

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY2 December 2020Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2020/13SUB-DIVISION OF FEU AND ERECTION OF TWO SEMI-DETACHED
DWELLINGHOUSES AT 2 BON ACCORD ROAD, BUSBY**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: 2020/0156/TP).
Applicant: Innovate Homes Ltd.
Proposal: Sub-division of feu and erection of 2 semi-detached dwellinghouses
Location: 2 Bon Accord Road, Busby.
Council Area/Ward: Clarkston, Netherlee and Williamwood (Ward 4).

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:-
- (a) to consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that it proceeds to determine the application under review; or
 - (b) that 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 (Chief Planning Officer).

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. The applicant has intimated that in addition to the assessment of the review documents they would like a site visit to be undertaken by the Local Review Body. The reason given for the request is that the site has had shrubs and trees removed which in the applicant’s view shows clearly the space available.

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. 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. Given the current restrictions that are in place associated with the Covid-19 pandemic it will not be possible for members of the Local Review Body to visit the site to carry out their inspection in accordance with the aforementioned decision. As an alternative photographs taken as part of the original assessment of the application by the Planning Service have been circulated in advance of the meeting to members of the LRB. In addition, more recent photographs taken by the LRB’s Planning Adviser showing the cleared site have also been circulated.

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 73 - 82);
- (b) Report of Handling by the planning officer - Appendix 2 (Pages 83 - 92);
- (c) Consultation response from Roads with recommended conditions in the event the application was granted - Appendix 3 (Pages 93 - 96);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 97 - 100); and
- (e) Applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages 101 - 108).

15. The applicant has also submitted the following supporting information - Appendix 6

- (a) Drawing 19.229.01A – Location Plan (Page 111)
- (b) Drawing 19.229.02A – Site Plan as existing (Page 112)
- (c) Drawing 19.229.03A – Site Plan as proposed (Page 113)
- (d) Drawing 19.229.04 – Floor Plans and elevations as proposed (Page 114)
- (e) Drawing 19.229.05 – Site Sections as proposed (Page 115)

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/search-planning-applications

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:
Eamonn Daly, Democratic Services Manager

email: eamonn.daly@eastrenfrewshire.gov.uk

Tel: 07584 116619

Date:- 17 November 2020

APPLICATION FORM

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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 100241089-001

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.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed erection of new semi-detached dwelling

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

Yes No

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:	Thomson Hunter Architects Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Grant	Building Name:	Thomson Hunter Architects Ltd
Last Name: *	Herron	Building Number:	21
Telephone Number: *	01563524171	Address 1 (Street): *	Portland Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Kilmarnock
Fax Number:		Country: *	Scotland
		Postcode: *	KA1 2BT
Email Address: *	grant@thomsonhunter.co.uk		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:		You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Beach View
First Name: *		Building Number:	25
Last Name: *		Address 1 (Street): *	Beach Road
Company/Organisation	Innovate Homes Ltd	Address 2:	
Telephone Number: *		Town/City: *	Troon
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	KA10 6XQ
Fax Number:			
Email Address: *	[REDACTED]		

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

2 BON ACCORD ROAD

Address 2:

BUSBY

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G76 8EG

Please identify/describe the location of the site or sites

Northing

656650

Easting

257730

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)

Various discussions

Title:

Miss

Other title:

First Name:

Fiona

Last Name:

Morrison

Correspondence Reference Number:

PREAPP/2019/0348

Date (dd/mm/yyyy):

19/02/2020

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.

Site Area

Please state the site area:

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Vacant ground

Access and Parking

Are you proposing a new 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 propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

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

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

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

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
 No – proposing to make private drainage arrangements
 Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

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.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Hard standing at street edge

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

How many units do you propose in total? *

2

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

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: Grant Herron

On behalf of: Innovate Homes Ltd

Date: 09/03/2020

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

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) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- A copy of an Environmental Statement. * Yes N/A
- A Design Statement or Design and Access Statement. * Yes N/A
- A Flood Risk Assessment. * Yes N/A
- A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * Yes N/A
- Drainage/SUDS layout. * Yes N/A
- A Transport Assessment or Travel Plan Yes N/A
- Contaminated Land Assessment. * Yes N/A
- Habitat Survey. * Yes N/A
- A Processing Agreement. * Yes N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Grant Herron

Declaration Date: 09/03/2020

Payment Details

Pay Direct

Created: 09/03/2020 14:51

REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2020/0156/TP

Date Registered: 27th March 2020

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Clarkston, Netherlee And Williamwood

Co-ordinates: 257730/:656650

Applicant/Agent:

Applicant:

Innovate Homes Ltd

Beach View

25 Beach Road

Troon

KA10 6XQ

Agent:

Grant Herron

21 Portland Road

Kilmarnock

KA1 2BT

Proposal: Sub-division of feu and erection of two semi-detached dwellinghouses

Location: 2 Bon Accord Road

Busby

East Renfrewshire

G76 8EG

CONSULTATIONS/COMMENTS:

East Renfrewshire Council Roads Service – No objections

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY:

REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

ASSESSMENT:

The application site is an area of overgrown land located at the junction of Bon Accord Road and Bull Road, Busby. The site is garden ground previously associated with one of the adjacent flats in Bon Accord Road. It is generally triangular in shape; narrow at the front and widening towards the rear.

The external long side boundary of the site is bound by Bull Road which narrows to a lane beyond Bon Accord Road as it drops towards Main Street. The site is therefore elevated from Bull Road by a stone retaining wall topped by trees and shrubs. The boundary treatment between the site and the neighbouring donor flats is defined by sporadic hedging.

The immediate area as you approach the front of the site is dominated by two storey cottage flats set out in a regular street pattern.

Planning permission is sought for the erection of two semi-detached villas. The proposed villas comprising pitched roofs and a shared gabled front projection would extend over two storeys each measuring approximately 5.5m in width and 11.2m in depth. Each house has a footprint of approximately 55sqm and the overall height to roof ridge is approximately 8.4m.

The accommodation for each house would comprise a family room, kitchen/dining area and shower room on the lower floor and three bedrooms, one with en-suite bathroom and a further family bathroom on the upper floor.

The proposed external finishes are smooth white render, buff facing brick, timber cladding and grey roof tiles, windows and doors.

Two car parking spaces would be provided at the front of each house in a parking court accessed by way of a shared driveway from the corner Bull Road.

The proposal requires to be assessed with regard to Policies D1, D2 and D15 of the adopted East Renfrewshire Local Development Plan in addition to the (SPG) Supplementary Planning Guidance - Green Network and Environmental Management associated with Policy D7.

Policy D1 requires that all development should not result in a significant loss of character or amenity to the surrounding area; the proposal should be of a size, scale and massing in keeping with the buildings in the locality and should respect local architecture, building form, design and materials; the amenity of neighbouring properties should not be adversely affected; and the Council's access and parking requirements should be met.

Policy D2 states that development will be supported within the general urban area where compatible with the character and amenity of the locality and where it complies with other appropriate policies of the plan.

Policy D15 states that any new house must reflect the scale and character of the surrounding residences and the established pattern of development in the area, respect existing building lines and should be designed to contribute towards the visual character of the area.

Noting these policy terms the area as you approach the site from the south along Bull Road is characterised by blocks of cottage flats with generous gardens and wide separation between the blocks. The site is formerly garden ground associated with these flats.

As noted above, the site is elevated the proposed houses will sit approximately 2m higher than Bull Road at their front and in excess of 2.5m higher at the rear. The proposed houses are set further back than the flatted blocks to the extent that addresses neither Bon Accord nor Bull Road. This siting will mean the aspect from Bull Road on approaching the site from the front would be incongruous due to the marked change of house type and its prominent elevated position on a narrow fronted site.

This incongruous siting has been selected to address off street parking which will be accommodated in a courtyard in front of the houses. The parking area will dominate the front of the site and the corner with Bull Road.

It is considered that the proposed houses would be a visually dominant addition to the streetscape that would give the impression of the proposal having being "shoe horned" into the site. This would be in sharp contrast to the established character of the area where as outlined above the properties are set in a regular street pattern with consistent building lines and have generous gardens with good separation between them. It is considered that this constrained

layout of an over-dominant design in an elevated site with limited setting occupied by car parking would be detrimental to the character and visual amenity of the area.

The proposal raises no significant issues in terms of overshadowing however the contrived siting of the houses at an angle behind the existing cottage flats has an impact on the donor cottage flats at No 2 and 4 existing Bon Accord Road. The distance of approximately 4m from the shared boundary and less than 10m from proposed House No 2 to the rear elevation of the flats will be an oppressive and enclosing impact to a degree that is considered detrimental impact on the amenity of the flats.

In addition House No 2 will have views from a lower floor family room and upper floor bedroom towards the rear elevation of these immediately adjacent flats and associated garden ground. The separation distance off the common boundary with the neighbouring properties is not considered to be sufficient to mitigate against this impact. It is considered that the proposal would result in adverse overlooking of the adjacent properties to the detriment of neighbouring amenity.

As a result of the site being elevated in addition to proximity to side boundaries the proposed houses would be a visually dominant addition to the streetscape that would give the impression of the proposal having being "shoe horned" into the site. This would be in sharp contrast to the established character of the area where properties have generous settings within established plots.

With regard to the proposed parking the Councils Roads service has confirmed that this arrangement is acceptable in road safety terms. This notwithstanding the parking court is indicative of the constrained nature of the development adding to the impression that the proposal is overdeveloped.

Taking the above into account the proposal is considered to be contrary to Policies D1, of the adopted East Renfrewshire Local Development Plan by reason of its unsympathetic siting scale and design.

In particular regard to Policy D15 it is considered that the proposal again by reason of its elevated, prominent siting, scale and proximity to the adjacent flatted block does not reflect the character of the area and pattern of development. Indeed it will have a detrimental impact on that character.

There is one pair of semi-detached houses in close proximity to the site they are an exception. They also sit at a much lower elevation and a larger set back from Bull Road.

In conclusion, the proposal is contrary to Policies D1, and D15 of the adopted East Renfrewshire Local Development Plan. There are no material considerations that are considered to outweigh these policies. It is recommended that the application be refused.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None.

REASON(S):

Reason: The proposal is contrary to Policies D1 of the adopted East Renfrewshire Local Development Plan as the proposed dwellinghouses would be a dominant and incongruous addition to the streetscape, they would, due to proximity, constitute a close and overbearing feature towards the adjacent properties at 2 and 4 Bon Accord

Road and would give rise to significant additional overlooking over the adjacent garden associated with the properties all to the detriment of residential and visual amenity.

Reason: The proposal is contrary to Policy D15 of the adopted East Renfrewshire Local Development Plan as the proposed dwellinghouses by reason of their elevated, prominent siting, scale and proximity to the adjacent flatted block do not reflect the character of the area and the established pattern of development and as a result will have a detrimental visual impact on the character of the wider area.

ADDITIONAL NOTES: None.

ADDED VALUE: None.

BACKGROUND PAPERS:

Further information on background papers can be obtained from Ms Fiona Morrison on 0141 577 3861.

Ref. No.: 2020/0156/TP
(FIMO)

DATE: 17th August 2020

DIRECTOR OF ENVIRONMENT

Reference: 2020/0156/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 D15

Sub-division of the Curtilage of a Dwellinghouse for a New Dwellinghouse and Replacement of an Existing House with a New House

The proposed plot should reflect the established pattern of development and should be of a size and shape capable of accommodating a dwellinghouse. There should also be sufficient land to provide garden ground that is of a scale and character compatible with the locality.

Any new house must reflect the scale and character of the surrounding residences and the established pattern of development in the area. It should be designed to contribute to the visual character of the area.

Existing building lines should be respected.

Development should provide safe vehicular access and parking in accordance with the Council's roads and parking standards.

Proposed Local Development Plan 2

Policy D1

Placemaking and Design

Proposals for development within the urban and rural areas should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. Proposals will be assessed against the 6 qualities of a successful place as outlined in SPP, Designing Streets and the Placemaking and Design Supplementary Guidance.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be appropriate to its location, be high quality and of a size, scale, height, massing and density that is in keeping with the buildings in the locality or appropriate to the existing building and should respect local architecture, building form and design;
3. Respect existing building lines and heights of the locality;
4. Create a well-defined structure of streets, public spaces and buildings;
5. Ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality;
6. Respond to and complement site topography and not impact adversely upon the green belt and landscape character, green networks, features of historic interest, landmarks, vistas, skylines and key gateways. Existing buildings and natural features of suitable quality, should be retained and sensitively integrated into proposals including greenspace, trees and hedgerows;
7. Boundary treatment and landscaping should create a distinctive edge and gateway to the development and reflect local character;
8. Promote permeable and legible places through a clear sustainable movement hierarchy favouring walking, then cycling, public transport, then the private car as forms of movement;
9. Demonstrate connectivity through the site and to surrounding spaces via a network of

- safe, direct, attractive and coherent walking and cycling routes. These must be suitable for all age groups, and levels of agility and mobility to allow for ease of movement from place to place;
10. Demonstrate that safe and functional pedestrian, cycle and vehicular access, and parking facilities and infrastructure, including for disabled and visitor parking, is provided in accordance with the Council's Roads Development Guide. Where appropriate, proposals will be required to provide secure and accessible shelters, lockers, showers and seating and be designed to meet the needs of all users. Cycle parking and facilities should be located in close proximity to the entrances of all buildings to provide convenience and choice for users;
 11. Incorporate integrated and enhance existing green infrastructure assets, such as landscaping, trees and greenspace, water management and SUDs including access and prioritise links to the wider green network as an integral part of the design process from the outset, in accordance with Policies D4 - D6. New green infrastructure must be designed to protect and enhance the habitat and biodiversity of the area and demonstrate a net gain;
 12. There will be a general presumption against all proposals that involve landraising. Where there is a justifiable reason for landraising, proposals must have regard to the scale and visual impact of the resultant changes to the local landscape and amenity. Proposals that adversely impact upon the visual and physical connections through the site and to the surrounding areas will be resisted;
 13. Backland development should be avoided;
 14. Provide safe, secure and welcoming places with buildings and spaces, including open spaces, play areas and landscaping, designed and positioned to reduce the scope for anti-social behaviour and fear of crime, improve natural surveillance, passive overlooking, security and street activity;
 15. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces 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 Guidance;
 16. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the proposal;
 17. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by noise, dust, pollution and smell or poor air quality;
 18. Ensure buildings and spaces are future proof designed to be easily adaptable and flexible to respond to changing social, environmental, technological, digital and economic conditions;
 19. Incorporate provision for the recycling, storage, collection and composting of waste materials; and
 20. Incorporate the use of sustainable design and construction methods and materials in the layout and design to support a low carbon economy.

Proposals must meet the requirements of any development brief prepared by the Council for an allocated site.

Further detailed guidance and information will be set out in the Placemaking and Design Supplementary Guidance, Householder Design Supplementary Guidance and the Daylight and Sunlight Design Supplementary Guidance.

Policy D2:

General Urban Areas

Development will be supported within the general urban areas, shown on the Proposals Map. Proposals will be required to demonstrate that the proposed development is appropriate in terms of its location and scale and will not result in a significant loss of character or amenity to the surrounding area. Proposals must also comply with appropriate policies of the Proposed Plan.

Policy D1.2

Residential Sub-division and Replacement

Proposals will be assessed against the following criteria:

1. Reflect the scale and character of the surrounding residences and the established pattern of development in the area;
2. Should be of a size and shape capable of accommodating a residential property and compatible with the locality;
3. There should be sufficient land to provide garden ground that is of a scale and character compatible with the locality for the proposed and donor properties;
4. Provide safe vehicular access and parking for the proposed and donor properties;
5. Not adversely impact upon the setting of the donor property; and
6. Respect existing building lines.

GOVERNMENT GUIDANCE: None

Finalised 17/08/2020.AC.

**CONSULTATION RESPONSE FROM
ROADS SERVICE**

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Roads ⁹⁵Service

OBSERVATIONS ON PLANNING APPLICATION

Our Ref: 2020/0156/TP
D.C Ref: Miss Fiona Morrison
Contact: Mr Allan Telfer

Planning Application No: 2020/0156/TP **Dated:** 02.04.2020 **Received:** 02.04.2020
Applicant: Innovate Homes Ltd
Proposed Development: Sub-division of feu and erection of two semi-detached dwellinghouses
Location: 2 Bon Accord Road, Busby
Type of Consent: Full Planning Permission

RECOMMENDATION: No Objections Subject to Conditions

Proposals Acceptable Y/N or N/A

Proposals Acceptable Y/N or N/A

Proposals Acceptable Y/N or N/A

1. General

(a) General principle of development	Y
(b) Safety Audit Required	Y
(c) Traffic Impact Analysis Required	N

2. Existing Roads

(a) Type of Connection (junction / footway crossing)	Y
(b) Location(s) of Connection(s)	Y
(c) Pedestrian Provision	N/A
(d) Sightlines (2.5m x 90m x 1.05m)	N

3. New Roads

(a) Widths	N/A
(b) Pedestrian Provision	N/A
(c) Layout (horizontal/vertical alignment)	N/A
(d) Turning Facilities (Circles / hammerhead)	N/A
(e) Junction Details (locations / radii / sightlines)	N/A
(f) Provision for P.U. services	N/A

4. Servicing & Car Parking

(a) Drainage	N
(b) Car Parking Provision	Y
(c) Layout of parking bays	Y
(d) Servicing Arrangements	N/A

5. Signing

(a) Location	N/A
(b) Illumination	N/A

	COMMENTS
2(a)	A footway crossover will be required in order to provide access to the proposed development A Road opening permit will be required in order to construct the access.
2(d)	The required visibility splay where the proposed access meets Bull Road is 2.5 x 25m in both the primary and secondary directions with no interference allowed within the splay above a height of 1.05m. In the interests of road safety, this visibility splay must be maintained in perpetuity.
4(a)	Surface water run-off from the development site must be contained and not permitted to issue onto the public road.
4(b & c)	It is noted from drawing 19.229.03A that 4 parking spaces are to be provided and the layout of the parking area would permit vehicles to enter and exit in a forward gear which is acceptable. <u>Miscellaneous</u> In the interest of road safety landscaping, both existing and proposed, should be carefully examined such as to ensure that it does not compromise relevant visibility splays. Future, short and long term maintenance of any landscaped areas should also be considered.



	<p>During all phases associated with delivering the proposed development, all vehicles associated with the development must be parked within the site and not parked on the public road network. This is to prevent adjacent public roads from being obstructed.</p> <p>When any works are taking place within the site, the adjacent public road network must be kept free from deleterious materials at all times.</p>
--	--

CONDITIONS	
2(d)	The required visibility splay where the proposed access meets Bull Road is 2.5 x 25m in both the primary and secondary directions with no interference allowed within the splay above a height of 1.05m. In the interests of road safety, this visibility splay must be maintained in perpetuity.
4(a)	Surface water run-off from the development site must be contained and not permitted to issue onto the public road.

Notes for Intimation to Applicant:

(i) Construction Consent (S21)*	Not Required
(ii) Road Bond (S17)*	Not Required
(iii) Road Opening Permit (S56)*	Required

* Relevant Section of the Roads (Scotland) Act 1984

Comments Authorised By: John Marley Date: 01/06/20
pp Roads and Transportation Controller



**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. **2020/0156/TP**

Applicant:

Innovate Homes Ltd
Beach View
25 Beach Road
Troon
KA10 6XQ

Agent:

Grant Herron
21 Portland Road
Kilmarnock
KA1 2BT

With reference to your application which was registered on 27th March 2020 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Sub-division of feu and erection of two semi-detached dwellinghouses

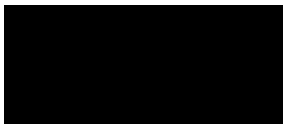
at: 2 Bon Accord Road Busby East Renfrewshire G76 8EG

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

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

1. The proposal is contrary to Policies D1 of the adopted East Renfrewshire Local Development Plan as the proposed dwellinghouses would be a dominant and incongruous addition to the streetscape, they would, due to proximity, constitute a close and overbearing feature towards the adjacent properties at 2 and 4 Bon Accord Road and would give rise to significant additional overlooking over the adjacent garden associated with the properties all to the detriment of residential and visual amenity.
2. The proposal is contrary to Policy D15 of the adopted East Renfrewshire Local Development Plan as the proposed dwellinghouses by reason of their elevated, prominent siting, scale and proximity to the adjacent flatted block do not reflect the character of the area and the established pattern of development and as a result will have a detrimental visual impact on the character of the wider area.

Dated 17th August 2020



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	19.229.01A		
Site Plan	19.229.03A		
Plans and Elevations Proposed	19.229.04		
Sections Proposed	19.229.05		

GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS**REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY**

1. If the applicant is aggrieved by a decision to refuse permission (or by an approval subject to conditions), the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A Notice of Review can be submitted online at www.eplanning.scotland.gov.uk. 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 100313769-001

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

Applicant or Agent Details

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

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="thomson hunter"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="craig"/>	Building Name:	<input type="text" value="21"/>
Last Name: *	<input type="text" value="thomson"/>	Building Number:	<input type="text" value="21"/>
Telephone Number: *	<input type="text" value="07711264600"/>	Address 1 (Street): *	<input type="text" value="21"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text" value="portland road"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="kilmarnock"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="KA1 2BT"/>
Email Address: *	<input type="text" value="craig@thomsonhunter.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" value="beach view"/>
First Name: *	<input type="text"/>	Building Number:	<input type="text" value="25"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="beach road"/>
Company/Organisation	<input type="text" value="innovate homes ltd"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="07711264600"/>	Town/City: *	<input type="text" value="troon"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="KA10 6XQ"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="craig@thomsonhunter.co.uk"/>		

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="656650"/>	Easting	<input type="text" value="257730"/>
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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)

sub-division of feu and erection of two semi detached dwellinghouses at 2 Bon Accord Road Busby, East Renfrewshire g76 8EG

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.

Planning gave two reasons for refusal. 1) Proposal contrary to policy D1 of development plan.... We disagree with this statement as the proposed semi-detached houses are subservient to the mass of the adjacent four in a block flatted development and the ridge line is lower. We further disagree with statement that the development will overlook the adjacent gardens. Simply there are no windows on the gable so no overlooking can occur. NOTE continued in the supporting documents section

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)

2) Contrary to Policy D15.... We disagree with this statement, the houses are in keeping with the areas style and are smaller in mass and scale than the adjacent block. The site is unusual having an elevated aspect but is large with good garden space. Both the car parking area (as per Roads comments) and garden space are in accordance with policies. 3) No adverse comments were received during pre-application process, We would ask the site be visited to see the space available at first hand.

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

2020/0156/TP

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

27/03/2020

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

17/08/2020

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

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

The ground has had the shrubs and trees removed which shows clearly the space available.

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 craig thomson

Declaration Date: 06/10/2020

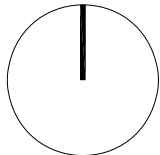
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SUPPORTING INFORMATION

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LOCATION PLAN
SCALE 1/500



- indicates application site
- indicates flat 4 ground that has been subdivided to allow for new development. Ground also under client ownership



A	26.03.20	boundary lines updated per planning	GH
rev	date	description	name

- preliminary
- planning
- warrant
- tender
- construction

<p>Thomson Hunter Architects</p> <p>post@thomsonhunter.co.uk 563 524171</p>	<p>Proposed erection of new flatted development</p> <hr/> <p>Bull Road Busby, Clarkston, Glasgow</p> <hr/> <p>Mr F. Greer</p>	<p>Innovate Homes Ltd</p> <hr/> <p>drawn: GH scale: 1:500 @ date: A4 04.10.19</p> <hr/> <p style="font-size: 24px; font-weight: bold;">19.229.01A</p>
	<p style="font-size: 12px;">This drawing is solely for the purposes of obtaining planning/building warrant approval. The drawing may be suitable for constructional purposes but it may be necessary to augment/and or amend this information for this purpose. No liability will be accepted for any omission on this drawing should the drawing be used for constructional purposes.</p>	

112

E
This drawing is solely for the purposes of obtaining planning/building warrant approval. The drawing may be suitable for constructional purposes but it may be necessary to augment/and or amend this information for this purpose. No liability will be accepted for any omission on this drawing should the drawing be used for constructional purposes.

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BULL ROAD

4 R

37

8E

rev	date	description	GH name
A	26.03.20	Boundary lines updated per planning	GH

- preliminary
- planning
- warrant
- tender
- construction



**Thomson
Hunter
Architects**

post@thomsonhunter.co.uk | 01563 524171

Proposed erection of new flatted development

Bull Road
Busby, Clarkston, Glasgow

Innovate Homes Ltd

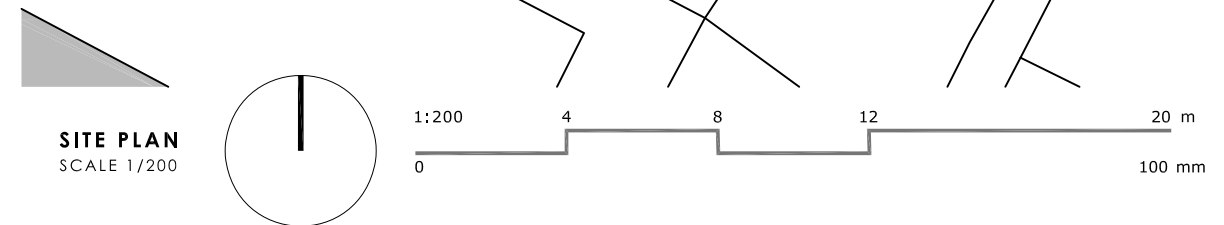
Site plan as Existing

drawn: GH | scale: 1:200 @ A3 | date: 04.10.19

19.229.02A

- indicates application site
- indicates flat 4 ground that has been subdivided to allow for new development. Ground also under client ownership

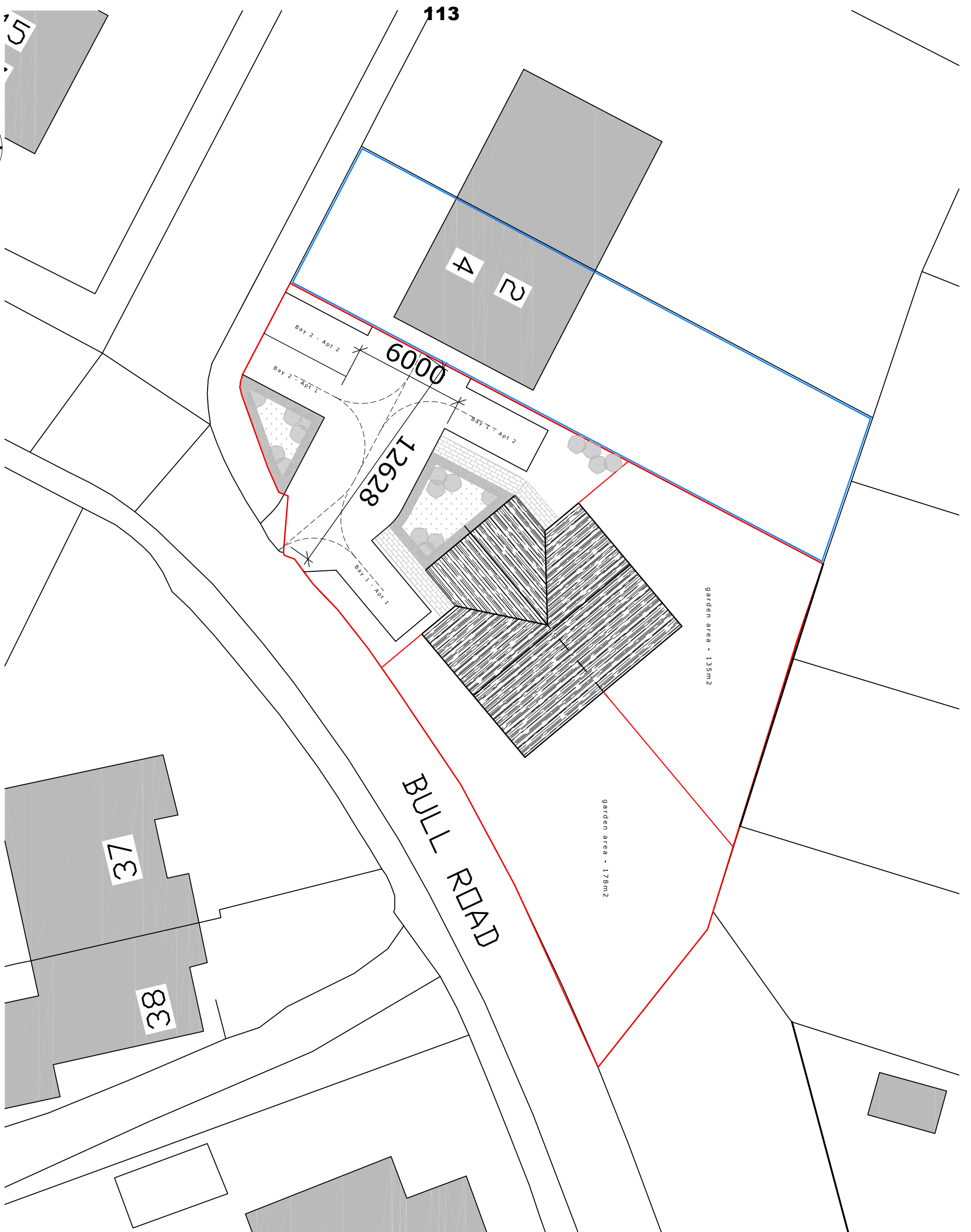
SITE PLAN
SCALE 1/200



1:200
0 4 8 12 20 m
100 mm

This drawing is solely for the purposes of obtaining planning/building warrant approval. The drawing may be suitable for constructional purposes but it may be necessary to augment/and or amend this information for this purpose. No liability will be accepted for any omission on this drawing should the drawing be used for constructional purposes.

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113

4 2

6000

12628

garden area - 135m²

garden area - 178m²

BULL ROAD

37

38

rev	date	description	name
A	26.03.20	Boundary lines updated per planning	GH

- preliminary
- planning
- warrant
- tender
- construction



post@thomsonhunter.co.uk | 01563 524171

Proposed erection of new flatbed development

Bull Road
Busby, Clarkston, Glasgow

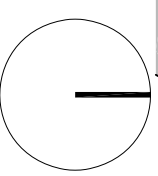
Innovate Homes Ltd

Site plan as proposed

drawn: GH | scale: 1:200 @ A3 | date: 04.10.19

19.229.03A

SITE PLAN
SCALE 1/200



1:200
0 4 8 12
20 m
100 mm

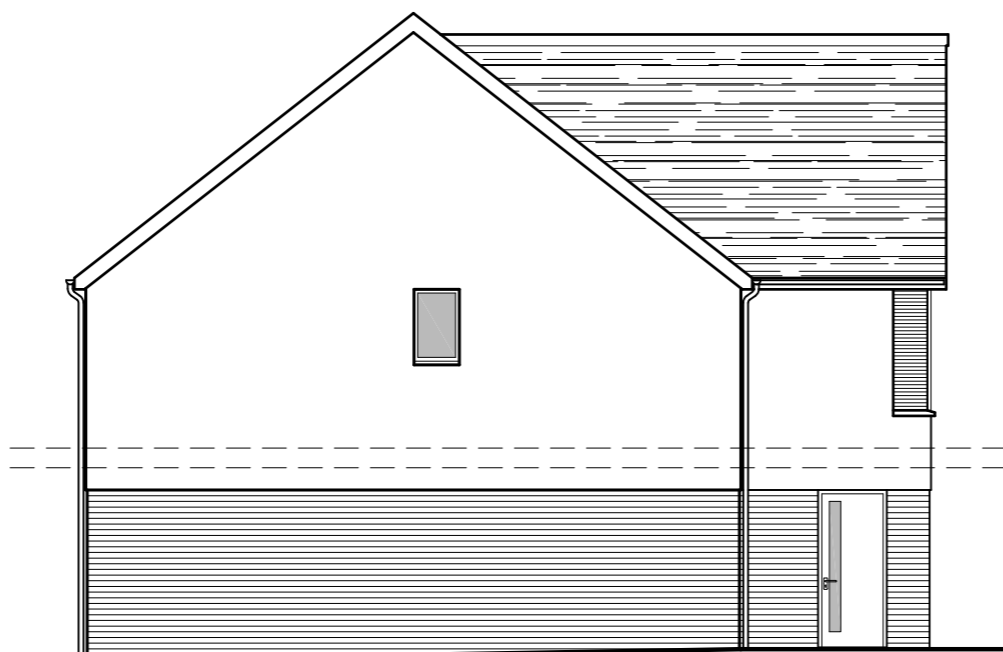
- indicates application site
- indicates flat 4 ground that has been subdivided to allow for new development. Ground also under client ownership

This drawing is solely for the purposes of obtaining planning/building warrant approval. The drawing may be suitable for constructional purposes but it may be necessary to augment/and or amend this information for this purpose. No liability will be accepted for any omission on this drawing should the drawing be used for constructional purposes.

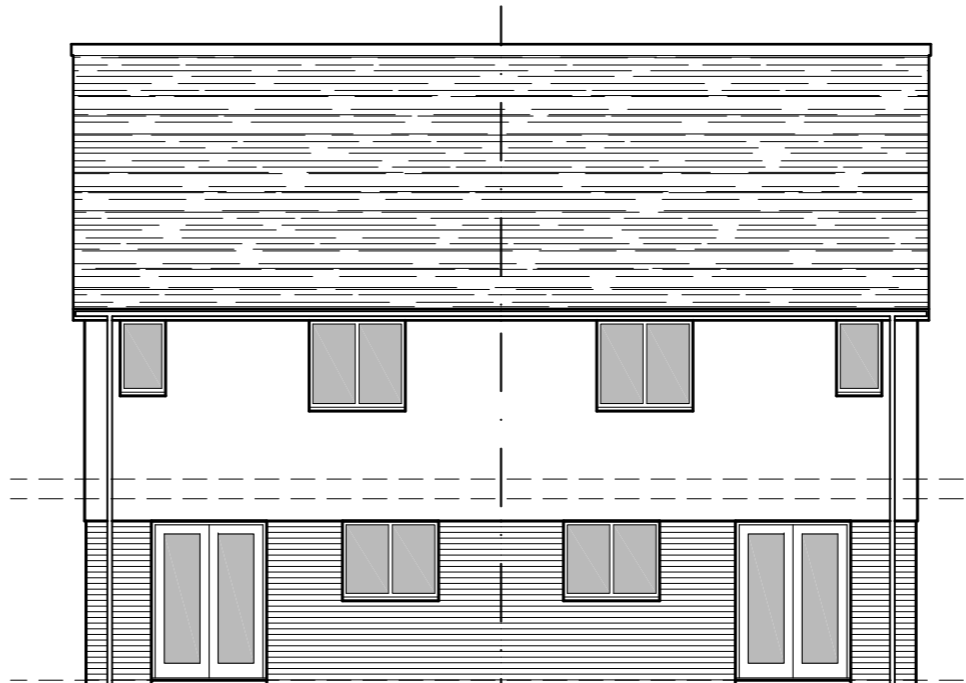
This drawing, its contents and all information contained therein is protected by copyright. This drawing is for preliminary or planning purposes only unless specifically noted otherwise below, and does not constitute a construction issue drawing.



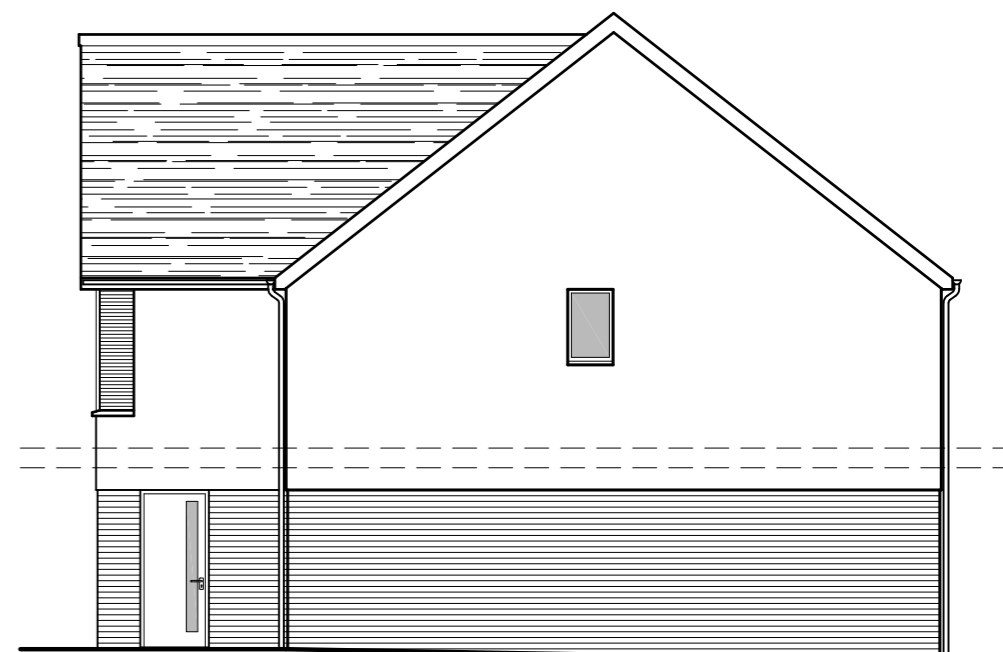
front elevation as proposed scale 1/100



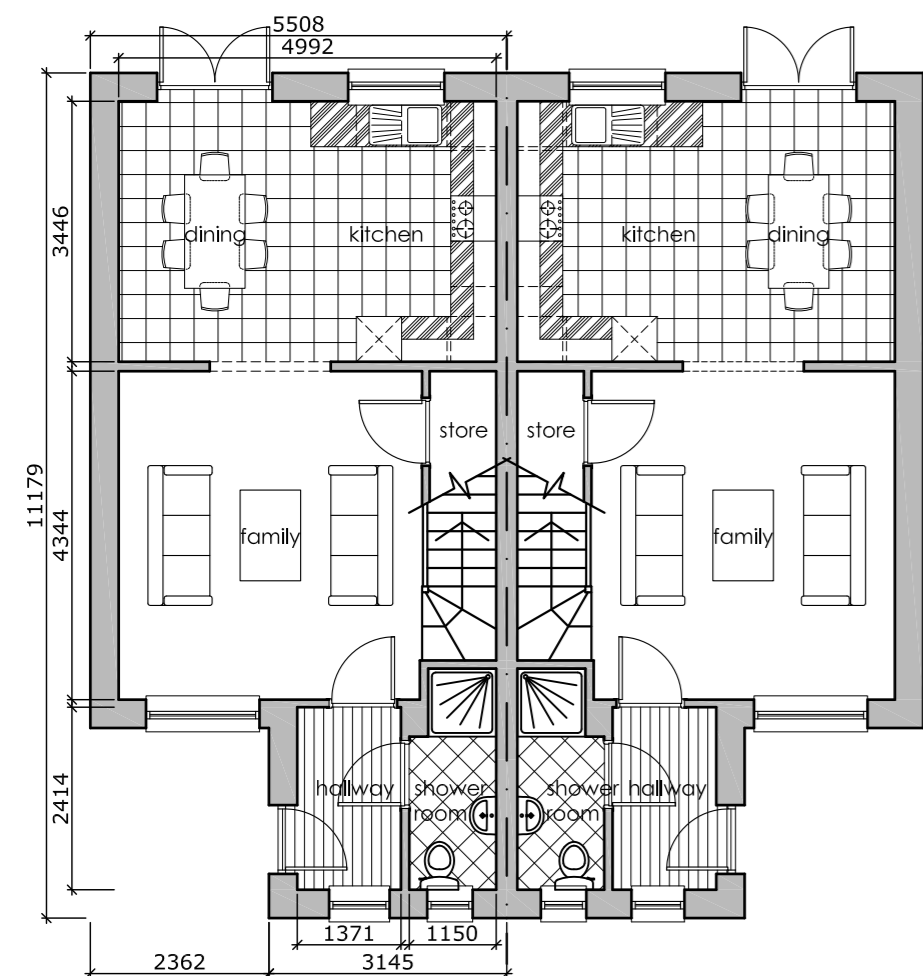
side elevation as proposed scale 1/100



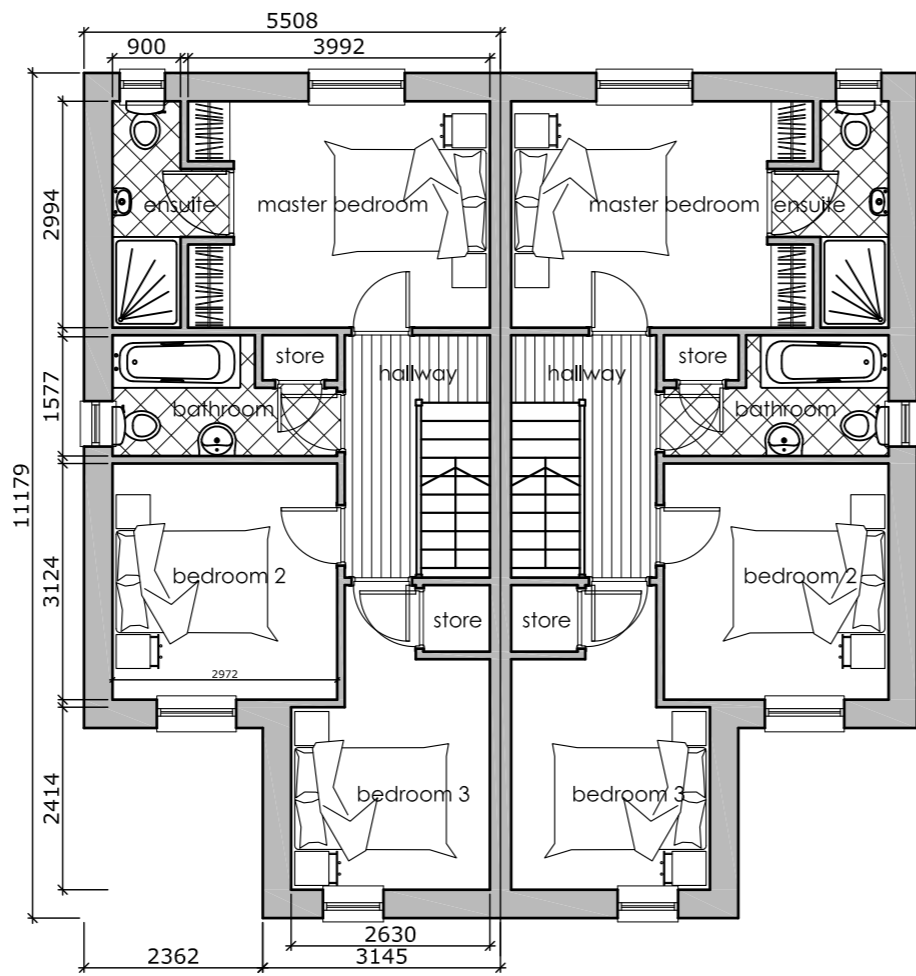
rear elevation as proposed scale 1/100



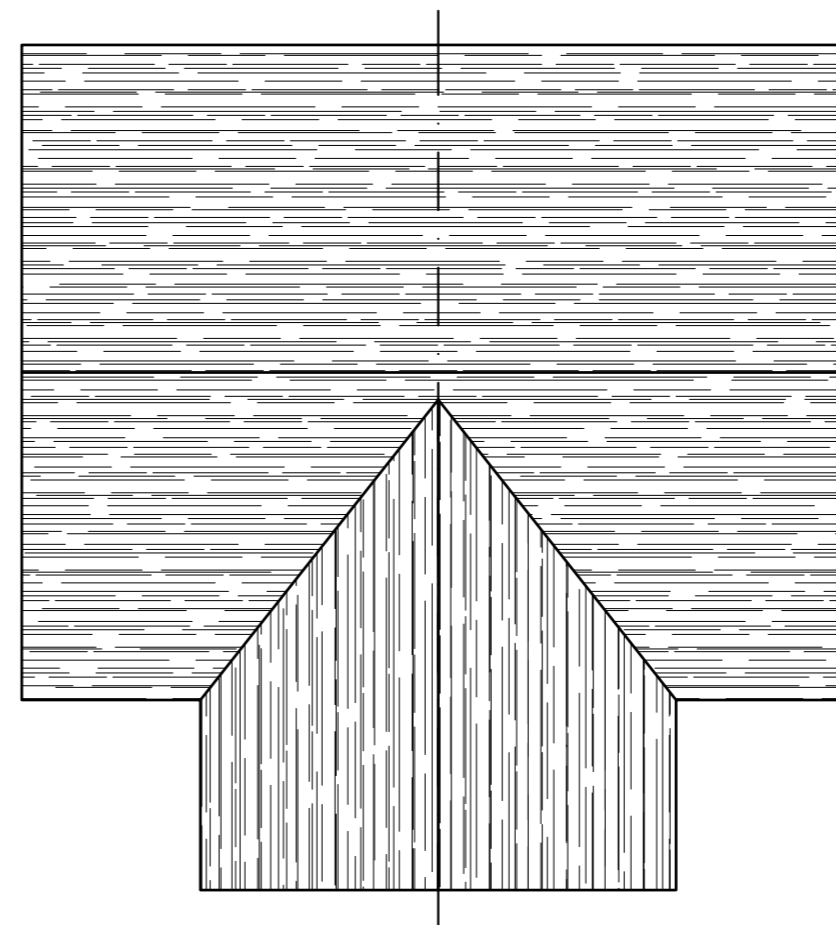
side elevation as proposed scale 1/100



ground floor plan as proposed scale 1/100



first floor plan as proposed scale 1/100



- material schedule
- ① white smooth cast render with buff facing brick to ground floor level
 - ② anthracite grey interlocking roof tiles with black uPVC fascia & soffit boards
 - ③ grey contrasting render band
 - ④ gunmetal grey upvc windows
 - ⑤ pressure treated timber cladding
- all gutters and downpipes to be black upvc.

rev	date	description	name
<input type="checkbox"/>		preliminary	
<input checked="" type="checkbox"/>		planning	
<input type="checkbox"/>		warrant	
<input type="checkbox"/>		tender	
<input type="checkbox"/>		construction	

Thomson Hunter Architects

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Proposed erection of new flatted development

Bull Road
Busby, Clarkston, Glasgow

Innovate Homes Ltd

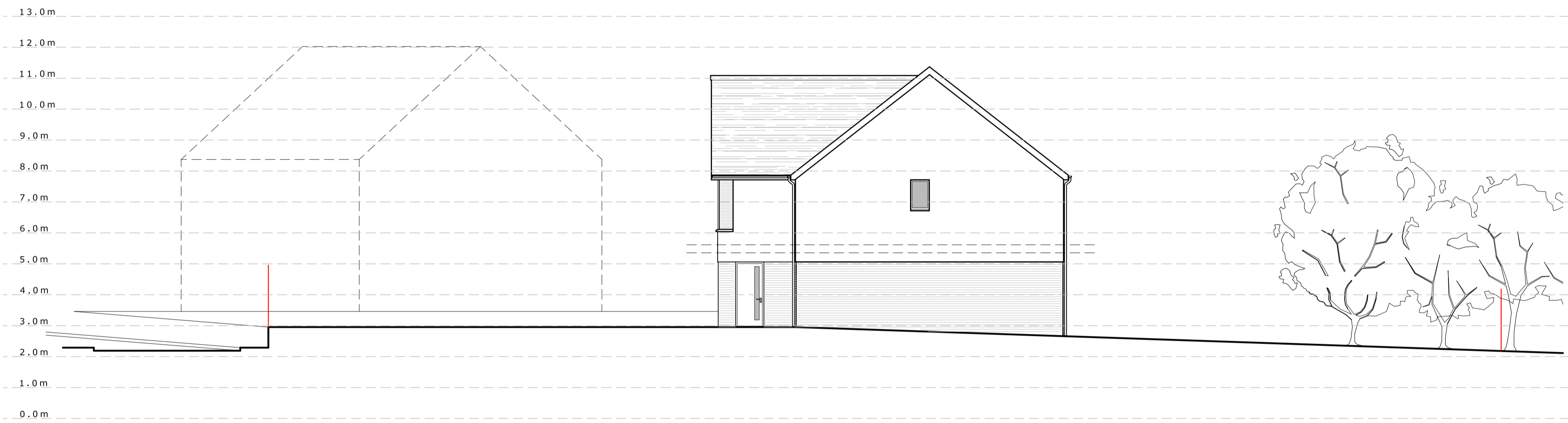
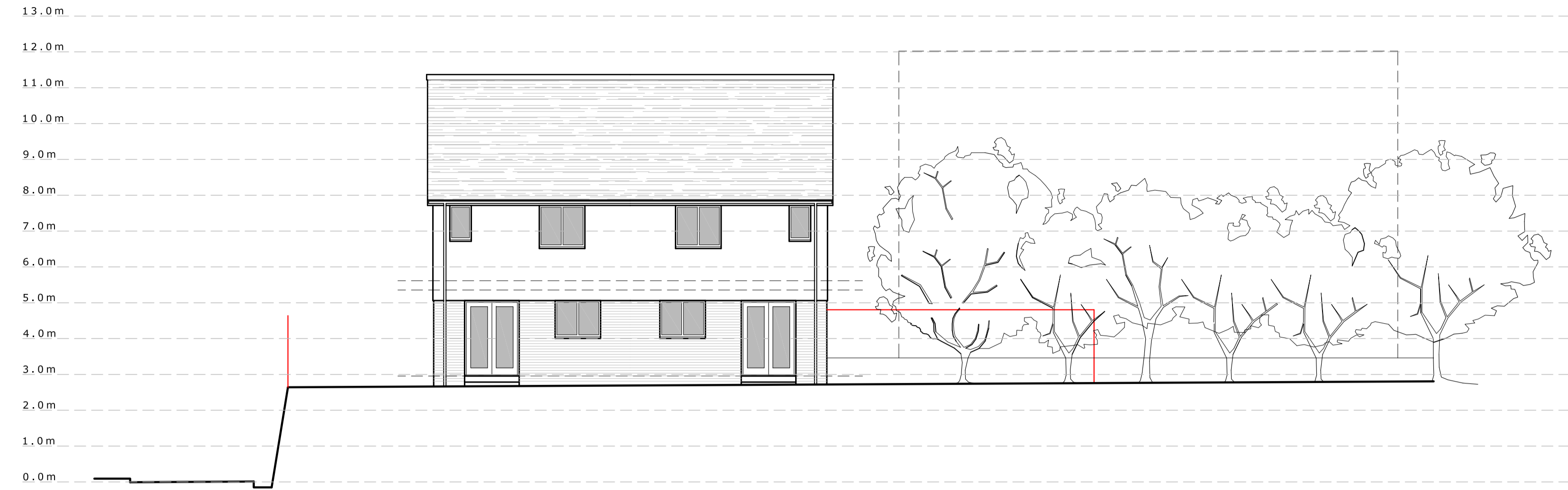
Floor plans & Elevations as proposed

drawn: GH | scale: 1:100 @ A2 | date: 19.02.2020

19.229.04

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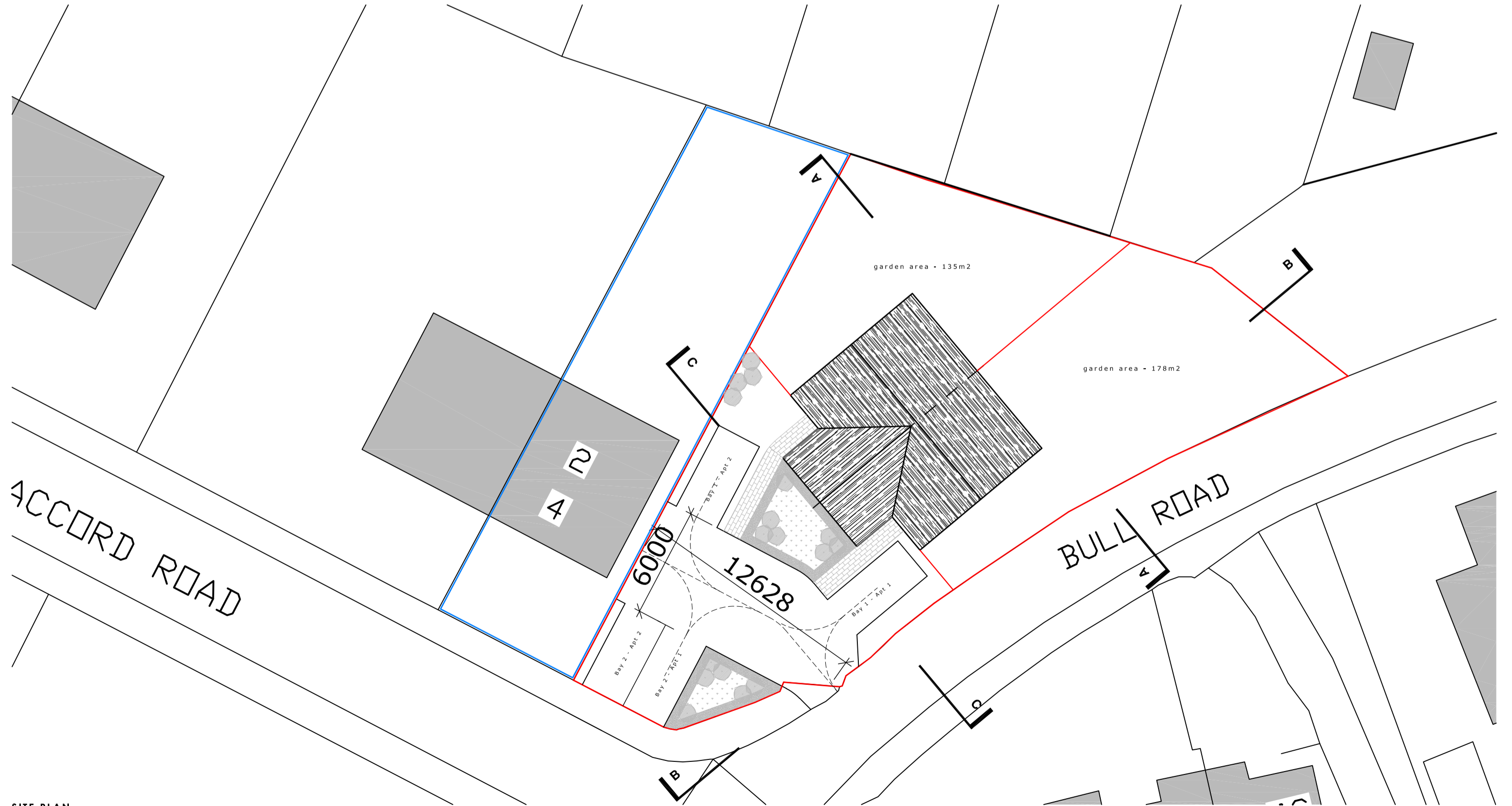
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SECTION A-A
SCALE 1/100



SECTION B-B
SCALE 1/100
SECTION C-C
SCALE 1/100



SITE PLAN
SCALE 1/200
1:200 4 8 12 20 m
0 100 mm

rev	date	description	name
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<input checked="" type="checkbox"/>		planning	
<input type="checkbox"/>		permit	
<input type="checkbox"/>		contract	
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 Proposed erection of new flatted development
 Bull Road
 Busby, Clarkston, Glasgow
 Innovate Homes Ltd
 Site sections as proposed
 drawn: GH | scale: 1:100 @ A2 | date: 19.02.2020
19.229.05

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