

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY7 April 2021Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2021/02ERECTION OF TWO STOREY REAR EXTENSION WITH SIDE DORMER WINDOWS
AT10 LANGTREE AVENUE, GIFFNOCK, EAST RENFREWSHIRE**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:- 2020/0448/TP).
- Applicant: Mr and Mrs Jonathon Brown.
- Proposal: Erection of two storey rear extension with side dormer windows.
- Location: 10 Langtree Avenue, Giffnock.
- Council Area/Ward: Giffnock And Thornliebank (Ward 3).

REASON FOR REQUESTING REVIEW

3. The applicants have requested a review on the grounds that the Council's Appointed Officer refused the application.

RECOMMENDATIONS

4. The Local Review Body is asked to:-
- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
- (i) it proceeds to determine whether the decision taken in respect of the application under review should be upheld, reversed or varied; and
- (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed.

- (b) In the event that further procedure is required to allow it to determine the review, consider:-
 - (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
 - (ii) what procedure or combination of procedures are to be followed in determining the review.

BACKGROUND

5. At the meeting of the Council on 29 April 2009, consideration was given to a report by the Director of Environment seeking the adoption of a new Scheme of Delegation in terms of the new Section 43A of the Town and Country Planning (Scotland) Act 1997, subject to approval of the scheme by Scottish Ministers.

6. The report provided details of the new hierarchy of developments that took effect from 6 April 2009 explaining that the Scheme of Delegation related to those applications within the “local development” category as set out in the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009, but would in future be determined by an “appointed officer”. In the Council’s case this would be either the Director of Environment or the Head of Roads, Planning and Transportation Service now designated the Head of Environment (Strategic Services).

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 applicants in submitting their review have stated the reasons for requiring the review of the determination of their application. A copy of the applicants’ Notice of Review and Statement of Reasons is attached as Appendix 5.

9. The applicants are 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 have indicated that their stated preference is the assessment of the review documents only, with no further procedure.

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

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

12. However, due to the current restrictions associated with Covid-19, these site inspections are not taking place at the present time.

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 under the Scheme of Delegation - Appendix 3 (Pages 19 - 30);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 31 - 34); and
- (e) A copy of the applicants' Notice of Review and Statement of Reasons - Appendix 5 (Pages 35 - 88).

15. The applicant has also submitted the drawings listed below (available for inspection within the Planning Division of the Environment Department prior to the meeting and for reference at the meeting) and these are attached as Appendix 6 (Pages 89 - 98).

- (a) Existing Site and Location Plan;
- (b) Existing Plans and Sections;
- (c) Existing Elevations;
- (d) Demolition Plans and Sections;
- (e) Demolition Elevations;
- (f) Refused – Location Plan;
- (g) Refused – Proposed Elevations; and
- (h) Refused – Proposed Plans and Sections.

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.

RECOMMENDATIONS

18. The Local Review Body is asked to:-

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 - (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.

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 - (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
 - (ii) what procedure or combination of procedures are to be followed in determining the review.

Report Author: Paul O'Neil

Director - Caroline Innes, Deputy Chief Executive

Paul O'Neil, Committee Services Officer
e-mail: paul.o'neil@eastrenfrewshire.gov.uk
Tel: 0141 577 3011

Date:- March 2021

**APPLICATION
FOR
PLANNING PERMISSION**

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

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

Thank you for completing this application form:

ONLINE REFERENCE 100174747-003

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

Description of Proposal

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

This is a further application for the site which was subject to refused application 2019/0364/TP Proposed works: Demolition of the existing structure on the north elevation to allow for a one and a half storey extension with dormers and gables to the rear of the property. This proposal is a revised version of the refused scheme. It addresses the council's concerns: excessive scale, massing and form and detrimental impact on the character of both the local area and the existing building.

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:	Wilson + Gunn Architects		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Will	Building Name:	Sauchiehall Street
Last Name: *	Gunn	Building Number:	137
Telephone Number: *	0141 331 0377	Address 1 (Street): *	Sauchiehall Street
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	United Kingdom
		Postcode: *	G2 3EW
Email Address: *	hello@wilsongunnarchitects.com		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr + Mrs	Building Name:	<input type="text"/>
First Name: *	Jonathon + Maya	Building Number:	10
Last Name: *	Brown	Address 1 (Street): *	Langtree Avenue
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Giffnock
Extension Number:	<input type="text"/>	Country: *	United Kingdom
Mobile Number:	<input type="text"/>	Postcode: *	G46 7LN
Fax Number:	<input type="text"/>		
Email Address: *	will@wilsongunnarchitects.com		

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

10 LANGTREE AVENUE

Address 2:

GIFFNOCK

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G46 7LN

Please identify/describe the location of the site or sites

Northing

658046

Easting

255489

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: Will Gunn

On behalf of: Mr + Mrs Jonathon + Maya Brown

Date: 12/08/2020

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 Will Gunn

Declaration Date: 27/09/2019

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COPIES OF OBJECTIONS/REPRESENTATIONS

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Kent/Windsor/Essex Council CEO
Council HQ

12/09/2020

Dear Sir/Madam

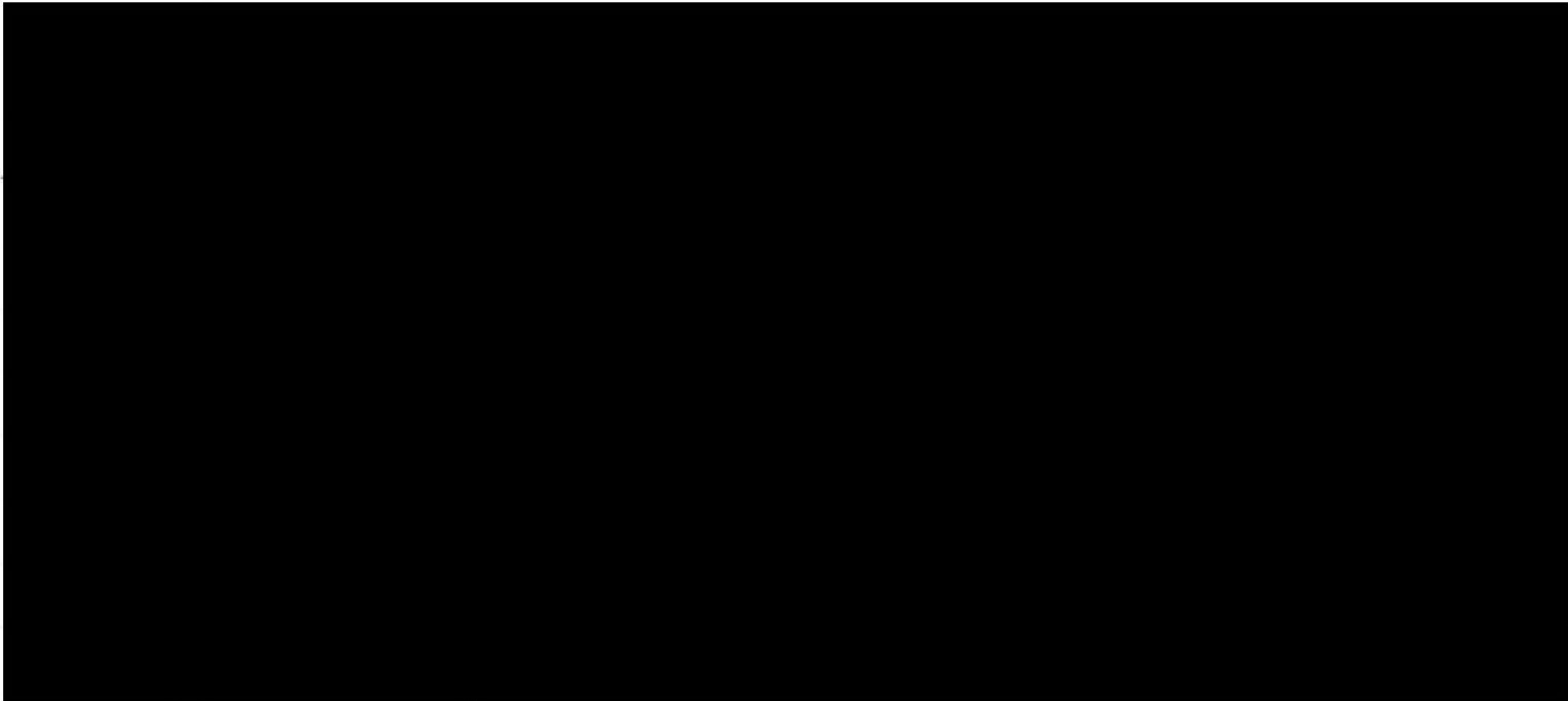
P/A APPLICATION 2020/0405/TP
+ 2020/0448/TP + 2020/0448/TP + 2020/
2020/0455/TP + 2020/0470/TP + 2020/0476/
TP

Will you please waive an
appeal to the Secretary, with genuine
concerns, in this instance.

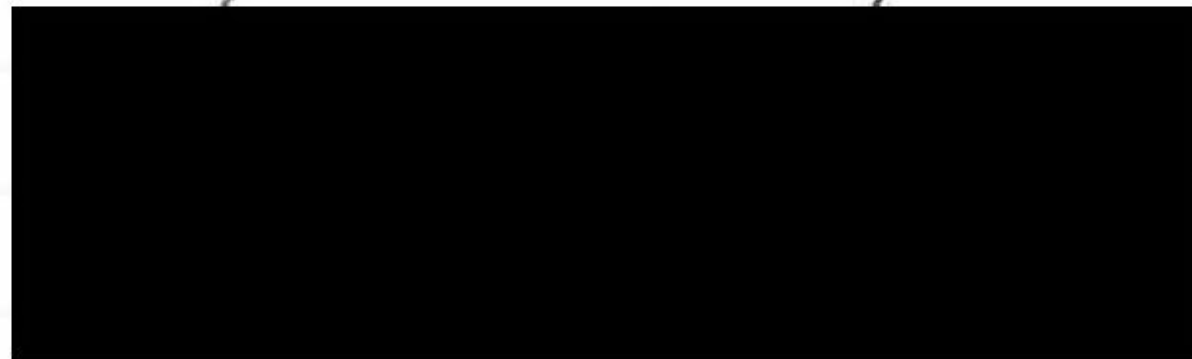
Please ensure full protection for
all or any wildlife flora & fauna
including moor wolverhampton
stods will receive the same protection
before March 2021. It is essential
that all applicants are aware of
this legislation.

As you will be aware no building
can be demolished until it is
absolutely certain that there is
no connection with bats.

Landscaping to protect butterflies
and moor wild flowers and trees
to be planned.



Yours fraternally



PS YOU WILL NO DOUBT BE FAMILIAR
WITH THE WWF 'EXTINCTION OF
SPECIES' REPORT WHAT PROGNOSTIC
MEASURES WILL EAC TAKE?



REVIEW STATEMENT

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REPORT OF HANDLING

Reference: 2020/0448/TP

Date Registered: 12th August 2020

Application Type: Full Planning Permission

This application is a Local Development

Ward: 3 -Giffnock And Thornliebank

Co-ordinates: 255489/:658046

Applicant/Agent:

Applicant:

Mr & Mrs Jonathon & Maya Brown

10 Langtree Avenue

Giffnock

East Renfrewshire

G46 7LN

Agent:

Will Gunn

Sauchiehall Street

137 Sauchiehall Street

Glasgow

G2 3EW

Proposal: Erection of two storey rear extension with side dormer windows

Location: 10 Langtree Avenue

Giffnock

East Renfrewshire

G46 7LN

CONSULTATIONS/COMMENTS: None.**PUBLICITY:**

11.09.2020

Evening Times

Expiry date 02.10.2020

SITE NOTICES:

Development within a Conservation Area

Date posted 11.09.2020

Expiry date 02.10.2020

SITE HISTORY:

2008/0449/TP

Erection of single storey rear extensions

Approved Subject to Conditions

18.08.2008

2019/0634/TP

Erection of two storey rear extension with decking and single storey side extension

Refused

02.12.2019

REPRESENTATIONS: 1 representations have been received: Representations can be summarised as follows:

Impact on bats

Landscaping should promote butterflies and wild flowers

Wild flora and fauna should be protected

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 Lower Whitecraigs Conservation Area and contains a detached one and a half storey dwelling. Much of the principal elevation is original, however, the dwelling has been comprehensively altered and extended at the rear.

Planning permission is sought for a two storey rear extension in place of the existing rear extensions. The extension would have a mansard roof with dormer windows at the sides. There would be two double storey gable ends on the rear elevation. There would be single storey projections at the sides of the extension.

The proposal is required to be assessed against Policies D1, D11 and D14 of the adopted Local Development Plan and the Supplementary Planning Guidance on Householder Design (SPG). Development that is likely to prejudice the special character of the conservation area will be resisted. The proposal should complement the dwelling and surrounding area in terms of design, scale and materials. The extension should be of a size, scale and massing that is in keeping with the dwelling and surrounding built form. Dormer windows should be wholly contained within the roof slope and set off the roof hip. The proposal must not adversely affect the residential amenity of neighbouring properties by unreasonably restricting light or privacy.

The dwelling has been extended in a piecemeal fashion at the rear. It is acknowledged that the existing extensions do not necessarily complement the dwelling or one another. It is considered, therefore, that a sensitive attempt to rationalise the rear of the dwelling could benefit its overall character and appearance.

It is not considered that the proposed extension would be subordinate in appearance to the original dwelling given its size, scale and massing relative to the original dwelling. It is considered that the introduction of a large flat roof would be incongruous with the roof design of the original dwelling. It is considered that the dormer windows would dominate the side roof planes of the extension due to their width and proximity to its rear roof hips. In combination with the two storey gable protrusions at the rear, it is considered that the dormer windows would significantly increase the overall massing of the extension. For these reasons, it is considered that the proposal would dominate the original form of the dwelling to the detriment of its character and appearance.

No information has been provided on materials and it is considered that this could be subject to condition if the application is approved.

For the reasons stated above, it is considered that the proposed extension would be significantly out of scale and character with the original dwelling and that it is contrary to Policy D14 and the SPG. Furthermore, it is considered that the proposal is contrary to the relevant terms of Policy D1 as its scale, massing and design would adversely affect the visual amenity of the area when viewed from the street. Consequently, it is considered that it would be contrary to Policy D11 as it would result in a significant loss of character to the conservation area due to its impact on the street scene.

It is not considered that the extension would significantly overshadow neighbouring properties due to its orientation and position within the site. It is not considered that the dormer window on the west elevation would result in an unreasonable increase in overlooking as it would face onto the car port/garage of 12 Langtree Avenue.

The dormer window on the east elevation would face onto the back garden of 8 Langtree Avenue and may result in some additional overlooking. It is noted that, within the curtilage of no. 8, there is a garage and area of hardstanding between the back garden and proposed dormer window. As a result, the dormer window would be a reasonable distance from the back garden of no. 8 and would not result in an adverse increase in overlooking. Overall, it is not considered that the proposal would result in a significant loss of residential amenity to neighbouring properties. It therefore accords with the terms of Policy D1 relating to residential amenity.

For the reasons set out above, the proposal is considered to be contrary to the adopted Local Development Plan. 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, D1.1, D14 and D16. The aforementioned policies largely reflect the adopted Local Development Plan policies. Consequently, it is considered that the proposal is contrary to the relevant policies in the Proposed Local Development Plan.

With regard to the representation, the Bat Conservation Trust has produced guidance on development situations where bats are likely to be encountered (Bat Surveys for Professional Ecologists: Good Practice Guidelines (2016)). The guidance indicates that the proposal does not require a bat survey. The other points raised in the representation are not considered to be material to this application given the nature of the proposal and the location of the site in an established, built-up area.

As stated above, it is considered that a sensitive rear extension could benefit the overall appearance of the dwelling. It was therefore suggested to the applicant that the proposal could be considered acceptable if amendments were made to the design. This included reducing the upper storey in width; removing the flat roof and introducing a hipped roof; and removing the dormer windows. The applicant did not wish to make these amendments and requested that the application be determined as it is.

It is noted that a rear extension to the dwelling was refused under 2019/0634/TP. It is considered that the current proposal is an improvement on the previously refused scheme, however, it has not gone far enough in sufficiently addressing the reasons for refusal.

It is considered that the proposal is unacceptable in policy terms and that there are no material considerations that outweigh the adopted Local Development Plan. On this basis, it is recommended that the application is refused.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None.

REASON(S):

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as it would result in a significant loss of character to the surrounding area as its scale, massing and form would have an adverse effect on the street scene.
2. The proposal is contrary to Policy D11 of the adopted East Renfrewshire Local Development Plan as it would result in a significant loss of character to Lower Whitecraigs Conservation Area as its scale, massing and form would have an adverse effect on the street scene.
3. The proposal is contrary to Policy D14 and the Supplementary Planning Guidance on Householder Design as: it would dominate the dwelling due to its scale and massing; it would have a roof design that would be incongruous with the dwelling; and the side

dormer windows would dominate the side roof planes due to their width and proximity to the rear roof hips - all to the detriment of the character and appearance of the dwelling.

ADDITIONAL NOTES:

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Warrant approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property-specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr David Haney on 0141 577 3861.

Ref. No.: 2020/0448/TP
(DAHA)

DATE: 13th January 2021

DIRECTOR OF ENVIRONMENT

Report finalised 13/01/2021 (AC2)

Reference: 2020/0448/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 D11

Management and Protection of the Built Heritage

The Council will safeguard the special character of conservation areas and the Netherlee Article 4 Direction Area; sites included on the Inventory of Gardens and Designed Landscapes; scheduled monuments and archaeological sites; and listed buildings and their settings. Development likely to adversely affect these assets will be resisted.

Further detailed information and guidance is provided in the Management and Protection of the Built Heritage Supplementary Planning Guidance.

The Council will seek to secure the implementation of the environmental protection projects shown on the Proposals Map and listed in Schedule 5

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.

Policy D14

Management and Protection of the Built Heritage

The Council will seek to positively manage the historic built environment through engagement with landowners and other organisations to ensure that heritage assets are safeguarded, preserved and enhanced, have appropriate viable uses and have a sustainable future for the benefit of future generations. Development likely to adversely affect these assets will not be supported.

All proposals should foster innovation and creativity that is sensitive and enhances the significance of heritage assets in terms of architectural design, detailing, scale, massing and use of materials.

Proposals involving the sensitive introduction of energy efficiency measures and/or micro-renewables installations to listed buildings and in conservation areas will be supported, where the proposals ensure that the character and appearance of the listed building, conservation area and their settings are preserved or enhanced.

Further guidance and information will be set out in the Placemaking and Design Supplementary Guidance.

Policy D16

Conservation Areas

Development and demolition within a conservation area as listed in Schedule 10 or affecting its setting shall preserve or enhance its character and be consistent with any relevant conservation area appraisal or management plan that may have been prepared for the area.

The design, materials, scale and siting of any development shall be appropriate to the character of the conservation area and its setting. Trees which are considered by the planning authority to contribute to character and appearance shall be retained.

When considering the demolition of any unlisted building, within a conservation area, no building should be demolished unless it can be clearly demonstrated that:

The building is of little townscape value and does not contribute to the character of the conservation area; or

The repair of the building is not economically viable; or

The form or location of the building makes its re-use extremely difficult; and

The replacement scheme will preserve and enhance the special character of the conservation area.

A detailed planning application for the replacement scheme would require to be submitted.

Demolition shall not begin until evidence is given of contracts let for an approved replacement development.

GOVERNMENT GUIDANCE:

Scottish Planning Policy on Conservation Areas indicates that proposals for development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character or appearance of the conservation area should be treated as preserving its character or appearance. Where the demolition of an unlisted building is proposed through Conservation Area Consent, consideration should be given to the contribution the building makes to the character and appearance of the conservation area. Where a building makes a positive contribution the presumption should be to retain it.

**DECISION NOTICE
AND
REASONS FOR REFUSAL**

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

REFUSAL OF PLANNING PERMISSION

Ref. No. **2020/0448/TP**

Applicant:

Mr & Mrs Jonathon & Maya Brown
10 Langtree Avenue
Giffnock
East Renfrewshire
G46 7LN

Agent:

Will Gunn
Sauchiehall Street
137 Sauchiehall Street
Glasgow
G2 3EW

With reference to your application which was registered on 12th August 2020 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of two storey rear extension with side dormer windows

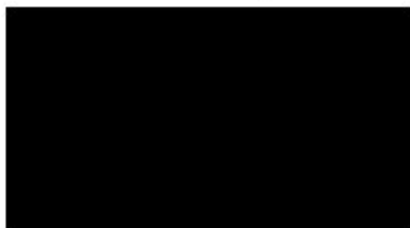
at: 10 Langtree Avenue Giffnock East Renfrewshire G46 7LN

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 as it would result in a significant loss of character to the surrounding area as its scale, massing and form would have an adverse effect on the street scene.
2. The proposal is contrary to Policy D11 of the adopted East Renfrewshire Local Development Plan as it would result in a significant loss of character to Lower Whitecraigs Conservation Area as its scale, massing and form would have an adverse effect on the street scene.
3. The proposal is contrary to Policy D14 and the Supplementary Planning Guidance on Householder Design as: it would dominate the dwelling due to its scale and massing; it would have a roof design that would be incongruous with the dwelling; and the side dormer windows would dominate the side roof planes due to their width and proximity to the rear roof hips - all to the detriment of the character and appearance of the dwelling.

Dated 13th January 2021



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

The following drawings/plans have been refused

Plan Description	Drawing Number	Drawing Version	Date on Plan
Location Plan	A-P-00-G2-005		
Elevations Proposed	A-E-XX-G2-102		
Proposed plans and sections	A-P-00-G2-004		

GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS

REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY

1. If the applicant is aggrieved by a decision to refuse permission (or by an approval subject to conditions), the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A Notice of Review can be submitted online at www.eplanning.scotland.gov.uk. Please note that beyond the content of the appeal or review forms, **you cannot normally raise new matters** in support of an appeal or review, unless you can demonstrate that the matter could not have been raised before, or that its not being raised before is a consequence of exceptional circumstances. Following submission of the notice, you will receive an acknowledgement letter informing you of the date of the Local Review Body meeting or whether further information is required.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

CONTACT DETAILS

**East Renfrewshire Council
Development Management Service
2 Spiersbridge Way,
Spiersbridge Business Park,
Thornliebank,
G46 8NG**

**General Inquiry lines 0141 577 3895 or 0141 577 3878
Email planning@eastrenfrewshire.gov.uk**

**NOTICE OF REVIEW
AND
STATEMENT OF REASONS**

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

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

Thank you for completing this application form:

ONLINE REFERENCE 100364334-001

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

Applicant or Agent Details

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

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:

Wilson + Gunn Architects

Ref. Number:

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

First Name: *

Will

Building Name:

Sauchiehall Street

Last Name: *

Gunn

Building Number:

137

Telephone Number: *

0141 331 0377

Address 1
(Street): *

Sauchiehall Street

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Glasgow

Fax Number:

Country: *

United Kingdom

Postcode: *

G2 3EW

Email Address: *

hello@wilsongunnarchitects.com

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Jonathan"/>	Building Number:	<input type="text" value="10"/>
Last Name: *	<input type="text" value="Brown"/>	Address 1 (Street): *	<input type="text" value="Langtree Ave"/>
Company/Organisation	<input type="text" value="N/A"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G46 7LN"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="hello@wilsongunnarchitects.com"/>		

Site Address Details

Planning Authority:	<input type="text" value="East Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="10 LANGTREE 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 7LN"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="658046"/>	Easting	<input type="text" value="255489"/>
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Description of Proposal

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

Review of Application Ref No:2020/0448/TP, erection of two storey rear extension with side dormer windows.

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 grounds for appeal have been set out within the attached appeal document.

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)

Appeal Document attached.

Application Details

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

2020/0448/TP

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

12/08/2020

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

13/01/2021

Review Procedure

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

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

Yes No

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

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

Yes No

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

Yes No

Checklist – Application for Notice of Review

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

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

Yes No

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

Yes No

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

Yes No N/A

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

Yes No

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

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

Yes No

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

Declare – Notice of Review

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

Declaration Name: Mr Will Gunn

Declaration Date: 15/02/2021

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APPEAL UNDER SECTION 47 OF THE
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 AGAINST A DECISION OF EAST
RENFREWSHIRE COUNCIL

Erection of two storey rear extension with side dormer windows

10 Langtree Avenue Giffnock East Renfrewshire G46 7LN

APPEAL STATEMENT ON BEHALF
OF:

MR & MRS BROWN

PREPARED BY:
Wilson and Gunn
January 2021

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Contents

10 Langtree Avenue, Giffnock, G46 7LN

1. Introduction
2. Description of the site
3. Background to the proposal
4. Material Considerations
5. Grounds of Appeal
6. The Development Plan Conclusion
7. Proposed Conditions

Supporting Documents

Document A	Application Form
Document B	Drawing package
Document C	Emails from Planner

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1. Introduction

- 1.1. This planning application seeks Full Planning Permission for the erection of a rear two storey extension which partially replaces the existing ground floor footprint.
- 1.2. The application application was refused on 19h January 2021 on the basis of non-compliance with Policy D1[Householder Design Guide], Policy D11 [Management and Protection of Built Heritage] and Policy D14 [Householder Design Guide].
- 1.3. This application was validated by East Renfrewshire Council on 12th August 2020.

The following documents were submitted with the application:

- Application Form
- Demolition Plans and Sections
- Existing Site and Location Plan
- Proposed Plans and Sections
- Proposed Elevations

Copies of the application documents considered by the Council are provided within the supporting documents.

2. Description of the Site

- 2.1. The appeal site containing a 1 1/2 storey building with 2 floors of accommodation, is located between two existing dwellings. The dwelling to the west, 12 Langtree Avenue is taller in scale at 2 ½ stories with 3 levels of accommodation. The dwelling to the east, 8 Langtree Avenue is 2 stories with 2 floors of accommodation. All properties are within the Giffnock D11.3 conservation area.

3. Background to the proposal

- 3.1. The Applicant seeks to extend the exiting accommodation to avoid relocating. The need for additional space comes from a growing family and the need to care for the applicant's mother, by way of ground floor sleeping accommodation and wash facilities.
- 3.2. The proposed site is located within the conservation area.

4. Material Considerations

- 4.1. Section 25 of the Town and Country Planning (Scotland) Act 1997 provides that, where making any determination under the planning acts, regard is to be had to the development plan. The determination shall be made in accordance with the plan unless material considerations indicate otherwise.
- 4.2. We have studied the Policies referred to in the refusal document and have not identified any material considerations that support the delegated opinion of the planning officer. Despite repeated requests (on 14/12/20 and three times on the 07/01/21 during an email conversation) that the individual circumstances that formed the planners delegated opinion be highlighted and articulated to our client, we did not receive any such communication.

5. Grounds of Appeal

- 5.1. The application looks to extend the current use of the dwelling which is in accordance with the local development polices.
- 5.2. Policy D1 Supplementary Planning Guidance, Householder Design guide, June 2015 aims to provide high quality, safe and pleasant environments. To achieve this the Policy sets out 9 principles within section 2.1.1. with an additional 16 criteria in Appendix A. The proposal does not contravene any of these 9 principles. The Policy describes additional criteria. This additional criterion relates directly to porches [2.2.1] and side extensions, none of which are applicable to the submitted proposal.
- 5.3. The appellants seek to extend the existing dwelling within the parameters of the Policies D1, D11 and D14.
- 5.4. The proposal does not contravene any of the 9 principles established in section 2.1.1 of Policy D1. The Policy goes onto describe additional principles. This additional criteria [2.2.1] relates directly to porches and side extension, none of which are applicable to the submitted proposal.
- 5.5. Our in-house Conservation Accredited Architect has appraised the proposed application and commented that the building falls within the Conservation area, the proposal does not in any way harm the existing environment of the conservation area nor does it detract from it.
- 5.6. The scale and materiality of the proposal will preserve the character of the conservation area and will not harm the character. To suggest so would require clear justification from the planning officer. The policy clearly highlights the importance of assessing design matters for applications with the conservation area. Yet, when requested to articulate the concerns raised. In response to this, the planning officer advised that the site was within the conservation area, the property is both characterful and unique in its design. The principal elevation is particularly characterful, as it retains much of the original proportion and detailing. It is then suggested that, if the property was extended upwards, much of its character would be lost. When the planning officer was asked to explain the uniqueness of the property and how the proposal would be detrimental to the character of the area, the response was that the it's roof design and dormer window would be lost. In addition to this it was suggested that the scale of the budling would not be appropriate for the area. We contest all of the above on the basis that there are numerous dwellings within the area of a similar proposed scale and they all contribute successfully to the conservation area.
- 5.7. Planning application number 2012/0748/TP for No 15 Lang tree Avenue was granted to increase the front elevation to two storey, changing the front elevation completely. The appellant's application does not propose a change to the front elevation, retainine the street facing character. The application was highlighted to the planning officer wo did not consider No. 15 Langtree Avenue to be typical of the area. We feel that this assessment does not fall within the remit of any polices and the opinion is incorrect. No 15 is typical, it exists and contributes successfully to the conservation area without harm, hence it's approval. To suggest otherwise is incorrect.

As above.

- 5.8. The Planning officer states the refusal is based upon the protection of the main elevation which is characterful. The proposal does not materially alter the front elevation and therefore these comments are immaterial.
- 5.9. The majority of the alteration to massing and appearance is to the rear part of the house,

with the front bungalow remaining in its current state on the front elevation. The existing rear elevation is not characterful nor does it retain any significant architectural detail or uniqueness as suggested by the planning officer. We would therefore contest that the proposal would not harm the main elevation in any way and the existing streetscape of the conservation area will remain protected.

6. The Development Plan

- 6.1. Policy D1 Detailed Guidance for all Development, Supplementary Planning Guidance, Householder Design guide, June 2015 aims to provide high quality, safe and pleasant environments. To achieve this the Policy sets out clear principles within section 2.1.1.
- 6.2. The proposal does not contravene any of these principals.
- 6.3. Policy D11 Supplementary Planning Guidance, Management and Protection of the Built Heritage, June 2015 aims to ensure the appropriate protection, enhancement and management of East Renfrewshire's built heritage assets, by providing clear guidance to applicants and developers bringing forward development proposals.
- 6.4. The proposal does not impact the existing streetscape of the conservation area, it is of a similar scale to neighboring dwellings. It does not detract in any way from the character of the conservation area or does it change the character of the principal elevation.
- 6.5. Policy D14 Extensions to Existing Buildings and Erection of Outbuildings and Garages, Supplementary Planning Guidance, Householder Design guide, June 2015. aims to provide high quality, safe and pleasant environments.
- 6.6. The proposal does not contravene any of these principals.

7. Proposed Conditions

- 7.1. The applicant is happy for the Council to impose conditions that ensure the continued protection of the conservation area.

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Document A

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

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

Thank you for completing this application form:

ONLINE REFERENCE 100174747-003

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

Description of Proposal

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

This is a further application for the site which was subject to refused application 2019/0364/TP Proposed works: Demolition of the existing structure on the north elevation to allow for a one and a half storey extension with dormers and gables to the rear of the property. This proposal is a revised version of the refused scheme. It addresses the council's concerns: excessive scale, massing and form and detrimental impact on the character of both the local area and the existing building.

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:	Wilson + Gunn Architects		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Will	Building Name:	Sauchiehall Street
Last Name: *	Gunn	Building Number:	137
Telephone Number: *	0141 331 0377	Address 1 (Street): *	Sauchiehall Street
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	United Kingdom
		Postcode: *	G2 3EW
Email Address: *	hello@wilsongunnarchitects.com		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr + Mrs	Building Name:	<input type="text"/>
First Name: *	Jonathon + Maya	Building Number:	10
Last Name: *	Brown	Address 1 (Street): *	Langtree Avenue
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Giffnock
Extension Number:	<input type="text"/>	Country: *	United Kingdom
Mobile Number:	<input type="text"/>	Postcode: *	G46 7LN
Fax Number:	<input type="text"/>		
Email Address: *	will@wilsongunnarchitects.com		

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

10 LANGTREE AVENUE

Address 2:

GIFFNOCK

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G46 7LN

Please identify/describe the location of the site or sites

Northing

658046

Easting

255489

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: Will Gunn

On behalf of: Mr + Mrs Jonathon + Maya Brown

Date: 12/08/2020

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 Will Gunn

Declaration Date: 27/09/2019

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Document B

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1 South Elevation
1:100



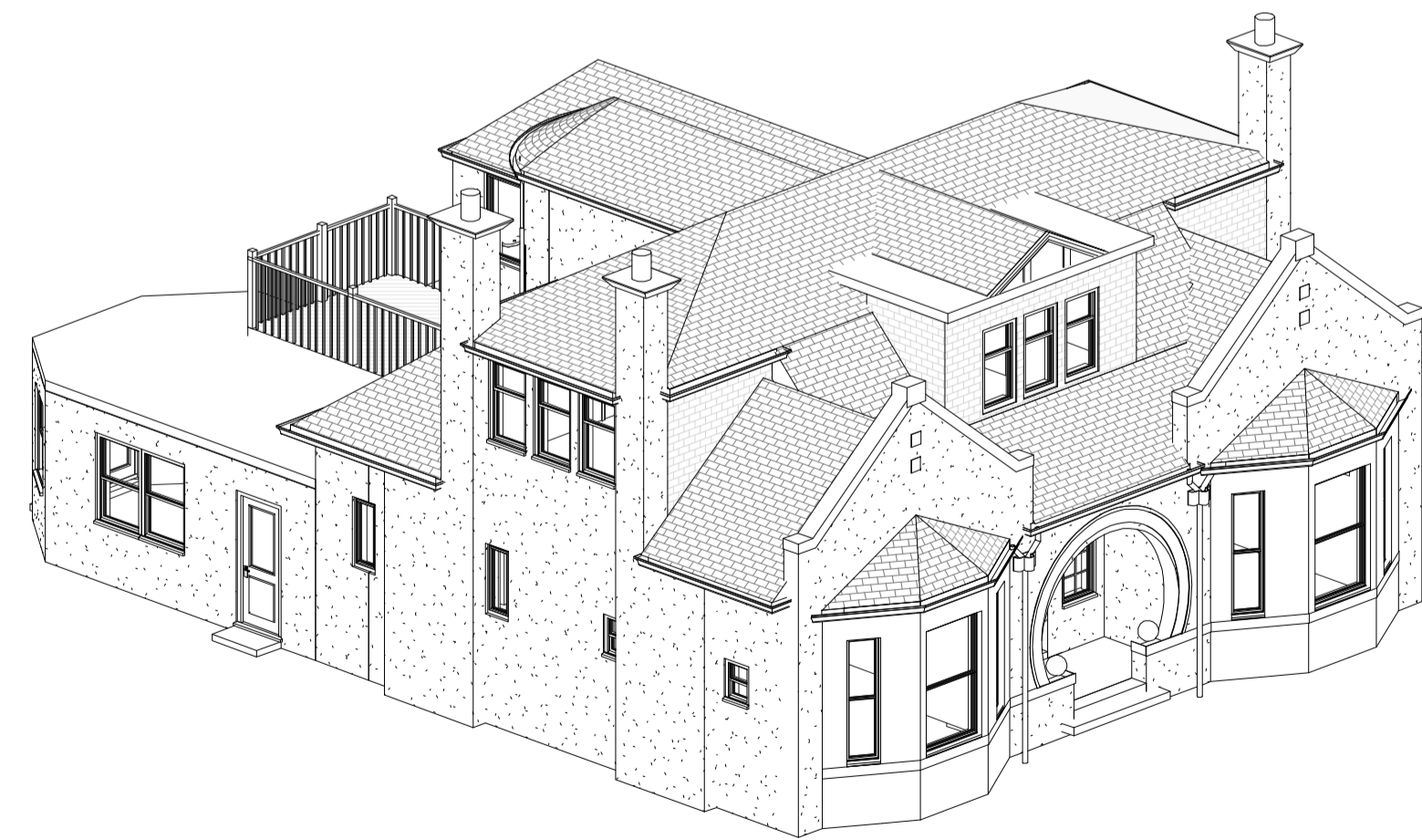
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1:100



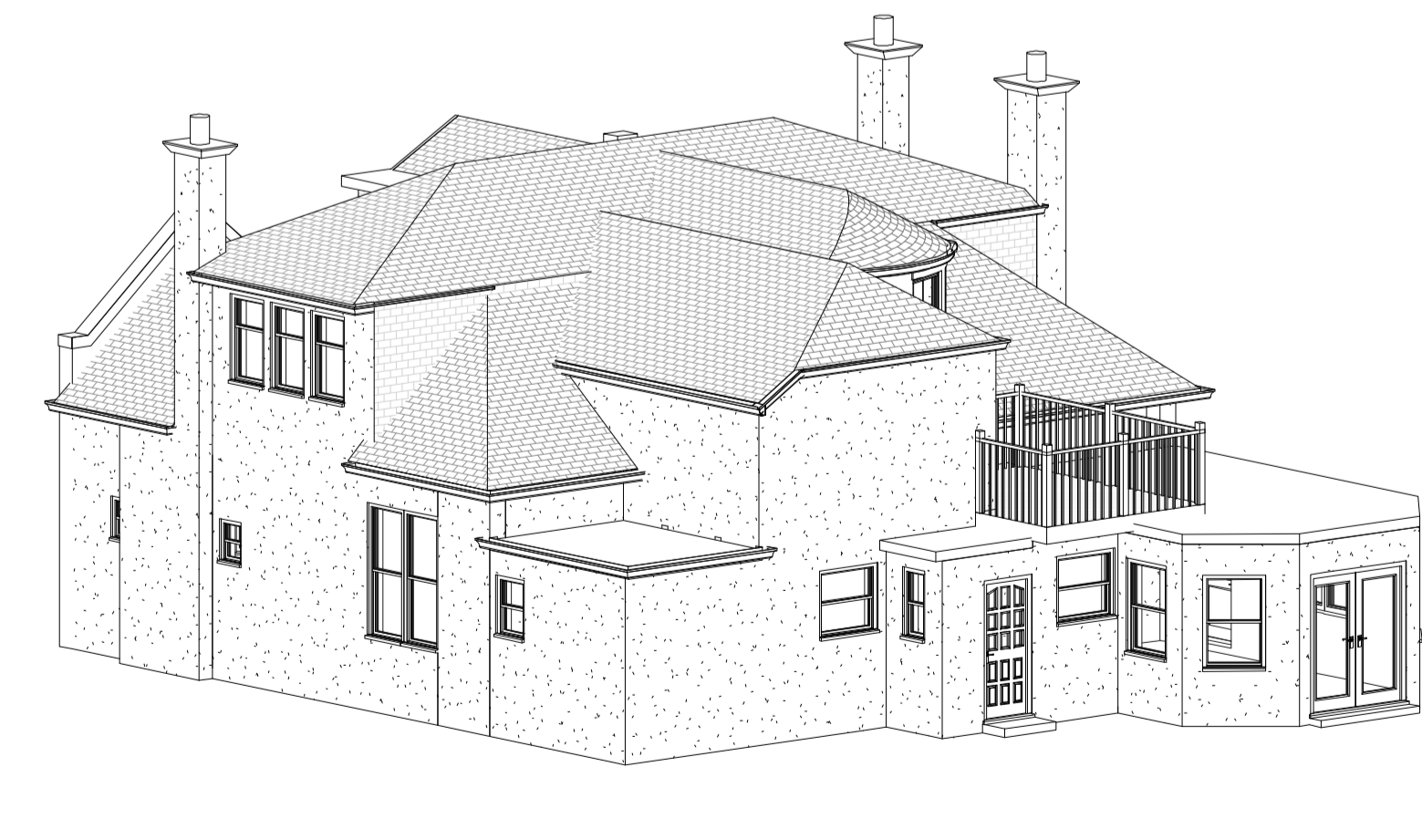
3 North Elevation
1:100



4 East Elevation
1:100



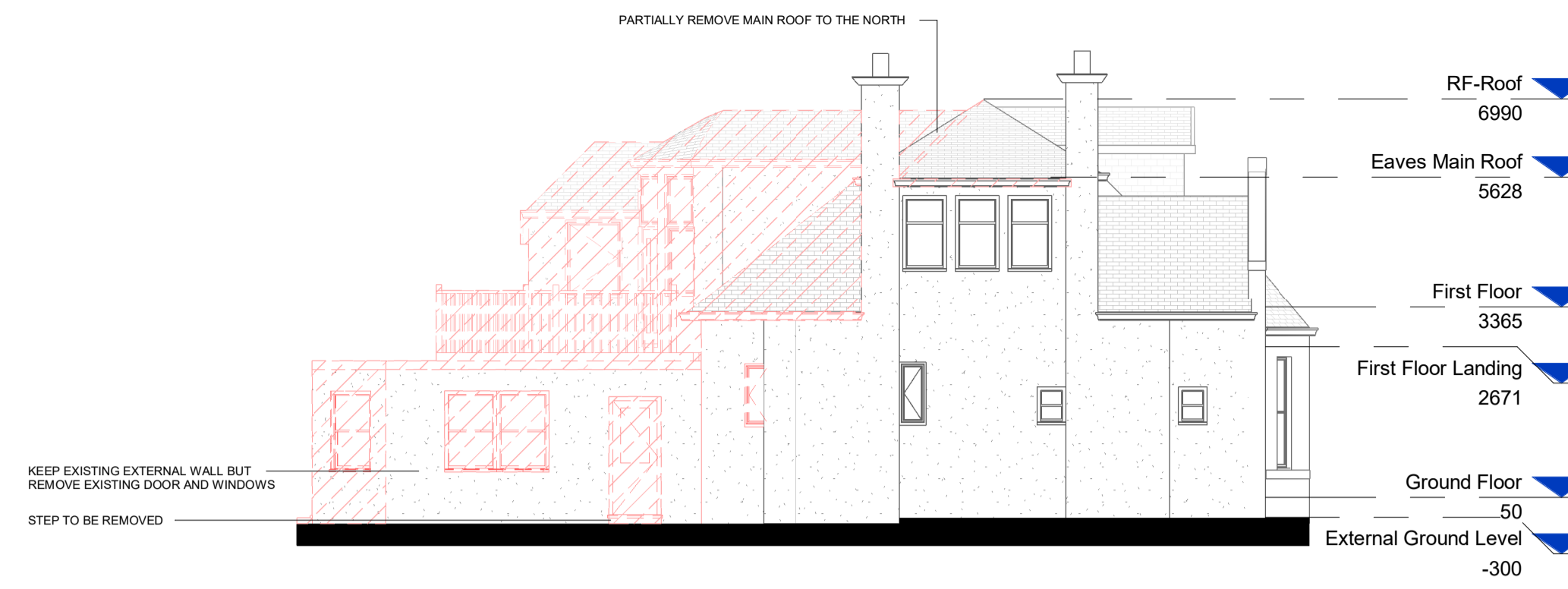
5 Front



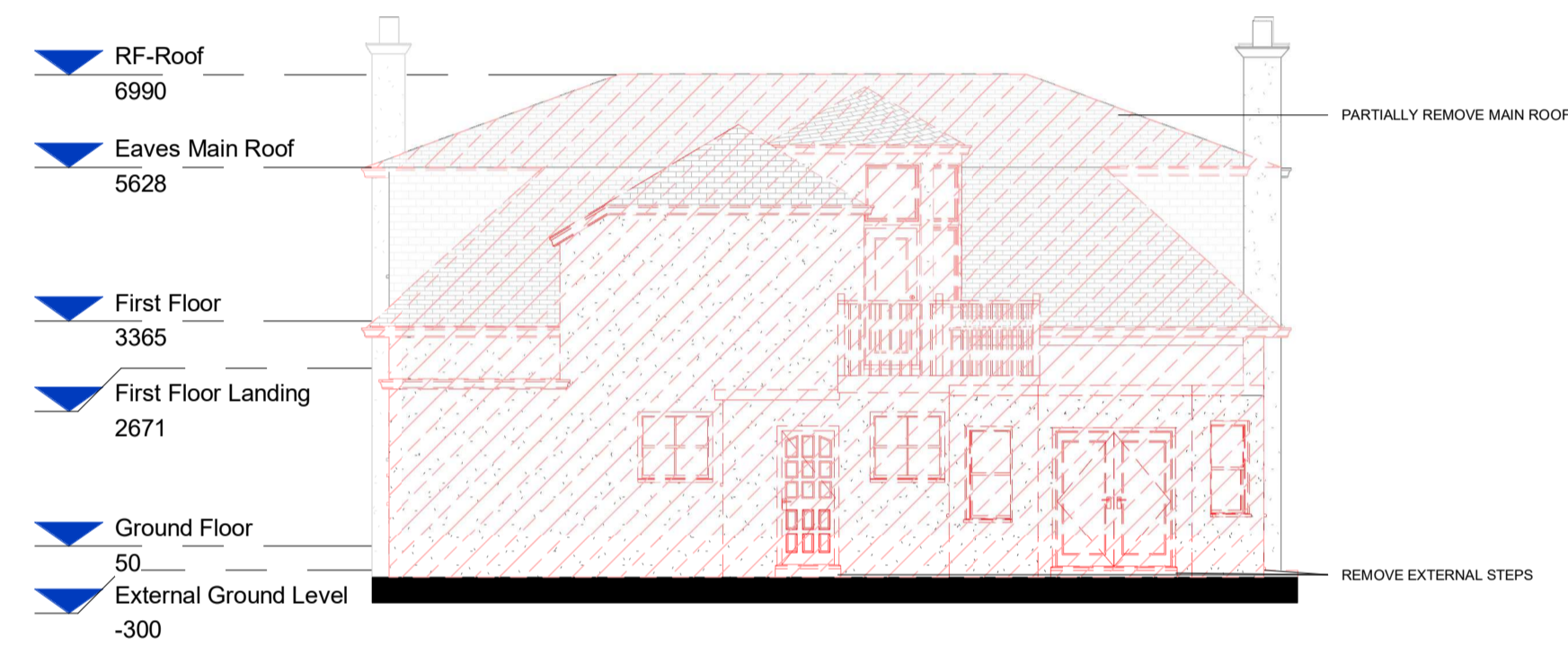
6 Back



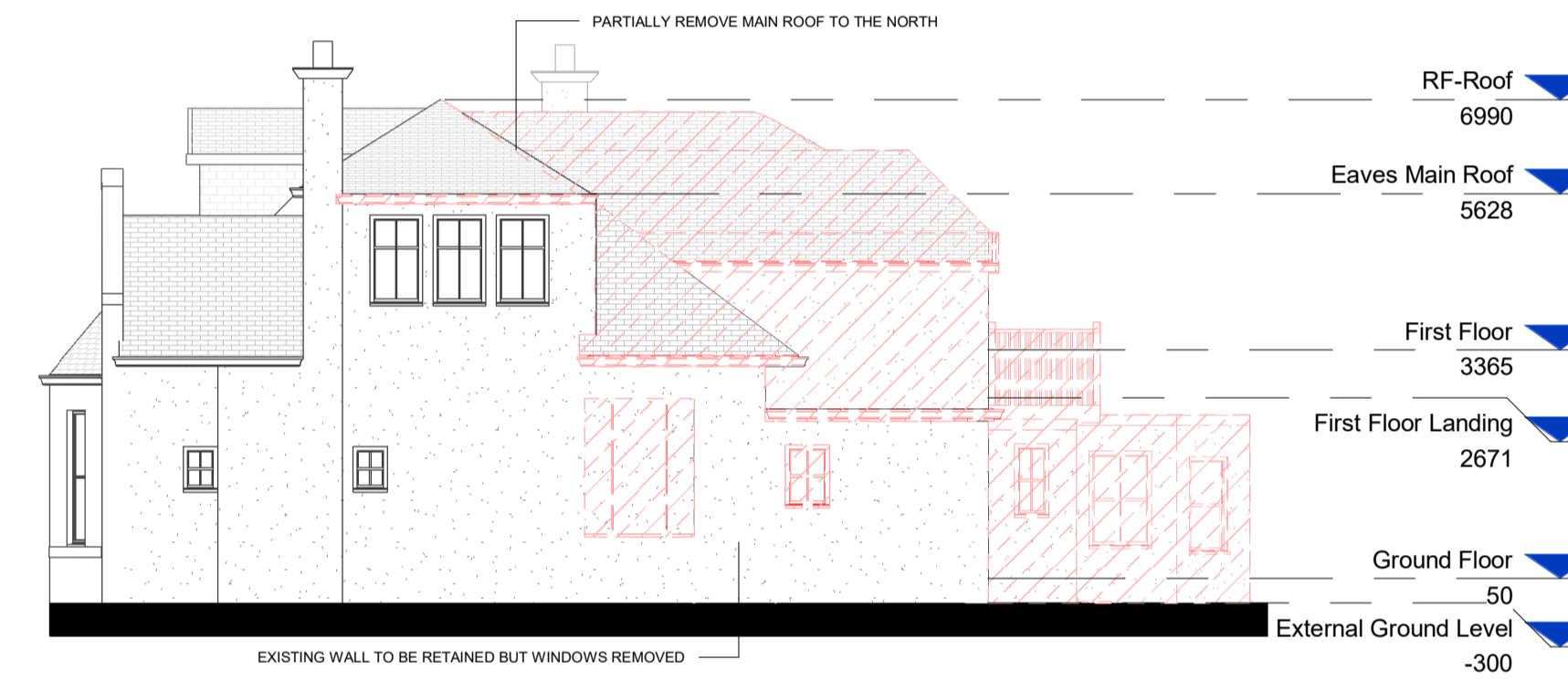
1 South Elevation
1 : 100
FRONT / SOUTH ELEVATION NOT TO BE AMENDED



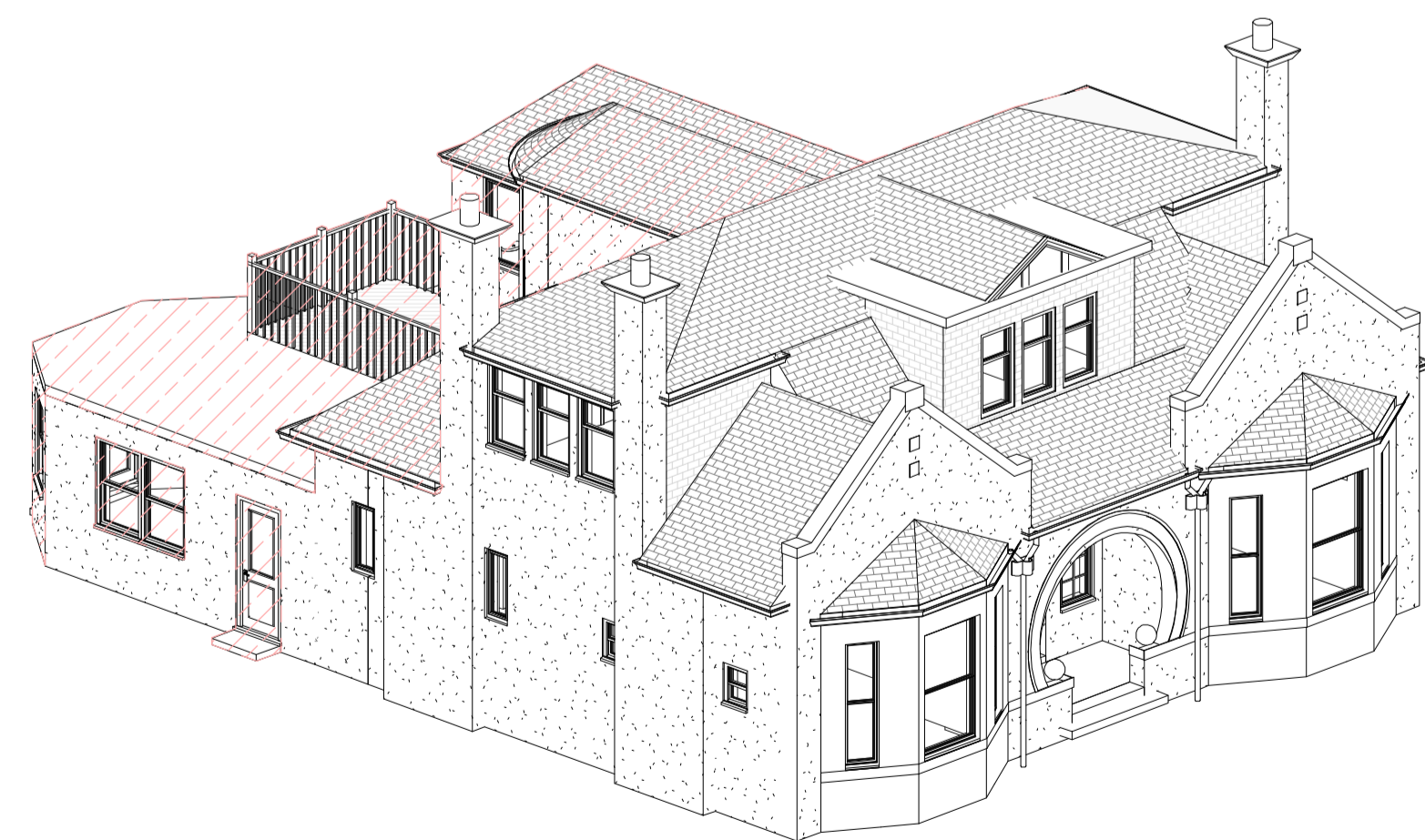
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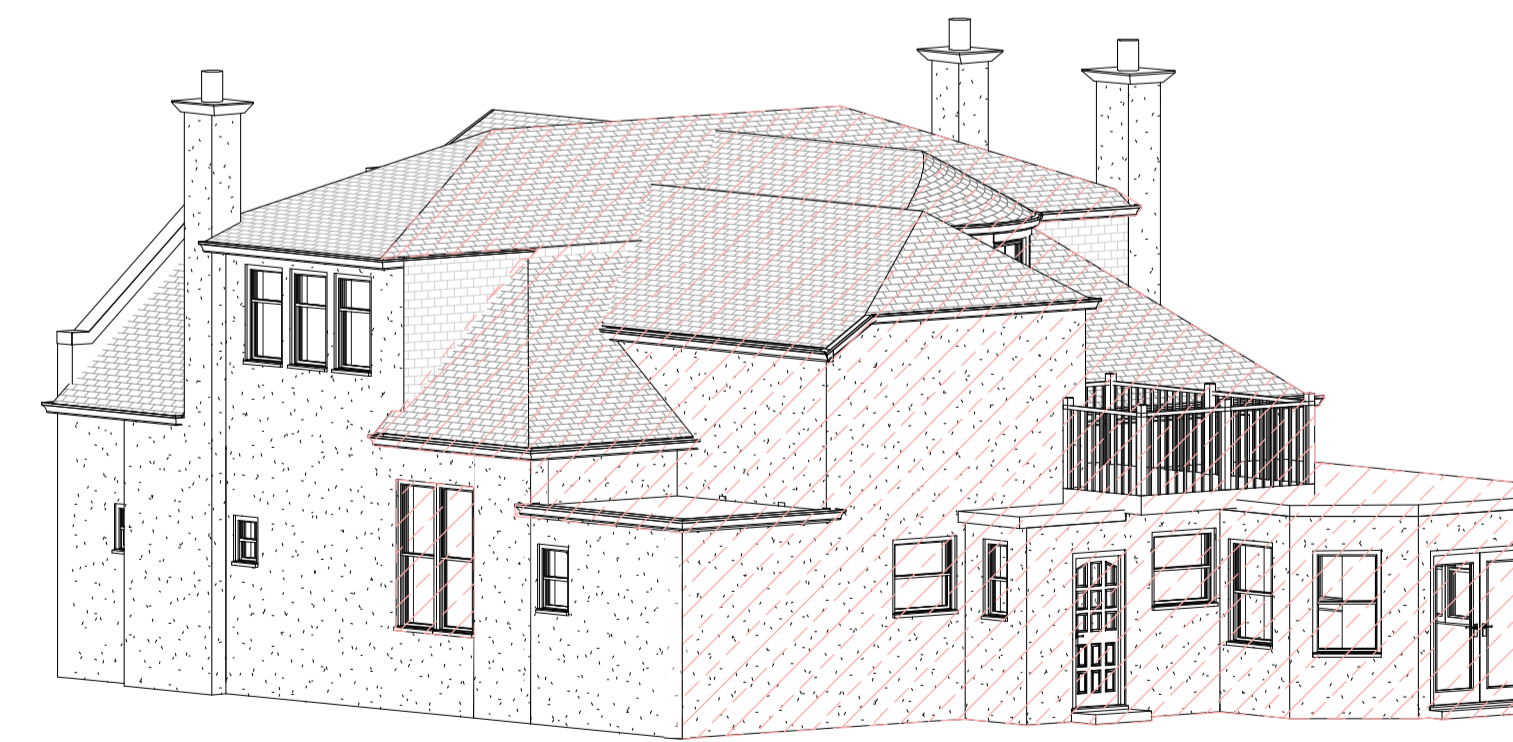
3 North Elevation
1 : 100



4 East Elevation
1 : 100



6 Front



5 Back

Notes:
 ROOF
 - New hipped roof to intersect existing hipped roof
 - Profile + colour to match existing
 WALLS
 - New walls to be rendered to match existing

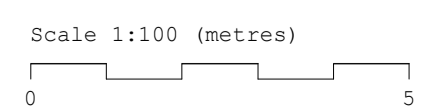


Rev.	Description	Date	By
B	Revised to submission	25/02/20	BY
A	Show Decking on elevations + sections	07/10/19	SL
Rev.	Description	Date	By

Mr. and Mrs. Brown
 HOME RENOVATION
 11 Langholm Avenue, Glasgow G10 7JH

PLANNING

Proposed Elevations
 Project number: 10026 Drawing No: A-E-XX-G2-102 Rev: B
 Date: 07/12/2018 Drawn: SL Checked: WG Scale: 1:100@A1

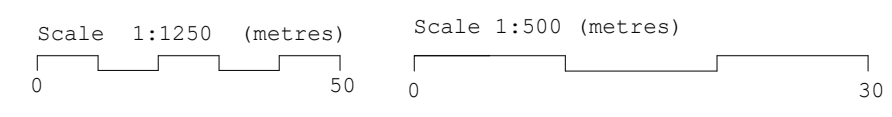


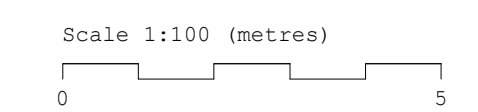
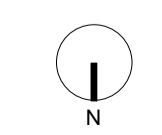
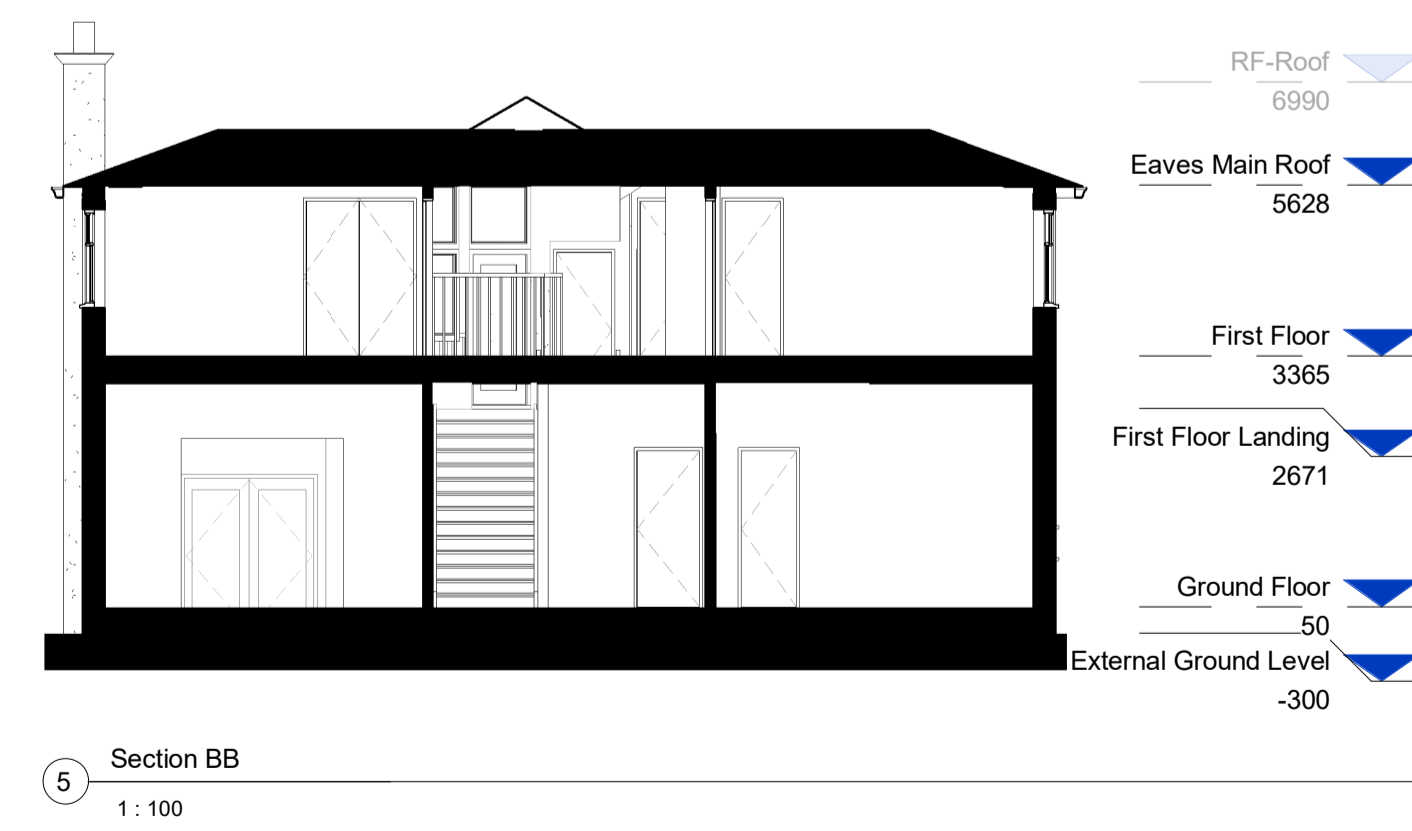
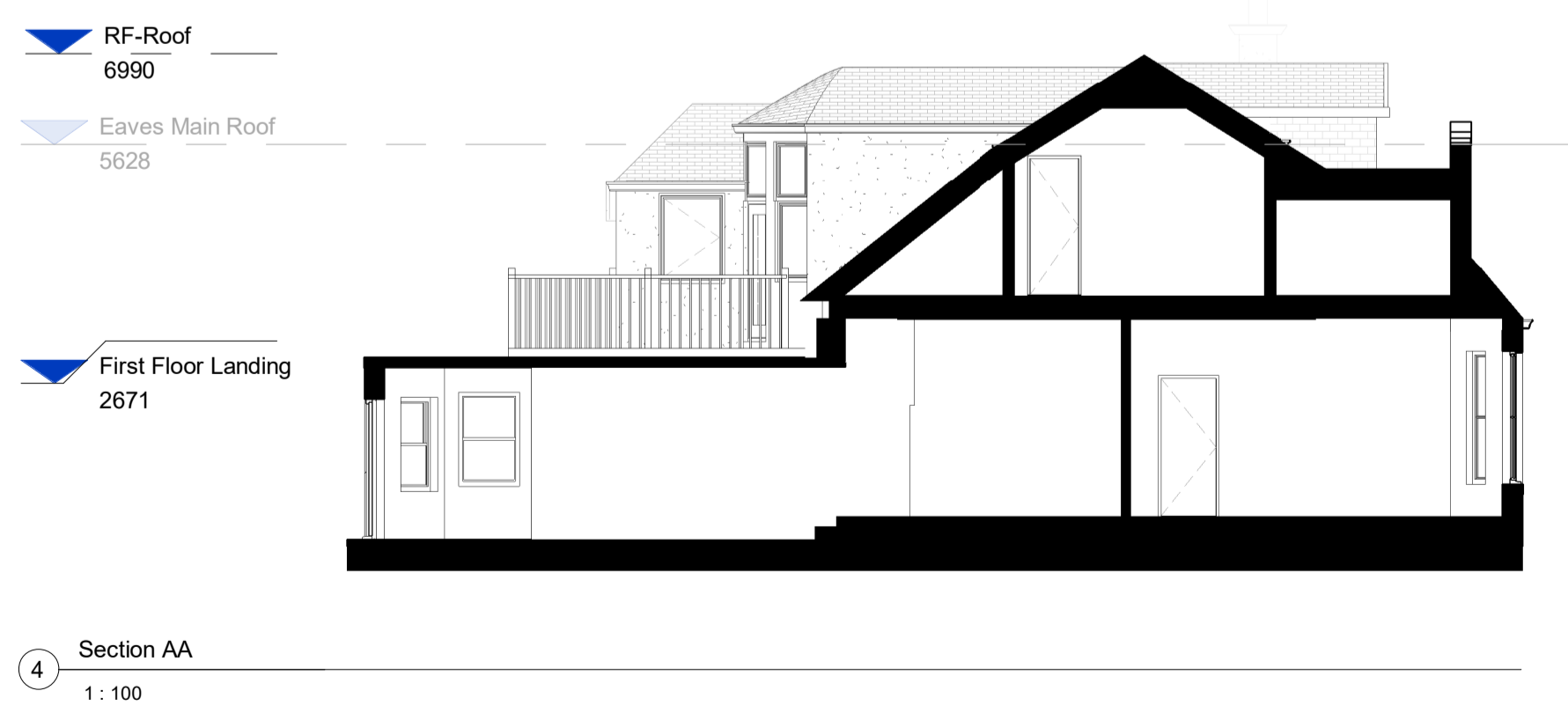
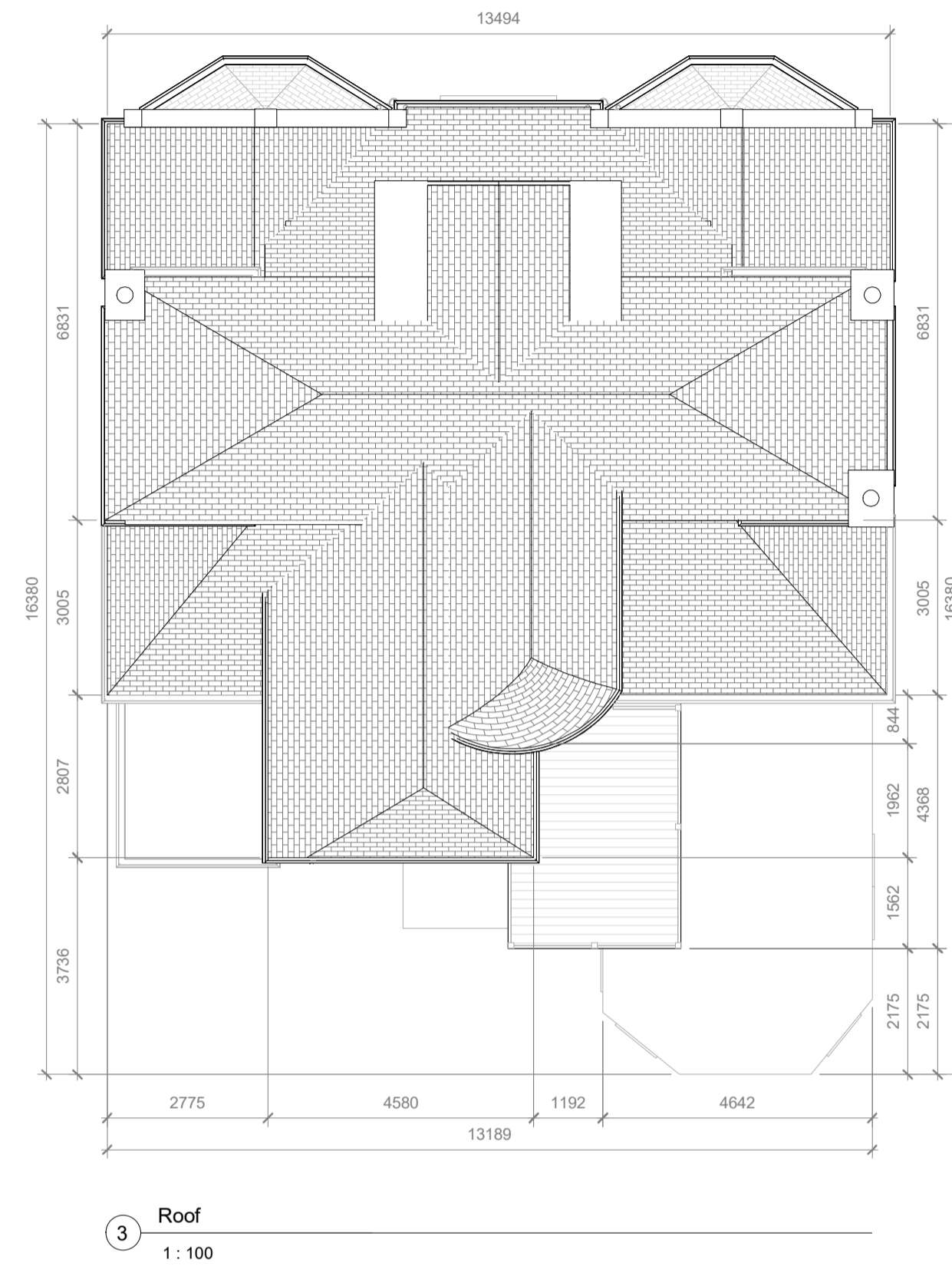
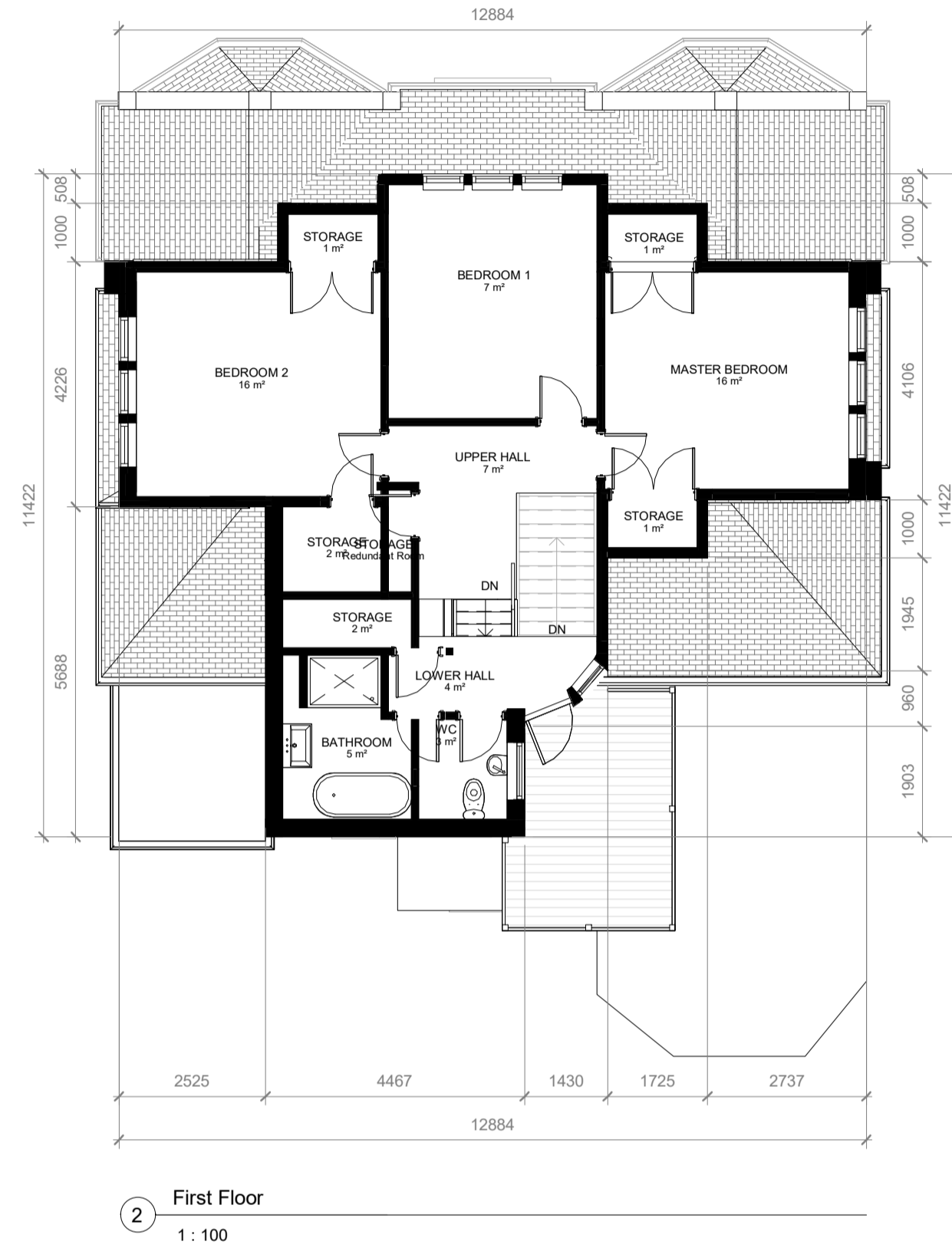
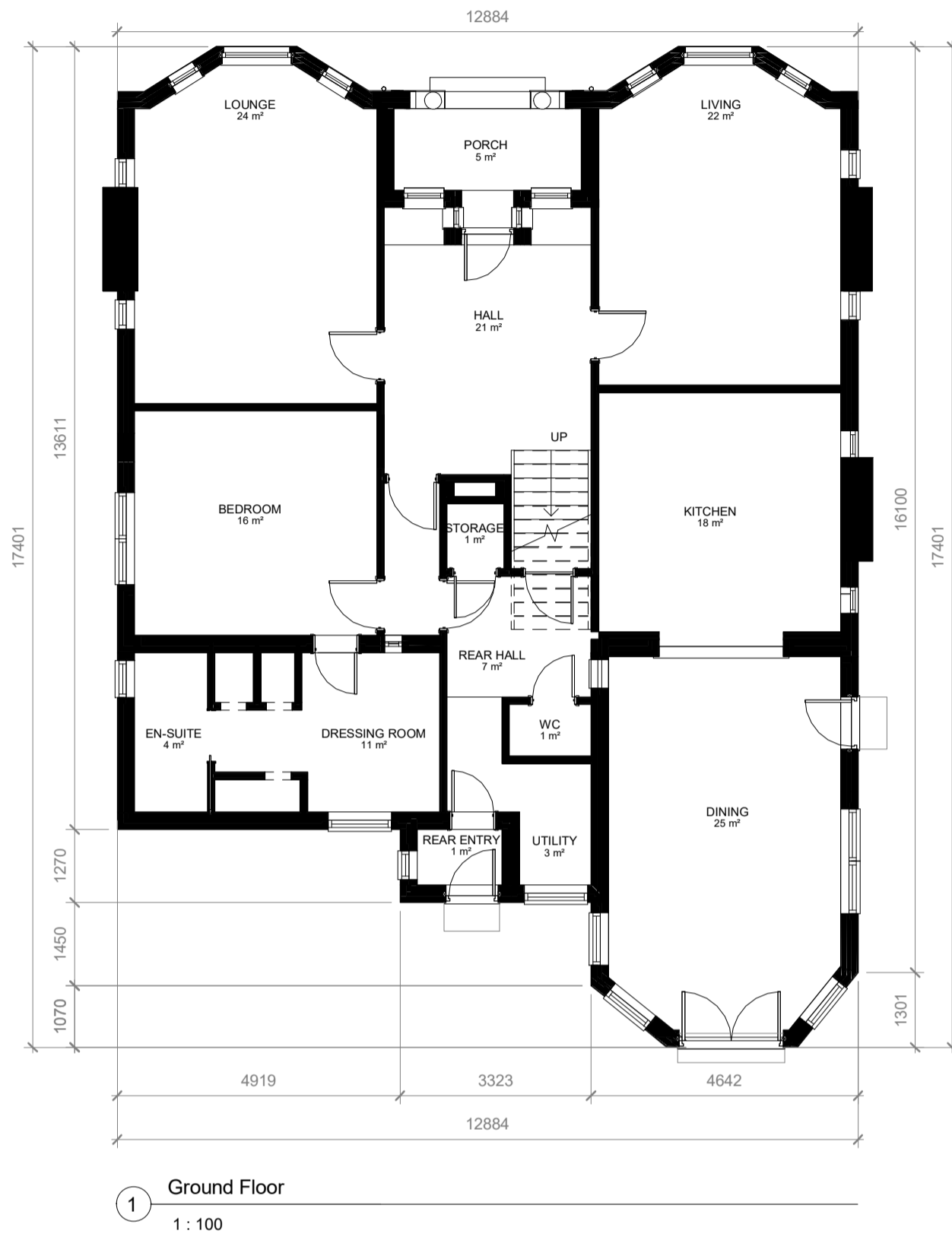
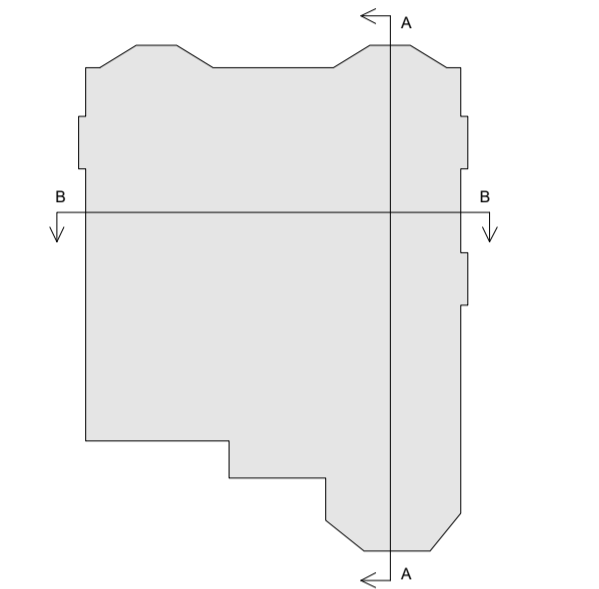


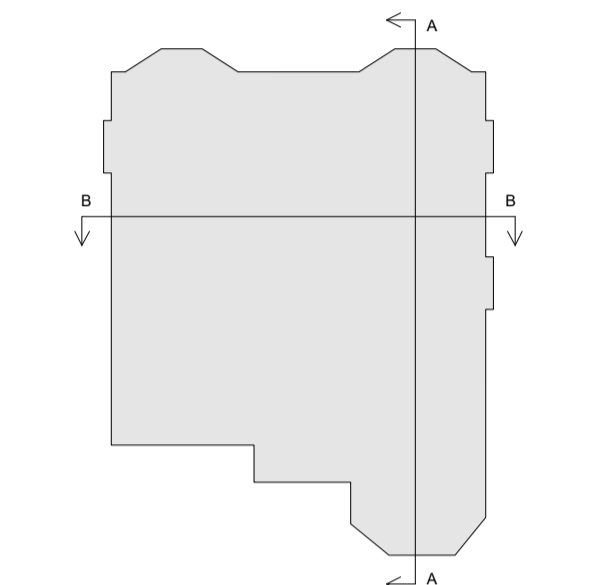
1 Location Plan
1: 1250



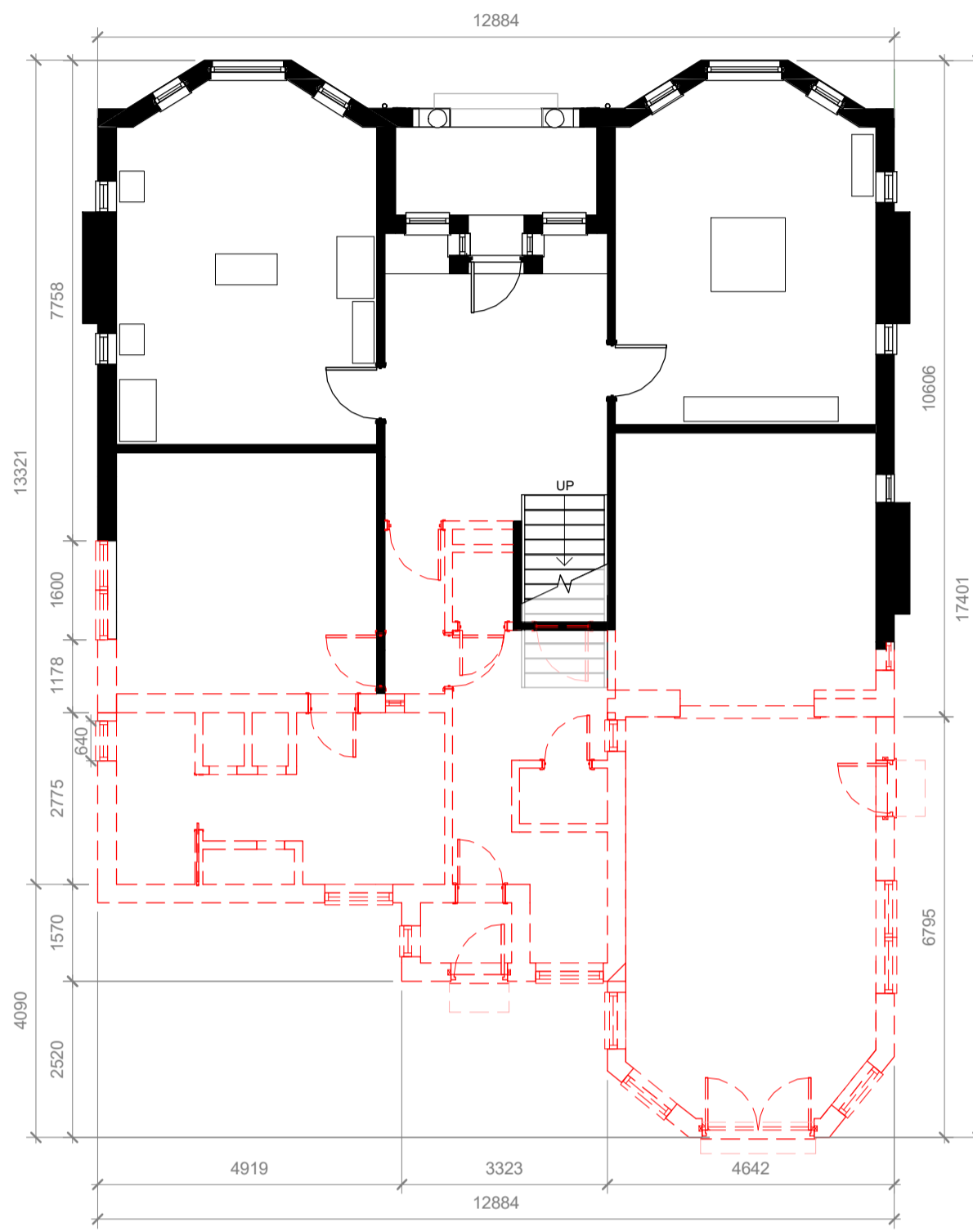
2 Site Plan
1: 500



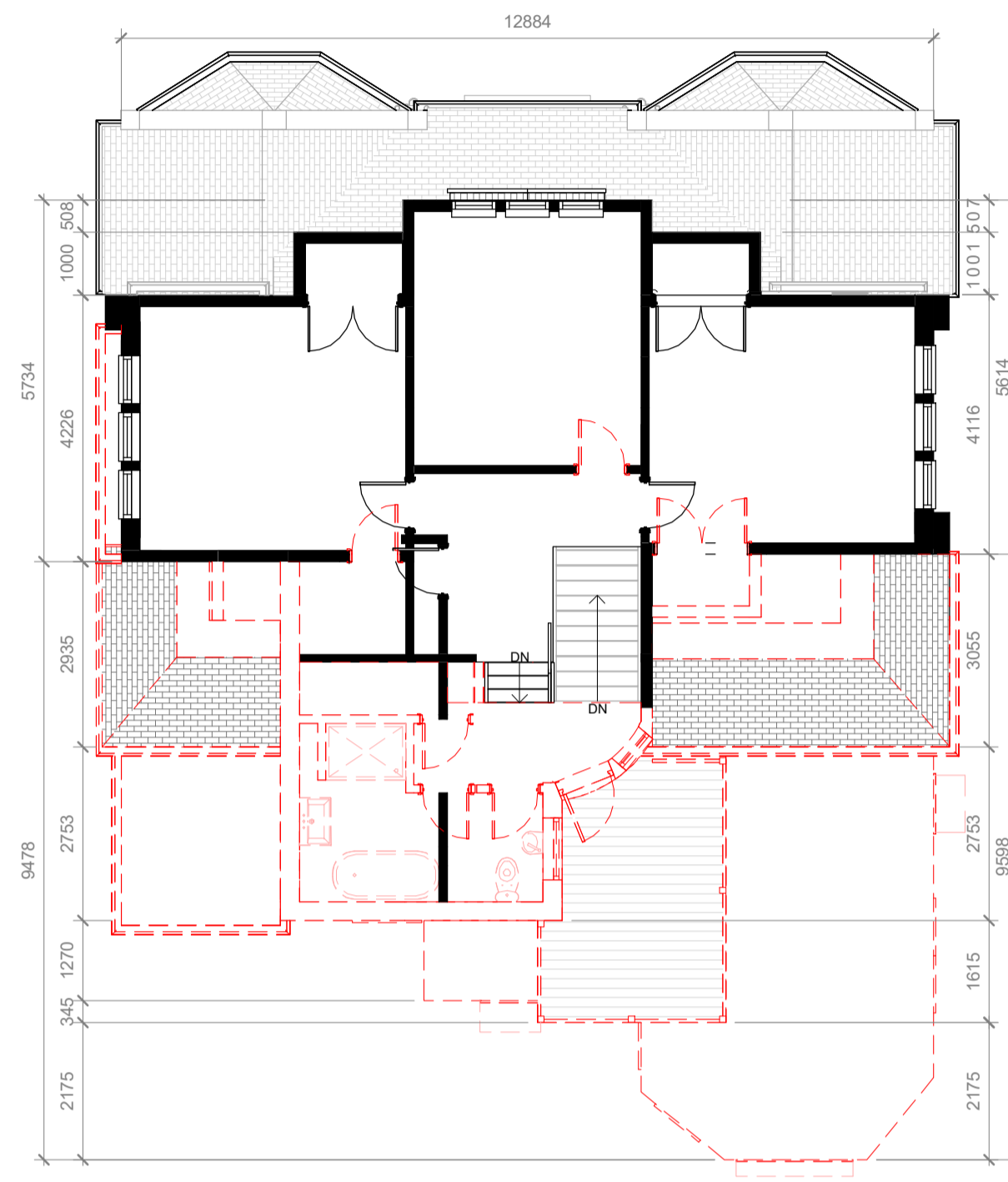




EXISTING TO BE DEMOLISHED
 Highlighted walls, doors, windows, gutters, decking, balustrade, steps and roof to the north of the building to be removed and north section of the main roof to be removed to allow construction of extension.



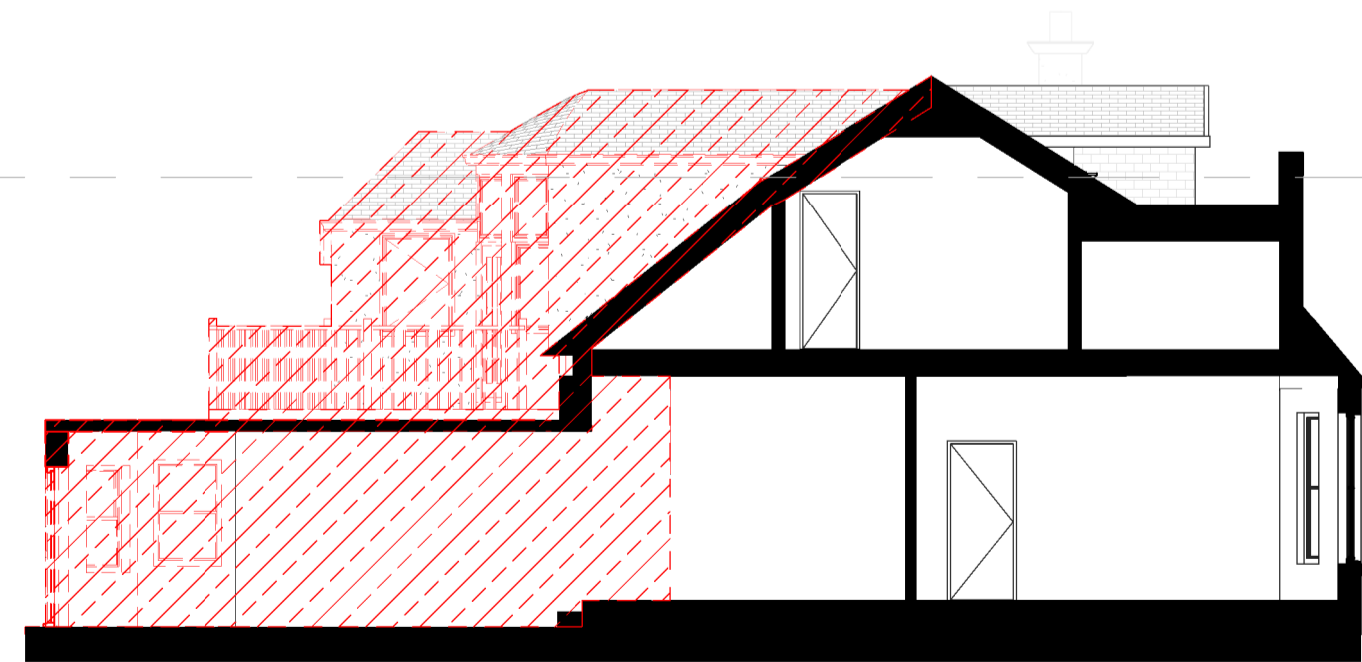
1 Ground Floor
 1:100



2 First Floor
 1:100

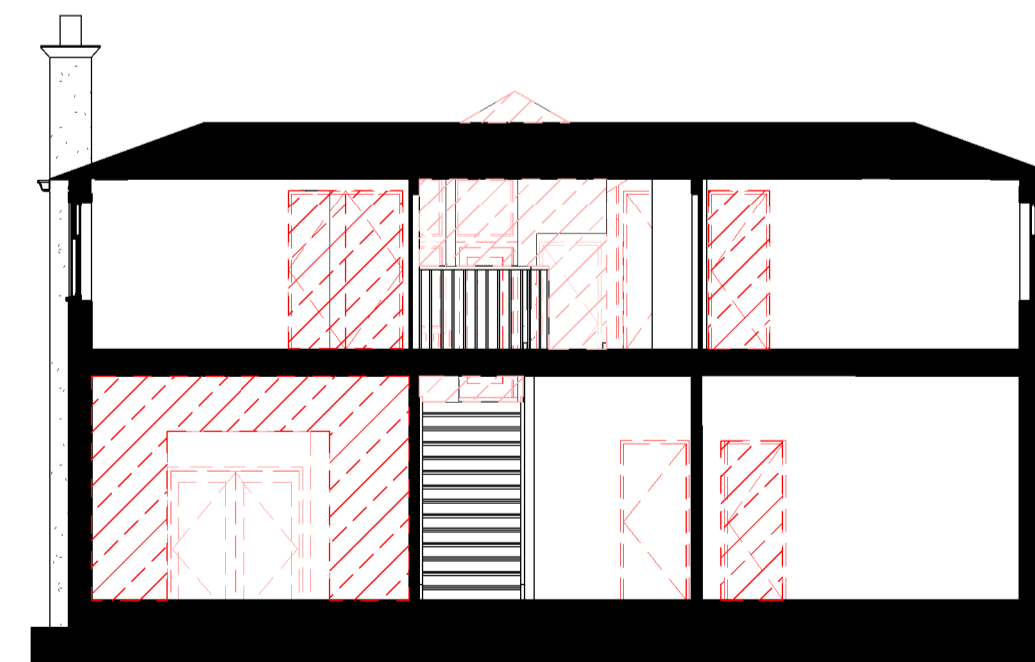
3 Roof
 1:100

- RF-Roof 6990
- Eaves Main Roof 5628
- First Floor Landing 2671

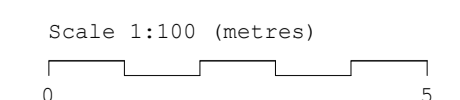
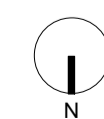


4 Section CC
 1:100

- RF-Roof 6990
- Eaves Main Roof 5628
- First Floor 3365
- First Floor Landing 2671
- Ground Floor 50
- External Ground Level -300



5 Section DD
 1:100



Rev. Description Date By

Mr. and Mrs. Brown
 HOME RENOVATION
 11 Langtree Grove, Giffnock, Glasgow G6 7JH

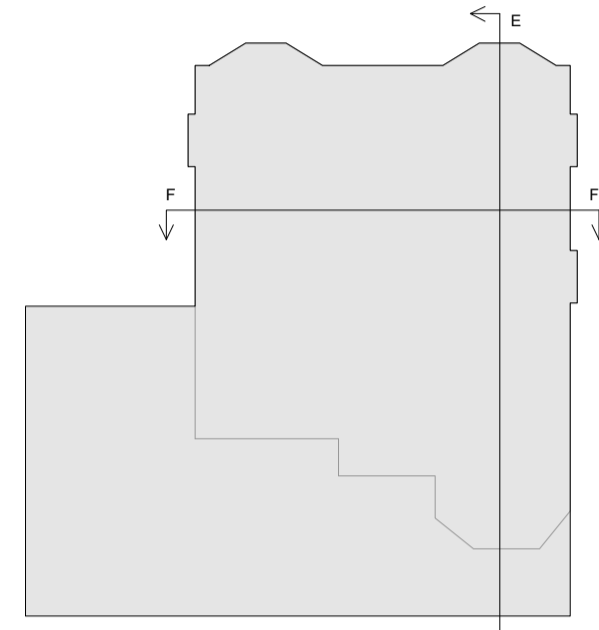
PLANNING

Demolition Plans + Sections

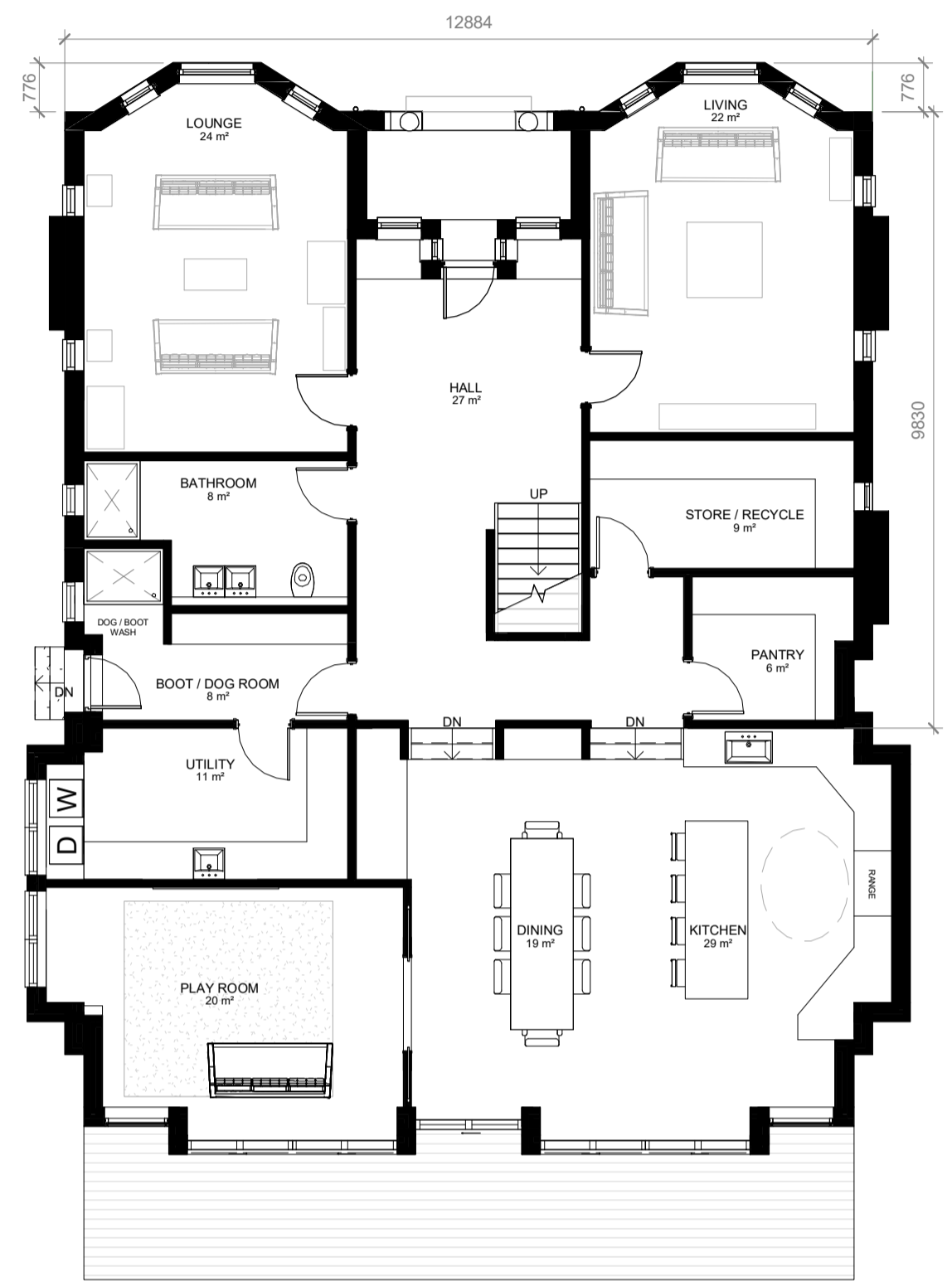
Project number Drawing No. Rev.

10026 A-P-00-G2-003

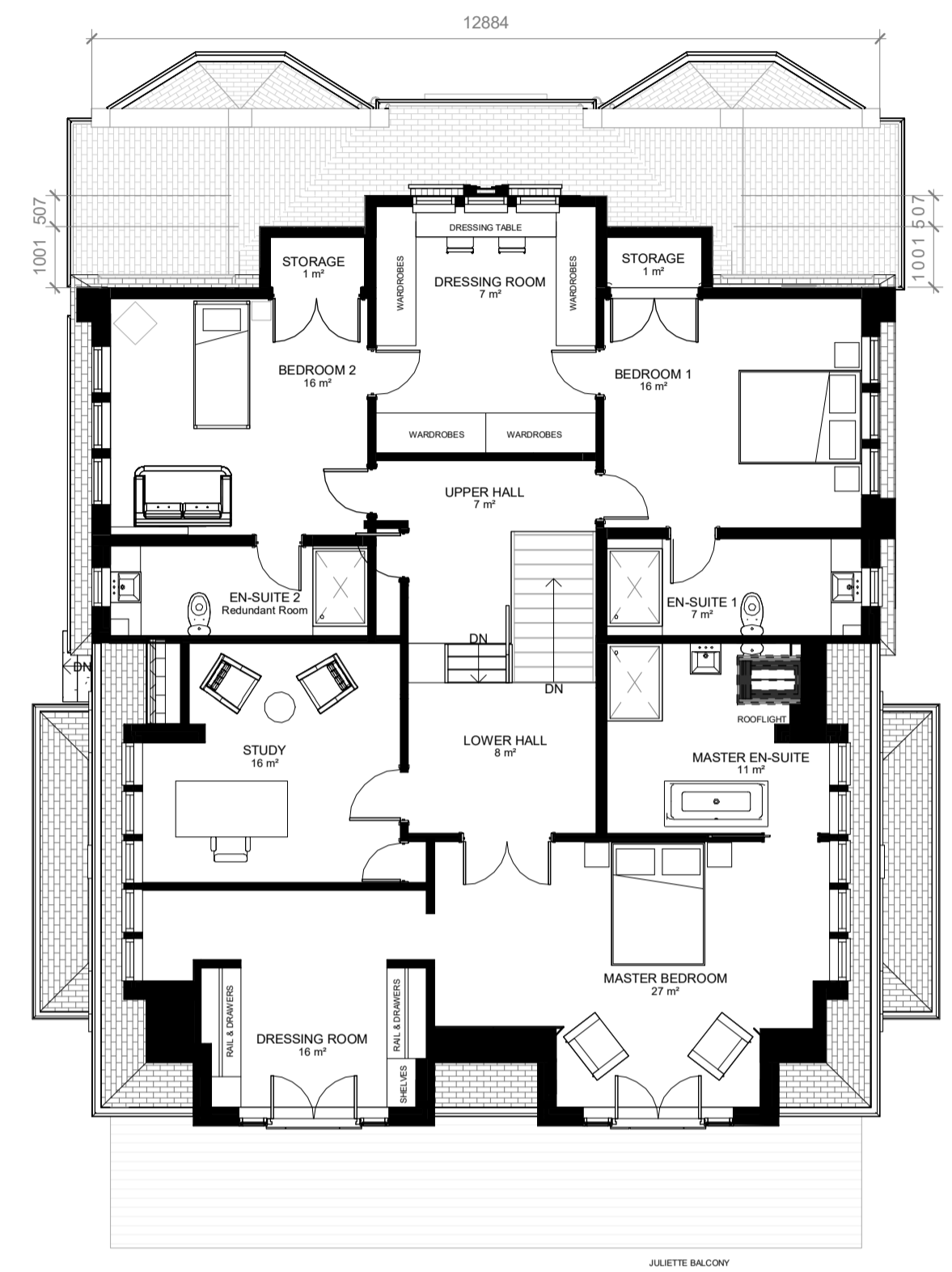
Date: 07/12/2018 Drawn: SL Checked: WG Scale: As Indicated @ A1



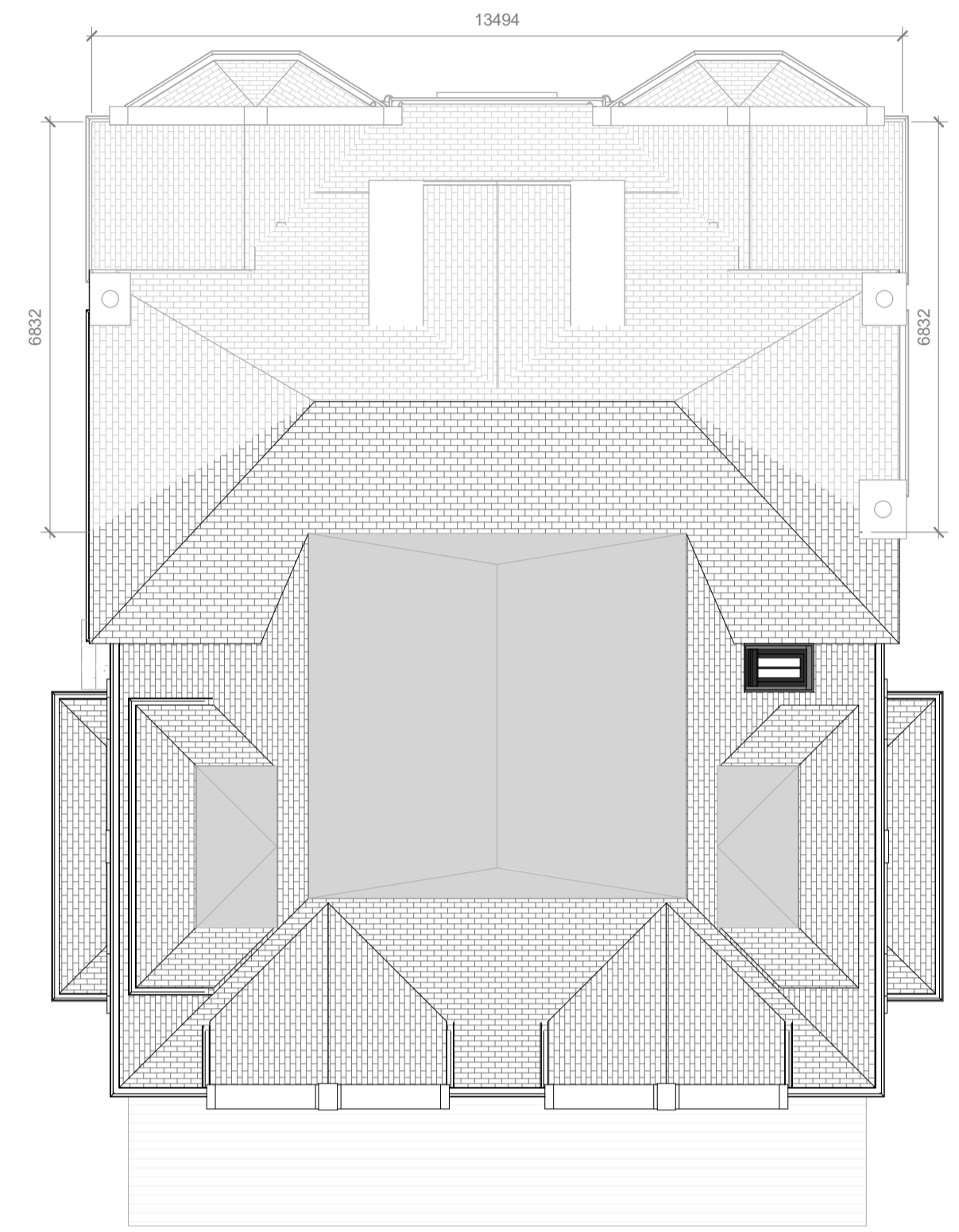
- ROOF
 - New hipped roof to intersect existing hipped roof
 - Profile + colour to match existing
- WALLS
 - New walls to be rendered to match existing



1 Ground Floor
 1: 100



2 First Floor
 1: 100



3 Roof
 1: 100



4 Section EE
 1: 100



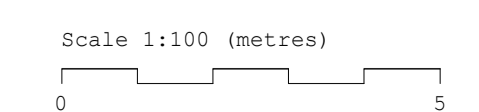
5 Section FF
 1: 100

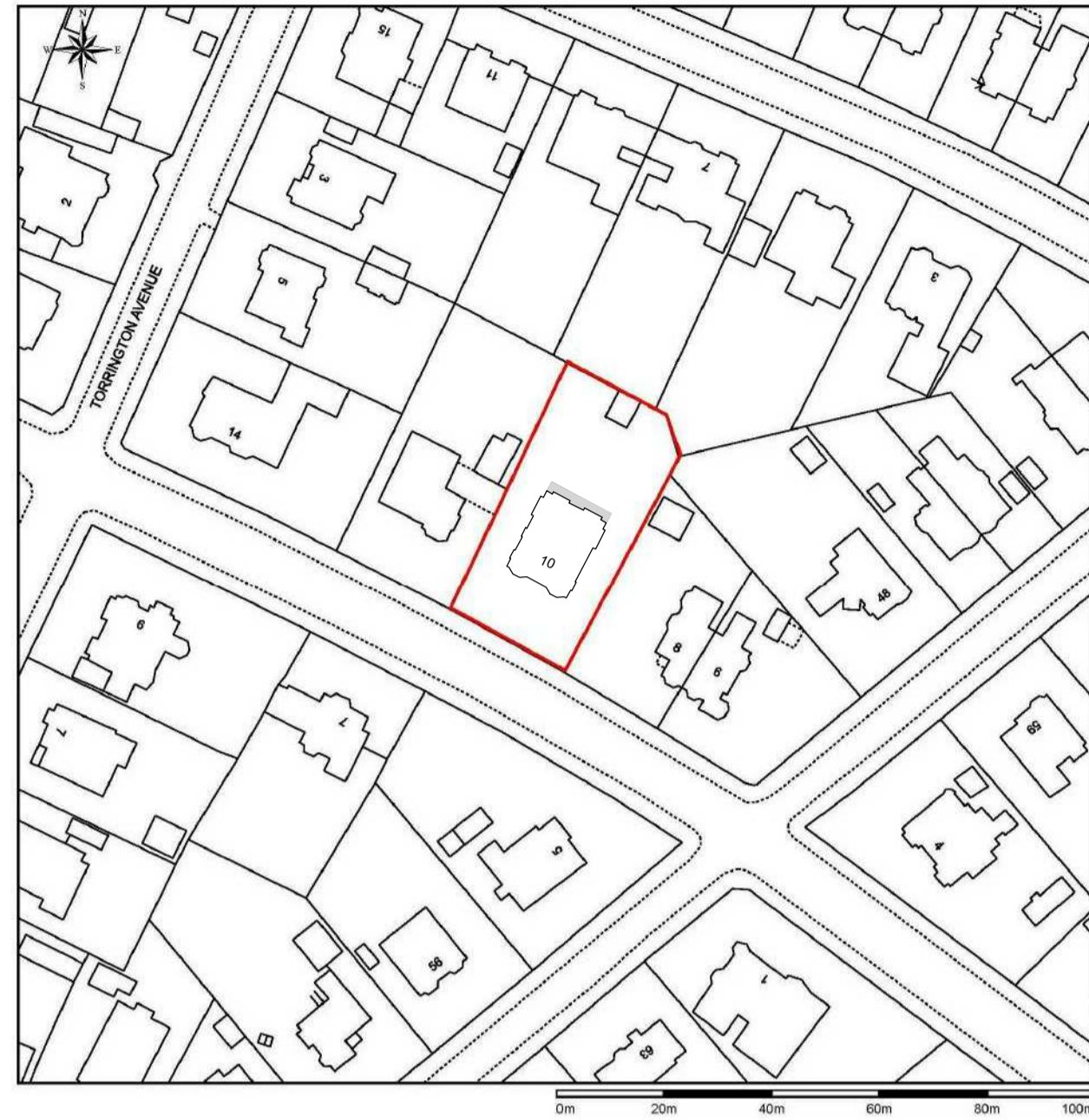
Rev.	Description	Date	By
B	Revised to submission	25.02.20	GW
A	Show Decking on sections + sections	07.10.19	SL
Rev.	Description	Date	By

Mr. and Mrs. Brown
 HOME RENOVATION
 11 Langlands Road, Gifford, Glasgow G86 7JG

PLANNING

Proposed Plans + Sections
 Project number: 10026 Drawing No: A-P-00-G2-004 Rev: B
 Date: 07/12/2018 Drawn: SL Checked: WG Scale: As indicated @ A1





1 Proposed Site Plan
1:1250



2 Proposed Location Plan
1:500

Rev.	Description	Date	By
A	Revisions to submission	25.07.20	SW

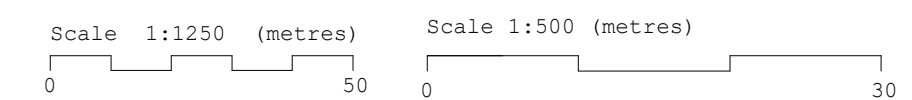
Mr. and Mrs. Brown
HOME RENOVATION
11 Langside Road, Glasgow G4 9TA

PLANNING

Proposed Site + Location Plan

Project number: 10026 Drawing No: A-P-00-G2-005 Rev: A

Date: 07/12/2018 Drawn: SL Checked: WG Scale: As Indicated @ A1



Document C

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From: [William Gunn](#)
To: [Haney, David](#)
Subject: RE: 2020/0448/TP - 10 Langtree Avenue
Date: 07 January 2021 17:12:00
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Hi David,

I may be misunderstanding the first paragraph of your email. Are you suggesting that the only options we have are to withdraw the application or amend the design to suit your own suggestions? I have already requested that you do not determine the application until you have received amended drawings.

A combination of a roof, dormer windows and a gable feature do not substantiate No. 10 being unique, typical yes, but not unique. These are components of most dwellings within the area. Again I would ask that you highlight the section of the policy that has informed your opinion. Upper storey extensions may not be prevalent in the area but two storey houses are and do not harm the conservation area. If a storey is added it no longer becomes a bungalow, it is a two storey dwelling, which is typical within the area.

There is clearly no policy that states 2 storey dwellings harm the conservation area. It is therefore important for us and our clients to understand on what basis you have formed this informal opinion. As it is difficult to understand at this time.

Kind regards,

Will.

From: Haney, David <David.Haney@eastrenfrewshire.gov.uk>
Sent: 07 January 2021 16:49
To: William Gunn <will@wilsongunnarchitects.com>
Subject: RE: 2020/0448/TP - 10 Langtree Avenue

Hello Will

If you do not wish to withdraw the current application or amend it in line with my original email to Enda (dated 28 October), I will proceed to determine it as it stands. If you wish for the new proposal to be assessed then it has to be dealt with as a fresh application as it is significantly different from what has been applied for under 2020/0448/TP.

My email of 15 December answers your question regarding 10 Langtree (combination of its original roof form, dormer windows and gable features). It also clarifies that upper storey extensions to bungalows are not typical of the area. Please note that this was my informal opinion based on the limited information that was provided to me. This does not prevent you from submitting a planning application for the new proposal if you wish.

Kind regards
David

David Haney
Planning Officer
Environment (Planning and Building Standards)

East Renfrewshire Council: Your Council, Your Future
www.eastrenfrewshire.gov.uk

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-
-
Data Protection Act 2018

The information you have supplied to us will be used by East Renfrewshire Council to process your enquiry or comments. We may also use your information to verify your identity where required, contact you by post, email or telephone and to maintain our records. The council will use this information because we need to do so to perform a task carried out in the public interest. You can find out more about how we handle this information and your rights in respect of it by going to www.eastrenfrewshire.gov.uk/dataprotection If you do not have access to a computer and wish a paper copy please let us know by contacting us at dpo@eastrenfrewshire.gov.uk or by telephone at 0141 577 3001.

From: William Gunn <will@wilsongunnarchitects.com>
Sent: 07 January 2021 15:31
To: Haney, David <David.Haney@eastrenfrewshire.gov.uk>; Enda Williamson <enda@wilsongunnarchitects.com>
Cc: McCarney, Gillian <Gillian.McCarney@eastrenfrewshire.gov.uk>
Subject: RE: 2020/0448/TP - 10 Langtree Avenue

Hi David,

Thank you for the quick reply. We do not wish to withdraw the application.

It would help us progress the design and application if you can answer the questions in my previous email.

Kind regards,

Will.

From: Haney, David <David.Haney@eastrenfrewshire.gov.uk>
Sent: 07 January 2021 15:27
To: William Gunn <will@wilsongunnarchitects.com>; Enda Williamson <enda@wilsongunnarchitects.com>
Cc: McCarney, Gillian <Gillian.McCarney@eastrenfrewshire.gov.uk>
Subject: RE: 2020/0448/TP - 10 Langtree Avenue

Hello Will

The new proposal that was suggested to me before Christmas is significantly different to what has been applied for under 2020/0448/TP. As a result, it would require a fresh planning application. I have already confirmed this with Enda. On this basis, do you wish to withdraw 2020/0448/TP?

If you wish to make the case for the new proposal then you are welcome to do so when a new application is submitted.

Kind regards
David

David Haney
Planning Officer
Environment (Planning and Building Standards)

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From: William Gunn <will@wilsongunnarchitects.com>
Sent: 07 January 2021 12:51
To: Haney, David <David.Haney@eastrenfrewshire.gov.uk>; Enda Williamson <enda@wilsongunnarchitects.com>; McCarney, Gillian <Gillian.McCarney@eastrenfrewshire.gov.uk>
Subject: RE: 2020/0448/TP - 10 Langtree Avenue

Hi David,

Amended drawings will be submitted in the coming weeks. We are awaiting an opinion from our planning consultant before we submit these.

It would help us greatly if you can point out the section of policy that has guided you to the conclusion that No. 15 is not a 'typical example' of a dwelling within the area and which part of the policy you would be 'setting aside' if the ridge level to No. 10 was increased?

Our Conservation Architect has also requested, if possible, that you explain what is unique about No 10? I do not agree that No.10 is unique, if it were, it would be listed. I do however agree that it does, like many surrounding dwellings, of various heights and massing, contribute to the conservation area as being typical.

Kind regards,

Will.

From: Haney, David <David.Haney@eastrenfrewshire.gov.uk>
Sent: 07 January 2021 12:16
To: William Gunn <will@wilsongunnarchitects.com>; Enda Williamson <enda@wilsongunnarchitects.com>
Subject: RE: 2020/0448/TP - 10 Langtree Avenue

Hello Will/Enda

I hope you had a good break.

Can you please confirm how you wish to proceed with this application?

Kind regards
David

From: Haney, David
Sent: 22 December 2020 15:10
To: 'William Gunn' <will@wilsongunnarchitects.com>
Cc: Enda Williamson <enda@wilsongunnarchitects.com>
Subject: RE: 2020/0448/TP - 10 Langtree Avenue

Hello Will

Thank you for your email.

Can you please confirm which amendments will be made? If it is to include an upper storey at the front then a new planning application should be submitted and the current one withdrawn. I have discussed this with Enda previously.

Kind regards
David

From: William Gunn <will@wilsongunnarchitects.com>
Sent: 21 December 2020 17:11
To: Haney, David <David.Haney@eastrenfrewshire.gov.uk>
Cc: Enda Williamson <enda@wilsongunnarchitects.com>; McCarney, Gillian <Gillian.McCarney@eastrenfrewshire.gov.uk>
Subject: RE: 2020/0448/TP - 10 Langtree Avenue

Hi David,

I am aware that the dwelling is within the conservation area, like the property at No. 15, but your comments regarding No. 10 are what I would expect if the building itself was listed. Given that it is not, your policies do not preclude an additional storey being added simply because it is located within a conservation area. You have already prejudiced the application with such a statement.

Whilst the property does have a certain character to it, it is not of any significant architectural quality and if raised in height would not set a precedent or harm the character of the conservation area or the dwelling itself. There are far larger scale dwellings in the area which sit comfortably in the conservation area. One of our conservation Architect will be happy to discuss this further with you.

Whether you believe no 15 to be typical or not, it exists and it's appearance contributes to the conservation area successfully without harm.

The application will be amended. Do not determine the application until you have received updated drawings.

Regards,

Will.

From: Haney, David <David.Haney@eastrenfrewshire.gov.uk>
Sent: 15 December 2020 12:54
To: William Gunn <will@wilsongunnarchitects.com>
Cc: Enda Williamson <enda@wilsongunnarchitects.com>; McCarney, Gillian <Gillian.McCarney@eastrenfrewshire.gov.uk>
Subject: RE: 2020/0448/TP - 10 Langtree Avenue

William,

Thank you for your email.

I provided an informal opinion based on the information that was submitted to me. This information was a suggested approach and only contained one rough sketch of what could be proposed. In any case, I have clarified my position below. This opinion is not exhaustive nor does it prejudice the outcome of any future planning application. It is up to your client if they wish to submit a planning application for such a proposal.

The site contains a property in a conservation area which is both characterful and unique in its design. The principal elevation is particularly characterful as it retains much of its original proportions and detailing. It is my opinion that, if the property were to be extended upwards as has been suggested, much of this character would be lost and that this would be to the detriment of the property and conservation area. This is because: firstly, the extension would increase the scale and massing of the property to the extent that it would overwhelm its original form; and secondly, original features which contribute to the character and distinctiveness of the property, such as its roof design and dormer window, would be lost. I consider, therefore, that such a proposal would be contrary to the adopted Local Development Plan.

I acknowledge that there is another upper floor extension on the street at 15 Langtree Avenue. I do not consider, however, that this one example is typical of the area or that it would be significant enough to justify setting aside adopted policy in respect of the suggested extension;

especially given no. 10's unique character and the positive contribution it makes to the street scene of the conservation area.

Can you please advise how you would like the current application to be processed by the end of this week? It can be determined as it is, amended in line with my comments in previous correspondence, or withdrawn. If I do not hear anything back, I will proceed to write my recommendation based on the current plans.

Kind regards
David

David Haney
Planning Officer
Environment (Planning and Building Standards)

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www.eastrenfrewshire.gov.uk

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From: William Gunn <will@wilsongunnarchitects.com>
Sent: 14 December 2020 10:28
To: Haney, David <David.Haney@eastrenfrewshire.gov.uk>; McCarney, Gillian <Gillian.McCarney@eastrenfrewshire.gov.uk>
Cc: Enda Williamson <enda@wilsongunnarchitects.com>
Subject: RE: 2020/0448/TP - 10 Langtree Avenue

Hi David,

I have been passed on the correspondence for the above application.

I understand our client's wish to alter their dwelling to appear similar to another dwelling on the same street.

You have indicated that you would not find this acceptable due to the policies which are now in place. We have compared the policies that were in place when the precedent dwelling was granted approval against the current policies and find no difference between them that would prevent a similar design approach being approved. The planning consultant now appointed by the client has also confirmed this.

I note that you express an informal opinion of how you would apply policies. I expect that across your department there would be a consistent approach to the policies being administered and of

course, no subjective opinions that would detract from the planning department doing so consistently.

We are now in a position where our client is close to raising a complaint against us because we cannot explain why a design strategy which has precedents on the same street is now not acceptable to the planning department. Your comments regarding policy non-compliance is difficult to explain to our client, as the policies do not appear to differ.

If possible, it would be extremely beneficial for everyone if you could clarify this, before we advise our clients on any further options.

Kindest regards,

William Gunn. *BSc Hons PGDip RIAS, RIBA.*
Director of Architecture.



GLASGOW
137 Sauchiehall St, Glasgow, G2 3EW.
t: 0141 331 0377

LONDON
86-89 Paul St. London. EC2A 4NE
t: 0845 257 6013

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Level 17, Boulevard Plaza Tower 1
Sheikh Mohammed Bin Rashid Boulevard, Downtown Dubai
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t: +44(0)845 257 6013

dd: 0141 341 2971
m: +44 (0)7890 162 999 UK
m: +(852) 614 29 825 Asia Pacific
e: will@wilsongunnarchitects.com
w: www.wilsongunnarchitects.com



From: Enda Williamson <enda@wilsongunnarchitects.com>
Sent: 14 December 2020 10:02
To: William Gunn <will@wilsongunnarchitects.com>
Subject: Fw: 2020/0448/TP - 10 Langtree Avenue

From: Haney, David <David.Haney@eastrenfrewshire.gov.uk>
Sent: 11 December 2020 12:30
To: Enda Williamson <enda@wilsongunnarchitects.com>
Subject: RE: 2020/0448/TP - 10 Langtree Avenue

Thanks Enda. Have a good weekend.

Kind regards
David

From: Enda Williamson <enda@wilsongunnarchitects.com>
Sent: 11 December 2020 09:30
To: Haney, David <David.Haney@eastrenfrewshire.gov.uk>
Subject: Re: 2020/0448/TP - 10 Langtree Avenue

Good morning David,

I will have an update for you early next week.

Kind regards,
Enda

Get [Outlook for Android](#)

From: Haney, David <David.Haney@eastrenfrewshire.gov.uk>
Sent: Thursday, December 10, 2020 11:14:10 AM
To: Enda Williamson <enda@wilsongunnarchitects.com>
Subject: RE: 2020/0448/TP - 10 Langtree Avenue

Hello Enda

Can you please provide me with an update as to how your client wishes to proceed?

Kind regards
David

From: Haney, David
Sent: 24 November 2020 17:06
To: 'Enda Williamson' <enda@wilsongunnarchitects.com>
Subject: RE: 2020/0448/TP - 10 Langtree Avenue

Hello Enda

I have given my informal opinion on the proposed amendment below. It is based on how I would apply current policy. It is up to your client how they wish to proceed.

Kind regards
David

From: Enda Williamson <enda@wilsongunnarchitects.com>
Sent: 24 November 2020 15:25
To: Haney, David <David.Haney@eastrenfrewshire.gov.uk>
Subject: Re: 2020/0448/TP - 10 Langtree Avenue

Good afternoon David,

Thank you for your email.

I have reviewed the SPG available on the East Renfrewshire planning website and I have also managed to find a copy of an older version. The older version has a date of 2012 on it so is this the version that nr. 15 Langtree Avenue was assessed against? Both versions are attached for reference.

Having read through both documents I have been unable to discern any difference that would specifically alter the assessment of the proposals for nr. 10 Langtree Avenue as compared to what was approved for nr. 15 Langtree Avenue.

I would be obliged if you could highlight what the changes to the guidance are that affect this assessment. Further if there are other planning policies that pertain to this matter I would be obliged if you could highlight them to me.

Kind regards,

Enda Williamson

Enda Williamson. *BSc Hons PGDip RIAS RIBA*

Director



From: Haney, David <David.Haney@eastrenfrewshire.gov.uk>
Sent: 23 November 2020 12:13
To: Enda Williamson <enda@wilsongunnarchitects.com>
Subject: RE: 2020/0448/TP - 10 Langtree Avenue

Hello Enda

The application at 15 Langtree Avenue was approved in 2013. It was assessed against the Council's policies and guidance that were in place at that point in time. If the same application was submitted today, it would be contrary to current policy.

Kind regards
David

From: Enda Williamson <enda@wilsongunnarchitects.com>
Sent: 20 November 2020 10:04
To: Haney, David <David.Haney@eastrenfrewshire.gov.uk>
Subject: RE: 2020/0448/TP - 10 Langtree Avenue

Good morning David,

Thank you for your email and for explaining that the change to the principle elevation from the existing bungalow appearance to a two-storey villa would significantly alter the appearance. This clarifies the issue.

I have been endeavouring to explain this to my client however they have asked me for a reason why a similar proposal was approved at nr. 15 Langtree Avenue. I appreciate that the planning authority must assess development proposals against the planning legislation and local planning guidance. I would be obliged if you could clarify for me the reason why this proposal for Nr. 10 Langtree Avenue is materially different to the approved design at Nr. 15 Langtree avenue? The properties are/were both bungalows of similar proportions and appearance on similarly sized sites on the same street being in the same conservation area. How is it that a proposal to alter 15 Langtree Avenue into a two-storey villa was deemed appropriate, yet much the same proposal is deemed inappropriate for nr. 10 Langtree Avenue?

I trust you can understand their confusion.

I look forward to hearing from you.

Kind regards,

Enda

From: Haney, David <David.Haney@eastrenfrewshire.gov.uk>
Sent: 17 November 2020 12:23
To: Enda Williamson <enda@wilsongunnarchitects.com>
Subject: RE: 2020/0448/TP - 10 Langtree Avenue

Hello Enda

The upper floor extension would significantly alter the appearance of the dwelling's principal elevation. As per my previous email (28 Oct), I would suggest that a modest upper floor rear extension would be most appropriate.

Kind regards
David

From: Enda Williamson <enda@wilsongunnarchitects.com>
Sent: 16 November 2020 09:34
To: Haney, David <David.Haney@eastrenfrewshire.gov.uk>
Subject: Re: 2020/0448/TP - 10 Langtree Avenue

Good morning David,

Thank you for your email. I note that a new application would be required if a new proposal is submitted.

I would be obliged if you could be more specific about what features would increase the scale and massing to an unacceptable amount please - is it the ground floor addition or the upper floor extension?

I must be able to explain the issue accurately to my client.

Kind regards,

Enda Williamson

Enda Williamson. *BSc Hons PGDip RIAS RIBA*

Director



From: Haney, David <David.Haney@eastrenfrewshire.gov.uk>
Sent: 12 November 2020 10:17
To: Enda Williamson <enda@wilsongunnarchitects.com>
Subject: RE: 2020/0448/TP - 10 Langtree Avenue

Hello Enda

Thank you for your email.

The proposal outlined below would significantly increase the scale and massing of the original dwelling and is unlikely to be acceptable. If your client wishes to proceed anyway then a new planning application would be required as it is significantly different from the current proposal.

Kind regards
David

From: Enda Williamson <enda@wilsongunnarchitects.com>
Sent: 09 November 2020 16:07
To: Haney, David <David.Haney@eastrenfrewshire.gov.uk>
Subject: RE: 2020/0448/TP - 10 Langtree Avenue

Good afternoon David,

Further to our previous discussions we have consulted with our client. Their preference is to maximise the upper storey floor area, in lieu of significantly extending the ground storey. The strategy is therefore different to that described in my email to you last week.

We have looked at other recently approved planning consents in the area and note that nr. 15 Langtree Avenue (application ref. 2012/0748/TP) was permitted to remodel the original bungalow property into a two-storey villa, due to the sympathetic treatment of the front elevation and the preponderance of two-storey properties in the area. As this development principle has been established we propose to do a similar modification to the property at 10 Langtree Avenue. The two bungalow properties were very similar in size and character as can be seen in the attachment '10 & 15 Langtree comparison'.

We propose at nr. 10 that the remodelled house would be formed with emphasis being paid to the existing detailed design of the front elevation of the bungalow and all of the ground storey features retained. The existing front facing double-gable detail with sandstone to the top edges would be recreated at first floor level, the ground storey bays and arched doorway would be retained as existing. Please see the enclosed free-hand sketch illustrating this.

The the new first floor area would extend to the existing wall line of the ground floor, at the front rear and side elevations. At ground floor the house would be squared-off in line with the existing rear protruding element. Please see attached existing over-marked plans showing these proposed floor outlines.

I would be obliged if you could provide any feedback on this proposal. Further, would it be possible to substitute a revised set of drawings showing this into the current application?

Kind regards,

Enda

Enda Williamson. *BSc Hons PGDip RIAS RIBA*

Director



Registered Office at 137 Sauchiehall St, Glasgow G2 3EW

Registered in Scotland, Company No 358995

VAT Registration No GB982806779

From: Haney, David <David.Haney@eastrenfrewshire.gov.uk>
Sent: 09 November 2020 12:03
To: Enda Williamson <enda@wilsongunnarchitects.com>
Subject: RE: 2020/0448/TP - 10 Langtree Avenue

Thanks for the update Enda

From: Enda Williamson <enda@wilsongunnarchitects.com>
Sent: 09 November 2020 12:02
To: Haney, David <David.Haney@eastrenfrewshire.gov.uk>
Subject: RE: 2020/0448/TP - 10 Langtree Avenue

Hi David,

Just to update you and let you know that we have been delayed. We will have something over to you by the 13th.

Kind regards,

Enda

From: Enda Williamson <enda@wilsongunnarchitects.com>
Sent: 28 October 2020 16:57

To: Haney, David <David.Haney@eastrenfrewshire.gov.uk>

Subject: Re: 2020/0448/TP - 10 Langtree Avenue

Hi David,

If you are happy with a rough-and-ready impression, I shall get this over to you by the end of this week. This will indicate massing and scale only; windows and elevational articulation would be developed later.

Kind regards,

Enda Williamson

Enda Williamson. *BSc Hons PGDip RIAS RIBA*

Director



Registered Office at 137 Sauchiehall St, Glasgow G2 3EW

Registered in Scotland, Company No 358995

VAT Registration No GB982806779

From: Haney, David <David.Haney@eastrenfrewshire.gov.uk>

Sent: 28 October 2020 16:53

To: Enda Williamson <enda@wilsongunnarchitects.com>

Subject: RE: 2020/0448/TP - 10 Langtree Avenue

Hello Enda

Could you please provide me with a mock-up of the potential scheme?

Kind regards

David

From: Enda Williamson <enda@wilsongunnarchitects.com>

Sent: 28 October 2020 16:52

To: Haney, David <David.Haney@eastrenfrewshire.gov.uk>

Subject: Re: 2020/0448/TP - 10 Langtree Avenue

Good afternoon David,

Thank you for your email.

I shall discuss with my client and revert. In order that we do not embark on further potentially abortive work our plan would be to omit the upper storey extension in lieu of extending the ground floor area. The extension footprint would be similar to the original scheme submitted with the garage extension. I would be obliged if you can advise whether this strategy is worth pursuing?

Kind regards,

Enda Williamson

Enda Williamson. *BSc Hons PGDip RIAS RIBA*

Director



Registered Office at 137 Sauchiehall St, Glasgow G2 3EW

Registered in Scotland, Company No 358995

VAT Registration No GB982806779

From: Haney, David <David.Haney@eastrenfrewshire.gov.uk>

Sent: 28 October 2020 16:42

To: Enda Williamson <enda@wilsongunnarchitects.com>

Subject: RE: 2020/0448/TP - 10 Langtree Avenue

Hello Enda

Thank you for getting back to me.

Yes you may revise the proposal prior to submission. I suggest that revisions should be made by 13th November. Please let me know if this date is likely to be an issue.

Kind regards

David

From: Enda Williamson <enda@wilsongunnarchitects.com>
Sent: 28 October 2020 14:06
To: Haney, David <David.Haney@eastrenfrewshire.gov.uk>
Subject: Re: 2020/0448/TP - 10 Langtree Avenue

Good afternoon David,

Thank you for your email. Can we revise the proposals as you suggest prior to you determining this submission? If yes, can you advise how long we have to do this?

Kind regards,

Enda Williamson

Enda Williamson. *BSc Hons PGDip RIAS RIBA*

Director



Registered Office at 137 Sauchiehall St, Glasgow G2 3EW

Registered in Scotland, Company No 358995

VAT Registration No GB982806779

From: Haney, David <David.Haney@eastrenfrewshire.gov.uk>
Sent: 28 October 2020 08:50
To: Enda Williamson <enda@wilsongunnarchitects.com>
Subject: 2020/0448/TP - 10 Langtree Avenue

Enda,

Apologies for the delay in getting back to you with comments.

I would not be prepared to support the current proposal as its scale and massing would be incongruous with the dwelling.

If you wish to amend the design, I would suggest that the upper storey should be reduced in width and the side dormer windows removed entirely. The upper storey should be narrowed to the width to the flat roofed section on the proposed elevations. The upper storey section should have a hipped roof.

Can you please let me know how you wish to proceed?

Kind regards
David

David Haney
Planning Officer
Environment (Planning and Building Standards)

East Renfrewshire Council: Your Council, Your Future
www.eastrenfrewshire.gov.uk

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PLANS/PHOTOGRAPHS/DRAWINGS

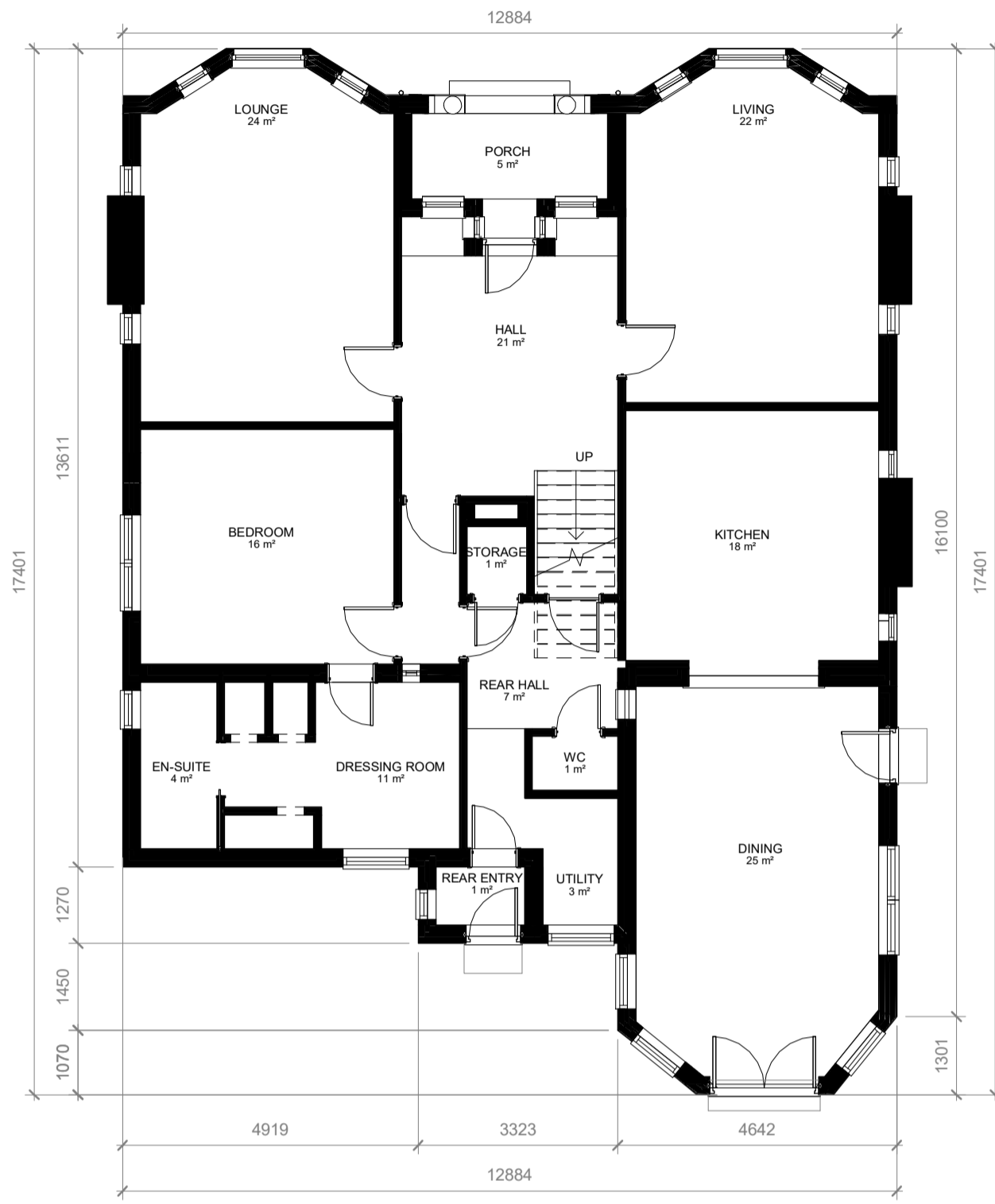
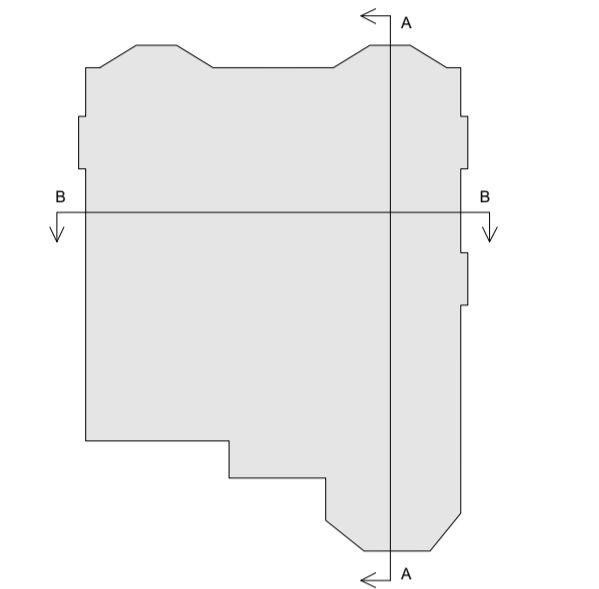
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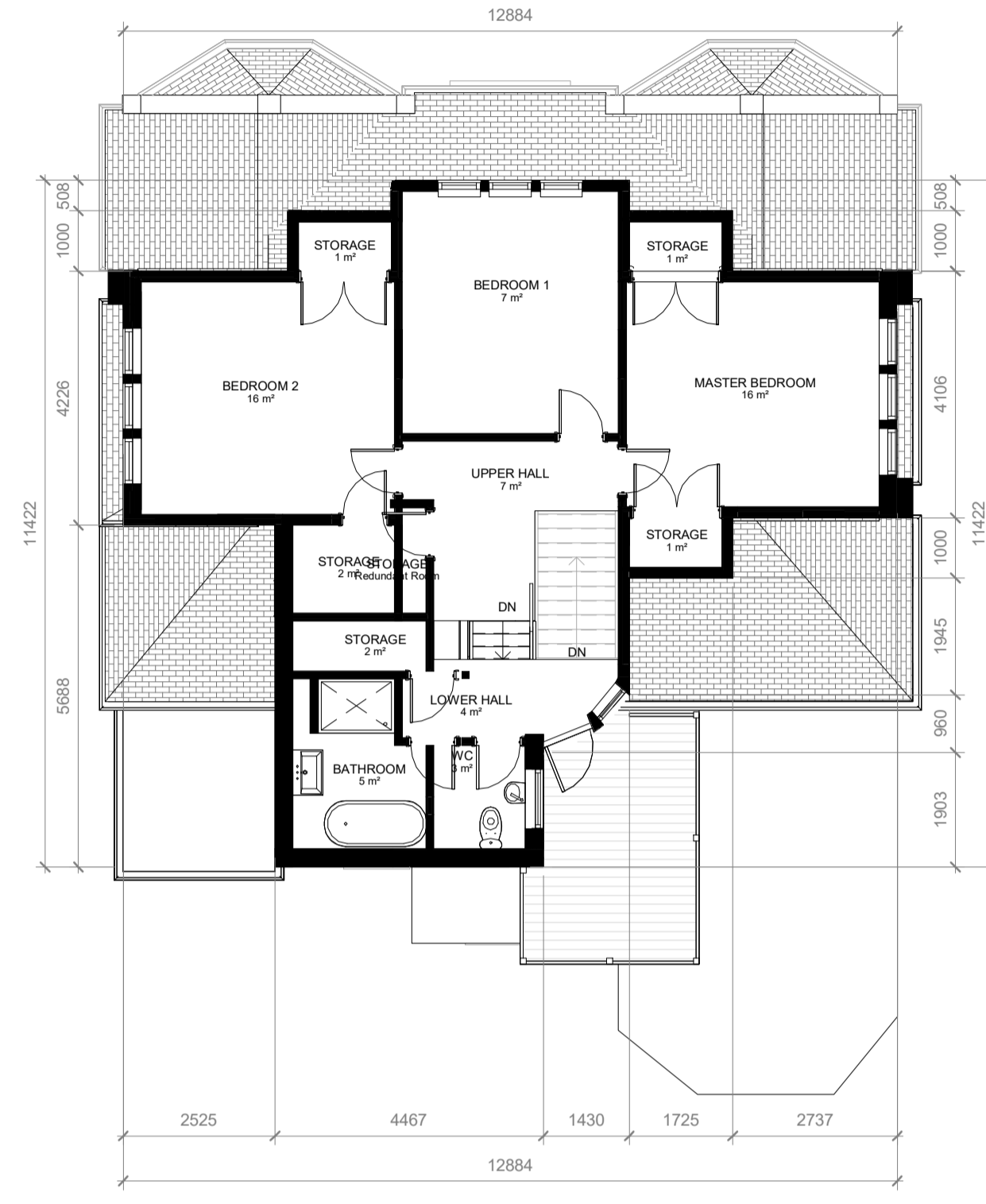
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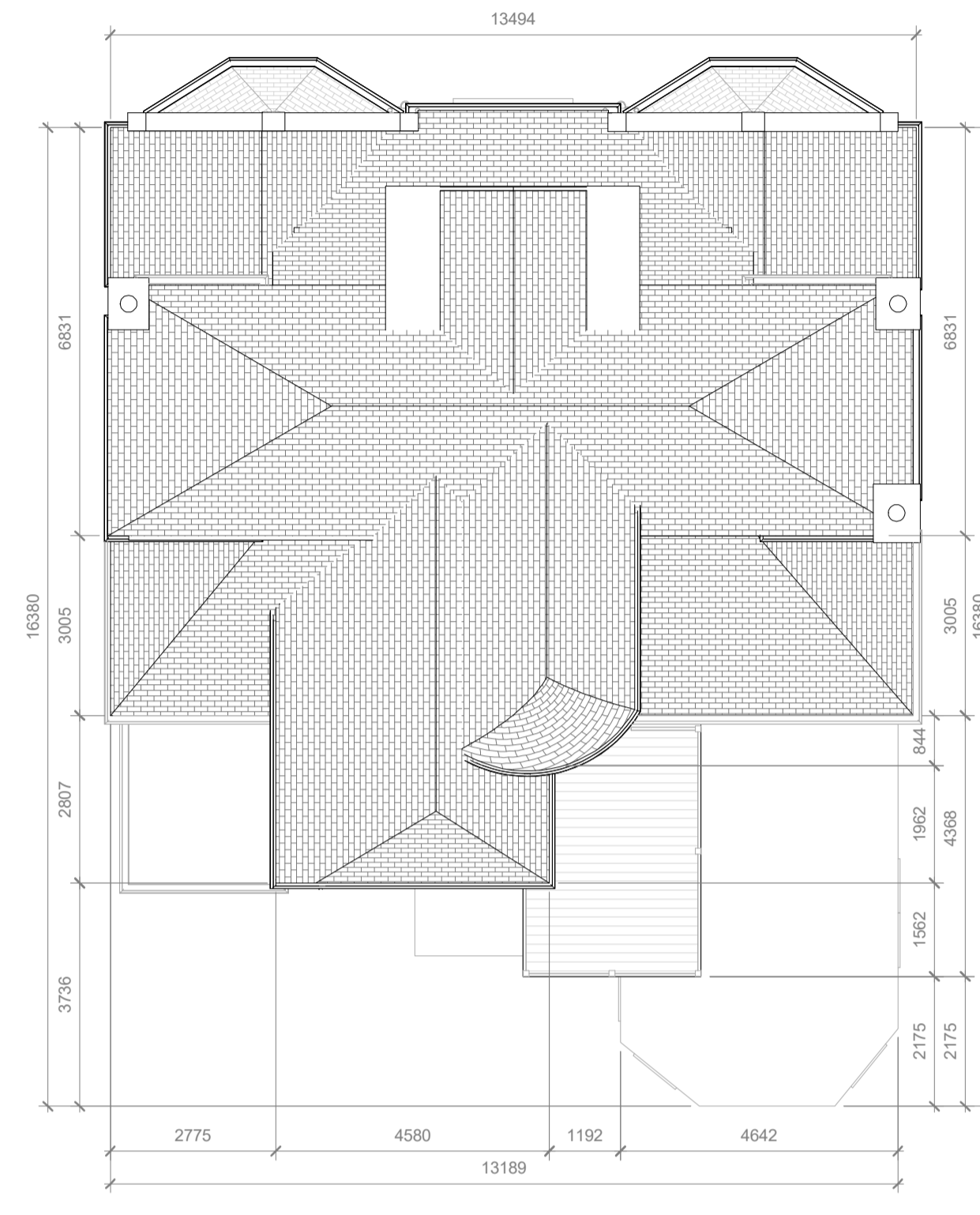
2 Site Plan
1: 500



1 Ground Floor
 1: 100



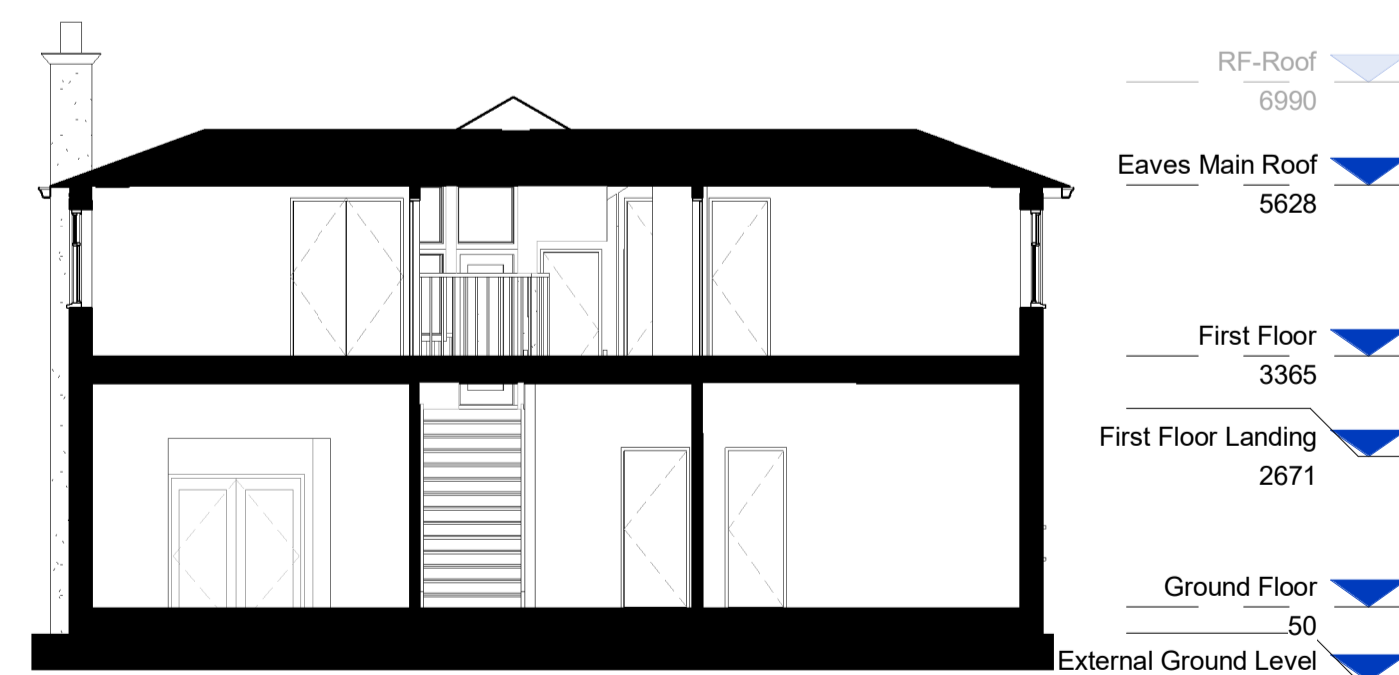
2 First Floor
 1: 100



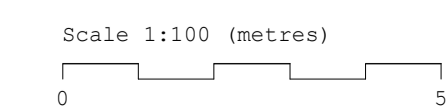
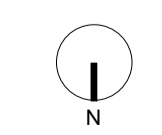
3 Roof
 1: 100



4 Section AA
 1: 100



5 Section BB
 1: 100





1 South Elevation
1:100



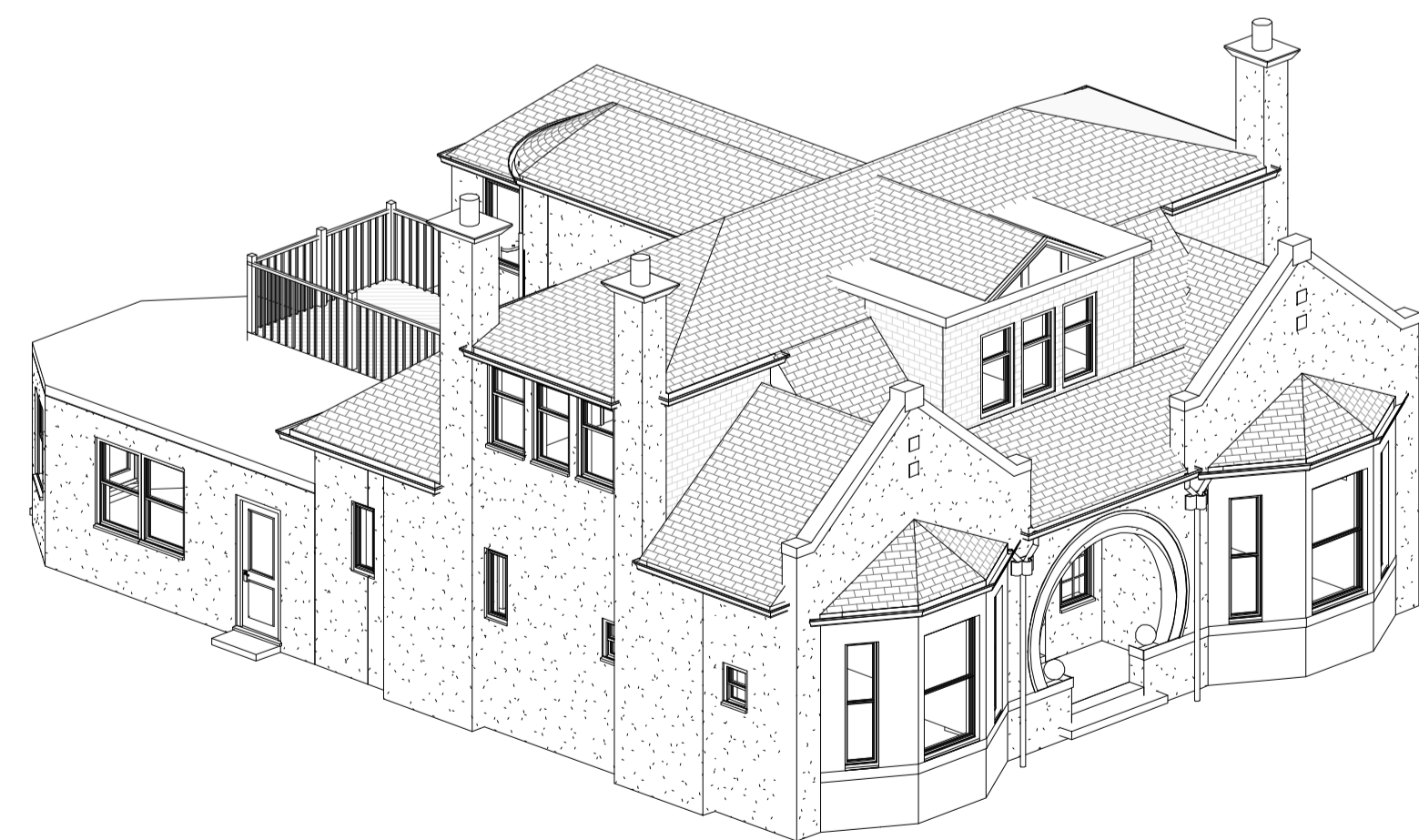
2 West Elevation
1:100



3 North Elevation
1:100



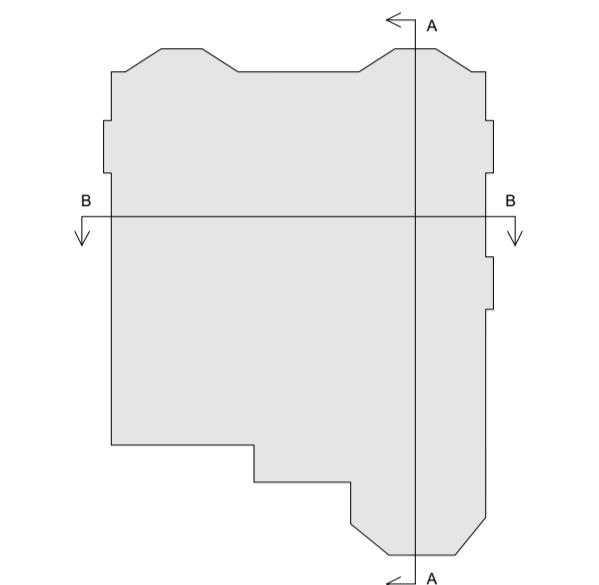
4 East Elevation
1:100



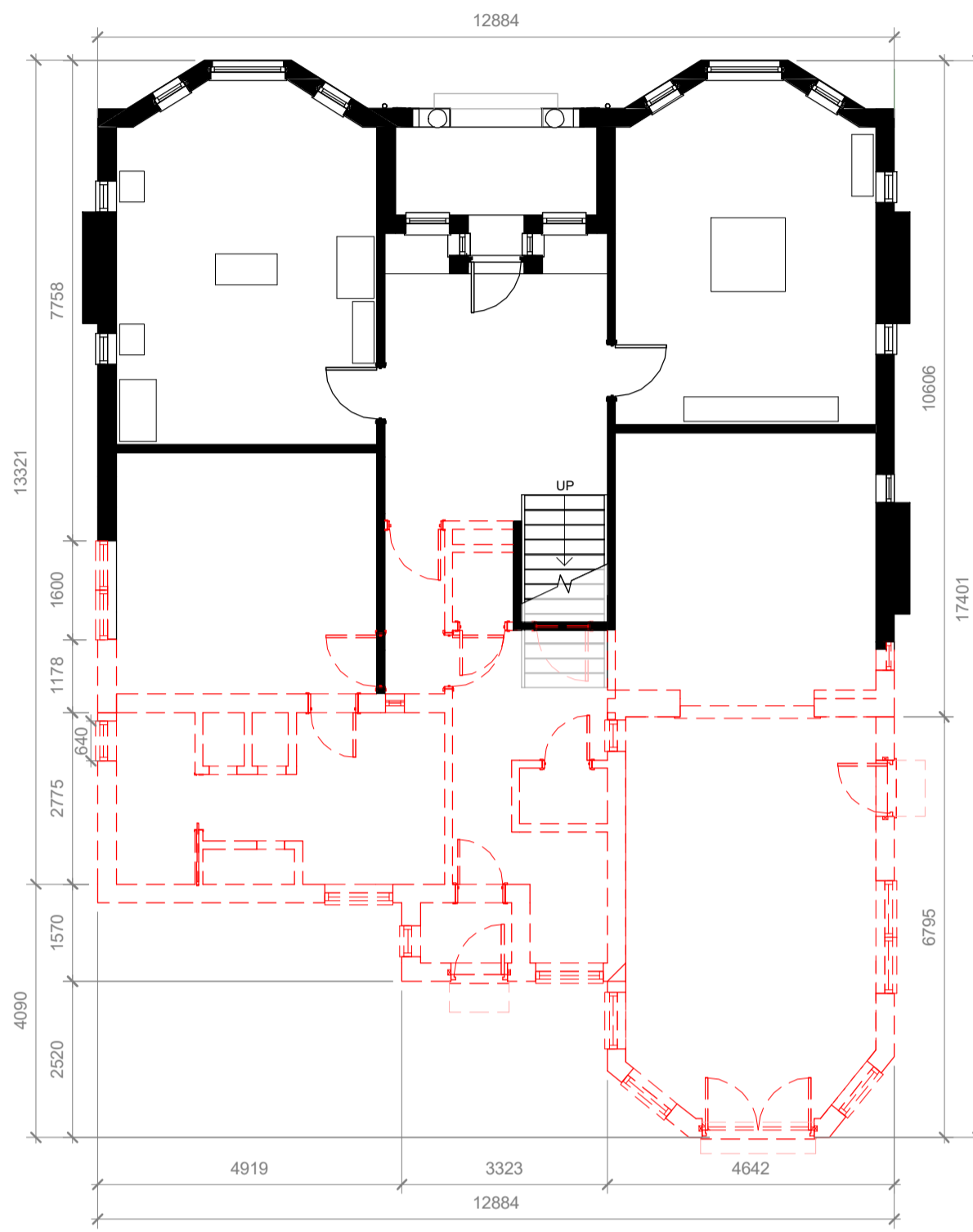
5 Front



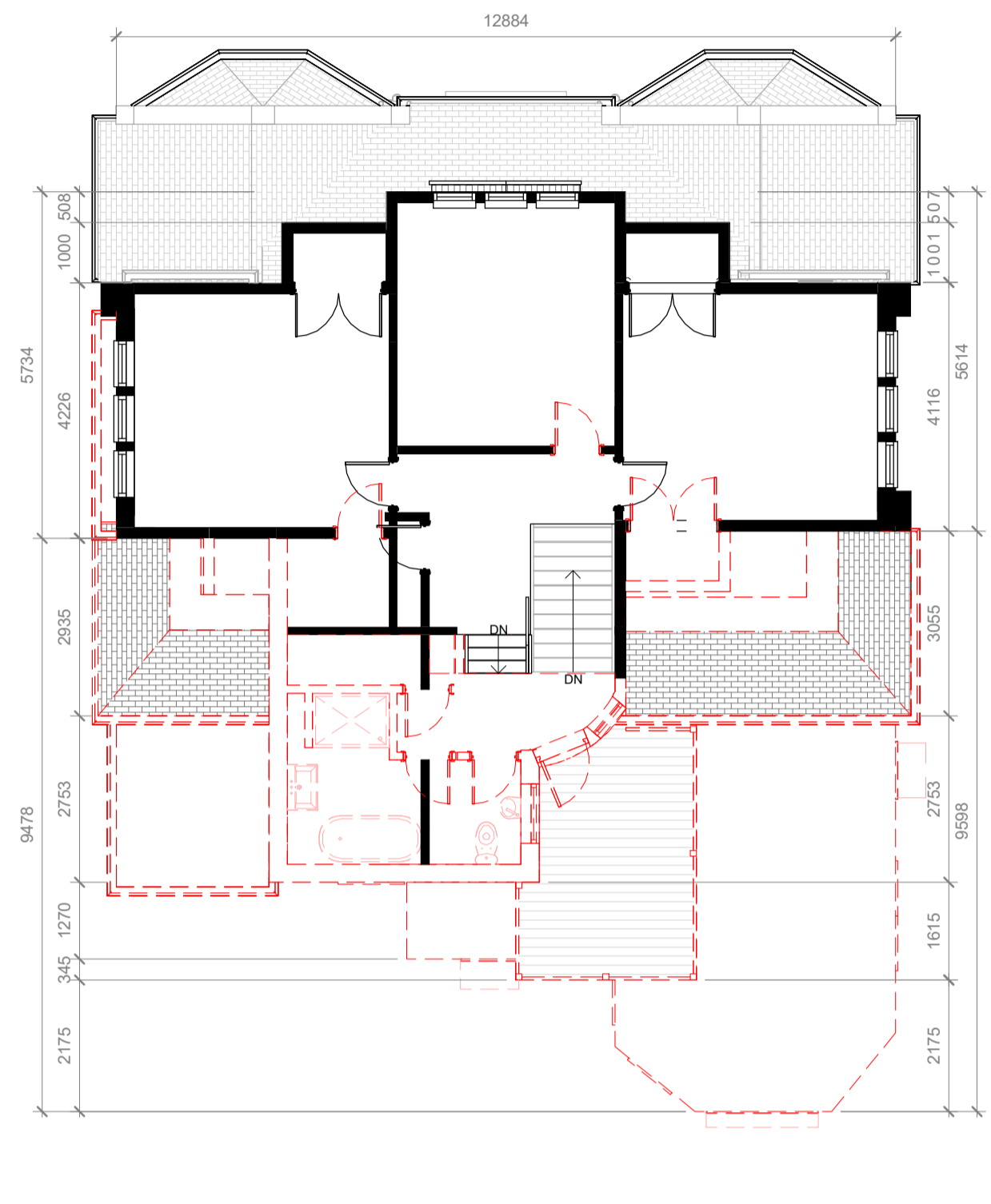
6 Back



EXISTING TO BE DEMOLISHED
 Highlighted walls, doors, windows, gutters, decking, balustrade, steps and roof to the north of the building to be removed and north section of the main roof to be removed to allow construction of extension.

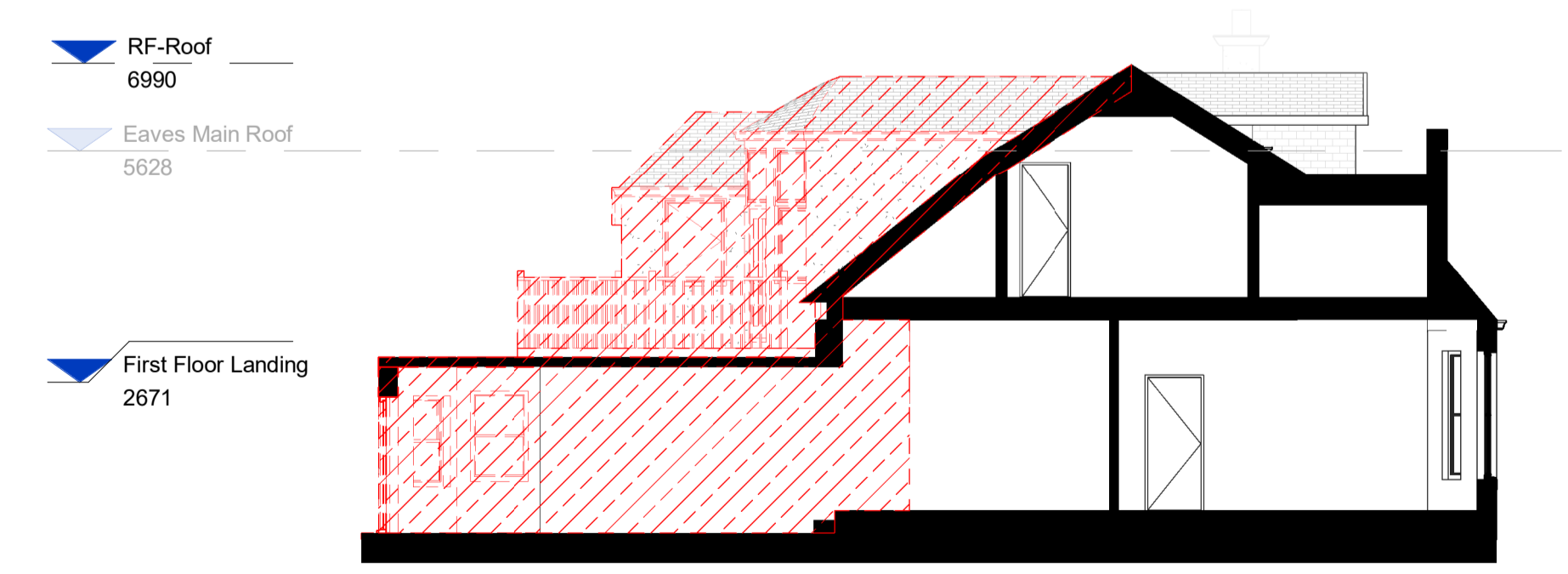


1 Ground Floor
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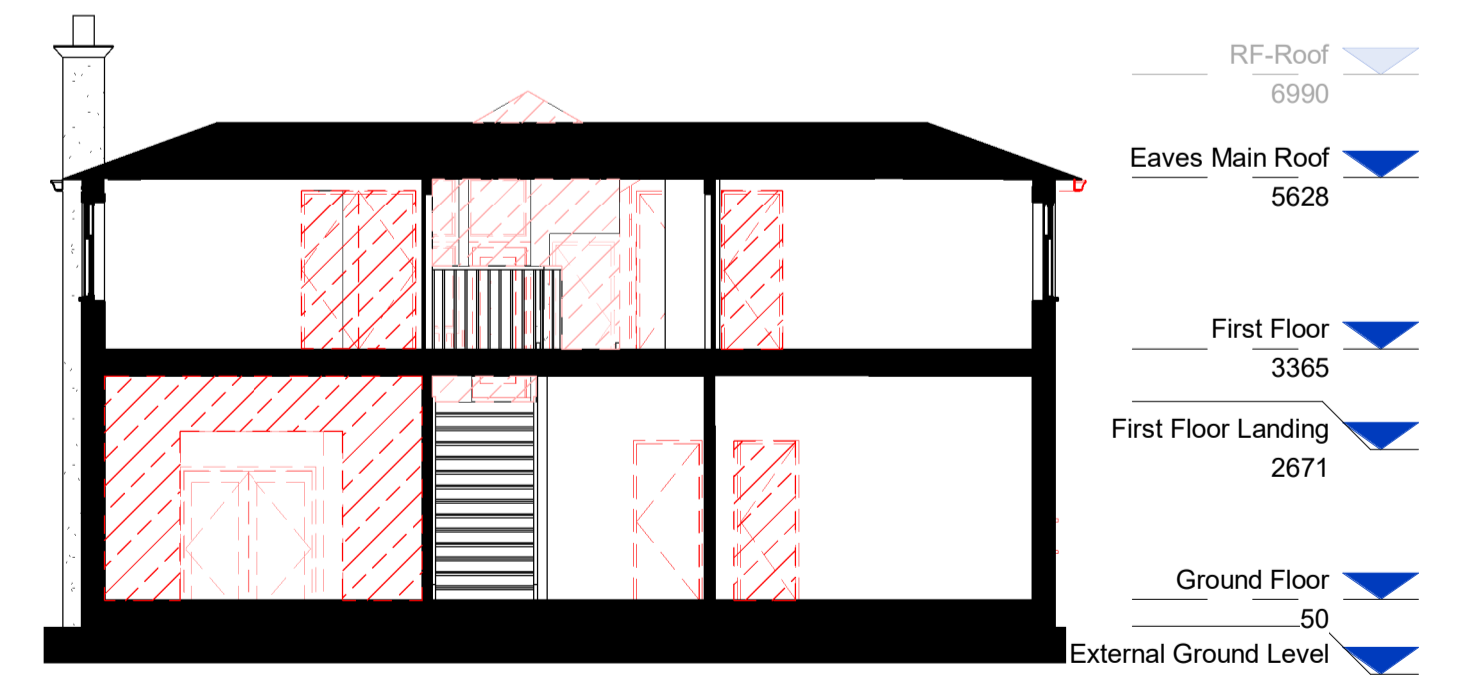


2 First Floor
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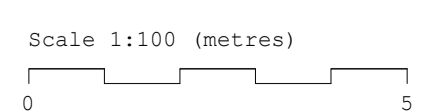
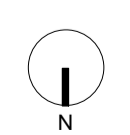
3 Roof
 1:100



4 Section CC
 1:100

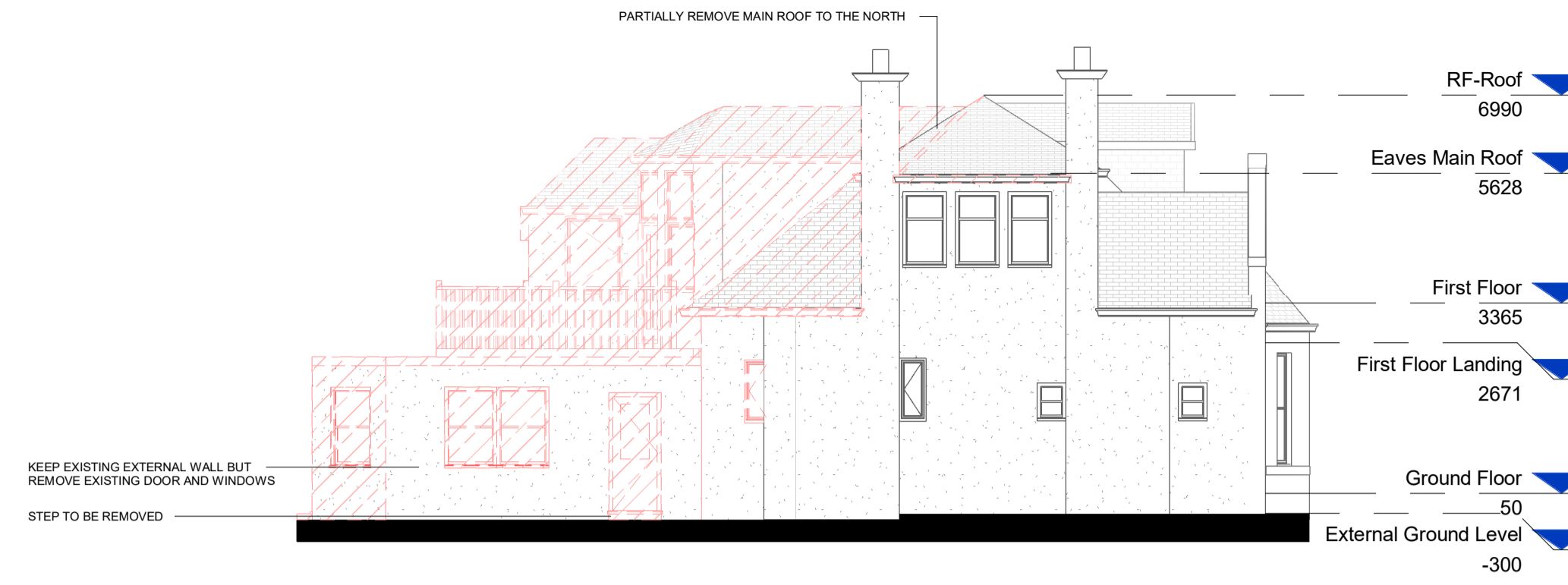


5 Section DD
 1:100

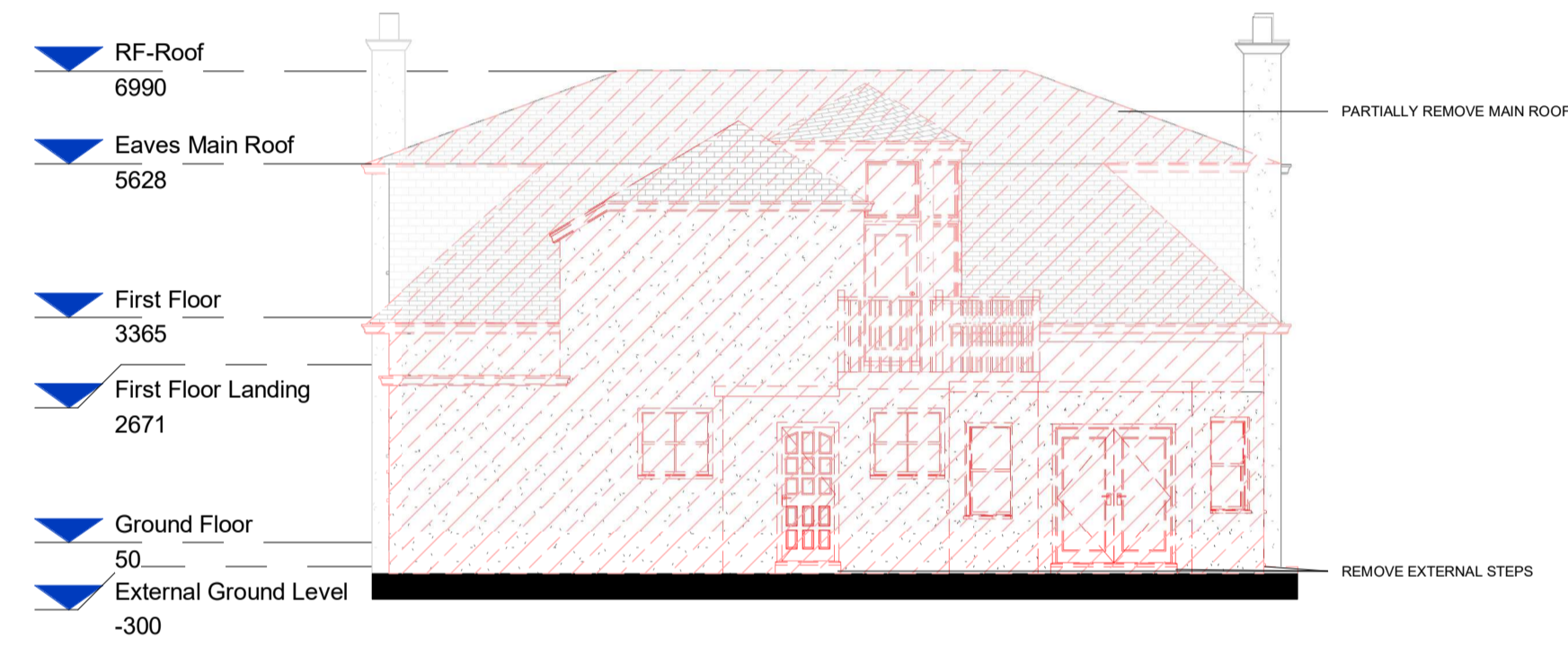




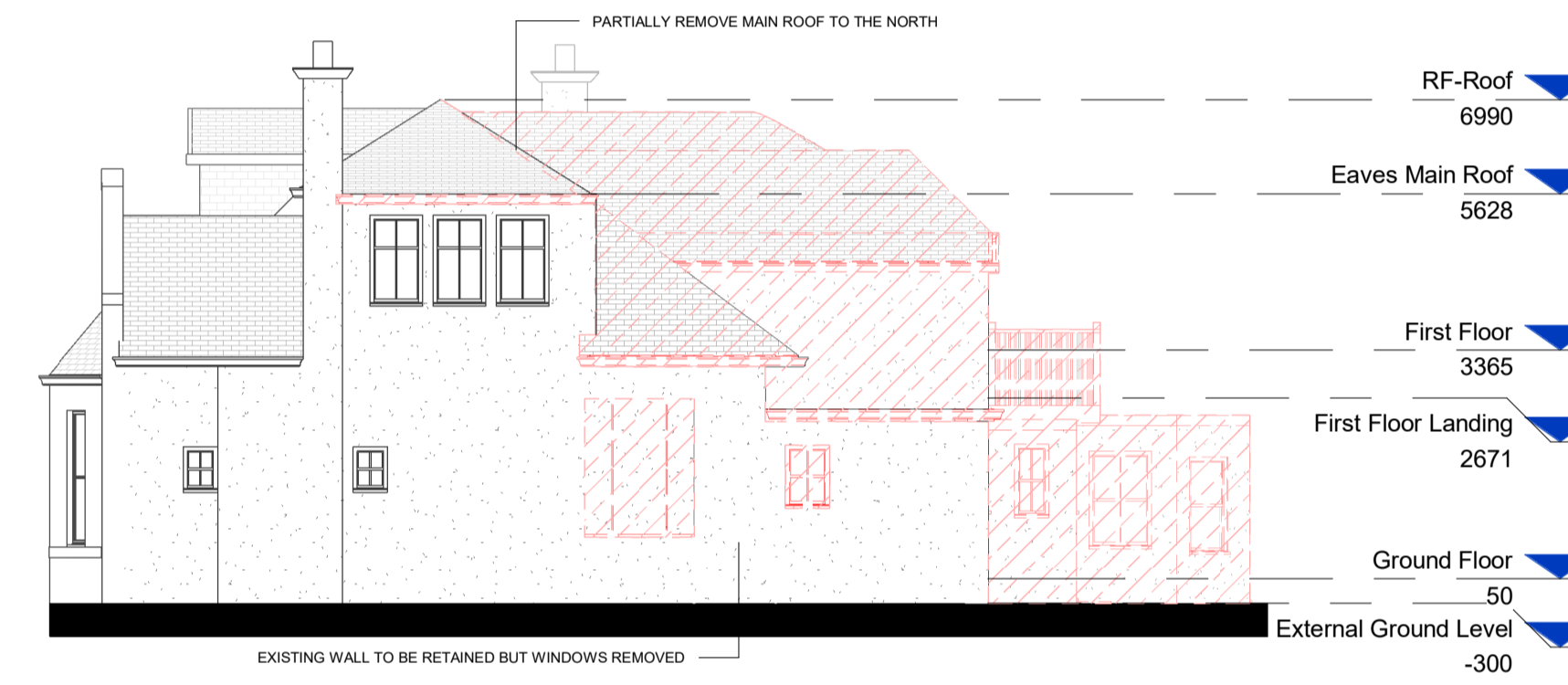
1 South Elevation
 1 : 100 FRONT / SOUTH ELEVATION NOT TO BE AMENDED



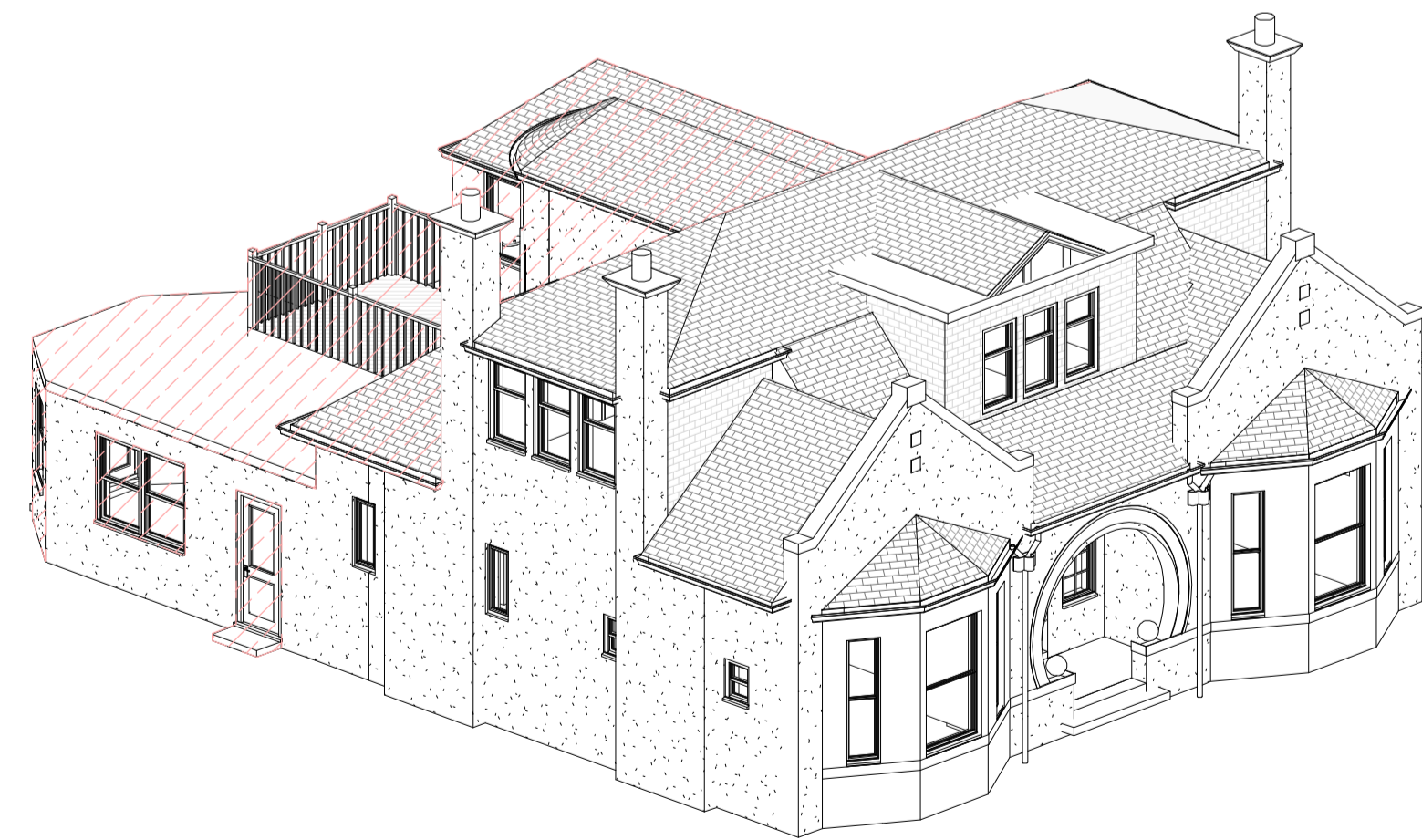
2 West Elevation
 1 : 100



3 North Elevation
 1 : 100



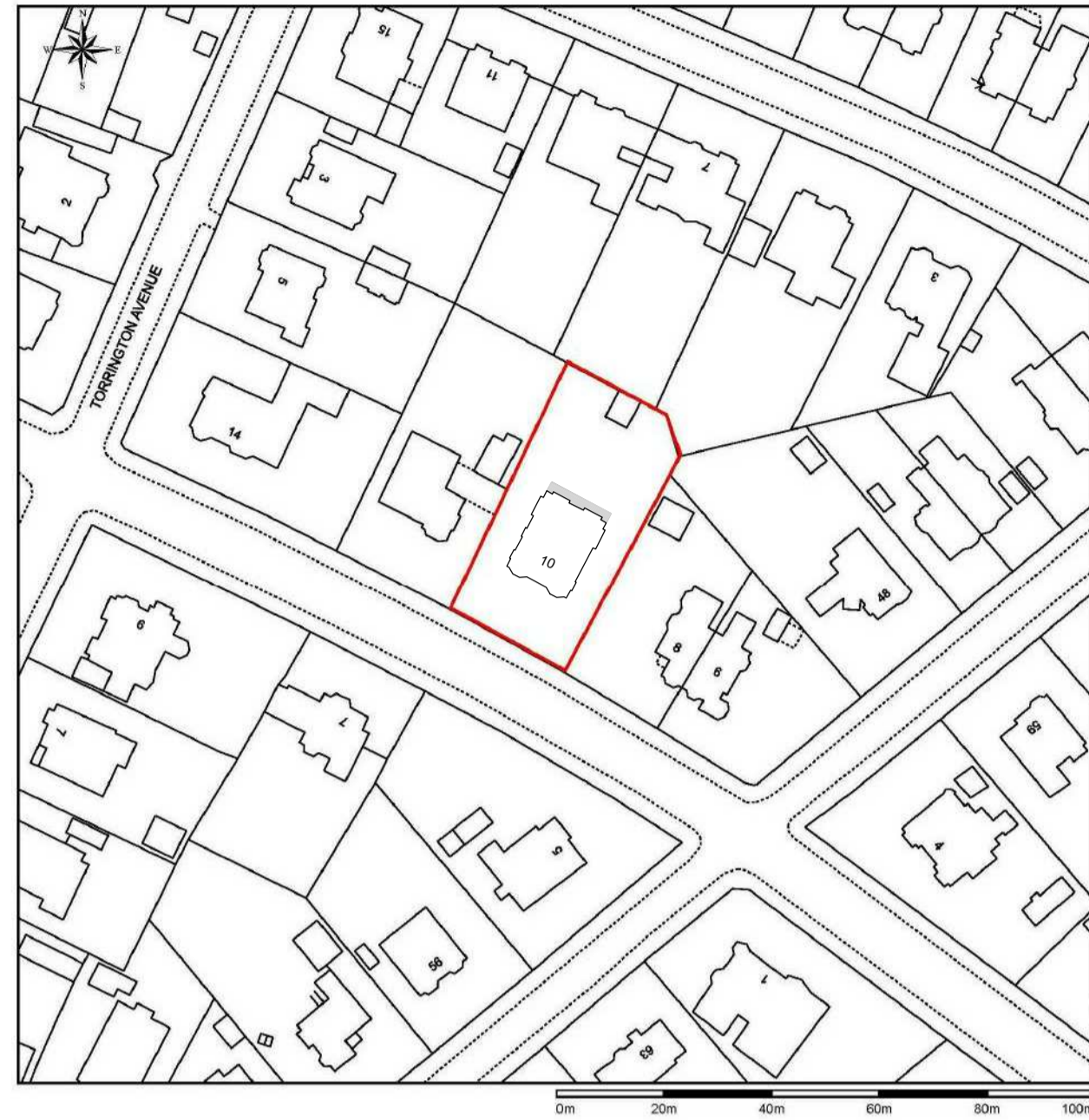
4 East Elevation
 1 : 100



6 Front



5 Back



1 Proposed Site Plan
1:1250



2 Proposed Location Plan
1:500

Rev.	Description	Date	By
A	Revisions to submission	25.07.20	SW

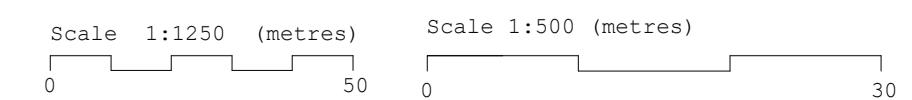
Mr. and Mrs. Brown
HOME RENOVATION
11 Langside Road, Glasgow G4 9TA

PLANNING

Proposed Site + Location Plan

Project number: 10026 Drawing No: A-P-00-G2-005 Rev: A

Date: 07/12/2018 Drawn: SL Checked: WG Scale: As Indicated @ A1



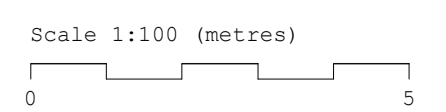


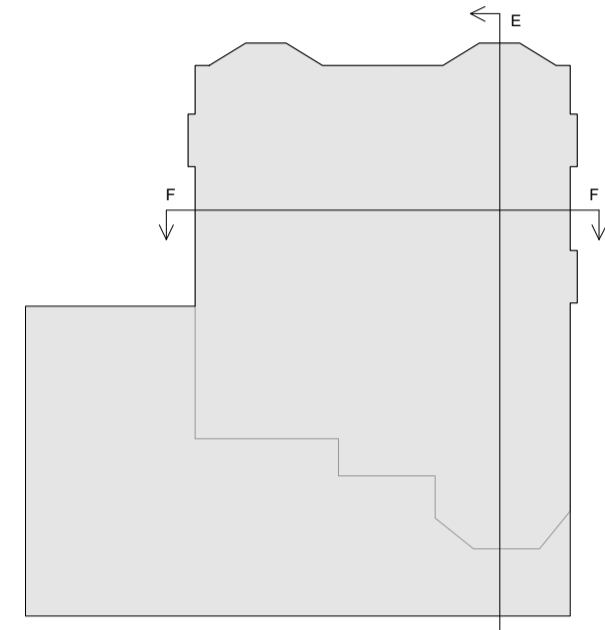
0	Revised to submission	25/02/20	BY
A	Show Decking on elevations + sections	07/10/19	BC
Rev.	Description	Date	By

Mr. and Mrs. Brown
 HOME RENOVATION
 11 Langman House, Gilnock, Glasgow G8 7JH

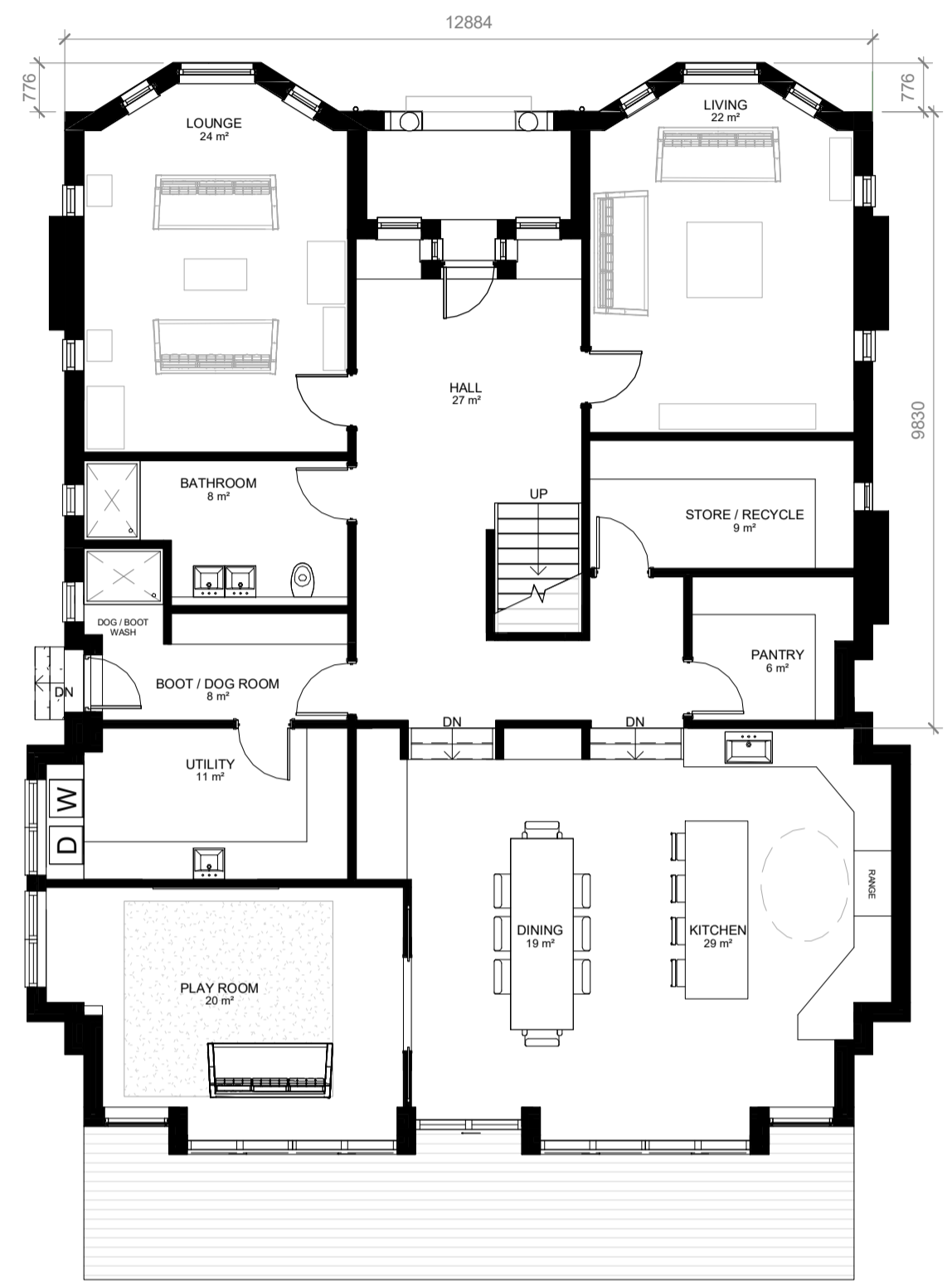
PLANNING

Proposed Elevations
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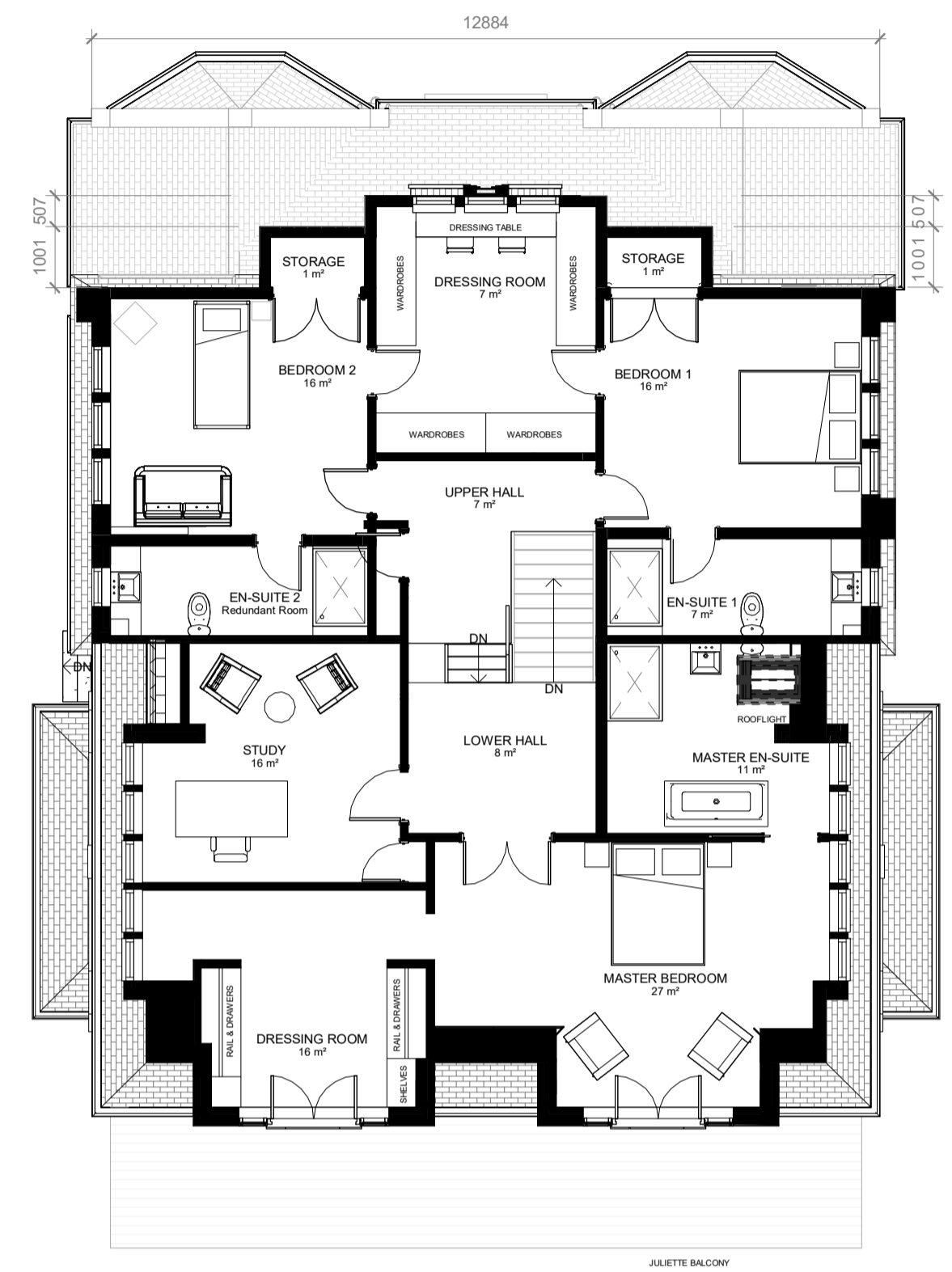




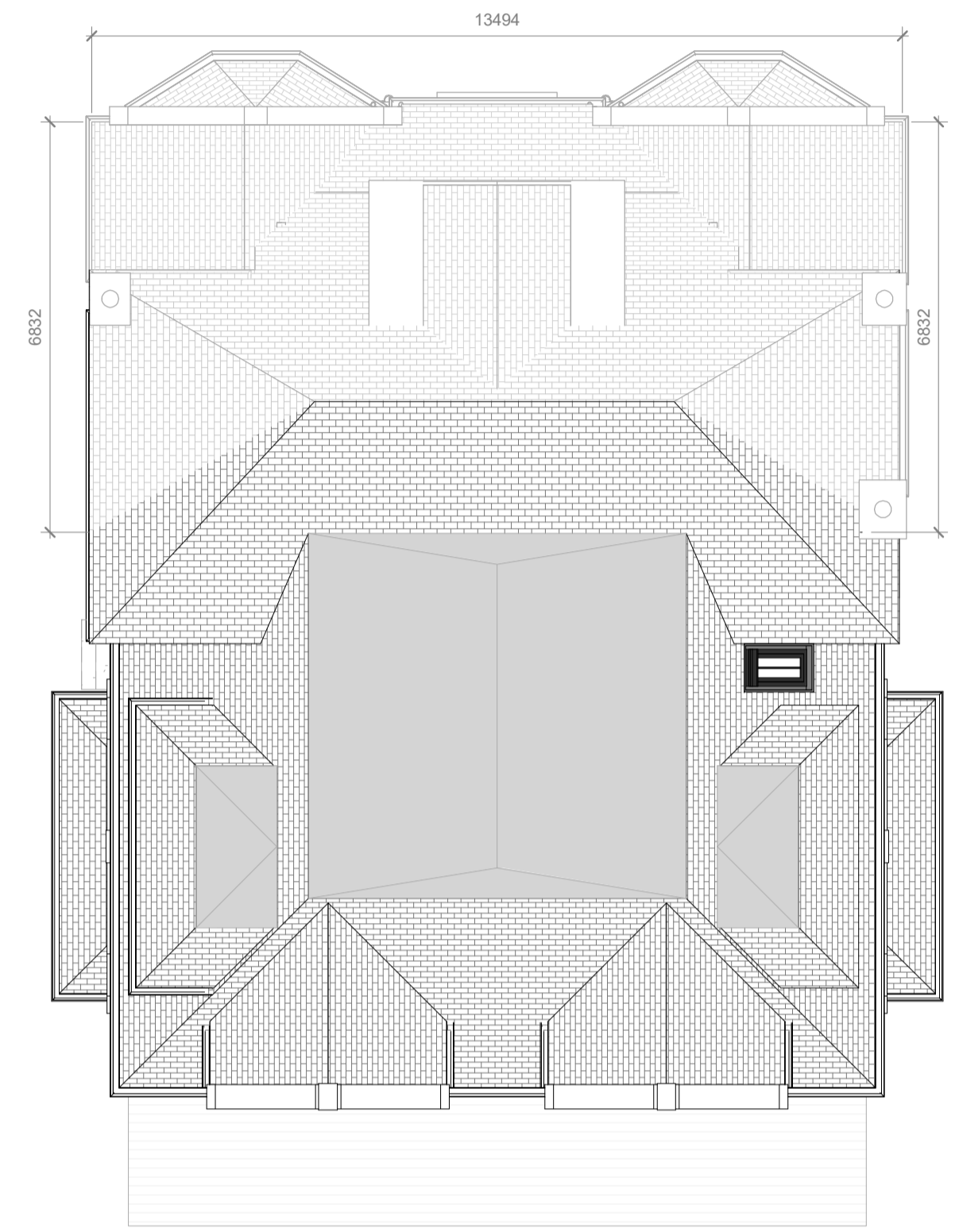
- ROOF
 - New hipped roof to intersect existing hipped roof
 - Profile + colour to match existing
- WALLS
 - New walls to be rendered to match existing



1 Ground Floor
 1: 100



2 First Floor
 1: 100



3 Roof
 1: 100



4 Section EE
 1: 100



5 Section FF
 1: 100

Rev.	Description	Date	By
B	Revised to submission	25.02.20	GW
A	Show Decking on sections + sections	07.10.19	SL
Rev.	Description	Date	By

Mr. and Mrs. Brown
 HOME RENOVATION
 11 Langford House, Gilnock, Glasgow G8 7JG

PLANNING

Proposed Plans + Sections
 Project number: 10026 Drawing No: A-P-00-G2-004 Rev: B
 Date: 07/12/2018 Drawn: SL Checked: WG Scale: As indicated @ A1

