

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY6 September 2017Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2017/20ERECTION OF ONE AND A HALF STOREY REAR EXTENSION WITH ASSOCIATEDRAISING OF RIDGE HEIGHT AND INSTALLATION OF DORMER WINDOWSAT FRONT AND SIDES AT 19 CAPLETHILL ROAD, BARRHEAD**PURPOSE OF REPORT**

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

DETAILS OF APPLICATION

2. Application type: Full Planning Permission (Ref No:- 2017/0338/TP).
- Applicant: Mr Sean Hogg.
- Proposal: Erection of one and a half storey rear extension with associated raising of ridge height and installation of dormer windows at front and sides.
- Location: 19 Caplethill Road, Barrhead.
- Council Area/Ward: Barrhead, Liboside and Uplawmoor (Ward 1).

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 the application. A copy of the applicant’s Notice of Review and Statement of Reasons is attached as Appendix 5.

9. The applicant is entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and has indicated that his stated preference is the assessment of the review documents only, with no further procedure.

10. The Local Review Body is not bound to accede to the applicant’s request as to how it will determine the review and will itself decide what procedure will be followed in this regard.

11. However, at the meeting of the Local Review Body on 10 August 2016, it was decided that the Local Review Body would carry out unaccompanied site inspections for every review case it received prior to the cases being given initial consideration at a meeting of the Local Review Body.

12. In accordance with the above decision, an unaccompanied site inspection will be carried out immediately before the meeting of the Local Review Body on Wednesday, 6 September 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 139 - 146);
- (b) Copies of objections/representations – Appendix 2 (Pages 147 - 154);
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 155 - 162);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 163 - 166); and
- (e) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages 167 - 176).

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 177 - 188).

- (a) Elevations as Existing;
- (b) Elevations as Proposed;
- (c) Plan and Roof Plan as Existing;
- (d) Roof Plan as Proposed;
- (e) Sections as Proposed;
- (f) Refused – Location Plan;
- (g) Refused – Amended Proposed Elevations;
- (h) Refused – Amended Sections;
- (i) Refused – Roof and Site Plan as Proposed; and
- (j) Refused – Ground and Attic Plan 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:- August 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 100052050-001

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

Description of Proposal

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

New attic conversion and rear extension to property

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

No Yes - Started Yes – Completed

Applicant or Agent Details

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

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	A1 Architectural Design Ltd		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	George	Building Name:	<input type="text"/>
Last Name: *	Clark	Building Number:	5
Telephone Number: *	01236769579	Address 1 (Street): *	5 Cherrybank Walk
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	07770611090	Town/City: *	Airdrie
Fax Number:	<input type="text"/>	Country: *	North Lanrakshire
		Postcode: *	ML60HZ
Email Address: *	george@a1archdesign.co.uk		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	Sean	Building Number:	19
Last Name: *	Hogg	Address 1 (Street): *	Caplethill Road
Company/Organisation	<input type="text"/>	Address 2:	Barrhead
Telephone Number: *	<input type="text"/>	Town/City: *	Glasgow
Extension Number:	<input type="text"/>	Country: *	United Kingdom
Mobile Number:	<input type="text"/>	Postcode: *	G781HU
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

19 CAPLETHILL ROAD

Address 2:

BARRHEAD

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G78 1HU

Please identify/describe the location of the site or sites

Northing

660243

Easting

249519

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Conversation and email on revised proposals

Title:

Mr

Other title:

Principal Planner

First Name:

Ian

Last Name:

Walker

Correspondence Reference Number:

Date (dd/mm/yyyy):

27/04/2017

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Trees

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

Yes No

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

Access and Parking

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

Yes No

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

Planning Service Employee/Elected Member Interest

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

Yes No

Certificates and Notices

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

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

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

Yes No

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

Yes No

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

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

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

Signed: George Clark

On behalf of: Mr Sean Hogg

Date: 15/05/2017

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 George Clark

Declaration Date: 15/05/2017

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COPIES OF REPRESENTATIONS

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17 Caplethill Road
Barrhead
East Renfrewshire
G78 1HU

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

Your Ref No – **2017/0338/TP**

Dear Sir,

I write with reference to the above planning application submitted on behalf of Mr S Hogg.

It is with regret that I have to register my objection to the proposal based on the following reasons. I believe that the submitted plans will have a negative impact on my property as well as on the area of Caplethill Road.

1. The rear extension will be a significant increase in the footprint of No 19 Caplethill Road.
2. The increased length and width of the three (3) planned dormer windows (in addition to the rear extension) will greatly increase the scale and overall mass of the property that is out of character / proportion to the other properties within the area.
3. The proposed rooflight as shown on the Gable Elevation, (adjacent to No 17) will look directly into my kitchen window.
4. The increased size of the dormer window as shown on the Gable Elevation, (adjacent to No 17) will look directly into my bathroom window.
5. The site plan (as proposed) is drawn incorrectly, as it 180 degrees out. The dormers are shown as facing the rear garden.
6. The previous planning application **2016/0735/TP** was refused on the grounds of the design, mass and scaling being in contravention of the Policies D1 & D14 of the East Renfrewshire Council Local Development Plan. This revised proposal with its increased size of dormers appears not to reduce the scale or mass. It was also stated that the previous proposal was – Dominant and incongruous with the design and integrity of the original house and area.

I do understand and am sympathetic to the fact that the property at No 19 Caplethill Road, does require a high degree of upgrading to meet the needs of a 21st century dwelling.

However, I have confidence that the East Renfrewshire Council's officials, will ensure that any renovation and proposed extensions will adhere to the various Local & National Planning and Building requirements.

Yours faithfully,

Jacqueline Elder

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17 Caplethill Road
Barrhead
East Renfrewshire
G78 1HU
06 August 2017

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

Your Ref No – **2017/0338/TP & REVIEW/2017/20**

Dear Sir,

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

I am sympathetic to the fact that the property at No 19 Caplethill Road, Barrhead, requires a degree of renovation and upgrading.

I remain concerned about the overall scale and massing of the development.

However, I am confident that the East Renfrewshire Council officials will ensure that any plans and subsequent refurbishment work, will adhere to the various Local & National Planning and Building requirements, so that the property remains in keeping with the local environment.

Yours faithfully,

Jacqueline Elder

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Sean Hogg
19 Caplethill Road
Barrhead
Glasgow
G78 1HU
7th Aug 2017

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

Your Ref No – **2017/0338/TP & REVIEW/2017/20**

Dear Sir,

I am writing in response to the concerns raised by Jacqueline Elder at No17.

Firstly to say the property requires a “degree of renovation and upgrading” is an understatement.

The planning officer made it clear he has no issues with the size of the development it is all to do with the style of dormer windows.

The planner advised that he would like to see flat roofed dormers and at one stage advised we could make them even bigger at the sides.

After the first application was refused I have significantly scaled things back in order to appease the planning department and Jacqueline Elder.

Regards

Sean Hogg

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REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2017/0338/TP

Date Registered: 15th May 2017

Application Type: Full Planning Permission

This application is a Local Development

Ward: 1 -Barrhead, Liboside And Uplawmoor

Co-ordinates: 249519/:660243

Applicant/Agent:

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

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

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

Location: 19 Caplethill Road
Barrhead
East Renfrewshire
G78 1HU

CONSULTATIONS/COMMENTS: None.**PUBLICITY:** None.**SITE NOTICES:** None.**SITE HISTORY:**

2010/0419/TP	Installation of access ramp	Granted	23.08.2010
2016/0735/TP	Erection of one and a half storey rear extension with raising of ridge height and installation of dormer windows at front, sides and rear	Refused Local Review Dismissed	17.01.2017 27.04.2017

REPRESENTATIONS: 1 representation has been received: Representations can be summarised as follows:

Scale of extension
Out of character with the area
Impact on privacy
Previous refusal
Accuracy of drawings

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

ASSESSMENT:

The application site comprises a detached hipped roofed bungalow located on the south side of Caplethill Road, Barrhead. Caplethill Road is a single sided street on the local authority boundary of East Renfrewshire with Renfrewshire Council. It is characterised along its length by a predominance of similar bungalows with low pitched hipped roofs. A limited number of dormer windows are in evidence.

The house is currently vacant and has been partly stripped out internally. The original accommodation was on the ground floor only and extended to four apartments, bathroom and kitchen with small utility porch addition at the rear.

This application has been submitted following a refusal of planning permission for the erection of one and a half storey rear extension (2016/0735/TP). The reasons for the refusal were based primarily on the dominant scale of the roof structure; its impact on the design of the house and the amenity and character of the area.

Planning permission is again sought for the erection of one and a half storey rear extension. The proposed extension projects approximately 5 metres from the rear elevation and will extend across the full rear elevation of the house. The enlarged ground floor will extend to a large kitchen/lounge in the extension and four other apartments in the main body of the original house.

The new upper floor will be accessed from the new kitchen/lounge area and will be accommodated in a new hipped roof structure that will have its ridge line running from front to rear. In an effort to respond to the previous reasons for refusal and to create useable space in the new attic the applicant has gone to the unusual length of lowering the internal ceiling heights in the original house. This means the ridge height of this new roof will be the same as that of the existing house thus retaining the low profile of the house.

The rear hipped roof plane will have a large rooflight structure at the rear over the kitchen/lounge area. Smaller narrow roof lights are also proposed on the side roof planes. The upper floor will accommodate a single bedroom with an en-suite and dressing room. Three new dormer windows are proposed at the front and both sides. The dormer windows are of a gable fronted design with low side eaves lines.

The proposal is required to be assessed against the adopted East Renfrewshire Local Development Plan (LDP), in particular Policies D1 and D14.

Policy D1 indicates development should not result in a significant loss of character or amenity of the surrounding area; that proposals should be in keeping in terms of scale, size, massing with

the buildings in the locality and respect local architecture and built form; and not adversely impact on the amenity of neighbouring properties by unreasonably restricting their sunlight or privacy.

Policy D14 refers specifically to extensions to dwellinghouses and indicates that extensions must complement the character of the property and the size scale and height of development must be appropriate to the existing building. Furthermore, proposals are required to be subordinate, and not dominate or overwhelm the original form or appearance of the dwelling house. Dormer windows are also referenced with stated parameters in terms of scale and siting on the roof plane.

Policy D14 is supported by the adopted Supplementary Planning Guidance (SPG) on Householder Design Guide.

In consideration of the policies above, the site sits within a street of similar bungalow house types (15 in number) none of which have been substantially extended. Therefore the character of the street is largely unaltered from its original construction. There are a limited number of dormer windows on the street, three of which are at the front.

In strict terms the bungalows on Caplethill Road, given their roof design, were not designed or intended to have upper floor accommodation. The existing dormer windows on the street respond to the low profile and limited roof plane of the houses. Nevertheless the dormer windows in terms of their design broadly comply with the Council's guidance on dormer windows contained in the SPG where flat roofed dormers are specifically noted as being appropriate for such houses.

The proposal alters the roof by introducing a different ridgeline running from front to back across as opposed to the short existing ridgeline running parallel to the front elevation. This will alter the character of the house and is on strict terms not in accordance with the terms of the SPG. However this alteration is predominantly at the rear and the roof does not exceed the height of the existing house and the pitch of the roof planes is unaltered. It is considered that this element can be supported against Policies D1 and D14 and the SPG.

The dormer window design however is an area of concern. The incidence of dormer windows is limited but it is considered reasonable in the interest of continuity of the character of the street to seek similarly designed dormer windows. A departure from this to an incongruous gable fronted design as proposed is not considered appropriate.

The proposed dormers detract from the horizontal emphasis of the subject house and are not in keeping with the other examples in the street. This is the first planning application of its type in the street and the implications are that a variety of dormer window designs that may potentially come forward in subsequent future proposals. The incongruous gable fronted design combined with the low eaves line serves to increase the dormers vertical emphasis to the detriment of the house and the character of the street.

It is considered that the proposal is contrary to Policies D1 and D14 the adopted LDP and the SPG and should be refused unless material considerations indicate otherwise.

Material considerations in this case extend to any third party objections. In terms of the objection that has been received and matters that have not been addressed above, the following comments are made. The concerns regarding privacy relate primarily to perceived views from proposed rooflights in the new roof structure. Given the internal layout of the proposal the rooflights are relatively low in the roof plane. The section through the proposed roof structure shows the highest part of the rooflights at approximately 1.5m. This height and the shallow plane of the roof combined with the distance to the neighbouring property at approximately 8m is not

considered to significantly affect privacy.

Accordingly it is considered that the dormer windows are contrary to Policies D1 and D14 and the SPG as their design would be out of character with the other dormer windows in the street and constitute an incongruous addition to the dwellinghouse.

It is therefore recommended that planning permission is refused.

RECOMMENDATION: Refuse

REASONS FOR REFUSAL:

1. The proposal is contrary to Policy D1 of the East Renfrewshire Local Development Plan as the design of the dormer windows it will have an adverse impact on the appearance of the house and the character of the area.
2. The proposed dormer windows are contrary to Policy D14 of the East Renfrewshire Local Development Plan and the Supplementary Planning Guidance on Householder Design Guidance as they will be incongruous to the design of the original dwellinghouse. As a result the dormer windows will also be out of character with other dormer windows on Caplethill Road and the visual amenity and character of the area.

PLANNING OBLIGATIONS: None

ADDITIONAL NOTES: None

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Ian Walker on 0141 577 3042.

Ref. No: 2017/0338/TP (IAWA)

DATE: 7th July 2017

DIRECTOR OF ENVIRONMENT

Reference: 2017/0338/TP - Appendix1

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 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 07/07/17 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. **2017/0338/TP**

Applicant

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

Agent:

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

With reference to your application which was registered on 15th May 2017 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

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

at: 19 Caplethill Road Barrhead East Renfrewshire G78 1HU

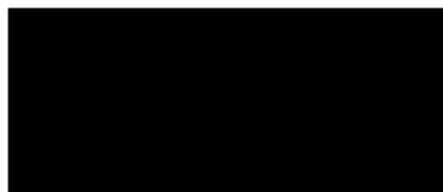
the Council in exercise of their powers under the abovementioned Act and Regulations hereby refuse planning permission for the said development.

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

1. The proposal is contrary to Policy D1 of the East Renfrewshire Local Development Plan as the design of the dormer windows it will have an adverse impact on the appearance of the house and the character of the area.

2. The proposed dormer windows are contrary to Policy D14 of the East Renfrewshire Local Development Plan and the Supplementary Planning Guidance on Householder Design Guidance as they will be incongruous to the design of the original dwellinghouse. As a result the dormer windows will also be out of character with other dormer windows on Caplethill Road and the visual amenity and character of the area.

Dated 7th July 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	L(2-) 001		
Proposed plan	L(2-) 004		
Section Details	L(2-) 007 REV A		
Elevations Proposed	L(2-) 006 REV A		
Roof Plan Proposed	L(2-) 005 REV 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 100052050-002

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

Applicant or Agent Details

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

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:

A1 Architectural Design Ltd

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

George

Building Name:

Last Name: *

Clark

Building Number:

5

Telephone Number: *

07770611090

Address 1
(Street): *

Cherrybank Walk

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Airdrie

Fax Number:

Country: *

UK

Postcode: *

ML6 0HZ

Email Address: *

george@a1archdesign.co.uk

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

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

Site Address Details

Planning Authority:	<input type="text" value="East Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="19 CAPLETHILL ROAD"/>
Address 2:	<input type="text" value="BARRHEAD"/>
Address 3:	<input type="text"/>
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 1HU"/>

Please identify/describe the location of the site or sites

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

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

New attic conversion and rear extension to property

Type of Application

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

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

What does your review relate to? *

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

Statement of reasons for seeking review

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

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

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

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

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

Yes No

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

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

planning appeal statement 001 and drawings 001 to 006

Application Details

Please provide details of the application and decision.

What is the application reference number? *

2017/0338/TP

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

15/05/2017

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

10/07/2017

Review Procedure

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

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

Yes No

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

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

Yes No

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

Yes No

Checklist – Application for Notice of Review

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

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

Yes No

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

Yes No

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

Yes No N/A

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

Yes No

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

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

Yes No

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

Declare – Notice of Review

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

Declaration Name: Mr George Clark

Declaration Date: 20/07/2017

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**Planning Appeal Statement To Support Refused Planning
Application Ref- 2017/0338/TP
19 Caplethill Road Barrhead G78 1HU**

Submitted Original Planning Drawings:

- L(2-)001 Site location plan & block plan.
- L(2-)002 Plan & roof plan as existing.
- L(2-)003 Elevations as existing.
- L(2-)004 Ground floor & attic plan as proposed.
- L(2-)005 Roof plan & site plan as proposed.
- L(2-)006 Elevations as proposed.
- L(2-)007 Sections as Proposed

Planning Application Refusal

The application for planning permission was refused on 7th July 2017 by East Renfrewshire Council on the following conditions:

1. Did not comply with policy D1 of the East Renfrewshire Local Development plan as design of dormer windows will have adverse impact on the appearance of the house and character of the area.
2. The proposed dormer windows are contrary to Policy D14 of the East Renfrewshire Local Development Plan and supplementary Planning Guidance on Householder Design Guidance as they will be incongruous to the design of the original dwelling house. As a result the dormer windows will also be out of character with other dormer windows on Caplethill Road and the visual amenity and character of the area.

Reasons For Appeal Against Planning Decision

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

Points 1 & 2 contained in the above refusal conditions:

The current dormer design offers a pleasing traditional pitched style roof appearance design, similar to the pitch of the proposed roof which does not have any adverse impact on the appearance of the house as mentioned above. The dormer sits below the ridgeline as per general good design, the roof dormer not hipped but shown as a pitched gable, again shown sensible design. This style of dormer has been done across Scotland. There is a mixture of both hipped roof and pitch style of dormers that can be seen also on Paisley Road, thus we feel it is unreasonable for planning to draw comparison to other properties in the street. We note that there are 3 other houses with flat roofed dormers in the area, however these were done some 25-30 years ago. Discussions were held with East Renfrewshire Planning Department on the design before a second planning application was submitted to the council, the first application was refused due to the slightly elevated height of the proposed roof. The design was revised, roof height and balcony concerns all addressed. The client

emailed drawings on 27th April to planning for comment prior to making any new application as we wanted to establish a correct design acceptable to all. The planner first suggested a flat roof dormer approach might work better internally, however client was looking for a better visual affect than a simple flat roof approach which could be termed as outdated and requires more maintenance. Also any pitched roof must work better than any flat roof given the history and climate conditions we in Scotland have, flats roof can any pose a problem and can not be considered traditional? The planner asked for a cross section through the dormer roof to see what internal space this roof profile would give, which was sent to planning, this was also highlighted on a call to planning on 4th May 2017. Planner then confirmed to the client to submit drawings based on the pitched roof dormer design and the revised lower roof design, this appeared to give the green light to submit as based upon discussion taken place, thus a new second planning application made dated 15th May 2017

At no point during various calls between client and planner when application was being prepared and made did any mention of the appearance of the dormers raise any new concerns? Any concerns should have been highlighted before the second application was made? certainly advice on ‘submit drawings’ as they currently stand should not have been mentioned, especially being a second application.

The client has already made substantial alterations to the roof and dormers from the first planning application to reflect the policy and comments raised on the first refusal. The property is still unoccupied since purchase of the property by my client in 2016 due to the timescale taken to get approvals in place.

PLANS/PHOTOGRAPHS/DRAWINGS

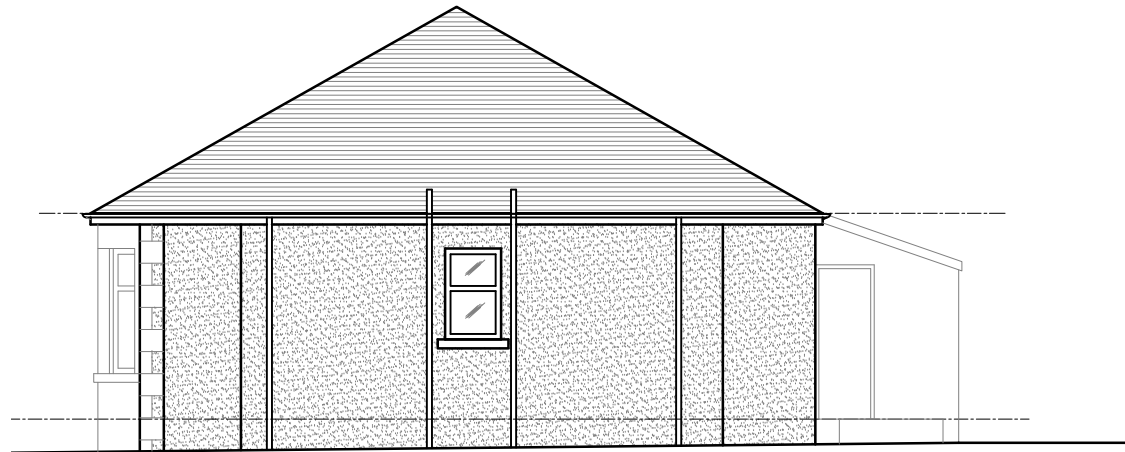
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Important
 The contractor will be held to have examined the site and checked all dimensions and levels before commencing construction work. No assumption should be made without reference to the architect. No dimensions should be scaled from this drawing.

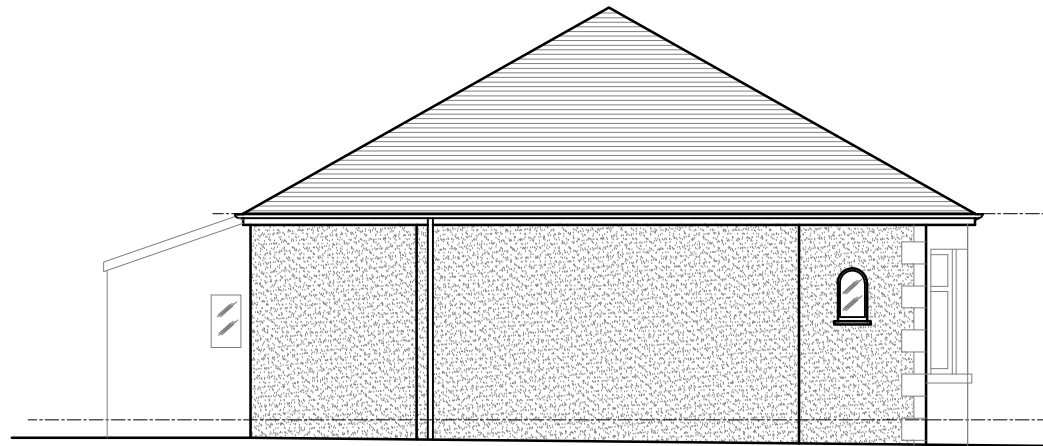
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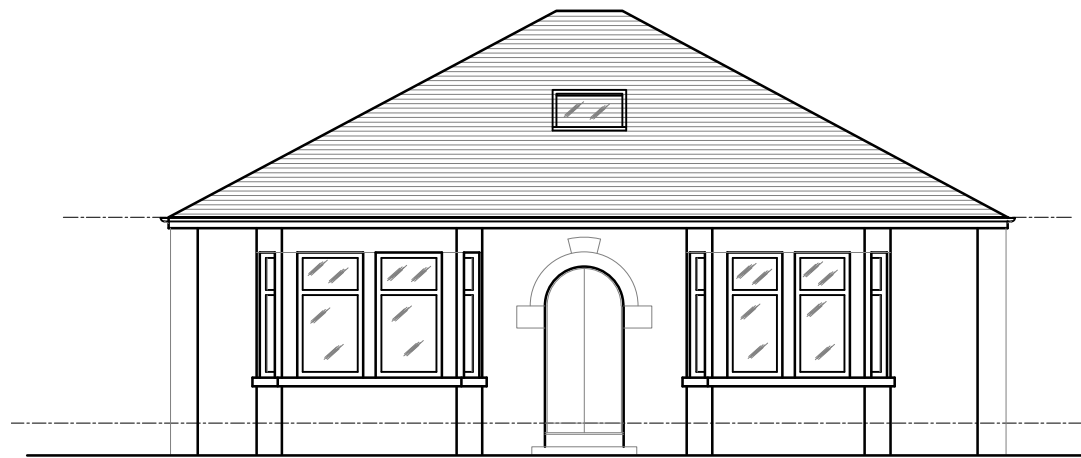
Drawings and areas are indicative only and are subject to a full measured site survey.
 All materials to be installed fully in accordance with the manufacturers recommendations.
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 All electrical works to comply with the latest edition of the I.E.E Regulations
 Do not scale drawing.



Gable Elevation As Existing



Gable Elevation As Existing



Front Elevation As Existing



Rear Elevation As Existing

Planning Approval

Client
 Sean Hogg

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

Drawing Title
 Elevations As Existing

A1 Architectural Design Ltd
 Complete Bespoke Architectural Services

5 Cherrybank Walk, Airdrie
 North Lanarkshire ML6 0HZ

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

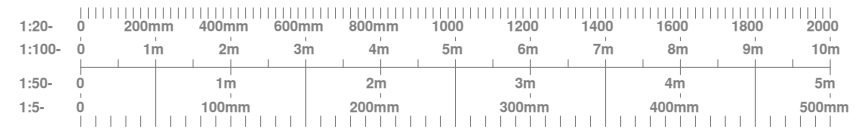
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Date
 Oct 2016

Job No.
 A1-298/16

Drawing No.
 L (2-) 003

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

Do not scale drawing.
External Finishes Specification

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

ROOF :
Existing roof to be replaced with new roof same height as existing with new dark grey concrete roof tiles on timber attic truss roof
Roof tiles to be dark grey colour
Roof pitch 30°

Dormers :
New dormers to be formed in new roof and finished to main roof, dormer cheeks to have render wall finish to match main walls
Roof pitch 30°

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

RWP / GUTTERS
Black upvc rwp and gutters

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

DRAINAGE
New extension drain connected into existing drainage

Planning Approval

Client
Sean Hogg

Project Title
Proposed New Alterations To Property Forming New Attic and Rear Extension
19 Caplehill Road. Barrhead
G78 1HU

Drawing Title
Elevations As Proposed

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North Lanarkshire ML6 0HZ

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

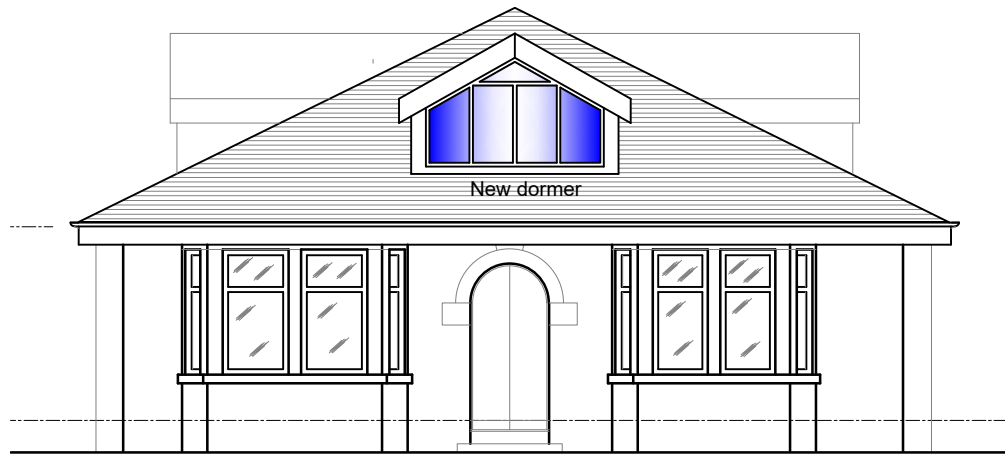
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Date
Oct 2016

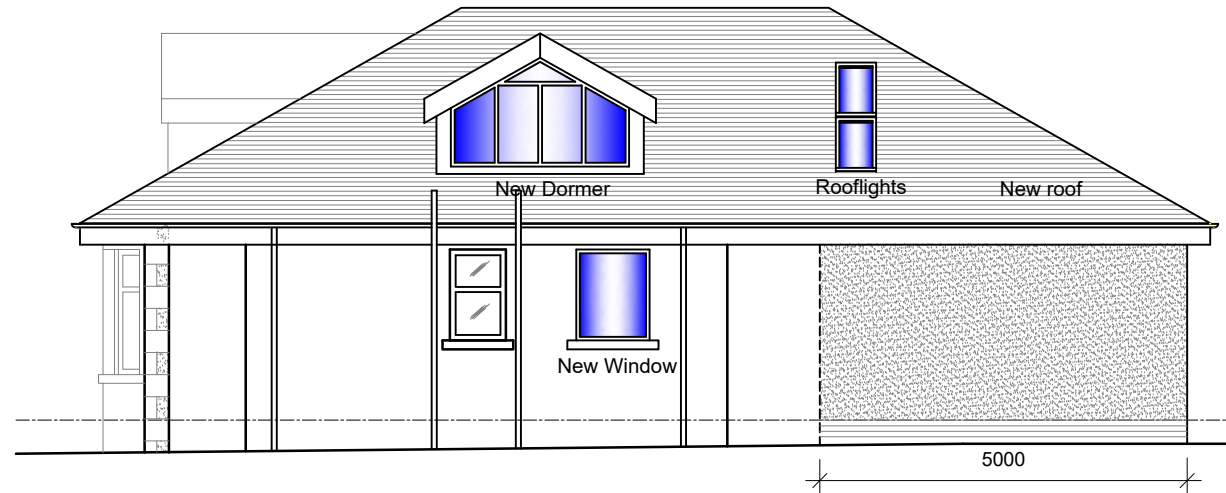
Job No.
A1-298/16

Drawing No.
L (2-) 006

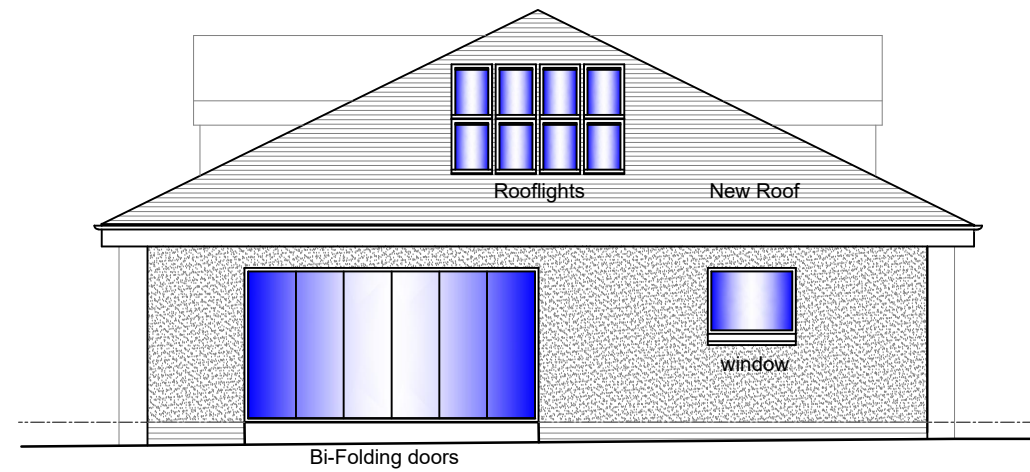
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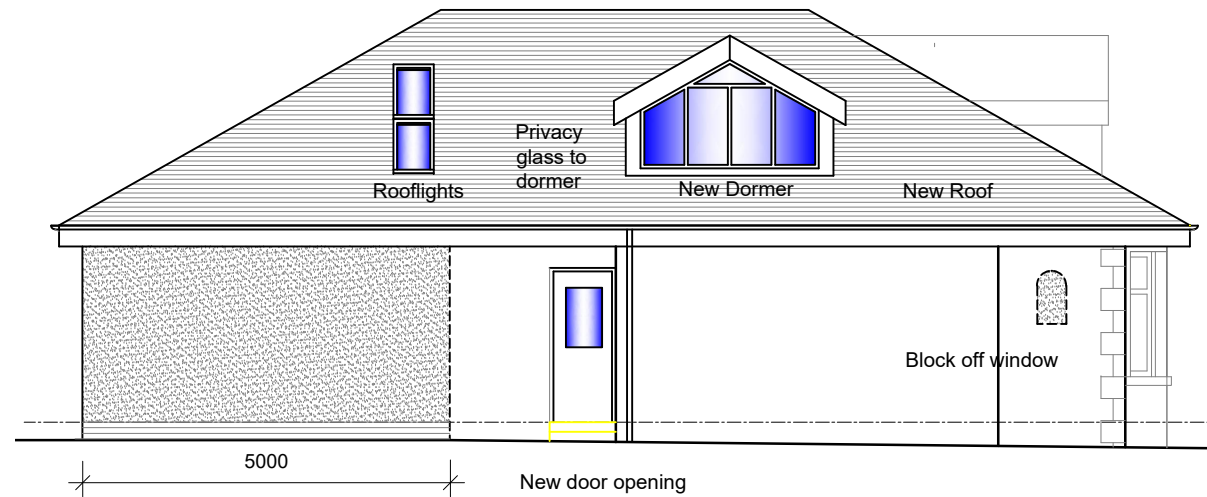
Front Elevation As Proposed



Gable Elevation As Proposed

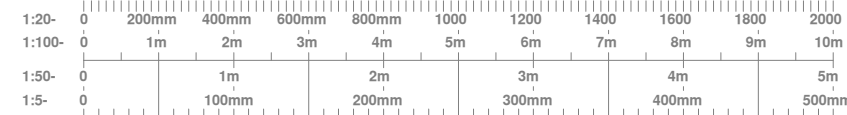


Rear Elevation As Proposed



Gable Elevation As Proposed

scale 1: 100 @ A3



Important
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Revision	Date	By

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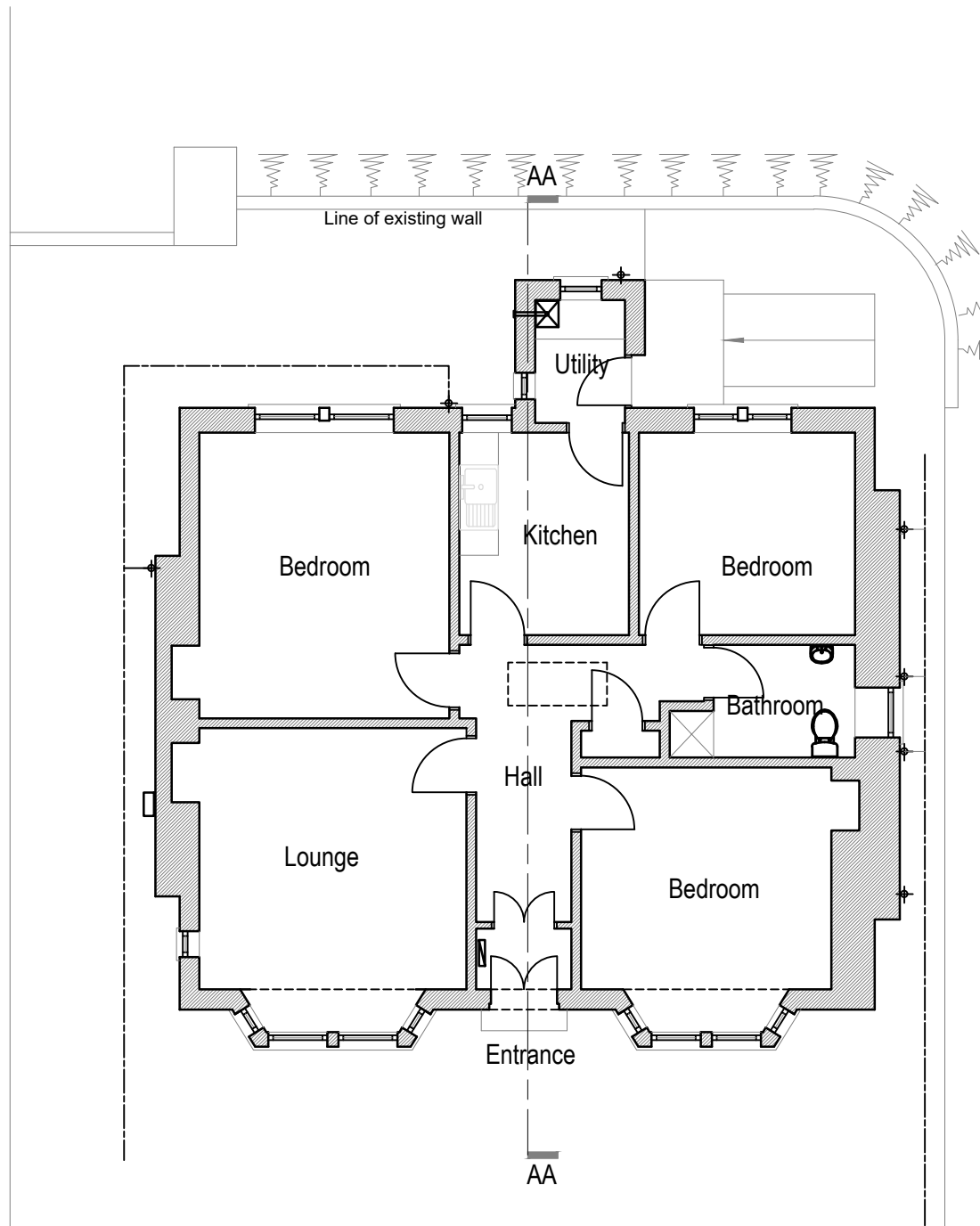
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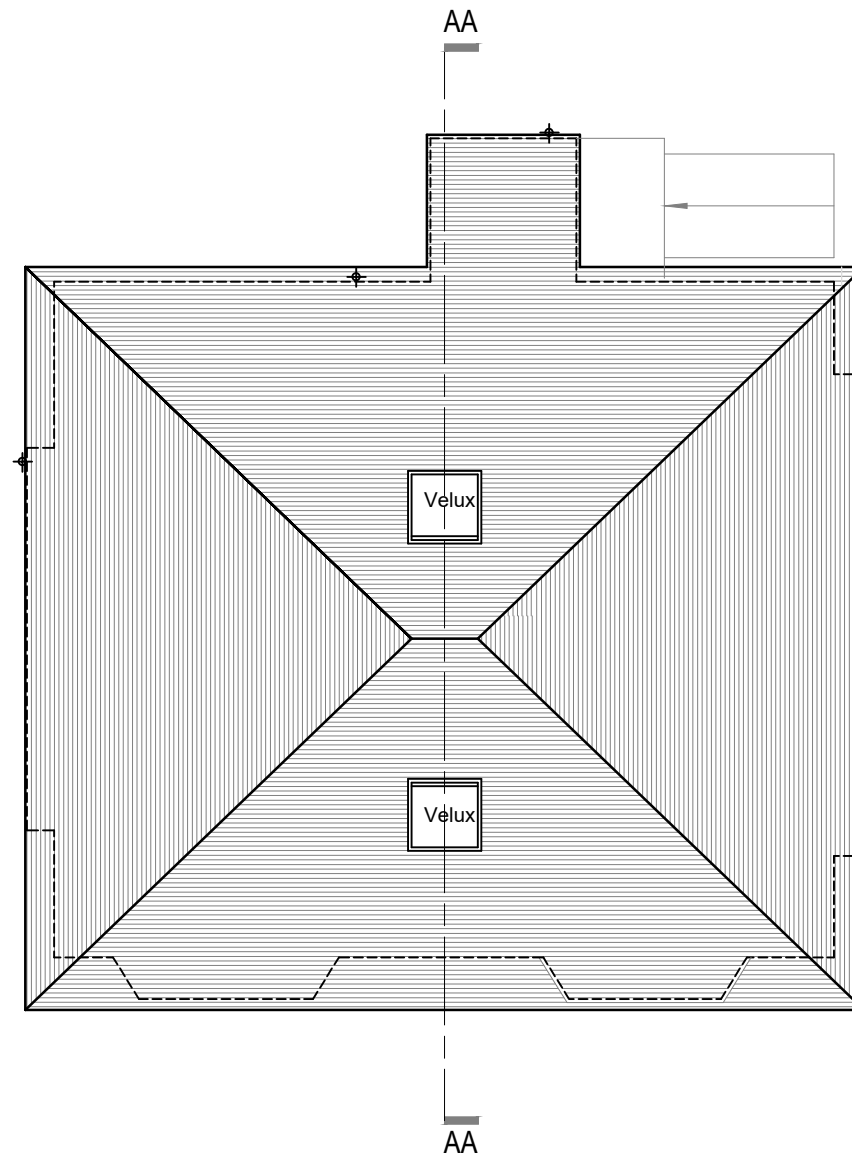
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Do not scale drawing.



Ground Floor Plan As Existing



Roof Plan As Existing

Planning Approval

Client
 Sean Hogg

Project Title
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Drawing Title
 Plan & Roof Plan As Existing

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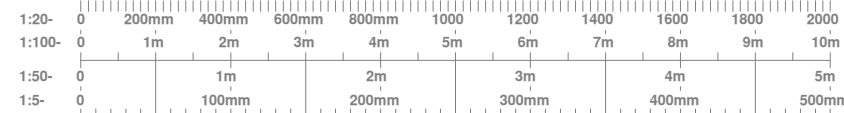
Date
 Oct 2016

Job No.
 A1-298/16

Drawing No.
 L (2-) 002

Rev.
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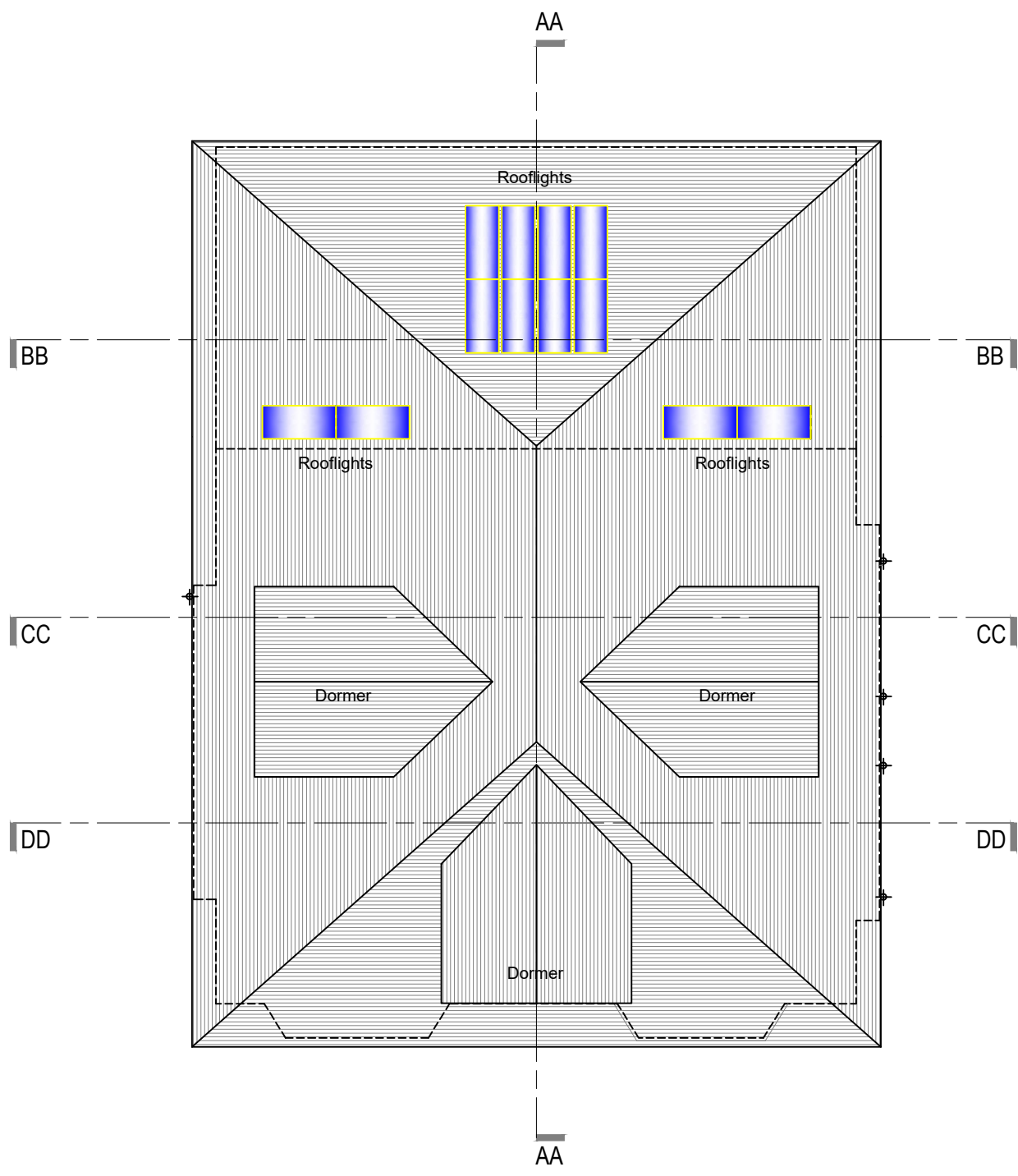
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Date
 Oct 2016

Job No.
 A1-298/16

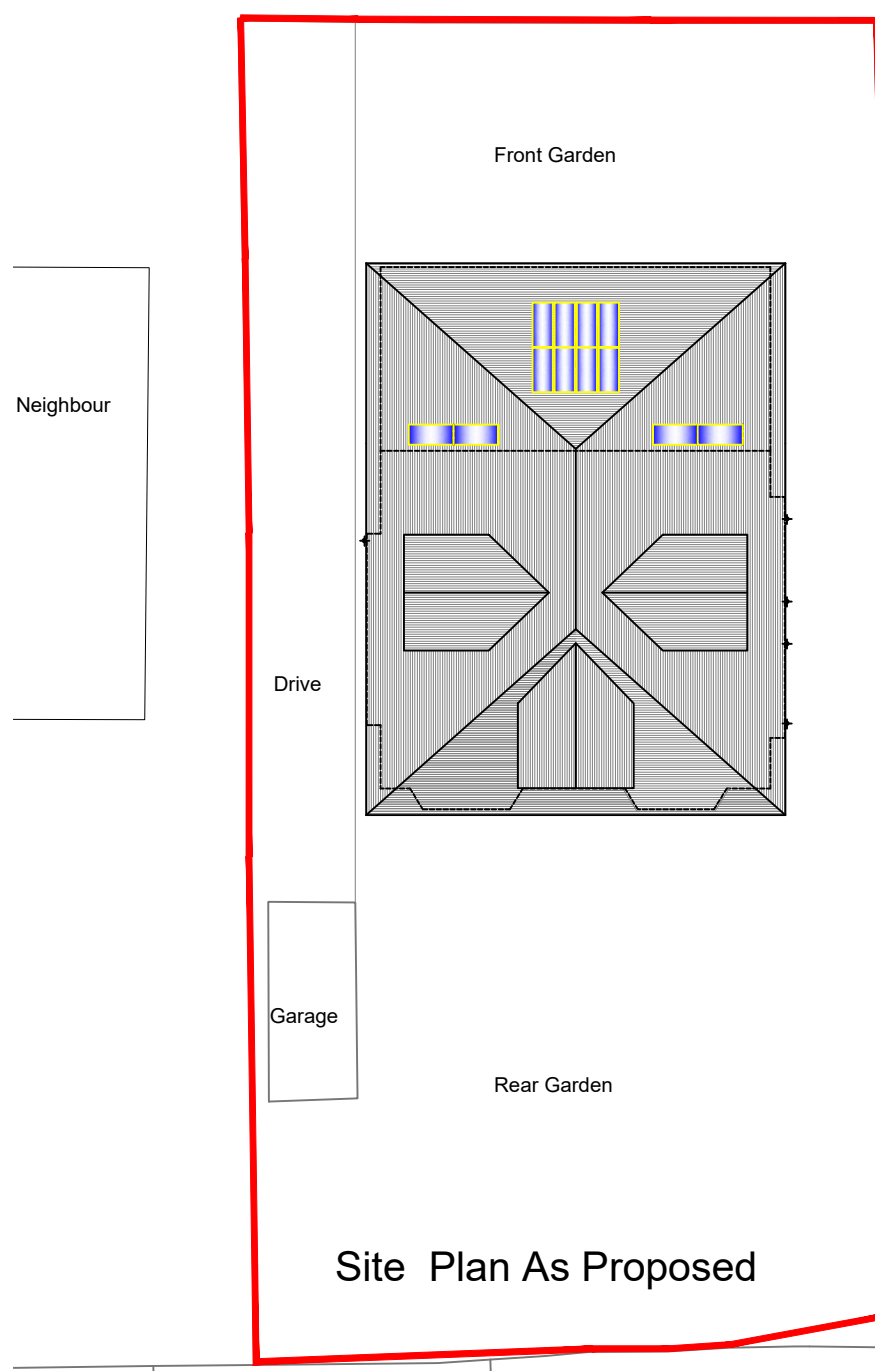
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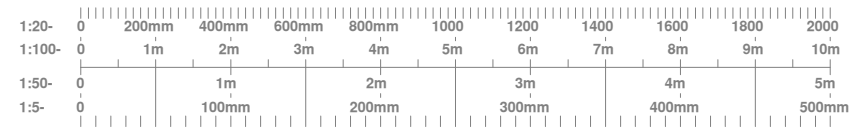


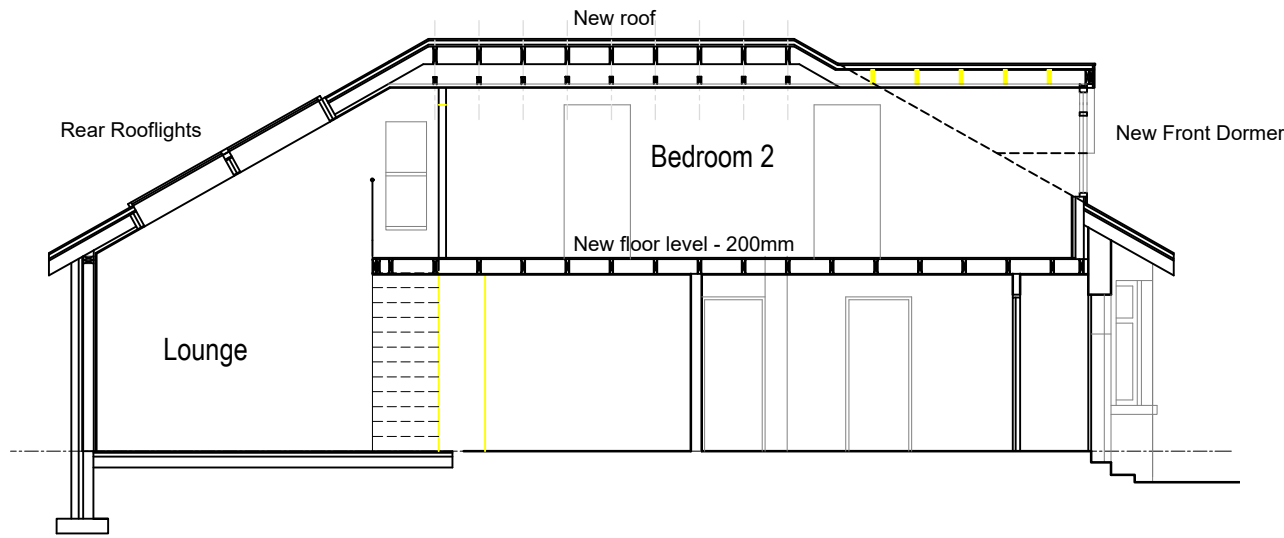
Roof Plan As Proposed

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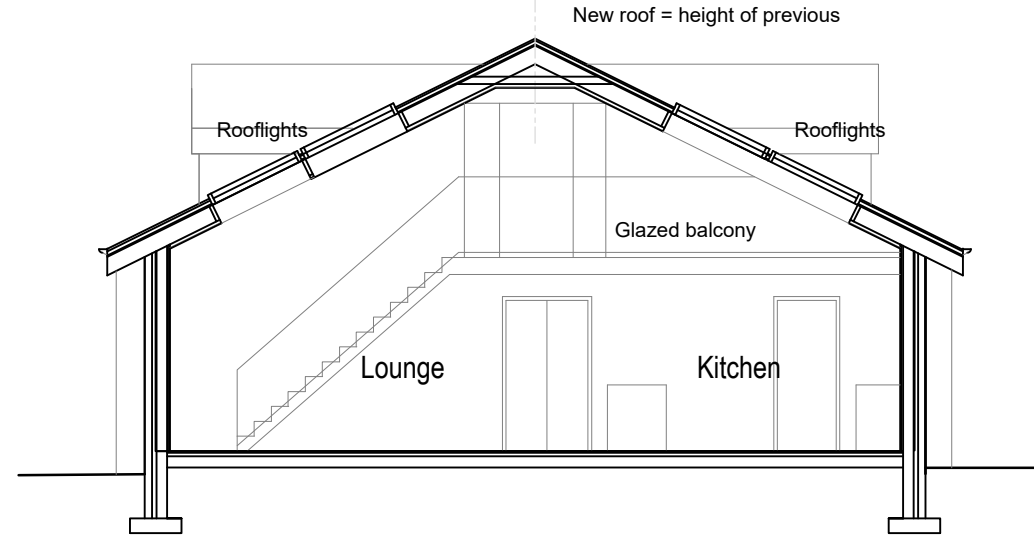


Site Plan As Proposed

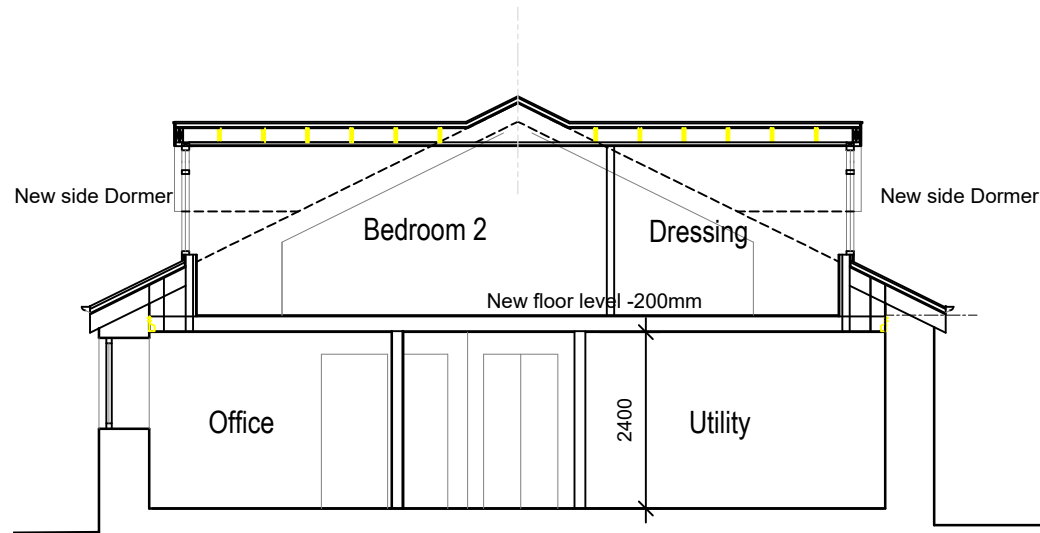




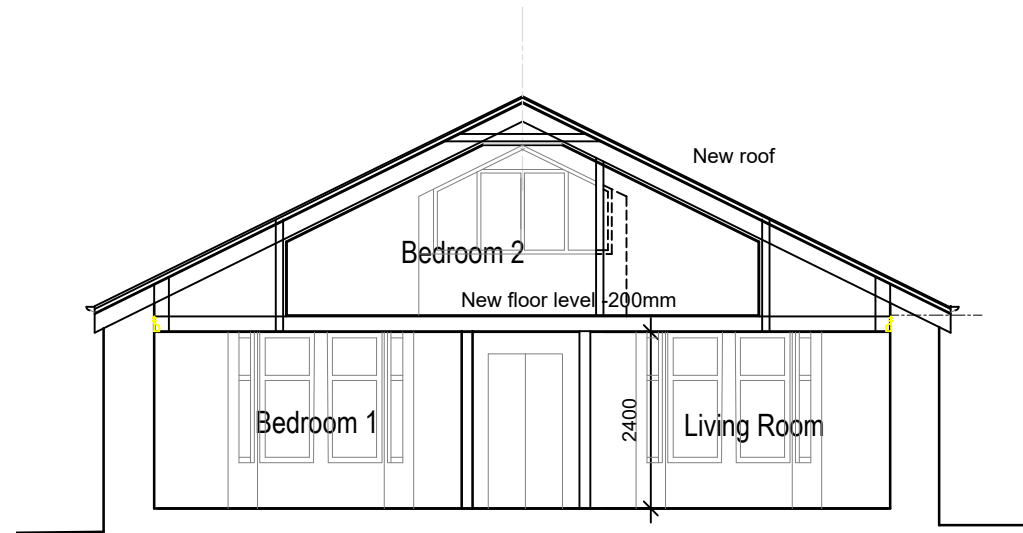
Section AA As Proposed



Section BB As Proposed

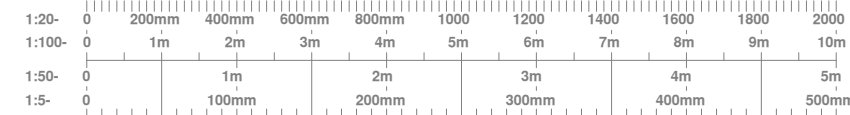


Section CC As Proposed



Section DD As Proposed

scale 1: 100 @ A3



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

Do not scale drawing.
External Finishes Specification

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Black upvc rwp and gutters

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

DRAINAGE
New extension drain connected into existing drainage

Planning Approval

Client
Sean Hogg

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

Drawing Title
Sections As Proposed

A1 Architectural Design Ltd
Complete Bespoke Architectural Services

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

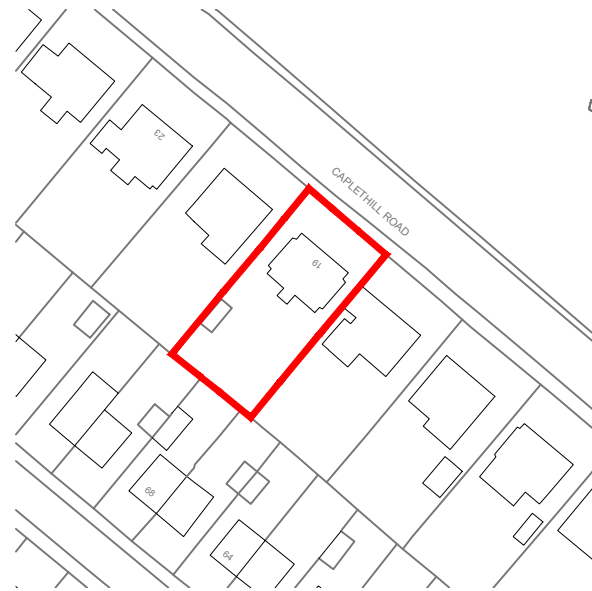
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Date
Oct 2016

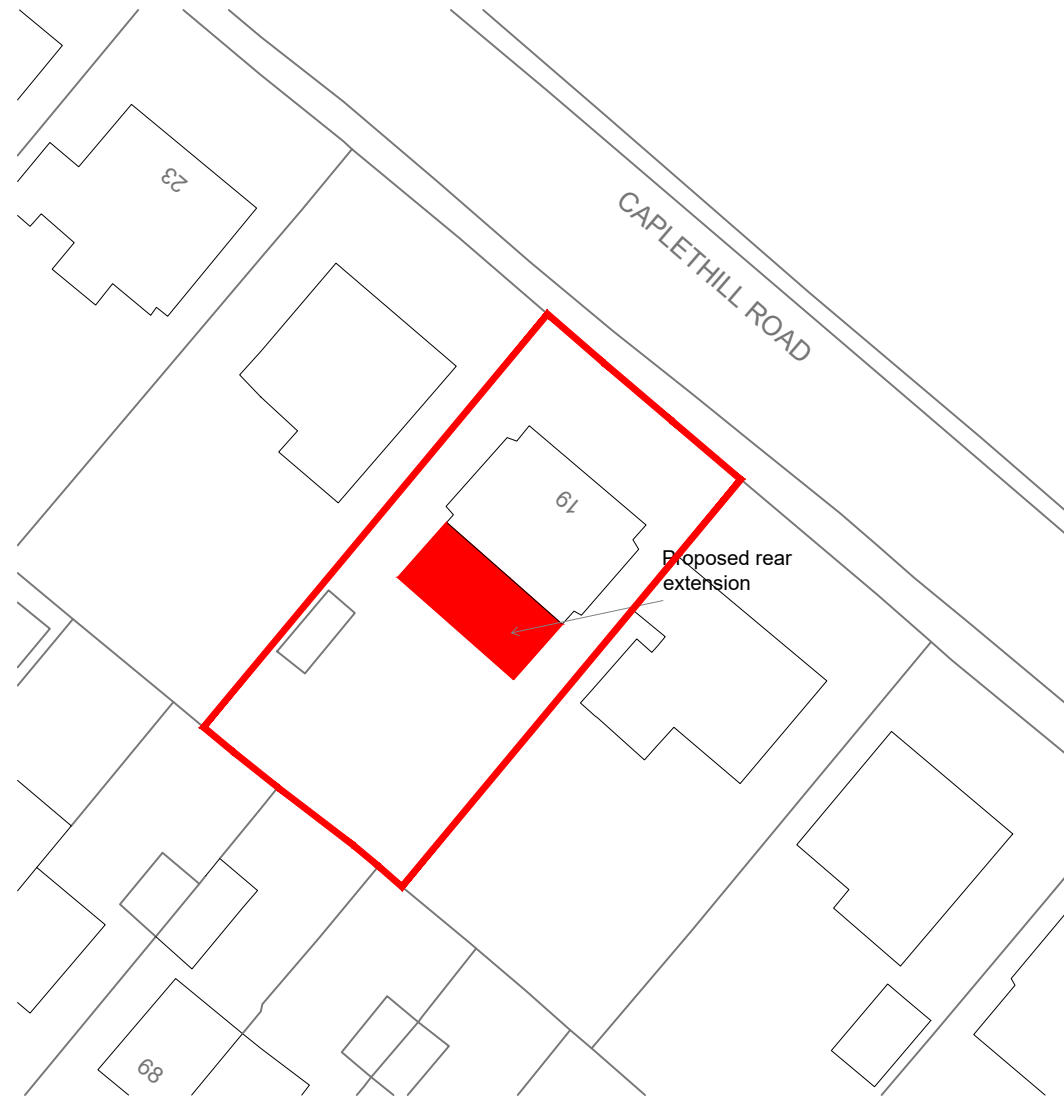
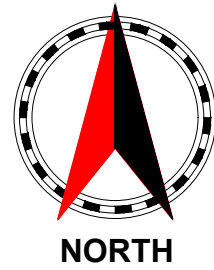
Job No.
A1-298/16

Drawing No.
L (2-) 007

Rev.
-



Location Plan 1:1250



Block Plan 1:500

Important

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

Revision	Date	By

GENERAL

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Do not scale drawing.

Planning Approval

Client
Sean Hogg

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

Drawing Title
Site Location & Block Plan

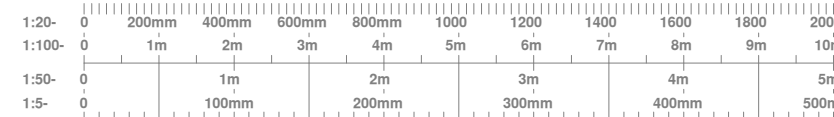
A1 Architectural Design Ltd
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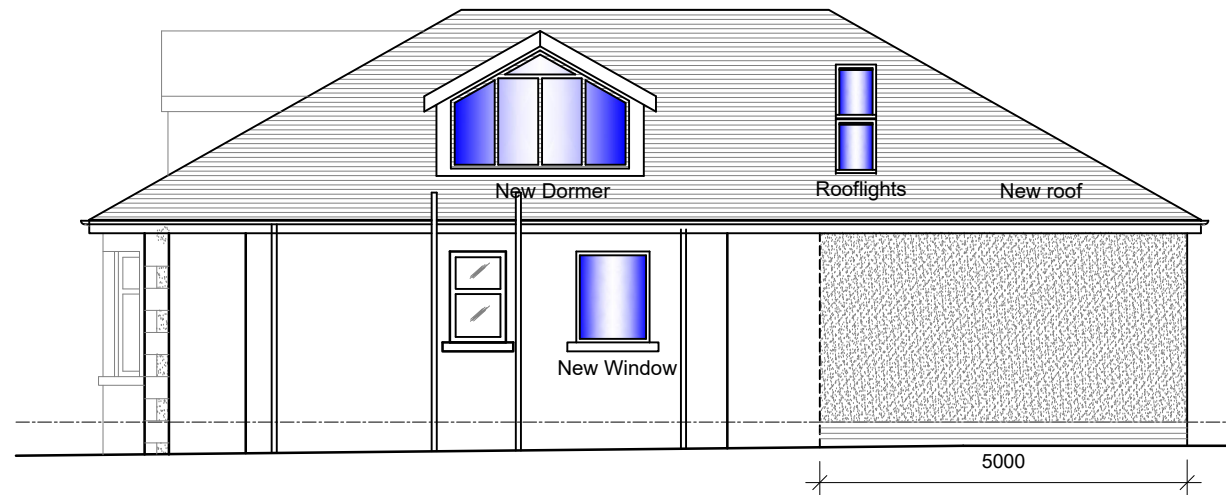
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Job No. A1-298/15	Drawing No. L (2-) 001	Rev. -
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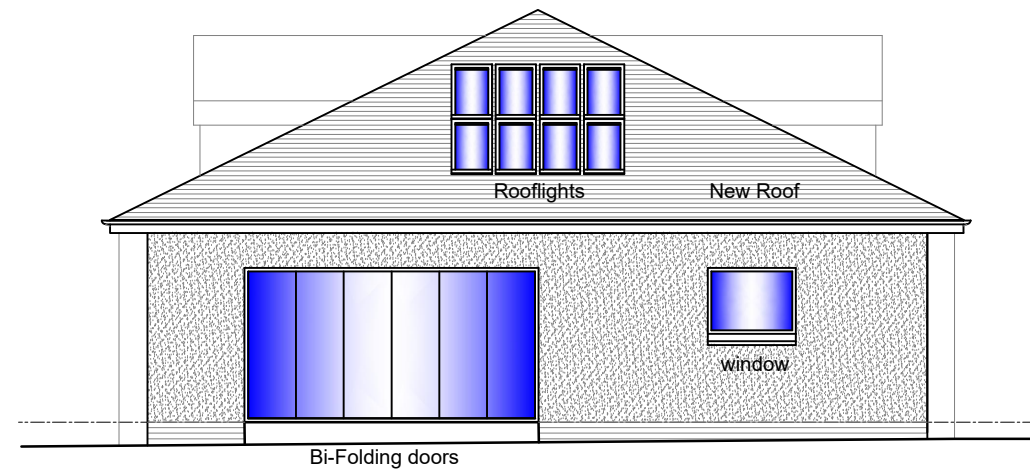




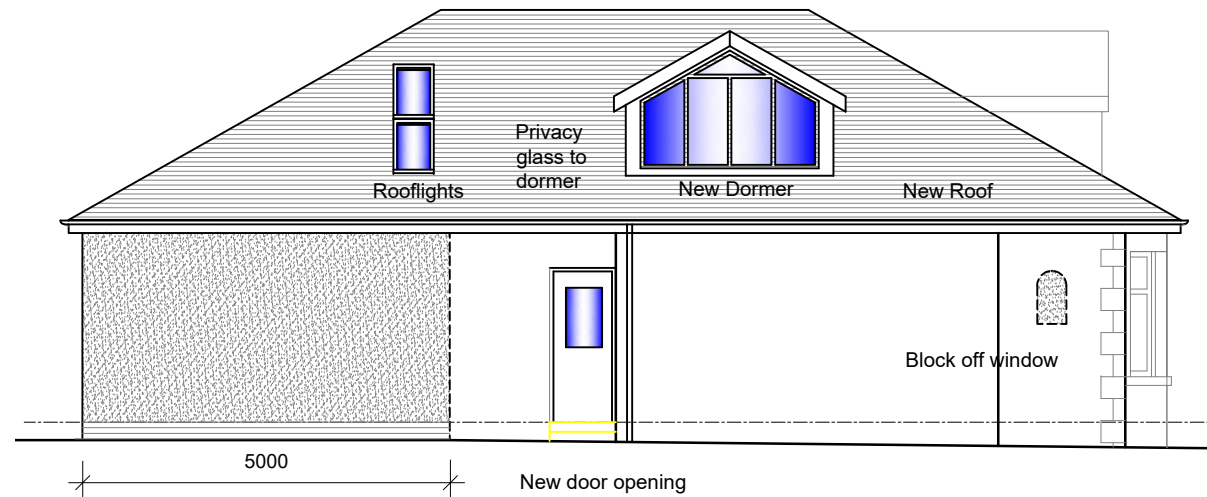
Front Elevation As Proposed



Gable Elevation As Proposed



Rear Elevation As Proposed



Gable Elevation As Proposed

Important

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Revision	Date	By
A: Drawing updated - Eaves level revised	June 2017	

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Do not scale drawing.

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Planning Approval

Client
 Sean Hogg

Project Title
 Proposed New Alterations To Property Forming New Attic and Rear Extension
 19 Caplehill Road. Barrhead
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Drawing Title
 Elevations As Proposed

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Scale
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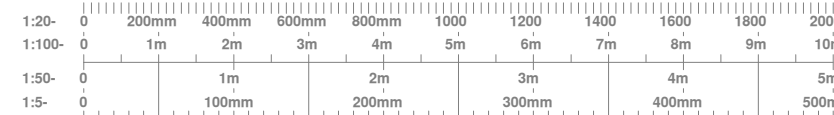
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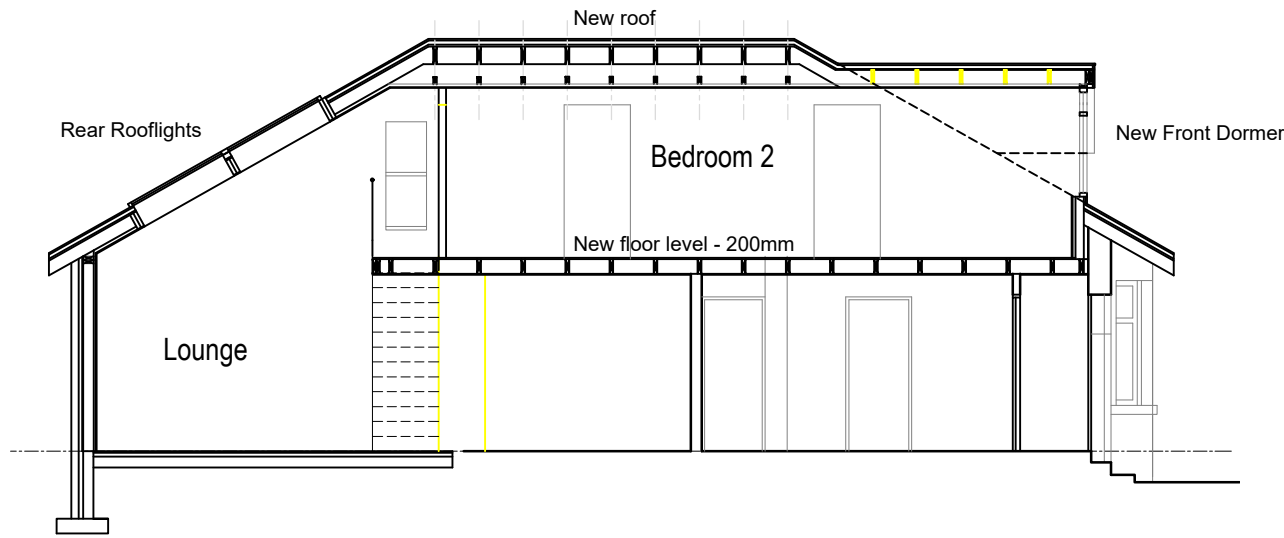
Job No.
 A1-298/16

Drawing No.
 L (2-) 006

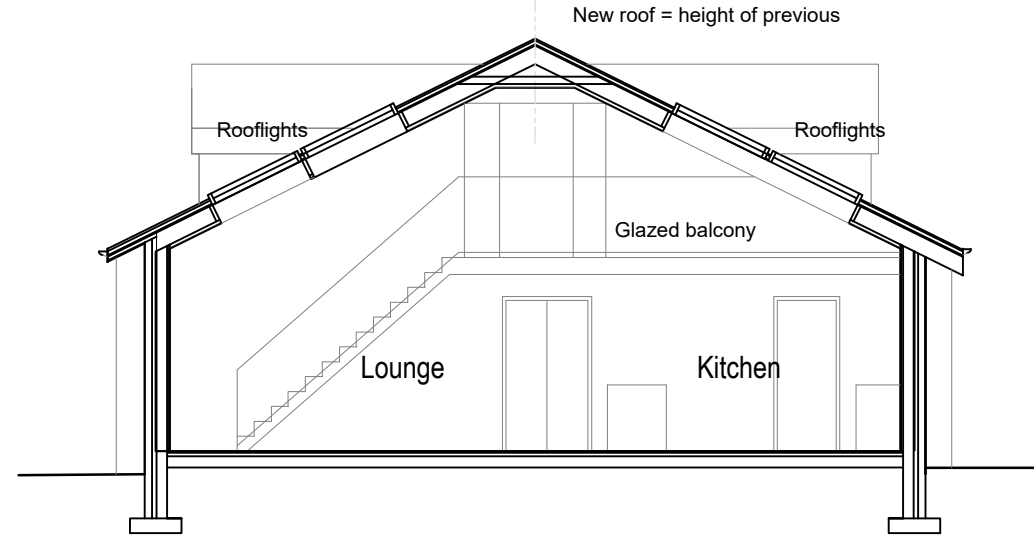
Rev.
 A

scale 1: 100 @ A3

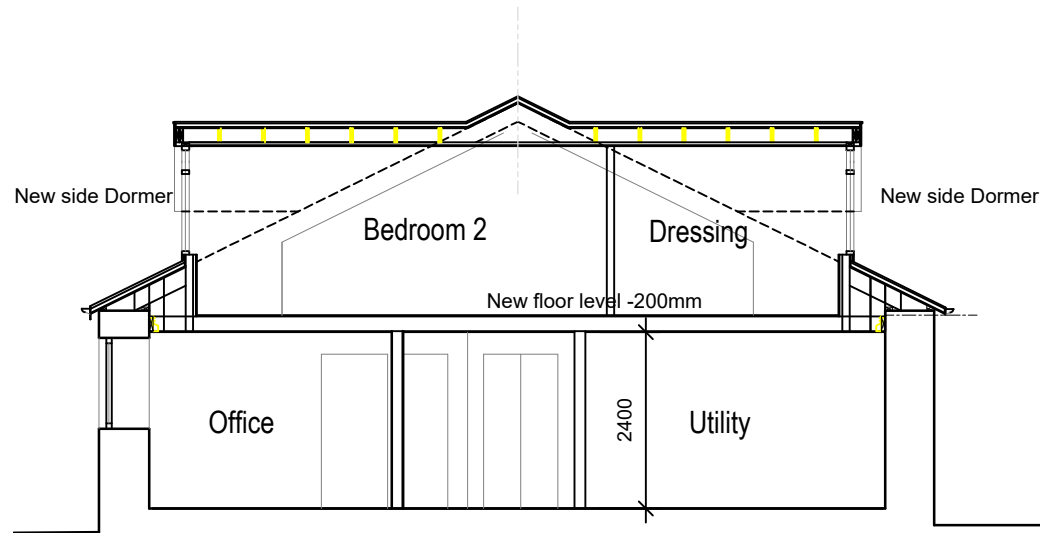




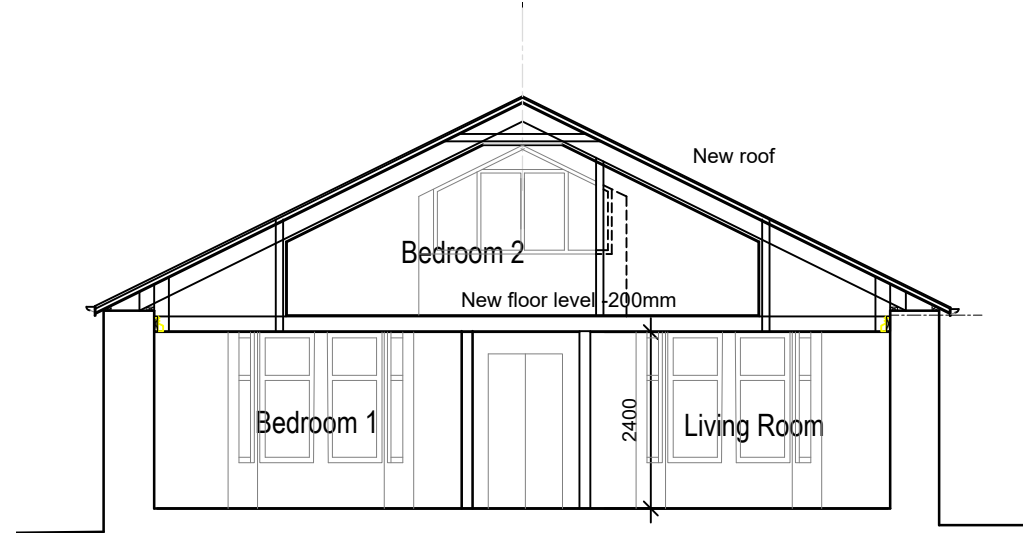
Section AA As Proposed



Section BB As Proposed

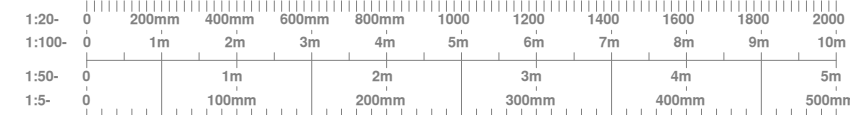


Section CC As Proposed



Section DD As Proposed

scale 1: 100 @ A3



Important
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Revision	Date	By
A: Drawing updated - Eaves level revised	June 2017	

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Planning Approval

Client
Sean Hogg

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

Drawing Title
Sections As Proposed

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Scale
1:100

Date
Oct 2016

Job No.
A1-298/16

Drawing No.
L (2-) 007

Rev.
A

Important
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Revision	Date	By
A: Site Plan Updated	June 2017	

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Planning Approval

Client
 Sean Hogg

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

Drawing Title
 Roof Plan As Proposed

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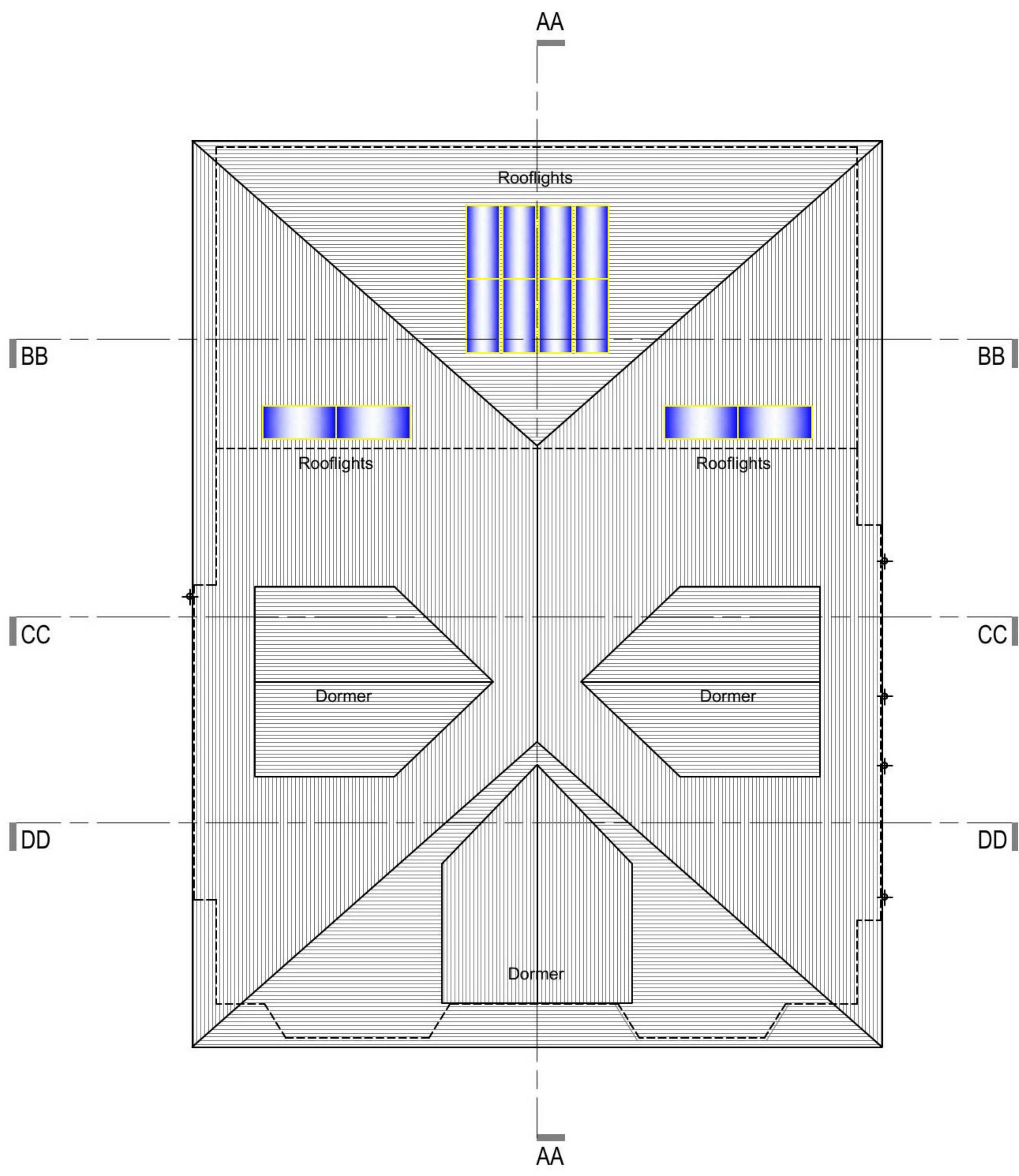
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Date
 Oct 2016

Job No.
 A1-298/16

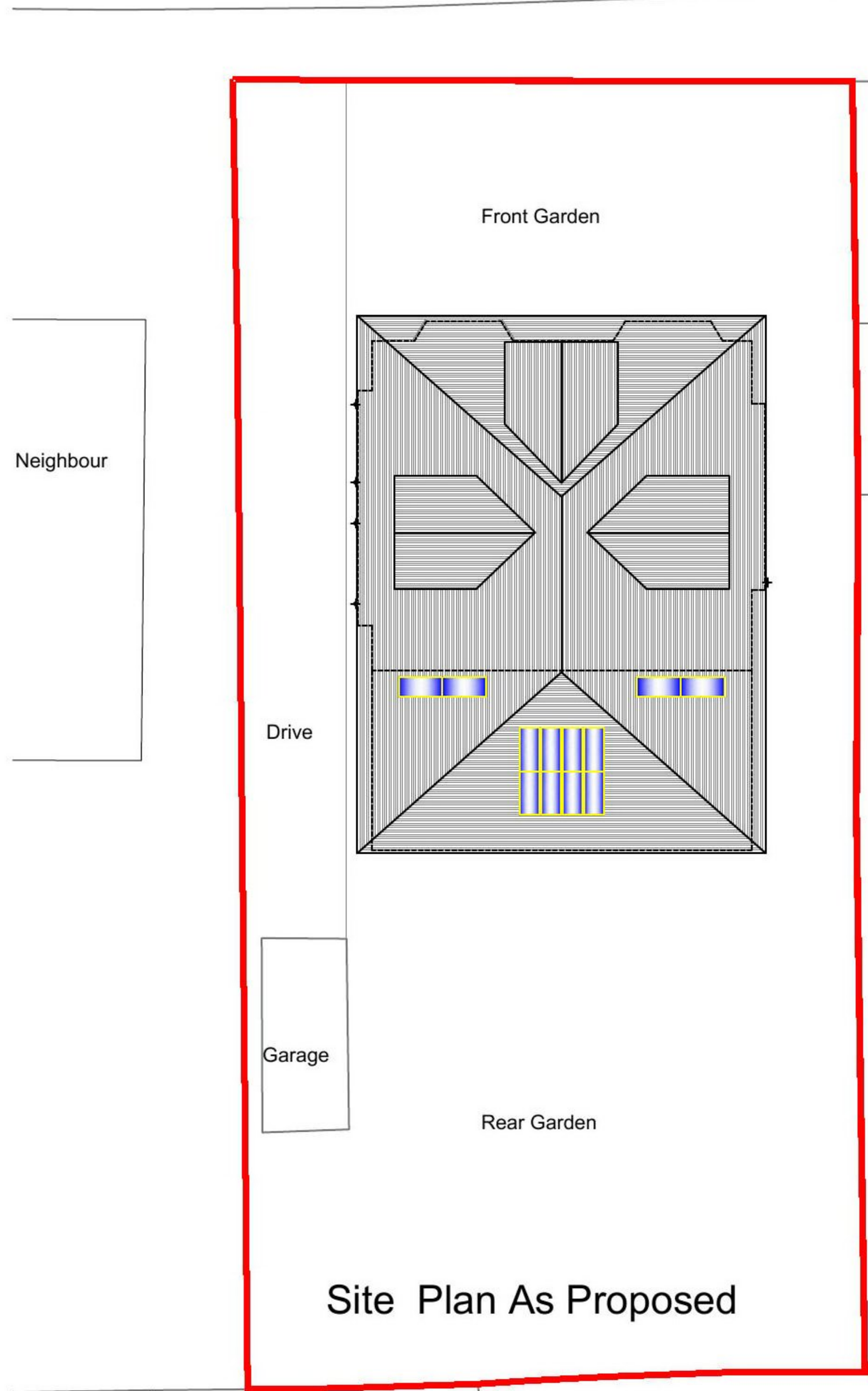
Drawing No.
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Rev.
 A

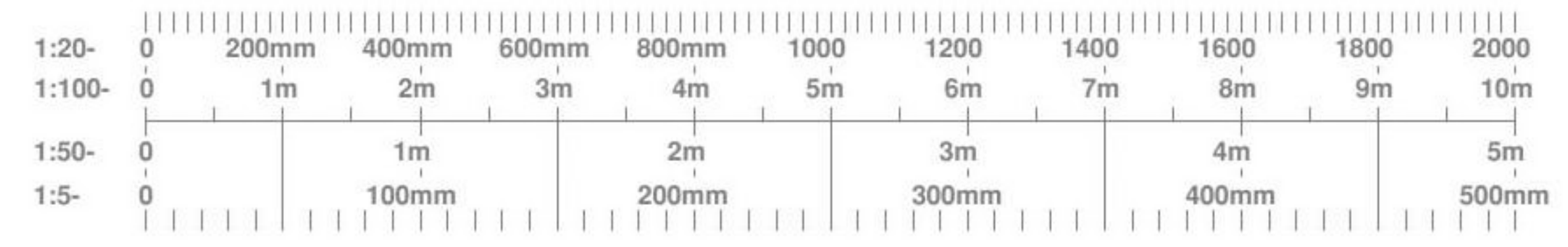


Roof Plan As Proposed

scale 1: 100 @ A3



Site Plan As Proposed



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Planning Approval

Client
Sean Hogg

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

Drawing Title
Ground & Attic Plan As Proposed

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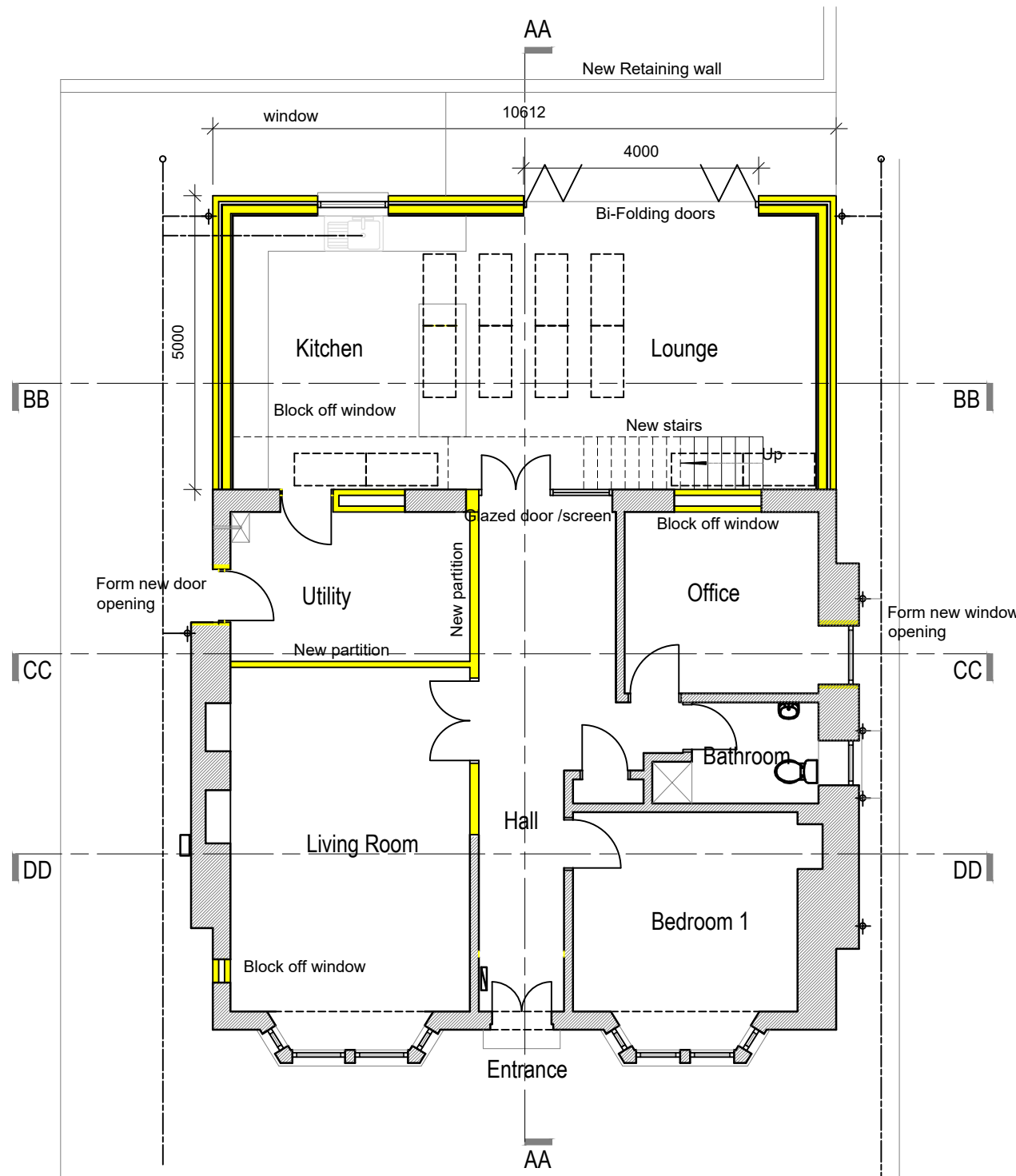
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Job No.
A1-298/16

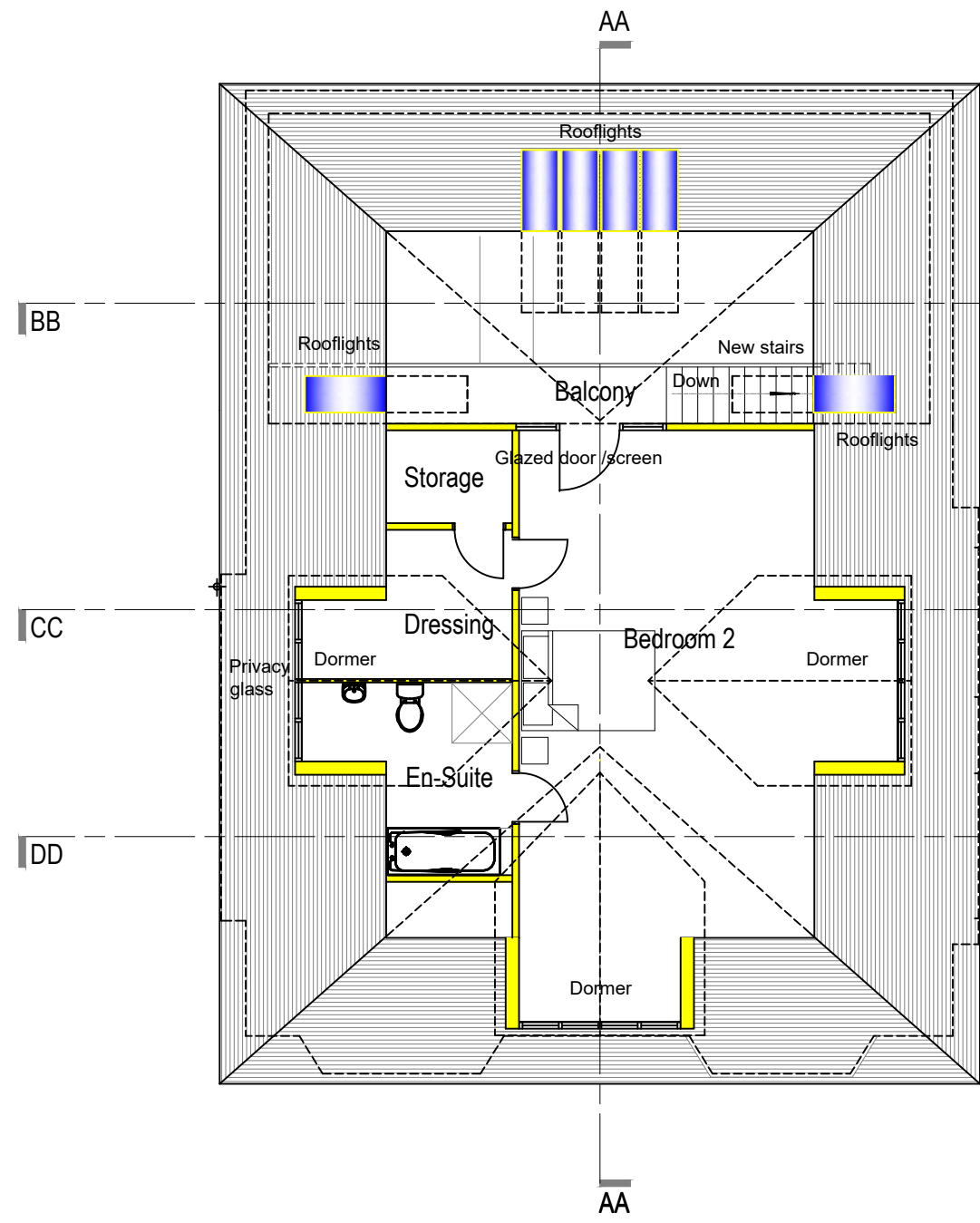
Drawing No.
L (2-) 004

Rev.
-



Ground Floor Plan As Proposed

scale 1: 100 @ A3



Attic Floor Plan As Proposed

