

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY21 June 2017Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2017/10ALTERATIONS TO RAISE HEIGHT AT PART OF ROOF WITH INSTALLATION OF DORMER WINDOW AT FRONT AND ERECTION OF ONE AND A HALF STOREY REAR EXTENSION AT WEST CROSSGATES, 46 NEILSTON ROAD, UPLAWMOOR**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:- 2016/0824/TP).
- Applicant: Mrs Marie Simpson.
- Proposal: Alterations to raise ridge height at part of roof with installation of dormer window at front and erection of one and a half storey rear extension.
- Location: West Crossgates, 46 Neilston Road, Uplawmoor.
- Council Area/Ward: Barrhead, Liboside and Uplawmoor (Ward 1) - Ward formerly known as Neilston, Uplawmoor and Newton Mearns North.

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 (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 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 her 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. 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, an unaccompanied site inspection will be carried out immediately before the meeting of the Local Review Body on Wednesday, 21 June 2017 which begins at 2.30pm.

INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

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

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

- (a) Application for planning permission – Appendix 1 (Pages 71 - 76);
- (b) Copies of objections/representations – Appendix 2 (Pages 77 - 86);
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 87 - 94);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 95 - 98); and
- (e) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages 99 - 138).

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 139 - 146).

- (a) Refused – Block Plan and Location Plan;
- (b) Refused - Elevations; and
- (c) Refused – Floor Plans and Services 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 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:- May 2017

**APPLICATION
FOR
PLANNING PERMISSION**

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19 DEC 2016

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION

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

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 2016 10824 HP		2. Agent's Details (if any)	
Title	Mrs	Ref No.	
Forename	Marie	Forename	John
Surname	Simpson	Surname	Lamb
Company Name		Company Name	John Lamb Architect
Building No./Name	West Crossgates	Building No./Name	70
Address Line 1	46 Neilston Road	Address Line 1	Woodside Drive
Address Line 2	Uplawmoor	Address Line 2	Waterfoot
Town/City	East Renfrewshire	Town/City	Glasgow
Postcode	G78 4AF	Postcode	G76 0HD
Telephone		Telephone	0141 644 2777
Mobile		Mobile	
Fax		Fax	
Email		Email	info@johnlambarchitect.com
3. Address or Location of Proposed Development (please include postcode)			
"West Crossgates", 46 Neilston Road, Uplawmoor, East Renfrewshire G78 4AF			
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:			
Rear Extension, Roof Alteration and Front Dormer Extension			
Have the works already been started or completed Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
If yes, please state date of completion, or if not completed, the start date:			
Date started:	<input type="text"/>	Date completed:	<input type="text"/>

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.:

Dormer windows would be acceptable

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

I, ~~the applicant~~ / agent certify that this is an application for planning permission and that accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, ~~the applicant~~ / agent hereby certify that the attached Land Ownership Certificate has been completed

I, ~~the applicant~~ / agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants Yes No N/A

Signature: [REDACTED]

Name:

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

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 relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than the applicant was owner 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 application.
- (2) None of the land to which the application relates constitutes or forms part of agricultural land

Signed:

On behalf of:

Date:

CERTIFICATE B

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:

COPIES OF OBJECTIONS/REPRESENTATIONS

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Comments for Planning Application 2016/0824/TP

Application Summary

Application Number: 2016/0824/TP

Address: West Crossgates 46 Neilston Road Uplawmoor East Renfrewshire G78 4AF

Proposal: Alterations to raise ridge height at part of roof with installation of dormer window at front and erection of one and a half rear extension

Case Officer: Mr Derek Scott

Customer Details

Name: Mr Andrew Paton

Address: 7B Victoria Square, Newton Mearns, East Renfrewshire G77 5TD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As co-owner of Crossgates, 44 Neilston Road I object to:

2016_0824_TP-Proposed_elevations-410680:

The gable end wall of 44 Neilston Road (Crossgates) is an extremely old sandstone wall that requires annual work to maintain its integrity. It is a fragile wall that can be permanently damaged with the construction of what it is being proposed.

2016_0824_TP-Proposed_elevations-410680 - South East Elevation: Velux window:

This window look directly onto the garden of 44 Neilston Rd, and does not look onto the garden of 46 West Crossgates. It offers no view other than over the garden of 44 Neilston Rd.

2016_0824_TP-Proposed_floor_plans_and_services-410678 - First Floor Plan Boxroom Window:

This window look directly onto the garden of 44 Neilston Rd, and does not look onto the garden of 46 West Crossgates. It offers no view other than over the garden of 44 Neilston Rd.

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Ack 5/1/2016(DS)

RECEIVED
- 5 JAN 2017

"Crossgates"
44 Neilston Rd
Uplawmoor
Glasgow
G78 4AF
3rd Jan 2017

Head of Environment,
2 Spiersbridge Way,
Spiersbridge Business Park,
Thornliebank,
East Renfrewshire G46 8NG

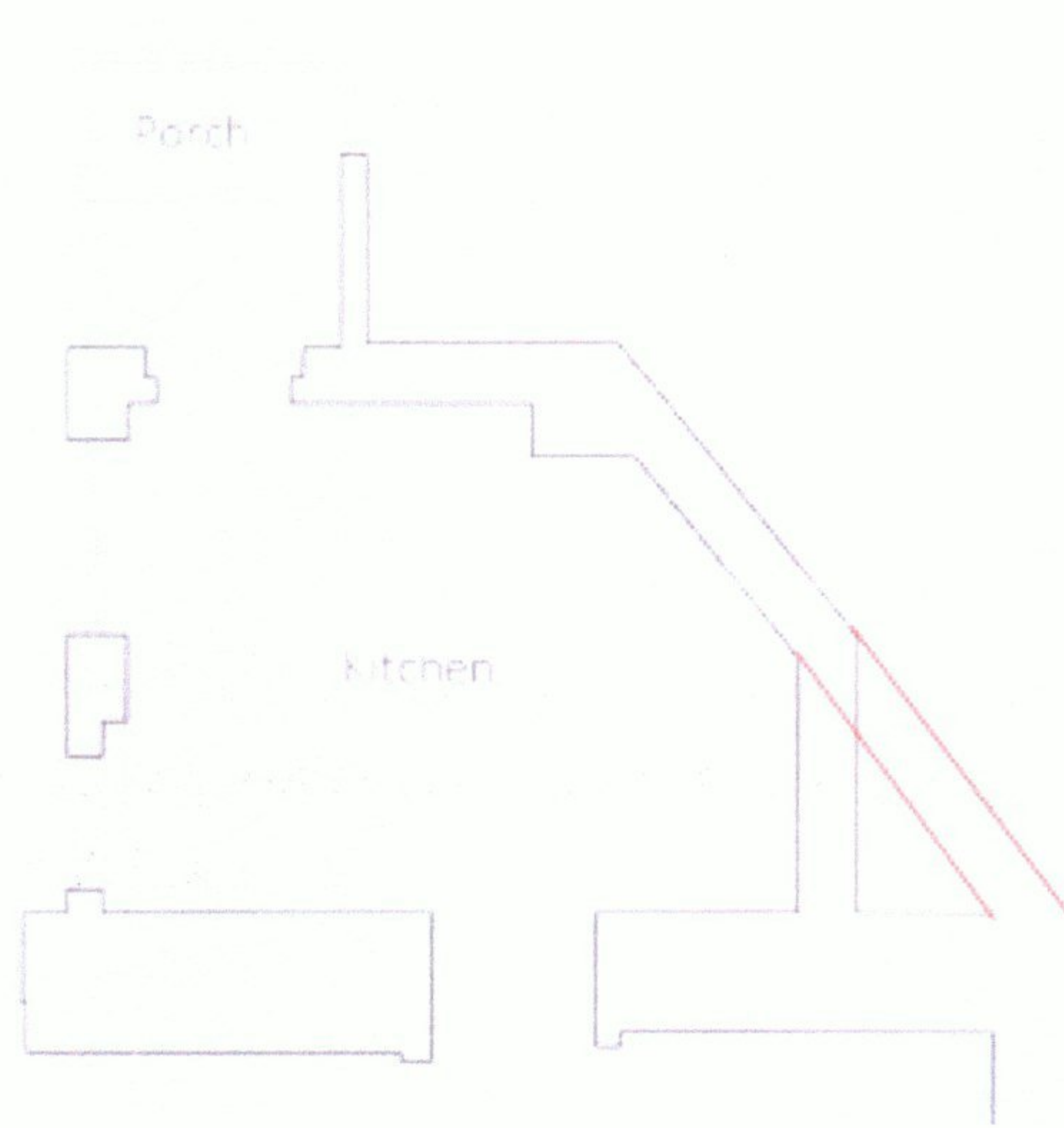
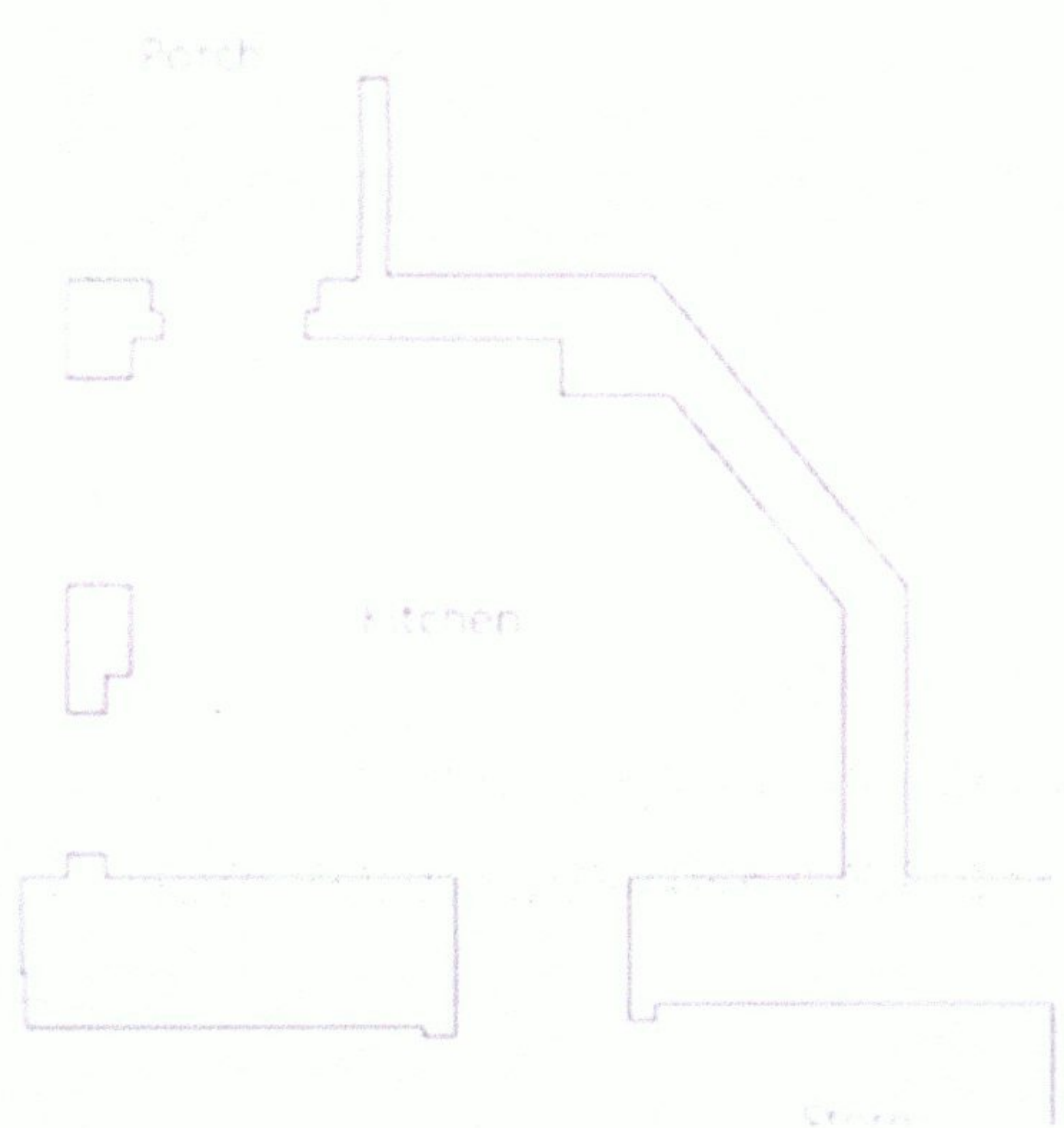
Re: Planning Application No 2016/0824/TP

Dear sir/madam,

I would like to raise the following objections to the referenced planning application:

1. **2016_0824_TP-Existing-410679 - Error in Existing plan**

The plan view for the existing property is in error with regards to the kitchen. The back wall of the kitchen is not a dogleg as indicated but continues at an angle to the junction of "Crossgates", 44 Neilston Rd and "West Crossgates", 46 Neilston Rd. This is effectively the boundary wall between the 2 properties.

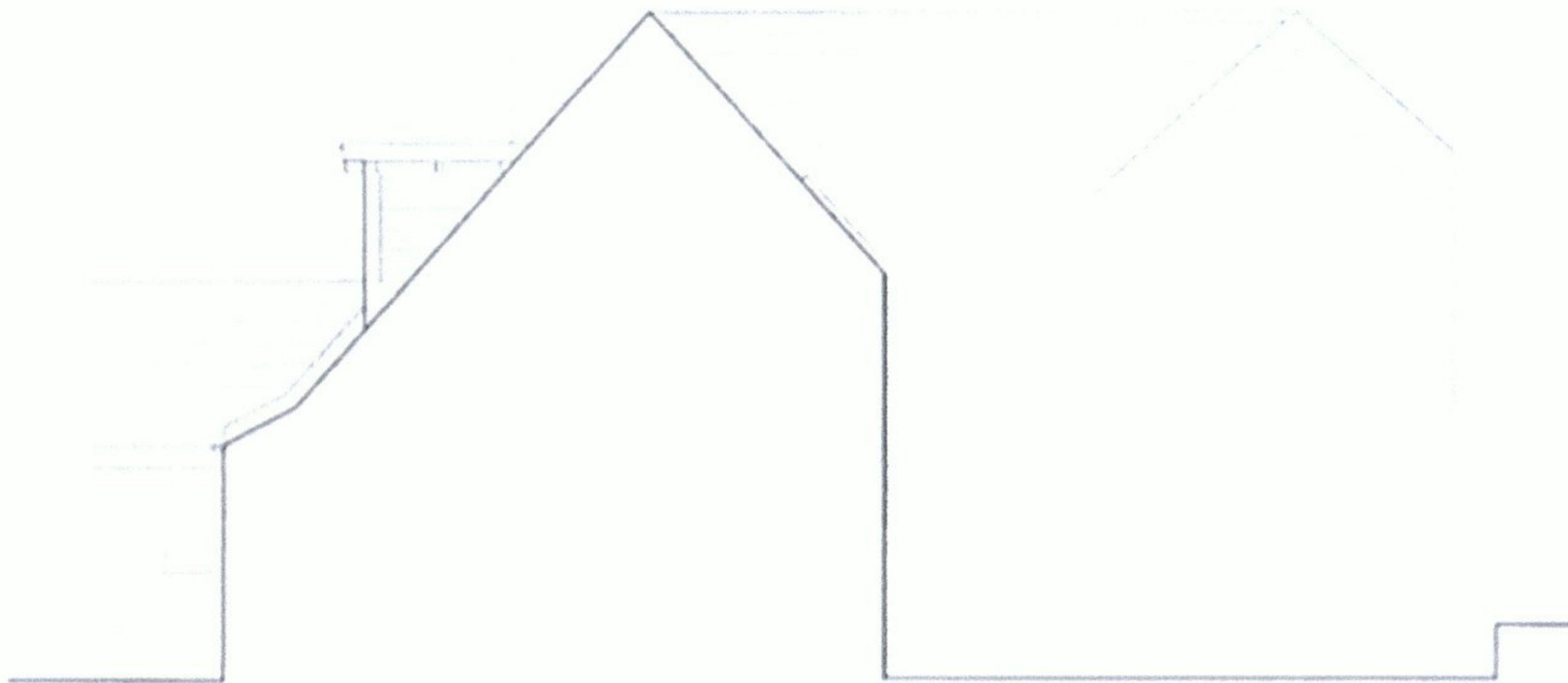


2. **2016_0824_TP-Proposed_elevations-410680**

The alteration of the existing roofline will require new channelling in the gable end wall of "Crossgates", 44 Neilston Rd. I am strongly opposed to this. This wall is extremely fragile in nature and I do not want it disturbed in any way.



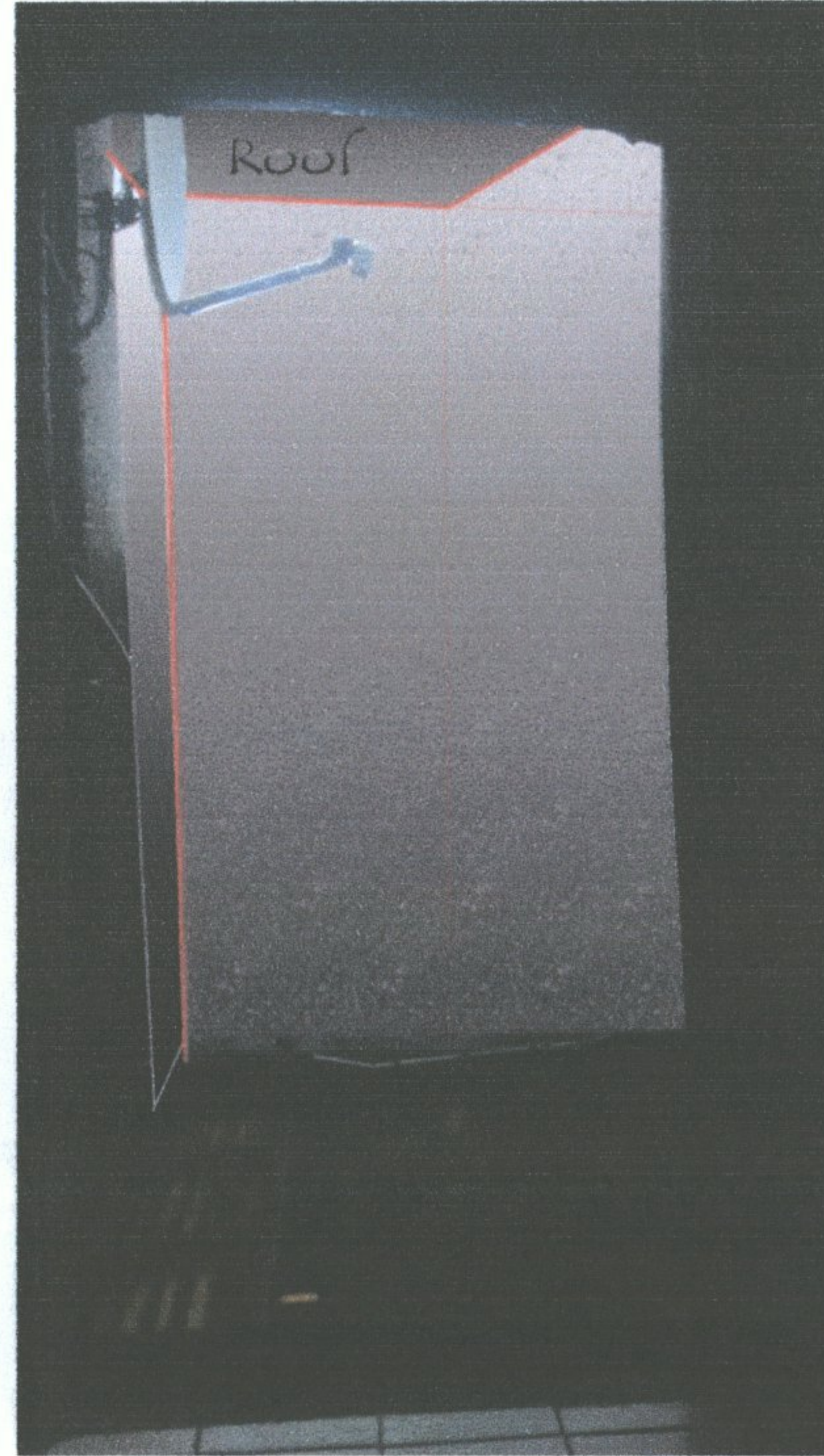
3. **2016_0824_TP-Proposed_elevations-410680 – South West Elevation:**



The position of this new extension at the back of "West Crossgates" effectively blocks the natural light into the kitchen of "Crossgates", 44 Neilston Rd. There are 2 windows directly facing this proposed extension and as can be seen from the mock-up, all natural light is blocked.



before



after

In addition to this, the rear facing window for the Lounge in "Crossgates", 44 Neilston Rd which is in the adjacent SE facing wall (behind the bench in the photo), will also be overshadowed by this extension. I am concerned about the effect the position of this extension will have on the light levels within the main rooms of my property.

4. 2016_0824_TP-Proposed_floor_plans_and_services-410678 – Ground Floor Plan: Bathroom window

The removal of the existing boundary wall and the introduction of this notch in the floor plan combined with the alignment of the rear gardens for both properties means that this window will be facing directly into the garden of "Crossgates", 44 Neilston Rd.

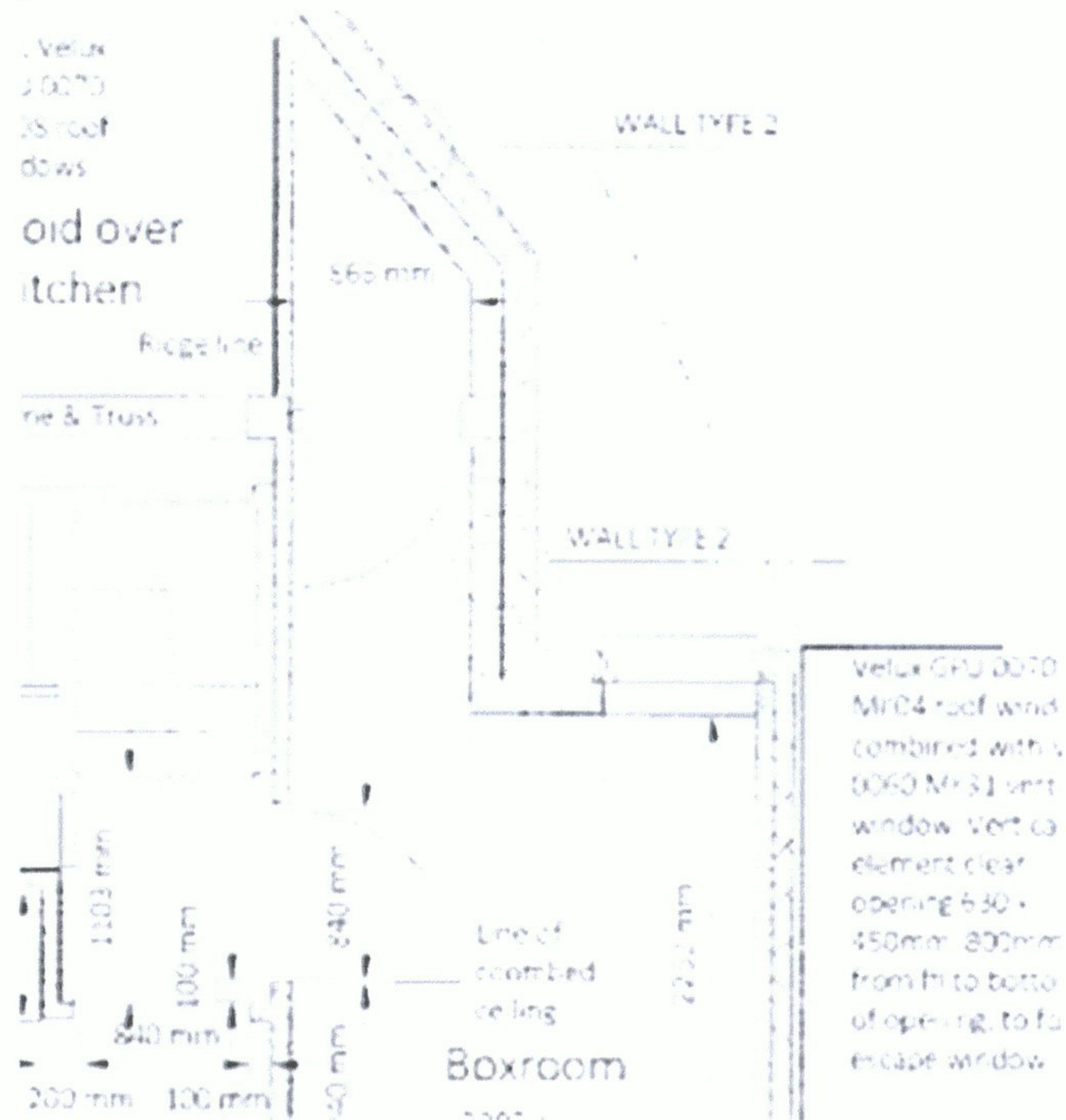


This will result in loss of privacy in one of the few remaining areas in my garden that are not

overlooked by neighbouring windows. I am opposed to the placement of this window and the removal of the existing boundary wall.

5. **2016_0824_TP-Proposed_floor_plans_and_services-410678 – First Floor Plan Boxroom Window**

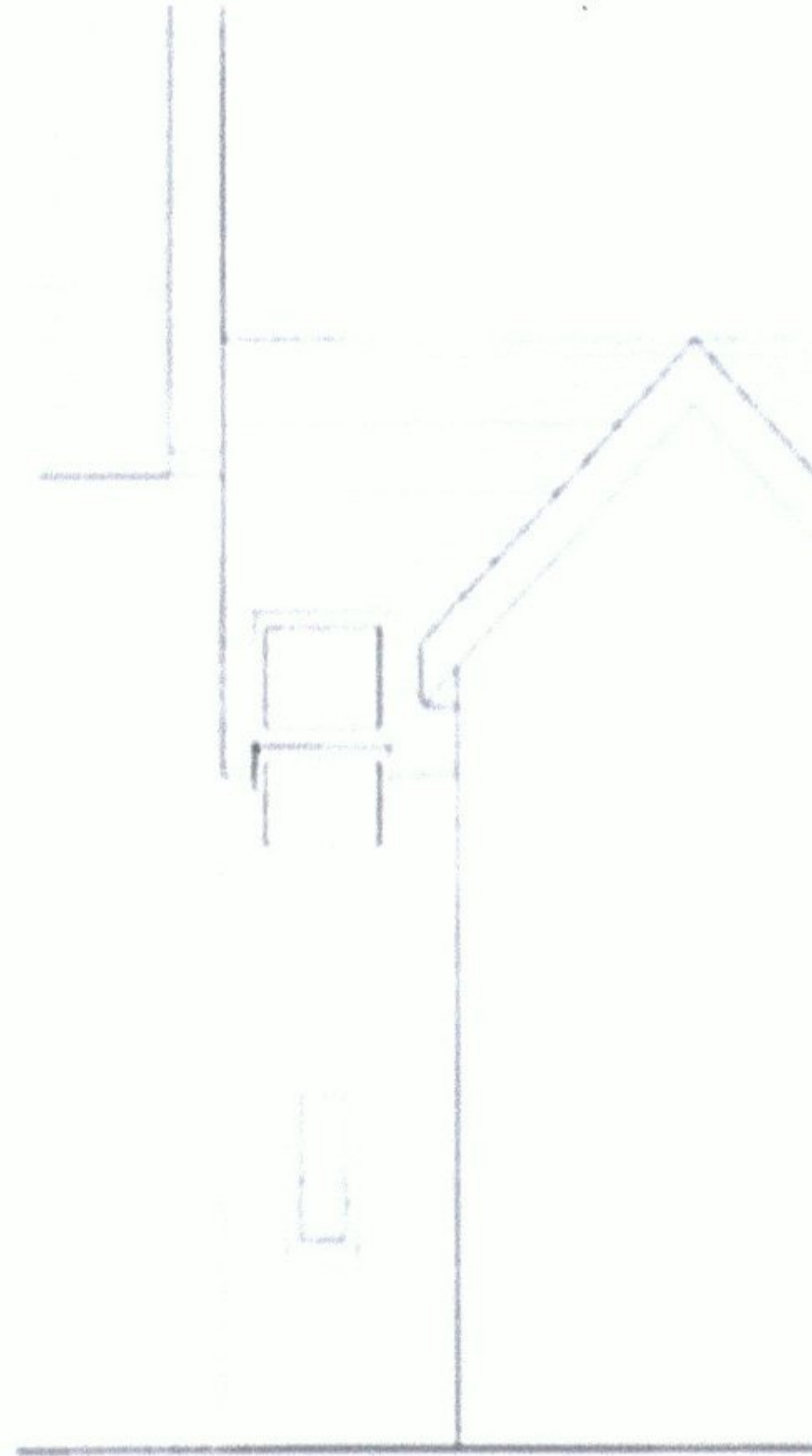
The placement of this window combined with the alignment of the rear gardens for both properties means that this window will be facing directly over the garden of “Crossgates”, 44 Neilston Rd. This will remove any remaining privacy at the rear of my property. I am strongly opposed to the placement of this window.



6. **2016_0824_TP-Proposed_elevations-410680 – South East Elevation: Velux window**

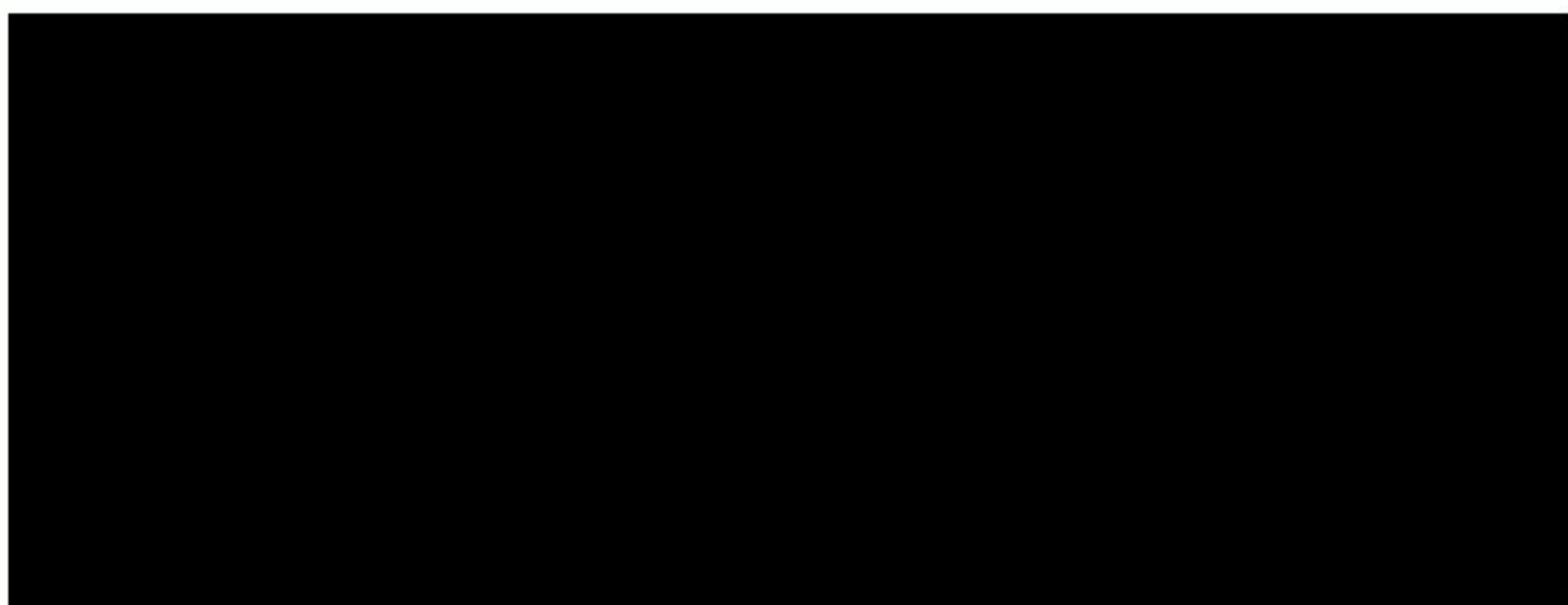
The placement of this window effectively cuts off access for any future maintenance of the gable end wall for “Crossgates”, 44 Neilston Rd. This wall requires frequent attention due to

the soft nature of the sandstone. I am opposed to the placement of this window.



An additional comment on the placement of these windows: All 3 of these windows look solely over the garden of "Crossgates", 44 Neilston Rd and due to the position of the new rear extension at "West Crossgates", 46 Neilston Rd, they have absolutely no view over any part of that property's garden.

Yours sincerely,



Gordon Paton
Co-owner/Occupier – "Crossgates", 44 Neilston Rd, Uplawmoor

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REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2016/0824/TP

Date Registered: 19th December 2016

Application Type: Full Planning Permission

This application is a Local Development

Ward: 1 Neilston Newton Mearns North Uplawmoor

Co-ordinates: 243527/:655210

Applicant/Agent:

Applicant:
Mrs. Marie Simpson
West Crossgates
46 Neilston Road
Uplawmoor
East Renfrewshire
G78 4AF

Agent:
John Lamb Architect
Beechacre
70 Woodside Drive
Waterfoot
Eaglesham
G76 0HD

Proposal: Alterations to raise ridge height at part of roof with installation of dormer window at front and erection of one and a half rear extension

Location: West Crossgates
46 Neilston Road
Uplawmoor
East Renfrewshire
G78 4AF

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY: None

REPRESENTATIONS:

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

Overlooking
Overshadowing
Loss of daylight
Drafting error on existing plans
Structural issues

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 single storey gable-ended cottage and its curtilage and lies on the south side of Neilston Road, Uplawmoor. The dwelling has a slate roof and is externally finished in white painted render. It has a pitch roof front entrance porch and is attached to the adjacent two storey dwelling. This section of Neilston Road is characterised by traditional

properties including the adjacent two storey building, a cottage opposite with attic dormer windows and a converted school house.

Planning permission is sought to raise the ridge height of that part of the roof which is nearest the adjacent two storey building to provide upper floor accommodation as well as to install a front-facing dormer window and to erect a one and a half storey rear extension. An enlarged chimney is also proposed.

The ridge height will be increased by approximately one metres and the front dormer window would measure 4.5 metres wide by 1.7 metres high. The rear extension is of a modern gable design that is angled to fit within the boundary of the site. It comprises triangular windows and will be finished with render and timber boarding and will comprise a flat roof section.

The proposed raising of the ridge, large front dormer window and the one and half storey rear extension are not considered to be in keeping with the simple modest form of this traditional single storey cottage as a result of their size, design and form. The raised section of roof with its large dormer window and the one and a half storey rear extension are considered to dominate and overwhelm the character and design of the original cottage. The proposal is therefore considered to be contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan.

The proposed one and a half storey rear extension, although angled would extend approximately 5.1 metres rear-wards in close proximity to the mutual boundary with the adjacent dwelling. There are rooms to the rear of that dwelling that, as a result, would experience an appreciable reduction in natural light. The proposal is therefore considered to be contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan.

The points of objection relating to overlooking can be addressed with the use of obscure glazing if the application were to be approved. Whilst a reduction in natural light entering the rear of the adjacent property would be an issue, any additional shadows cast by the proposal over the adjacent property and garden would not be considered to be as severe as would justify a refusal of the application on that ground, given the orientation of the extension in relation to its neighbours. The points of objecting relating to a drafting error on the existing plans and the structural issues are not material planning considerations. Structural issues will be considered in a separate Building Warrant application.

The proposal is considered to be contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed raising of the ridge height, the front dormer window and the one and a half storey rear extension would detract from, dominate and overwhelm the character of the existing cottage as a result of their size and design.

The proposal is also considered to be contrary to the terms of Policy D1 of the adopted East Renfrewshire Local Development Plan as it would give rise to a perceptible loss of natural light entering the rooms at the rear of the adjacent attached dwelling, to the detriment of the amenity of its occupants.

There are no material considerations that would allow the application to be approved against Policies D1 and D14.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None

REASONS FOR REFUSAL:

1. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed raising of the ridge height, the front dormer window and the one and a half storey rear extension would detract from, dominate and overwhelm the character of the original cottage by virtue of their size and design.
2. The proposal is also considered to be contrary to the terms of Policy D1 of the adopted East Renfrewshire Local Development Plan as it would give rise to a perceptible loss of natural light entering the rooms at the rear of the adjacent attached dwelling, to the detriment of the amenity of its occupants.

ADDITIONAL NOTES: None

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Derek Scott on 0141 577 3034.

Ref. No.: 2016/0824/TP
(DESC)

DATE: 28th February 2017

DIRECTOR OF ENVIRONMENT

Reference: 2016/0824/TP - Appendix 1

DEVELOPMENT PLAN:

Strategic Development Plan

This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Strategic Development Plan and therefore the East Renfrewshire Local Plan is the relevant policy document

Adopted East Renfrewshire Local Development Plan

Policy D1

Detailed Guidance for all Development

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

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green

- network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
 6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
 7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
 8. The Council will not accept 'backland' development, that is, development without a road frontage;
 9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
 10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
 11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
 12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
 13. Where applicable, new development should take into account the legacy of former mining activity;
 14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways soliums 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 28/02/17 IM(1)

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**DECISION NOTICE
AND
REASONS FOR REFUSAL**

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

REFUSAL OF PLANNING PERMISSION

Ref. No. **2016/0824/TP**

Applicant

Mrs. Marie Simpson
West Crossgates
46 Neilston Road
Uplawmoor
East Renfrewshire
G78 4AF

Agent:

John Lamb Architect
Beechacre
70 Woodside Drive
Waterfoot
Eaglesham
G76 0HD

With reference to your application which was registered on 19th December 2016 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Alterations to raise ridge height at part of roof with installation of dormer window at front and erection of one and a half rear extension

at: West Crossgates 46 Neilston Road Uplawmoor East Renfrewshire G78 4AF

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 as the proposed raising of the ridge height, the front dormer window and the one and a half storey rear extension would detract from, dominate and overwhelm the character of the original cottage by virtue of their size and design.
2. The proposal is also considered to be contrary to the terms of Policy D1 of the adopted East Renfrewshire Local Development Plan as it would give rise to a perceptible loss of natural light entering the rooms at the rear of the adjacent attached dwelling, to the detriment of the amenity of its occupants.

Dated 28th February 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
Block Plan and Location Plan Proposed	01		
Elevations Proposed	03		
Plans Proposed	02		

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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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: planning@eastrenfrewshire.gov.uk

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

Thank you for completing this application form:

ONLINE REFERENCE 100047037-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

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

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	John Lamb Architect		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	John	Building Name:	
Last Name: *	Lamb	Building Number:	70
Telephone Number: *	01416442777	Address 1 (Street): *	Woodside Drive
Extension Number:		Address 2:	Waterfoot
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	UK
		Postcode: *	G76 0HD
Email Address: *	johnlambarchitect@btinternet.com		

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="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="West Crossgates"/>
First Name: *	<input type="text" value="Marie"/>	Building Number:	<input type="text" value="46"/>
Last Name: *	<input type="text" value="Simpson"/>	Address 1 (Street): *	<input type="text" value="Neilston Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Uplawmoor"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="East Renfrewshire"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G78 4AF"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:	<input type="text" value="East Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="WEST CROSSGATES"/>
Address 2:	<input type="text" value="46 NEILSTON ROAD"/>
Address 3:	<input type="text" value="UPLAWMOOR"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G78 4AF"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="655210"/>	Easting	<input type="text" value="243527"/>
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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)

Alterations to raise ridge height at part of roof with installation of dormer window at front and erection of one and a half storey rear extension

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 Statement of Review

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)

Statement of Review Drawing of existing building Drawings showing Proposals

Application Details

Please provide details of the application and decision.

What is the application reference number? *

2016/0824/TP

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

10/11/2016

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

28/02/2017

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

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

Part of the application site is the private rear garden of the applicant's house. Inspection can be arranged with the applicant.

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 John Lamb

Declaration Date: 02/04/2017

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STATEMENT OF REVIEW

of Decision by East Renfrewshire Council as Planning Authority

on 28th February, 2017

to Refuse Planning Permission for Alteration and Extension of a Private House
at West Crossgates, 46 Neilston Road, Uplawmoor, East Renfrewshire, G78 4AF
(Planning Application Ref.No. 2016/0824/TP)

JOHN LAMB
Architect 

70 Woodside Drive
Waterfoot
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INTRODUCTION

This Request for Review of a decision to refuse planning permission follows the decision on the 28th February, 2017 by East Renfrewshire Council to refuse an application by Mrs Marie Simpson, registered on the 19th December, 2016, to Re-model a Private House at West Crossgates, 46 Neilston Road, Uplawmoor, by raising the ridge height at part of the roof, installing a dormer window at the front and erecting a one and a half storey extension to the rear. The planning application, report of handling, refusal notice and accompanying drawings are attached to this submission as appendices.

This document describes the background of the application and the history and character of West Crossgates, explains the design brief and concept and lists the reasons for refusal. It identifies the relevant clauses of the Planning Authority's Local Development Plan and Supplementary Guidance, addresses the reasons for refusal in the context of the proposals and the Local Development Plan and Supplementary Guidance and seeks to demonstrate that the proposals are entirely appropriate in terms of the Design Principles set out by the Planning Authority and that they represent a sound architectural design solution which will enhance both the building and its surroundings.

CONTENTS

- 1 BACKGROUND & IDENTITY
- 2 DESIGN BRIEF
- 3 DESIGN CONCEPT & PROPOSALS
- 4 REASONS FOR REFUSAL
- 5 DESIGN PRINCIPLES: Local Development Plan and Supplementary Guidance
- 6 ADDRESSING THE REASONS FOR REFUSAL
- 7 THE CASE FOR REVIEW

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1 BACKGROUND & IDENTITY



The applicant, a long-term resident and active member of the community in Uplawmoor, acquired West Crossgates to downsize from her previous house in the village. West Crossgates currently has one double bedroom, a smaller single bedroom, a living room and a dining room. There are two single-skin brick rear extensions which accommodate a bathroom and a kitchen, both of which are of a very poor quality of construction and subject to damp and condensation. They are also of little architectural merit and contribute nothing to the character of the building.

West Crossgates was originally two separate cottages which were joined together over 50 years ago. However, the original heavy stone separating wall still exists and there is a change in floor level between the two original houses. At some point in the past, a garage door has been formed at the North-West corner and part of the internal accommodation converted to form a garage.



The house is now single storey with a sprocketed roof and gable copings on the North-East gable. The windows are Georgian and have been augmented with timber shutters which create a visual impression of widening the windows. To the South-West, the adjoining property at No.44 Neilston Road abuts West Crossgates. This building was also originally a single storey cottage but, in the early 20th century was extended upwards to become a two storey structure.

Uplawmoor is characterised by single and one-and-a-half storey houses, and a few two storey buildings, many of which feature dormer windows in the street elevation. The streetscape is characterised by these buildings lining the main street, with varying roof and ridge heights and dormers of varying sizes and styles. Despite the expansion of the village with numerous more recently constructed houses, Uplawmoor still retains a rural village character.



*Illustration 1: Top - West Crossgates;
Middle - The abutment with the two storey building at No.44 Neilston Road;
Bottom two - Rear Extensions*

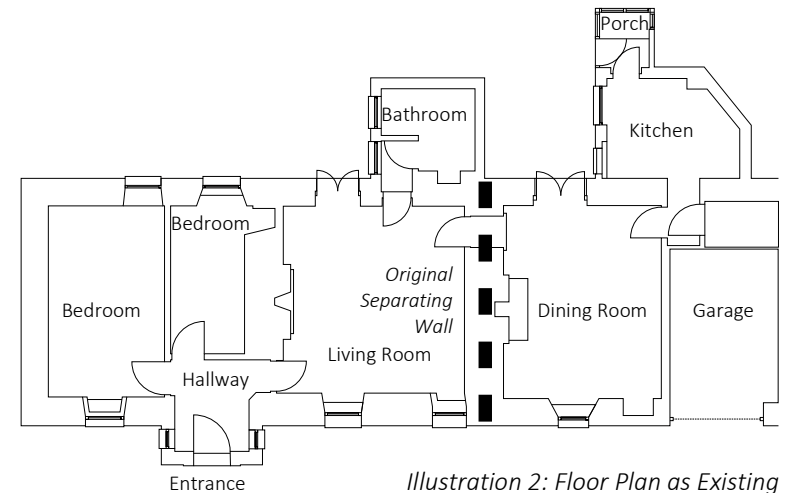


Illustration 2: Floor Plan as Existing

2 DESIGN BRIEF

The applicant now wishes to re-model the house to make the internal layout more practical, replace the existing extensions with a new extension to accommodate a new kitchen and toilet, replace the existing garage door with windows to match the existing fenestration, forming a dining room/study on open plan with the new kitchen, and extend into the roof space to form an additional bedroom with an en suite bathroom.

The applicant is anxious to enhance the existing house to achieve high quality accommodation as well as making a positive contribution to the streetscape and retain the original character of the building.

3 DESIGN CONCEPT & PROPOSALS



Illustration 3: The re-modelled front with the raised roof ridge stepping up towards No.44 together with the Georgian style dormer



Illustration 4: A more contemporary approach to the rear with glazing to provide light and views

From the design brief, it was obvious that the majority of the re-modelling was required at the West end of the house and it was therefore appropriate to make reference to the original separation of the building as two cottages and re-model the Western cottage to achieve the applicant's requirements. The West end of the building has a lower floor level, 165mm below that of the East end, providing an opportunity to lower the ceiling and create more space in the roof for some of the additional accommodation. At the same time, the severe step from single storey to two storey, where the building abuts the neighbouring property, provided an opportunity to raise the roof height to reduce this severity with a slight step in the ridge and create a better transition between the two houses. The existing separating wall between the West and East ends of West Crossgates also provide a natural line on which to introduce this step, and the opportunity to finish the verge of the raised section of roof with a coping to match the East gable and the gables of No.44 Neilston Road. This, together with a front dormer, also provides the internal height required by the Building Standards to accommodate the additional bedroom and en suite from the brief.

By removing the East rear extension, it is possible to expose most of the original rear elevation and open up the immediate garden space and, by replacing the West extension with a similar footprint, and by re-modelling the ground floor to re-convert the garage back to living accommodation, it was possible to create an open-plan kitchen/dining area with a study and also accommodate ancillary accommodation such as a utility room, toilet and pantry.

By making the replacement extension 1.5 storeys in height, and introducing glazing to the South-East elevation, it was possible to maximise sunlight into both the ground floor and the new first floor landing, while creating a sense of space in the kitchen and making a feature of the staircase leading to the first floor, as well as allowing views of the rear garden from both floors.

By considering the orientation of West Crossgates and its neighbour at No.44, West Crossgates being to the North-East of its neighbour, it was clear that the proposals would not overshadow the neighbouring property.

By using a flat roofed dormer to the front and incorporating Georgian style windows, as well as the use of a coping to the verge at the change in roof level, it was possible to retain the original character of the building to the front while, at the rear, a more contemporary approach provided more light from the South and opened up views of the substantial rear garden.



*Illustration 5:
The interior, making a feature of the staircase, with the valuted ceiling over the kitchen, large open plan kitchen/dining/study area, ancillary spaces and with the bedroom, boxroom and en suite in the roof space*



4 REASONS FOR REFUSAL & REPORT OF HANDLING

The reasons for refusal given in the Refusal Notice were as follows:

- 1 The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed raising of the ridge height, the front dormer window and the one and a half storey rear extension would detract from, dominate and overwhelm the character of the original cottage by virtue of their size and design.
- 2 The proposal is also considered to be contrary to the terms of Policy D1 of the adopted East Renfrewshire Local Development Plan as it would give rise to a perceptible loss of natural light entering the rooms at the rear of the adjacent attached dwelling, to the detriment of the amenity of its occupants.

The Report of Handling by the Planning Authority is very brief. In regard to Reason 1 for Refusal, it makes a subjective judgement as to the appropriateness of the proposals in terms of dominating and overwhelming the existing building. On Reason 2, however, referring to a “perceptible loss of natural light”, it could be construed as contradicting itself. In one paragraph, it states “.....with the adjacent dwelling. There are rooms to the rear of that dwelling that, as a result, would experience an appreciable reduction in natural light.” However, in the following paragraph, it goes on to state “Whilst a reduction in natural light entering the rear of the adjacent property would be an issue, any additional shadows cast by the proposal over the adjacent property and garden would not be considered to be as severe as would justify a refusal of the application on that ground, given the orientation of the extension in relation to its neighbours.”

5 LOCAL DEVELOPMENT PLAN AND SUPPLEMENTARY GUIDANCE DESIGN PRINCIPLES

5.22. 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 as follows:

2.1. General Principles

2.1.1. Proposals for house extensions, dormer windows and garages will be considered against the relevant Local Development Plan policies and the design principles set out below, as well as the individual circumstances of the application:

- Extensions, dormer windows and garages should respect the character of the original house and the surrounding area in terms of design, scale and materials. No extension, dormer windows or garages should detract from the character of the area. Within this context innovative, contemporary or modern design will be considered;
- Extensions should not dominate or overwhelm the original form or appearance of the house and be subordinate in scale and appearance to the original house;

- Extensions should be in proportion to the original house and should not exceed 100% of the footprint of the original house. Extensions should not dominate or overwhelm neighbouring properties;
- Direct overlooking and excessive overshadowing of neighbouring properties should be avoided. A Design Guide on Daylight and Sunlight SPG is available separately;
- Over-development of the site should be avoided and useable private (i.e. rear) garden ground should be retained. No more than 50% of the rear garden should be occupied by the development;
- Developments should have the same roof design as the house particularly when visible from public view;
- Window and doors should be aligned vertically and horizontally with existing windows and doors;
- No extension (other than a porch) should project beyond the front or principal elevation of the existing house;
- The external materials should be identical or closely match those on the existing property.

2.2. Additional Criteria

2.2.1. The following will be applied **in addition** to the general points above.

Single storey rear extensions (including conservatories) should...

- Not extend more than 4 metres down a common rear boundary.

Two storey rear extensions should...

- Not extend more than 4 metres from the rear elevation of the original house;
- Not be within 2 metres of the boundary on a terrace or semi-detached house.

Dormer windows should...

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

5.2. Policy D1: Detailed Guidance for all Development

5.2.1. 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;*

6 ADDRESSING THE REASONS FOR REFUSAL : - GENERAL

The second reason for refusal, concerning the alleged loss of natural light to rooms in the neighbouring property is specific and will be addressed in Section 6.5.

In contrast, the first reason for refusal is more general. The character of a building is created by its architecture and the character of its surroundings are created by the architecture of the surrounding buildings, their relationship and the spaces between them. Good architecture approaches a building as a whole, expressing the form and functionality of it in an aesthetic and reasoned way and, in the case of an existing building, having respect for its style and history. Although Reason 1 For Refusal makes specific references to certain features in the proposals, the proposals should be considered in the context of an overall architectural solution rather than applying a subjective judgement, based on a set of rules, to various individual elements. Architecture is about creating appropriate designs in response to the needs and aspirations of building custodians. In the instance of the application for the alteration and extension of West Crossgates, the design brief was to create a building which meets the accommodation requirements of the owner by forming an additional bedroom and en suite, together with a more practical dining kitchen, properly integrated into the house and replacing two poor quality rear extensions which, as well as being in need of substantial repair and renewal, provide an unsatisfactory level of accommodation and which are of a poor quality of architecture. Rather than being an exercise in adding several individual elements to the existing house, the proposals should be considered as a re-modelling of the house to meet current needs, in the same way as the house has been re-modelled in the past by joining two separate cottages to form one house and by adding several extensions, and in the same way as the adjoining property at No.44 Neilston Road has been re-modelled to add a second storey to what was originally a single storey cottage and by adding a substantial two storey extension.

Nonetheless, the first reason for refusal makes reference to the individual external elements and, as well as assessing the overall proposals in the context of whether or not they are appropriate, further into this submission, the alleged unsuitability of the individual elements as referred to in the Refusal Notice will be addressed initially.

The first reason for refusal lists the raising of the roof ridge, formation of the dormer and the addition of the rear extension as dominating and overwhelming the existing building. In fact, while the raised roof ridge can be appreciated from both the front and rear of the building, the dormer can only be seen from the front and the extension from the rear. Consequently, to assess the reasons for refusal, these elements should be treated first in isolation and then as pairs. As all three cannot be seen at the same time, there is no case for the implication that collectively they dominate and overwhelm.

6.1 ADDRESSING THE REASONS FOR REFUSAL : REASON 1 - RAISED ROOF RIDGE

The first reason for refusal refers initially to the raising of the ridge height, claiming that it would detract from, overwhelm and dominate the existing cottage. This element constitutes a vertical extension of the existing building and should be considered against the relevant clauses of Policy D14 and the Supplementary Guidance in the Householder Design Guide.

The functional reasoning behind raising the roof ridge is to create sufficient space within the roof to provide additional accommodation which complies with the relevant Building Standards, as well as dramatically enhancing the interior of the building and creating a more aesthetically pleasing relationship between West Crossgates and the adjoining 2 storey property. Policy D14 states that extensions should “compliment the existing character of the property, particularly in terms of style, form and materials”. The proposal relating to the raising of a section of the roof ridge is a vertical extension which preserves the character of the property, introducing a coping to match the existing one on the North-East gable and retaining the same roof pitch, while restoring the original height of the chimney and retaining the original front elevation fenestration. The roof will be finished in the same slate as the existing roof and so the raising of the ridge will retain and compliment the existing character of the property in terms of style, form and materials.

It goes on to say that the size scale and height must be appropriate to the existing building. It is proposed to raise the ridge by 1 metre, a 33% increase in the height of the existing roof. This increase must be seen in the context of the history of the building and of the two storey building adjoining it. West Crossgates was originally built as two cottages, the division between them being the wall separating the existing Living Room and Dining Room. The vertical extension of part of the house, by raising the ridge, coincides with the original separation line between the two original cottages, making reference to the history and evolution of the buildings. By raising the ridge of one cottage, a stepped feature, very typical of many rural villages is created, which also emphasises the original history of the buildings.

West Crossgates is attached at the South-West to No.44 Neilston Road, a two storey house which was originally single storey but which has been extended upwards by the addition of a second storey. In the same context of the building’s evolution, the proposed vertical extension, by raising the ridge of part of West Crossgates, is entirely consistent with the evolution of many other properties in the village, and will provide a better transition between the single storey section and the two storey neighbour at No.44, making reference to the history of the original buildings and enhancing the streetscape. The vertical extension by raising the ridge height is therefore appropriate to the existing building in terms of size, scale and height and, in fact, will enhance the streetscape and create a better architectural relationship between West Crossgates and its neighbour at No.44 Neilston Road. None of the other clauses in Policy D14 relate to the proposed raising of the roof ridge.

With regard to the criteria listed in the Householder Design Guide, the raised ridge respects the character of the house and the surrounding area and does not detract from the character of the area. It does not dominate or overwhelm the original form or appearance of the house. It is in proportion to the house, does not overlook or overshadow the neighbouring properties, has the same roof design as the existing house and uses the same materials.

The proposed raising of the roof ridge is therefore entirely consistent with the Planning Authority’s Design Principles and enhances the existing house and surrounding area.

6.2 ADDRESSING THE REASONS FOR APPROVAL : REASON 1 - FRONT DORMER

The character of the house is that of a traditional cottage with Georgian style windows. The windows have been supplemented in the past with decorative shutters which, as well as giving a quaint look, have the effect of widening the impression of the window openings and give the

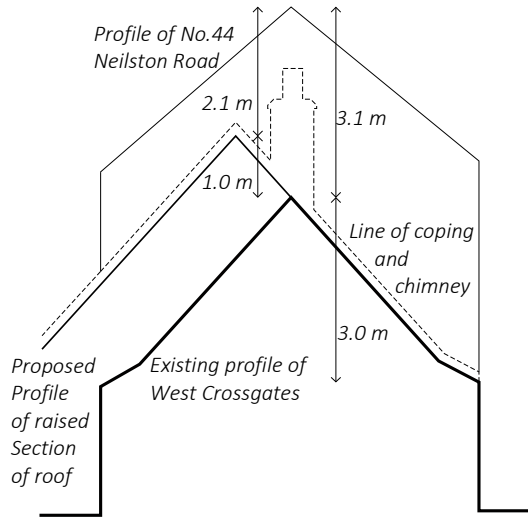


Illustration 6: Roof profiles of West Crossgates, proposed extension and No.44 Neilston Road



Illustration 7: West Crossgates from the North showing the improved transition created with No.44 Neilston Road



Illustration 8: Other dormers on traditional Houses in Uplawmoor

frontage an Arts & Crafts twist. The village of Uplawmoor contains many traditional buildings, many of which have dormer windows and, in response to a pre-application enquiry to the Planning Authority, confirmation of the approval in principle of constructing a dormer was given on 24th May, 2016 by Fiona Morrison of East Renfrewshire Council’s Development Management Department.

The General Principles of Policy D14 stipulate that dormers “should respect the character of the original house and the surrounding area in terms of design, scale and materials. No extension, dormer windows or garages should detract from the character of the area.” The Householder Design Guide is more specific and states that dormers should:

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

The proposed dormer is wholly contained within the roof slope and set below the roof ridge. It is aligned with the two windows below it, has a high proportion of glazing, is not built up from the wall-head, does not extend right up to a gable or shared boundary, occupies 29% of the proposed roof with its raised ridge and 37% of the existing roof over the section which was historically a separate cottage. The percentage of the whole roof of West Crossgates which it occupies is significantly less. The sides will be finished with slate to match the existing roof.

The existing character of West Crossgates is predominantly Rural Georgian, by virtue of its windows, with Arts & Crafts overtones. Flat roofed dormers are common in both these styles of architecture, as opposed to pitched roofs and the strong horizontal element produced by the proposed dormer relates well to the wide impression of the ground floor windows. Proportionately, the proposed dormer relates well to the ground floor windows with their shutters and its location, towards No.44 Neilston Road, also assists in creating a transitional element with the raised roof ridge to provide a much better architectural relationship between West Crossgates and the neighbouring two storey building.

The proposed dormer therefore complies with all the requirements of the Planning Authority’s Design Principles. It is also consistent with the character of the existing building, does not dominate or overwhelm it and makes an appropriate and positive architectural contribution to the existing house, enhancing its appearance and character.

The effect of the proposal to raise the roof ridge and add the dormer to the front elevation, enhance the building by adopting sound architectural principles which are appropriate to the character of the existing house and surrounding area, provide a sensitive design solution to the applicant’s requirements and significantly enhance the relationship between West Crossgates and the neighbouring No.44 Neilston Road. They are a positive intervention that neither dominate nor overwhelm the existing building and, in providing an improved relationship between the neighbouring buildings, they make a positive contribution to the streetscape, enhancing the character of the surrounding area.

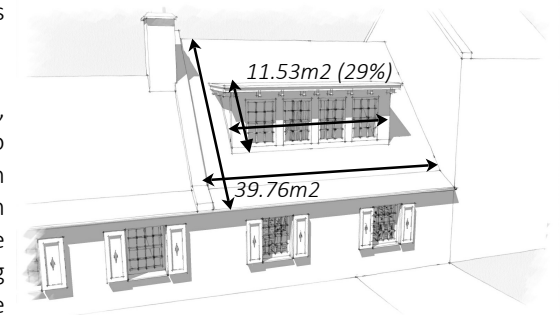


Illustration 9: The dormer occupies only 29% of The section of roof being raised.

6.3 ADDRESSING THE REASONS FOR REFUSAL: REASON 1 - REAR EXTENSION



Illustration 10: The rear extension combines with the raised roof ridge to form a transition with the two-storey house next door, maintaining the style and character of the existing building but introducing a contemporary flavour

Policy D14 states that:

- 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.

The Householder Design Guide states:

- Extensions, dormer windows and garages should respect the character of the original house and the surrounding area in terms of design, scale and materials. No extension, dormer windows or garages should detract from the character of the area. Within this context innovative, contemporary or modern design will be considered;
- Extensions should not dominate or overwhelm the original form or appearance of the house and be subordinate in scale and appearance to the original house;
- Extensions should be in proportion to the original house and should not exceed 100% of the footprint of the original house. Extensions should not dominate or overwhelm neighbouring properties;
- Direct overlooking and excessive overshadowing of neighbouring properties should be avoided. A Design Guide on Daylight and Sunlight SPG is available separately;
- Over-development of the site should be avoided and useable private (i.e. rear) garden ground should be retained. No more than 50% of the rear garden should be occupied by the development;
- Developments should have the same roof design as the house particularly when visible from public view;
- Window and doors should be aligned vertically and horizontally with existing windows and doors;
- No extension (other than a porch) should project beyond the front or principal elevation of the existing house;
- The external materials should be identical or closely match those on the existing property.

2.2. Additional Criteria

2.2.1. The following will be applied **in addition** to the general points above.

Single storey rear extensions (including conservatories) should...

- Not extend more than 4 metres down a common rear boundary.

Two storey rear extensions should...

- Not extend more than 4 metres from the rear elevation of the original house;

Not be within 2 metres of the boundary on a terrace or semi-detached house.

The first point in Policy D14 is qualified by the first point in the Supplementary Guidance by expressly acknowledging that innovative contemporary design will be considered. Nonetheless, it is important to respect the character of the existing building. By using the same roof pitch and slates and by using a gabled extension, the character, style and form of the existing building are complimented by the extension. Point 2 in both Policy D14 and points 2 and 3 in the Householder Design Guide refer to the size, scale and height. The size is significantly subordinate to the existing building with the ridge meeting the raised ridge section of the existing building. Together with the raised roof the extension also provides a more appropriate architectural relationship with the neighbouring two-storey building. The footprint of the extension is 30.25m² which is 26% of the footprint of the existing building, excluding the existing extensions which have a combined footprint of 19.6m².

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Point 3 in Policy D14 is satisfied as the main extension roof is pitched with a slate finish. The small flat section is at low level and does not impact visually on the house.

Point 4 in the Householder Design Guide refers to overshadowing and, as this the subject of the second reason for refusal, it is addressed in Section 6.5 of this document.

Point 5 in the Householder Design Guide is not relevant to this application.

The proposals comply with points 6, 7 and 9 in the Householder Design Guide as they have the same roof design as the existing building, especially from the public view, the windows are aligned with the ground floor windows, and the same materials are proposed, with the exception of some timber cladding on the rear extension which compliments the contemporary design and provides a contrast to the white render throughout the rest of the extension and the existing house.



Illustration 11: The size and scale of some of the extensions to nearby properties is evident from this aerial view

Point 8 in the Householder Design Guide is not relevant to this application.

In the Additional Criteria, reference is made to the projection from the existing house and distance from boundaries. As has already been stated, the proposals should be considered as a re-modelling of an existing building rather than treating individual elements in isolation. Notwithstanding this, however, the proposed extension projects 5.1m from the existing house. This compares with the 4.2m projection of the larger of the two existing projections but is significantly less than the extensions to many of the neighbouring properties, especially at No.48 Neilston Road and No.1 Tannoch Road. The proposed extension is 1.5 storeys in height and is set back 0.9m from the boundary.

The proposed rear extension therefore conforms to all the requirements of Policy D14 and the Householder Design Guide. It is significantly smaller than the upper limit permitted by the Planning Authority's own Design Principles. It also provides an innovative contemporary architectural solution to the applicant's requirements, providing natural light to the interior of the house and views over the private rear garden. As part of the re-modelling of the house, it respects the existing size and scale and enhances the visual amenity when viewed from the garden.



Illustration 12: The re-modelled West Crossgates viewed from the rear with its raised section of roof and contemporary extension

6.4 ADDRESSING THE REASONS FOR REFUSAL - ASSESSING THE PROPOSALS COLLECTIVELY

As already stated, good architecture considers a building as a whole and, in the case of works to an existing building, should not treat any alterations as piecemeal additions. This holistic approach has been applied to the re-modelling of West Crossgates, assessing the building's character and the applicant's requirements to produce a complete solution for the whole building.

It is through this process that there has been recognition of the severe and unsatisfactory way the building relates to the adjoining two storey property, the historical evolution of both these buildings and the unsatisfactory condition and design of the existing extensions in order to produce a complete solution which satisfies the applicant's needs and compliments and enhances the character and style of the existing building. This process has led to a re-modelling proposal which allows the building to relate better to its neighbour and, in so doing, makes a positive contribution to the streetscape and the character of the surrounding area.

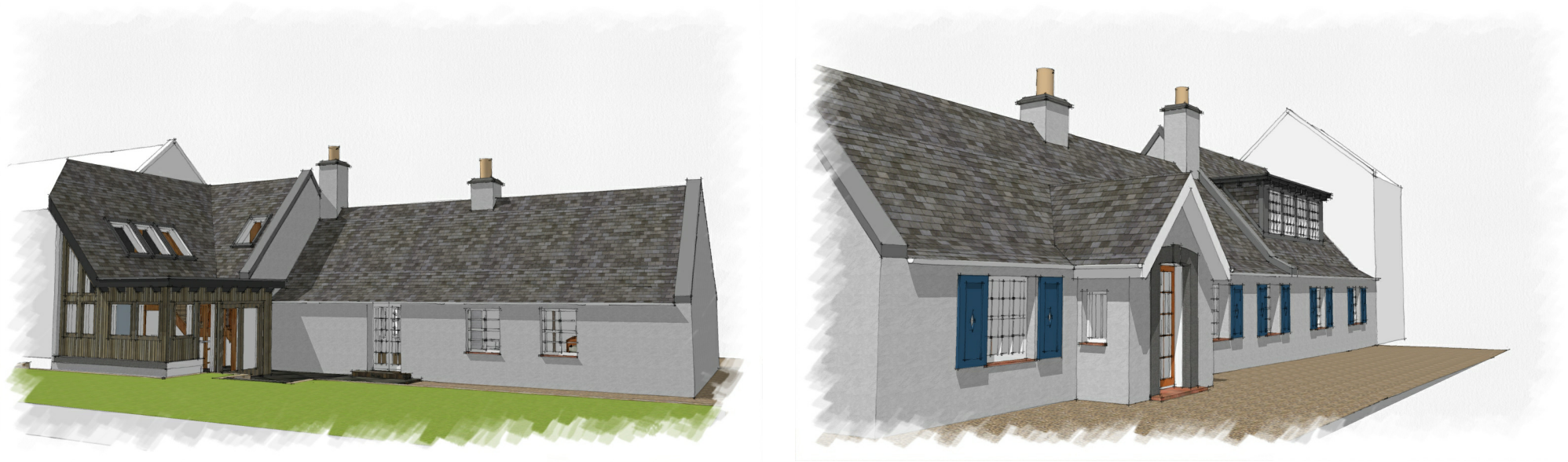


Illustration 13: Front and Rear views of the re-modelled West Crossgates. The combination of the raised roof ridge and the dormer reflect the history of the building by re-introducing the separation between the two original cottages as well as improving the transition and relationship between West Crossgates and the two storey building beside it. The alterations are appropriate to the character of the building and are an architecturally sound enhancement of the building and the streetscape. At the rear, the house creates a natural frame and enclosure to the garden while also creating a better architectural relationship with the adjoining two storey house.

6.5 ADDRESSING THE REASONS FOR REFUSAL : REASON 2 - LOSS OF LIGHT TO NEIGHBOURING PROPERTY

Reference is made in point 3 of Policy D1 of the Local Development Plan and in the Householder Design Guide to the requirement to avoid excessive overshadowing of adjacent properties and the Planning Authority have also produced further supplementary guidance on this subject. The reference to “excessive” overshadowing is important as it makes clear that a certain amount of overshadowing is acceptable. In the Daylight and Sunlight Design Guide, it is stated that *“However it has to be accepted that some development may inevitably result in some additional overshadowing to neighbouring houses and gardens. It is for the planning authority to judge the significance and acceptability of proposals taking into account all relevant considerations, as daylight and sunlight are not the only factors involved.”*

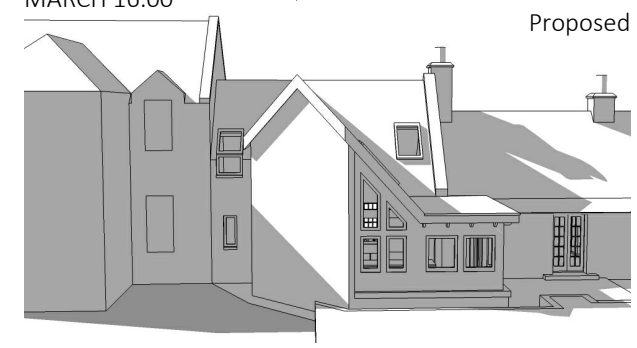
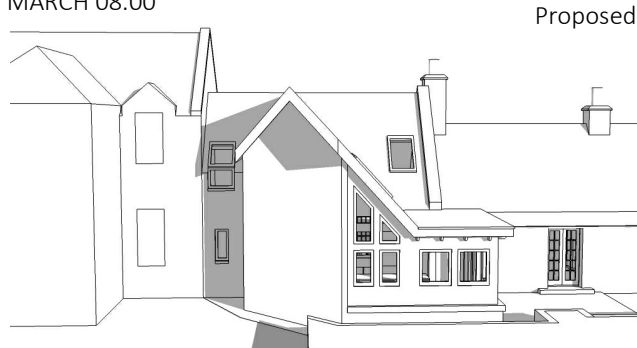
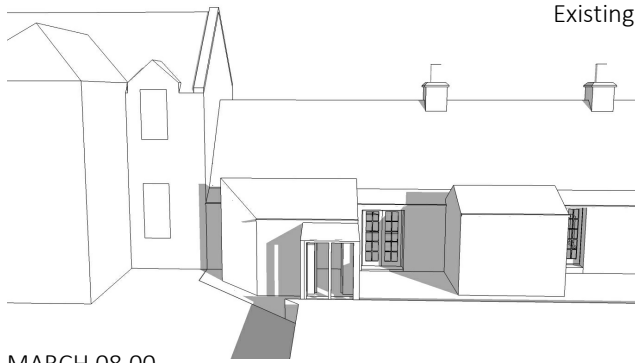
The series of illustrations on the following two pages are of a computer model of the existing buildings at West Crossgates and No.44 Neilston Road and of the proposed re-modelled West Crossgates. This model has been geo-located to the site of West Crossgates in Uplawmoor to obtain illustrations of the sunlight shadows which will be cast on the rear of the buildings at 08.00, 12.00 and 16.00 hours in March, June, September and December.

These illustrations are followed on the third page by another which shows the impact of the proposals on daylight to the rear of No.44 Neilston Road, using the 45 degree method described in the Supplementary Guidance.

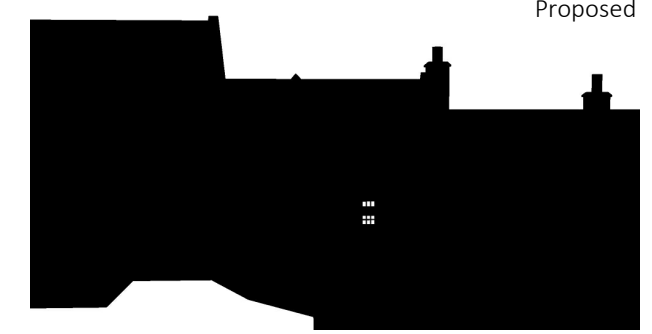
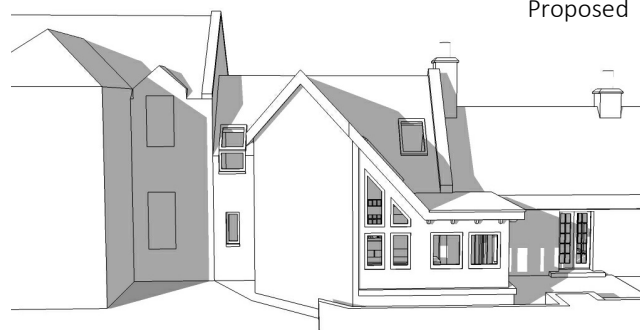
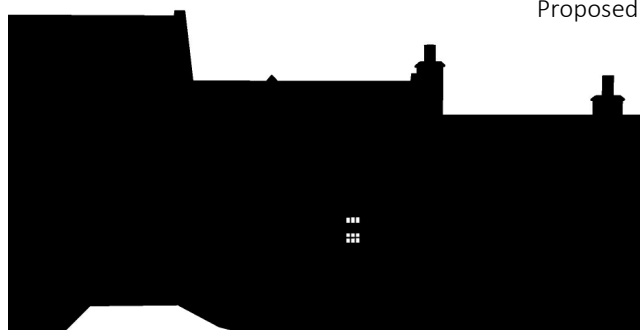
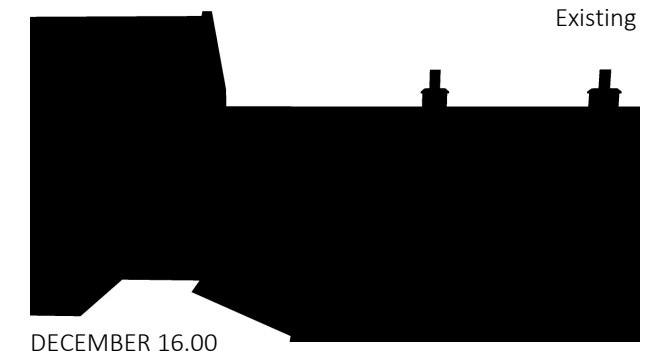
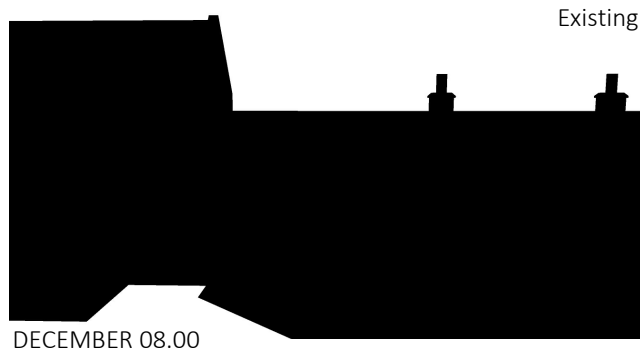
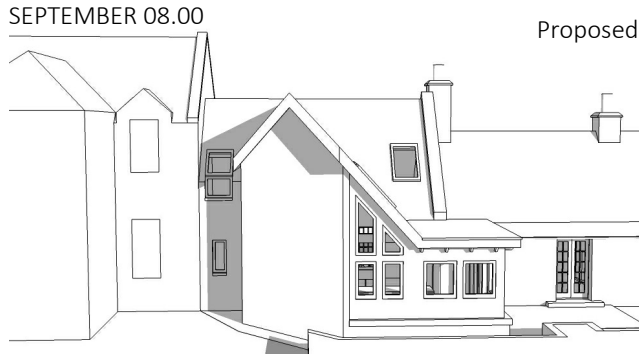
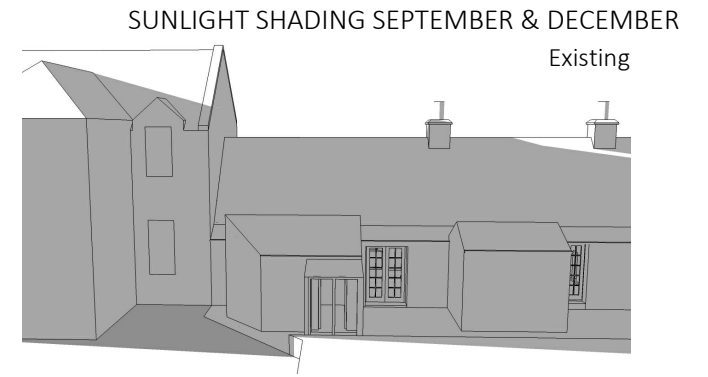
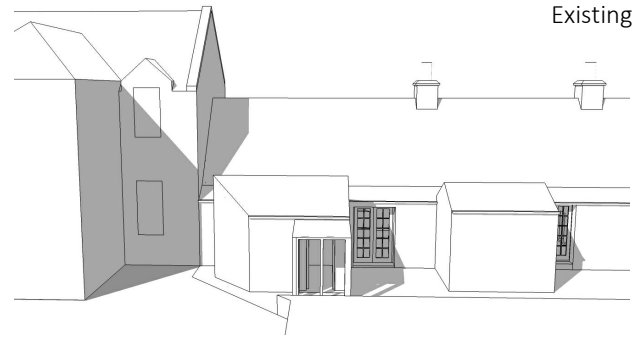
The computer modelling of sunlight shading shows that West Crossgates only casts shading at 8.00 in the mornings. For the remainder of the day, it is in fact No.44 Neilston Road which casts shadows on its own windows and on West Crossgates. Only at 08.00 in June does the proposed re-modelled West Crossgates cast a shadow over any window in its neighbour and this is only over approximately 50% of the ground floor window. As the Planning Authority acknowledges in its Supplementary Guidance that some additional overshadowing is accepted, this very limited overshadowing cannot be construed as unacceptable and there is no justification for refusing the planning application on the grounds of overshadowing from direct sunlight.

Using the “45 degree” method as recommended in the Planning Authority’s Daylight and Sunlight Design Guide, the overshadowing caused by No.44 Neilston Road is substantial, reducing daylight to 100% of its ground floor window and 50% of its first floor window, together with 100% of the proposed ground floor toilet window in West Crossgates. In contrast, the overshadowing caused by West Crossgates is minimal, reducing sunlight to virtually none of the windows of No.44 Neilston Road. There is therefore no justification for refusing the planning application on the grounds of overshadowing from natural daylight.

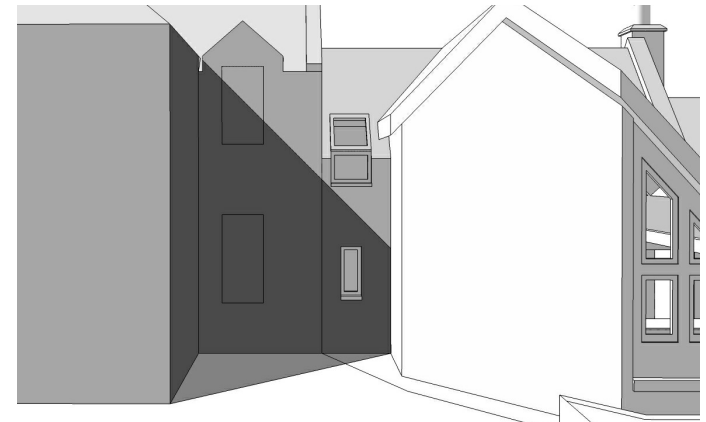
This assessment of potential overshadowing, using a reliable and accepted computer modelling programme and a method recommended by the Planning Authority, demonstrate that there is minimal overshadowing from direct sunlight by the proposals and virtually no loss of daylight. There is therefore no perceptible loss of natural light entering the rooms at the rear of the adjacent dwelling, contrary to the Planning Authority’s allegation, and this reason for refusal is therefore invalid.



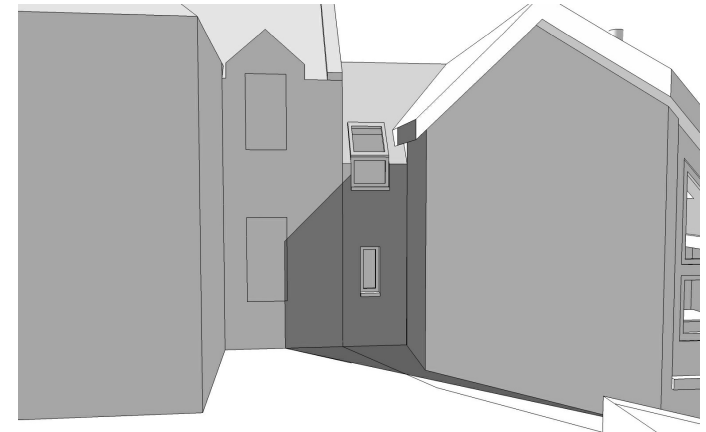
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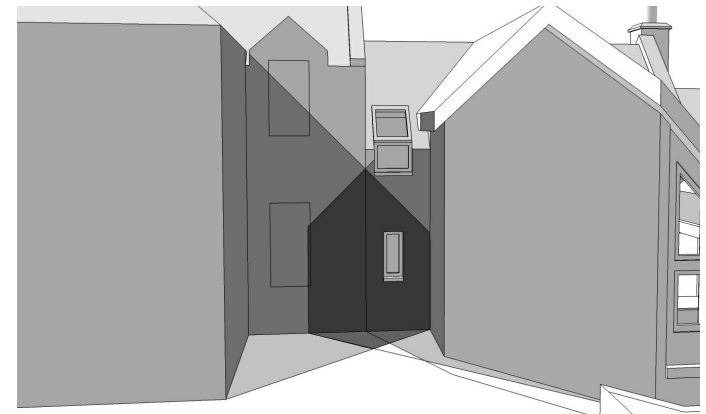
Overshadowing caused by No.44 Neilston Road only



Overshadowing caused by West Crossgates only



Overshadowing caused by both houses



7 THE CASE FOR REVIEW

The Report of Handling is very brief and, in the case of the First Reason for Refusal, makes a very subjective judgement of the proposals without any analysis or justification for its conclusion while, with regard to the Second Reason for Refusal, it appears to contradict itself, first stating that there would be “an appreciable reduction in natural light”, followed immediately by the statement that the shadows cast by the proposal would not justify refusal.

The foregoing document has identified the character of West Crossgates and the surrounding area, identified the Design Principles set out by the Planning Authority in its Local Development Plan and Supplementary Guidance, stated the design brief, described the design concept, the rationale behind the development of the design and explained the holistic architectural approach to the project. It has also addressed the Reasons for Refusal, demonstrating that the proposals meet all the material requirements set out in the Local Development Plan and Supplementary Guidance. It has also been demonstrated by a proven and acceptable method that there would neither be any overshadowing of the adjacent property as a result of the proposals, nor loss of daylight.

Reason 1 for Refusal is therefore a purely subjective judgement based on a summary appraisal of the proposals. The foregoing document sets out the reasoning and justification for the proposals and demonstrates that they are the result of a “thought through” design process, applying sound architectural principles to produce a re-modelled building which satisfies the requirements of the applicant, complies with the Planning Authority’s design principles, relates to the history of the building and its surroundings and enhances their character.

Reason 2 for Refusal has been shown to be invalid.

The applicant therefore respectfully requests that the decision of East Renfrewshire Council to refuse the application be reviewed and for the proposals to be granted planning permission.

John Lamb, Chartered Architect

March, 2017



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19 DEC 2016

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION

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

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 2016 10824 HP		2. Agent's Details (if any)	
Title	Mrs	Ref No.	
Forename	Marie	Forename	John
Surname	Simpson	Surname	Lamb
Company Name		Company Name	John Lamb Architect
Building No./Name	West Crossgates	Building No./Name	70
Address Line 1	46 Neilston Road	Address Line 1	Woodside Drive
Address Line 2	Uplawmoor	Address Line 2	Waterfoot
Town/City	East Renfrewshire	Town/City	Glasgow
Postcode	G78 4AF	Postcode	G76 0HD
Telephone		Telephone	0141 644 2777
Mobile		Mobile	
Fax		Fax	
Email		Email	info@johnlambarchitect.com
3. Address or Location of Proposed Development (please include postcode)			
"West Crossgates", 46 Neilston Road, Uplawmoor, East Renfrewshire G78 4AF			
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:			
Rear Extension, Roof Alteration and Front Dormer Extension			
Have the works already been started or completed Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
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: Fiona Morrison Date: 24/05/2016 Ref No.:

Dormer windows would be acceptable

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).

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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

I, ~~the applicant~~ / agent certify that this is an application for planning permission and that accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, ~~the applicant~~ / agent hereby certify that the attached Land Ownership Certificate has been completed

I, ~~the applicant~~ / agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants Yes No N/A

Signature: [REDACTED] Name: Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

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 relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than the applicant was owner 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 application.
- (2) None of the land to which the application relates constitutes or forms part of agricultural land.

Signed:

On behalf of:

Date:

CERTIFICATE B

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:

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REPORT OF HANDLING

Reference: 2016/0824/TP

Date Registered: 19th December 2016

Application Type: Full Planning Permission

This application is a Local Development

Ward: 1 Neilston Newton Mearns North Uplawmoor

Co-ordinates: 243527/655210

Applicant/Agent:	Applicant: Mrs. Marie Simpson West Crossgates 46 Neilston Road Uplawmoor East Renfrewshire G78 4AF	Agent: John Lamb Architect Beechacre 70 Woodside Drive Waterfoot Eaglesham G76 0HD
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Proposal: Alterations to raise ridge height at part of roof with installation of dormer window at front and erection of one and a half rear extension

Location: West Crossgates
46 Neilston Road
Uplawmoor
East Renfrewshire
G78 4AF

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY: None

REPRESENTATIONS:

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

- Overlooking
- Overshadowing
- Loss of daylight
- Drafting error on existing plans
- Structural issues

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 single storey gable-ended cottage and its curtilage and lies on the south side of Neilston Road, Uplawmoor. The dwelling has a slate roof and is externally finished in white painted render. It has a pitch roof front entrance porch and is attached to the adjacent two storey dwelling. This section of Neilston Road is characterised by traditional

properties including the adjacent two storey building, a cottage opposite with attic dormer windows and a converted school house.

Planning permission is sought to raise the ridge height of that part of the roof which is nearest the adjacent two storey building to provide upper floor accommodation as well as to install a front-facing dormer window and to erect a one and a half storey rear extension. An enlarged chimney is also proposed.

The ridge height will be increased by approximately one metres and the front dormer window would measure 4.5 metres wide by 1.7 metres high. The rear extension is of a modern gable design that is angled to fit within the boundary of the site. It comprises triangular windows and will be finished with render and timber boarding and will comprise a flat roof section.

The proposed raising of the ridge, large front dormer window and the one and half storey rear extension are not considered to be in keeping with the simple modest form of this traditional single storey cottage as a result of their size, design and form. The raised section of roof with its large dormer window and the one and a half storey rear extension are considered to dominate and overwhelm the character and design of the original cottage. The proposal is therefore considered to be contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan.

The proposed one and a half storey rear extension, although angled would extend approximately 5.1 metres rear-wards in close proximity to the mutual boundary with the adjacent dwelling. There are rooms to the rear of that dwelling that, as a result, would experience an appreciable reduction in natural light. The proposal is therefore considered to be contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan.

The points of objection relating to overlooking can be addressed with the use of obscure glazing if the application were to be approved. Whilst a reduction in natural light entering the rear of the adjacent property would be an issue, any additional shadows cast by the proposal over the adjacent property and garden would not be considered to be as severe as would justify a refusal of the application on that ground, given the orientation of the extension in relation to its neighbours. The points of objecting relating to a drafting error on the existing plans and the structural issues are not material planning considerations. Structural issues will be considered in a separate Building Warrant application.

The proposal is considered to be contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed raising of the ridge height, the front dormer window and the one and a half storey rear extension would detract from, dominate and overwhelm the character of the existing cottage as a result of their size and design.

The proposal is also considered to be contrary to the terms of Policy D1 of the adopted East Renfrewshire Local Development Plan as it would give rise to a perceptible loss of natural light entering the rooms at the rear of the adjacent attached dwelling, to the detriment of the amenity of its occupants.

There are no material considerations that would allow the application to be approved against Policies D1 and D14.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None

REASONS FOR REFUSAL:

1. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed raising of the ridge height, the front dormer window and the one and a half storey rear extension would detract from, dominate and overwhelm the character of the original cottage by virtue of their size and design.
2. The proposal is also considered to be contrary to the terms of Policy D1 of the adopted East Renfrewshire Local Development Plan as it would give rise to a perceptible loss of natural light entering the rooms at the rear of the adjacent attached dwelling, to the detriment of the amenity of its occupants.

ADDITIONAL NOTES: None

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Derek Scott on 0141 577 3034.

Ref. No.: 2016/0824/TP
(DESC)

DATE: 28th February 2017
DIRECTOR OF ENVIRONMENT

Reference: 2016/0824/TP - Appendix 1
DEVELOPMENT PLAN:

Strategic Development Plan

This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Strategic Development Plan and therefore the East Renfrewshire Local Plan is the relevant policy document

Adopted East Renfrewshire Local Development Plan**Policy D1****Detailed Guidance for all Development**

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

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green

- network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
 6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
 7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
 8. The Council will not accept 'backland' development, that is, development without a road frontage;
 9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
 10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
 11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
 12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
 13. Where applicable, new development should take into account the legacy of former mining activity;
 14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
 15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
 16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

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

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

The size, scale and height of any development must be appropriate to the existing building. In most circumstances, pitched roofs utilising slates or tiles to match the existing house will be the appropriate roof type. Alternatives, such as flat roofs or green roofs, will be considered on 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 28/02/17 IM(1)

**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. **2016/0824/TP**

Applicant

Mrs. Marie Simpson
West Crossgates
46 Neilston Road
Uplawmoor
East Renfrewshire
G78 4AF

Agent:

John Lamb Architect
Beechacre
70 Woodside Drive
Waterfoot
Eaglesham
G76 0HD

With reference to your application which was registered on 19th December 2016 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Alterations to raise ridge height at part of roof with installation of dormer window at front and erection of one and a half rear extension

at: West Crossgates 46 Neilston Road Uplawmoor East Renfrewshire G78 4AF

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 as the proposed raising of the ridge height, the front dormer window and the one and a half storey rear extension would detract from, dominate and overwhelm the character of the original cottage by virtue of their size and design.
2. The proposal is also considered to be contrary to the terms of Policy D1 of the adopted East Renfrewshire Local Development Plan as it would give rise to a perceptible loss of natural light entering the rooms at the rear of the adjacent attached dwelling, to the detriment of the amenity of its occupants.

Dated 28th February 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
Block Plan and Location Plan Proposed	01		
Elevations Proposed	03		
Plans Proposed	02		

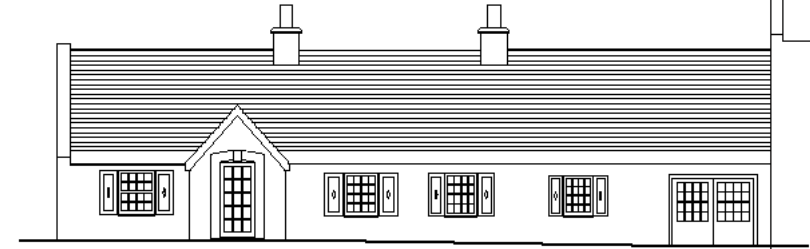
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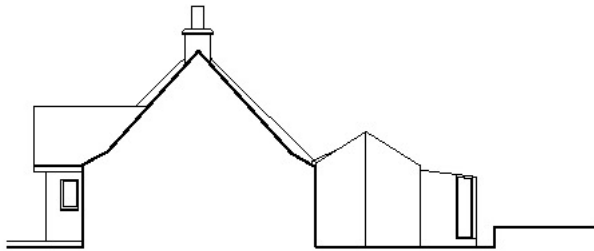
South East Elevation as Existing Scale 1:100



North East Elevation as Existing Scale 1:100



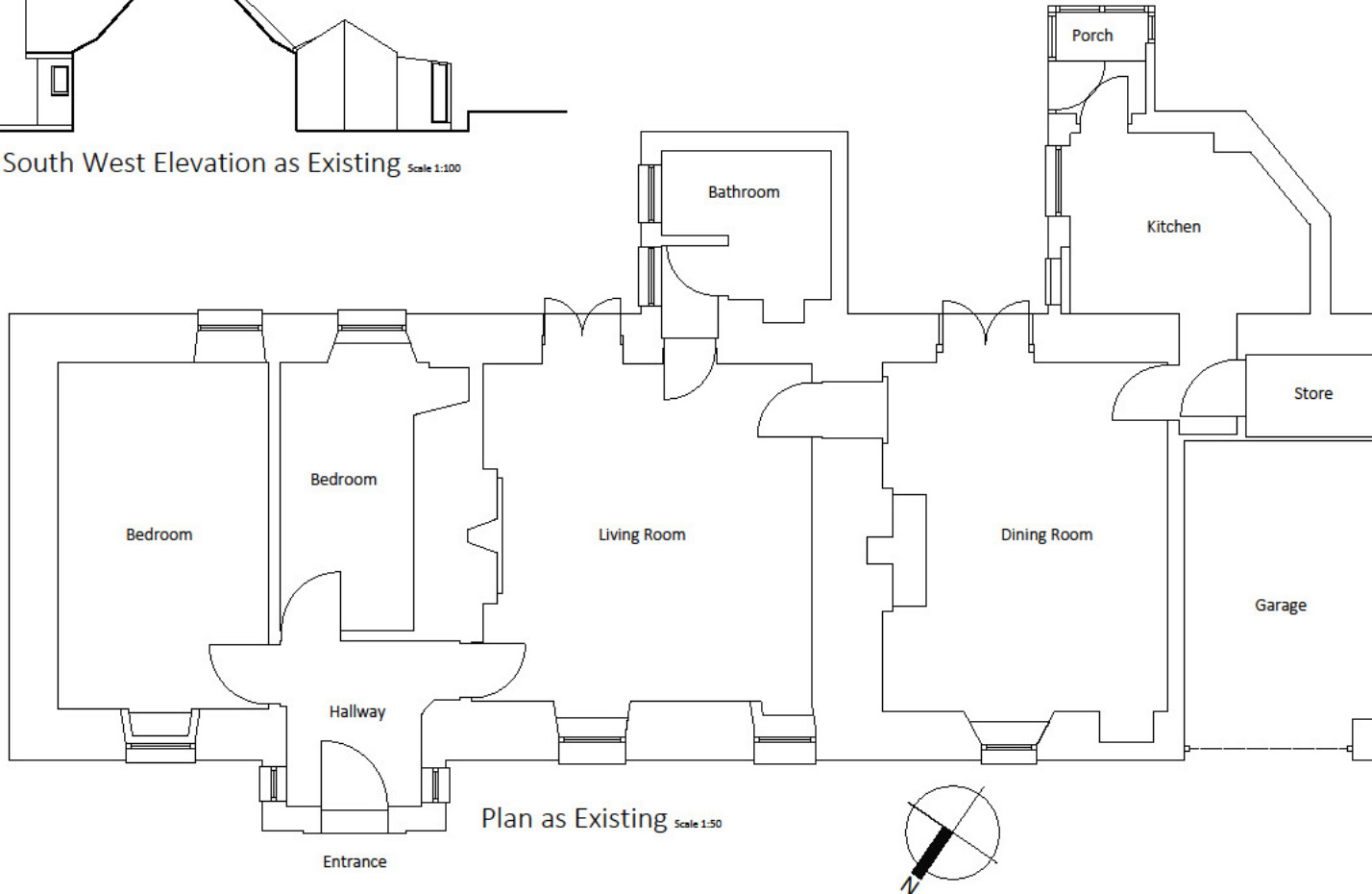
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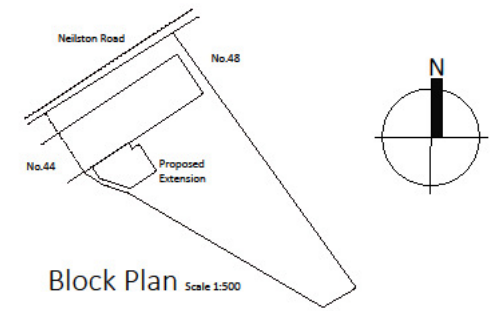
South West Elevation as Existing Scale 1:100



Location Plan Scale 1:1250



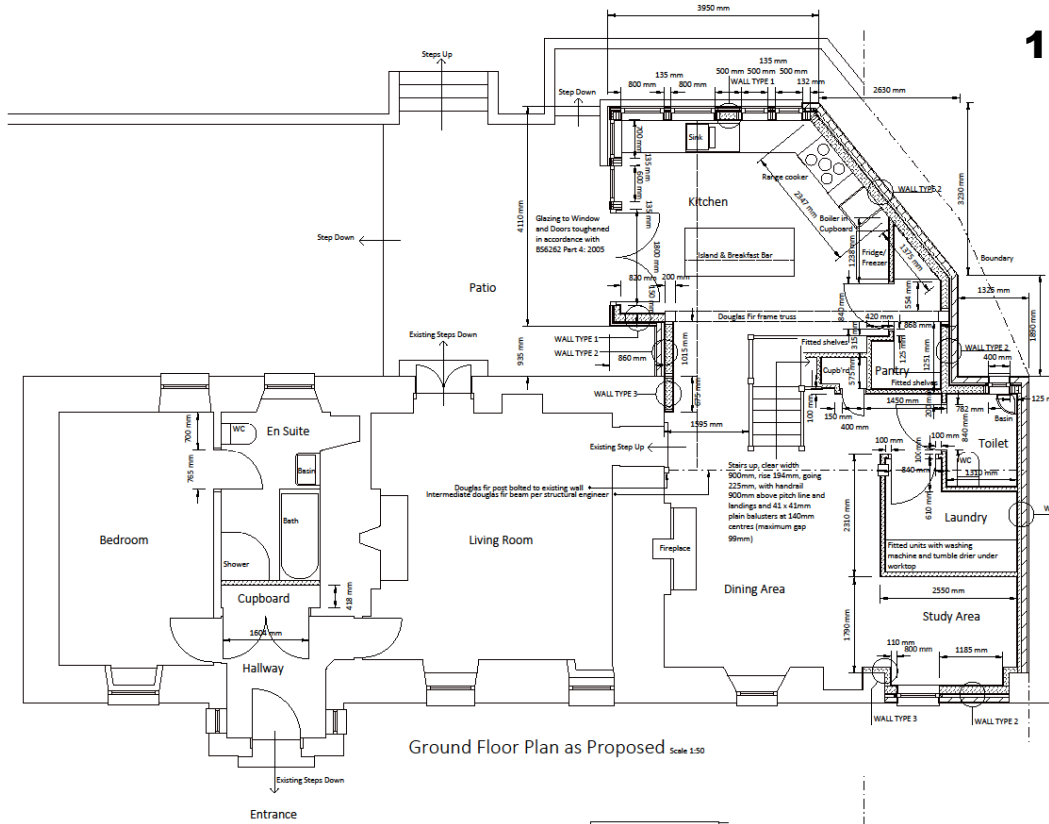
Plan as Existing Scale 1:50



Block Plan Scale 1:500

John Lamb Architect

	SCALE As Shown	DATE Nov' 2016	DRAWING No. 16.14.01	REVISION
PROJECT	Extension & Alterations to House			70 Woodside Drive Waterfoot Glasgow G76 0HD
LOCATION	"West Crossgates", 46 Neilston Road Uplawmoor, East Renfrewshire			0541 644 2777
TITLE	Existing Property			info@johnlambarchitect.com www.johnlambarchitect.com



Ground Floor Plan as Proposed Scale 1:50

Specifications

Foundations
700 x 200mm concrete strip foundations, incorporating A252 reinforcing mesh, as per structural engineer's drawings, tied to existing foundations with 3no. 800mm 20mm diameter galvanised steel bar dowelled 150mm into existing foundations with epoxy resin. Underside of foundations to be 600mm below ground level or level with underside of existing foundations, whichever is deeper.

Ground Floor of Extension
22mm Flooring grade tongued and grooved chipboard laid on 125mm Kingspan TP70 insulation on 125mm concrete slab, with A22 reinforcing mesh, on 1000 Gauge Visqueen damp proof membrane on 200mm compacted type one hardcore blinded with whin dust.

First Floor of Extension
22mm Tongued and grooved flooring grade chipboard, joints glued, laid on 195 x 45mm dressed douglas fir joists at 400mm centres as per structural engineer's layout drawings. Joists infilled with 70mm 10g/m³ mineral wool quilt laid between joists. Ceiling below formed with 15mm Finesse plasterboard, screwed to 50 x 25mm s/w battens on joists and recessed between joists, finished with skim plaster finish.

Wall Type 1
145 x 45mm treated s/w stud frames with criddle studs either side of openings. Stud frames infilled with 125mm Kingspan TW55 insulation sealed against timber studs with silicon mastic, insulation fitted tight to inner face of OSB board. Timber studs finished internally with 1000 gauge Visqueen vapour barrier and 12.5mm plasterboard with skim plaster finish. Timber studs frames finished externally with 15mm T&G Larch weatherboarding nailed with stainless steel ring-shank nails, to 50 x 25mm treated s/w battens and counter battens at 600mm centres on Tyvek Reflex breather membrane on 9mm OSB Board.

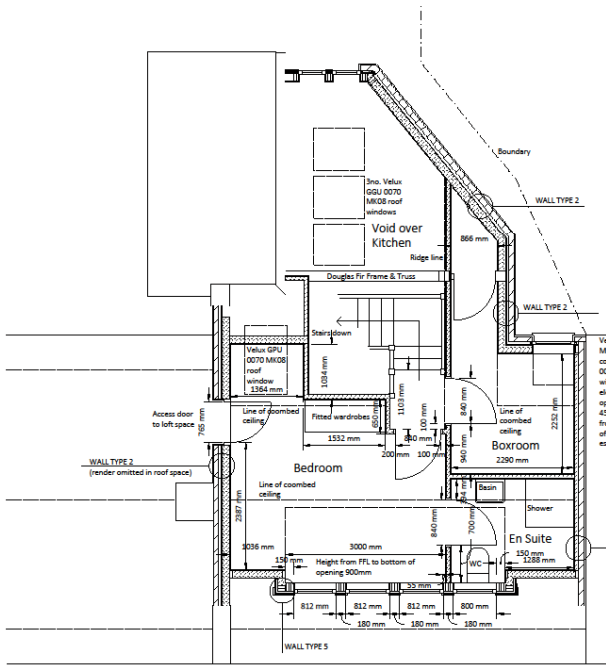
Wall Type 2
20mm Westash render on 100mm 7/1N concrete blockwork, with expansion joints as indicated on elevation drawings, cavity weep vents at DPC, First Floor and Gaves levels at 1200mm centres, 30mm cavity with 4 elevated steel wall ties per metre, Tyvek Reflex breather membrane, 9mm OSB board, 145 x 45mm treated s/w stud frames with criddle studs either side of openings. Stud frames infilled with 125mm Kingspan TW55 insulation sealed against timber studs with silicon mastic, insulation fitted tight to inner face of OSB board. Timber studs finished internally with 1000 gauge Visqueen vapour barrier and 12.5mm plasterboard with skim plaster finish.

Wall Type 3
Existing masonry walls lined with 100 x 50mm treated s/w stud frames infilled with 100mm Kingspan TW55 insulation and finished internally with 1000 gauge Visqueen vapour barrier and 12.5mm plasterboard with skim plaster finish.

Wall Type 4
100mm 7/1N concrete blockwork constructed against existing Party Wall, leaving 50mm cavity, with 4 galvanised wall ties per square metre. Blockwork lined internally with 75 x 45mm treated s/w stud frames infilled with 75mm Kingspan TW55 insulation sealed against timber studs with silicon mastic. Timber studs finished internally with 1000 gauge Visqueen vapour barrier and 12.5mm plasterboard with skim plaster finish.

Internal Partitions
89 x 45mm CLS stud frame infilled with 70mm 10g/m³ mineral wool quilt and faced on one side with 9mm OSB board. Partition clad on both sides with 12.5mm plasterboard with skim plaster finish.

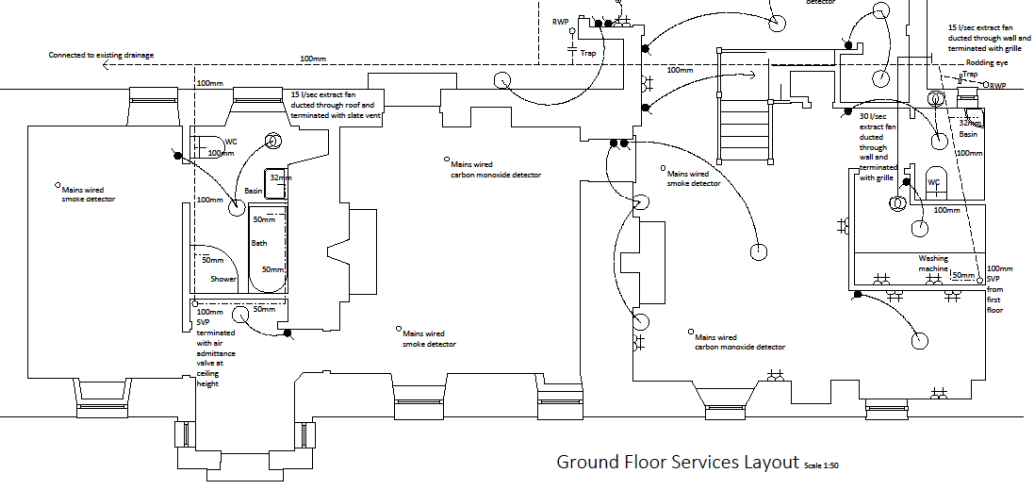
Roof
Natural 400 x 200mm Grade A Spanish slate, double nailed, with zinc ridge and hips and Code 3 lead valley gutters and flashings. Proctor Roofshield breather membrane with blumount felt under-lapping at eaves. 22mm Treated s/w setting boards on 195 x 45mm treated s/w rafters at 600mm centres with 145 x 22mm treated s/w barge boards, rafter ends chamfered and exposed at eaves. Rafters infilled with 150mm Kingspan TP10 insulation fitted tight to barking and sealed against rafters with silicon mastic. Underside of rafters finished with 1000 gauge Visqueen vapour barrier and 15mm plasterboard with skim finish.



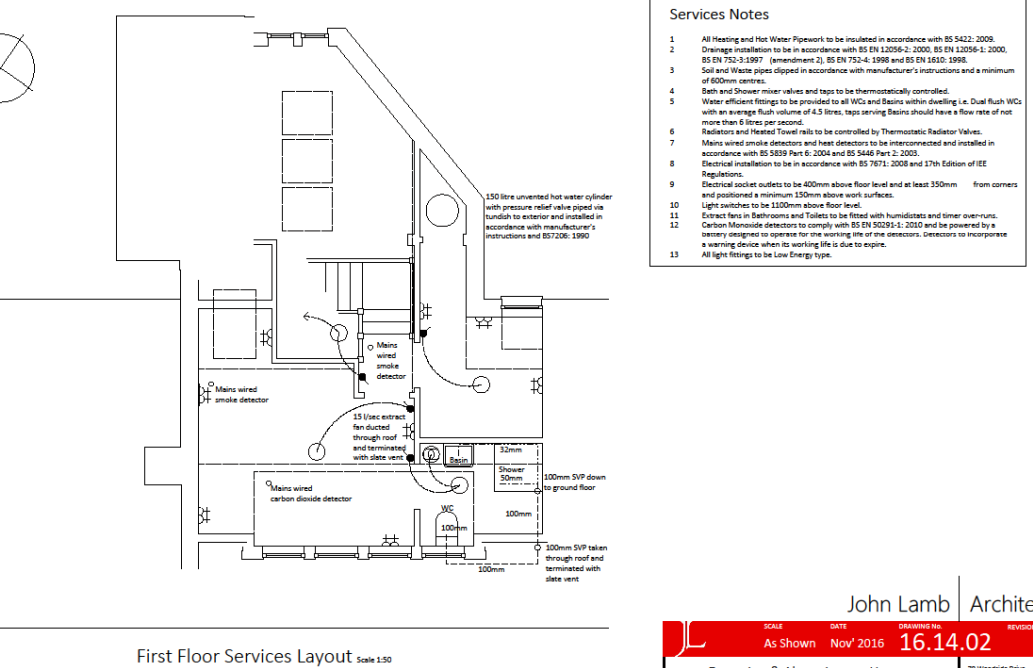
First Floor Plan as Proposed Scale 1:50

Construction Notes

- All dimensions shown are finished sizes (plasterboard to plasterboard) except for window and external door dimensions which are structural timber sizes.
- All works to comply with the Building (Scotland) Regulations 2004 and all subsequent amendments up to October 2015.
- Doors and windows to meet the recommendations for Physical Security in Section 2 of "Secured by Design" (ACPO, 2009).
- Operable windows should have controls for opening positioned at least 350mm from internal corner, projecting wall or similar obstruction and on a height of not more than 1700mm above floor level generally.
- Escape windows should be large enough to escape through and have an unobstructed openable area that is at least 0.3m² and at least 450mm wide and 450mm high, the openable area should not be more than 1100mm above floor level.
- All glazing to have a U-value not greater than 1.33 W/m²K.



Ground Floor Services Layout Scale 1:50



First Floor Services Layout Scale 1:50

Services Notes

- All Heating and Hot Water Pipingwork to be insulated in accordance with BS 5422: 2008.
- Drainage installation to be in accordance with BS EN 12056-2: 2000, BS EN 12056-1: 2000, BS EN 752-3:1997 (amendment 2), BS EN 752-4: 1998 and BS EN 16510: 1998.
- Soil and Waste pipes sloped in accordance with manufacturer's instructions and a minimum of 600mm centres.
- Bath and Shower mixer valves and taps to be thermostatically controlled.
- Water efficient fittings to be provided to all WCs and Basins within dwelling i.e. Dual flush WCs with an average flush volume of 4.5 litres, taps serving Basins should have a flow rate of not more than 6 litres per second.
- Radiators and Heated Towel rails to be controlled by Thermostatic Radiator Valves.
- Mains wired smoke detectors and heat detectors to be interconnected and installed in accordance with BS 5839 Part 6: 2004 and BS 5446 Part 2: 2005.
- Electrical installation to be in accordance with BS 7671: 2008 and 17th Edition of IEE Regulations.
- Electrical socket outlets to be 400mm above floor level and at least 350mm from corners and positioned a minimum 150mm above work surface.
- Light switches to be 1100mm above floor level.
- Extract fans in Bathrooms and Toilets to be fitted with humidifiers and timer over-rides.
- Carbon Monoxide detectors to comply with BS EN 50291-1: 2010 and be powered by a battery designed to operate for the working life of the detectors. Detectors to incorporate a warning device when its working life is due to expire.
- All light fittings to be Low Energy type.

John Lamb Architect

SCALE: As Shown DATE: Nov' 2016 DRAWING NO: 16.14.02 REVISION:

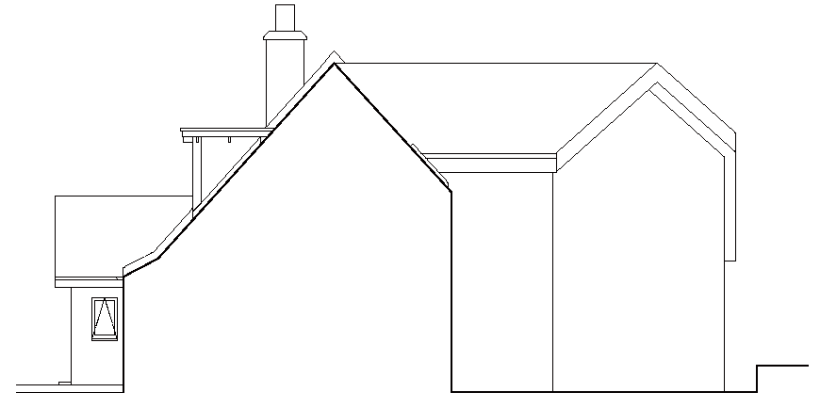
PROJECT: Extension & Alterations to House 70 Woodside Drive Waterfoot Glasgow G17 6ND

LOCATION: "West Crossgates", 46 Neilston Road Uplawmoor, East Renfrewshire 0141 644 2777 info@johnlambarchitect.com www.johnlambarchitect.com

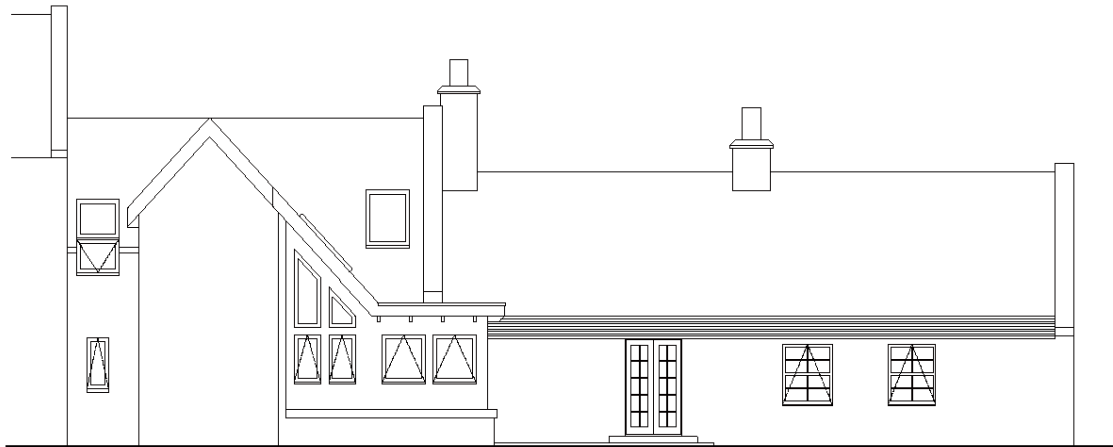
TITLE: Floor Plans and Services as Proposed



North West Elevation as Proposed Scale 1:50



South West Elevation as Proposed Scale 1:50



South East Elevation as Proposed Scale 1:50



North East Elevation as Proposed Scale 1:50

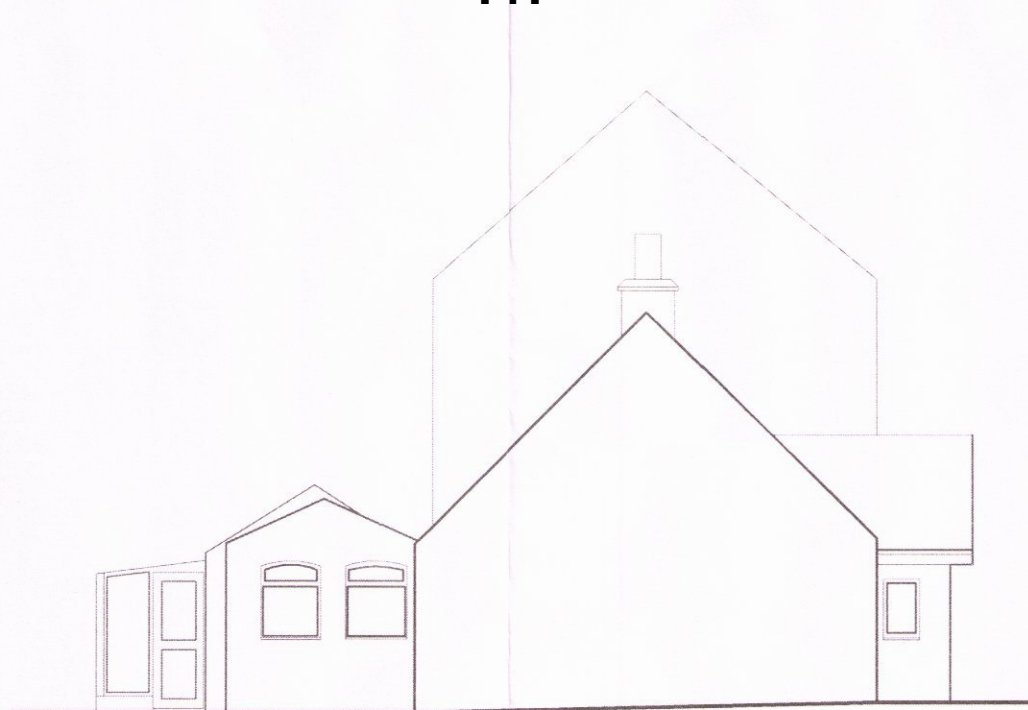
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PLANS/PHOTOGRAPHS/DRAWINGS

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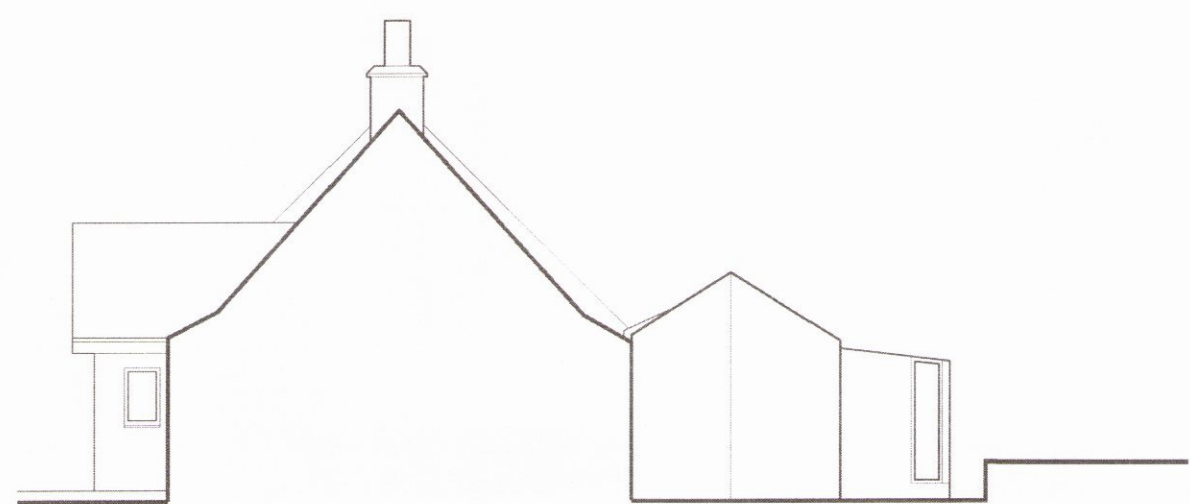
South East Elevation as Existing Scale 1:100



North East Elevation as Existing Scale 1:100



North West Elevation as Existing Scale 1:100

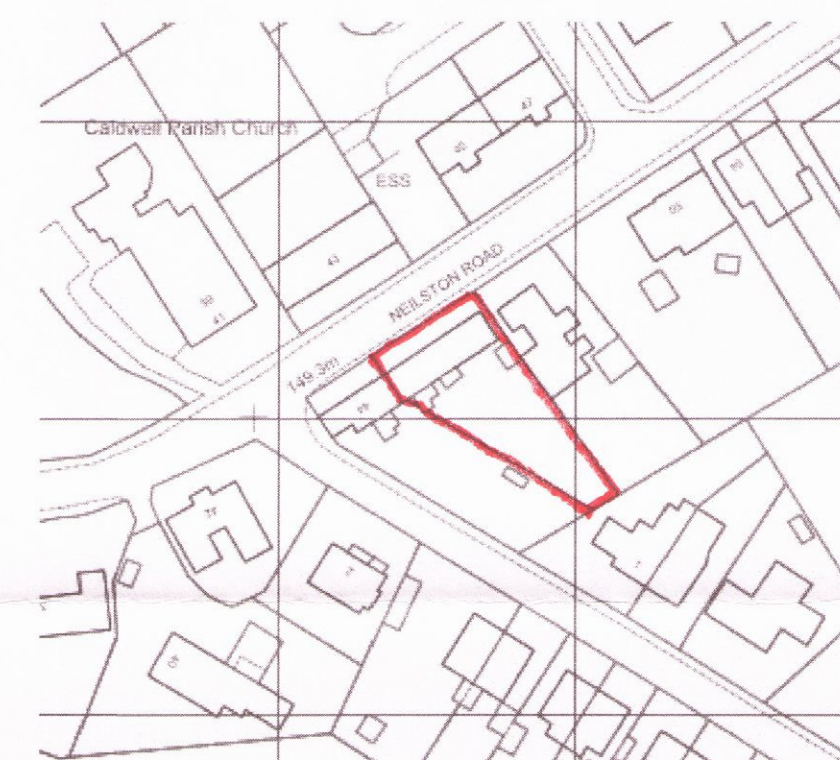


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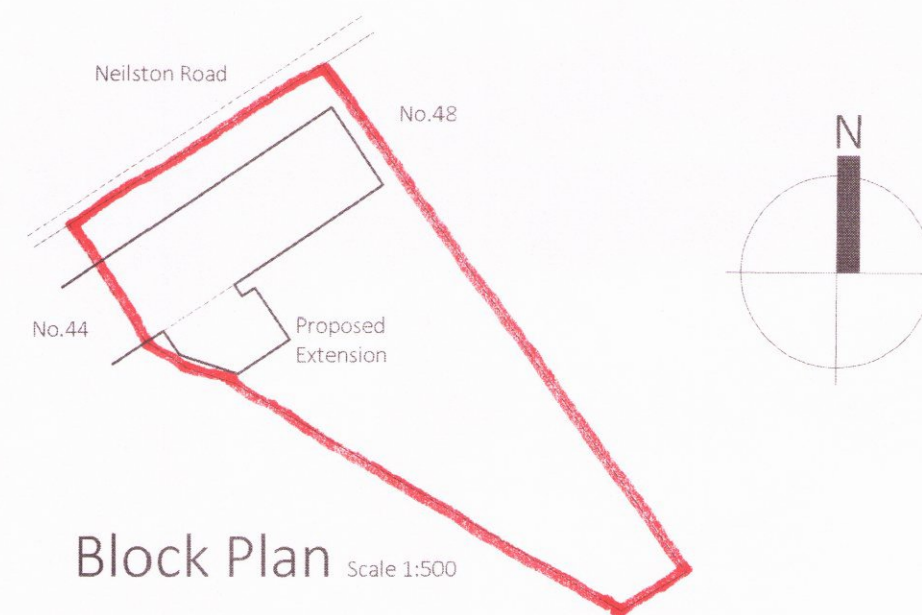
**Town and Country Planning
(Scotland) Act 1997**
REFUSED
Director of Environment
East Renfrewshire Council



Plan as Existing Scale 1:50



Location Plan Scale 1:1250



Block Plan Scale 1:500

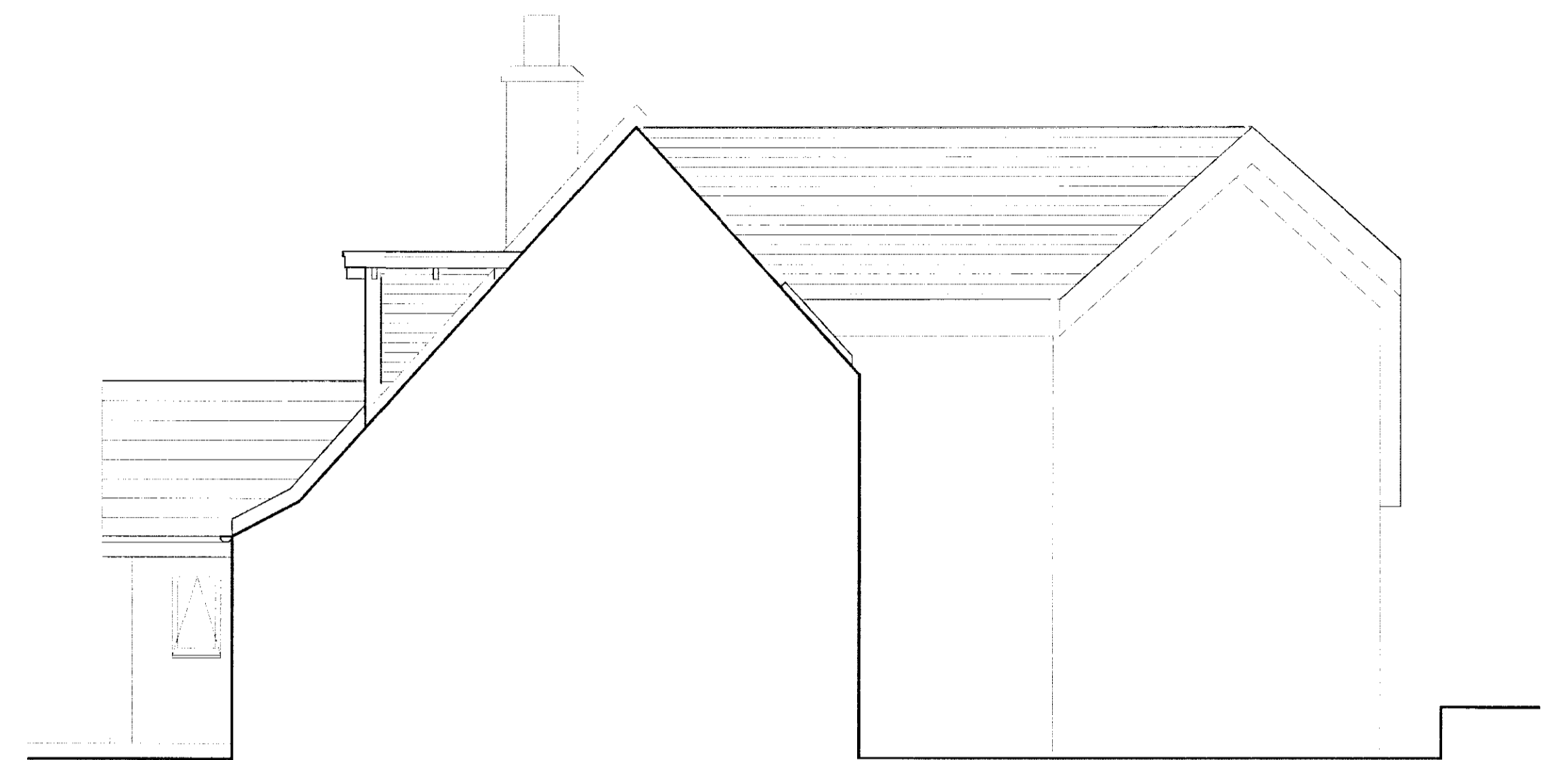
John Lamb Architect

SCALE	DATE	DRAWING No.	REVISION
As Shown	Nov' 2016	16.14.01	
PROJECT	Extension & Alterations to House		70 Woodside Drive Waterfoot Glasgow G76 0HD
LOCATION	"West Crossgates", 46 Neilston Road		0141 644 2777
TITLE	Existing Property		info@johnlambarchitect.com www.johnlambarchitect.com

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North West Elevation as Proposed Scale 1:50



South West Elevation as Proposed Scale 1:50




South East Elevation as Proposed Scale 1:50



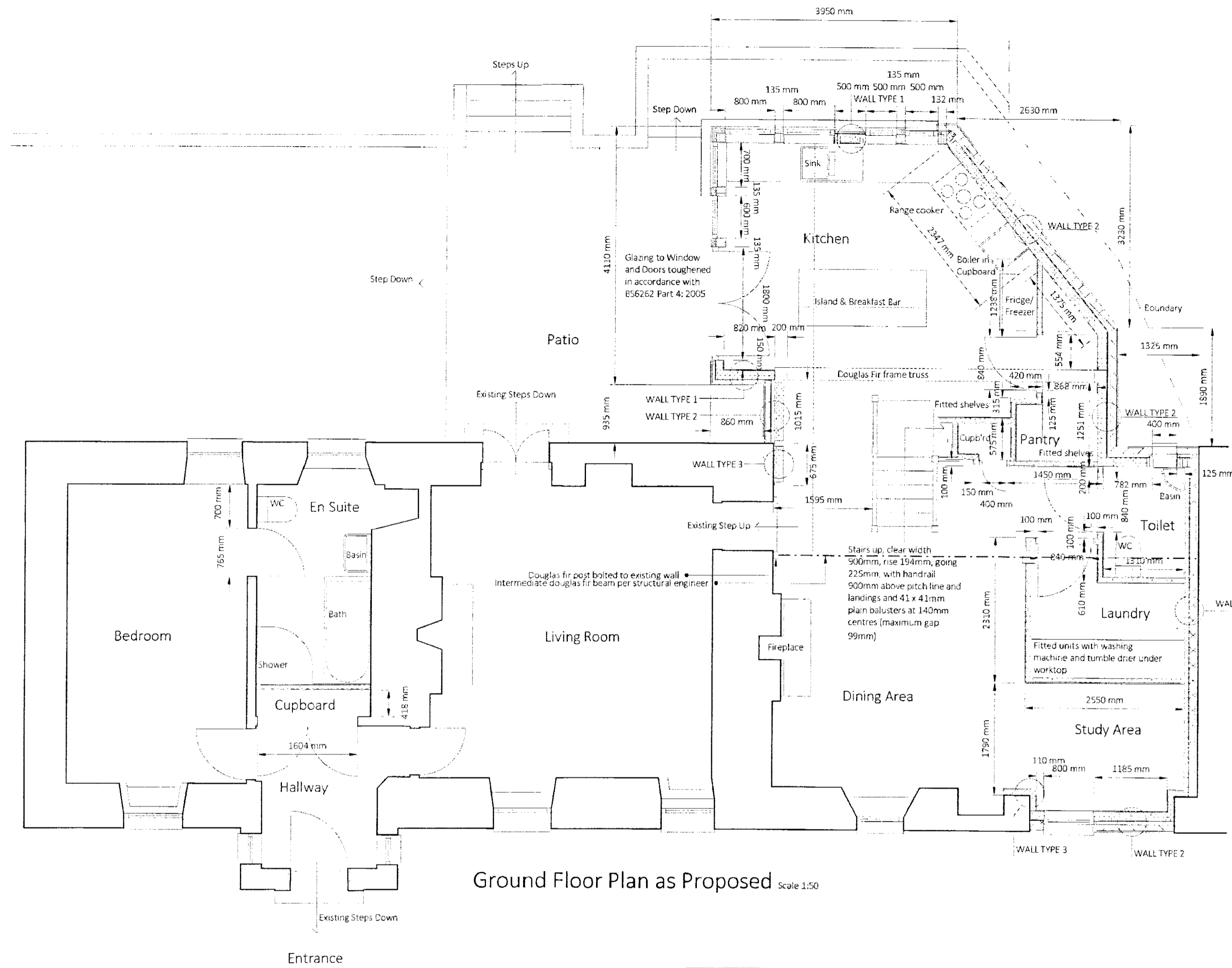
North East Elevation as Proposed Scale 1:50

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

John Lamb Architect

 As Shown Nov 2016 16.114.03		70 Woodside Drive Waterfoot Glasgow G76 6HD 0141 644 2777 info@johnlambarchitect.com www.johnlambarchitect.com
PROJECT	Extension & Alterations to House	
LOCATION	"West Crossgates", 46 Neilston Road Uplawmoor, East Renfrewshire	
TITLE	Elevations as Proposed	

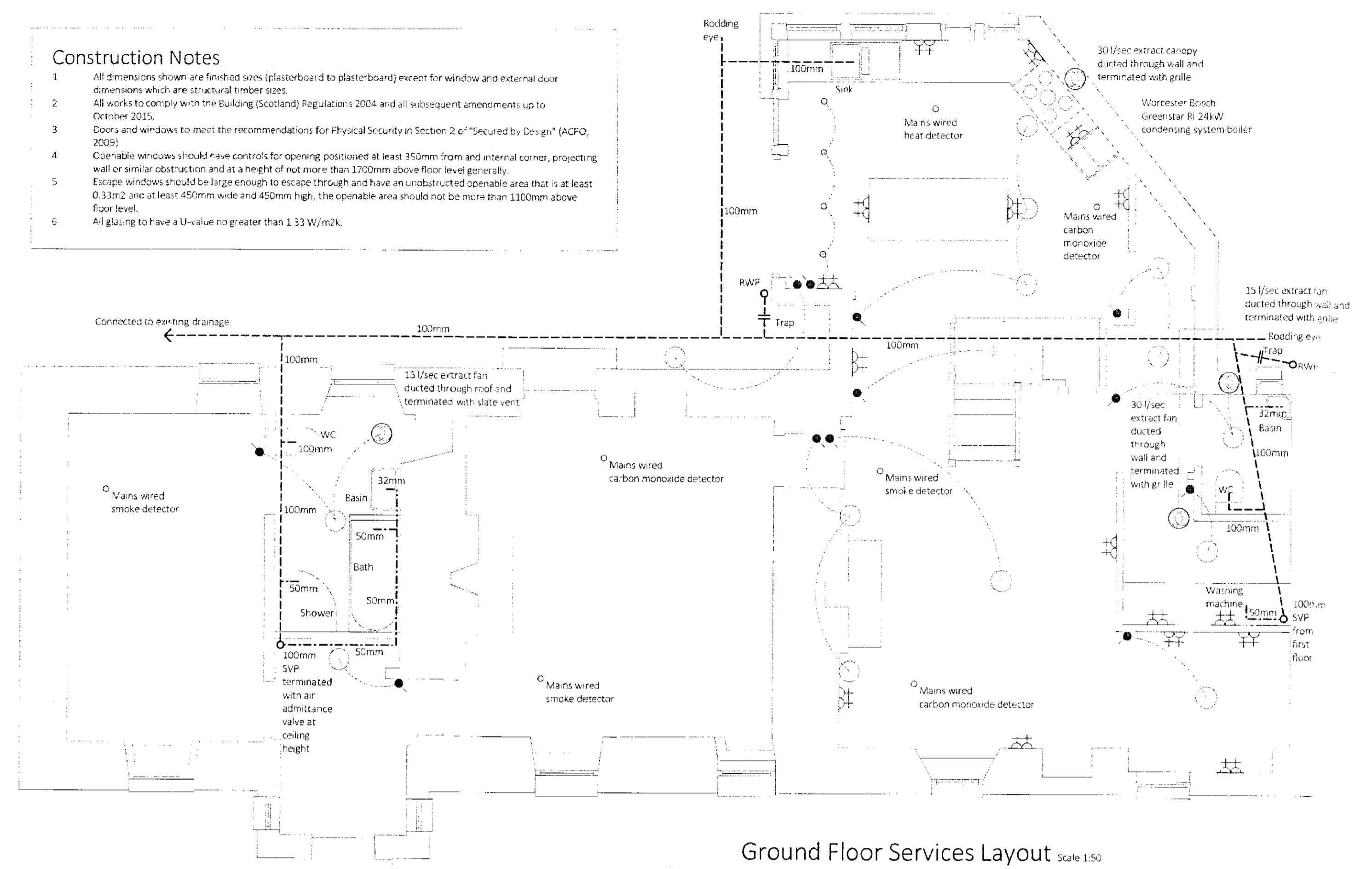
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Ground Floor Plan as Proposed Scale 1:50

Construction Notes

- All dimensions shown are finished sizes (plasterboard to plasterboard) except for window and external door dimensions which are structural timber sizes.
- All works to comply with the Building (Scotland) Regulations 2004 and all subsequent amendments up to October 2015.
- Doors and windows to meet the recommendations for Physical Security in Section 2 of "Secured by Design" (ACFO, 2009).
- Operable windows should have controls for opening positioned at least 350mm from an internal corner, projecting wall or similar obstruction and at a height of not more than 1700mm above floor level generally.
- Escape windows should be large enough to escape through and have an unobstructed openable area that is at least 0.33m² area at least 450mm wide and 450mm high, the openable area should not be more than 1100mm above floor level.
- All glazing to have a U-value no greater than 1.33 W/m²K.



Ground Floor Services Layout Scale 1:50

Specifications

Foundations
700 x 200mm concrete strip foundations, incorporating A252 reinforcing mesh, as per structural engineer's drawings, tied to existing foundations with 3mm 600mm 20mm diameter galvanised steel bars, dosed 150mm into existing foundations with epoxy resin. Underside of foundations to be 600mm below ground level or level with underside of existing foundations, whichever is deeper.

Ground Floor of Extension
22mm Flooring grade tongued and grooved chipboard laid on 12.5mm Kingspan TF70 insulation on 125mm concrete slab, with A252 reinforcing mesh, on 1000 Gauge Visqueen damp proof membrane on 200mm compacted type one hardcore bladed with main dust.

First Floor of Extension
22mm Tongued and grooved flooring grade chipboard, joints glued, laid on 195 x 45mm dressed douglas fir joists at 400mm centres as per structural engineer's layout drawings. Joists infilled with 70mm 100g/m³ mineral wool quilt laid between joists. Ceiling below formed with 15mm Fireline plasterboard, screwed to 50 x 25mm s/w battens on sides of joists and recessed between joists. Finished with skim plaster finish.

Wall Type 1
145 x 45mm treated s/w stud frames with cripple studs either side of openings. Stud frames infilled with 12.5mm Kingspan TW55 insulation sealed against timber studs with silicon mastic. Insulation fitted tight to inner face of OSB board. Timber studs finished internally with 1000 gauge Visqueen vapour barrier and 12.5mm plasterboard with skim plaster finish. Timber studs frames finished externally with 15mm 1&S Larch weatherboarding nailed with stainless steel ring-shank nails, to 50 x 25mm treated s/w battens and counter battens at 600mm centres on Tyvek Reflex breather membrane on 9mm OSB Board.

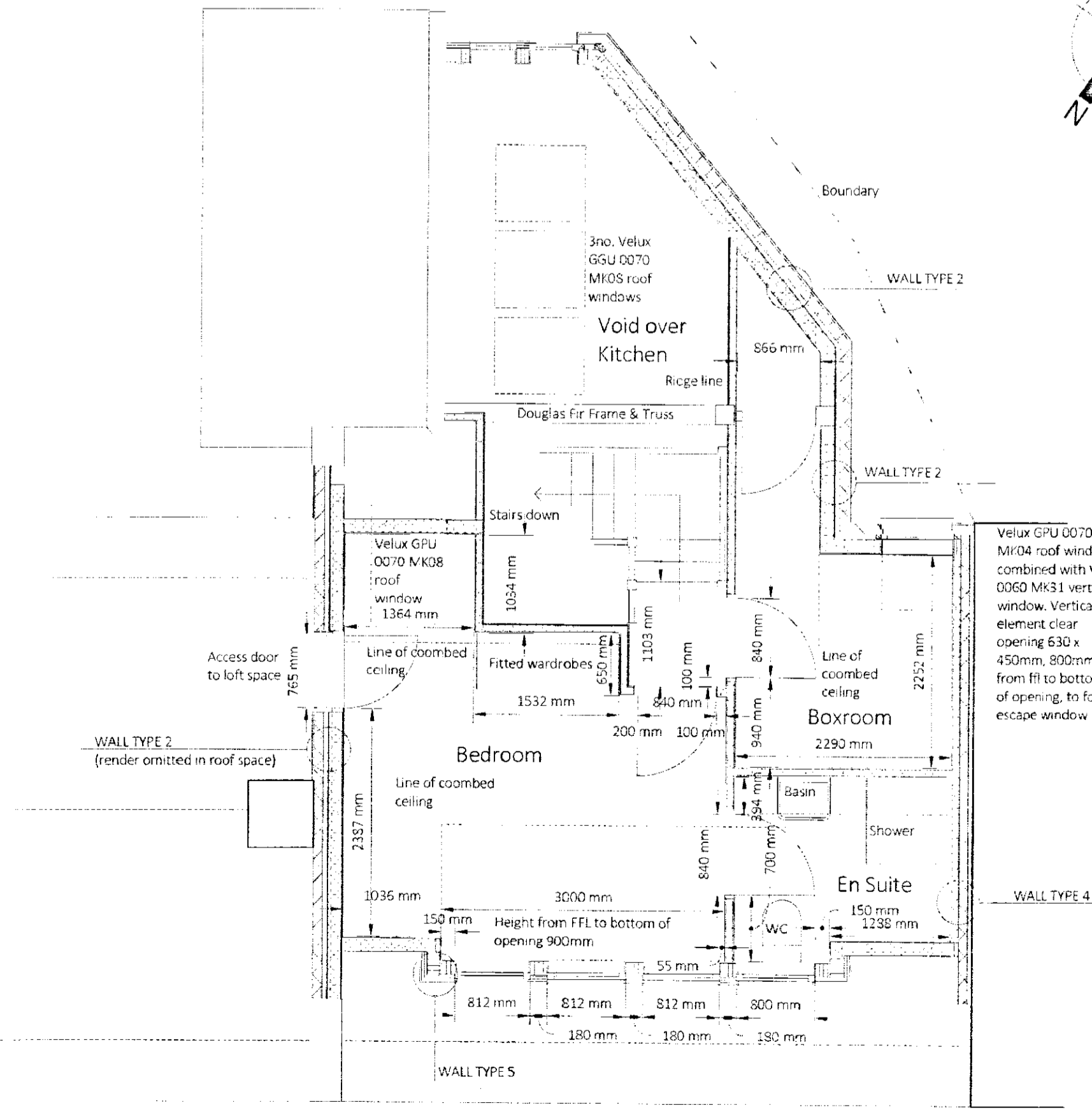
Wall Type 2
20mm Wetdash render on 100mm 7.1N concrete blockwork, with expansion joints as indicated on Elevation drawings, cavity wall vents at EPC, First Floor and Eaves levels at 1200mm centres. 50mm cavity with 4 galvanised steel wall ties per sq metre. Tyvek Reflex breather membrane, 9mm OSB board, 145 x 45mm treated s/w stud frames with cripple studs either side of openings. Stud frames infilled with 12.5mm Kingspan TW55 insulation sealed against timber studs with silicon mastic. Insulation fitted tight to inner face of OSB board. Timber studs finished internally with 1000 gauge Visqueen vapour barrier and 12.5mm plasterboard with skim plaster finish.

Wall Type 3
Existing masonry walls lined with 100 x 50mm treated s/w stud frames infilled with 100mm Kingspan TW55 insulation and finished internally with 1000 gauge Visqueen vapour barrier and 12.5mm plasterboard with skim plaster finish.

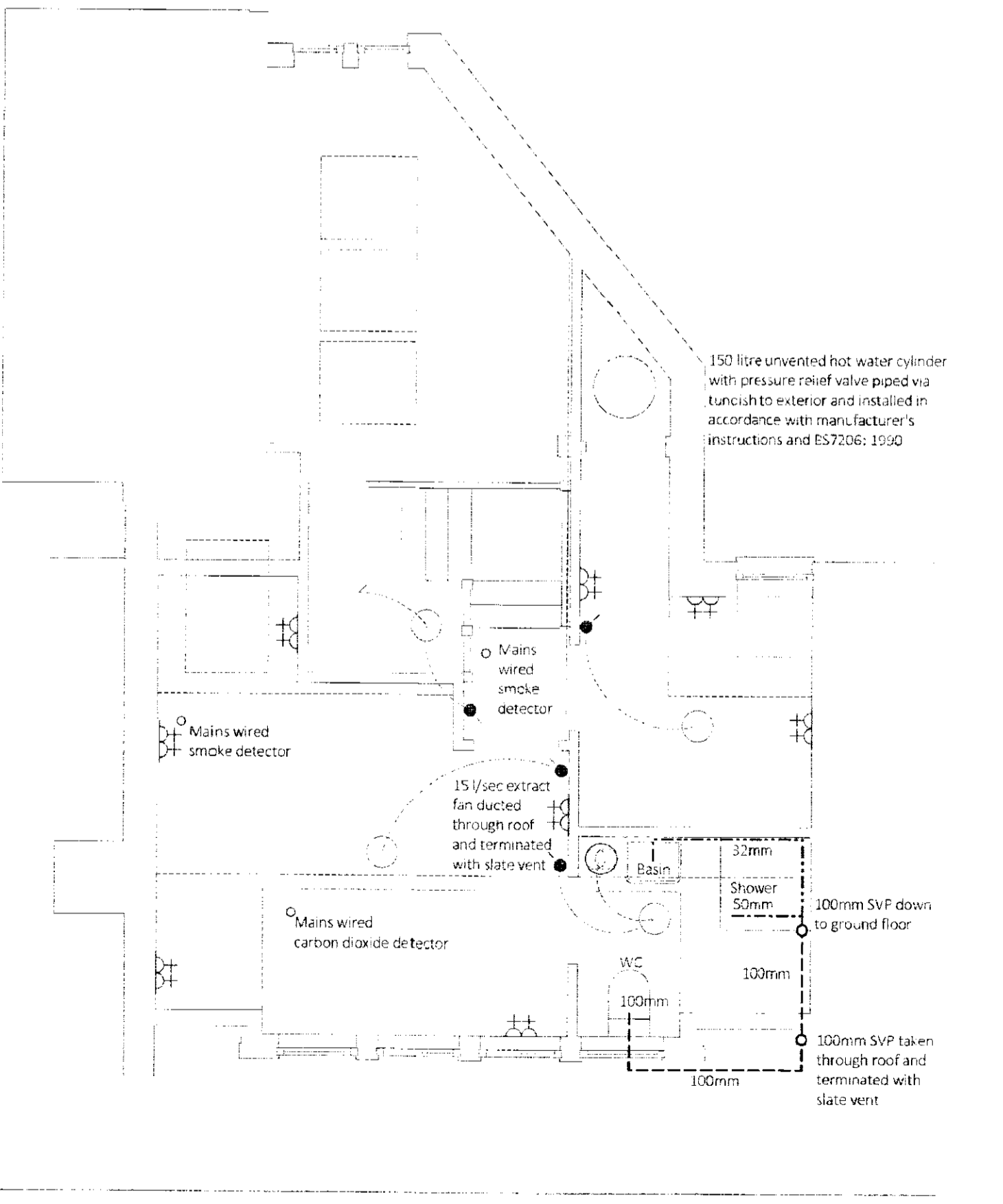
Wall Type 4
100mm 7.1N concrete blockwork constructed against existing Party Wall, leaving 50mm cavity, with 4 galvanised wall ties per square metre. Blockwork lined internally with 75 x 45mm treated s/w stud frames infilled with 75mm Kingspan TW55 insulation sealed against timber studs with silicon mastic. Timber studs finished internally with 1000 gauge Visqueen vapour barrier and 12.5mm plasterboard with skim plaster finish.

Internal Partitions
89 x 45mm CIS stud frame infilled with 20mm 100g/m³ mineral wool quilt and faced on one side with 9mm OSB board. Partition clad on both sides with 12.5mm plasterboard with skim plaster finish.

Roof
Natural 400 x 200mm Grace A Spanish slate, double nailed, with zinc ridging and drip caps and Code 5 lead valley gutters and flashings. Proctor Roofshield breather membrane with bituminous felt. Under clauking at eaves. 22mm Treated s/w sarking boards on 125 x 45mm treated s/w rafters at 600mm centres with 145 x 22mm treated s/w fascia and barge boards, rafter ends chamfered and exposed at eaves. Rafters infilled with 150mm Kingspan FFI10 insulation fitted tight to sarking and sealed against rafters with silicon mastic. Underside of rafters finished with 1000 gauge Visqueen vapour barrier and 15mm plasterboard with skim finish.



First Floor Plan as Proposed Scale 1:50



First Floor Services Layout Scale 1:50

Services Notes

- All heating and Hot Water Pipework to be insulated in accordance with BS 5422: 2009.
- Drainage installation to be in accordance with BS EN 12056-2: 2000, BS EN 12056-1: 2000, BS EN 752-3:1997 (amendment 2), BS EN 752-4: 1998 and BS EN 1610: 1998.
- Soil and Waste pipes clipped in accordance with manufacturer's instructions and a minimum of 600mm centres.
- Bath and Shower mixer valves and taps to be thermostatically controlled.
- Water efficient fittings to be provided to all WCs and Basins within dwelling i.e. Dual flush WCs with an average flush volume of 4.5 litres, taps serving Basins should have a flow rate of not more than 6 litres per second.
- Radiators and Heated Towel rails to be controlled by Thermostatic Radiator valves.
- Mains wired smoke detectors and heat detectors to be interconnected and installed in accordance with BS 5839 Part 6: 2004 and BS 5446 Part 2: 2002.
- Electrical installation to be in accordance with BS 7671: 2008 and 17th Edition of IEE Regulations.
- Electrical socket outlets to be 400mm above floor level and at least 50mm from corners and positioned a minimum 150mm above work surfaces.
- Light switches to be 1100mm above floor level.
- Extract fans in Bathrooms and Toilets to be fitted with humidistats and timer overruns.
- Carbon Monoxide detectors to comply with BS EN 50291-1: 2010 and be powered by a battery designed to operate for the working life of the detectors. Detectors to incorporate a warning device when its working life is due to expire.
- All light fittings to be Low Energy type.

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

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70 Woodside Drive
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Glasgow
G76 0ND

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www.johnlamb-architect.com

Extension & Alterations to House
"West Crossgates", 46 Neilston Road
Uplawmoor, East Renfrewshire

Floor Plans and Services as Proposed

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