

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY20 January 2021Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2020/14ERECTION OF ONE AND A HALF STOREY REAR EXTENSION FORMING GABLE END WITH ASSOCIATED RAISING OF RIDGE HEIGHT AND INSTALLATION OF DORMER WINDOW AT FRONT AT 29 LAWRENCE AVENUE, GIFFNOCK**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: 2020/0293/TP).
- Applicant: Mrs Katherine Keane.
- Proposal: Erection of one and a half storey rear extension forming gable end with associated raising of ridge height and installation of dormer window at front
- Location: 29 Lawrence Avenue, Giffnock.
- Council Area/Ward: Giffnock & Thornliebank (Ward 3).

**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 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
  - 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 and has indicated that her stated preference is for a site inspection to take place as the applicant considers that this would be of assistance to the LRB in confirming site levels and enabling the LRB to see similar development in the area.

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 is not possible for the Local Review Body to visit the site. 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.

## 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 7 - 14);
- (b) Copies of Objections/Representations – Appendix 2 (Pages 15 - 18);
- (c) Report of Handling by the planning officer - Appendix 3 (Pages 19 - 28);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 29 - 36); and
- (e) Applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages 37 - 64).

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

- (a) Planning Statement (Pages 67 - 96)
- (b) Drawing 00-001 Location Plan (Page 97)
- (c) Drawing 00-002 – Block Plan as existing (Page 98)
- (d) Drawing 00-003 – Block Plan as proposed (Page 99)
- (e) Drawing 01-001 – Ground Floor Plan as existing (Page 100)
- (f) Drawing 02-001 - Ground Floor Plan as proposed - overview (Page 101)
- (g) Drawing 02-002 – Ground Floor Plan as proposed (Page 102)
- (h) Drawing 02-003 – First Floor Plan as proposed (Page 103)
- (i) Drawing 01-002 – Roof Plan as existing (Page 104)
- (j) Drawing 02-004 – Roof Plan as proposed (Page 105)
- (k) Drawing 01-003 – Elevations as existing (Page 106)
- (l) Drawing 02-005 – Elevations as proposed north and west (Page 107)
- (m) Drawing 02-006 – Elevations as proposed south and east (Page 108)
- (n) Drawing 01-004 Sections A-A and B-B as existing (Page 109)
- (o) Drawing 02-007 Sections A-A and B-B as proposed (Page 110)

**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](http://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.

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Tel: 07584 116619

Date:- 21 December 2020

# APPLICATION FORM

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: [planning@eastrenfrewshire.gov.uk](mailto: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 100233806-002

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.

## Description of Proposal

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

Single storey extension, attic conversion with new roof and dormer to front of the property and garage conversion. A previous application was withdrawn on 01.05.2020 (Ref No:2020/0082/TP). This is a re-application under the same fee.

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: | Allison Architecture              |  |                |
| Ref. Number:          |                                   | You must enter a Building Name or Number, or both: * |                |
| First Name: *         | Stephen                           | Building Name:                                       |                |
| Last Name: *          | Allison                           | Building Number:                                     | 13             |
| Telephone Number: *   | 01413531082                       | Address 1 (Street): *                                | Royal Crescent |
| Extension Number:     |                                   | Address 2:   |                |
| Mobile Number:        |                                   | Town/City: *   | Glasgow        |
| Fax Number:           |                                   | Country: *   | United Kingdom |
|                       |                                   | Postcode: *  | G3 7SL         |
| Email Address: *      | stephen@allisonarchitecture.co.uk |  |                |

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

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

|                      |                                 |  |                 |
|----------------------|---------------------------------|--|-----------------|
| Title:               | Ms                              | You must enter a Building Name or Number, or both: * |                 |
| Other Title:         |                                 | Building Name:                                       |                 |
| First Name: *        | Katherine                       | Building Number:                                     | 29              |
| Last Name: *         | Keane                           | Address 1 (Street): *                                | Lawrence Avenue |
| Company/Organisation |                                 | Address 2:   |                 |
| Telephone Number: *  |                                 | Town/City: *   | Glasgow         |
| Extension Number:    |                                 | Country: *   | United Kingdom  |
| Mobile Number:       |                                 | Postcode: *  | G46 6PF         |
| Fax Number:          |                                 |  |                 |
| Email Address: *     | sinje@allisonarchitecture.co.uk |  |                 |

## Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

29 LAWRENCE AVENUE

Address 2:

GIFFNOCK

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G46 6PF

Please identify/describe the location of the site or sites

Northing

658389

Easting

256492

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Trees

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

Yes  No

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

## Access and Parking

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

Yes  No

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

## Planning Service Employee/Elected Member Interest

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

Yes  No

## Certificates and Notices

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

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

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

Yes  No

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

Yes  No

## Certificate Required

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

Certificate A

## Land Ownership Certificate

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

Certificate A

I hereby certify that –

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

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

Signed: Stephen Allison

On behalf of: Ms Katherine Keane

Date: 28/05/2020

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 Stephen Allison

Declaration Date: 12/02/2020

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**COPIES OF OBJECTIONS/REPRESENTATIONS**

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## Comments for Planning Application 2020/0293/TP

### Application Summary

Application Number: 2020/0293/TP

Address: 29 Lawrence Avenue Giffnock East Renfrewshire G46 6PF

Proposal: Erection of one and a half storey rear extension forming gable end with associated raising of ridge height and installation of dormer window at front

Case Officer: Ms Fiona Morrison

### Customer Details

Name: Mr Kenneth McCallum

Address: 21 Douglas Avenue, Giffnock, East Renfrewshire G46 6PE

### Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would refer you to the previous application 2020/0082/TP and the comment I made thereon.

My property at 21 Douglas Avenue is a corner site with the side and back garden bordering on Broomley Drive. The proposed raised roof height and dormer at the front of the property in the application would overlook my side and back garden thus denying me the privacy which I have enjoyed since 1982. The current front roof elevation is visible from my kitchen window and conservatory and therefore these areas would also be overlooked by the planned dormer window.

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## REPORT OF HANDLING

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# REPORT OF HANDLING

Reference: 2020/0293/TP

Date Registered: 28th May 2020

Application Type: Full Planning Permission

This application is a Local Development

Ward: 3 -Giffnock And Thornliebank

Co-ordinates: 256492/:658389

Applicant/Agent:

Applicant:  
Ms Katherine Keane  
29 Lawrence Avenue  
Giffnock  
East Renfrewshire  
G46 6PF

Agent:  
Stephen Allison  
13 Royal Crescent  
Glasgow  
G3 7SL

Proposal: Erection of one and a half storey rear extension forming gable end with associated raising of ridge height and installation of dormer window at front

Location: 29 Lawrence Avenue  
Giffnock  
East Renfrewshire  
G46 6PF

**CONSULTATIONS/COMMENTS:** None.

**PUBLICITY:** None.

**SITE NOTICES:** None.

**SITE HISTORY:**

|              |   |                                |            |
|--------------|---|--------------------------------|------------|
| 2008/0344/TP | Erection of single storey rear extension, formation of pitched roofs over existing flat roofed extensions and re-roofing of property  | Approved Subject to Conditions | 10.06.2008 |
| 2020/0082/TP | Alterations to enlarge roof with raising of ridge height and installation of dormer window at front; erection of single storey rear extension linking to converted detached garage. | Withdrawn                      | 01.05.2020 |

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

- Concerns relating to privacy.

**DEVELOPMENT PLAN & GOVERNMENT GUIDANCE:** See Appendix 1

**SUPPORTING REPORTS:** No reports have been submitted for consideration as part of this application.

**ASSESSMENT:**

The site is in an established residential area characterised by detached, hipped roof bungalows. Many of the properties in the surrounding area have been altered or extended to some extent. The site contains a hipped roof bungalow typical of those on the street. The form of the principal elevation is original. There are single storey extensions at the side and rear of the property and a detached garage in the rear garden which is accessed via a driveway to the side of the property.

The proposal is for an extension to the rear linking to the detached garage and the installation of a new higher roof structure with steeper roof pitches. A hipped roof dormer window is proposed on the new front roof slope. The existing side extension and garage will be retained and it is intended to convert the garage to an office.

The extension will add to the previous extension and to the width of the original house. A new flat roofed gable end will be formed. The roof pitch will be increased from 30 to 40 degrees to incorporate a continuous flat roof section. The hipped roof dormer window on the front roof slope will measure approximately 3.4m in width. Comprising a flat roof the single storey extension proposed to link the house to the garage/office will have an approximate footprint of 7.4sqm.

The proposed external finishes are to match the existing

The proposal must be assessed against Policies D1 and D14 of the adopted Local Plan and Supplementary Planning Guidance on Householder Design (SPG). Policy and guidance requires new extensions to complement the existing character of the property and the surrounding area. Extensions to bungalows should have a lower ridgeline than the dwelling and not form a gable end. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting sunlight or privacy.

In term of these policies it is considered appropriate to address the new main roof structure first. This element is considered to be of a much heavier design and form markedly different from that of the existing bungalow which has a lower and less imposing roof due to its lower roof pitch. The raising of the roof ridge in addition to the increase in roof pitch from 30 degrees to 40 degrees results in a continuous flat roof section and large rear gable wall. As such, the proposed extension cannot be considered to be in keeping with the existing property in terms of its character, form and design. The additional mass created by the proposed extension is considered to dominate and overwhelm the existing property. The property's prominent location at the junction of Lawrence Avenue and Broomley Drive is such, that this impact would be experienced beyond the confines of the subject property, affecting the surrounding area.

It is considered that the front dormer window in itself is supportable (however it is only achievable off the unsympathetic and insupportable roof structure). The single storey extension at the rear is acceptable it would not overwhelm or dominate the property nor raise issues with neighbouring properties.

In terms of neighbouring amenity the proposal overall would not give rise to adverse overlooking or overshadowing of adjacent properties.

The agents reference to neighbouring development at 25 and 27 Lawrence Avenue is acknowledged. However, both these examples were initially granted at Local Review and

although the roof ridge was increased in height at both sites neither were altered to such an extent that included the increase of the roof pitch to the degree sought in this instance such that a substantial and incongruous flat roof section is being sought. This device is a means of increasing the roofs useable floor area and is not evident in the area.

It should be noted that the agent was previously advised that the increase in roof pitch to 40 degrees was unlikely to receive a favourable recommendation.

What's more, it is not considered that these examples are numerous enough to define the built character of the area. It is therefore considered that the extension is contrary to policy as it would not be in keeping with most of the surrounding built form and would significantly detract from the prevailing character of the area due to its scale and massing.

The Proposed Local Development Plan 2 is a material consideration and with regard to this planning application, the relevant policies are considered to be D1 and D1.1. The aforementioned policies largely reflect the adopted Local Development Plan policies.

Consequently, for reasons stated above, it is considered that the proposed works do not fully accord with the relevant policies in the Proposed Local Development Plan.

It is considered that comments raised by the representee have been addressed in the paragraphs above.

To conclude, it is considered that the proposal would be dominant and not of a scale or massing that is in keeping with the original property or the surrounding built form. It is considered that the proposal is contrary to policy and that there are no material considerations that significantly outweigh the adopted and proposed Local Development Plans. It is therefore recommended that the application is refused.

**RECOMMENDATION:** Refuse

**PLANNING OBLIGATIONS:** None.

**REASON(S):**

Reason: The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan its form and design represents a development that would detract from the character of the area.

Reason: The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as it introduces a style and form, including an increased roof pitch, a continuous flat roof section and rear gable, that would detract from and overwhelm the character and design of the existing house to the detriment of the character of the area.

Reason: The proposal is contrary to the terms of the adopted Supplementary Planning Guidance: Householder Design Guide (SPG) which supports and forms part of Policy D14 of the adopted Local Development Plan as it introduces a continuous flat roof section and a rear gable wall that would detract from and overwhelm the character and design of the existing house to the detriment of the character of the 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.: 2020/0293/TP  
(FIMO)

DATE: 6th October 2020

**DIRECTOR OF ENVIRONMENT**

**Reference: 2020/0293/TP - Appendix 1**

**DEVELOPMENT PLAN:**

**Strategic Development Plan**

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

**Adopted East Renfrewshire Local Development Plan**

Policy D1

Detailed Guidance for all Development

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

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered

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

#### Policy D14

##### Extensions to Existing Buildings and Erection of Outbuildings and Garages

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

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

## **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 D1.1

##### Extensions and Alterations to Existing Buildings for Residential Purposes

Proposals will be assessed against the following criteria:

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. Should complement the scale and character of the existing building, neighbouring

- properties and their setting, particularly in terms of style, form and materials;
3. The size, scale and height of any development must be appropriate to and not adversely impact or dominate the existing building;
  4. Should not create an unbroken or terraced appearance;
  5. Where additional bedrooms are proposed or a garage/driveway is being converted to another use other than for the parking of a vehicle, proposals will be required to provide parking in accordance with the Council's Roads Development Guide; and
  6. Should avoid over-development of the site by major loss of existing front and rear garden space. No more than 50% of the rear garden should be occupied by the development.

Further detailed information and guidance will be set out in the Householder Design Guide Supplementary Guidance.

**GOVERNMENT GUIDANCE:** None

Finalised 06/10/2020.AC

**DECISION NOTICE  
AND  
REASONS FOR REFUSAL**

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**Head of Environment (Chief Planning Officer): Gillian McCarney**

2 Spiersbridge Way, Spiersbridge Business Park, Thornliebank, G46 8NG  
Phone: 0141 577 3001 Fax: 0141 577 3781 DX: 501601 GIFFNOCK

Our Ref: 2020/0293/TP

Your Ref:

Date: 26th October 2020

When calling Please ask for: Ms Fiona Morrison [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)

Telephone No: 0141 577 3861

Stephen Allison  
13 Royal Crescent  
Glasgow  
G3 7SL

Dear Sir/Madam,

**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 2008**  
**NOTIFICATION OF DECISION - REFUSAL OF PLANNING PERMISSION**

Ref No: 2020/0293/TP

Location: 29 Lawrence Avenue Giffnock East Renfrewshire G46 6PF

Proposal: Erection of one and a half storey rear extension forming gable end with associated raising of ridge height and installation of dormer window at front

The Council has decided to refuse your application for the reasons explained on the enclosed decision notice. The stamped refused drawings are available to view and download from the Council's website [www.ercplanning.eastrenfrewshire.gov.uk](http://www.ercplanning.eastrenfrewshire.gov.uk) by searching under the application reference number.

If you are aggrieved by the decision, you may appeal or seek a review of the decision. Please see the notes attached to your decision notice for the procedures you should follow and the timescales involved.

If you would like to discuss the reasons for refusal please contact me.

Yours faithfully

Gillian McCarney  
Head of Environment (Chief Planning Officer)

Encl.

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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.        **2020/0293/TP**

**Applicant:**

Ms Katherine Keane  
29 Lawrence Avenue  
Giffnock  
East Renfrewshire  
G46 6PF

**Agent:**

Stephen Allison  
13 Royal Crescent  
Glasgow  
G3 7SL

With reference to your application which was registered on 28th May 2020 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

**Erection of one and a half storey rear extension forming gable end with associated raising of ridge height and installation of dormer window at front**

**at: 29 Lawrence Avenue Giffnock East Renfrewshire G46 6PF**

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 adopted East Renfrewshire Local Development Plan its form and design represents a development that would detract from the character of the area.
2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as it introduces a style and form, including an increased roof pitch, a continuous flat roof section and rear gable, that would detract from and overwhelm the character and design of the existing house to the detriment of the character of the area.
3. The proposal is contrary to the terms of the adopted Supplementary Planning Guidance: Householder Design Guide (SPG) which supports and forms part of Policy D14 of the adopted Local Development Plan as it introduces a continuous flat roof section and a rear gable wall that would detract from and overwhelm the character and design of the existing house to the detriment of the character of the area.

Dated            6th October 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

34

| <b>Plan Description</b> | <b>Drawing Number</b> | <b>Drawing Version</b> | <b>Date on Plan</b> |
|-------------------------|-----------------------|------------------------|---------------------|
| Location Plan           | 00-001                |                        |                     |
| Block Plan Proposed     | 00-003                | REV A                  |                     |
| Plans Proposed          | 02-002                | REV A                  |                     |
| Elevations Proposed     | 02-006                | REV A                  |                     |
| Elevations Proposed     | 02-005                | REV A                  |                     |
| Roof Plan Proposed      | 02-004                | REV A                  |                     |

**35**

**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](http://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](mailto:planning@eastrenfrewshire.gov.uk)**

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**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](mailto: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 100233806-004

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: | Allison Architecture              |  |                |
| Ref. Number:          |                                   | You must enter a Building Name or Number, or both: * |                |
| First Name: *         | Stephen                           | Building Name:                                       |                |
| Last Name: *          | Allison                           | Building Number:                                     | 13             |
| Telephone Number: *   | 01413531082                       | Address 1 (Street): *                                | Royal Crescent |
| Extension Number:     |                                   | Address 2:   |                |
| Mobile Number:        |                                   | Town/City: *   | Glasgow        |
| Fax Number:           |                                   | Country: *   | United Kingdom |
|                       |                                   | Postcode: *  | G3 7SL         |
| Email Address: *      | stephen@allisonarchitecture.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="Mrs"/>       | You must enter a Building Name or Number, or both: * |  |
| Other Title:         | <input type="text"/>                   | Building Name:                                       | <input type="text"/>                         |
| First Name: *        | <input type="text" value="Katherine"/> | Building Number:                                     | <input type="text" value="29"/>              |
| Last Name: *         | <input type="text" value="Keane"/>     | Address 1 (Street): *                                | <input type="text" value="Lawrence Avenue"/> |
| Company/Organisation | <input type="text"/>                   | Address 2:   | <input type="text"/>                         |
| Telephone Number: *  | <input type="text"/>                   | Town/City: *   | <input type="text" value="Giffnock"/>        |
| Extension Number:    | <input type="text"/>                   | Country: *   | <input type="text" value="UK"/>              |
| Mobile Number:       | <input type="text"/>                   | Postcode: *  | <input type="text" value="G46 6PF"/>         |
| Fax Number:          | <input type="text"/>                   |  |  |
| Email Address: *     | <input type="text" value="REDACTED"/>  |  |  |

## 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="29 LAWRENCE AVENUE"/>        |
| Address 2:  | <input type="text" value="GIFFNOCK"/>                  |
| 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="G46 6PF"/>                   |

Please identify/describe the location of the site or sites

|          |                                     |         |                                     |
|----------|-------------------------------------|---------|-------------------------------------|
| Northing | <input type="text" value="658389"/> | Easting | <input type="text" value="256492"/> |
|----------|-------------------------------------|---------|-------------------------------------|

## 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)

Single storey extension, attic conversion with new roof and dormer to front of the property and garage conversion. A previous application was withdrawn on 01.05.2020 (Ref No:2020/0082/TP). This is a re-application under the same fee.

## 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.

The attached Review Statement gives full reasoning for review application. We consider the proposal to be appropriate and acceptable within the streetscape of Lawrence Avenue and It is our opinion that the proposal at 29 Lawrence Avenue is complementary to the residential area and does not dominate or detract from the original property or the local area.

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)

Full application drawings Supporting Statement Statement of Review Refusal Notice Report of Handling

## Application Details

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

2020/0293/TP

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

28/05/2020

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

26/10/2020

## 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)

We feel that a site inspection would be of benefit for the review body to confirm the site levels of the proposal site and to see the similar developments in the surrounding area.

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 Stephen Allison

Declaration Date: 06/11/2020

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# Statement of Reasons

NOTICE OF REVIEW AGAINST REFUSAL OF PLANNING  
PERMISSION      29 LAWRENCE AVENUE, GIFFNOCK

NOVEMBER 2020  
ELAINE ANDERSON MRTPI

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## CONTENTS

|  |    |
|--|----|
| 1. Introduction                            | 2  |
| 2. Planning History & Development Proposal | 3  |
| 3. Statement of Reasons                    | 5  |
| 4. Conclusions                             | 16 |

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## 1. INTRODUCTION

- 1.1 The applicant, Katherine Keane, owner of the premises of 29 Lawrence Avenue, has requested the preparation of a statement of review in support of the submission of a Notice of Review to East Renfrewshire Council's Local Review Body against the recent refusal of planning permission for proposed alterations and extensions to her property (application ref: 2020/0293/TP).
- 1.2 The proposed development consists of a rear and upper floor extension to provide a family home that accommodates Mrs Keane and her family. The description lodged in the application states:
- “Erection of one and a half storey rear extension forming gable end with associated raising of ridge height and installation of dormer window at front.”
- 1.3 Full details of the proposed development are provided in Section 2 of this report.
- 1.4 The proposed works promoted in this planning application seek to provide an appropriate and reasonable extension to the property of 29 Lawrence Avenue – similar to that in the local area – which meets the needs of the Keane family as they grow.
- 1.5 As part of this application package a planning statement was submitted that fully addressed planning policy and guidance, in addition to the design and details of the development proposed, and provided examples of similar developments that have taken place on neighbouring properties and in the surrounding local residential area.
- 1.6 A decision notice was issued by East Renfrewshire Council on 6<sup>th</sup> October 2020, refusing planning permission for the following reasons:
- “1. *The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan its form and design represents a development that would detract from the character of the area.*
2. *The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as it introduces a style and form, including an increased roof pitch, a continuous flat roof section and rear gable, that would detract from and overwhelm the character and design of the existing house to the detriment of the character of the area.*
3. *The proposal is contrary to the terms of the adopted Supplementary Planning Guidance: Householder Design Guide (SPG) which supports and forms part of Policy D14 of the adopted Local Development Plan as it introduces a continuous flat roof section and a rear gable wall that would detract from and overwhelm the character and design of the existing house to the detriment of the character of the area.”*
- 1.7 This report is prepared to address the reasons for refusal that have been applied, assess the proposed development against the relevant planning policy and guidance, and to highlight material considerations in this case.

## 2. PLANNING HISTORY & DEVELOPMENT PROPOSAL

### Planning History

- 2.1 There have been three planning applications submitted for the property 29 Lawrence Avenue, as detailed below:
- 2.2 Application 2008/0344/TP sought consent for the erection of single storey rear extension, formation of pitched roofs over existing flat roofed extensions and re-roofing of property. This application was approved subject to conditions on 10 June 2008.
- 2.3 Application 2020/0082/TP promoted alterations to enlarge roof with raising of ridge height and installation of dormer window at front; erection of single storey rear extension linking to converted detached garage. This application was withdrawn to allow the applicant to make alterations to the proposed extensions and alterations, to create the desired family dwelling that they seek from the proposed works.
- 2.4 Application 2020/0193/TP saw a resubmission of the previously withdrawn application to alter the premises by creating a gable end on the rear elevation in addition to raising of the ridge height and installation of a dormer window at the front, and the erection of a single storey extension to connect to the converted detached garage. This application is now subject to the Notice of Review that is submitted to East Renfrewshire Council.

### Development Proposal

- 2.5 In its current state, 29 Lawrence Avenue is a one and a half storey dwelling. All habitable rooms are currently on the ground floor, with the upper floor utilised as attic space with a single velux window on the front elevation of the property.
- 2.6 Mrs Keane recently bought this property with a view to making it into a long-term family home for her young family. The couple have 2 small children and were keen to move back to the area to be nearer family. The property of 29 Lawrence Avenue was available and within their budget, and whilst it didn't meet the needs of the family with young children, the couple bought it with a view that they could alter/extend the property to meet their needs and to create a suitable family home.
- 2.7 The property boasts a front and rear garden area totalling 490sqm, designated off-street car parking and a garage within the premises. It is set within a wider established residential area where there is a mix of bungalow, one and a half storey and two storey properties, some detached, some semi-detached, some terrace. There is evidence in the local area of rear and upper floor extensions, introduction of gable ends, introduction of dormer windows and general alterations to premises being undertaken.
- 2.8 The proposed development at 29 Lawrence Avenue promotes the enlargement of the upper floor to create a larger habitable area designed to meet the needs of the inhabitants. This will create space for 2 bedrooms on the upper level, with associated bathrooms and storage. To

accommodate the upper floor extension, it is proposed that the roof pitch will increase to 40 degrees. This will result in the increase of the roof height by 500mm from 5.7m (as existing) to 6.2m (as proposed). As shown on the plans, this minor increase in the roof height does not break the established roof line, or impact upon the skyline.

- 2.9 The proposed development also seeks to create a single storey extension at the rear of the property that will connect the existing dwelling with the garage on site. The proposed extension to link the house to the existing garage totals 17.3 sqm. The footprint of the garage does not change.
- 2.10 It is proposed that internal alterations, and the creation of an extension to the rear of the property, will provide much needed habitable space (kitchen/dining/living) on the ground floor for the family with young children, and will create office space within the building currently used as the garage.
- 2.11 The proposed internal alterations to create larger shared living spaces for the family results in the loss of a bedroom on the ground floor, which is compensated by the upper floor extension to the property.
- 2.12 The proposal does not propose an increase in the wall height. The new roof has a steeper roof pitch of 40 degrees which raises the roof height by 500mm, a central flat roof section and a gable end at the rear. This is to accommodate the proposed habitable rooms on the upper floor. One pitched roof dormer window will be installed on the front roof slope. In addition, a total of 9 velux windows are proposed on the east and west elevation of the property. It is proposed that there will be 5 velux windows on the west elevation and 4 velux windows on the east elevation. These are designed to provide light and air to the proposed rooms on the upper floor.
- 2.13 The proposed external materials promote render to match the existing, grey concrete roof tiles and sarnafil single ply membrane on the flat roof section.
- 2.14 It is considered that the scale, design and materials are in character with the wider residential area, and the proposed alterations works to the property fits in with the streetscape of Lawrence Avenue without dominating or detracting from the character or nature of the residential area.
- 2.15 The purpose of the proposed alterations to 29 Lawrence Avenue is to create a family home that meets the needs of the owners and is promoted to be of a scale and character that does not dominate the existing property but complements the house and the wider residential area.

### 3. STATEMENT OF REASONS

#### ASSESSMENT & REVIEW OF REASONS FOR REFUSAL ISSUED

3.1 Three reasons for refusal were applied to the decision notice issued from East Renfrewshire Council. The reasons for refusal state:

*“1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan its form and design represents a development that would detract from the character of the area.*

*2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as it introduces a style and form, including an increased roof pitch, a continuous flat roof section and rear gable, that would detract from and overwhelm the character and design of the existing house to the detriment of the character of the area.*

*3. The proposal is contrary to the terms of the adopted Supplementary Planning Guidance: Householder Design Guide (SPG) which supports and forms part of Policy D14 of the adopted Local Development Plan as it introduces a continuous flat roof section and a rear gable wall that would detract from and overwhelm the character and design of the existing house to the detriment of the character of the area.”*

3.2 We note that the reasons for refusal relate specifically to the following detailed matters regarding the proposed development:

1. Design
2. The proposed increased roof pitch to 40 degrees
3. The introduction of a flat roofed section
4. The introduction of a rear gable

3.3 It is stated that in the planning officer’s report that the proposed works as detailed above would detract from the character of the area and detract from and overwhelm the character and design of the existing house to the detriment of the character of the area.

3.4 In relation to reasons for refusal issued, Policies D1, D14 and Supplementary Planning Guidance: Householder Design Guide have been identified.

3.5 The relevant policy criteria as set out in Policy D1: Detailed Guidance for all Development Proposals state:

*“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;...”*

3.6 Policy D14: Extensions to Existing Buildings and Erection of Outbuildings and Garages states that:

- “- Any extensions must complement the existing character of the property, particularly in terms of style, form and materials.*
- The size, scale and height of any development must be appropriate to the existing building.*
- In most circumstances, pitched roofs utilising slates or tiles to match the existing house will be the appropriate roof type. Alternatives, such as flat roofs or green roofs, will be considered on a site specific basis.*
- 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.”*

3.7 Supplementary Planning Guidance: Householder Design Guide states:

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

- Extensions, dormer windows and garages should respect the character of the original house and the surrounding area in terms of design, scale and materials. No extension, dormer windows or garages should detract from the character of the area. Within this context innovative, contemporary or modern design will be considered;*

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

3.8 Based on the planning officer's report, it is considered that the proposed front dormer and single storey extension would be acceptable. Therefore, these are not addressed in this Statement of Review.

3.9 In addition, whilst the planning officer's report addressed the emerging Proposed East Renfrewshire Local Development Plan 2, these are not identified in the reasons for refusal issued by East Renfrewshire Council. As such they are not addressed in this Statement of Review. Full assessment of policies and guidance, adopted and emerging, was undertaken in the planning statement that was submitted as part of the application package.

3.10 In the context of adopted Local Plan policy and Supplementary Planning Guidance, we wish to address the points raised in the reasons for refusal, as follows:

## Design

3.11 The proposed design of the extension to 29 Lawrence Avenue has given full consideration of the needs of the applicant and their growing family to make the property into the family home that they require. In addition, it has also taken full consideration of the character of the property as existing, and the design and character of the wider residential area, looking at properties which remain as traditionally built, and where properties have been expanded and extended.

3.12 Similar to other properties in the area, the proposed extension focuses on the rear of the property to minimise the visual impact on the streetscape from Lawrence Avenue. The proposed gable end has been designed in order to maximise internal space without result in the loss of garden ground from the property.

- 3.13 The increased roof pitch, again similar to other properties in the area, has been designed to maximise internal space in the property to meet the needs of this young and growing family. The proposed increase in roof pitch only increases the height of the roof by 500mm, and sits below the established ridgeline of surrounding properties in the area. In this context it is considered that the design of the roof has taken full account of the existing property, maintaining the look of the hipped roof from the main frontage, and keeping a visual appearance similar to that which is existing, and similar to surrounding properties.
- 3.14 In addition, the proposed materials complement and reflect the character of the existing property.
- 3.15 It is clear that the local area has seen residential properties extend and expand over the years, and the proposed design of the extension promoted at 29 Lawrence Avenue creates an attractive and respectful extension to the property that does not overwhelm or dominate the established property, but enhances the existing property whilst meeting the demands of its residents.
- 3.16 The overall extension works are of a similar context and nature to that which has been approved and developed in surrounding and nearby properties, and it has been ensured that the scale and design of the development does not dominate the character of the property or the wider residential amenity by staying within the building line, below the skyline, and reflecting the character and design of similar developments that have taken place on Lawrence Avenue and Broomley Drive.

### Increase of roof pitch to 40 degrees

- 3.17 Considering the proposed elevation plans as submitted in the planning application, visually, the proposed increase in the roof pitch does not overwhelm or detract from the character of the original property.
- 3.18 The proposed increase in roof pitch to 40 degrees ultimately results in the overall increase in the roof height of 500mm, raising the roof from 5.7m to 6.2m.
- 3.19 This is still a one and a half storey dwelling with a dormer at the frontage and Velux windows in the roof. Looking at the detailed elevations, the proposed roof does not dominate the skyline, or the original property in terms of its frontage. The proposed frontage promotes a hipped roof with dormer, similar in style to other residential properties in the area. Whilst the proposed roof is increasing in pitch and ridge height, the development still sits below the established ridge line of adjoining properties. Therefore, it is considered that the proposed extension is not dominant on the skyline, does not encroach in front of the property or adjoining properties, and has taken full account of the character of residential properties in the wider area.
- 3.20 The proposed increase in roof pitch is similar to other properties in the area that have been subject to extension works, and it is considered that an increased roof pitch is not out of character with properties in the local area. What the majority of properties in this area that have undergone extensions works have in common is that they promote a similar style of

pyramidal or hipped roof from the main frontage – some with dormers – which has been taken into account in the design of the proposed development in order to complement the local area.

- 3.21 In addition, as detailed below, there have been similar approvals granted by planning officers and the Local Review Body for developments in the local area that promote similar style, massing and character, and have been accepted as appropriate within the character of the wider residential area.

### Introduction of flat roofed section

- 3.22 In this case, the proposed flat roofed section and roof style may be different to that which exists at 29 Lawrence Avenue, but it is in character with the style and design of other neighbouring residential properties on Lawrence Avenue and Broomley Drive.
- 3.23 The application site sits within a residential area that has a mix of properties in terms of design and scale in the area. Not all properties have the same pyramidal hipped roof that currently exists at 29 Lawrence Avenue, and the proposed hipped roof with a flat roof section is not out of character in this area where roof lines and ridges vary.
- 3.24 From the frontage of the property it is considered that the proposed introduction of the flat roof does not impact on the visual character of the main frontage/elevation of the property. There is evidence, as can be seen in the surrounding local area, that extensions can be built, flat roofs introduced, and dormers installed without having a detrimental impact on the character of the property or the wider residential area.
- 3.25 We recognise that Supplementary Planning Guidance states that the development should have the same roof design as the house. However, as stated in Policy D14 flat roofs should be considered on a site-specific basis. In this instance, we believe that the design and character of the proposed flat roofed section does not detract from the existing property or the character of the wider area, and in this context, does not wholly change the character of the property.
- 3.26 In terms of visual amenity of the proposed alterations to the roof and creation of a flat roof section, the majority of the works affects the side and rear elevations of the property, and it is considered that this will not have a significant detrimental impact on the visual character of the main frontage of the house, or it's visual context within the wider residential area.
- 3.27 The proposed frontage maintains the visual character of a hipped roof with a dormer, similar in character to the existing property and other properties in the local area.
- 3.28 Again, similar developments in the local area, as identified below, have shown that the introduction of flat roof sections on these properties can be appropriately incorporated into residential properties in the local area, without having a detrimental or negative effect on the residential character of the area.

## Introduction of gable end to the rear elevation

- 3.29 The proposed gable end has been introduced as a means of making full use of habitable space in the upper floor, whilst minimising the visual impact of the proposed extension due to its location to the rear of the property. Whilst the planning officer's report of handling downplays the approvals that have been granted on properties within the local area, it is clear that there have been changes to the character of the wider residential area, and similar developments have been supported, in some instances through decisions made by the Local Review Body, setting the presumption that a gable end on the rear elevation of the premises is wholly in character with the adjoining premises and surrounding residential areas.
- 3.30 Specifically, neighbours no. 25 and 27 Lawrence Avenue have obtained consents for similar developments. In addition, similar extensions exist to properties in the wider area of Lawrence Avenue and Broomley Drive. These are further identified below.
- 3.31 Based on the planning consents that have been granted which include gable ends to the rear elevation, it is considered that the introduction of a gable end to the rear is wholly in keeping with the character of the area, and similar improvements that have been undertaken to neighbouring and surrounding residential properties.

## SIMILAR EXAMPLES OF DEVELOPMENT IN THE LOCAL AREA

- 3.32 As previously stated, there are a number of similar examples of extension and alteration works that have taken place on neighbouring properties, and other residential properties in the local area.
- 3.33 One of the key factors of the consideration of the proposal against planning policy is whether the proposed development would impact on the character of the existing property or the wider residential area. In this context it is clear that the local residential area has been subject to change, with properties being extended and expanded to accommodate modern, growing needs of families. On the basis that the local neighbourhood has seen improvements and extensions, similar to that proposed at 29 Lawrence Avenue, it is our consideration that the proposed development does not impact upon the character and amenity of the local area.
- 3.34 Below are some examples of similar development proposals that have obtained consent from East Renfrewshire Council:

### 27 Lawrence Avenue

- 3.35 The neighbouring property 27 Lawrence Avenue was subject to a planning application, reference 2015/0452/TP, which promoted the erection of one and a half storey rear extension forming gable end with associated raising of ridge height and single storey side extension. This application was initially refused by planning officers. However, the application was subject to appeal at the Local Review Body (Ref: 2015/15) where the decision was overturned, and planning permission was granted.

- 3.36 It was considered in the vote by Councillors that the proposed development fitted in with adjacent properties – in particular as the neighbouring house backing onto the application site had a similar extension.
- 3.37 There are similarities in this proposal to the proposed works promoted at the neighbouring property of 29 Lawrence Avenue. This includes raising the roof height, the introduction of a gable end on the rear elevation, and a single storey side extension. It is therefore appropriate that consideration should be given to the character of surrounding residential properties in the area, in relation to works that have been undertaken on these properties.
- 3.38 This is a neighbouring residential property to the application site at 29 Lawrence Avenue. In line with previous assessments of the development proposals in this area the works promoted are similar to that which exist on neighbouring properties and therefore would not impact on the character of the local area. Therefore, this is in accordance with planning policy.

#### 25 Lawrence Avenue

- 3.39 Three applications of relevance have been submitted to East Renfrewshire Council, and granted planning permission for the property at 25 Lawrence Avenue.
- 3.40 Firstly, application 2017/0200/TP promoted the erection of an upper floor extension over an existing extension at rear with associated raising of ridge height and installation of dormer window at side. This application was initially refused by planning officers, but the decision was overturned at the Local Review Body and planning permission subsequently granted. It was the view of members of the LRB that the proposal was reasonable and there were similar properties within the locality.
- 3.41 Secondly, application 2018/0349/TP was granted planning permission for the proposed erection of a one and a half storey rear extension forming gable end with raised deck.
- 3.42 A third application, reference 2018/0458/TP sought permission for alterations to the original consent to include raising of the ridge height of the property. This application was also granted planning permission.
- 3.43 In the consideration of the 2018 applications, the planning officer noted in his assessment that the proposed works were similar to that which have been undertaken on neighbouring properties in the area, and as such the development will not impact on the character of the property or the wider residential area. Therefore, it was deemed to be in accordance with planning policy.
- 3.44 Again, this is a neighbouring residential property to 29 Lawrence Avenue, and the gable end extension is visible from the application site.



View of gable end at 27 and 25 Lawrence Avenue from west of 29 Lawrence Avenue

### 23 Lawrence Avenue

- 3.45 23 Lawrence Avenue sought planning permission in 2007 for the erection of a one and a half storey rear extension and increase of ridge height of house with the installation of a dormer window at front (2007/0764/TP).
- 3.46 This application was approved subject to conditions, which has seen – similar to the neighbouring properties at 27 and 25 Lawrence Avenue, an increase in the roof ridge height and rear extensions to the properties, including at the upper floor level.

### 22 Lawrence Avenue

- 3.47 Across the road to the east of the application site, 22 Lawrence Avenue has also been subject to a similar upper floor extension, including raising of the ridge height and introduction of a gable end. Application 2014/0723/TP sought permission for the erection of a one and a half storey extension at the rear of the property to form a gable end with associated raising of ridge height; alterations and reduction in size of dormer window at front; installation of dormer window at side.
- 3.48 Planning permission was granted subject to conditions, and again promoted a similar development to that proposed at 29 Lawrence Avenue.



**Broomley Drive Gable End Extension taken from Lawrence Avenue**

### 24 Broomley Drive

- 3.49 The neighbouring property to the southwest has also been subject to some enlargements and alterations. Planning permission was obtained in 2012 (ref: 2012/0771/TP) for the erection of a single storey rear/side extension and installation of dormer window at rear. The rear side/extension has been undertaken on the north and east of the property, nearest 29 Lawrence Avenue.

### 33 Broomley Drive

- 3.50 Similarly, Broomley Drive, which this application site also adjoins, has examples of properties that have been subject to extension and alteration similar to that proposed in this application.
- 3.51 33 Broomley Drive was granted planning permission in 2009 for the proposed erection of one and a half storey side and rear extensions with the installation of dormer windows at front and side (ref 2009/0236/TP) and then subsequently and amendment to this consent to increase ridge height of side extension and installation of additional dormer window at front (ref 2009/0546/TP).



33 Broomley Drive which has been subject to increased roof pitch/height and extension

3.52 The works undertaken to this property has seen an increase in the roof pitch and roof ridge height, in addition to the creation of flat roof areas on the upper floor extension.



View of side elevation of 33 Broomley Drive in distance with 29 Lawrence Avenue at forefront of picture

3.53 This is within close proximity to, and visible from, the application site.

#### 20 Broomley Drive

3.54 Situated two properties south of the application site, 20 Broomley Drive has also been subject to extensions and alterations. In 2006 planning permission was granted for the installation of a front dormer window and formation of gable end to rear elevation (ref: 2006/0226/TP).

#### 18 Broomley Drive

3.55 Next door, 18 Broomley Drive also obtained planning permission for alterations to the roof to form a gable end at the rear in place of hipped roof and installation of dormer window at front; erection of single storey rear extension with raised decking (ref: 2014/0154/TP).

#### Conclusion

3.56 The local area has been subject to change over the years as residential properties have been expanded and altered to take account of modern-day requirements of families.

3.57 In this context, the proposed alterations and extensions promoted at 29 Lawrence Avenue are in-keeping with the character of the wider residential area and can be accommodated within impacting on the general character of the existing property.



## 4. CONCLUSION

- 4.1 On review of the proposed alterations and extensions to 29 Lawrence Avenue, in relation to planning policy and guidance, and the reasons for refusal issued, we consider the proposal to be appropriate and acceptable within the streetscape of Lawrence Avenue and Broomley Drive.
- 4.2 The area boasts a mix of property types, sizes and designs all of which complement the character of the area. It is our opinion that, based on the plans proposed, alterations to 29 Lawrence Avenue can be accommodated with minimal impact to the character of the wider residential area. In fact, this proposal has been carefully considered by the applicant and architect to promote an altered residential property that reflects and complements the style and design of surrounding residential properties in this location.
- 4.3 Similar alterations and extensions to residential properties in the local area have enhanced the mix of styles in the local area, and at the same time complemented the character of the area. It is our opinion that the proposal at 29 Lawrence Avenue is complementary to the residential area and does not dominate or detract from the original property or the local area.
- 4.4 As such we believe that the decision to refuse planning permission in this instance should be overturned, and planning permission be granted.

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## SUPPORTING INFORMATION

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# Planning Statement

29 LAWRENCE AVENUE, GIFFNOCK

MAY 2020  
ELAINE ANDERSON MRTPI

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## CONTENTS

|  |    |
|--|----|
| 1. Introduction                            | 2  |
| 2. Planning History & Development Proposal | 3  |
| 3. Assessment of Development Plan Policy   | 5  |
| 4. Material Considerations                 | 17 |
| 5. Conclusions                             | 26 |

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## 1. INTRODUCTION

- 1.1 The applicant, Katherine Keane, owner of the premises of 29 Lawrence Avenue, has requested the preparation of a planning statement in support of the application for planning permission lodged with East Renfrewshire Council for proposed alterations and extensions to her property.
- 1.2 The proposed development consists of a side and upper floor extension to provide a family home that accommodates Mrs Keane and her family. Full details of the proposed development are provided in Section 2 of this report.
- 1.3 The proposed works promoted in this planning application seek to provide an appropriate and reasonable extension to the property of 29 Lawrence Avenue – similar to that in the local area – which meets the needs of the Keane family as they grow.
- 1.4 This report is prepared to assess the proposed development against the relevant planning policy and guidance, and to highlight material considerations in this case.

## 2. PLANNING HISTORY & DEVELOPMENT PROPOSAL

### Planning History

- 2.1 There have only been two planning applications submitted for the property 29 Lawrence Avenue, as detailed below:
- 2.2 Application 2008/0344/TP sought consent for the erection of single storey rear extension, formation of pitched roofs over existing flat roofed extensions and re-roofing of property. This application was approved subject to conditions on 10 June 2008.
- 2.3 Application 2020/0082/TP promoted alterations to enlarge roof with raising of ridge height and installation of dormer window at front; erection of single storey rear extension linking to converted detached garage. This application was withdrawn to allow the applicant to make alterations to the proposed extensions and alterations, in order to create the desired family dwelling that they seek from the proposed works.

### Development Proposal

- 2.4 In its current state, 29 Lawrence Avenue is a one and a half storey dwelling. All habitable rooms are currently on the ground floor, with the upper floor utilised as attic space with a single velux window on the front elevation of the property.
- 2.5 Mrs Keane recently bought this property with a view to making it into a long-term family home for her young family. The couple have 2 small children and were keen to move back to the area to be nearer family. The property of 29 Lawrence Avenue was available and within their budget, and whilst it didn't meet the needs of the family with young children, the couple bought it with a view that they could alter/extend the property to meet their needs and to create a suitable family home.
- 2.6 The property boasts a front and rear garden area totalling 490sqm, designated off-street car parking and a garage within the premises. It is set within a wider established residential area where there is a mix of bungalow, one and a half storey and two storey properties, some detached, some semi-detached, some terrace. There is evidence in the local area of side and upper floor extensions, introduction of dormer windows and general alterations to premises.
- 2.7 The proposed development at 29 Lawrence Avenue promotes the enlargement of the upper floor to create a larger habitable area designed to meet the needs of the inhabitants. This will create space for 2 bedrooms on the upper level, with associated bathrooms and storage. To accommodate the upper floor extension, it is proposed that the roof pitch will increase to 40 degrees. This will result in the increase of the roof height by 500mm from 5.7m (as existing) to 6.2m (as proposed). As shown on the plans, this minor increase in the roof height does not break the established roof line, or impact upon the skyline.
- 2.8 The proposed development also seeks to create a side extension at the rear of the property that will connect the existing dwelling with the garage on site. The proposed extension to link the

house to the existing garage totals 17.3 sqm. The footprint of the garage does not change. It is proposed that internal alterations, and the creation of an extension to the rear of the property, will provide much needed habitable space (kitchen/dining/living) on the ground floor for the family with young children, and will create office space within the building currently used as the garage.

- 2.9 The proposed internal alterations to create larger shared living spaces for the family results in the loss of a bedroom on the ground floor, which is compensated by the upper floor extension to the property.
- 2.10 The proposal does not propose an increase in the wall height. The new roof has a steeper roof pitch of 40 degrees which raises the roof height by 500mm, a central flat roof section and a gable end at the rear. This is to accommodate the proposed habitable rooms on the upper floor. One pitched roof dormer window will be installed on the front roof slope. In addition, a total of 9 velux windows are proposed on the east and west elevation of the property. It is proposed that there will be 5 velux windows on the west elevation and 4 velux windows on the east elevation. These are designed to provide light and air to the proposed rooms on the upper floor.
- 2.11 The proposed external materials promote render to match the existing, grey concrete roof tiles and sarnafil single ply membrane on the flat roof section.
- 2.12 It is considered that the scale, design and materials are in character with the wider residential area, and the proposed alterations works to the property fits in with the streetscape of Lawrence Avenue without dominating or detracting from the character or nature of the residential area.
- 2.13 The purpose of the proposed alterations to 29 Lawrence Avenue is to create a family home that meets the needs of the owners and is promoted to be of a scale and character that does not dominate the existing property but complements the house and the wider residential area.

### 3. ASSESSMENT OF PLANNING POLICY

- 3.1 The current adopted Local Plan policy for the area of Giffnock is the East Renfrewshire Local Development Plan 2015.
- 3.2 This plan is currently being replaced, and the East Renfrewshire Local Development Plan 2 is currently at Proposed Plan stage and is moving towards submission to the Scottish Government for examination. Due to the current status of the emerging Local Development Plan 2, this is a material consideration in the assessment of development proposals within the local authority area.

#### Assessment of Adopted East Renfrewshire Local Development Plan 2015

- 3.3 The site lies within the General Urban Area, covered by Policy D2. Assessment of all development proposals are covered by Policy D1 Detailed Guidance for All Development. Extensions and alterations to existing residential properties are covered by Policy D14 Extensions to Existing Buildings and Erection of Outbuildings and Garages.
- 3.4 Supplementary Design Guidance providing Householder Design Guidance was prepared and adopted in 2015 in association with the current adopted Local Development Plan.
- 3.5 **Policy D1: Detailed Guidance for all Development Proposals** states:

*“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; ...”*

- 3.6 **Policy D14: Extensions to Existing Buildings and Erection of Outbuildings and Garages** states that:

- *Any extensions must complement the existing character of the property, particularly in terms of style, form and materials.*
- *The size, scale and height of any development must be appropriate to the existing building.*
- *In most circumstances, pitched roofs utilising slates or tiles to match the existing house will be the appropriate roof type. Alternatives, such as flat roofs or green roofs, will be considered on a site specific basis.*
- *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”.*

### 3.7 **Supplementary Planning Guidance: Householder Design Guide** states:

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

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

### 3.8 In the context of adopted Local Plan policy and Supplementary Planning Guidance, we wish to consider aspects of the proposed development as follows:

#### **Assessment of Policy D2**

### 3.9 Policy D2 General Urban Area, states that development will be supported within the general urban areas, 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.

- 3.10 The proposed development is in accordance with the principle of Policy D2 as it promotes enhancements to an established residential property within the general urban area. Assessment of relevant policies are provided further below.

### Assessment of Policy D1

- 3.11 Policy D1 provides policy criteria against which all developments should be assessed.
- 3.12 In terms of assessment of the proposals against Policy D1, we wish to address the following:
- 1. The development should not result in a significant loss of character or amenity to the surrounding area*
- 3.13 The development promotes alterations and extensions to an existing residential property that will increase the habitable floorspace on the ground and upper floor to meet the needs of the owner. It is set in a street where, as previously mentioned, there is a mix of types and styles of residential properties.
- 3.14 It is considered that the proposed ground floor extension to link the garage with the house and create additional shared habitable space is wholly appropriate. The proposed ground floor extension to link the two buildings is minimal (17.3sqm), and the change of use of the garage uses the established building with minimal alterations to the premises. This is all to the rear/side of the house, and behind the established building line. The proposed ground floor extension will result in the loss of a small area of ground used as storage/path around the house. However, the size of the area affected by the extension on the ground floor is minimal at 17.3sqm and will not result in the significant loss of “garden ground” around the property which sits at approximately 490sqm.
- 3.15 The upper floor alterations and extensions are designed to create habitable rooms which is wholly appropriate in relation to the character of the house and the wider character of the local area. There is a mix of residential styles within the surrounding local area, varying from 2 storey terraces to 1 ½ storey detached with dormers and extensions, and bungalows. It is evident in the local area that a lot of houses similar in style and character to 29 Lawrence Avenue have been subject to extensions and alterations, including the creation of habitable rooms on the upper floor, the introduction of dormer windows, replacement of hipped roof to a gable end at the rear, and the increase of roof pitches. This is further addressed in Section 4 of this report.
- 3.16 As can be seen in the application plans provided, the scale and massing of the proposed roof would not dominate the skyline. With a small increase in the roof height of 500mm proposed, it is of a similar level to the roof ridge of neighbouring properties. To the southeast the neighbouring houses have been subject to similar extensions and alterations which has seen increase to the roof pitch, gable end and dormers on the premises.
- 3.17 The proposed increased massing of the roof and the raised roof height sits below the ridge line of the neighbouring properties and does not substantially increase the footprint of the property within the site. As such the resulting dwelling would not dominate the streetscape.

- 3.18 Alterations to the hipped roof to create a gable end to the rear are not prominent from the road front and would therefore not affect the wider character of the area. In addition, there is evidence of similar gable extensions to properties on neighbouring properties and in the local area, against which is dealt with in Section 4 of this report.
- 3.19 Due to the fact that the proposed development incorporates features and styles of development that can be found in the local area, it is considered that the alterations and extensions proposed to 29 Lawrence Avenue are in character with the local area, and complement the style and character of the house and neighbouring properties.
- 3.20 In terms of amenity, the development does not impact on surrounding residential properties. The rear garden depth currently sits at 5.3m and this is not encroached upon by the proposed development. There are no issues regarding privacy, sunlight, or daylight as a result of the development proposed at no.29.
- 3.21 In addition, there have been approvals granted by the planning officers and Local Review Body for developments that promote a similar style, massing, and character, and have been accepted as appropriate within the character of this area.
- 3.22 It is therefore considered that the proposed extension, increase in roof pitch, increased massing of the roof and gable end are complementary in character and scale within the local residential area and would not be visually dominant or an incongruous feature in the streetscape.
- 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.*
- 3.23 Respect of local architecture, building form, design and materials has been at the forefront of this proposal. As stated above, it is considered that the size, scale, massing is in keeping with the buildings in the locality.
- 3.24 Materials proposed for use in the extension and alterations to the premises are to match existing and will complement the character of the existing house and the surrounding residential properties in the area. These are as detailed on the application plans provided.
- 3.25 The proposed alterations and extensions to the dwelling can be accommodated within the skyline and streetscape of Lawrence Avenue and surrounding streets. The proposed ground floor extension is to the rear of the property and therefore does not break the building line. The upper extension and increased roof pitch do not break the existing skyline and roof ridge line of neighbouring properties and can therefore sit comfortably within the streetscape.
- 3.26 It is clear from the plans that whilst the development increases the roof pitch and replaces the hipped roof to the rear with a gable end, the general character of the property from the main frontage is not altered significantly. The introduction of a dormer window on the front elevation is wholly appropriate, and similar to many other houses within the local area. In addition, the roof ridge height does not increase above neighbouring properties, meaning that it can sit comfortably in the local area without being obtrusive on the skyline.

- 3.27 In terms of the replacement of the hipped roof to a gable end, this is not visible from the main road frontage of the property. It is most prominent from Broomley Drive, to the west. Ultimately, the proposed gable end will alter the character of the property to the rear, but it is our opinion that the gable end is not visually prominent enough to have a detrimental effect on the general character of the property.
- 3.28 In addition, it is clear that there are neighbouring properties in the local area that have created a gable end extension, and these have been allowed by East Renfrewshire Council.
- 3.29 It is considered that the design and massing is complementary to the character of other residential properties along Lawrence Avenue and Broomley Drive and would not be dominant or obtrusive within the streetscape.

*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.*

- 3.30 The property is situated on a corner plot of Lawrence Avenue and Broomley Drive. Therefore, the neighbouring properties sit side-on to the rear of the application site. The proposed windows on the upper floor extension do not raise any concerns regarding privacy due to their style/location.
- 3.31 In terms of the proposed increase to roof ridge, gable end, side extension and upper floor extension, it is considered that the scale of the development would not move the building lines closer to any boundaries with neighbouring properties, and therefore not affect the neighbouring properties in terms of sunlight or privacy.

#### **Assessment of Policy D14**

- 3.32 Policy D14 relates specifically to extensions and alterations to residential properties. Assessment of the policy criteria as set out in Policy D14 can be considered as follows:
- Any extensions must complement the existing character of the property, particularly in terms of style, form and materials.*
- 3.33 The proposed extension promotes a similar style to that which exists at present, creating a hipped roof appearance on the main front elevation with the introduction of a dormer window. This is similar to many other styles of property in the surrounding local area.
- 3.34 The proposed increased roof pitch and raised roof height can be accommodated on the building without breaking the established roof ridge level of surrounding properties, this means that it will not be obtrusive or out of character in the local streetscape.
- 3.35 The gable end proposed to replace the hipped roof is set to the rear of the premises and is therefore not affecting the main frontage of the property onto the street. The proposed gable end to the upper elevation is similar to other neighbouring houses in the local area, and whilst

it results in a change to the rear of the property, it is not the primary frontage, and it is still in character in the local area.

- 3.36 In addition, the proposed materials utilised on the ground and upper floor extension will match that which exists at present, to maintain the appearance of the property as it currently stands.

*The size, scale and height of any development must be appropriate to the existing building.*

- 3.37 It is proposed that the ground floor extension is of a scale that will have a minimal impact on the character of the existing building.

- 3.38 The proposed upper floor extension, and increase in roof pitch, has been designed to promote similar character of roof style and height to that which surrounds this property. The proposed upper floor extension can be accommodated, as is clear in the plans, whilst still maintaining the general character of the property.

- 3.39 The gable end proposed for the rear of the property is similar to that approved planning permission within the local area, and as such appropriate. It does not have a significant impact on the overall design and character of the property. It does not impact on the view of the house from the main road frontage and will assist in creating the desired family home sought by the owners.

*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.*

- 3.40 Not all residential properties in this location have the same roof type. There are different house types, and evidence that roofs have been altered to accommodate development/extensions over time in this area.

- 3.41 It is our view that the main frontage retains a similar character in terms of the hipped roof to that which is currently existing. Alterations to the side elevations and rear elevation are of a style similar to that which has been allowed at the neighbouring properties of 27 and 25 Lawrence Avenue. The upper extension results in a flat roofed area, but the view of this flat roof is limited and in character with other extended properties in the local area.

- 3.42 It is stated in Policy D14 that flat roofs should be considered on a site-specific basis, and in this instance, we believe that the design and character of the proposed flat roof section does not detract from the existing property or the character of the wider area.

*Side extensions should not create an unbroken or terraced appearance.*

- 3.43 It is considered that the ground floor extension is more to the rear of the property and is of a scale and design that would not create an unbroken or terraced appearance to the property.

*The development should avoid over-development of the site by major loss of existing garden space.*

- 3.44 The total garden ground associated with 29 Lawrence Avenue extends to 490sqm, with 170sqm of that being the private rear garden ground. In this context the proposed ground floor extension extends 17.3sqm, which is 3.5% of the total garden ground.
- 3.45 The proposed extension will remove a shed and pathway between the house and garage, but overall, the “garden area” will not be significantly affected by the development proposed. The rear garden area remains intact.

*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.*

- 3.46 The proposed dormer window on the front elevation of the property is set below the roof ridgeline and will be finished in materials to match the roof finish. This is in accordance with policy criteria.

#### Assessment of Supplementary Planning Guidance – Householder Design Guidance

- 3.47 The Supplementary Planning Guidance document provides further details on the design, scale, and details of extensions and alterations to residential premises considered appropriate within East Renfrewshire.

*Extensions, dormer windows and garages should respect the character of the original house and the surrounding area in terms of design, scale and materials. No extension, dormer windows or garages should detract from the character of the area. Within this context innovative, contemporary or modern design will be considered.*

- 3.48 It is considered that the proposed dormer window and ground floor extension is in accordance with the principles set out in planning policy and guidance.
- 3.49 The upper floor extension is considered to be appropriate in the context of the size of the existing property, and the character and style of neighbouring properties.
- 3.50 The introduction of an upper floor is wholly appropriate in a property of this nature, and the proposed alterations and extensions to accommodate the upper extension, including the removal of the hipped roof to the rear of the property to create a gable end is similar to that which has been constructed in neighbouring houses on Lawrence Avenue. This is an innovative way to adapt an existing house to accommodate the modern day requirements of a growing family.

*Extensions should not dominate or overwhelm the original form or appearance of the house and be subordinate in scale and appearance to the original house.*

- 3.51 The proposed alterations predominantly utilise the existing footprint of the residential property as it stands.

- 3.52 The ground floor extension is minimal and set to the rear of the property it does not boast prominent views from the road frontage.
- 3.53 The upper floor extension is promoted as a means of accommodating much-needed habitable space for a growing family, within the boundaries of the house and with minimal impact to the garden ground associated with this property.
- 3.54 Changes to the appearance of the property predominantly relate to the replacement of the hipped roof to create a gable end. Whilst it is recognised that this changes the appearance of the house as existing, the proposed gable end is to the rear of the property and is of a similar scale and design to similar gable end extensions that have taken place on properties along Lawrence Avenue. In this context, the proposed development does not affect the main frontage appearance of the house, and is a moderate extension to the established property, not dominating the character or design of the original property.

*Extensions should be in proportion to the original house and should not exceed 100% of the footprint of the original house. Extensions should not dominate or overwhelm neighbouring properties.*

- 3.55 The proposed development does not exceed 100% of the footprint of the original house. The advantage of promoting an upper floor extension to the property is that it can provide the required habitable space within the established footprint. With the creation of a gable end to the rear to replace the hipped roof, this provides additional habitable space without the loss of garden ground.
- 3.56 In addition, the gable end has been developed on neighbouring properties of 27 and 25 Lawrence Avenue, and can be seen to have created sensitive extensions to the premises without a detrimental impact on the character of the property or the wider residential area.

*Direct overlooking and excessive overshadowing of neighbouring properties should be avoided. A Design Guide on Daylight and Sunlight SPG is available separately.*

- 3.57 There are no concerns or issues regarding overshadowing of neighbouring properties. The proposed development is predominantly within the footprint of the established building and does not encroach upon the boundaries of neighbouring properties.

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

- 3.58 Only limited garden ground (17.3 sqm) is lost as a result of the extension proposed at 29 Lawrence Avenue. With the overall garden ground extending 490sqm, and the rear garden ground unaffected by the proposed development, this is nowhere near the 50% threshold set by East Renfrewshire Council, and is therefore deemed appropriate.

*Developments should have the same roof design as the house particularly when visible from public view.*

- 3.59 Every effort has been made to retain the character of the main frontage of the property from Lawrence Drive.
- 3.60 We recognise that Supplementary Planning Guidance states that development should have the same roof design as the house. However, it is stated in Policy D14 that flat roofs should be considered on a site-specific basis, and in this instance, we believe that the design and character of the proposed flat roof section does not detract from the existing property or the character of the wider area.
- 3.61 It is considered that the proposed flat roof section does not wholly change the character of the property.
- 3.62 In terms of the visual amenity of the proposed alterations to the roof, including the gable end, it is considered that this proposal complements the wider mix of character, design, and scale of residential properties within the wider area.
- 3.63 The proposed frontage promotes a hipped roof with dormer, similar in visual context to other residential properties in the area. It remains below the ridge line of adjoining properties, is not dominant on the skyline, does not encroach in front of the property or adjoining properties, and is of a scale and character that has taken full account of the character of the wider area.

*Window and doors should be aligned vertically and horizontally with existing windows and doors.*

- 3.64 All windows and doors have been aligned where possible to create conformity on elevations.

*No extension (other than a porch) should project beyond the front or principal elevation of the existing house.*

- 3.65 No works proposed project beyond the front/principal elevation of the existing property.

*The external materials should be identical or closely match those on the existing property.*

- 3.66 It can be confirmed that the external materials promoted match those that exist on the property at present.

## ASSESSMENT OF DESIGN DETAILS OF PROPOSED DEVELOPMENT

### Introduction of flat roofed section

- 3.67 In this case, the proposed flat roof section and roof style may be different to what exists at 29 Lawrence Avenue at present, but it is in character with other neighbouring residential properties along Lawrence Avenue and the surrounding area. Not all homes in this local area have the same pyramidal hipped roof, and the proposed hipped roof with a flat roof section is

not out of character in the area where roof line and ridges vary. There is evidence – as can be seen on surrounding that circumstances where there have been extensions built and dormers installed in properties have resulted in what visually appears to be hipped roofs with flat roof sections.

- 3.68 We recognise that Supplementary Planning Guidance states that development should have the same roof design as the house. However, it is stated in Policy D14 that flat roofs should be considered on a site-specific basis, and in this instance, we believe that the design and character of the proposed flat roof section does not detract from the existing property or the character of the wider area.
- 3.69 It is considered that the proposed flat roof section does not wholly change the character of the property.
- 3.70 In terms of the visual amenity of the proposed alterations to the roof and the replacement of the hipped roof to a gable end to the rear of the house, it is considered that this proposal complements the mix of character, design and scale of residential properties within the wider area.
- 3.71 The proposed frontage promotes a hipped roof with dormer, similar in visual context to other residential properties in the area. It remains below the ridge line of adjoining properties, is not dominant on the skyline, does not encroach in front of the property or adjoining properties, and is of a scale and character that has taken full account of the character of the wider area. In addition, the design appearing as a hipped roof with dormers at the front is in-keeping with the character and design of other properties in the local area.
- 3.72 Therefore, the proposed alterations to the roof would not significantly affect the character of the property and fits within the wider character of properties within the local residential area.

#### Proposed ground floor extension to link to garage and change of use of garage to home office

- 3.73 The proposed ground floor extension incorporates the creation of a small link between the established house and the garage. The garage will be converted into an office, and the proposed extension will accommodate a utility room and snug area to enhance the habitable space available on the ground floor.
- 3.74 The proposed extension only affects a small area of the garden and does not result in the loss of any rear private garden ground as a result of the development.
- 3.75 As such, this is in accordance with the general principles of planning policy and guidance.

#### Increase of roof pitch to 40 degrees

- 3.76 Considering the proposed elevation plans, as submitted in the planning application, it is clear that visually, the proposed increase in roof pitch does not overwhelm or detract from the character of the original property. The resultant increase in the roof height extends to 500mm,

raising the roof from 5.7m to 6.2m. This is still a one and a half storey dwelling with the introduction of dormer and Velux windows in the roof. Looking at the detailed elevations, the proposed roof does not dominate the original property in terms of its frontage onto Lawrence Avenue.

- 3.77 Whilst the roof may have increased in pitch, height and size, it is below the ridge line of adjoining properties, and does not dominate the skyline along the street. The location of 29 Lawrence Avenue is unique in that it sits on the corner of the street and does not have any directly adjoining properties to the sides. Therefore, the proposal takes into consideration the surrounding properties within the vicinity of Lawrence Avenue and Broomley Drive. It is clear that residential properties within direct vicinity of 29 Lawrence Avenue have also been subject to alterations and extensions over the years, creating more adaptable, modern family homes and increasing habitable space within these homes. This has included upper extensions, side extension and the creation of dormer/velux windows on the roof. Full details of examples are provided in Section 4 of this report.
- 3.78 It is clear from the plans provided in support of the application that the proposed increase in roof height, and subsequent massing of the roof, can be accommodated without impacting on the streetscape and skyline along Lawrence Avenue and does not create a dominant feature within the wider streetscape and can be accommodated with minimal impact on the wider character of the area.

#### Introduction of a gable end to the rear elevation to replace hipped roof

- 3.79 The introduction of the gable end on the hip roof as part of the overall changes to the design of the roof is fully to the rear of the property and has been promoted to make full use of habitable space in the upper floor.
- 3.80 In the context of the proposed gable end to replace the hipped roof at the rear of the property, there are examples of a variety of extensions and developments within the wider area. As previously stated, nos 27 and 25 Lawrence Avenue now has obtained consent for such. In addition, similar extensions exist to properties in the local area of Lawrence Avenue, Broomley Drive and beyond.
- 3.81 Therefore, the introduction of the gable end will not be out of character in the local area and will not be to the detriment of the visual amenity and character of the area.

#### Increased massing of the roof

- 3.82 The upper extension, creation of a flat roof section, and replacement of the hipped roof with a gable end to the rear of the property results in the increased massing of the roof.
- 3.83 The development promotes alterations to an existing residential property to increase the habitable floorspace on the upper floor to meet the needs of the owner. It is set in a street where, as previously mentioned, there is a mix of types and styles of residential properties. It is considered that the proposed alterations to the house which increase the massing of the roof

is wholly complementary to the wider character of the area, considering the different styles of properties that surround the application site.

- 3.84 The scale and massing of the proposed roof would not dominate the skyline as it is below the roof ridge of neighbouring properties. The proposed increased massing of the roof and the raised roof height sits below the ridge line of the neighbouring properties and does not increase the footprint of the property within the site. As such the resulting dwelling would not dominate the streetscape.
- 3.85 In addition, as detailed in Section 4, there have been approvals granted by the planning officers and Local Review Body for developments in the local area that promote a similar style, massing and character, and have been accepted as appropriate within the character of this area.
- 3.86 It is therefore considered that the increased massing of the roof is complementary in character and scale within the local residential area and would not be visually dominant or an incongruous feature in the streetscape.

## 4. MATERIAL CONSIDERATIONS

- 4.1 This section deals with the consideration of the East Renfrewshire Local Development Plan 2 Proposed Plan, and identifies similar developments within the local area, which reflect the same style and character to that promoted in this application.

### EAST RENFREWSHIRE LOCAL DEVELOPMENT PLAN 2 PROPOSED PLAN

- 4.2 The Proposed Plan (published October 2019) has been subject to the necessary consultation procedures and is to be passed to the Scottish Government for Examination in due course.
- 4.3 The relevant planning policies relating to this development are Policy D2 General Urban Area, Policy D1 Placemaking and Design, and Policy D1.1 Extensions and Alterations to Existing Buildings for Residential Purposes.

- 4.4 Policy D2 General Urban Area remains unchanged, stating

*“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.”*

- 4.5 Policy D1 Placemaking and Design has been adapted and expanded in terms of policy criteria against which development proposals should be assessed. It states:

*“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; 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.*
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.”*

4.6 Not all policy criteria set out in Policy D1 are relevant to the proposed development at 29 Lawrence Avenue. However, Policy D1.1 provides policy criteria against which extensions and alterations to residential properties should be assessed.

4.7 Policy D1.1 states:

*“Proposals will be assessed against the following criteria:*

*1. The development should not result in a significant loss of character or amenity to the surrounding area;*

*2. Should complement the scale and character of the existing building, neighbouring properties and their setting, particularly in terms of style, form and materials;*

*3. The size, scale and height of any development must be appropriate to and not adversely impact or dominate the existing building;*

*4. Should not create an unbroken or terraced appearance;*

*5. Where additional bedrooms are proposed or a garage/driveway is being converted to another use other than for the parking of a vehicle, proposals will be required to provide parking in accordance with the Council’s Roads Development Guide; and*

*6. Should avoid over-development of the site by major loss of existing front and rear garden space. No more than 50% of the rear garden should be occupied by the development.*

*Further detailed information and guidance will be set out in the Householder Design Guide Supplementary Guidance.”*

4.8 In terms of the general principles of Policies D1 and D1.1, there are little changes relevant to the proposed extensions and alterations to 29 Lawrence Avenue.

4.9 In relation to Policy D1 in the Proposed East Renfrewshire Local Development Plan 2, the following points can be made (as detailed in the assessment of the proposal against adopted planning policy):

- The proposed development, consisting of a side extension, upper floor extension, dormer window and the replacement of a hipped roof with a gable end is wholly in character with the surrounding residential area. Two neighbouring properties to the application site have the exact same gable end to the rear of the property. In addition, there are other examples of upper floor extensions, gable ends, dormer windows and raised roof ridges within close proximity to the application site. Taking this into consideration, it is our view that the proposed works to 29 Lawrence Avenue are wholly in-keeping with the character and amenity of the local area.
- The proposed extensions and alterations retain the character of the existing residential property of 29 Lawrence Avenue. Specifically, the main frontage of the property is similar to many others in the local area.

- The proposed development promotes enhancements to the applicant's home to accommodate their growing family. It is considered that the size, scale and massing of the development is sympathetic to and complementary of the existing property, and reflects similar enhancement works that have been undertaken in the local area. The use of the upper floor for the creation of habitable floorspace is wholly appropriate and reduces the potential loss of private garden ground. The similarities between the proposed works promoted at 29 Lawrence Avenue and neighbouring properties mean that the house will be in keeping with the buildings in the locality and appropriate to the existing building.
- The proposed increase in roof pitch and increase in roof ridge height does not break the existing building line or building height when compared to neighbouring properties, as is clear from the plans provided.
- The proposed materials are promoted to match existing, to retain the high quality finish and character of the existing property.
- Due to the scale and nature of the proposed works, it is considered that the development will not impact upon adjoining residents by way of sunlight or privacy.

4.10 Consideration of policy criteria set in Policy D1.1 can be detailed as follows:

- As previously stated, the proposed scale and design of the extensions and alterations to 29 Lawrence Avenue reflect similar works that have been undertaken on properties that neighbour the site, and that are within the local area. It is therefore considered that the proposed development does not impact on the character of amenity of the local residential area.
- Similar to above, the proposed extensions aim to retain the general character and appearance of the property, particularly on the main front elevation which is the most prominent view of the house on the corner. The majority of changes are promoted to the rear of the property, and the raised roof, flat roof and replacement of hipped roof with a gable end to the rear are all similar to works that have been carried out on some of the neighbouring properties to the site. It is therefore considered that the proposed development is complementary to the existing building, neighbouring properties, and its setting.
- The proposed development incorporates a modest ground floor extension and change of use of the garage to accommodate a home office. It is considered that the scale of the ground floor development will have minimal impact on the visual appearance of the premises, and will not dominate or impact on the character of the existing dwelling. The proposed upper floor extension promotes works to allow the creation of habitable floorspace on the upper level of the property. From the application plans it is clear that the proposed design and character of the upper floor extension, and the introduction of the gable end to the rear will change the rear elevation of the property. However, the main frontage maintains a design and character similar to the

existing, and similar to surrounding residential properties in the local area. In addition, the introduction of the gable end is similar to surrounding properties on Lawrence Avenue and Broomley Drive. The proposed works are not designed to dominate the existing building.

- The proposed works will create an additional bedroom and result in the loss of the garage. However, the dwelling has space for three cars off-road, on the existing driveway. This is in accordance with parking requirements for properties with 4+ bedrooms.
- The proposed development does not result in the significant loss of any garden ground. The private rear garden ground remains intact. This development will not result in the loss of more than 50% of garden ground.

4.11 The Supplementary Guidance remains unchanged in the progression of the emerging Local Development Plan.

4.12 Based on consideration of the policy criteria as set out above, it is considered that the proposed works at 29 Lawrence Avenue are wholly appropriate in relation to the character of the existing property and the surrounding residential area.

### SIMILAR EXAMPLES OF DEVELOPMENT IN THE LOCAL AREA

4.13 As stated during the assessment and consideration of the proposed development works, there are a number of similar examples of extension and alteration works that have taken place on neighbouring properties, and other residential properties in the local area.

4.14 One of the key factors of the consideration of the proposal against planning policy is whether the proposed development would impact on the character of the existing property or the wider residential area. In this context it is clear that the local residential area has been subject to change, with properties being extended and expanded to accommodate modern, growing needs of families. On the basis that the local neighbourhood has seen improvements and extensions, similar to that proposed at 29 Lawrence Avenue, it is our consideration that the proposed development does not impact upon the character and amenity of the local area.

4.15 Below are some examples of similar development proposals that have obtained consent from East Renfrewshire Council:

#### 27 Lawrence Avenue

4.16 The neighbouring property 27 Lawrence Avenue was subject to a planning application, reference 2015/0452/TP promoted the erection of one and a half storey rear extension forming gable end with associated raising of ridge height and single storey side extension. This application was initially refused by planning officers. However, the application was subject to appeal at the Local Review Body (Ref: 2015/15) where the decision was overturned, and planning permission was granted.

- 4.17 It was considered in the vote by Councillors that the proposed development fitted in with adjacent properties – in particular as the neighbouring house backing onto the application site had a similar extension.
- 4.18 There are similarities in this proposal to the proposed works promoted at the neighbouring property of 29 Lawrence Avenue. This includes raising the roof height, the introduction of a gable end on the rear elevation, and a single storey side extension. It is therefore appropriate that consideration should be given to the character of surrounding residential properties in the area, in relation to works that have been undertaken on these properties.
- 4.19 This is a neighbouring residential property to the application site at 29 Lawrence Avenue. In line with previous assessments of the development proposals in this area the works promoted are similar to that which exist on neighbouring properties and therefore would not impact on the character of the local area. Therefore, this is in accordance with planning policy.

### 25 Lawrence Avenue

- 4.20 Three applications of relevance have been submitted to East Renfrewshire Council, and granted planning permission for the property at 25 Lawrence Avenue.
- 4.21 Firstly, application 2017/0200/TP promoted the erection of an upper floor extension over an existing extension at rear with associated raising of ridge height and installation of dormer window at side. This application was initially refused by planning officers, but the decision was overturned at the Local Review Body and planning permission subsequently granted. It was the view of members of the LRB that the proposal was reasonable and there were similar properties within the locality.
- 4.22 Secondly, application 2018/0349/TP was granted planning permission for the proposed erection of a one and a half storey rear extension forming gable end with raised deck.
- 4.23 A third application, reference 2018/0458/TP sought permission for alterations to the original consent to include raising of the ridge height of the property. This application was also granted planning permission.
- 4.24 In the consideration of the 2018 applications, the planning officer noted in his assessment that the proposed works were similar to that which have been undertaken on neighbouring properties in the area, and as such the development will not impact on the character of the property or the wider residential area. Therefore, it was deemed to be in accordance with planning policy.
- 4.25 Again, this is a neighbouring residential property to 29 Lawrence Avenue, and the gable end extension is visible from the application site.



**View of gable end at 27 and 25 Lawrence Avenue from west of 29 Lawrence Avenue**

### 23 Lawrence Avenue

- 4.26 23 Lawrence Avenue sought planning permission in 2007 for the erection of a one and a half storey rear extension and increase of ridge height of house with the installation of a dormer window at front (2007/0764/TP).
- 4.27 This application was approved subject to conditions, which has seen – similar to the neighbouring properties at 27 and 25 Lawrence Avenue, an increase in the roof ridge height and rear extensions to the properties, including at the upper floor level.

### 22 Lawrence Avenue

- 4.28 Across the road to the east of the application site, 22 Lawrence Avenue has also been subject to a similar upper floor extension, including raising of the ridge height and introduction of a gable end. Application 2014/0723/TP sought permission for the erection of a one and a half storey extension at the rear of the property to form a gable end with associated raising of ridge height; alterations and reduction in size of dormer window at front; installation of dormer window at side.
- 4.29 Planning permission was granted subject to conditions, and again a similar development to that proposed at 29 Lawrence Avenue has taken place within the neighbouring properties along the street.



**Broomley Drive Gable End Extension taken from Lawrence Avenue**

#### 24 Broomley Drive

- 4.30 The neighbouring property to the southwest has also been subject to some enlargements and alterations. Planning permission was obtained in 2012 (ref: 2012/0771/TP) for the erection of a single storey rear/side extension and installation of dormer window at rear. The rear side/extension has been undertaken on the north and east of the property, nearest 29 Lawrence Avenue.

#### 33 Broomley Drive

- 4.31 Similarly, Broomley Drive, which this application site also adjoins, has examples of properties that have been subject to extension and alteration similar to that proposed in this application.
- 4.32 33 Broomley Drive was granted planning permission in 2009 for the proposed erection of one and a half storey side and rear extensions with the installation of dormer windows at front and side (ref 2009/0236/TP) and then subsequently and amendment to this consent to increase ridge height of side extension and installation of additional dormer window at front (ref 2009/0546/TP).
- 4.33 The works undertaken to this property has seen an increase in the roof pitch and roof ridge height, in addition to the creation of flat roof areas on the upper floor extension.
- 4.34 This is within close proximity of the application site to the south.

### 20 Broomley Drive

- 4.35 Situated two properties south of the application site, 20 Broomley Drive has also been subject to extensions and alterations. In 2006 planning permission was granted for the installation of a front dormer window and formation of gable end to rear elevation (ref: 2006/0226/TP).

### 18 Broomley Drive

- 4.36 Next door, 18 Broomley Drive also obtained planning permission for alterations to the roof to form a gable end at the rear in place of hipped roof and installation of dormer window at front; erection of single storey rear extension with raised decking (ref: 2014/0154/TP).

### Conclusion

- 4.37 It is clear that the local area has been subject to change over the years as residential properties have been expanded and altered to take account of modern-day requirements of families.
- 4.38 In this context, the proposed alterations and extensions promoted at 29 Lawrence Avenue are in-keeping with the character of the wider residential area and can be accommodated within impacting on the general character of the existing property.



## 5. CONCLUSION

- 5.1 On review of the proposed alterations and extensions to 29 Lawrence Avenue, in relation to planning policy and guidance, we consider the proposal to be appropriate and acceptable within the streetscape of Lawrence Avenue and Broomley Drive.
- 5.2 The area boasts a mix of property types, sizes and designs all of which complement the character of the area. It is our opinion that, based on the plans proposed, alterations to 29 Lawrence Avenue can be accommodated with minimal impact to the character of the wider residential area. In fact, this proposal has been carefully considered by the applicant and architect to promote an altered residential property that reflects and complements the style and design of surrounding residential properties in this location.
- 5.3 Similar alterations and extensions to residential properties in the local area have enhanced the mix of styles in the local area, and at the same time complemented the character of the area. It is our opinion that the proposal at 29 Lawrence Avenue is complementary to the residential area and does not dominate or detract from the original property or the local area.
- 5.4 As such we believe that planning permission should be allowed.

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 Project  
**29 Lawrence Avenue  
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 G46 6PF**  
 Title  
**Location plan**

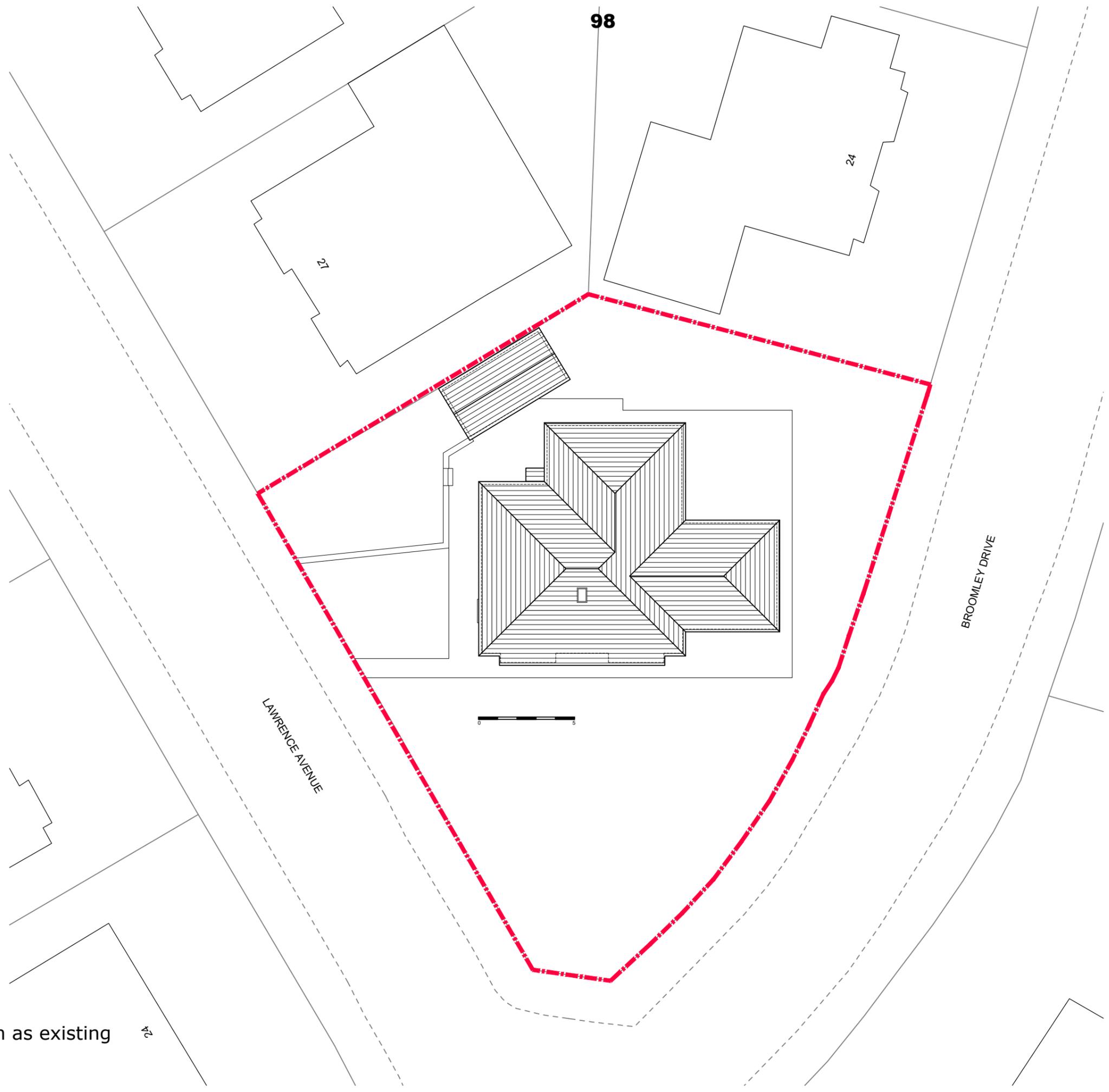
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| 1:1000 | A3   | 06.02.20 | SW    | SA      |



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01 Location plan  
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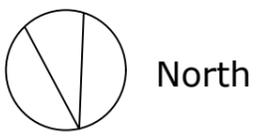
Title  
 Block plan  
 as existing

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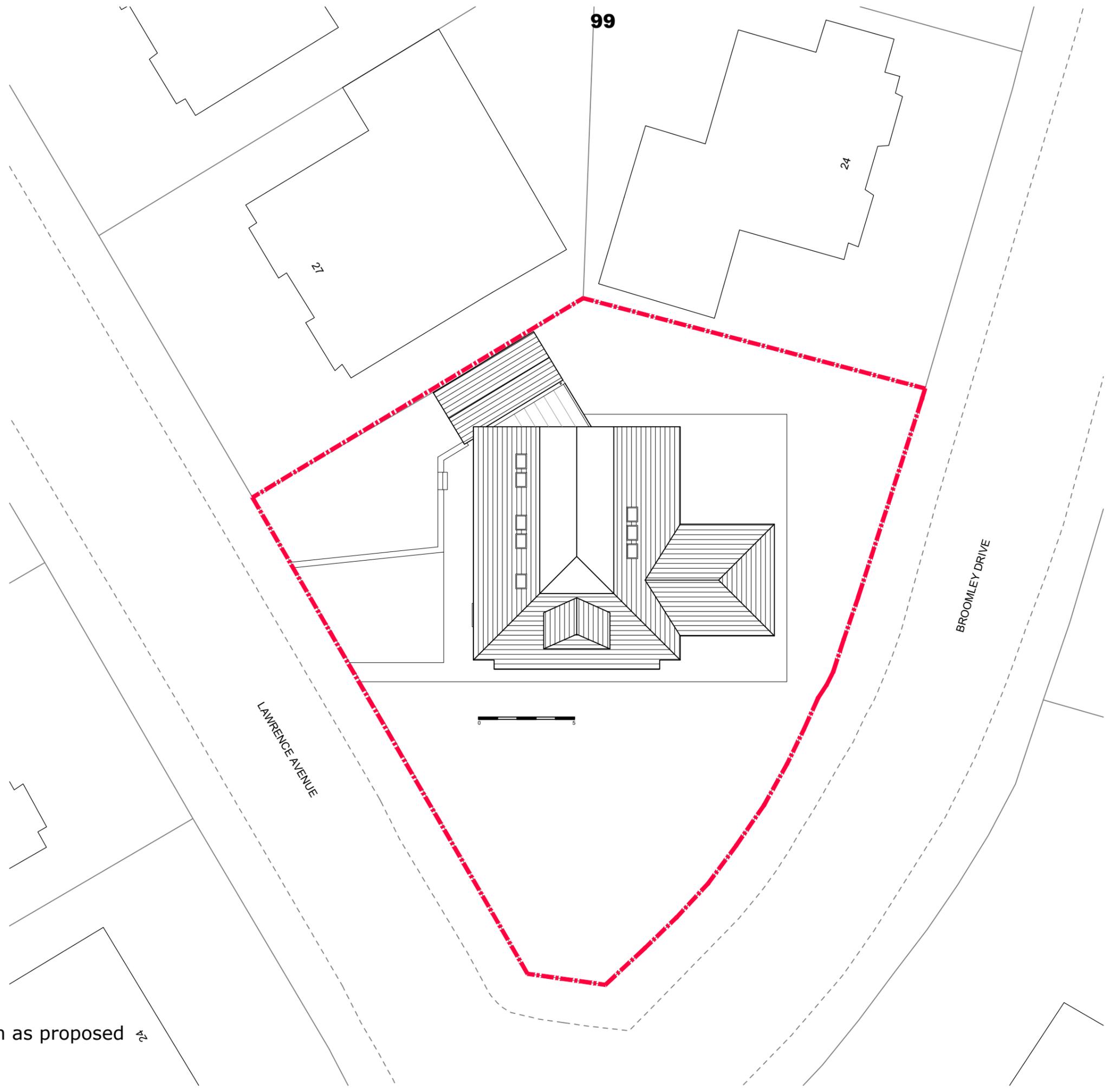


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01 Block plan as existing  
 1:200 @ A3



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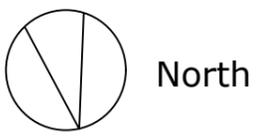
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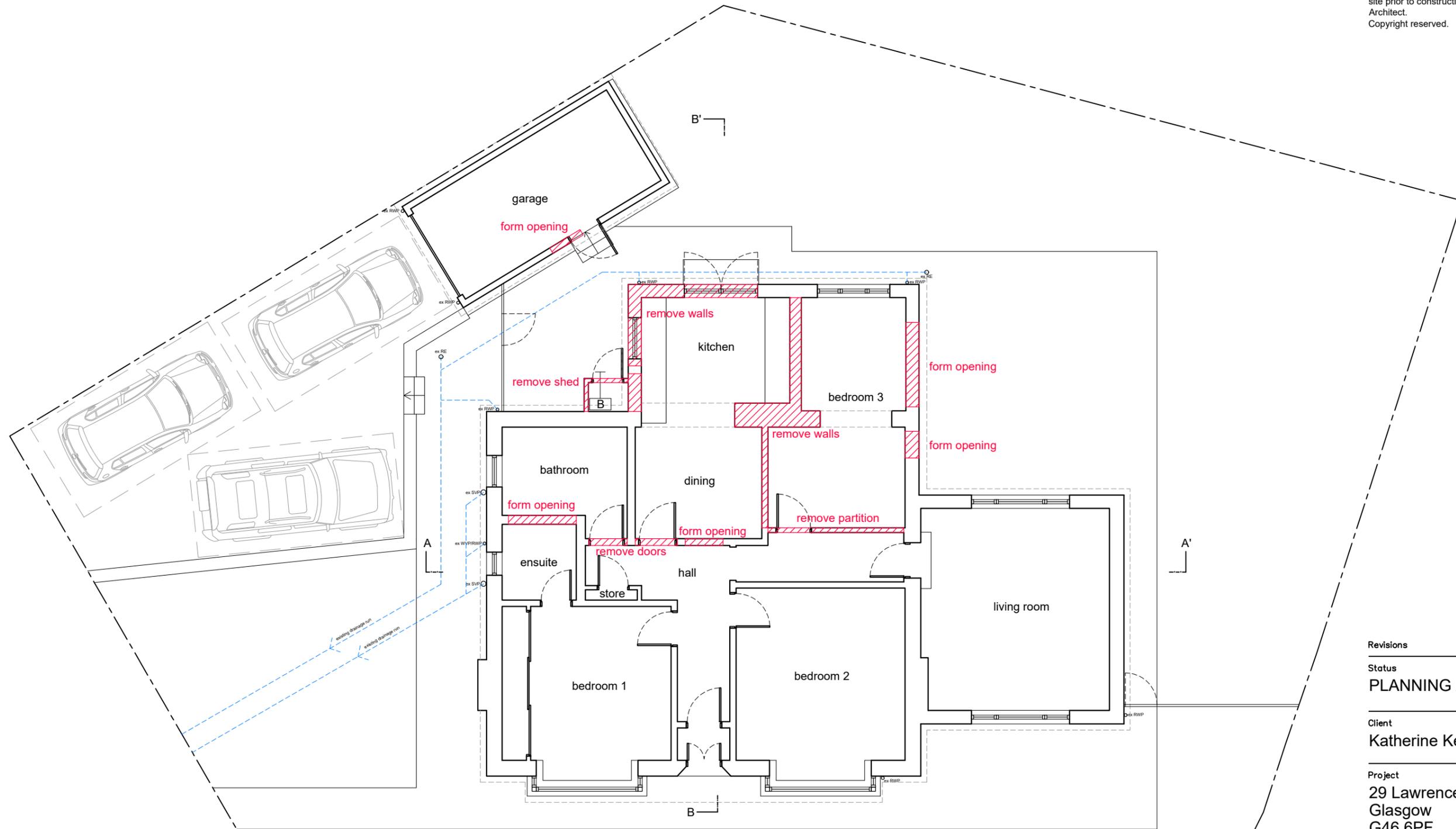
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**01** Block plan as proposed  
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Title  
**Ground floor plan  
as existing**

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**01** Ground floor plan as existing  
1:100 @ A3

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101



A 08.05.10 Extension revised SW

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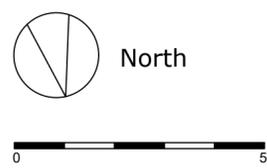
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 as proposed - overview

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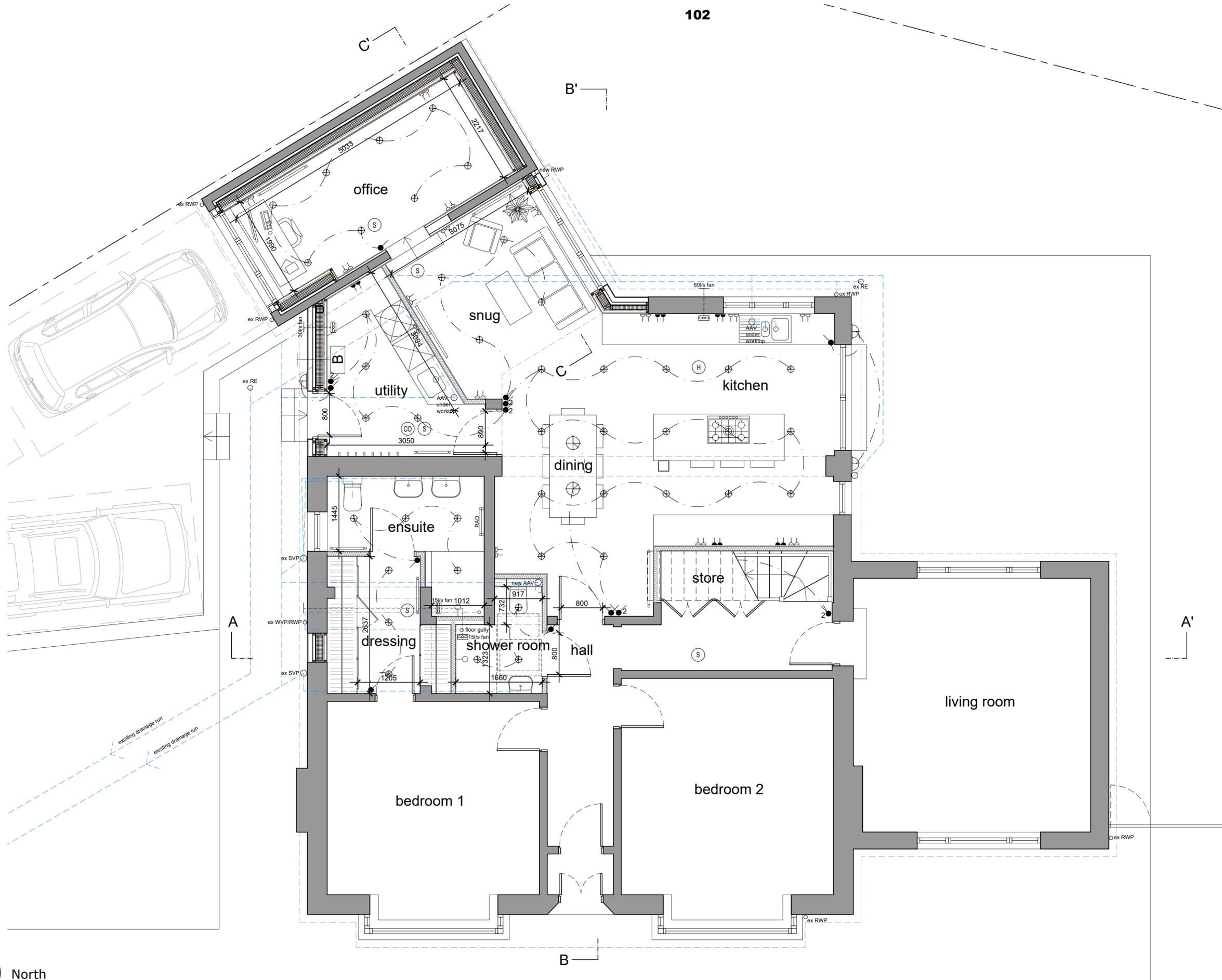


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01 Ground floor plan as proposed - overview  
 1:100 @ A2



North



01 Ground floor plan as proposed  
1:50 @ A2

A 08.05.20 Extension revised SW

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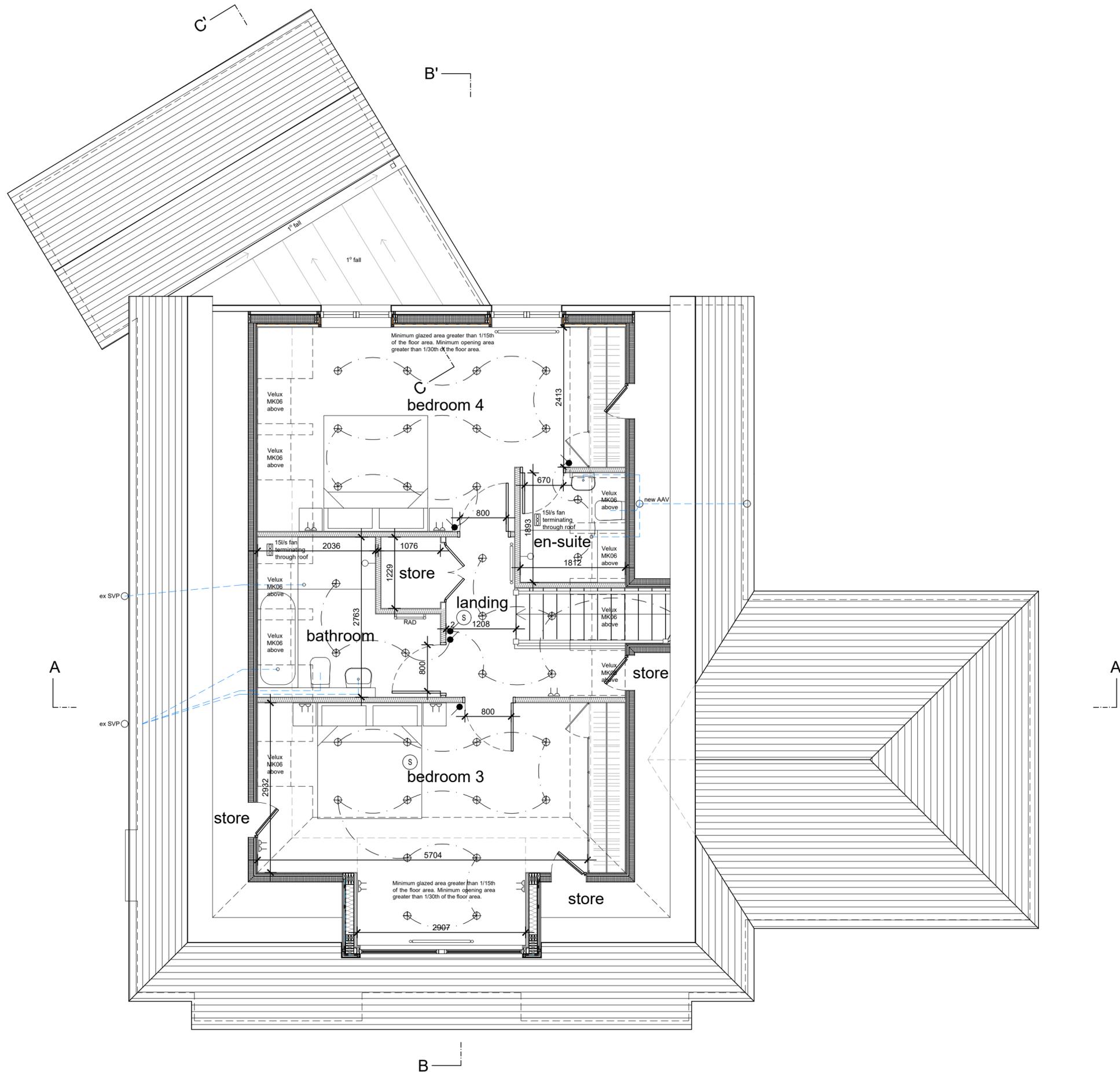
Title  
Ground floor plan  
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A 08.05.20 First floor revised SW

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First floor plan  
as proposed

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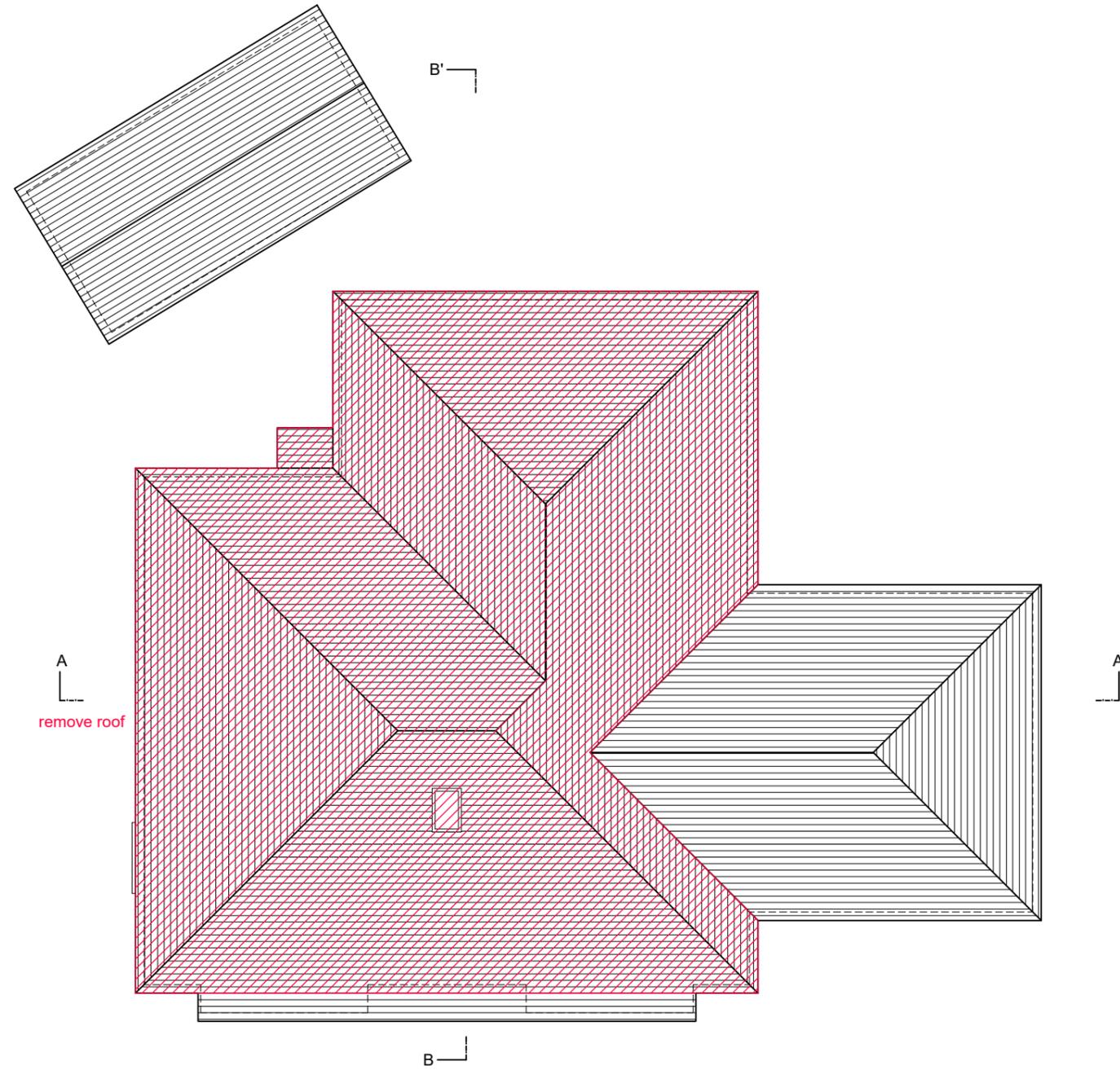


North



01 First floor plan as proposed  
1:50 @ A2

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Roof plan  
as existing

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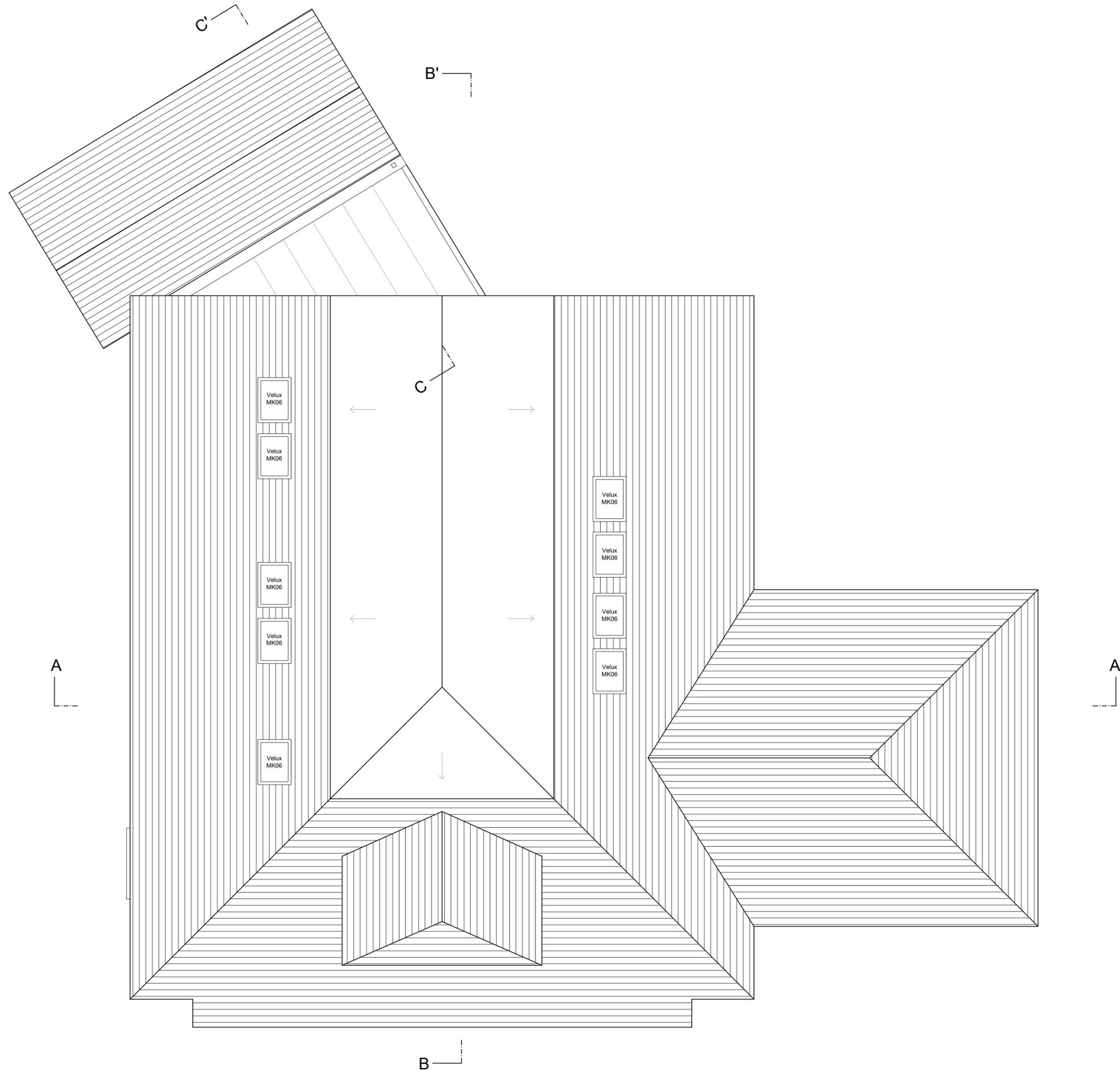
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01 Roof plan as existing  
1:100 @ A3



A 08.05.20 Roof plan revised SW

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North

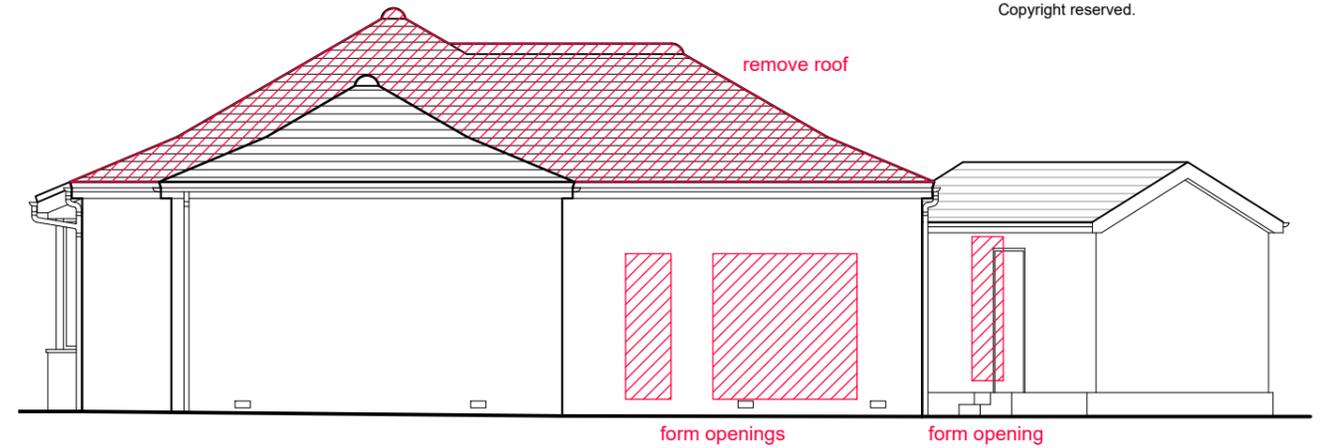


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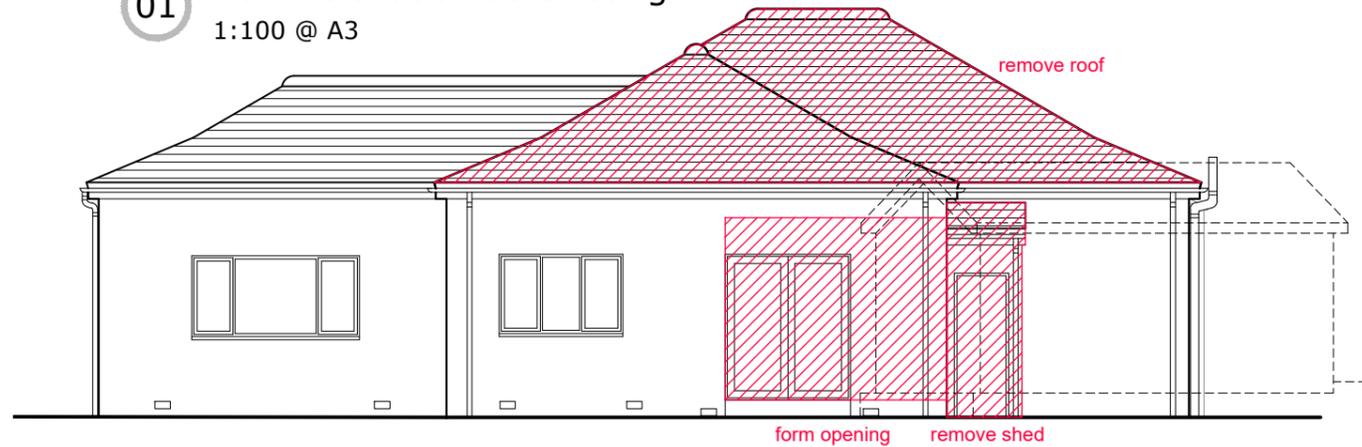
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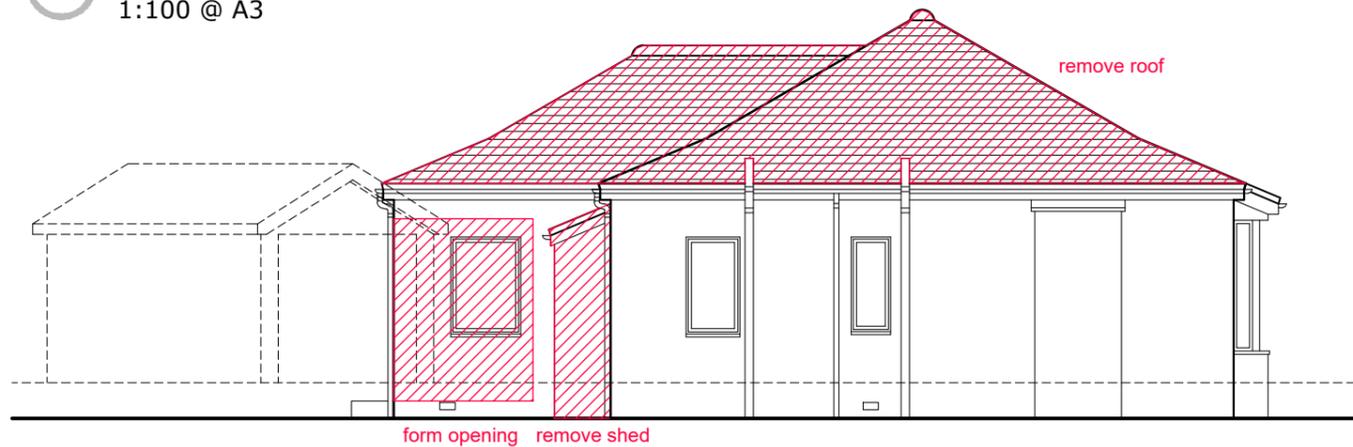
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02 West elevation as existing  
 1:100 @ A3



03 South elevation as existing  
 1:100 @ A3



04 East elevation as existing  
 1:100 @ A3

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Title  
 Elevations  
 as existing

| Scale | Size | Date     | Drawn | Checked |
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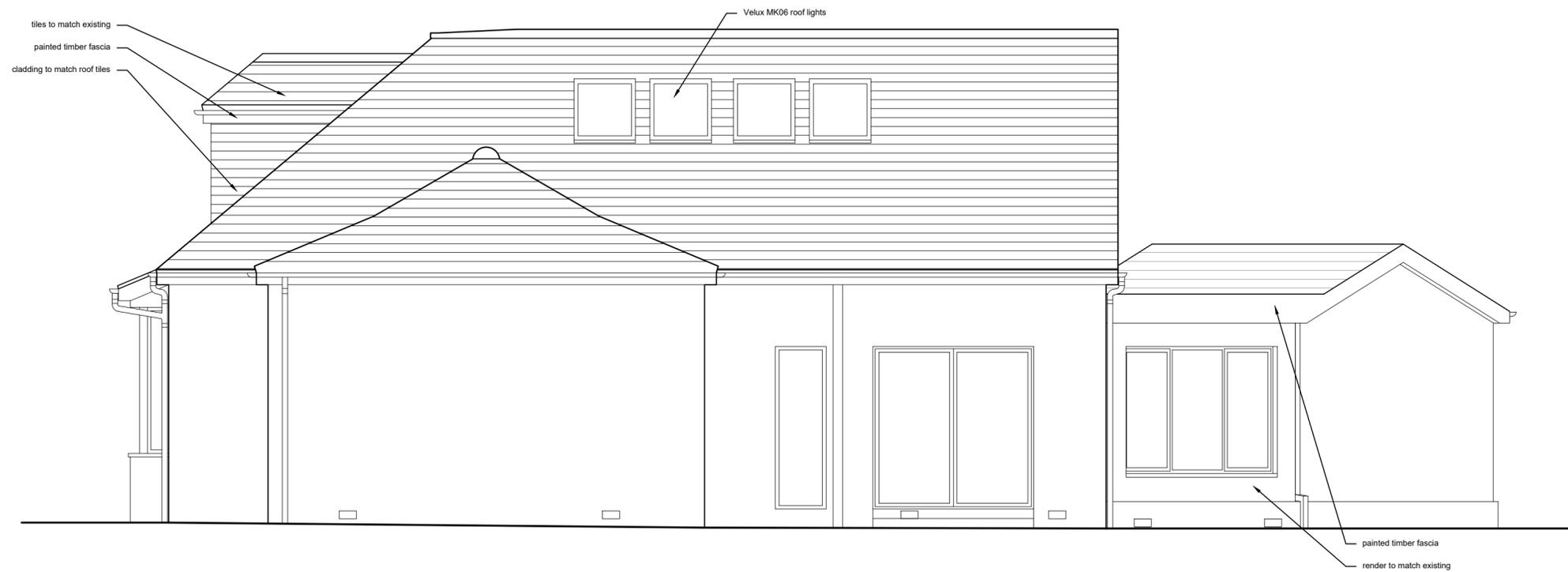


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01 North elevation as proposed  
1:50 @ A2



02 West elevation as proposed  
1:50 @ A2

A 08.05.20 West elevation revised SW

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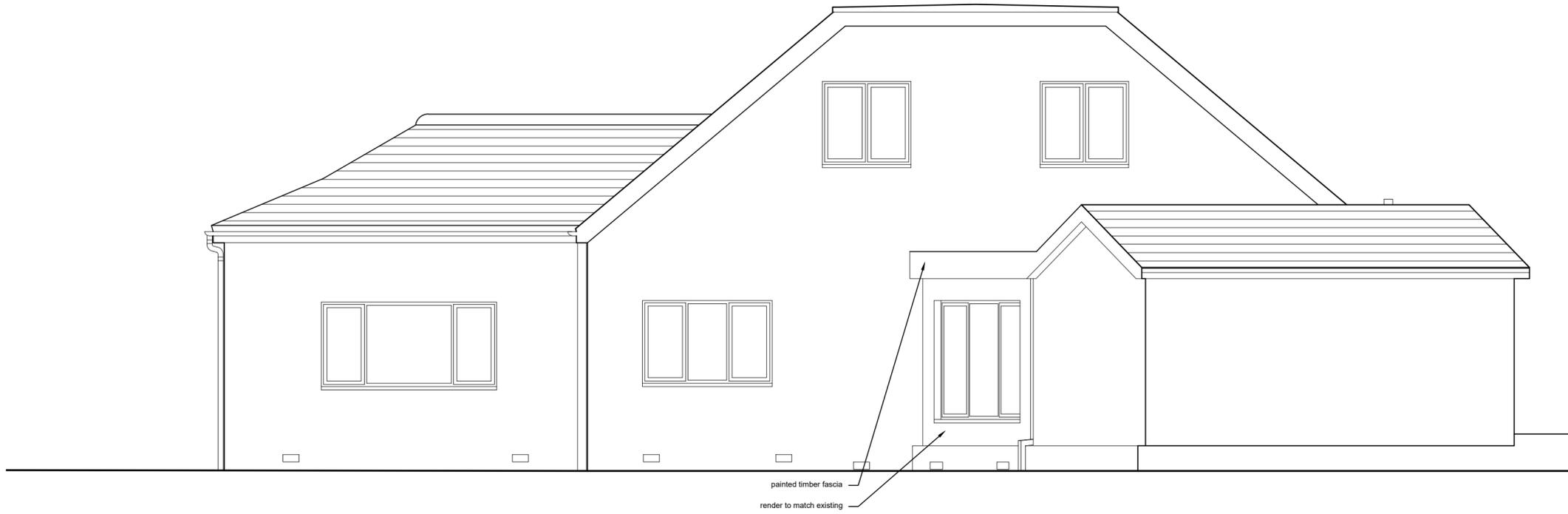
Title  
North and West elevations  
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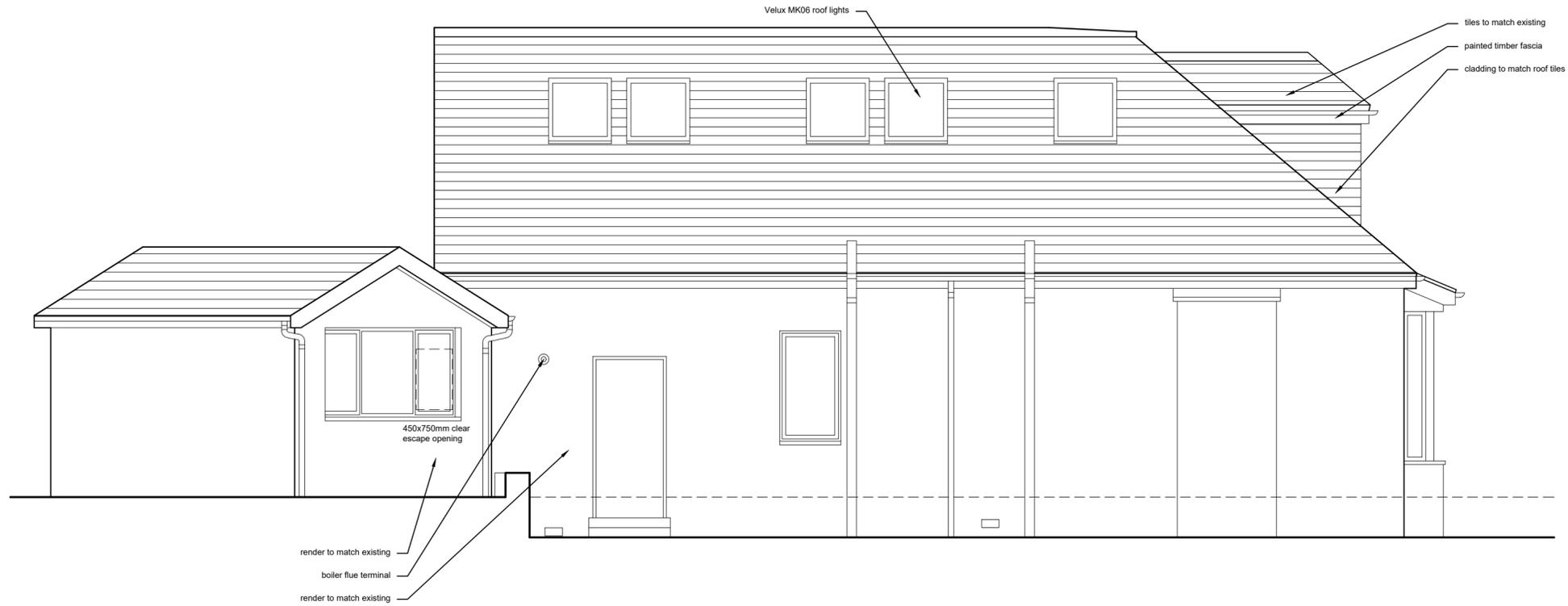


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01 South elevation as proposed  
1:50 @ A2



02 East elevation as proposed  
1:50 @ A2

A 08.05.20 South and East elevation revised SW

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Title  
South and East elevations  
as proposed

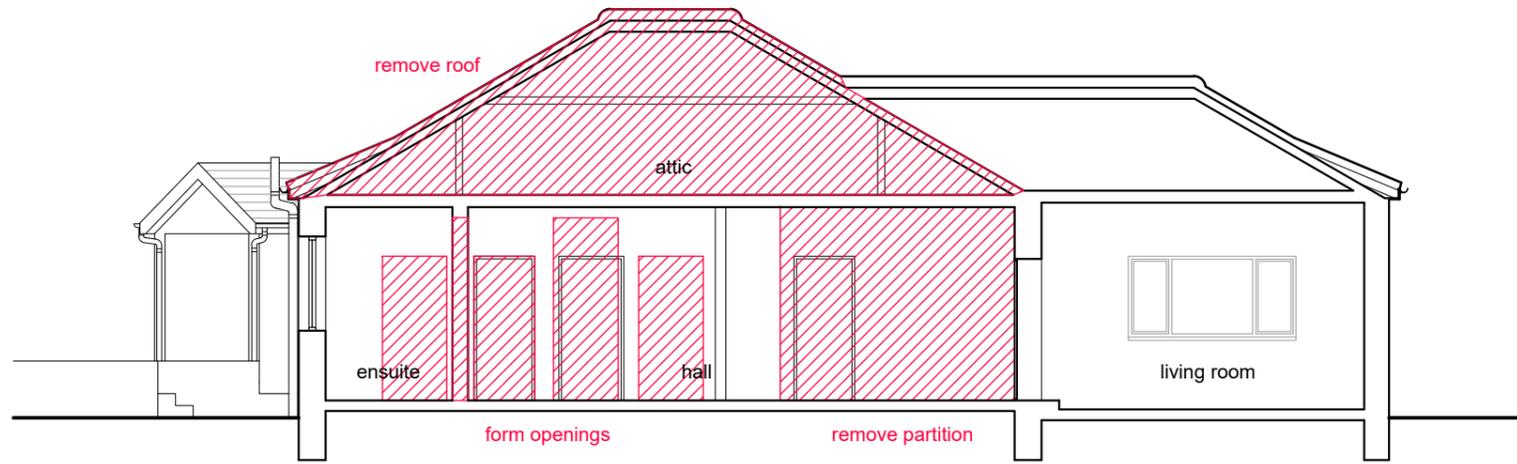
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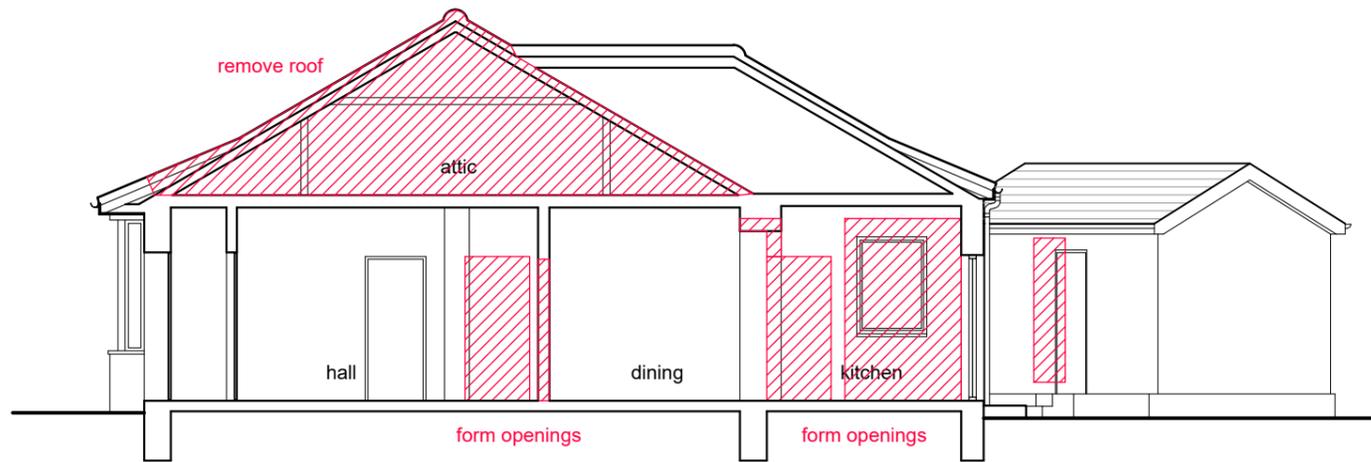
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01 Section A-A' as existing  
 1:100 @ A3



02 Section B-B' as existing  
 1:100 @ A3

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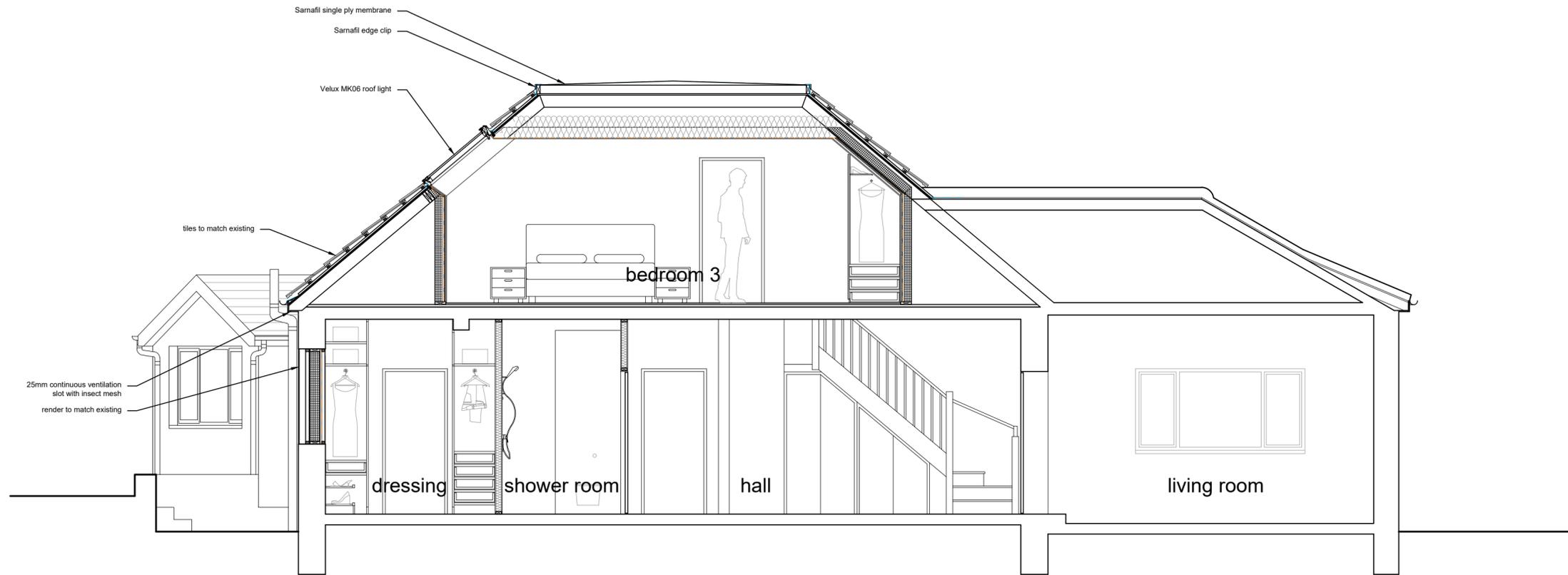
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0 5  
01 Section A-A' as proposed  
1:50 @ A2



0 5  
02 Section B-B' as proposed  
1:50 @ A2

A 08.05.20 Sections revised SW

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Sections A-A' and B-B'  
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