire stops nailed to inner leaf frame to close cavity around all window openings, corners and at low and high levels. Fire stops to have plastic damp proof protection.

Movement Joints - Horizontal

New first floor outer wall held down 14mm from roof soffit with horizontal gap filled with expanding foam and weather sealed with two layers polysulphide mastic.

Movement Joints - Gable

New first floor gable wall to have vertical movement joints with 14mm gap with horizontal de bonding ties across gap at 450crs. Inner leaf to have frame studs to each side of joint complete with wall ties built into blockwork.



Superstructure Walls (U =
 Two coat wet cast render on 100mm thk Precon 7 newton medium dense concrete block outer walls having perpend slot vents at high and low levels and 1200mm horizontal crs. Stainless steel kit wall ties built into outer leaf at 600mm horizontal and 450mm vertical crs nail fixed to inner frame leaving 55mm clear cavity comprising layer ABS aluminium bubble wrap foil membrane staple fixed 9mm thick sterling board nail fixed at 200crs to 47 x 147 Grade C16 timber frame having twin headbinders, single sole plate and uprights at 600crs dwanged at mid height with 140mm thk Kingspan TW55 rigid board insulation and face plated with gypro thermoboard basic 28mm thick with integral vapour control barrier complete with plaster skim coat.

Drainage

Main soil pipe from new shower room to have 110mm nom. Dia vertical stack with roof tile soil termination. All appliances to be connected separately into vertical stack. Pipework below ground to be 110mm dia approved plastic drain pipe with slow bends and rodding eyes laid to 1:40 gradient and approved by Council's Building Inspector prior to backfilling.
 Note: camera survey to be undertaken prior to any drain installation to ensure existing pipework is in good condition.

Electrical Installations

All new electrical work to be carried out to the latest I.E.E. Regulations 17th Edition and BS 7671: 2010 to the following legend
 13 amp twin wall socket
 light switch
 pendant light
 LED recessed lights (waterproof)
 TV aerial socket outlet
 SHAV'er outlet
 Extract fan
 Detector/hard wire/inter con/batt back up
 All new electrical work to be carried out by a qualified electrician with membership of Select, NICEIC or equal approved body.

General Notes

Building Standards Department to be notified in writing at least 7 days prior to work starting.

PROPOSED FIRST FLOOR PLAN

Plumbing (Shower-Room)

Shower-room to be fully accessible comprising shower cubicle, wash hand basin and water closet with associated activity spaces and using water efficient fittings where dual flush water closet cisterns should have an average-flush volume of not more than 4.5 litres and single-flush cisterns not more than 4.5 litres. Taps servicing wash hand basins should have a flow rate of not more than 6 litres/ min. Glazing around shower cubicle to be safety glass to BS6262 and mixer valve to have anti-scaud device fitted. The following soil and waste pipes to be installed and all connected separately into vertical soil stack:
 Water closet - 110mm dia
 Wash hand basin - 32mm dia
 Shower tray - 40mm dia
 All hot and cold pipework to be insulated with 12mm wall thick approved foam.

Heating

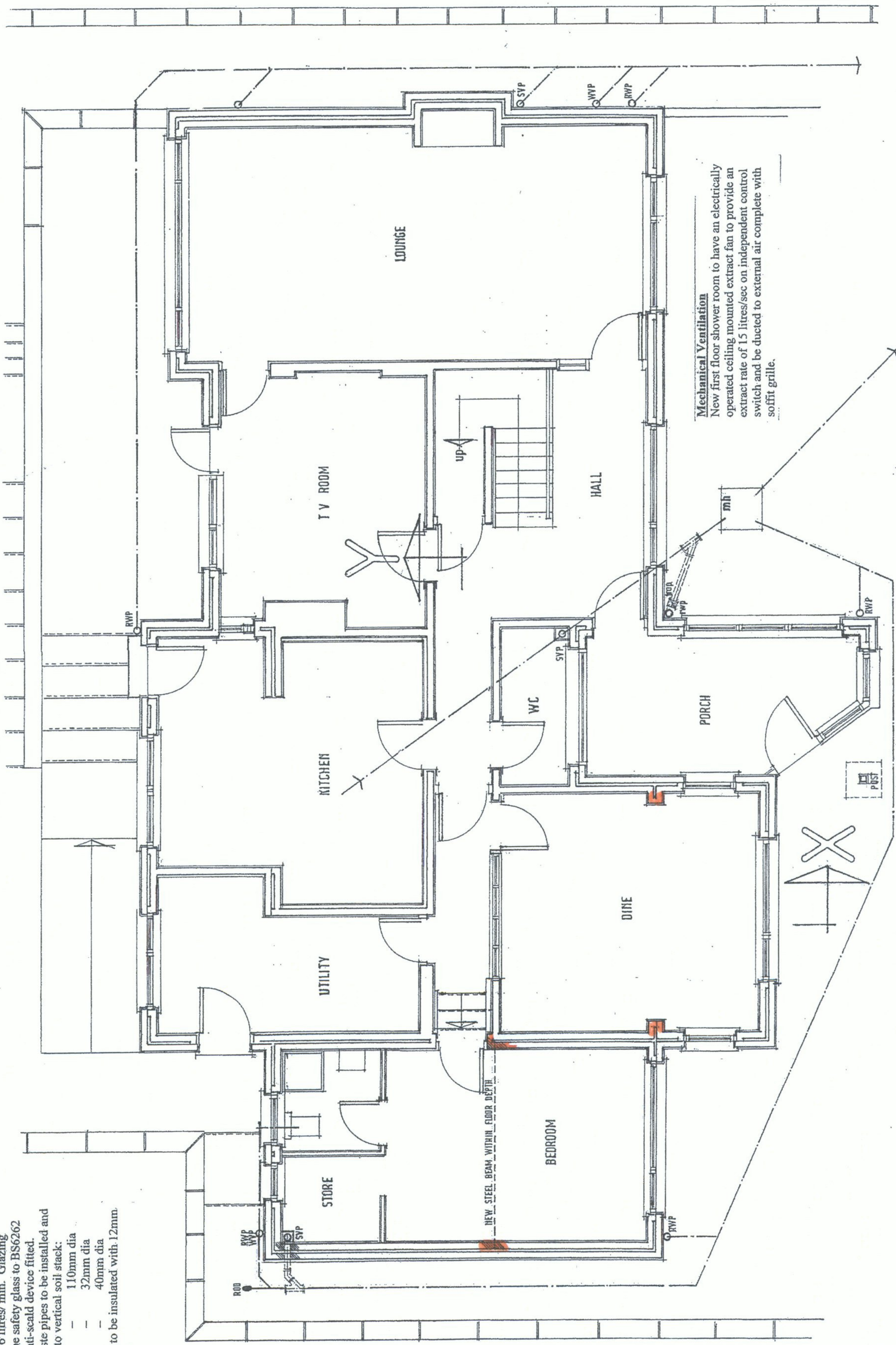
Existing boiler in basement untouched but all new flow and return pipework to be approved rigid copper or polypropylene plastic at 15mm and 22mm dia. All flow and return pipework to be concealed and insulated with 12mm wall thick approved foam. Radiators to be Stelrad Compact each fitted with standard chrome and thermostatic valves. System to be balanced and in good working order prior to handover.

Internal Partitions (Non-Load Bearing)

New internal partition walls erected with nominal 50x75mm timber frames, single top and bottom runners, uprights at 600mm c/s, d/wanged at mid height. Infill between uprights with 10kg/m² dense wool quilt de/adding and outer exposed faces plated with 12.5mm gyproc boards with plaster skim coat.

Extension Floor Upgrading

Existing 50 x 125 timber joists at 450c/s to have new 47 x 170 Grade C16 timber joist laid against existing and nailed together top and bottom at 300 horizontal c/s infilled between joists with 200mm thick 10kg/m² dense quilt with plaster skim to existing ceilings and 18mm thick T & G chipboard floor.



PROPOSED GROUND FLOOR PLAN



PROPOSED FRONT ELEVATION



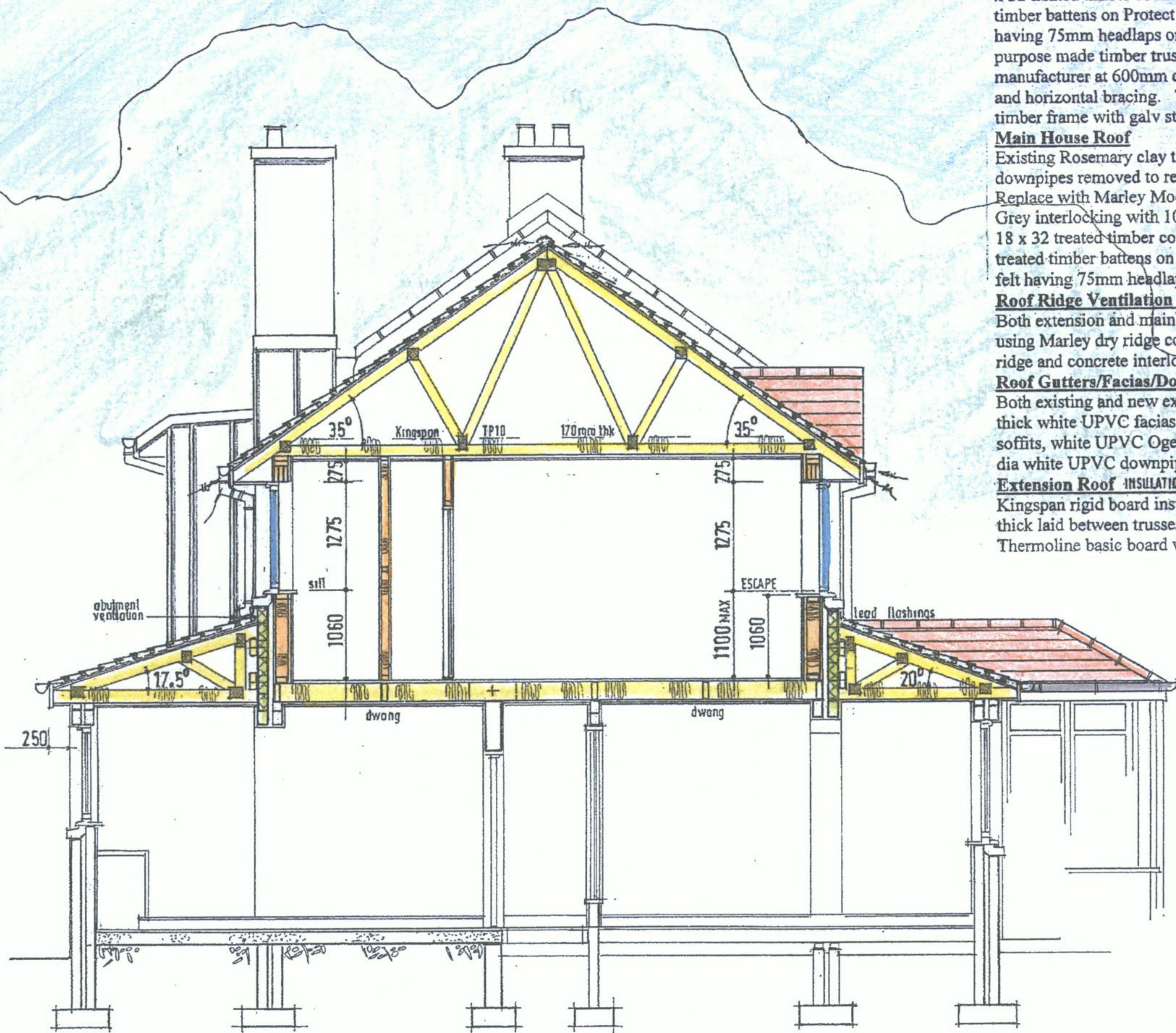
PROPOSED REAR ELEVATION



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



SECTION X-X

Extension Roof

Marley Modern concrete colour Slate Grey interlocking tiles with 100mm headlap nail fixed to 18 x 32 treated timber counter battens on 12x 32 treated timber battens on Protect reinforced roofing felt having 75mm headlaps on 9mm sterling board on purpose made timber trusses by specialist manufacturer at 600mm crs complete with diagonal and horizontal bracing. Trusses held down to inner timber frame with galv steel truss clips.

Main House Roof

Existing Rosemary clay tiles, facias, gutters and downpipes removed to registered dump. Replace with Marley Modern concrete colour Slate Grey interlocking with 100mm headlap nail fixed to 18 x 32 treated timber counter battens on 12 x 32 treated timber battens on Protect reinforced roofing felt having 75mm headlaps on existing roof decking.

Roof Ridge Ventilation and Verge Tiles

Both extension and main roof to be cross ventilated using Marley dry ridge components and concrete ridge and concrete interlocking verge tiles.

Roof Gutters/Facias/Downpipes

Both existing and new extension roofs to have 16mm thick white UPVC facias, 6mm thick with UPVC soffits, white UPVC Ogee profiled gutters and 68mm dia white UPVC downpipes fixed 3 times over height

Extension Roof INSULATION (U =

Kingspan rigid board insulation type TP10 170mm thick laid between trusses and 28mm thick gyproc Thermoline basic board with plaster skim coat.

Front Windows (U = 1.4 WM²K)

Reflex pivot reversible windows white inside/outside UPVC frames with Argon gas filled double glazed units contained within rubber gasket weather seals and nylon brush strips to opening frames to prevent air infiltration. All windows to provide for escape purposes where clear opening height from floor level to be not less than 800mm or more than 1100mm opening area is at least 0.33m² and at least 450mm high and 450mm wide.

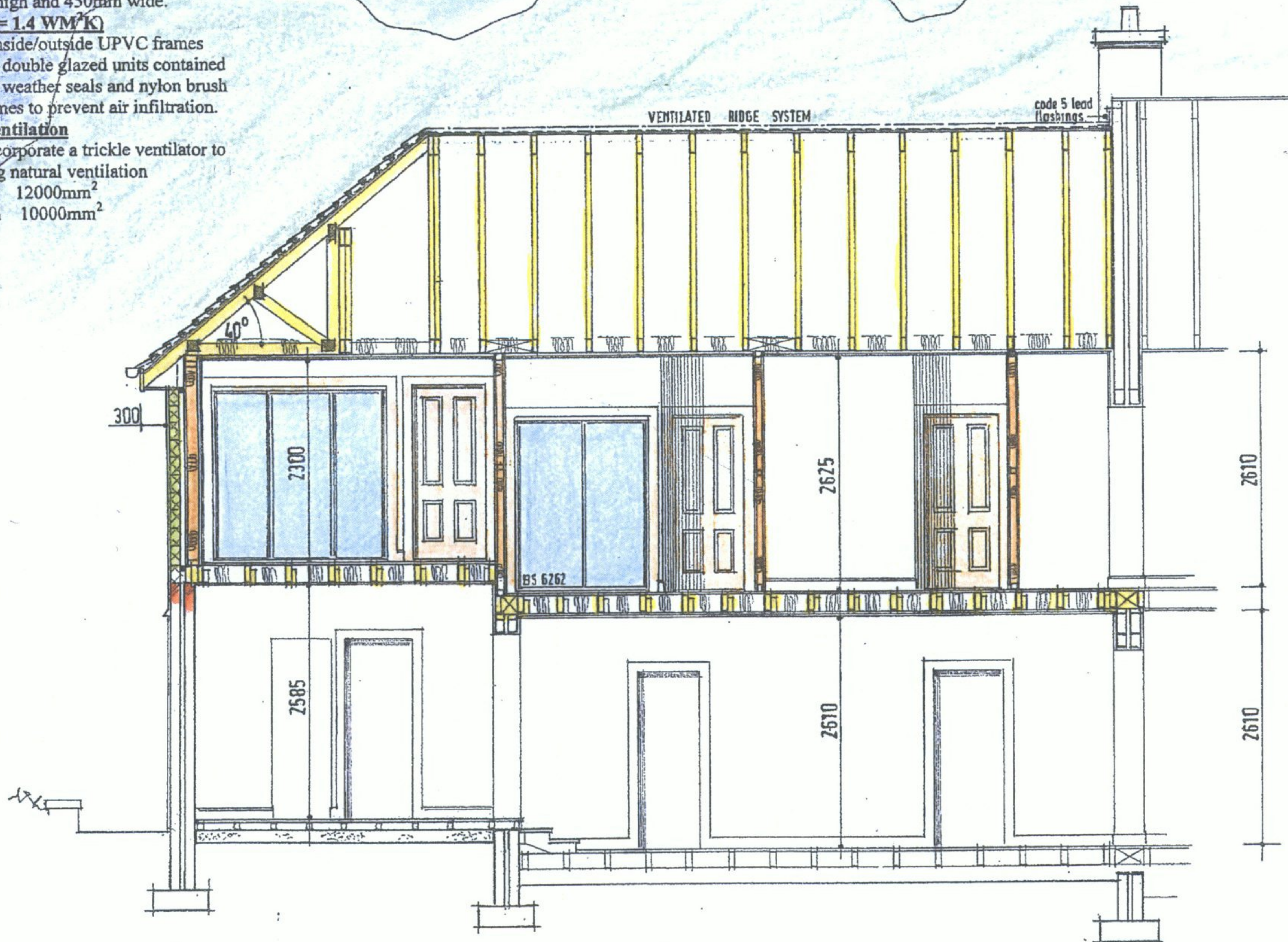
Rear Windows (U = 1.4 WM²K)

Tilt and turn white inside/outside UPVC frames with argon gas filled double glazed units contained within rubber gasket weather seals and nylon brush strips to opening frames to prevent air infiltration.

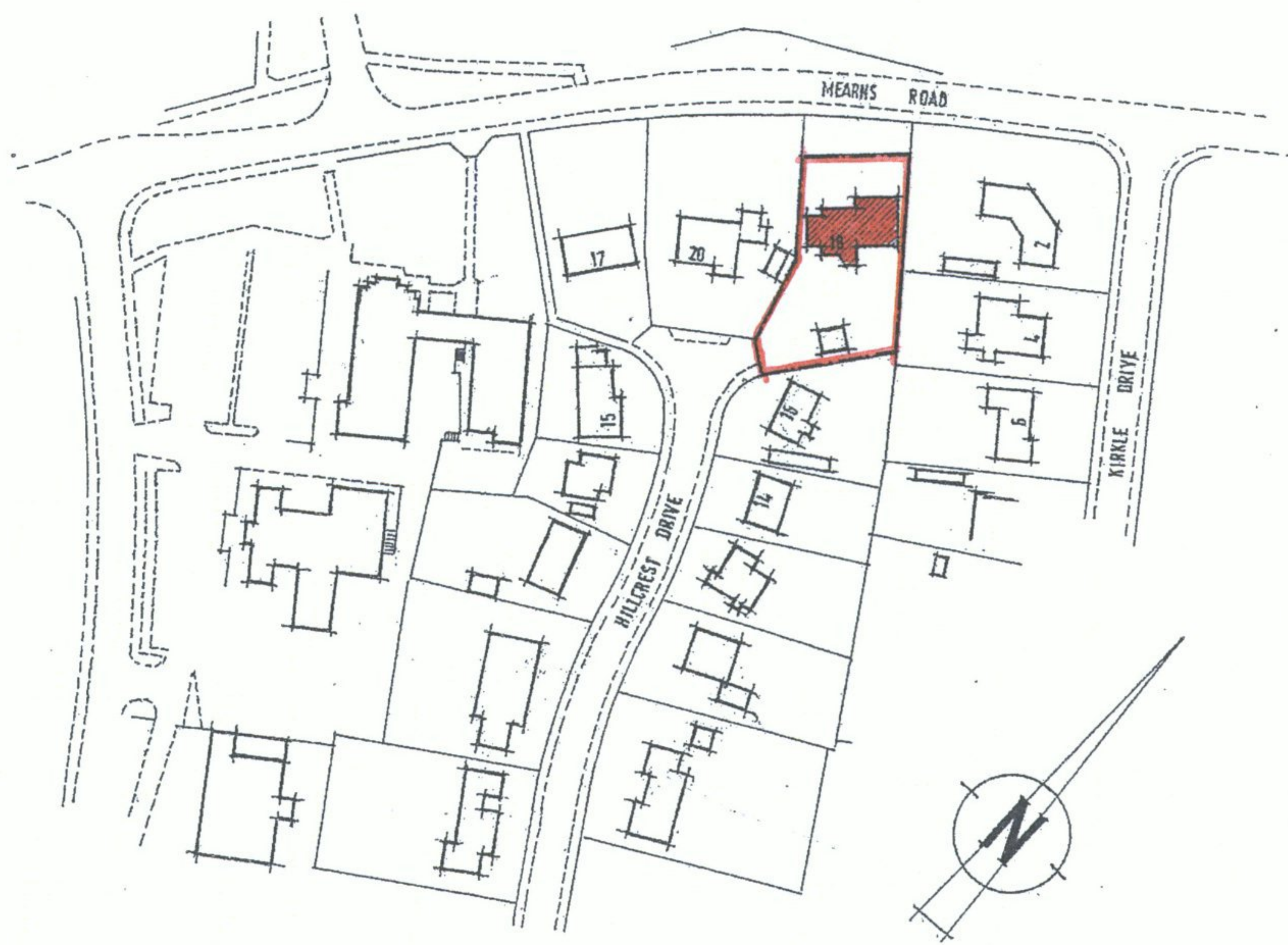
Window Trickle Ventilation

Window heads to incorporate a trickle ventilator to provide the following natural ventilation

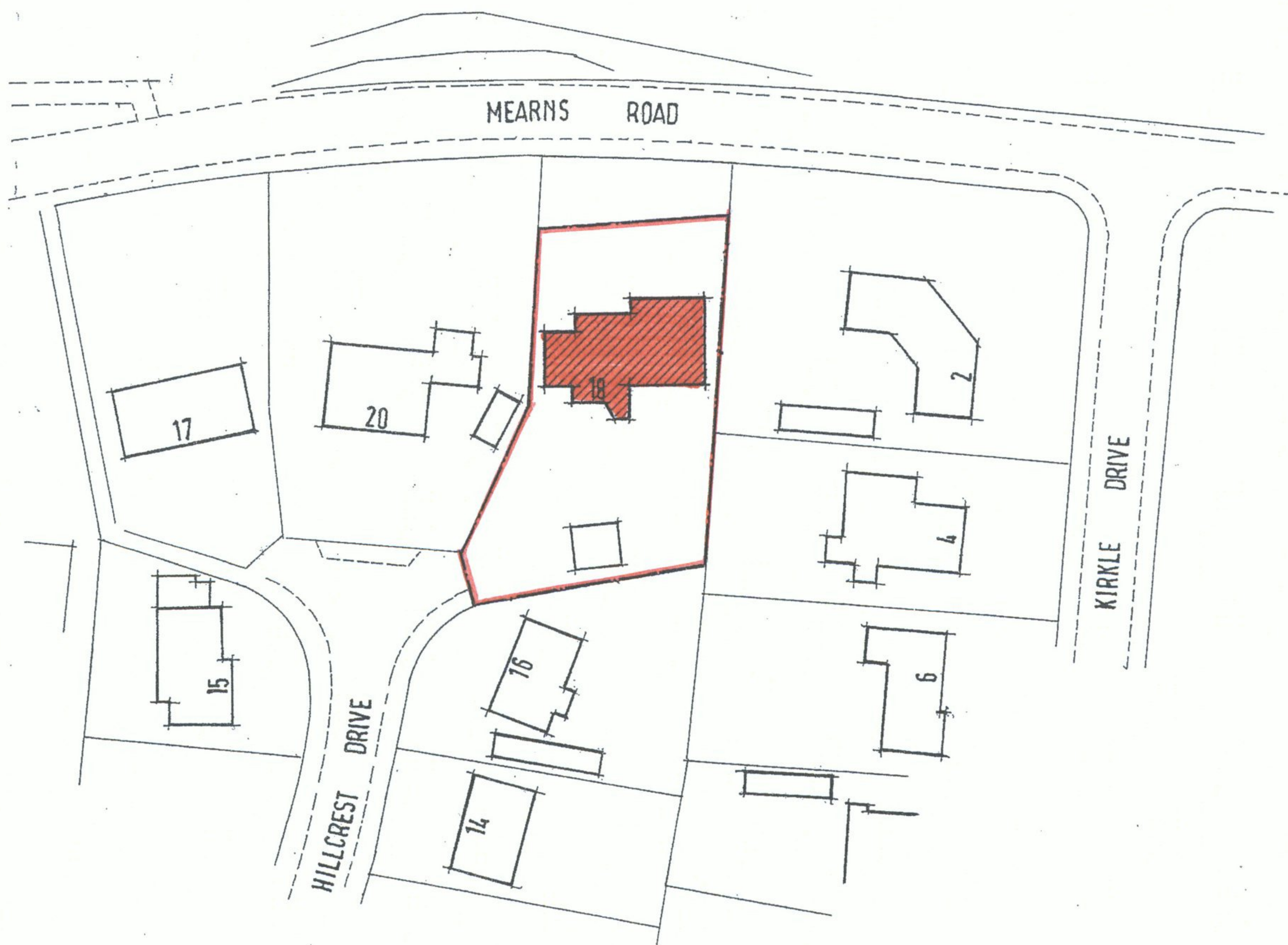
Apartments	12000mm ²
Shower/room	10000mm ²



SECTION Y-Y



LOCATION PLAN 1:1250



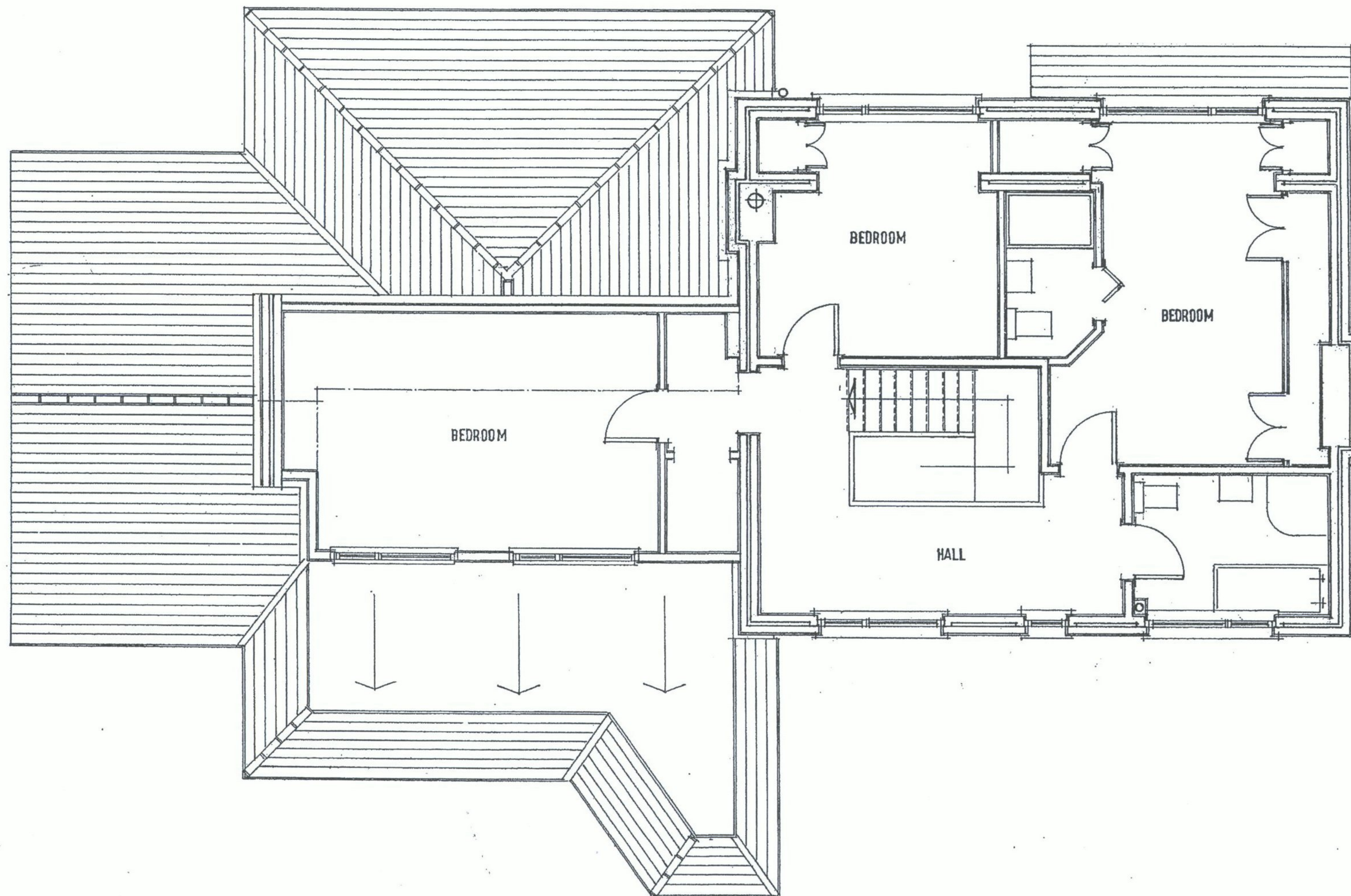
BLOCK PLAN 1:500

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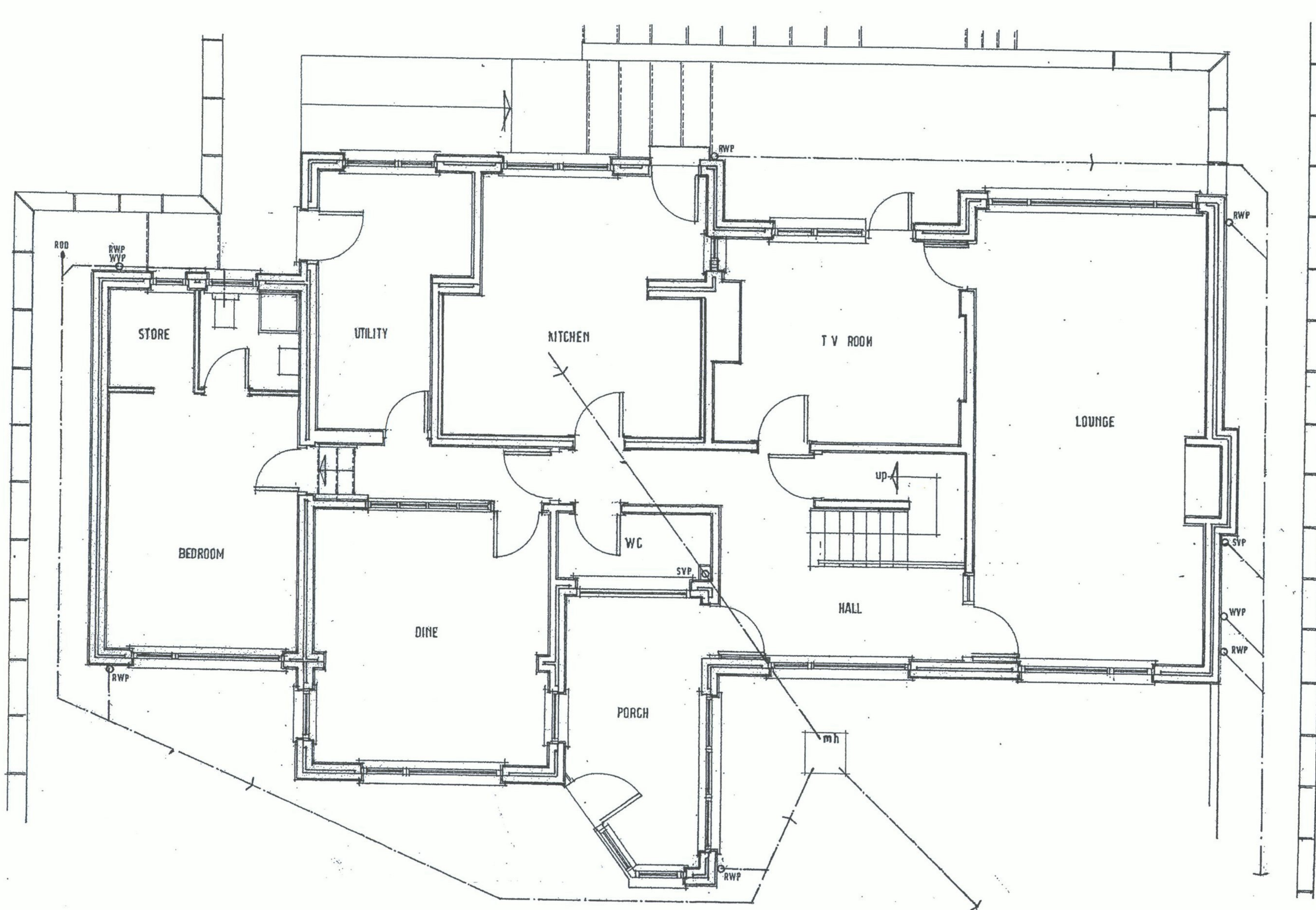
Appendix B

Existing Plans/ Elevations and Location Map

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EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



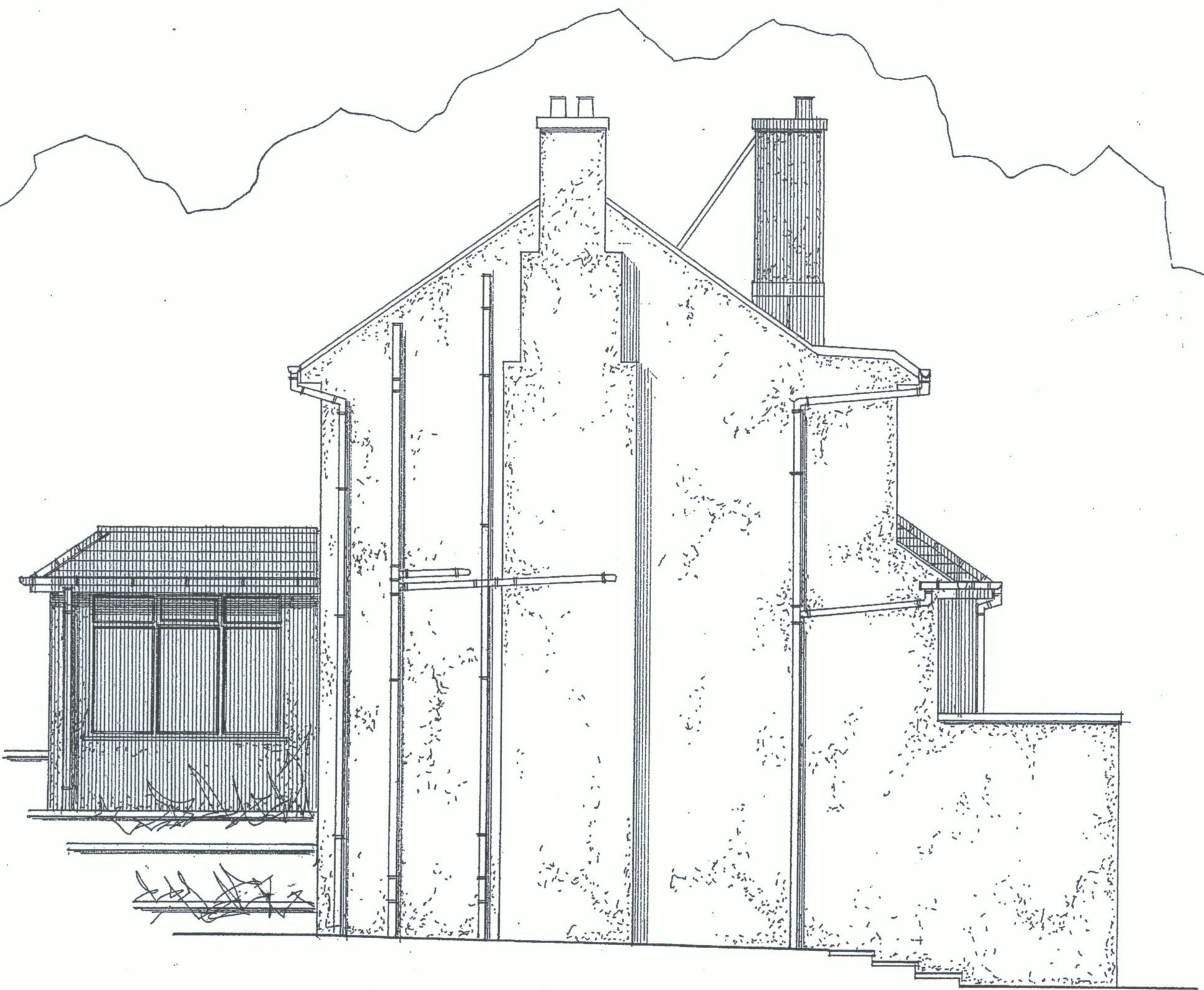
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



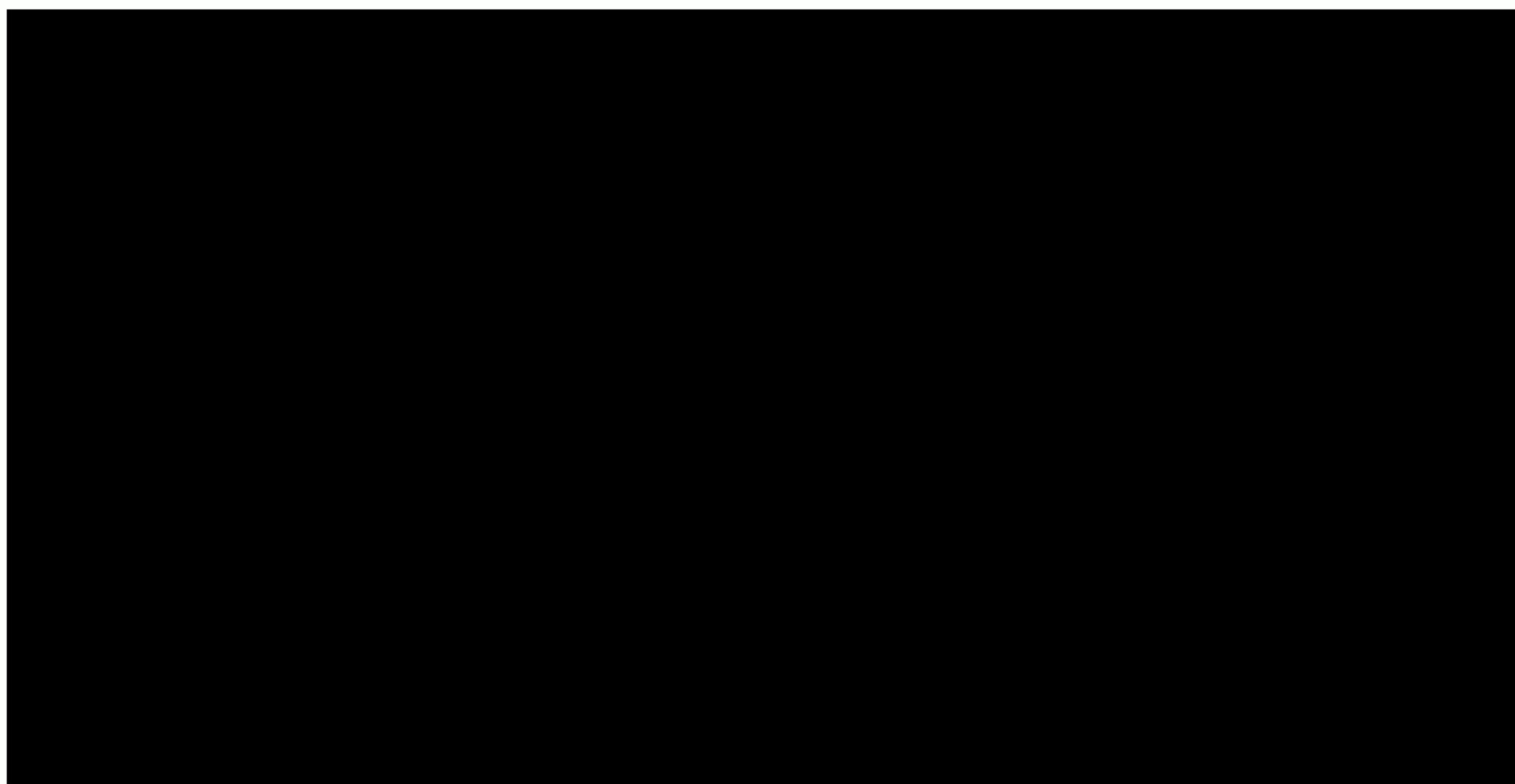
EXISTING WEST ELEVATION



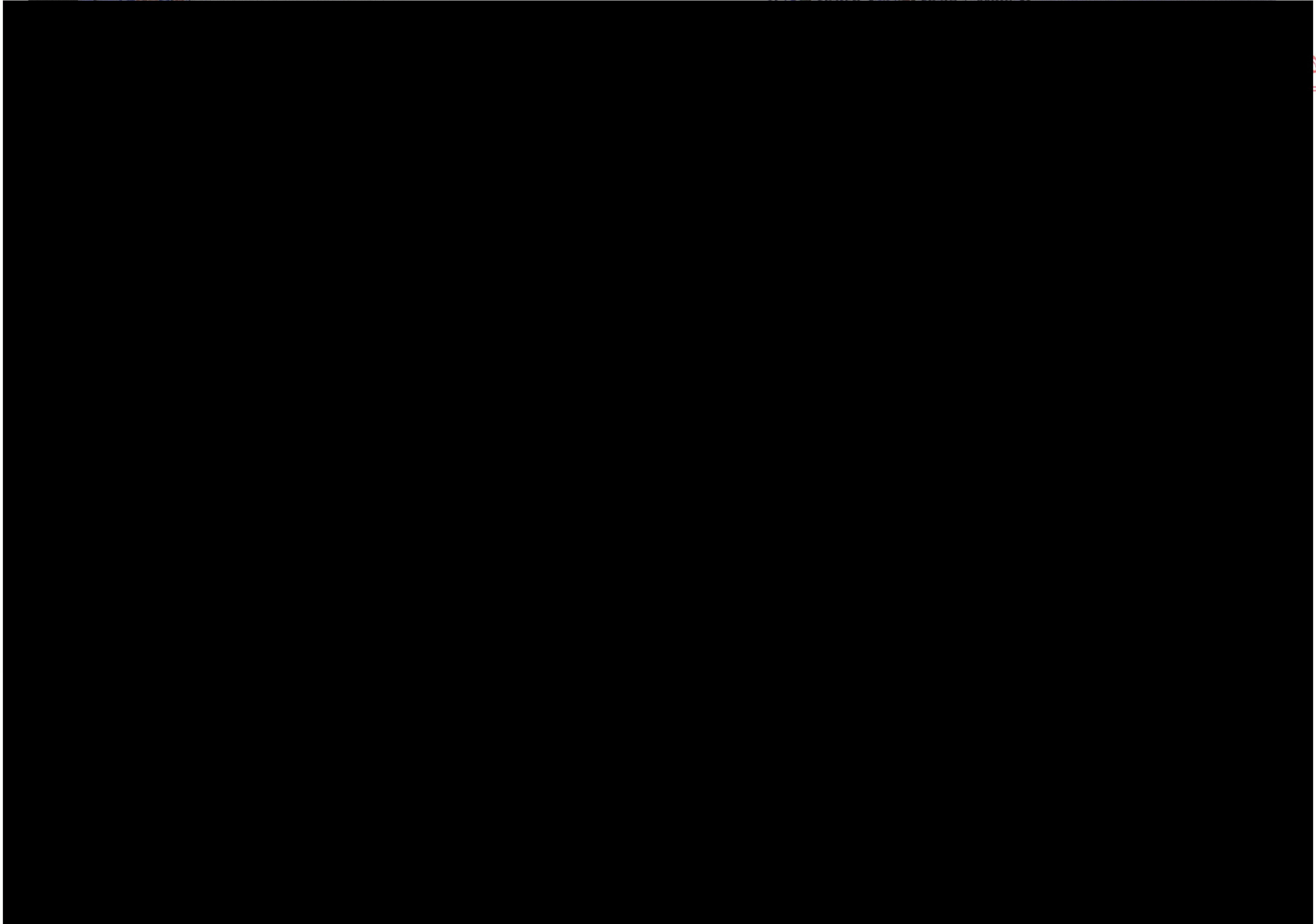
EXISTING EAST ELEVATION

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Appendix C

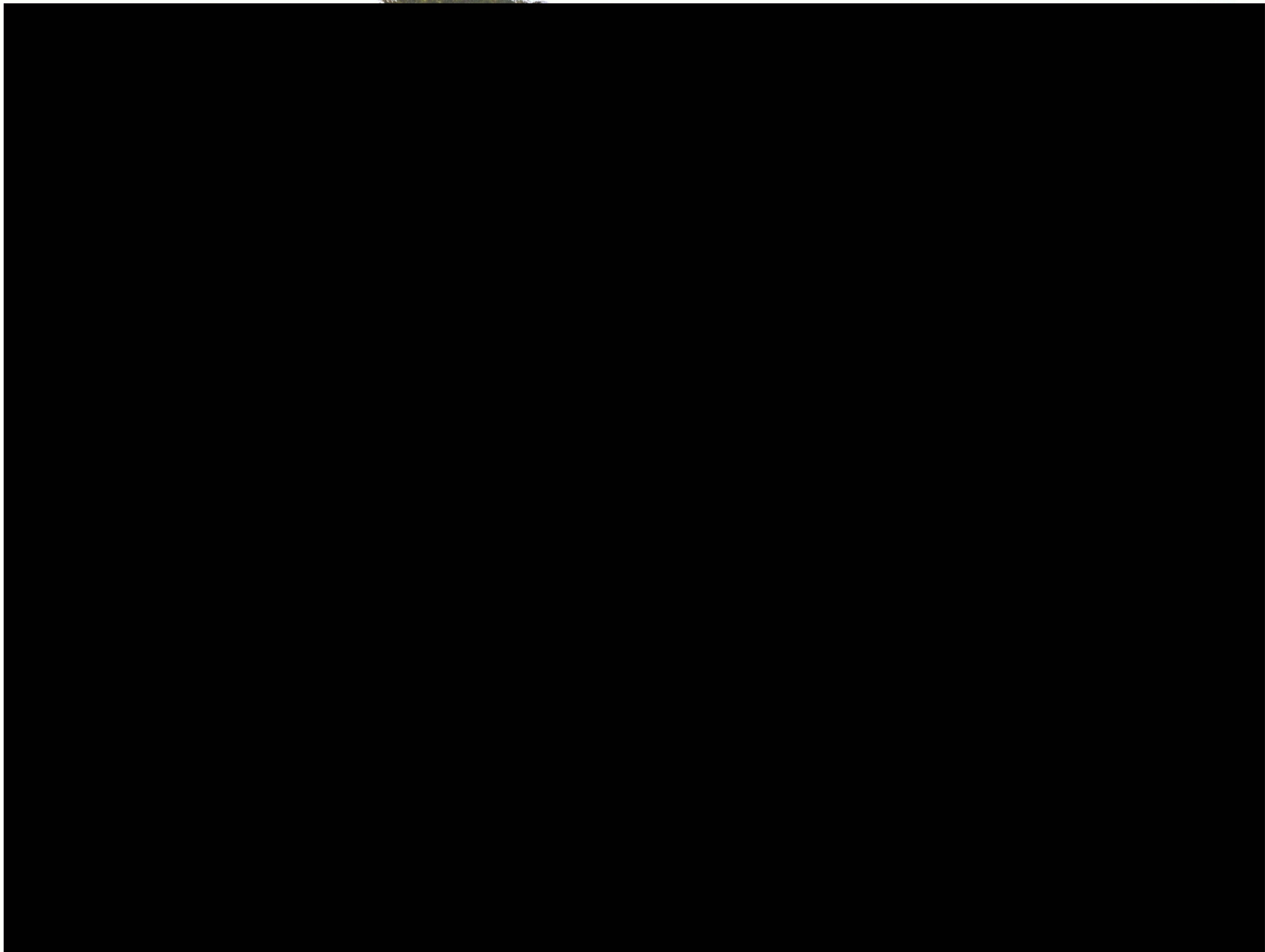


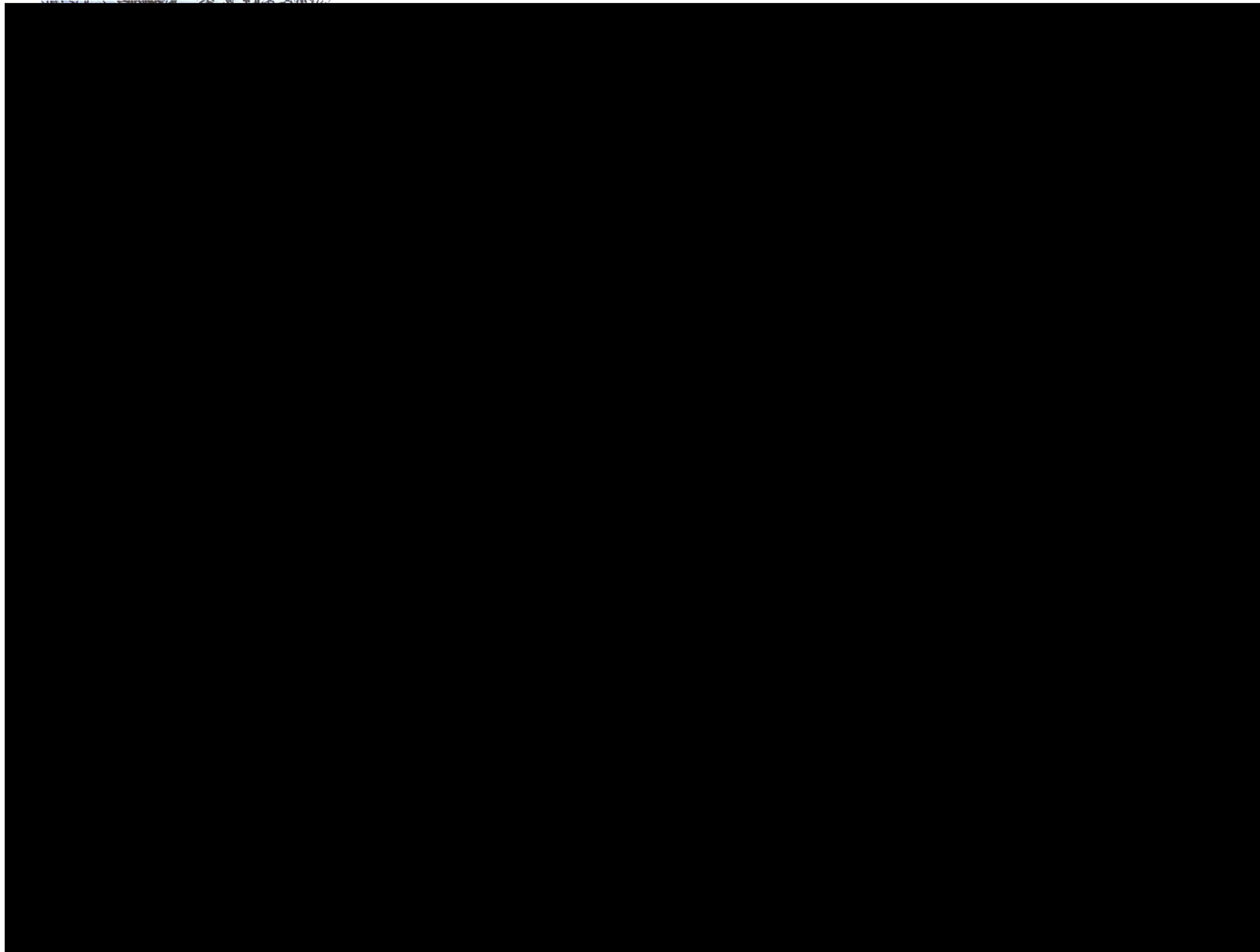
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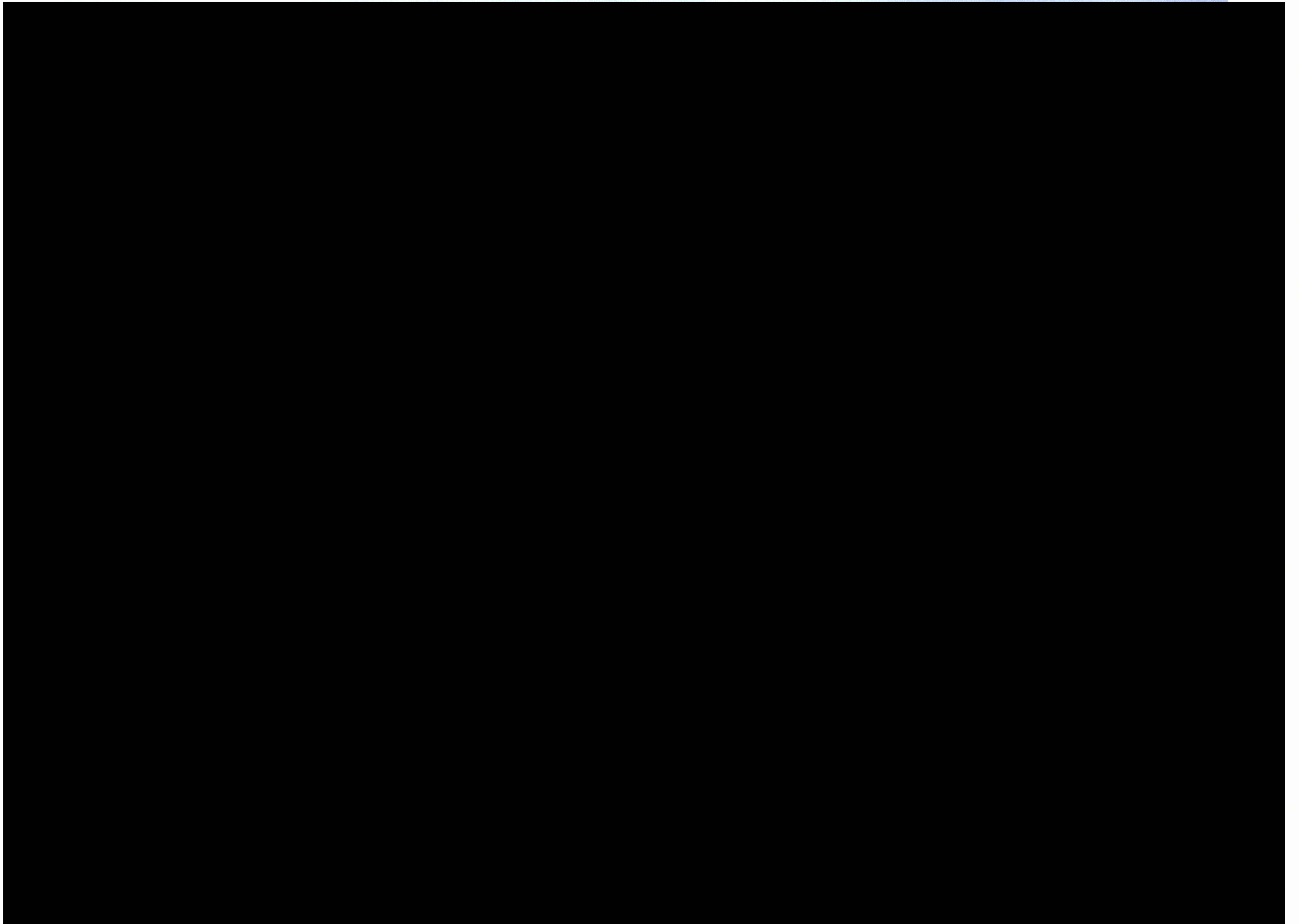




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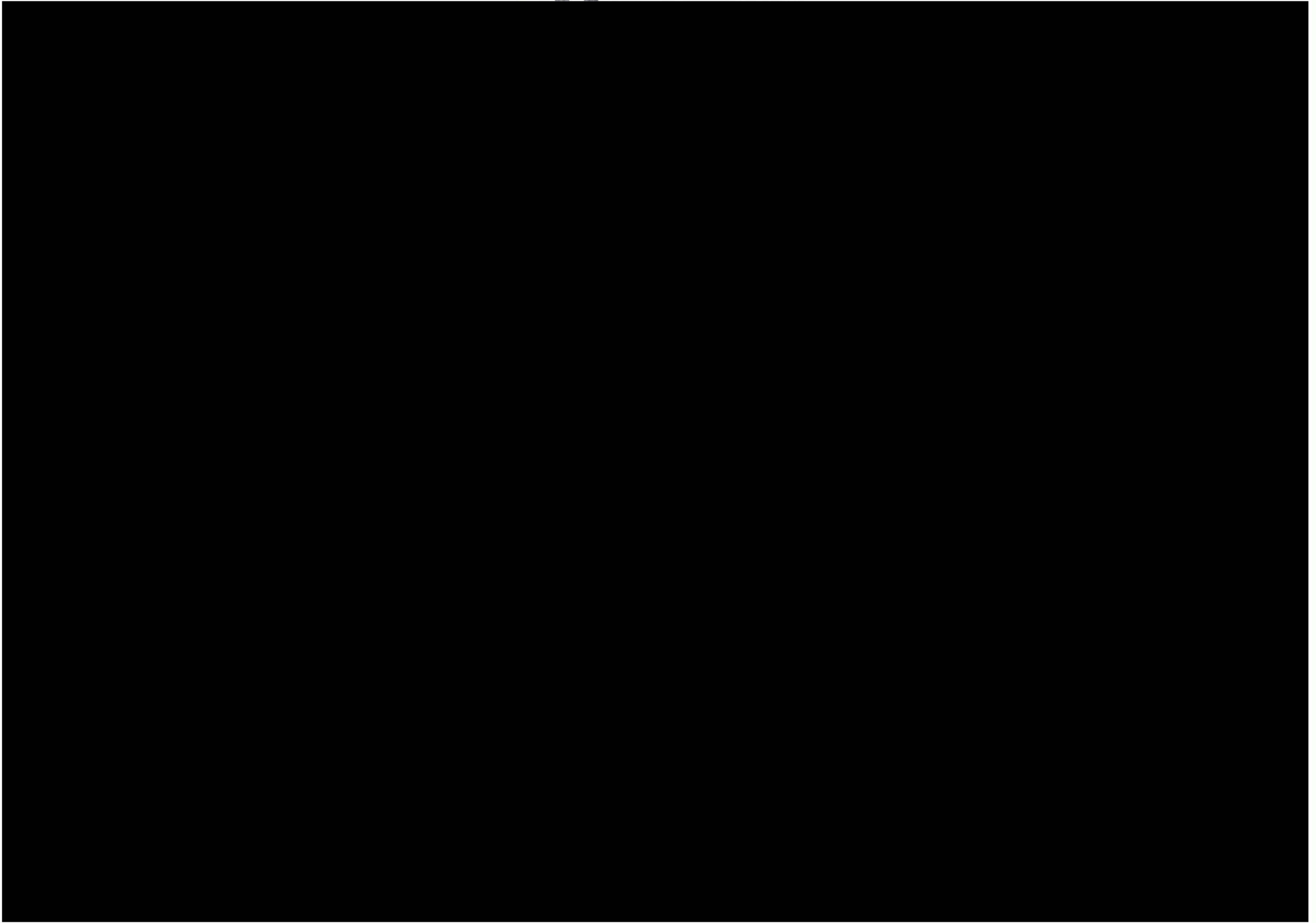




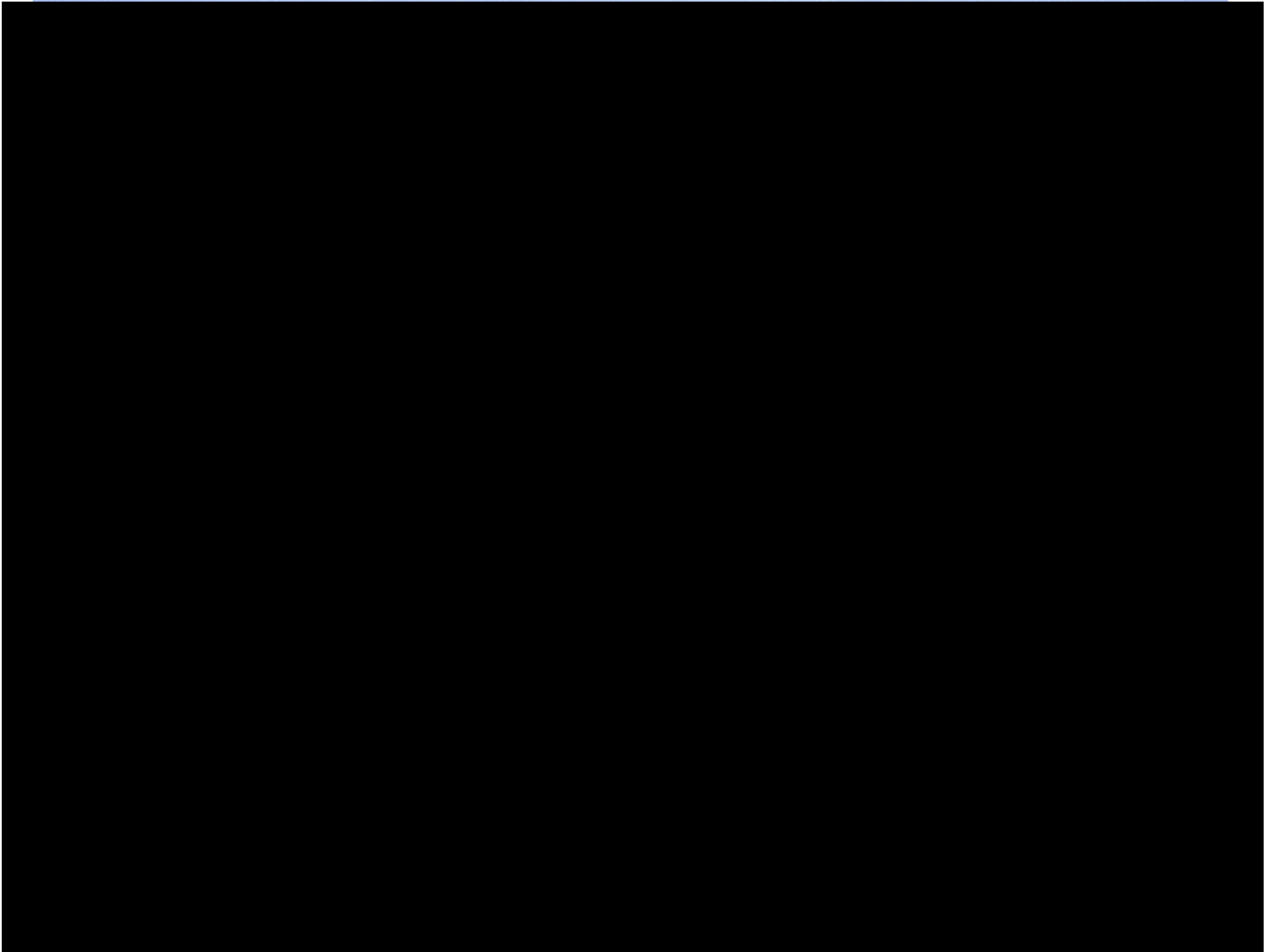


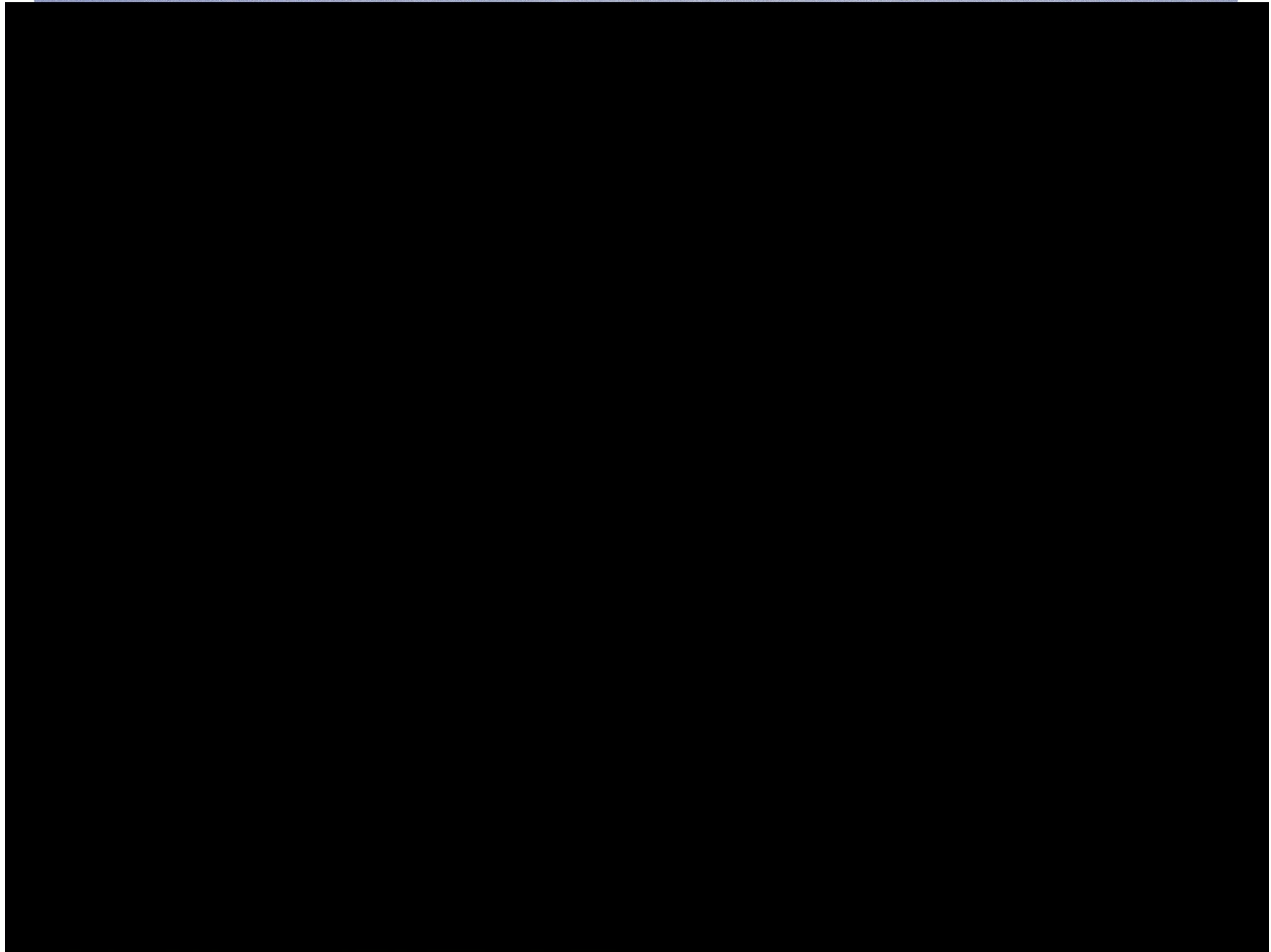
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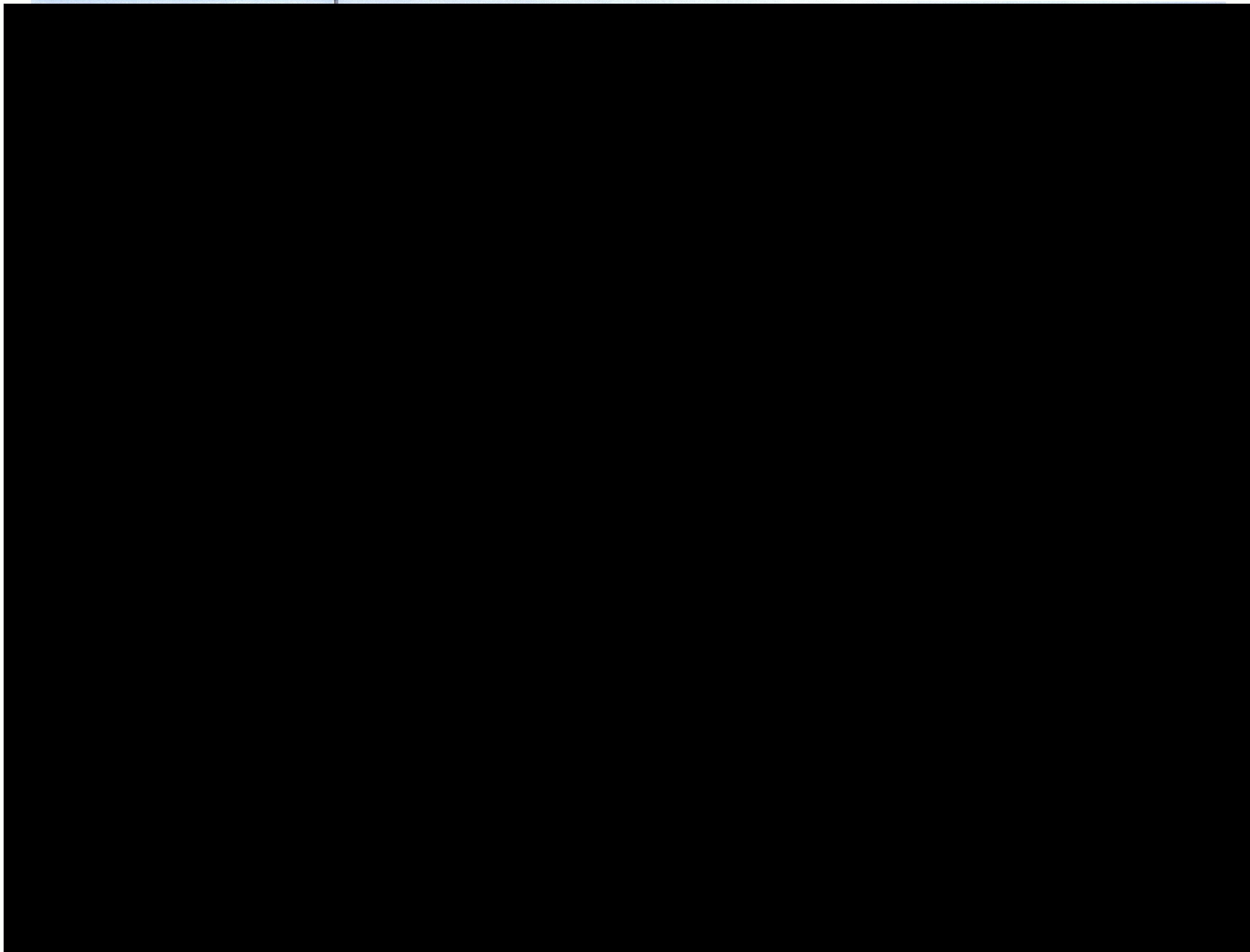
Appendix D



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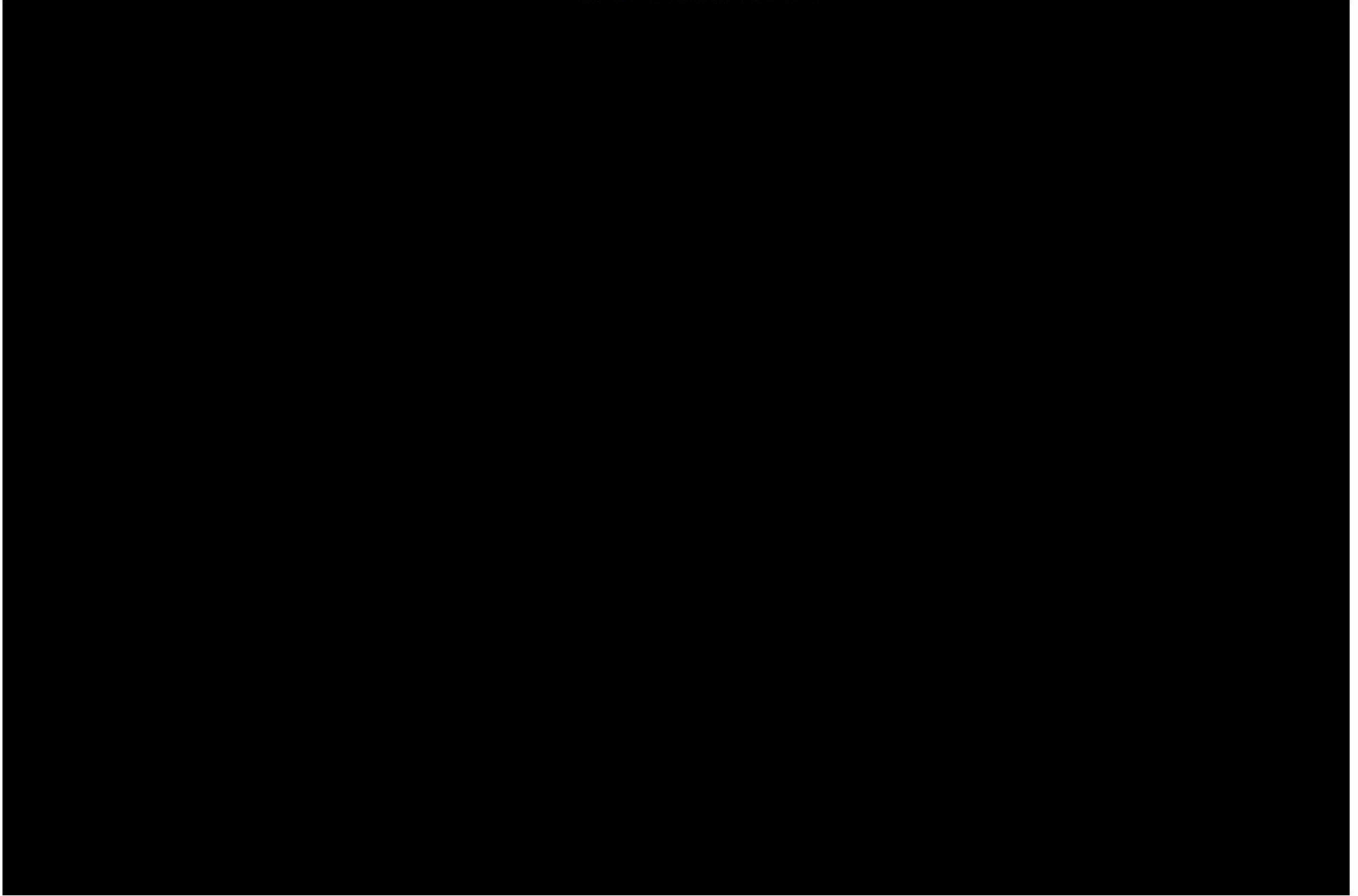




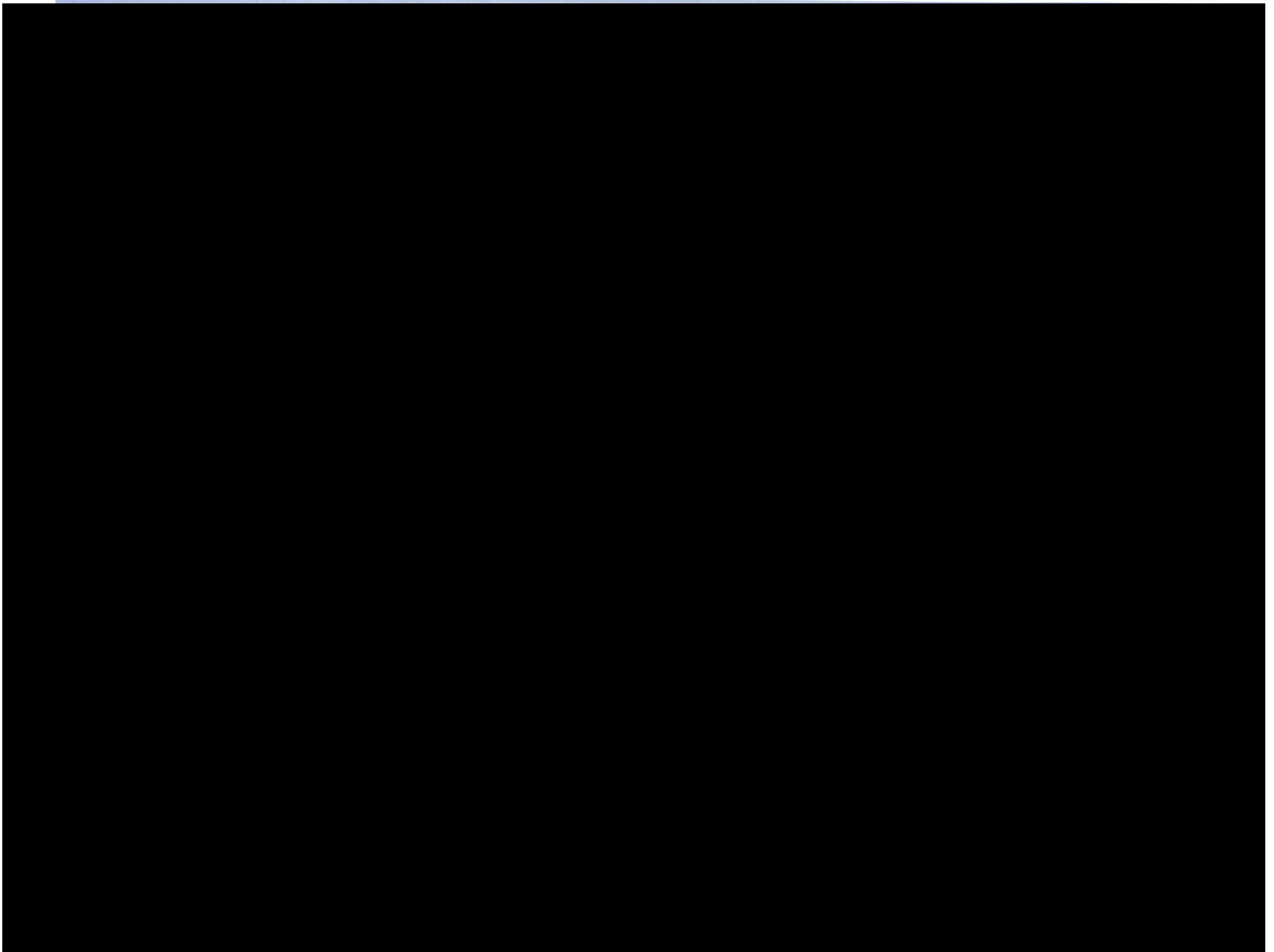


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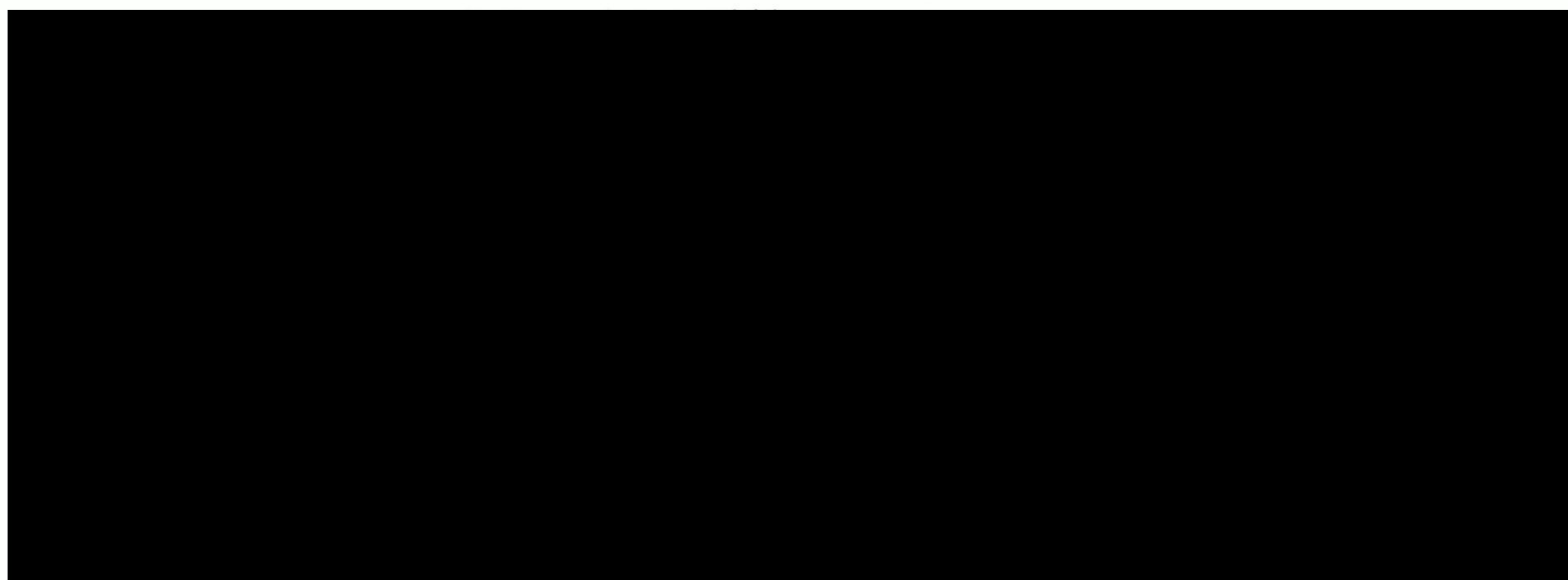
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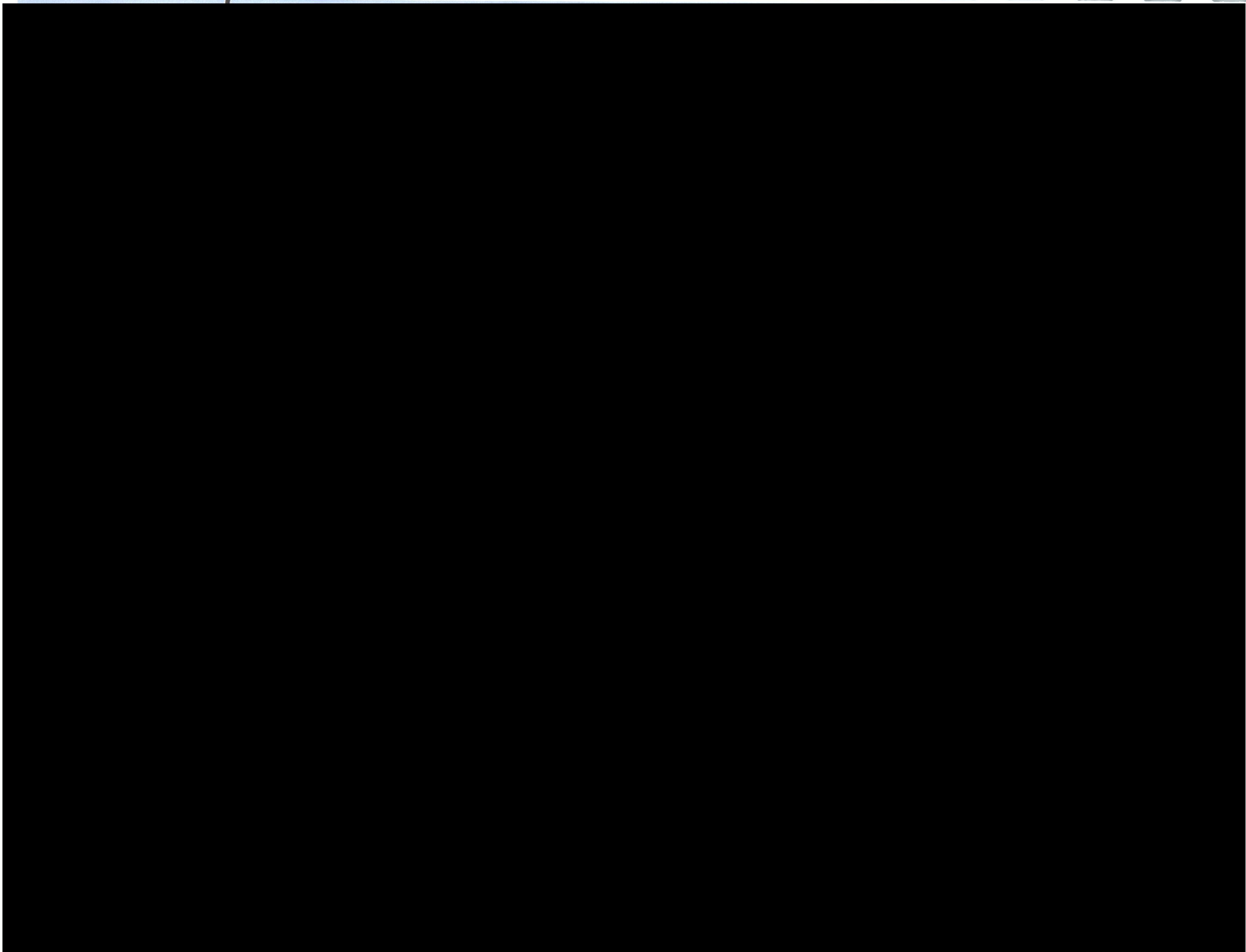
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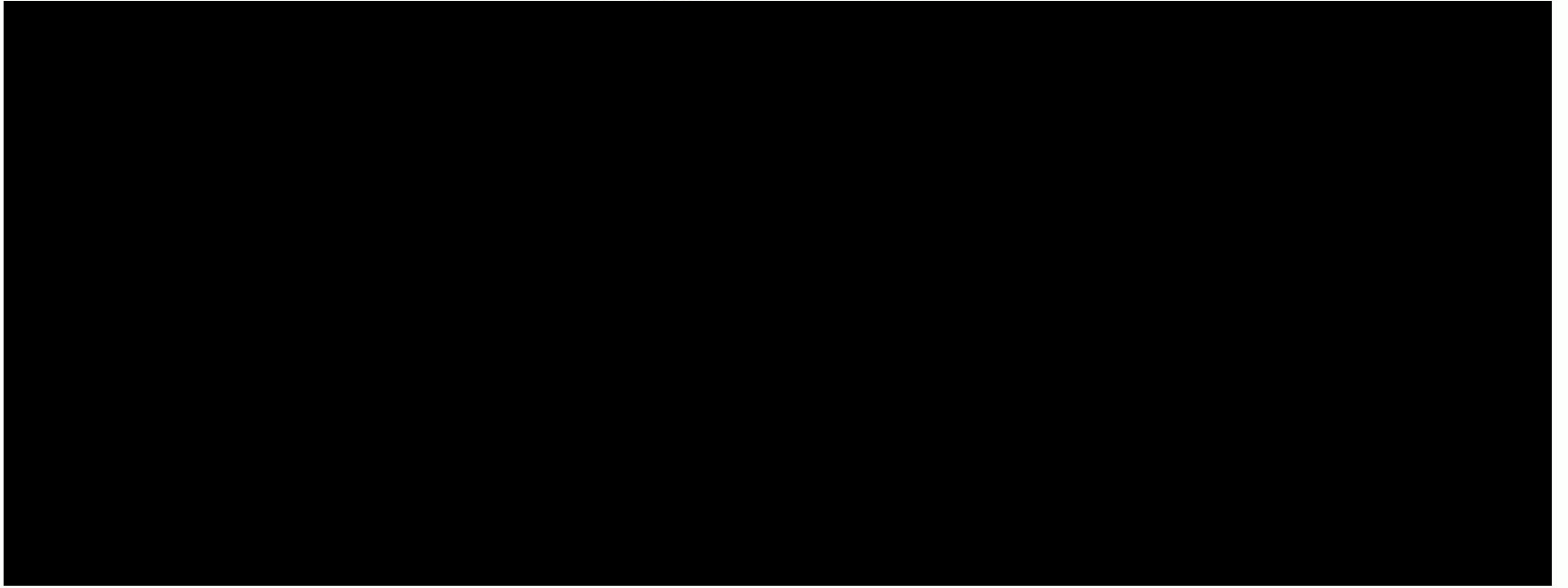


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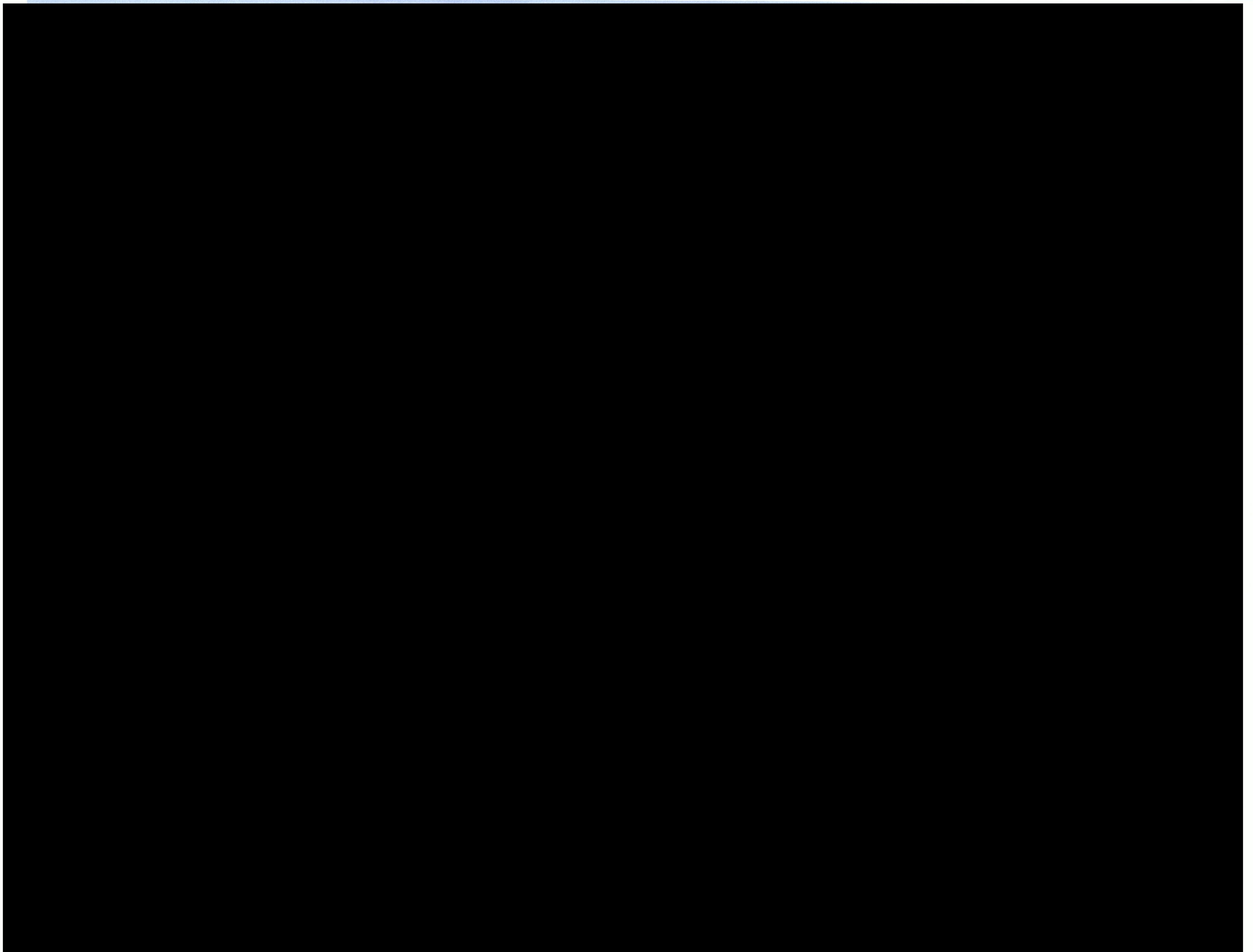


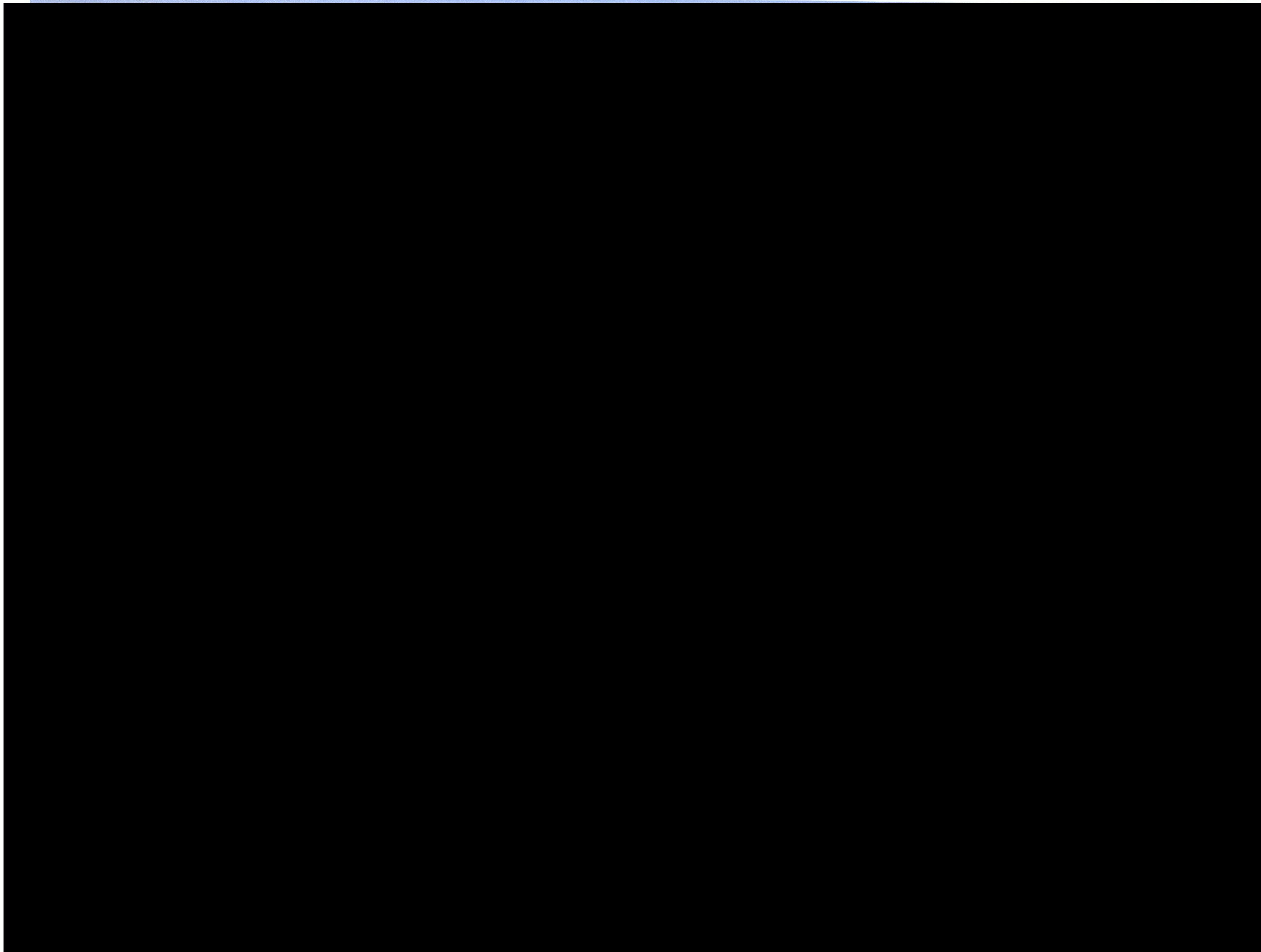
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Appendix G

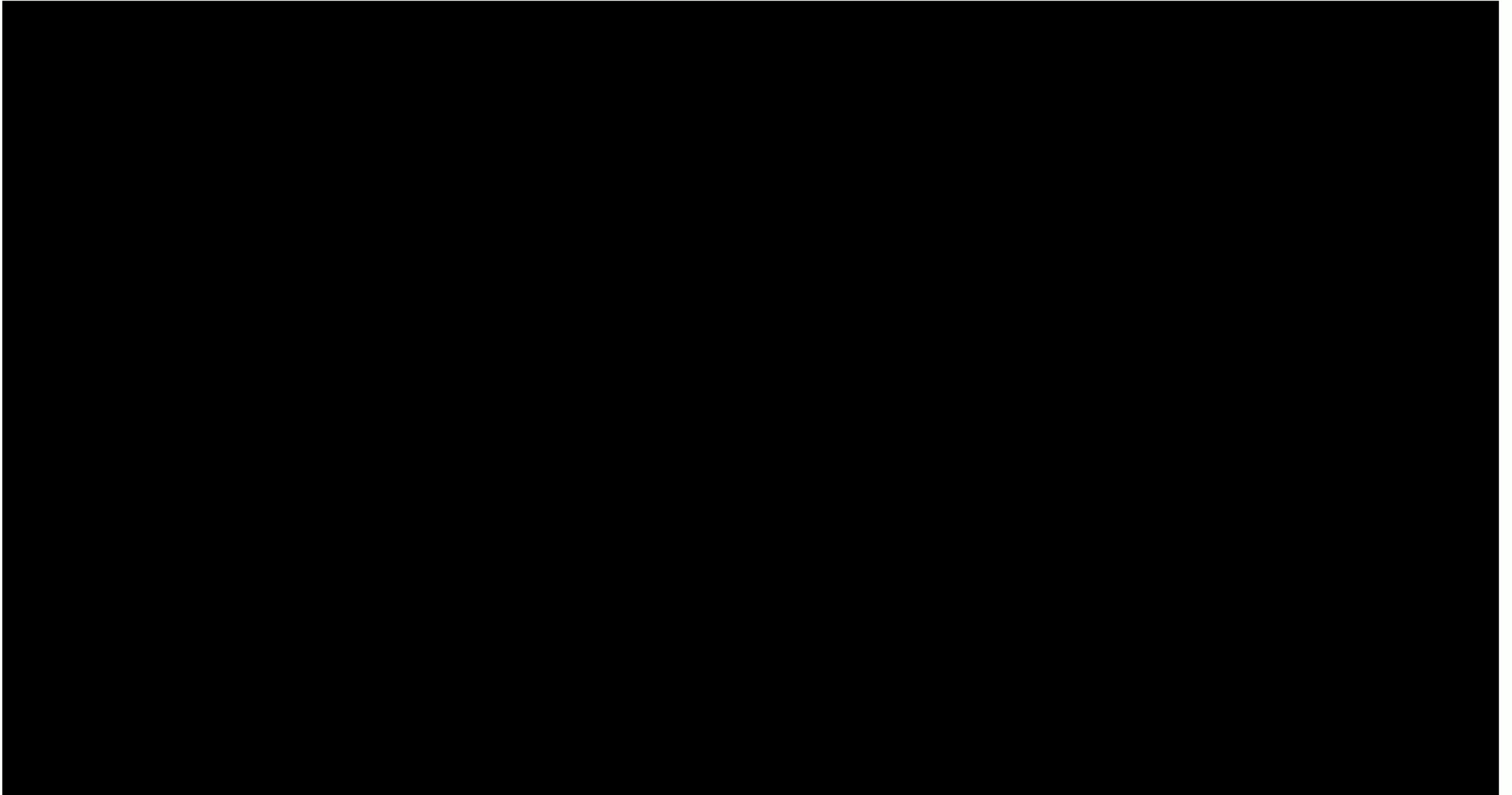


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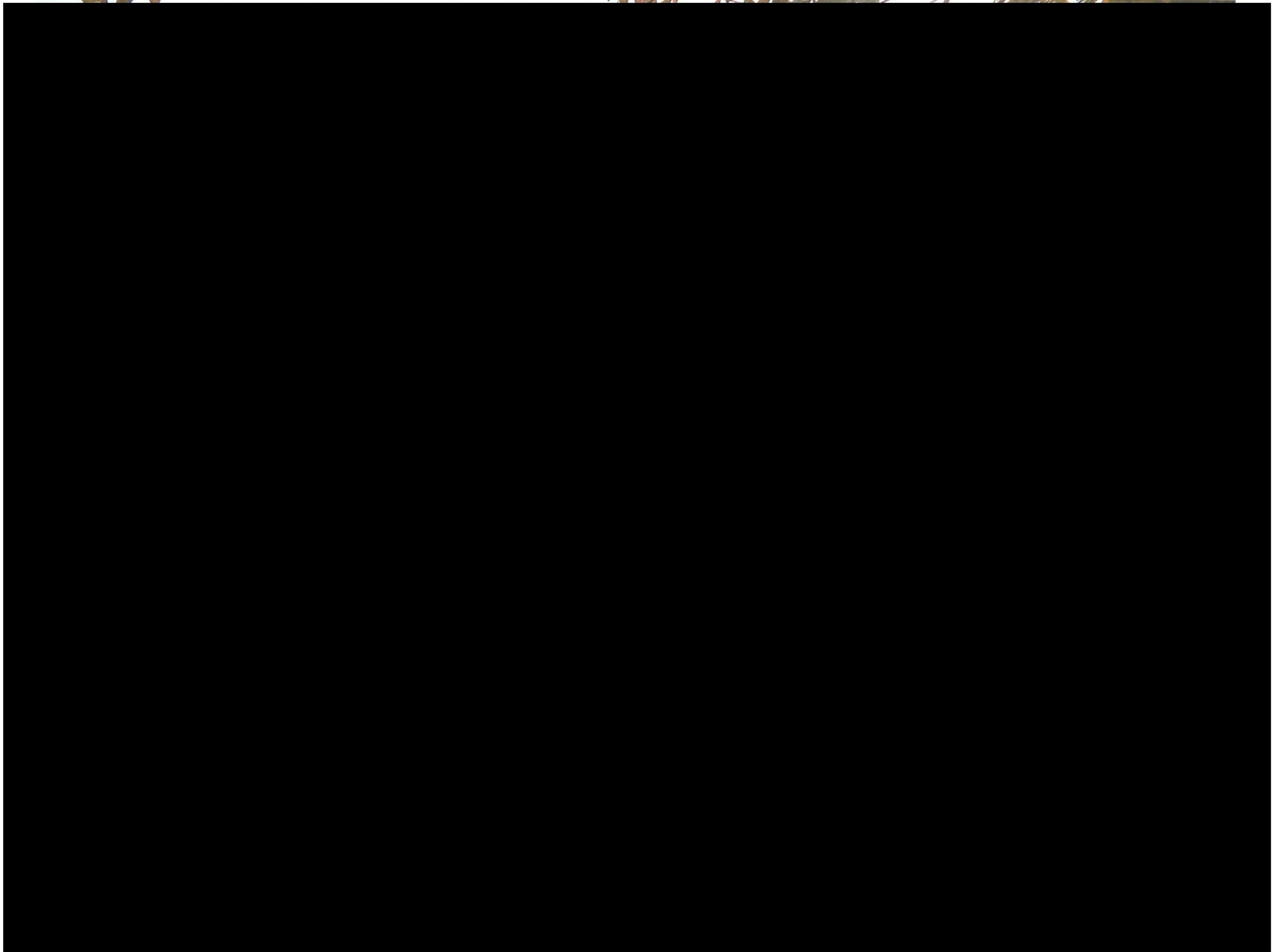


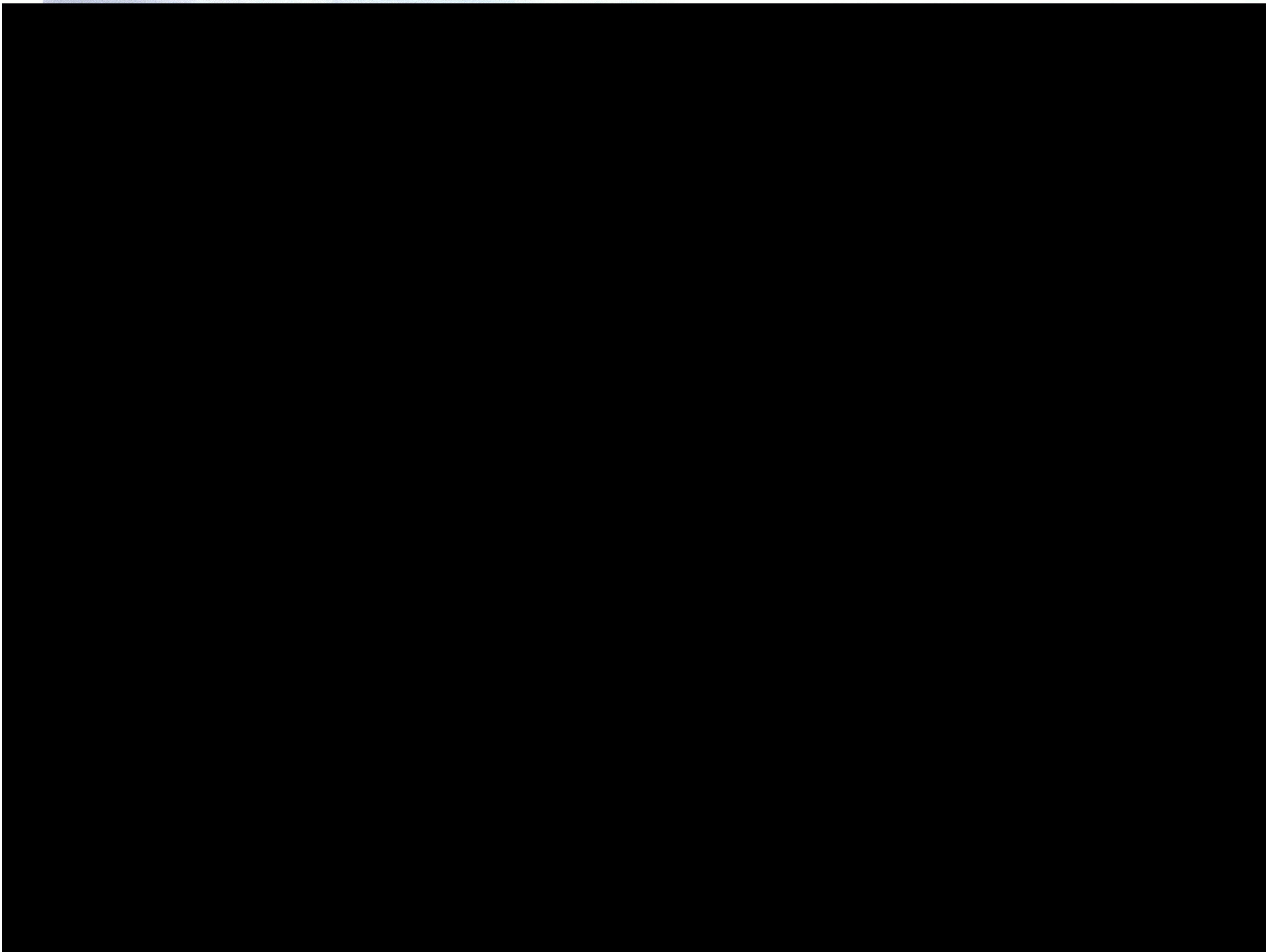


Appendix H

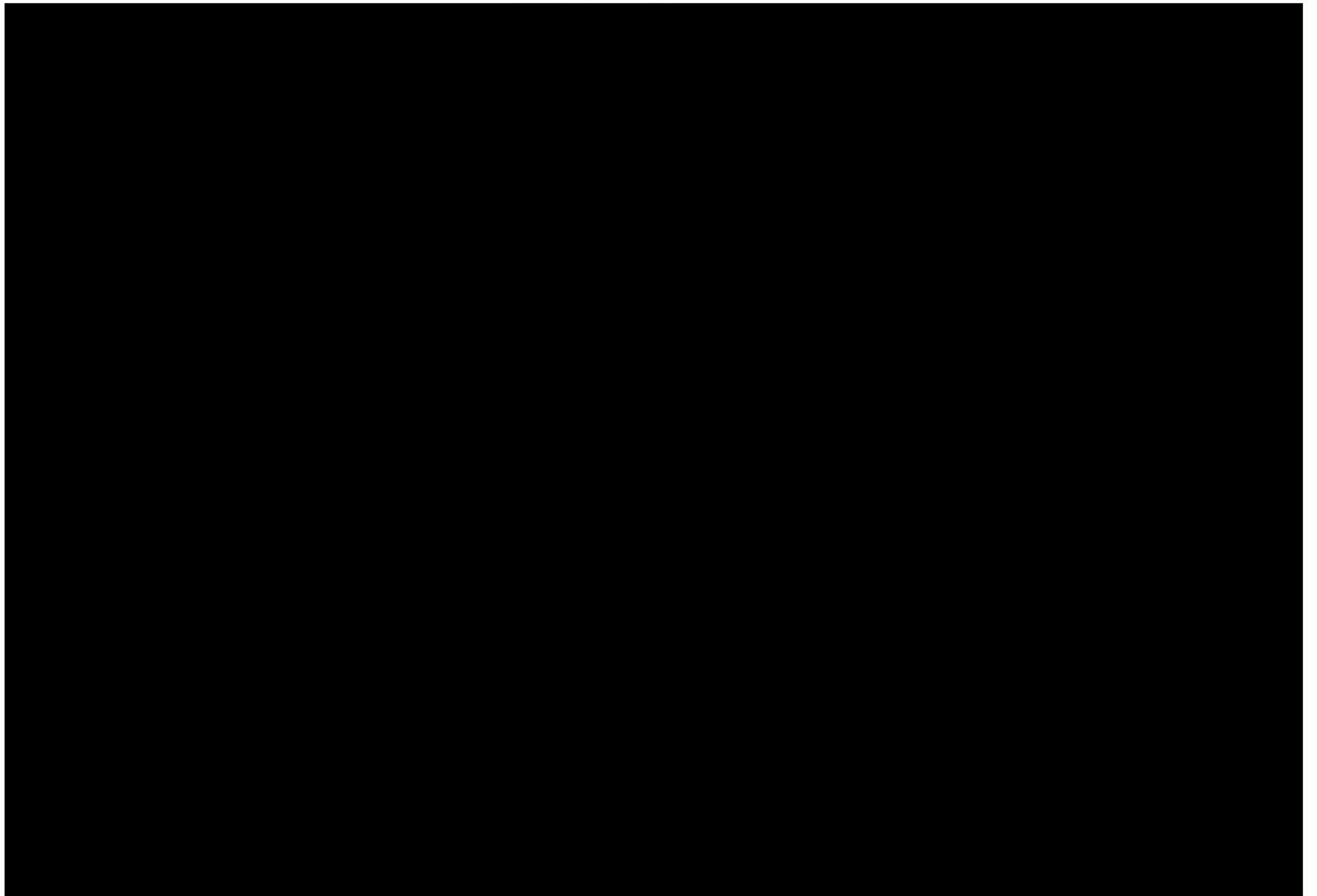


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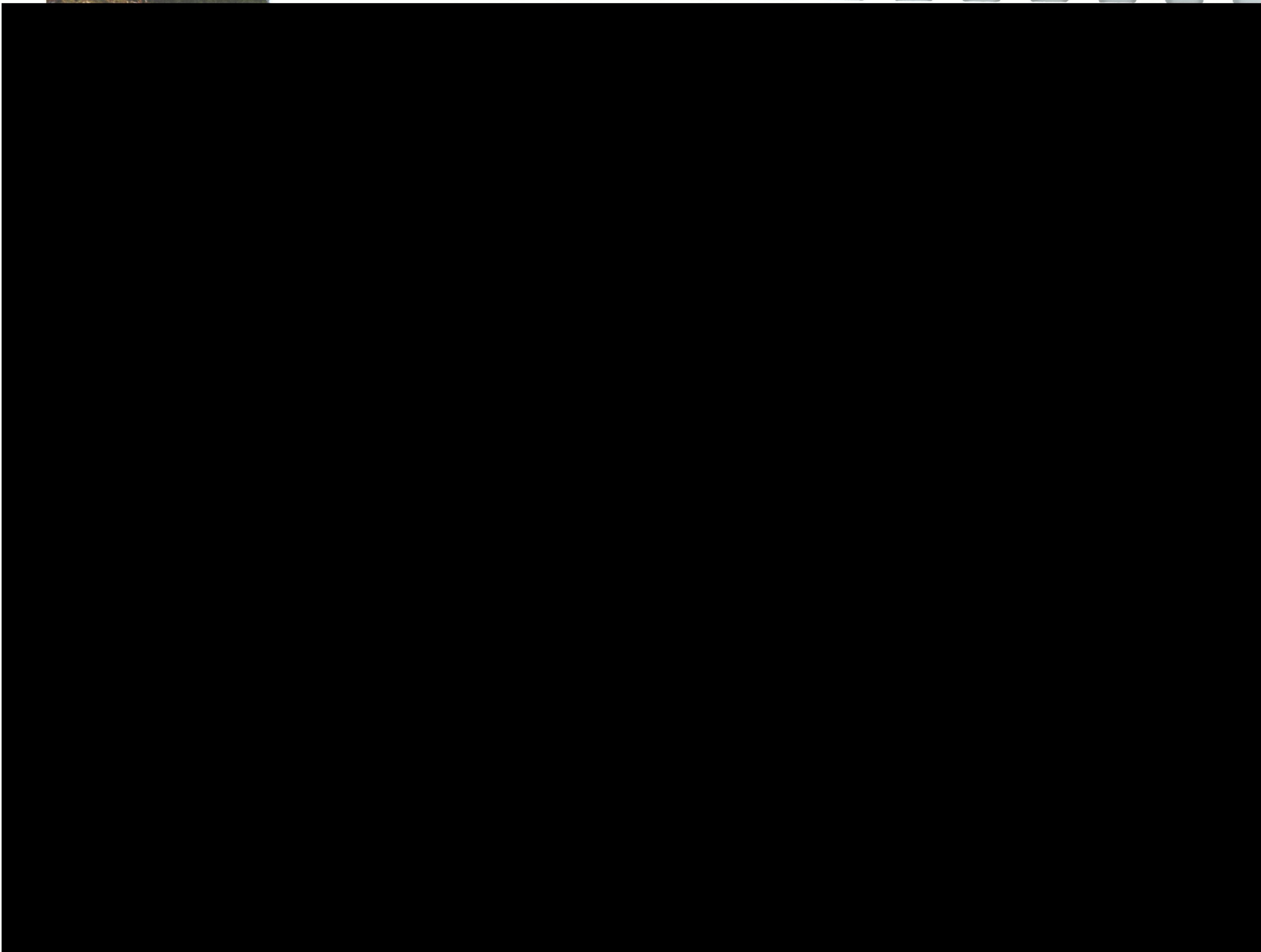




Appendix I



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PLANS/PHOTOGRAPHS/DRAWINGS

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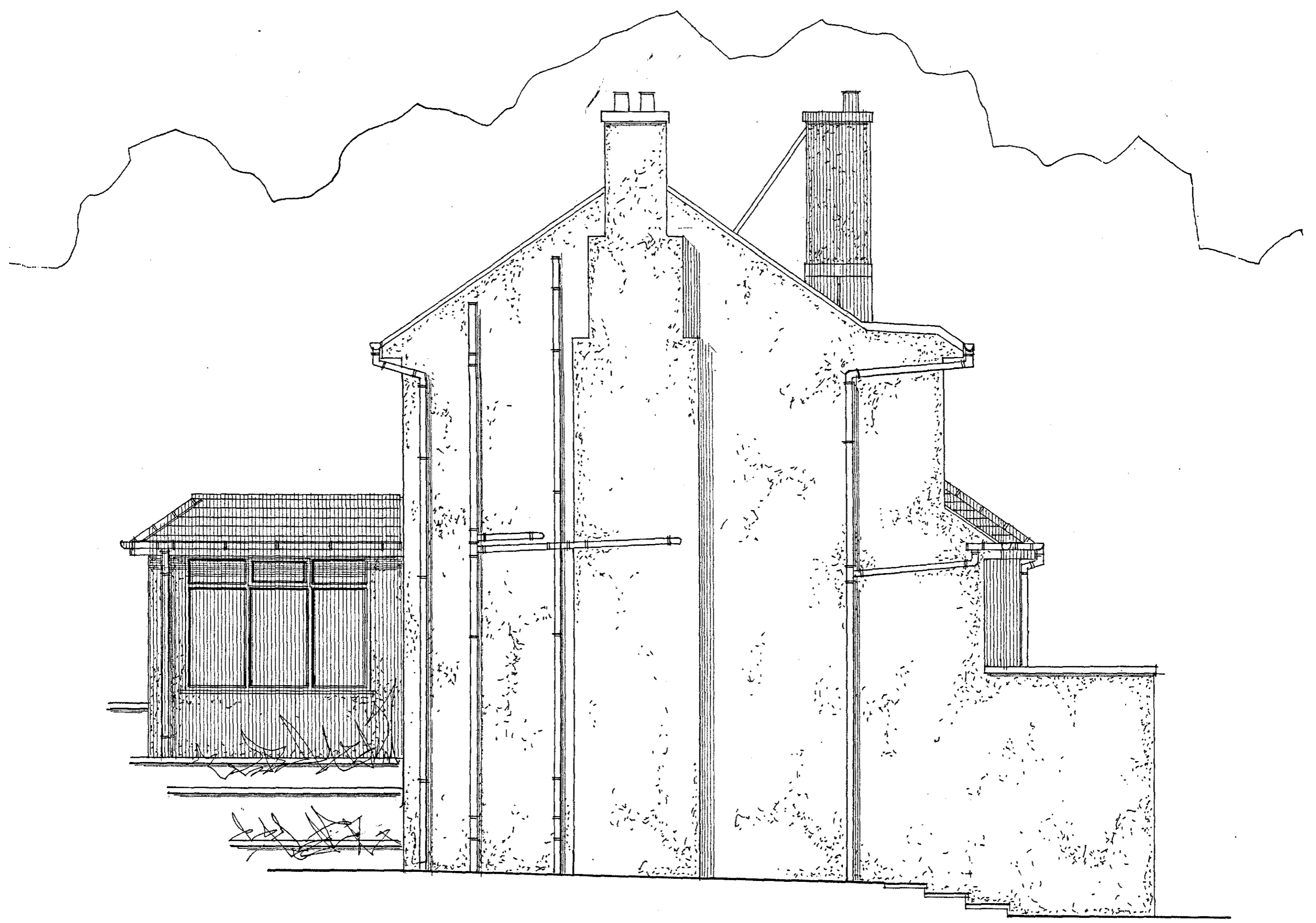
EXISTING FRONT ELEVATION



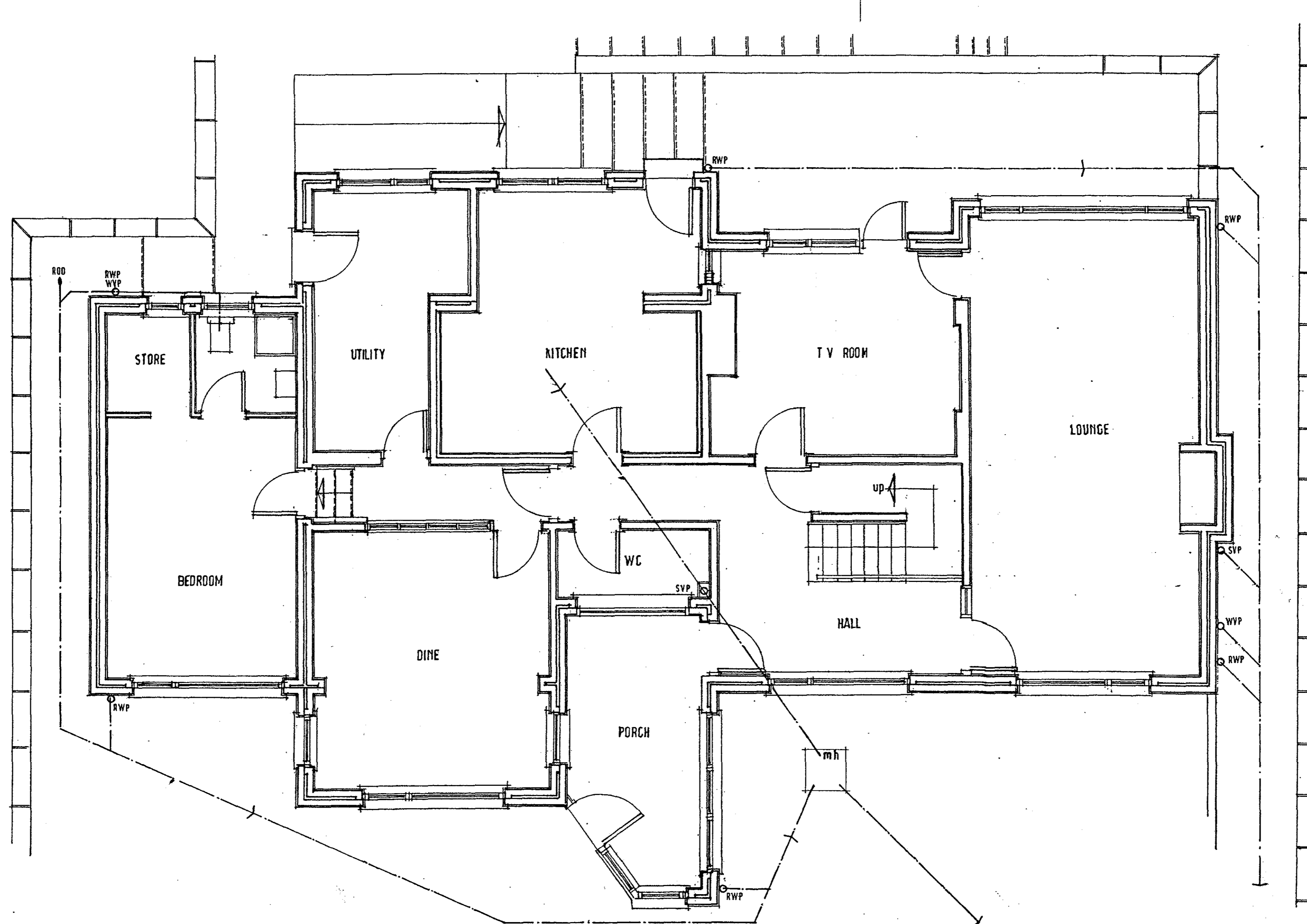
EXISTING REAR ELEVATION



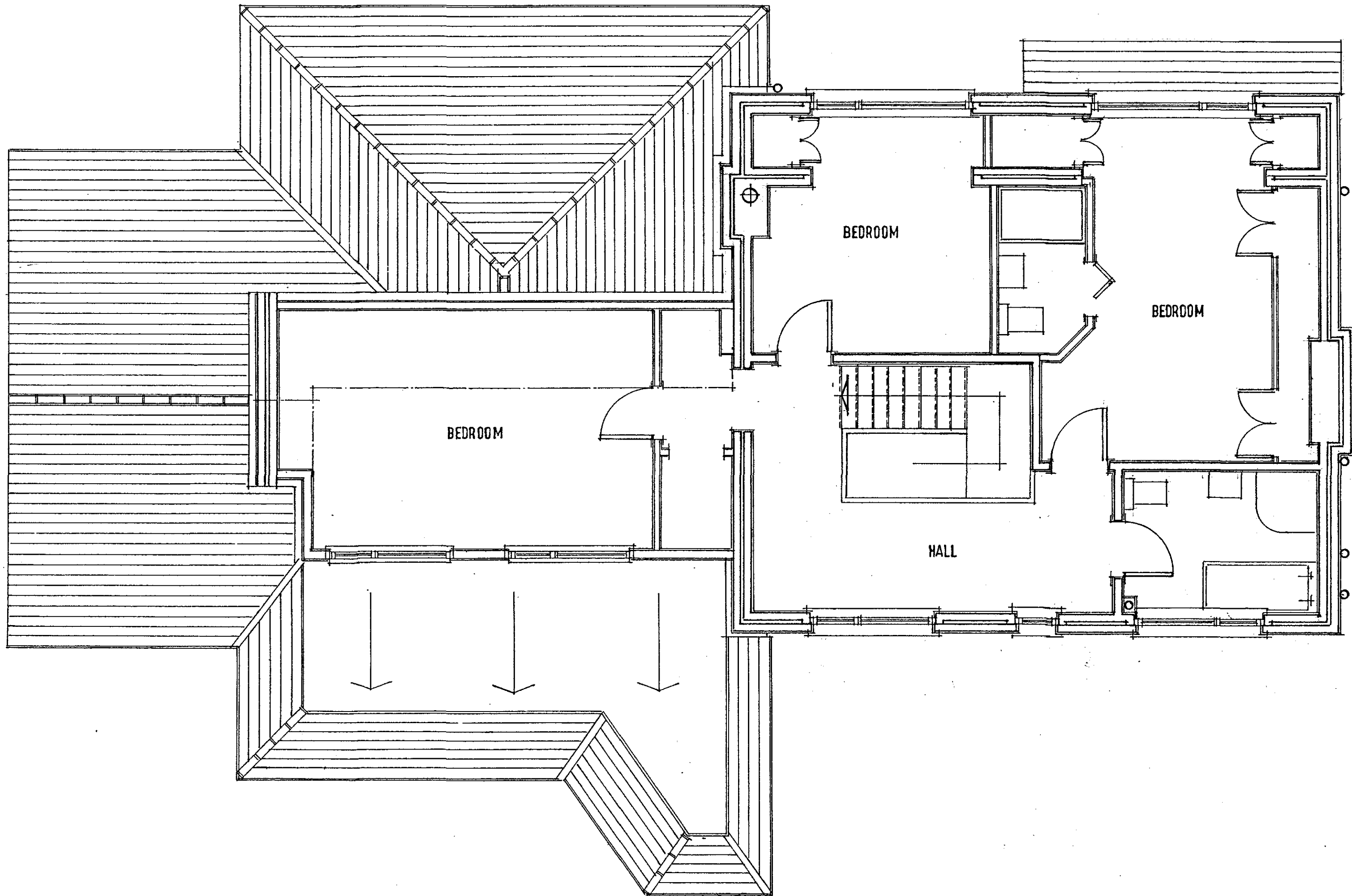
EXISTING WEST ELEVATION



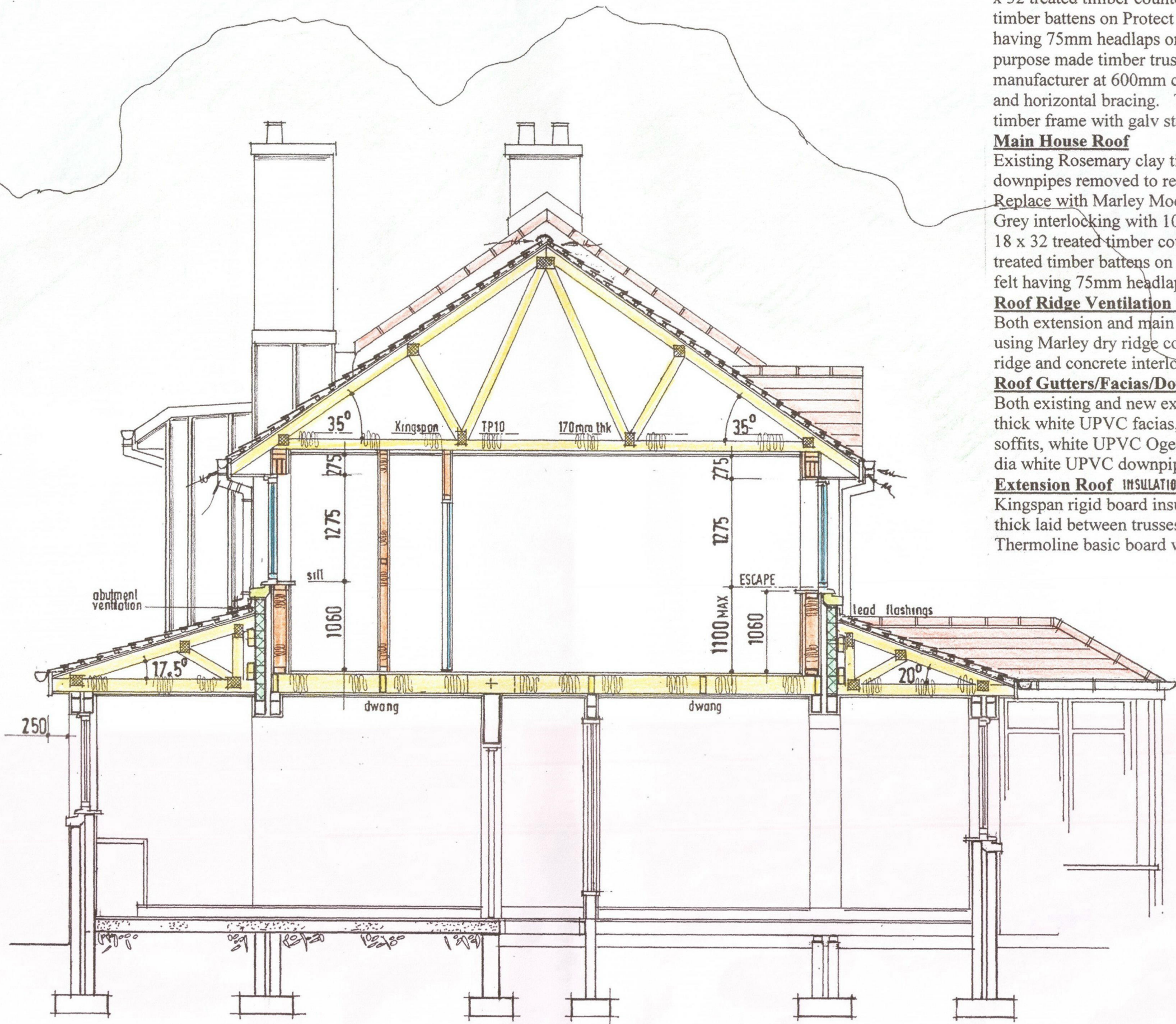
EXISTING EAST ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



Extension Roof
 Marley Modern concrete colour Slate Grey interlocking tiles with 100mm headlap nail fixed to 18 x 32 treated timber counter battens on 12x 32 treated timber battens on Protect reinforced roofing felt having 75mm headlaps on 9mm sterling board on purpose made timber trusses by specialist manufacturer at 600mm crs complete with diagonal and horizontal bracing. Trusses held down to inner timber frame with galv steel truss clips.

Main House Roof
 Existing Rosemary clay tiles, facias, gutters and downpipes removed to registered dump. Replace with Marley Modern concrete colour Slate Grey interlocking with 100mm headlap nail fixed to 18 x 32 treated timber counter battens on 12 x 32 treated timber battens on Protect reinforced roofing felt having 75mm headlaps on existing roof decking.

Roof Ridge Ventilation and Verge Tiles
 Both extension and main roof to be cross ventilated using Marley dry ridge components and concrete ridge and concrete interlocking verge tiles.

Roof Gutters/Facias/Downpipes
 Both existing and new extension roofs to have 16mm thick white UPVC facias, 6mm thick with UPVC soffits, white UPVC Ogee profiled gutters and 68mm dia white UPVC downpipes fixed 3 times over height

Extension Roof INSULATION (U =
 Kingspan rigid board insulation type TP10 170mm thick laid between trusses and 28mm thick gyproc Thermoline basic board with plaster skim coat.

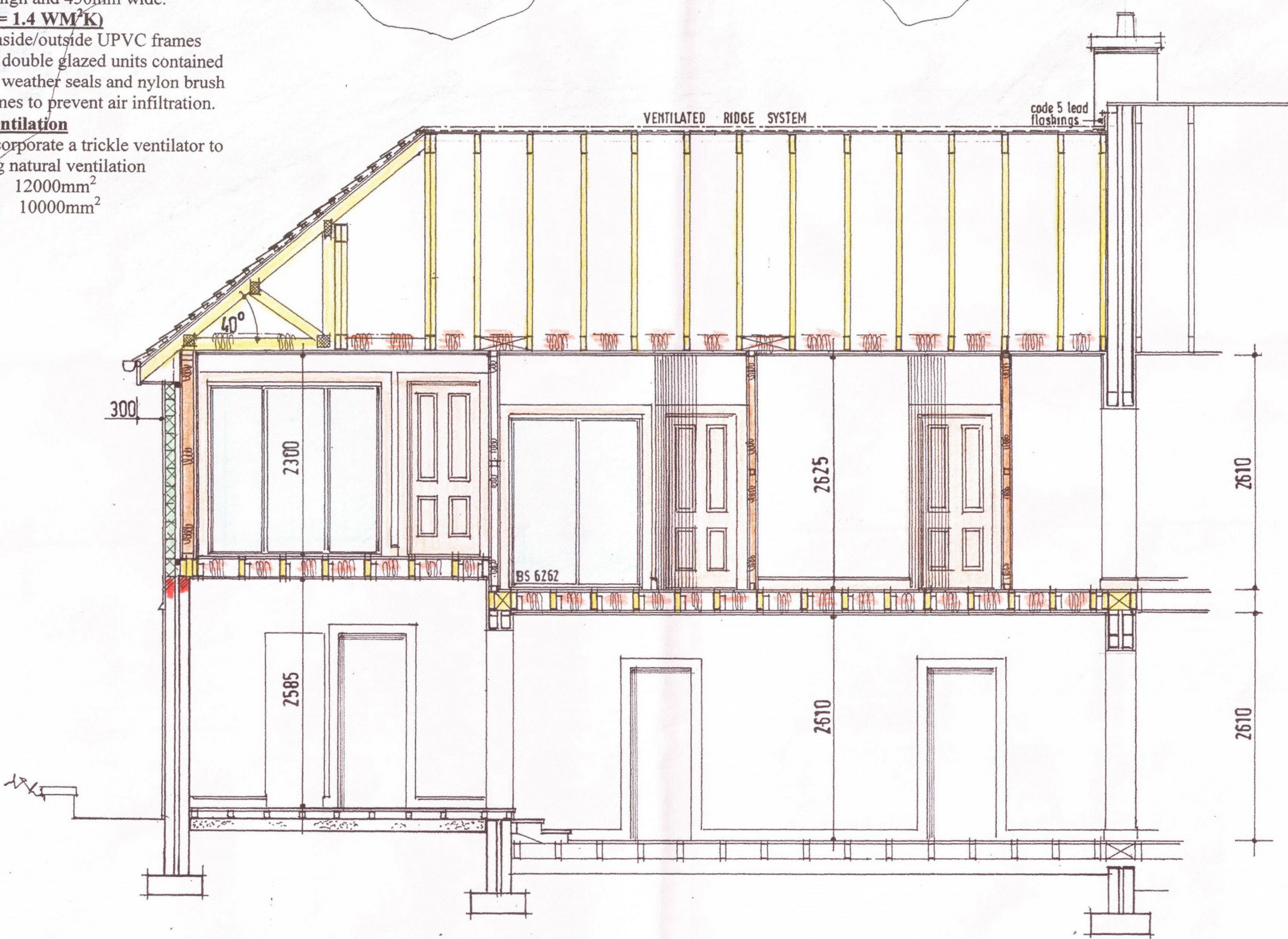
SECTION X-X

Front Windows (U = 1.4 WM²K)
 Reflex pivot reversible windows white inside/outside UPVC frames with Argon gas filled double glazed units contained within rubber gasket weather seals and nylon brush strips to opening frames to prevent air infiltration. All windows to provide for escape purposes where clear opening height from floor level to be not less than 800mm or more than 1100mm opening area is at least 0.33m² and at least 450mm high and 450mm wide.

Rear Windows (U = 1.4 WM²K)
 Tilt and turn white inside/outside UPVC frames with argon gas filled double glazed units contained within rubber gasket weather seals and nylon brush strips to opening frames to prevent air infiltration.

Window Trickle Ventilation
 Window heads to incorporate a trickle ventilator to provide the following natural ventilation

Apartments	12000mm ²
Shower/room	10000mm ²

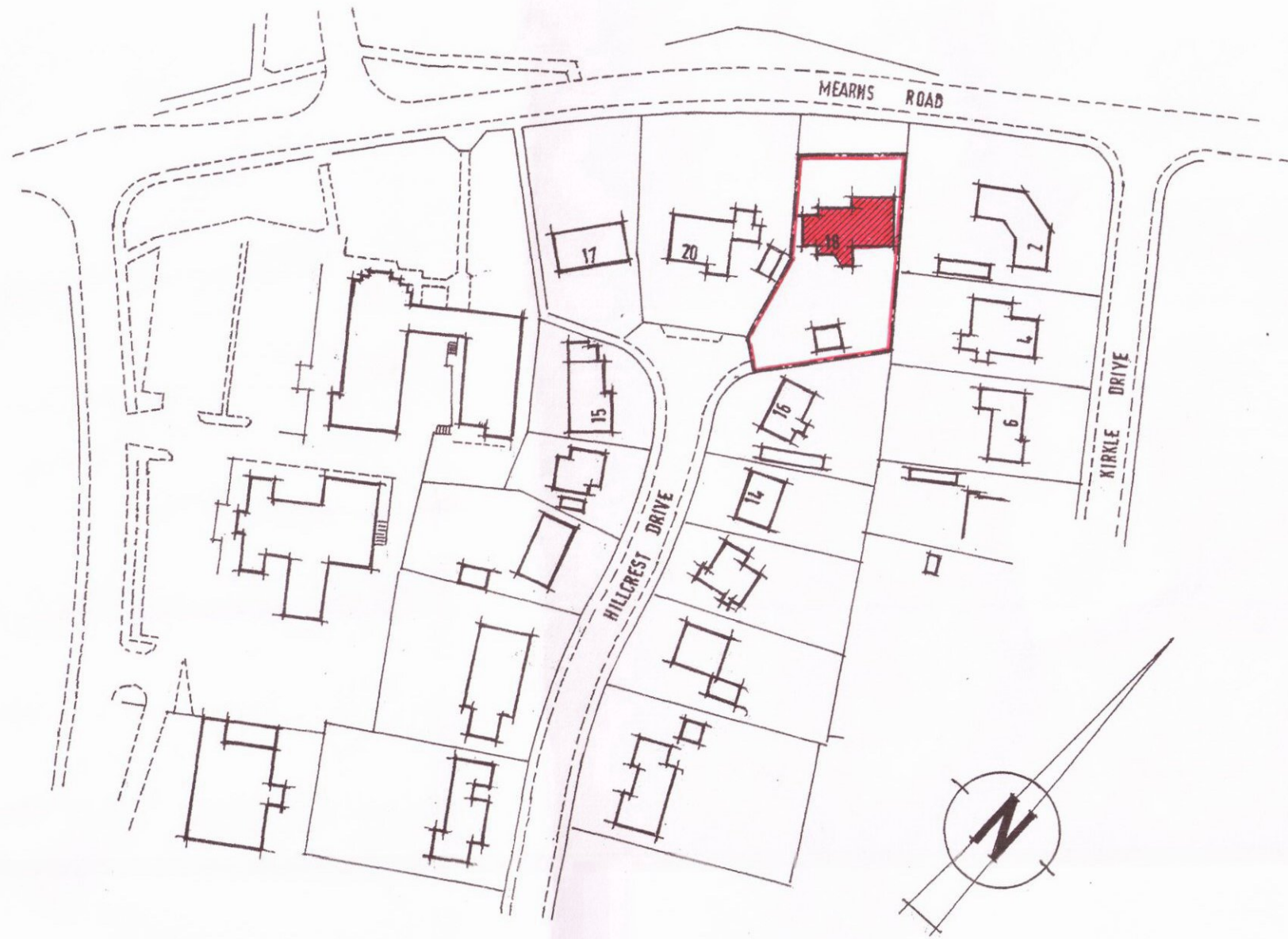


SECTION Y-Y

Town and Country Planning
(Scotland) Act 1997

REFUSED

Director of Environment
East Renfrewshire Council



LOCATION PLAN 1:1250



BLOCK PLAN 1:500

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



PROPOSED FRONT ELEVATION

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

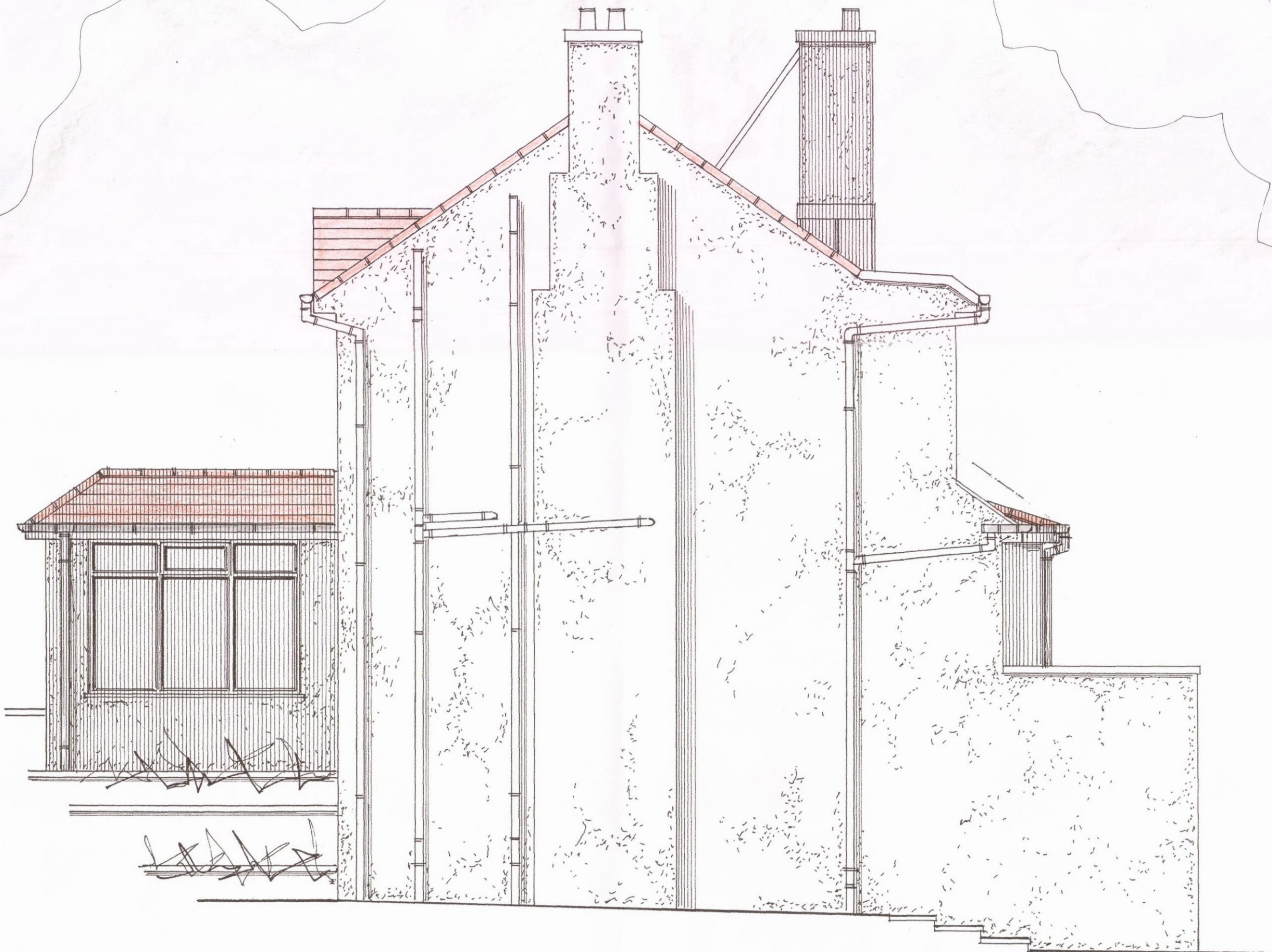


PROPOSED REAR ELEVATION

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



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION

Plumbing (Shower-Room)

Shower-room to be fully accessible comprising shower cubicle, wash hand basin and water closet with associated activity spaces and using water efficient fittings where dual flush water closet cisterns should have an average flush volume of not more than 4.5 litres and single flush cisterns not more than 4.5 litres. Taps servicing wash hand basins should have a flow rate of not more than 6 litres/ min. Glazing around shower cubicle to be safety glass to BS6262 and mixer valve to have anti-scald device fitted. The following soil and waste pipes to be installed and all connected separately into vertical soil stack:

- Water closet - 110mm dia
- Wash hand basin - 32mm dia
- Shower tray - 40mm dia

All hot and cold pipework to be insulated with 12mm wall thick approved foam.

Heating

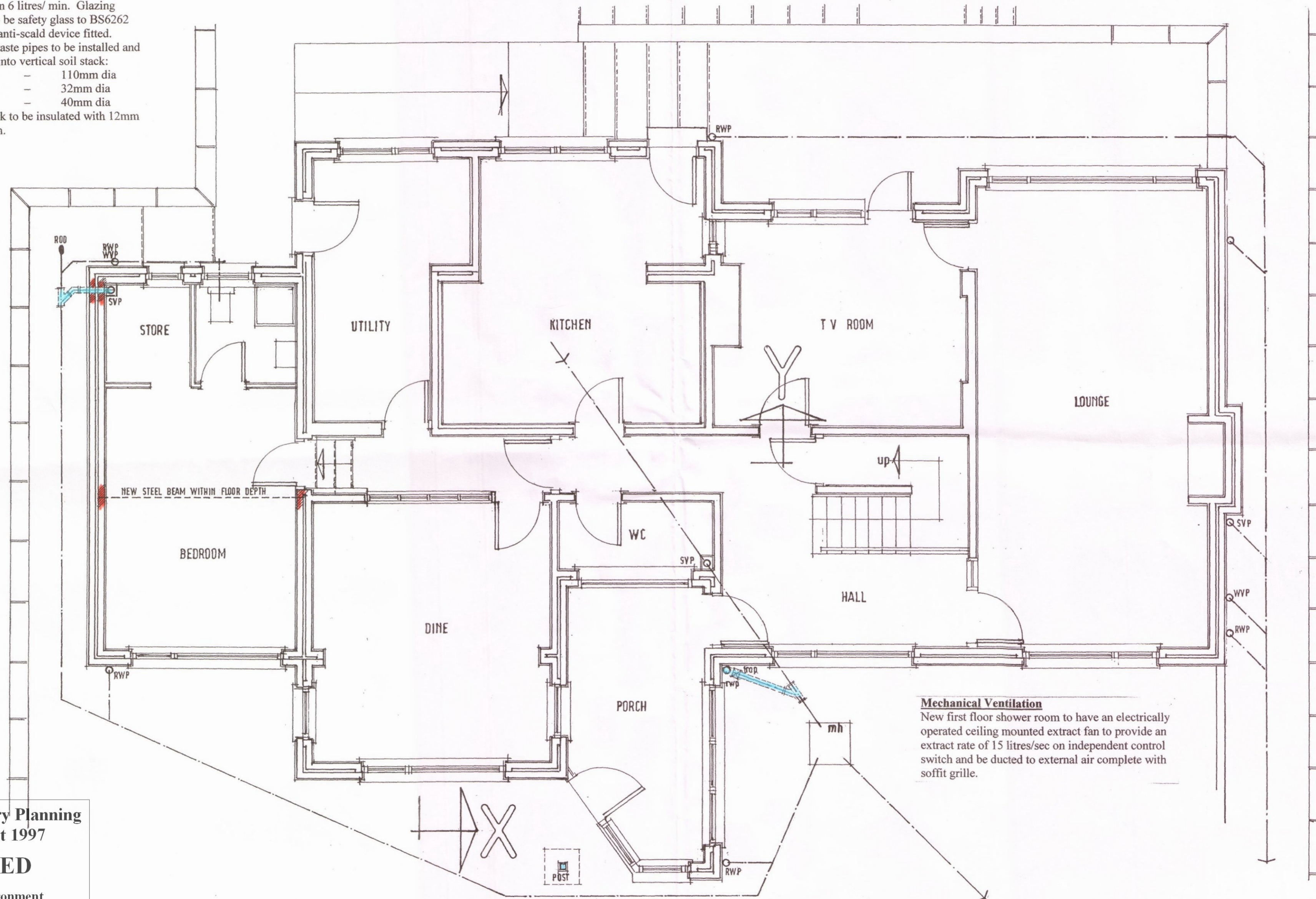
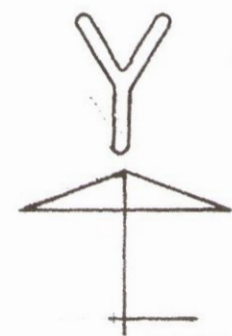
Existing boiler in basement untouched but all new flow and return pipework to be approved rigid copper or polypipe plastic at 15mm and 22mm dia. All flow and return pipework to be concealed and insulated with 12mm wall thick approved foam. Radiators to be Stelrad Compact each fitted with standard chrome and thermostatic valves. System to be balanced and in good working order prior to handover.

Internal Partitions (Non-Load Bearing)

New internal partition walls erected with nom 50x75mm timber frames, single top and bottom runners, uprights at 600mm crs, dwanged at mid height. Infill between uprights with 10kgm² dense wool quilt deafening and outer exposed faces plated with 12.5mm gyproc boards with plaster skim coat.

Extension Floor Upgrading

Existing 50 x 125 timber joists at 450crs to have new 47 x 170 Grade C16 timber joist laid against existing and nailed together top and bottom at 300 horizontal crs infilled between joists with 200mm thick 10kg/m² dense quilt with plaster skim to existing ceilings and 18mm thick T & G chipboard floor.



Mechanical Ventilation

New first floor shower room to have an electrically operated ceiling mounted extract fan to provide an extract rate of 15 litres/sec on independent control switch and be ducted to external air complete with soffit grille.

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(Scotland) Act 1997
REFUSED
Director of Environment
East Renfrewshire Council

PROPOSED GROUND FLOOR PLAN

Downtakings

All work to be carried out by suitable qualified persons in a safe manner with the working area clearly defined and secured and with all debris removed to registered dump. Scaffolding, ladders, platforms etc. to be erected by registered contractor and in accordance with the current code of practice. Hard hats and safety clothing to be worn at all times. All storage of material to be contained within the site boundary and shall not be stored on the public footpath or highway.

Movement Joints - Vertical

New first floor outer wall held back from existing walls leaving a vertical gap of 14mm with Catnic metal starter plates fixed to existing house wall with interlocking wall ties built into new blockwork at 450crs. Open gap filled with expanding foam and weather sealed with two layers polysulphide mastic inner frame bolted 5 times over height with M12 anchor bolts.

Internal Doors

All new internal hinged doors to be 838mm wide to provide a clear unobstructed opening of at least 775mm. Wardrobe sliding doors to be mirrored safety glass to BS6262.

Cavity Fire Stops

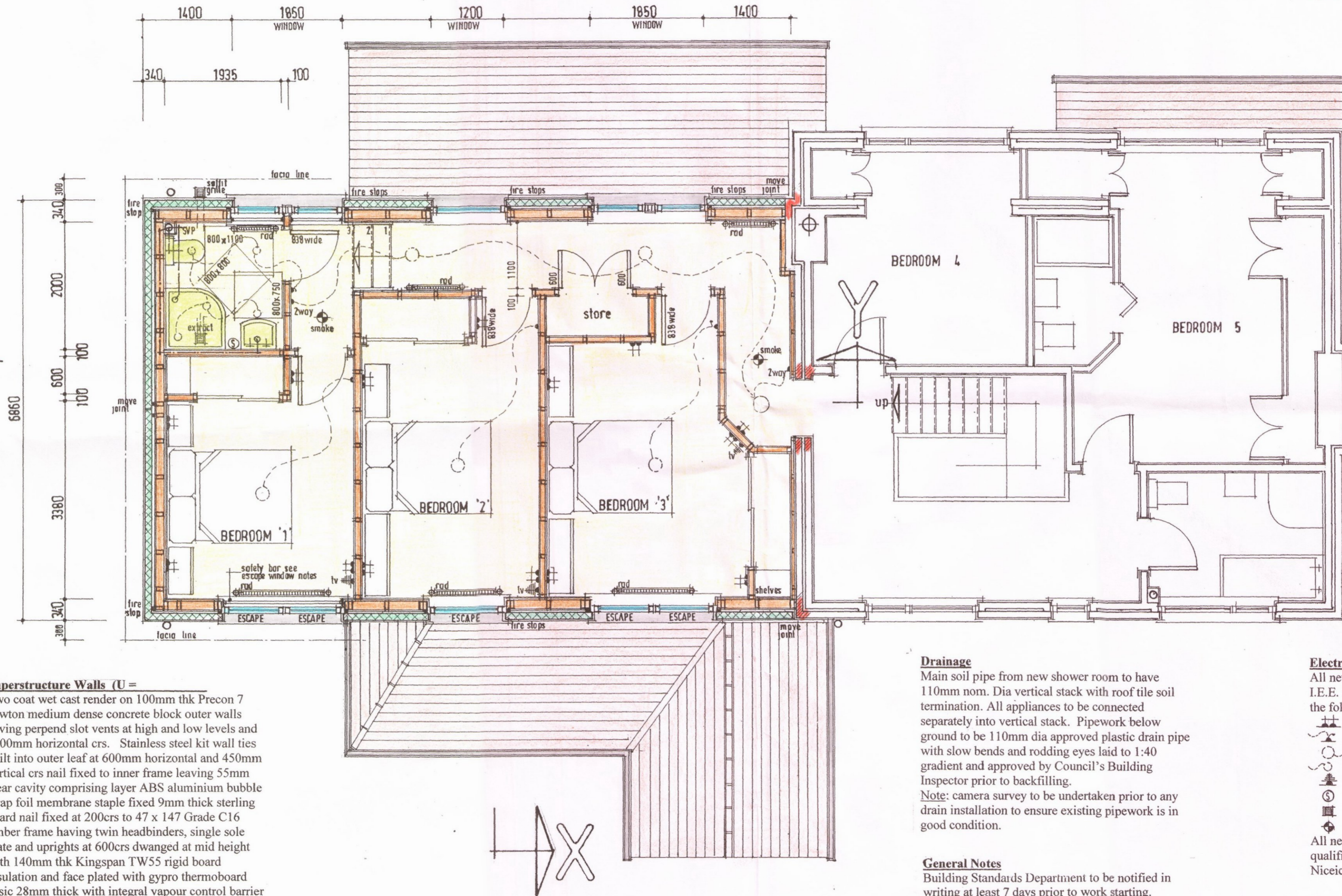
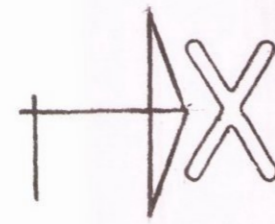
50x50mm timber fire stops nailed to inner leaf frame to close cavity around all window openings, corners and at low and high levels. Fire stops to have plastic damp proof protection.

Movement Joints - Horizontal

New first floor outer wall held down 14mm from roof soffit with horizontal gap filled with expanding foam and weather sealed with two layers polysulphide mastic.

Movement Joints - Gable

New first floor gable wall to have vertical movement joints with 14mm gap with horizontal de bonding ties across gap at 450crs. Inner leaf to have frame studs to each side of joint complete with wall ties built into blockwork.



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(Scotland) Act 1997
REFUSED
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East Renfrewshire Council

Superstructure Walls (U =

Two coat wet cast render on 100mm thk Precon 7 newton medium dense concrete block outer walls having perpend slot vents at high and low levels and 1200mm horizontal crs. Stainless steel kit wall ties built into outer leaf at 600mm horizontal and 450mm vertical crs nail fixed to inner frame leaving 55mm clear cavity comprising layer ABS aluminium bubble wrap foil membrane staple fixed 9mm thick sterling board nail fixed at 200crs to 47 x 147 Grade C16 timber frame having twin headbinders, single sole plate and uprights at 600crs dswanged at mid height with 140mm thk Kingspan TW55 rigid board insulation and face plated with gypro thermoboard basic 28mm thick with integral vapour control barrier complete with plaster skim coat.

Drainage

Main soil pipe from new shower room to have 110mm nom. Dia vertical stack with roof tile soil termination. All appliances to be connected separately into vertical stack. Pipework below ground to be 110mm dia approved plastic drain pipe with slow bends and rodding eyes laid to 1:40 gradient and approved by Council's Building Inspector prior to backfilling.
Note: camera survey to be undertaken prior to any drain installation to ensure existing pipework is in good condition.

General Notes

Building Standards Department to be notified in writing at least 7 days prior to work starting.

Electrical Installations

All new electrical work to be carried out to the latest I.E.E. Regulations 17th Edition and BS 7671: 2010 to the following legend
 ⚡ 13 amp twin wall socket
 ⚡ light switch
 ⚡ pendant light
 ⚡ LED recessed lights (waterproof)
 ⚡ TV aerial socket outlet
 ⚡ ShAV er outlet
 ⚡ Extract fan
 ⚡ Detector /hard wire/inter con/batt back up
 All new electrical work to be carried out by a qualified electrician with membership of Select, Niceic or equal approved body.

PROPOSED FIRST FLOOR PLAN