

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY21 June 2017Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2017/12ERECTION OF SINGLE STOREY SIDE EXTENSION TO FORM ANNEX FOR
INDEPENDENT LIVING ACCOMMODATION AT 1 GATESIDE ROAD, BARRHEAD**PURPOSE OF REPORT**

1. The purpose of the report is to present the information currently available to allow a review of the decision taken by officers, in terms of the Scheme of Delegation made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 in respect of the application detailed below.

DETAILS OF APPLICATION

2. Application type: Full Planning Permission (Ref No:- 2016/0068/TP).
- Applicant: Mrs Kim Boyle.
- Proposal: Erection of single storey side extension to form annex for independent living accommodation.
- Location: 1 Gateside Road, Barrhead.
- Council Area/Ward: Barrhead, Liboside and Uplawmoor (Ward 2) – Ward formerly known as Barrhead.

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 her review has stated the reasons for requiring the review of the determination of her application. A copy of the applicant’s Notice of Review and Statement of Reasons is attached as Appendix 4.

9. The applicant is entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and has indicated that 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 199 - 206);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages 207 - 214);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages 215 - 218); and
- (e) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 4 (Pages 219 - 228).

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 5 (Pages 229 - 246).

- (a) Elevations and Sections as Existing – Drawing No – 303A;
- (b) Ground Floor Plan as Existing - Drawing No – 202B;
- (c) Roof Plan as Existing - Drawing No – 203;
- (d) Refused – Location Plan - Drawing No – 100A;
- (e) Refused – Block Plan as Existing and Proposed - Drawing No – 101;
- (f) Refused – Elevations and Sections as Proposed - Drawing No – 307A;
- (g) Refused – Ground Floor Plan as Proposed - Drawing No – 214B; and
- (h) Refused – Roof Plan as Proposed - Drawing No – 208A.

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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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 100038572-001

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

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Erection of single storey side extension to existing detached dwelling house.

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

No Yes - Started Yes – Completed

Applicant or Agent Details

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

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Coogan Architects		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Barry	Building Name:	Studio 15, Omnia Building
Last Name: *	Coogan	Building Number:	<input type="text"/>
Telephone Number: *	0141 772 2224	Address 1 (Street): *	Westerhill Road
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Bishopbriggs
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	G64 2TQ
Email Address: *	info@cooganarchitects.com		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	Kim	Building Number:	1
Last Name: *	Boyle	Address 1 (Street): *	Gateside Road
Company/Organisation:	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Glasgow
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	G78 1EW
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

1 GATESIDE ROAD

Address 2:

BARRHEAD

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G78 1EW

Please identify/describe the location of the site or sites

Northing

659162

Easting

249555

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Trees

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

Yes No

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

Access and Parking

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

Yes No

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

Planning Service Employee/Elected Member Interest

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

Yes No

Certificates and Notices

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

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

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

Yes No

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

Yes No

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

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

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

Signed: Barry Coogan

On behalf of: Mrs Kim Boyle

Date: 03/02/2017

Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? * Yes No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * Yes No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * Yes No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. Yes No
- e) Have you provided a certificate of ownership? * Yes No
- f) Have you provided the fee payable under the Fees Regulations? * Yes No
- g) Have you provided any other plans as necessary? * Yes No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- Existing and Proposed elevations.
- Existing and proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. Yes No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * Yes No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr Barry Coogan

Declaration Date: 03/02/2017

Payment Details



Created: 03/02/2017 09:24

REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2017/0068/TP

Date Registered: 20th February 2017

Application Type: Full Planning Permission

This application is a Local Development

Ward: 2 -Barrhead

Co-ordinates: 249555/:659162

Applicant/Agent: Applicant:
Mrs Kim Boyle
1 Gateside Road
Barrhead
East Renfrewshire
G78 1EW

Agent:
Coogan Architects
Barry Coogan
Studio 15, Omnia Building
Westerhill Road
Bishopbriggs
G64 2TQ

Proposal: Erection of single storey side extension to form annex for independent living accommodation

Location: 1 Gateside Road
Barrhead
East Renfrewshire
G78 1EW

CONSULTATIONS/COMMENTS:

Network Rail No objections subject to appropriate notifications

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY:

1995/0696/PP Erection of a garage and rear conservatory to dwellinghouse. Approved Subject to Conditions 28.08.1995

2014/0742/TP Erection of raised timber deck at rear Approved Subject to Conditions 12.12.2014

REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

Design Statement The extension is to be used as an annex for elderly family members,

designed to offer separate living quarters which could in the future form part of the original house. Plot can accommodate extension and retain large area of garden and thus avoid overdevelopment. Relates in terms of size, scale and height to the house. Existing extension creates a natural break and creates harmonious balance between the existing house and new extension. Does not create terrace due to position of site and only one neighbour. Materials complement the character of the existing house.

ASSESSMENT:

The site is located on the south side of Gateside Road and is situated within an established residential area characterised by a variety of house types and built forms. The property is a traditional single storey detached house which has been extended at the side and has decking to the rear. The site is triangular in shape with the rear boundary defined by the railway line and associated embankment. There is off-street parking and the side garden comprises lawn and a large mature tree. A mature hedge delineates the front boundary and the site slopes gently from east to west reflecting the gradient of the road.

Planning permission is being sought to erect a side extension to provide independent living accommodation for elderly family members.

The extension accommodates a kitchen, living area and en-suite bedroom. The constrained site boundary results in the extension being roughly triangular in shape. The proposed extension would be linked to the house by an internal door and would have a separate front door. It will project approximately 9m from the current gable wall at the front for a depth of approximately 2.8m, and approximately 1.5m at the rear with the side wall offset approximately 1m from the boundary fence at the rear. The roof would be configured to take account of the footprint of the extension and would present as a gable roof at the front with the ridge height and eaves level respecting the house. The existing extension would be recessed between the existing and proposed structures. Externally the extension would respect the original building in terms of window and door openings and external materials. The existing rear decking would be extended to accommodate the repositioned access steps. The existing driveway/hardstanding would be extended to accommodate two parallel parking spaces and the remainder of the garden would be retained as lawn. The alterations would require the removal of the tree.

The application requires to be assessed against the Development Plan and any material considerations. The relevant policies in the East Renfrewshire Local Development Plan are considered to be D1(1), D1(2), D2 and D14 and its supporting Supplementary Planning Guidance (SPG)-Householder Design Guide.

Policy D2 presumes against developments in the general urban area which are not compatible with the amenity and character of the area and requires compliance with other appropriate policies in the Development Plan. As there are no objections, in principle, to extending the property, the acceptability or otherwise will depend on the details.

Policy D1(1) requires that developments should not result in a significant loss of amenity and character to the area. As previously stated, the area displays a variety of house types and built forms, many of which have been altered and extended. The site does occupy a prominent location in the street scene due to the topography of the site and the low boundary fence at the front. The proposed extension, together with the existing extension, represents almost a 100% increase in the original footprint of the house and over a 100% increase in the original width. Furthermore, the proposed extension has the appearance of an attached house as it is not subservient to the existing house and has a separate front door. The overall setting of the house, as extended, is already compromised by its shape and lack of rear garden space and this would

be further compromised by the proposed extension. The proposal does not accord with Policy D1(1).

With regard to Policy D1(2), it is noted that the extension, in part, relates satisfactorily to the house in terms of materials and some design features. However, for reasons discussed above, it is considered that the size, scale and massing of the extension and its impact on the character and setting of the house are not acceptable. The proposal does not accord with Policy D1(2).

Policy D14 sets out 6 determining criteria against which all developments are assessed. In this case, the relevant criteria are:

- The size, scale and height of any development must be appropriate to the existing building.
- The development should avoid over-development of the site by major loss of existing garden space.

For reasons stated above, it is considered that the proposal does not accord with Policy D14.

The SPG outlines general principles against which all developments are assessed and sets out more detailed guidance on specific development types. General principles detailed in section 2.1 include:

- 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
- Over development of the site should be avoided and useable private (i.e. rear) garden grounds should be retained. No more than 50% of the rear garden should be occupied by the development.

With regard to the latter, it is acknowledged that this criterion refers specifically to rear garden areas and is not directly applicable to the applicant site. However, it does confirm the Council's commitment to resisting significant loss of garden ground.

For side extensions, the specific guidance states that they should:

- Be no more than 50% of the frontage of the original house
- Be set back at least 0.5m from the front elevation of the original house
- The ridge line of the extension should be below the ridge line of the original house.

The proposal does not meet the above criteria as the extension would result in more than a 50% increase in the original width of the house and the extension roof is higher than the existing extension to which it adjoins. In view of the foregoing, the application should be refused as contrary to the SPG.

Drawing all the above matters together, the proposal does not fully comply with Policies D1 and D14 and, as such, conflicts with Policy D2 of the East Renfrewshire Local Development Plan. Furthermore, the proposal does not accord with the SPG. The applicant has been made aware of the issues and has declined to consider amendments to the proposal. On that basis, the application should be refused as contrary to the Development Plan unless there are material considerations which would indicate otherwise.

The applicant has advised that the proposal is to accommodate two elderly family members and has been designed to afford the occupants a degree of independence. The planning policies do not presume against this type of development and, where appropriate, the Council will support

such proposals. However, the layout, design and physical relationship between the house and the proposed annex are matters which are important in the consideration of such applications.

In general terms, the annex should, for example, be the minimum size possible to allow for suitable living accommodation, should not have a separate access or lead to overdevelopment of the site. It is acknowledged that the extension is linked to the house by an internal door. However, it noted, for example, that the proposed living room is larger than the equivalent in the main house and, as discussed above, the extension includes a separate access and is large enough to compromise the setting of the existing house in terms of garden size.

To conclude, it is considered that the development does not accord with the Development Plan and there are no material considerations which would justify setting aside the Development Plan and approving the application. It is therefore recommended that the application be refused.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None

REASONS FOR REFUSAL:

1. The proposed development would by reason of its size, scale and design, would be contrary to Policy D1(1), Policy D1(2), Policy D2 and Policy D14 of the adopted East Renfrewshire Local Development Plan as it would constitute overdevelopment of the site and would have a detrimental effect on the character and amenity of the existing house.

2. The proposed development would by reason of its size, scale and design, would be contrary to the adopted Supplementary Planning Guidance-Household Design Guide as it does not comply with the general principles and the specific guidance on side extensions contained therein and, as a consequence, would constitute overdevelopment of the site and would have a detrimental effect on the character and amenity of the existing house.

ADDITIONAL NOTES: None.

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Ms Alison Mitchell on 0141 577 3117.

Ref. No.: 2017/0068/TP
(ALMI)

DATE: 18th April 2017

DIRECTOR OF ENVIRONMENT

Reference: 2017/0068/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 D2

General Urban Areas

Development will be supported within the general urban areas, as defined on the Proposals Map, where compatible with the character and amenity of the locality and surrounding land uses and where it complies with other appropriate policies of the Plan.

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

Finalised 18/04/17 IM(1)

**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. **2017/0068/TP**

Applicant

Mrs Kim Boyle
1 Gateside Road
Barrhead
East Renfrewshire
G78 1EW

Agent:

Coogan Architects
Barry Coogan
Studio 15, Omnia Building
Westerhill Road
Bishopbriggs
G64 2TQ

With reference to your application which was registered on 20th February 2017 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of single storey side extension to form annex for independent living accommodation

at: 1 Gateside Road Barrhead East Renfrewshire G78 1EW

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

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

1. The proposed development would by reason of its size, scale and design, would be contrary to Policy D1(1), Policy D1(2), Policy D2 and Policy D14 of the adopted East Renfrewshire Local Development Plan as it would constitute overdevelopment of the site and would have a detrimental effect on the character and amenity of the existing house.
2. The proposed development would by reason of its size, scale and design, would be contrary to the adopted Supplementary Planning Guidance-Household Design Guide as it does not comply with the general principles and the specific guidance on side extensions contained therein and, as a consequence, would constitute overdevelopment of the site and would have a detrimental effect on the character and amenity of the existing house.

Dated 18th April 2017



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

The following drawings/plans have been refused

Plan Description	Drawing Number	Drawing Version	Date on Plan
Location Plan	100	A	
Block Plan	101		
Proposed floor plans	214	B	
Elevations Proposed	307	A	
Roof Plan Proposed	208	A	

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 100038572-003

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

Applicant or Agent Details

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

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="Coogan Architects"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Barry"/>	Building Name:	<input type="text" value="Studio 15, Omnia Building"/>
Last Name: *	<input type="text" value="Coogan"/>	Building Number:	<input type="text"/>
Telephone Number: *	<input type="text" value="0141 772 2224"/>	Address 1 (Street): *	<input type="text" value="Westerhill Road"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Bishopbriggs"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
		Postcode: *	<input type="text" value="G64 2TQ"/>
Email Address: *	<input type="text" value="info@cooganarchitects.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"/>
First Name: *	<input type="text" value="Kim"/>	Building Number:	<input type="text" value="1"/>
Last Name: *	<input type="text" value="Boyle"/>	Address 1 (Street): *	<input type="text" value="Gateside Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G78 1EW"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing	<input type="text" value="659162"/>	Easting	<input type="text" value="249555"/>
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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)

Erection of single storey side extension to form annex for independent living accommodation.

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.

Our client is seeking a review of their application because they believe the application should be acceptable for the reasons outlined in the Design Statement.

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)

Design Statement and Drawings Nos: 359/ 100A, 101, 202B, 203, 208A, 214B, 303A & 307A.

Application Details

Please provide details of the application and decision.

What is the application reference number? *

2017/0068/TP

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

20/02/2017

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

18/04/2017

Review Procedure

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

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

Yes No

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

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

Yes No

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

Yes No

Checklist – Application for Notice of Review

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

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

Yes No

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

Yes No

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

Yes No N/A

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

Yes No

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

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

Yes No

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

Declare – Notice of Review

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

Declaration Name: Mr Barry Coogan

Declaration Date: 25/04/2017

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1 GATESIDE ROAD, BARRHEAD PLANNING APPLICATION DESIGN STATEMENT

PROJECT SUMMARY:

The project comprises of an extension to an existing single-storey detached property in Barrhead. The extension is to be utilised as an annex for the client's parents who are elderly with one parent blind and requiring care. Our client is looking to create a space which can work as their parent's own separate living quarters and then one day can become part of the overall original house.

GARDEN AREA:

The property sits on an extensive plot and a large area of garden will remain once the development has been completed, thus avoiding over-development of the site.

MASSING:

The extension replicates the existing house both in terms of size, scale and height. We have utilised the existing kitchen extension to create a natural break within the elevation and create a harmonious balance between the existing house and new extension.

Although the extension is not set back from the front face of the existing house, the design avoids a terracing effect due to the position of the site and only having one nearby property to the west.

MATERIALS:

The extension complements the character of the existing house in terms of architectural language and choice of materials.

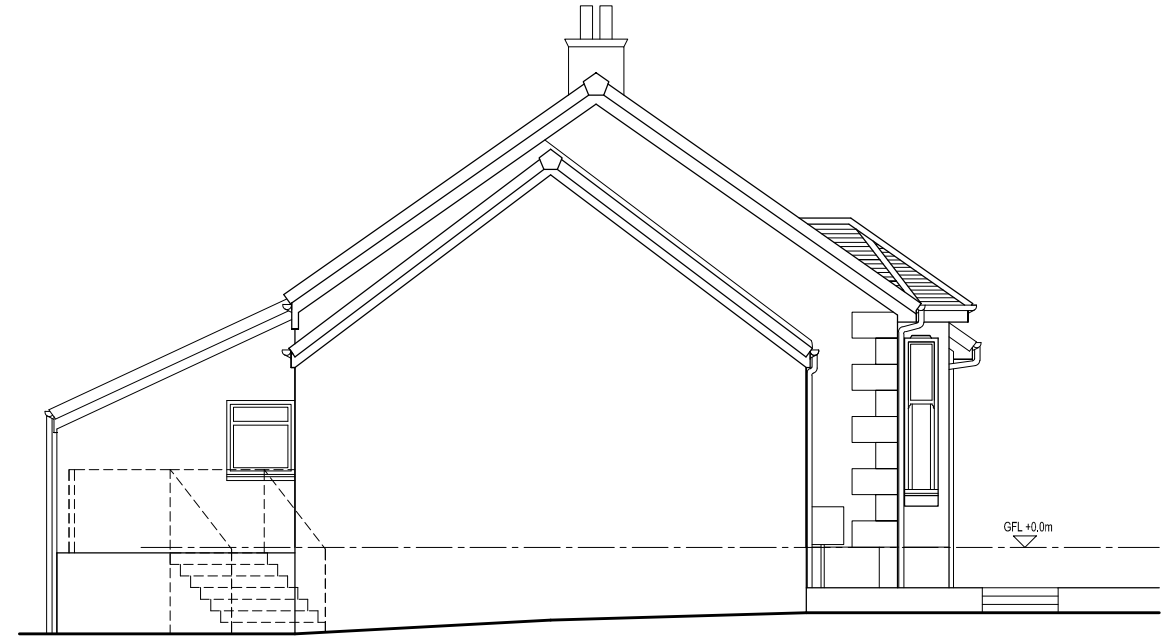
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PLANS/PHOTOGRAPHS/DRAWINGS

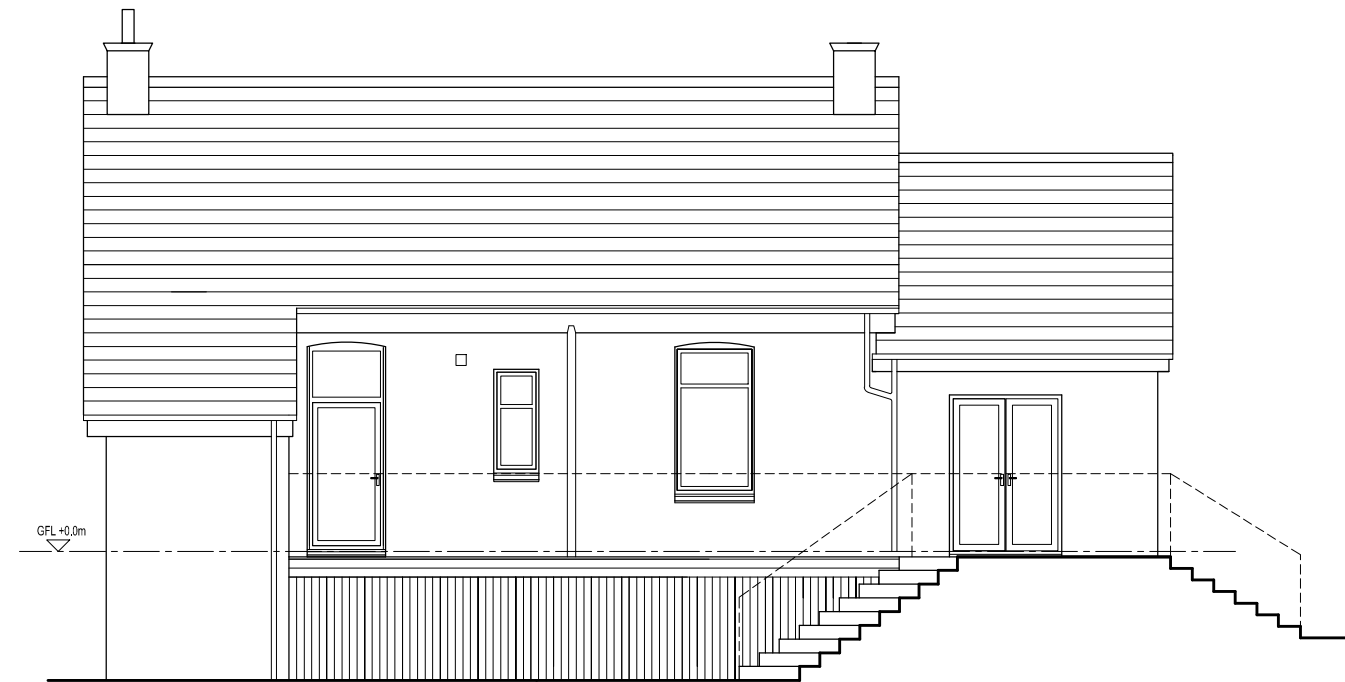
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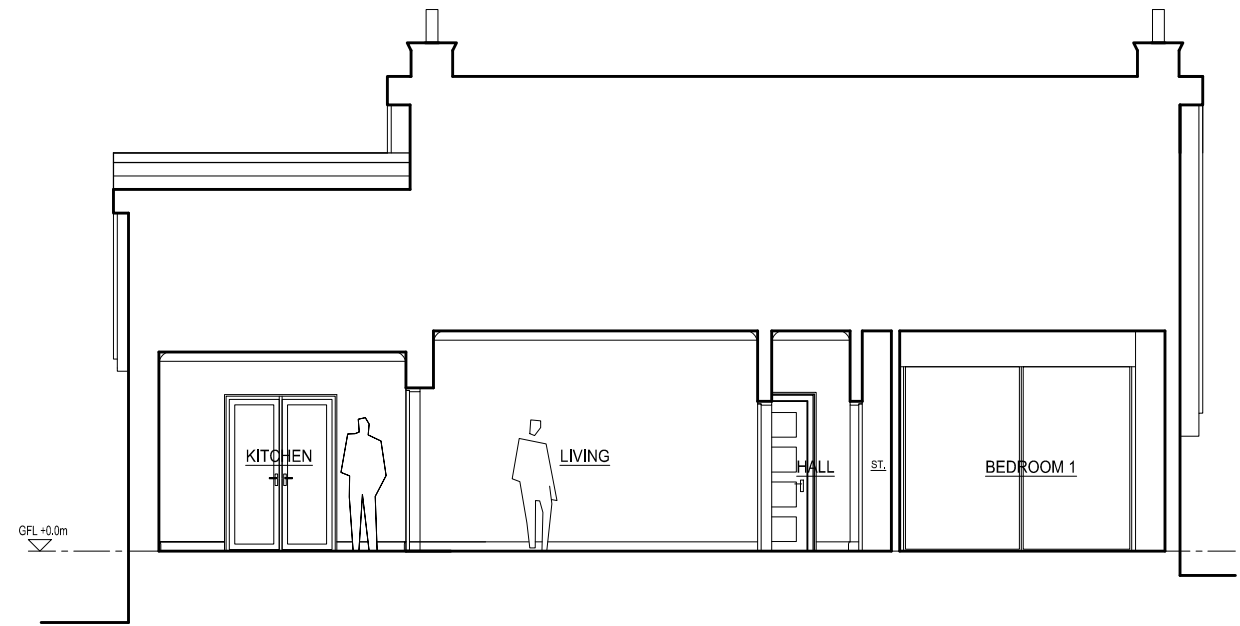
FRONT ELEVATION AS EXISTING



SIDE ELEVATION AS EXISTING




REAR ELEVATION AS EXISTING

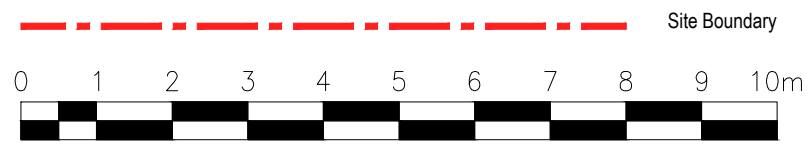
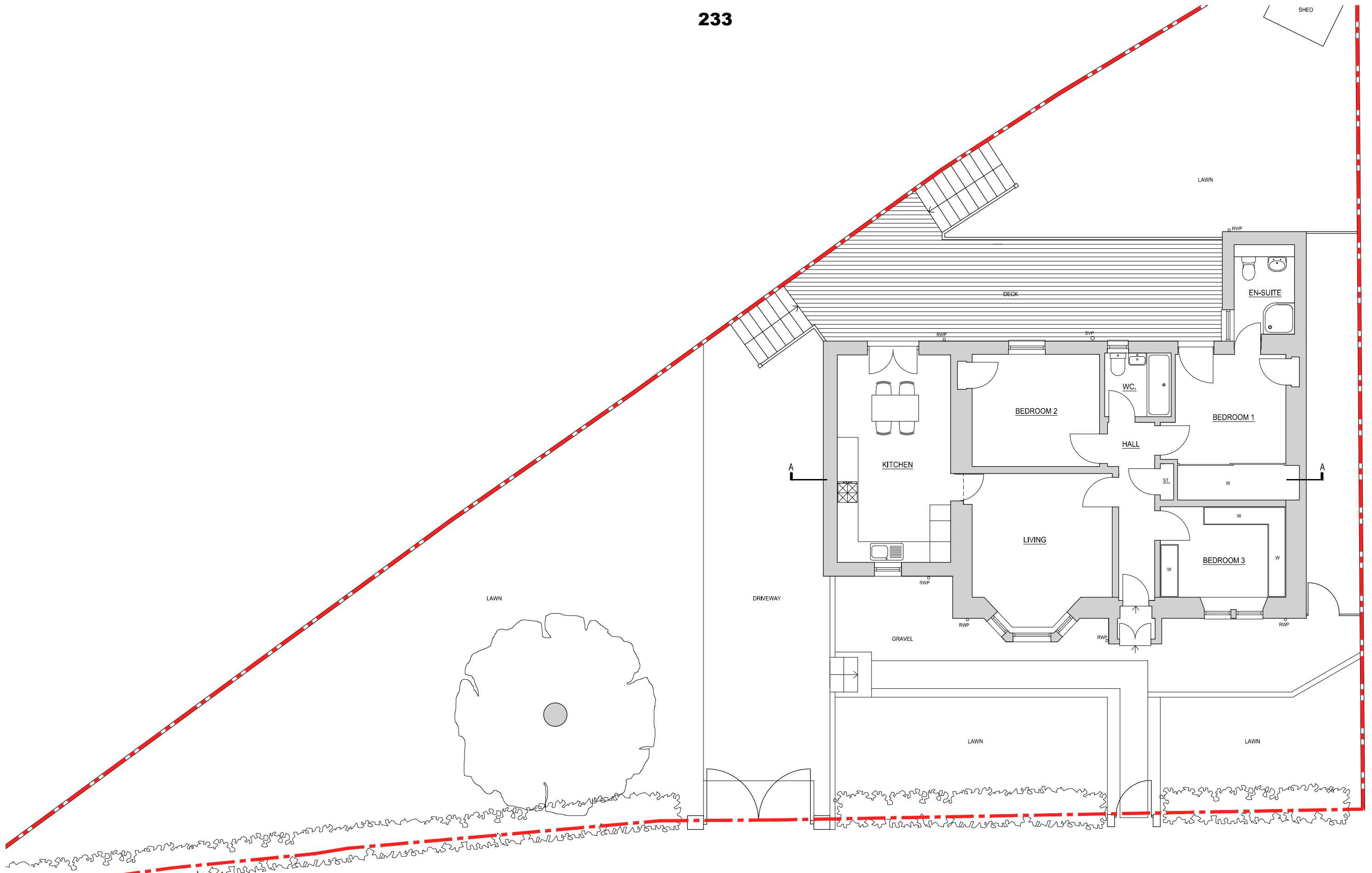


SECTION AA AS EXISTING



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A	Planning Issue.	02.02.17	hp	Extension and Alterations to 1 Gateside Road, Barrhead, Glasgow, G78 1EW				
Do not scale. Use figured dimensions only. Any discrepancies to be reported to the Architect. © cooganarchitects				title	job number	drawing	revision	
				Elevations and Section as Existing	359	303	A	
				client	scale	date	drawn	
				Mr and Mrs Boyle	1:100 @ A3	04.01.17	hp	

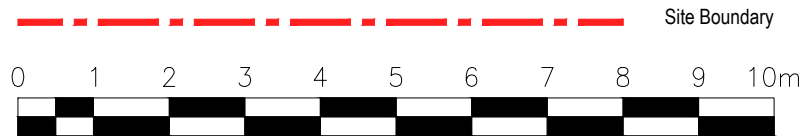
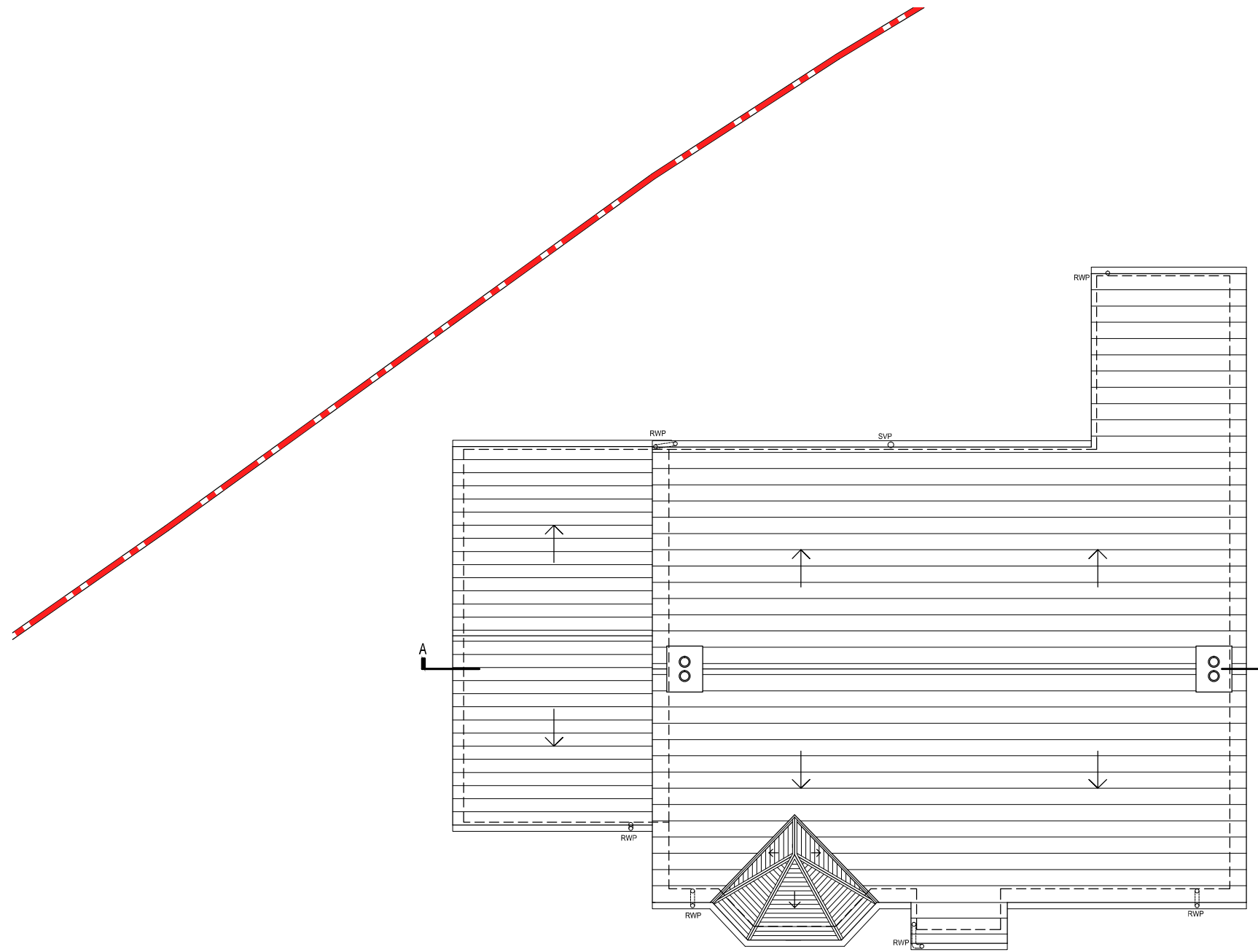
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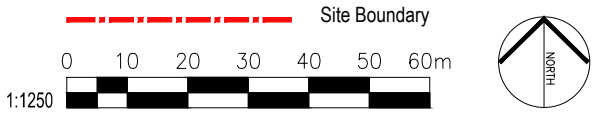
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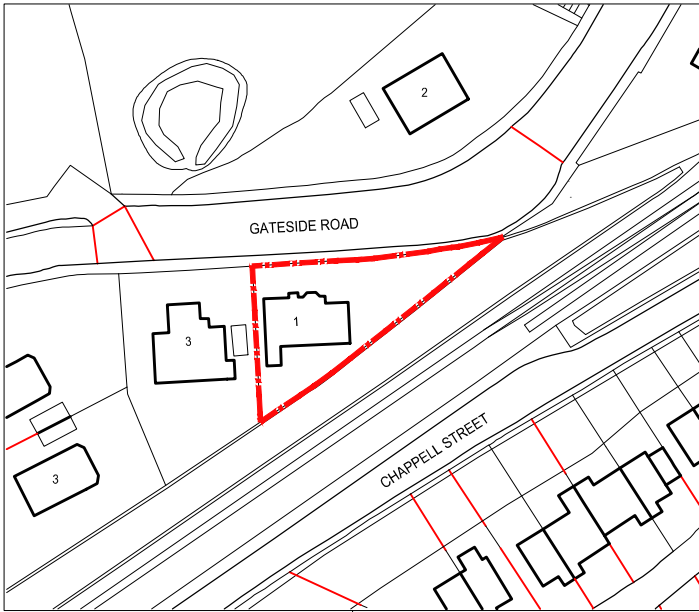


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	title Roof Plan as Existing	job number 359	drawing 203		revision .
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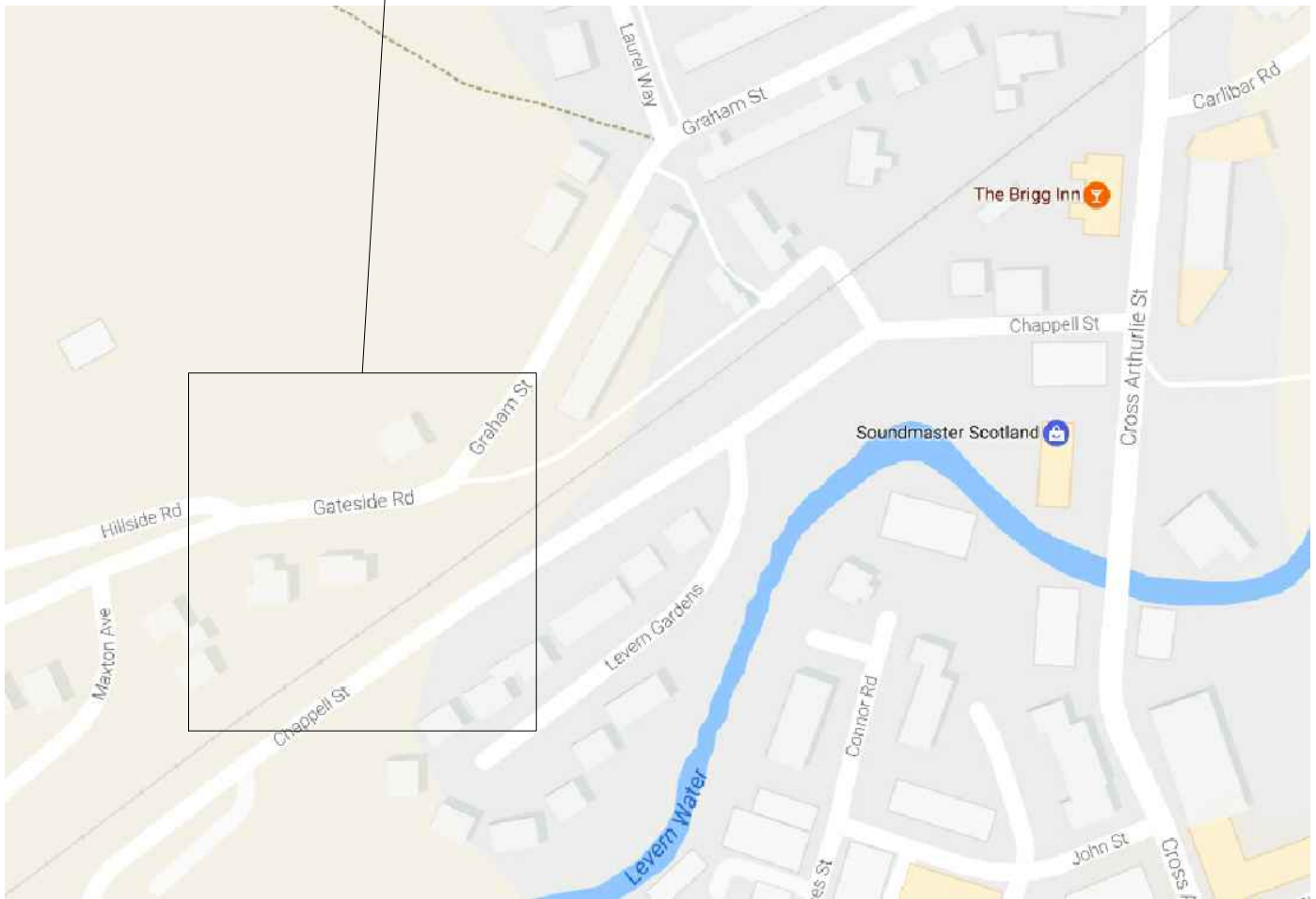


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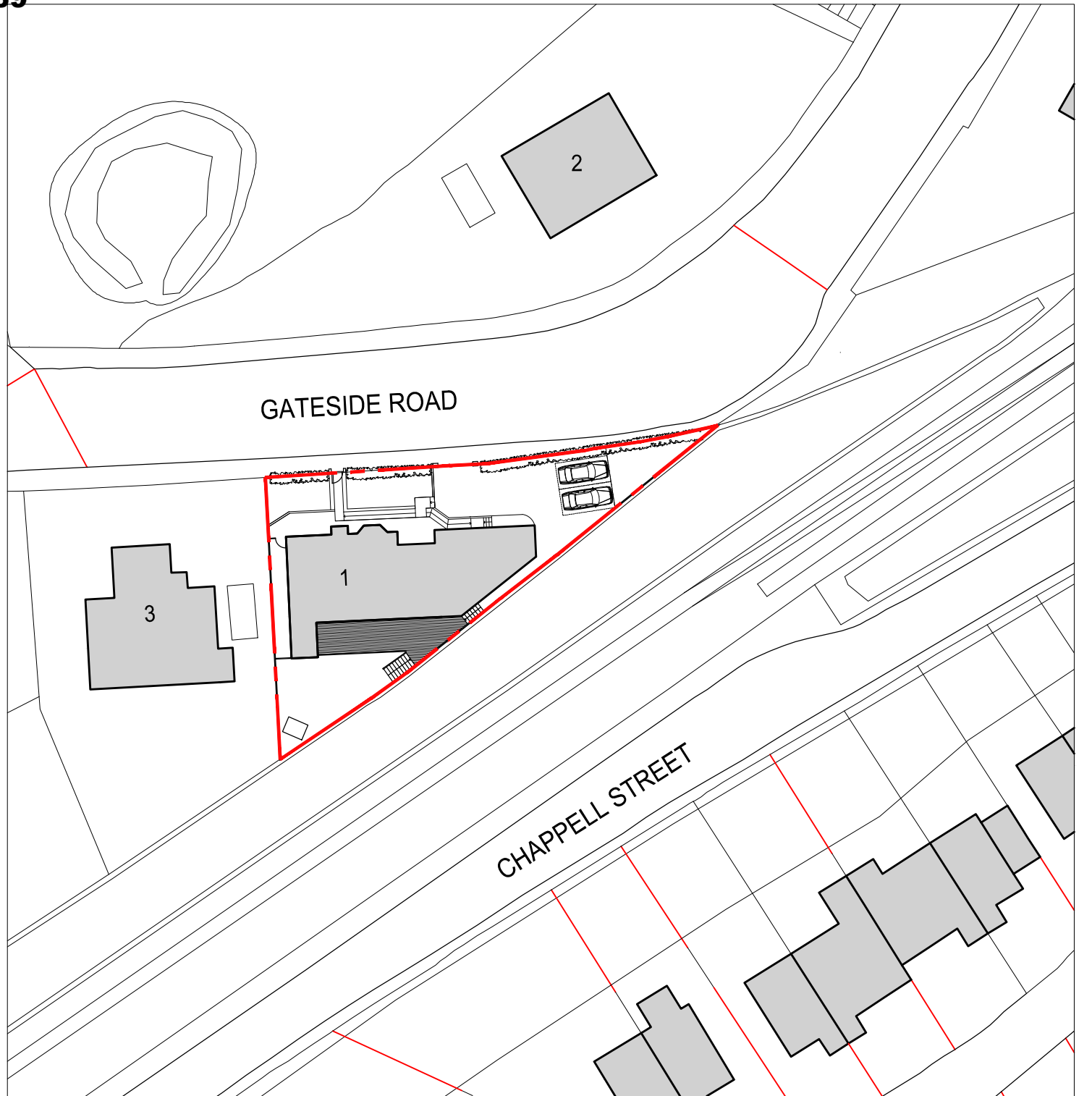
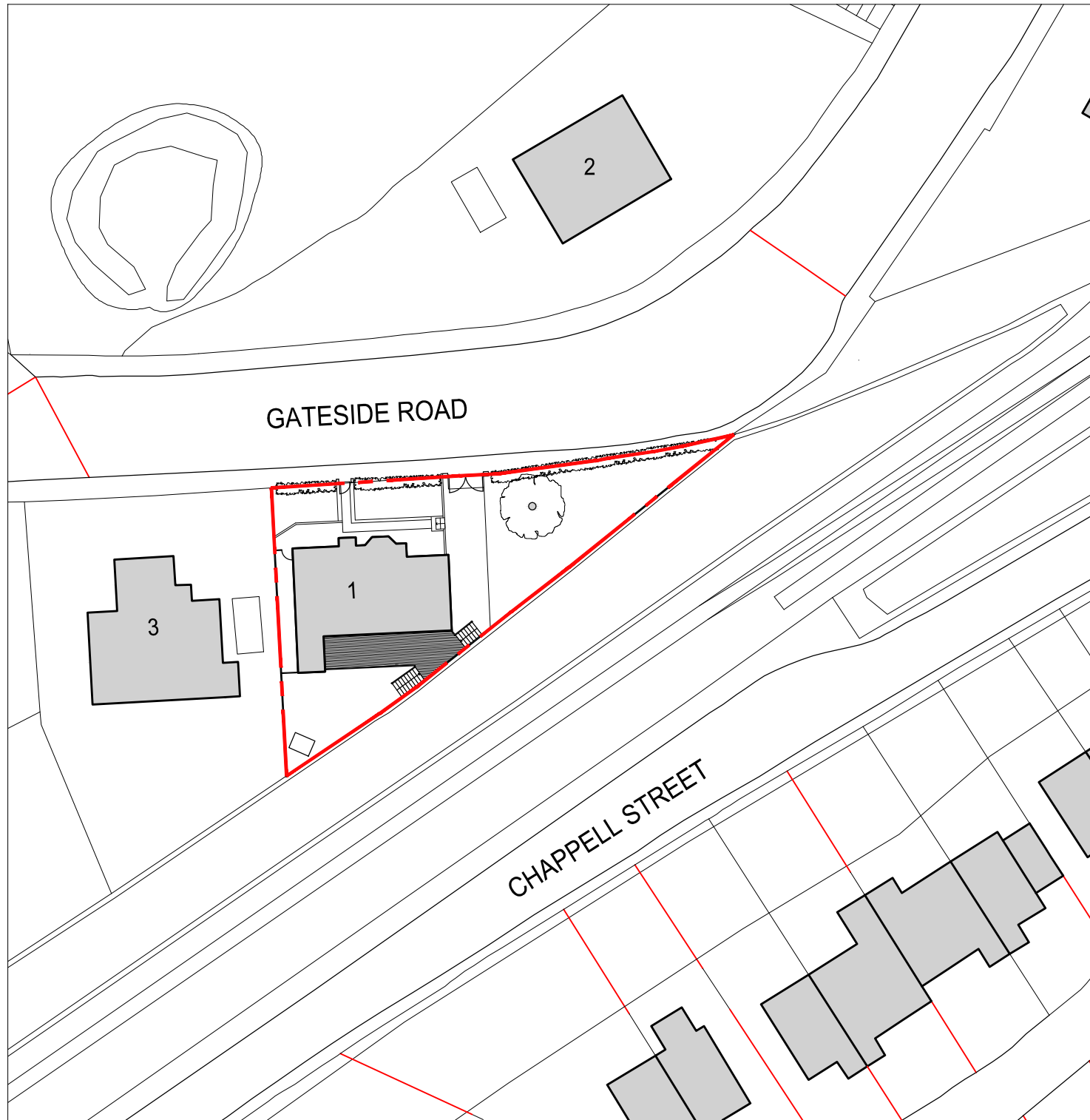
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rev	description	date	drawn
A	Locating map added.	19.02.17	BC



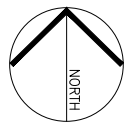
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client Mr and Mrs Boyle	scale 1:1250@A4		date 02.02.17	drawn hp

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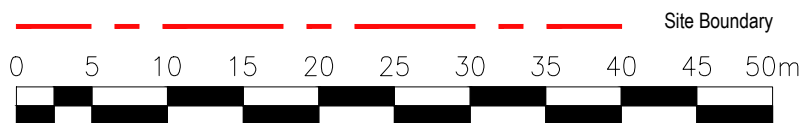
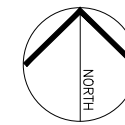
**1 GATESIDE ROAD
EXISTING BLOCK PLAN**

Site Area: 530.3m²
Existing Building Footprint: 116.6m²



**1 GATESIDE ROAD
PROPOSED BLOCK PLAN**

Site Area: 530.3m²
Proposed Building Footprint: 170m²



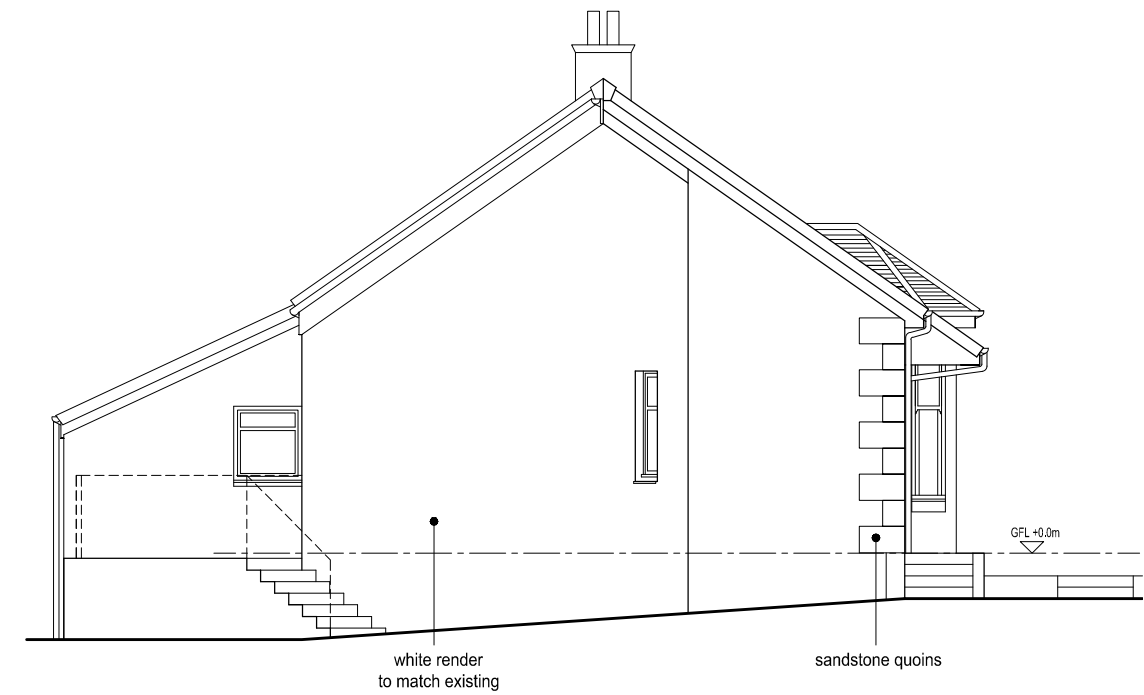
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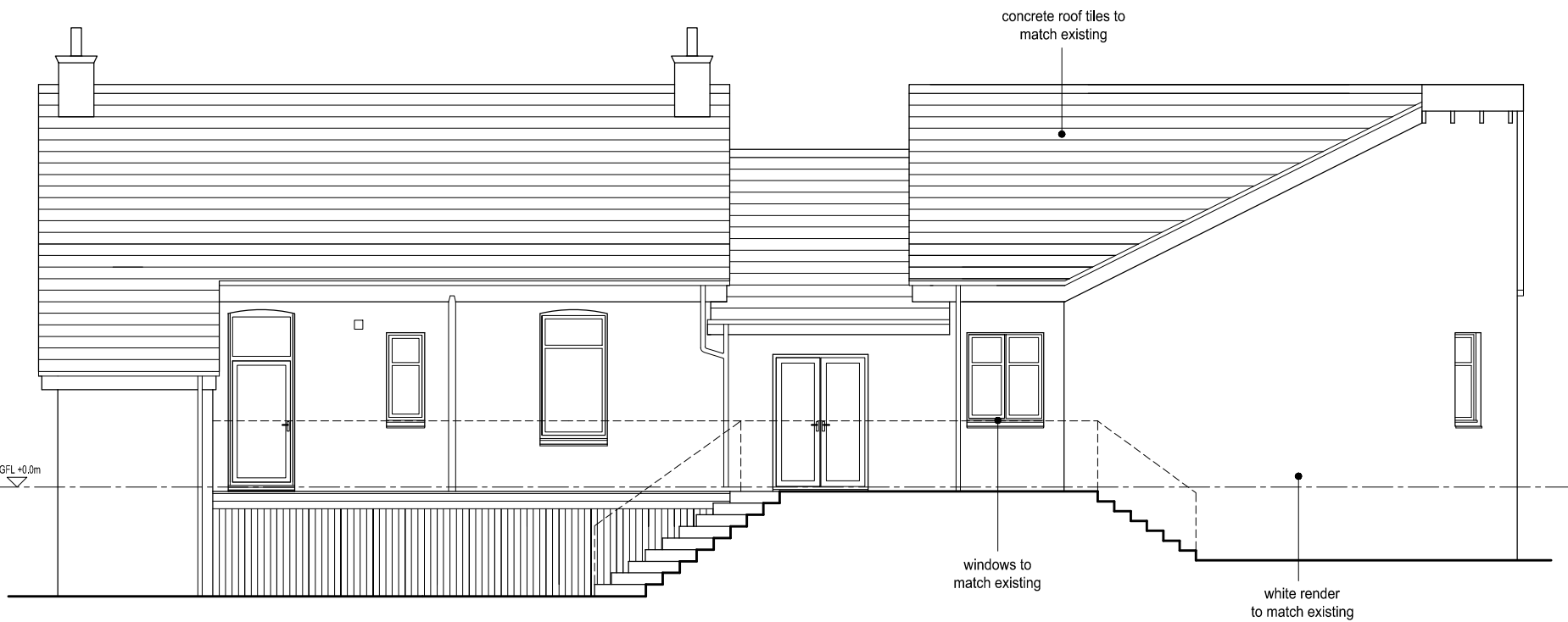
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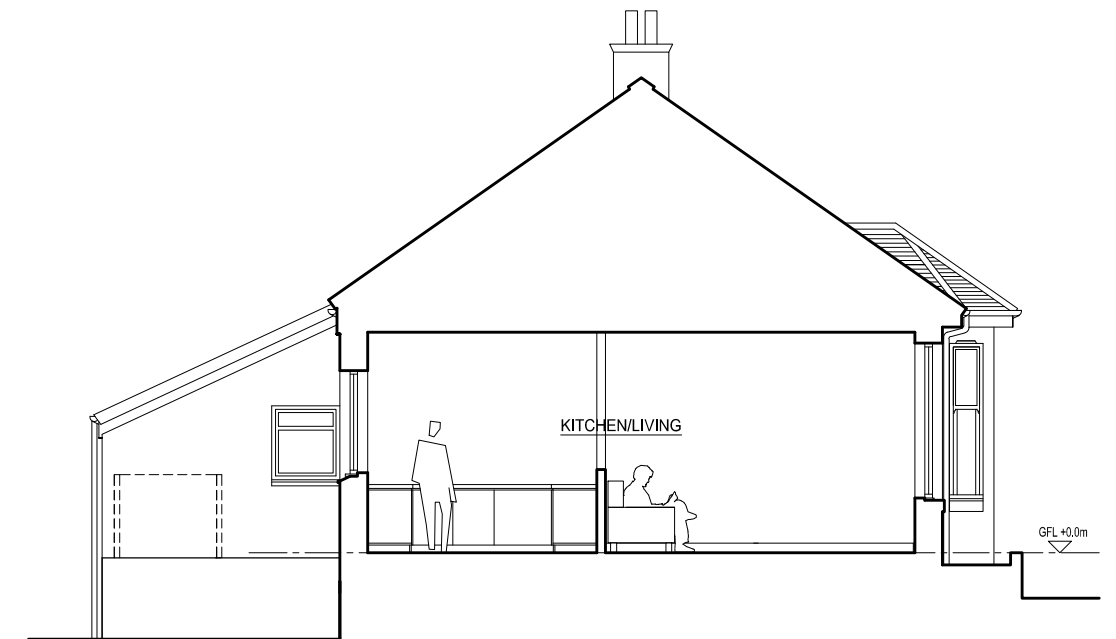
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SIDE ELEVATION AS PROPOSED




REAR ELEVATION AS PROPOSED



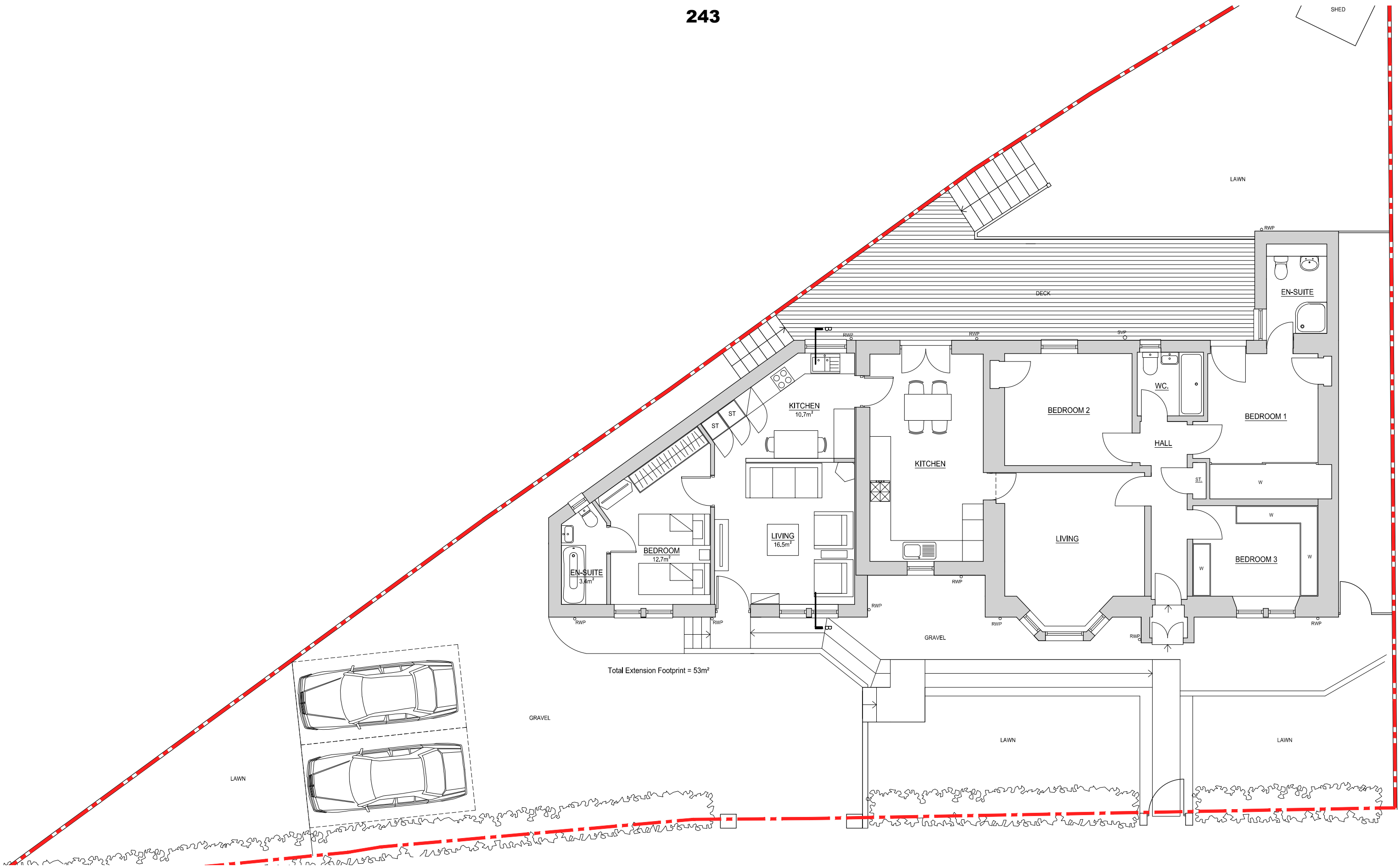
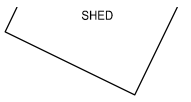
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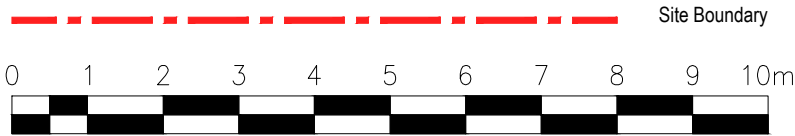
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A	Planning Issue.	02.02.17	hp	Extension and Alterations to 1 Gateside Road, Barrhead, Glasgow, G78 1EW				
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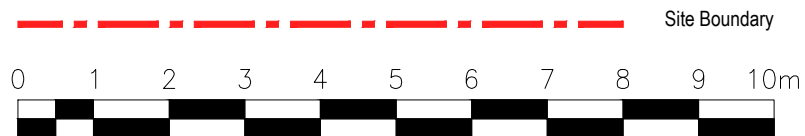
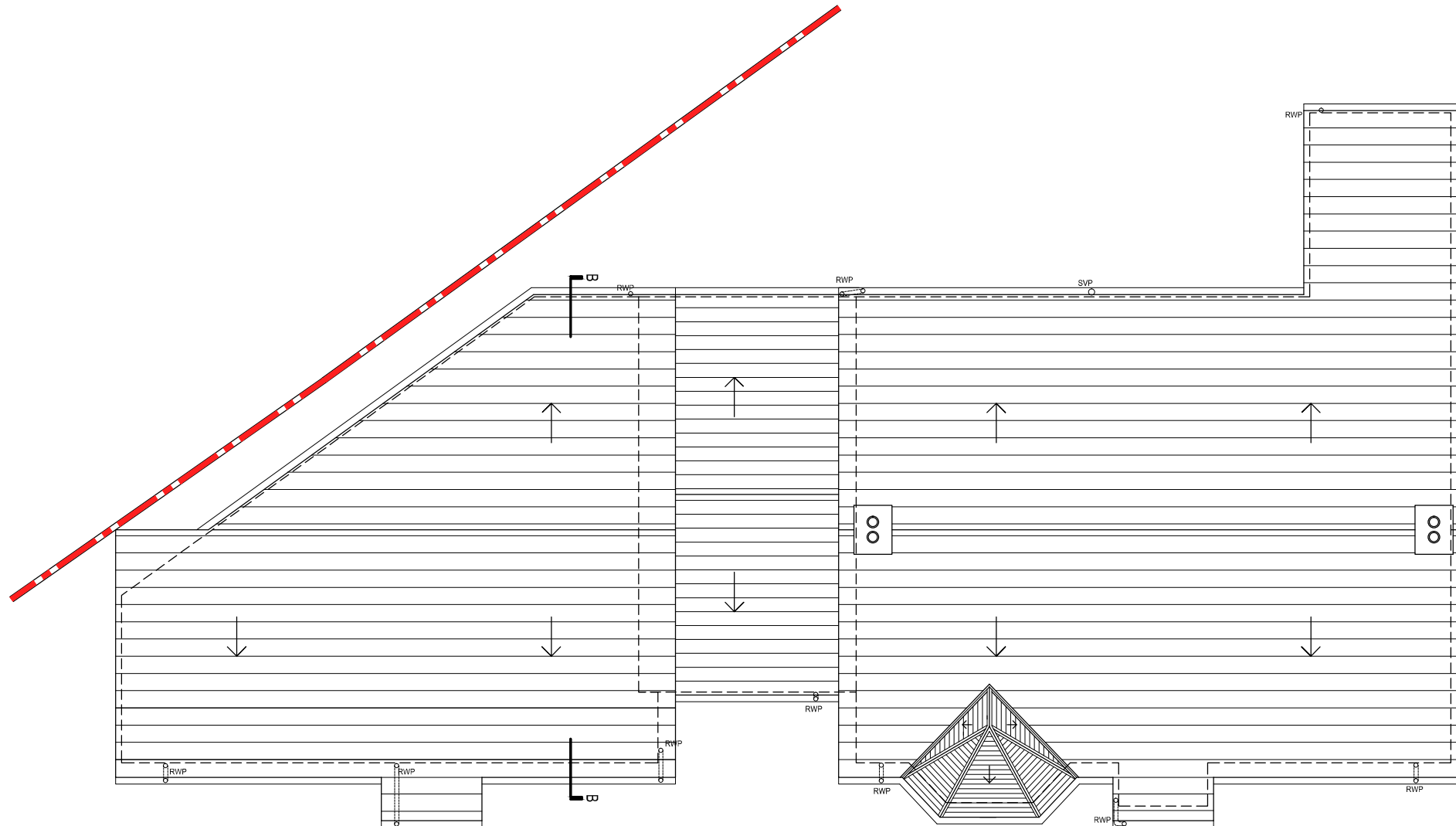
Total Extension Footprint = 53m²



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client Mr and Mrs Boyle			scale 1:100 @ A3	date 27.01.17	drawn hp

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client Mr and Mrs Boyle				scale 1:100 @ A3	date 19.01.17	drawn hp	

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